

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990083

I. D. Number

Timothy Higgins

Applicant

106 Caron St, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

776-2268

Applicant or Agent Daytime Telephone, Fax

6/23/99

Application Date

Jackson St

Project Name/Description

13 KENNETH ST
Jackson St

Address of Proposed Site

382-B-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) Foundation

2116

9384

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 6/23/99

DRC Approval Status:

Reviewer JIM WENDEL

- Approved Approved w/Conditions see attached Denied

Approval Date 6/29/99 Approval Expiration 6/29/2000 Extension to _____
 Condition Compliance _____ signature _____ date _____ Additional Sheets Attached

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

	date	amount	expiration date
<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
<input type="checkbox"/> Building Permit	_____		
<input type="checkbox"/> Performance Guarantee Reduced	_____	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
<input type="checkbox"/> Performance Guarantee Released	_____	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: TIMOTHY HIGGINS
ADDRESS: 106 CAROL ST, PORTLAND, ME 04101
SITE ADDRESS/LOCATION: 13 KENNETH ST, 382-B-001
DATE: 6/29/98

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 13 KENNETH ST., the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
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2'-2 1/2" ~~MIN~~ CALIPER DECIDUOUS
6'-7' EVERGREEN

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
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A CRUSHED STONE CONSTRUCTION ENTRANCE
SHALL BE LOCATED WITHIN THE CURB CUT.
SILT FENCE SHALL BE INSTALLED DOWN
GRADIENT OF ALL DISTURBED AREAS.

cc: Katherine Staples, P.E., City Engineer

14. THE SITE SHALL BE GRADED TO DRAW THE REAR YARD TO KENNETH ST AT A MINIMUM OF 2% GRADE.

15. ~~THE FOUNDATION DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER SERVICE AT THE RIGHT OF WAY LINE;~~
 A SEPARATE FOUNDATION DRAIN PIPE SHALL BE INSTALLED FROM THE HOUSE TO THE RIGHT OF WAY OF JACKSON STREET AND CONNECTED TO THE SANITARY SEWER SERVICE FOR THE HOUSE.

O:\PLAN\CORRESP\SECRETAR\FORMS\CONDAPP.SAP10/10/96

AT JACKSON ST (OVER)

**CITY OF PORTLAND, MAINE
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13 Kenneth St
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Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
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2116 9384 R-3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 6/23/99

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions
see attached Denied

Approval Date 6/29/99 Approval Expiration 6/29/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 6/29/99
signature date

Performance Guarantee Required* Not Required

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| | date | | |
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| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
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Eroded soil shall be contained on-site. A crushed stone construction entrance shall be located within the curb cut. Silt fence shall be installed down gradient of all disturbed areas.

The site shall be graded to drain the rear yard to Kenneth Street at a minimum of 2% grade.

A separate foundation drain pipe shall be installed from the house to the right of way of Jackson Street and then connected to the sanitary sewer service for the house.

All disturbed areas shall be permanently stabilized with 4" loam, seeded and mulched.

Planning Conditions of Approval

Inspections Conditions of Approval

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DRC Approval Status: Reviewer Jim Wendel
 Approved Approved w/Conditions see attached Denied
Approval Date 6/29/99 Approval Expiration 6/29/00 Extension to _____ Additional Sheets Attached
 Condition Compliance Jim Wendel 6/29/99
signature date

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
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Planning Conditions of Approval

Inspections Conditions of Approval

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- 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. See original conditions of approval

cc: Katherine Staples, P.E., City Engineer

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Condition Compliance Steve Bushey 5/2/00
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| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
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| | date | amount | |
| <input checked="" type="checkbox"/> Building Permit | <u>4/25/00</u> | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
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As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property. This must be provided prior to a certificate of occupancy.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be located within the curb cut. Silt fence shall be installed down gradient of all disturbed areas.

The site shall be graded to drain the rear yard to Kenneth Street at a minimum of 2% grade.

A separate foundation drain pipe shall be installed from the house to the right of way of Jackson Street and then connected to the sanitary sewer service for the house.

All disturbed areas shall be permanently stabilized with 4" loam, seeded and mulched.

Planning Conditions of Approval

Inspections Conditions of Approval

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: Timothy Higgins
 ADDRESS: 106 Caron ST
 SITE ADDRESS/LOCATION: 13 Kenneth ST
 DATE: 5/2/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

- 8. X As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property. *Must be provided prior to Certificate of occupancy.*
- 12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. _____ See original conditions of approval

cc: Katherine Staples, P.E., City Engineer

Location of Construction: 13 Kenneth St.	Owner: TIM HIGGINS	Phone: 7732040	Permit No: 000277
Owner Address: SAA	Lessee/Buyer's Name: N/A	Phone: N/A	Permit Issued: APR - 5 2000
Contractor Name: Tim Higgins Owner:	Address: SAA	Phone:	Zone: R-3 City of Portland CBL: 387-B-022
Past Use: Vacant	Proposed Use: 1-Family	COST OF WORK: \$ 0	PERMIT FEE: \$ 30.00
Proposed Project Description: Amend Permit #990702 to construct 24x34 Colonial with 22x22 garage. <i>Increase size of Foundation ONLY</i>	Signature: [Signature]	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group H-3 Type: 53 00CA99 [Signature]
Permit Taken By: KA	Date Applied For: 4-4-00	Signature: [Signature]	Date: [Date]
Zoning Approval: <i>[Signature]</i>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied
- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review
- Action:**
- Approved
 - Approved with Conditions
 - Denied
- Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT