

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

19990075

I. D. Number

Lou Sesto

Applicant

111 Curtis Rd, Portland, ME 04103

Applicant's Mailing Address

Self

Consultant/Agent

797-2538

Applicant or Agent Daytime Telephone, Fax

6/9/99

Application Date

Curtis Rd 111

Project Name/Description

111 Curtis Rd

Address of Proposed Site

393-A-007

Assessor's Reference: Chart-Block-Lot

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

2.5

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 _____ Subdivision _____ Engineer Review \$50.00 Date: 6/9/99

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 _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	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		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

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 Condition Compliance Jim Wendel 6/29/99
signature date

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	date	signature	
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	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

19990075

I. D. Number

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Consultant/Agent

797-2538

Applicant or Agent Daytime Telephone, Fax

6/9/99

Application Date

Curtis Rd 111

Project Name/Description

111 Curtis Rd

Address of Proposed Site

393-A-007

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

1. That the owner confirm the location of the back and side lines of the property by taping; this can be accomplished by the applicant himself or by a registered surveyor.
2. Silt fence shall be installed and maintained downgradient of the area to be filled.
3. The fill shall be graded to drain runoff down gradient in existing patterns and to not block or direct drainage from or to the surrounding properties.
4. If there is a delay of 14 days or more between deliveries of material, then the exposed rough graded surface or stockpile shall be stabilized with a temporary seed mix and mulch in conformance with the Erosion Control BMP manual.
5. All disturbed areas shall be stabilized, within 7 days of final grading, with 4" loam, seed, fertilizer and mulch. Temporary erosion control measures shall be maintained and remain in place until the disturbed area is 80% revegetated, at which time the temporary measures shall be removed.
6. The work shall be completed before September 1 or by an agreed date with the DRC. If the work cannot be completed by October 1, then procedures outlined in the Erosion Control BMP manual for temporary winter stabilization shall be followed.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: June 29, 1999

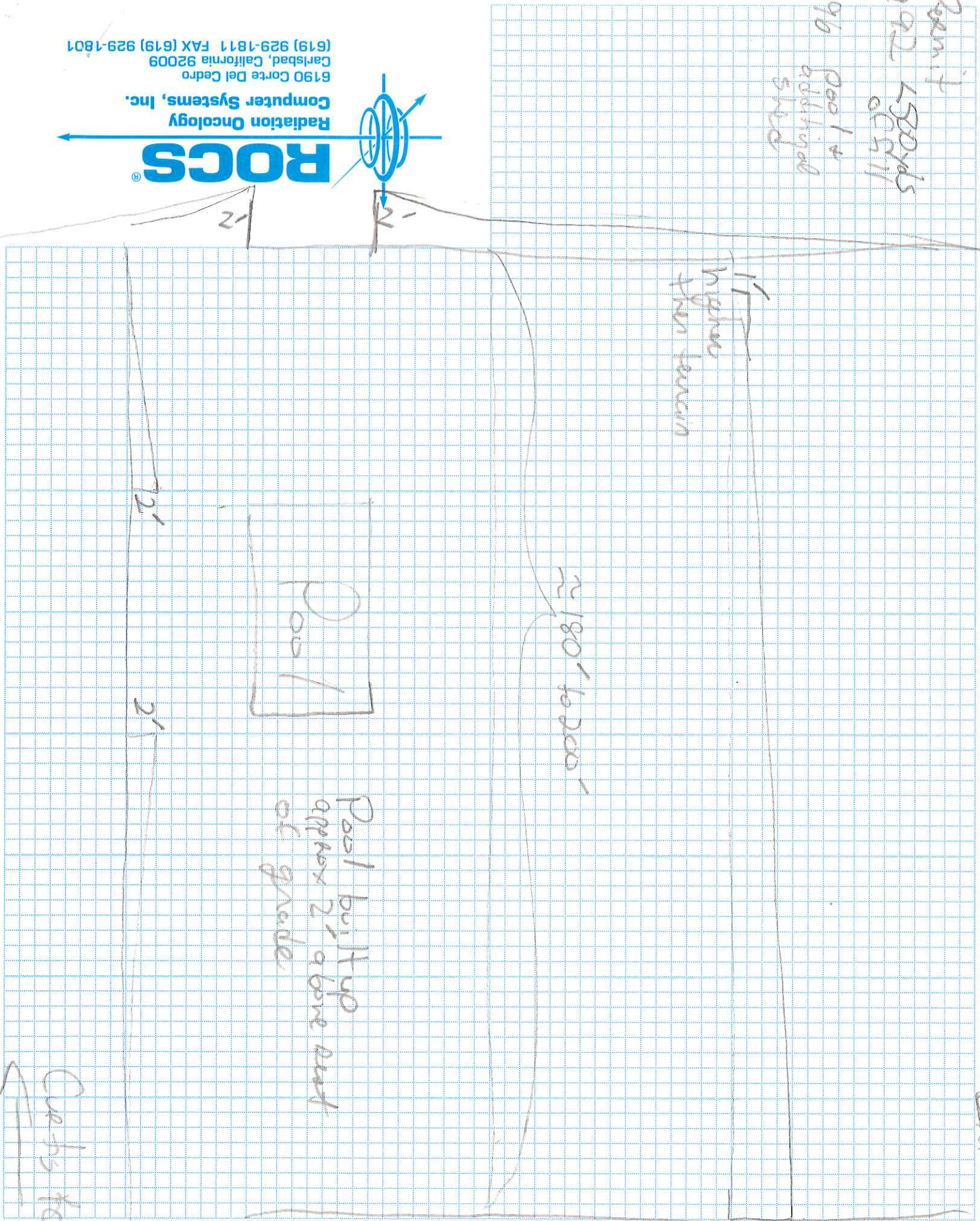
RE: Fill Permit
111 Curtis Road (393-A-007)

The application to place fill in the rear of the property by the applicant, is approved with the following conditions:

1. That the owner confirm the location of the back and side lines of the property by taping; this can be accomplished by the applicant himself or by a registered surveyor.
2. Silt fence shall be installed and maintained downgradient of the area to be filled.
3. The fill shall be graded to drain runoff down gradient in existing patterns and to not block or direct drainage from, or to, the surrounding properties.
4. If there is a delay of 14 days or more between deliveries of material, then the exposed rough graded surface or stockpile shall be stabilized with a temporary seed mix and mulch in conformance with the Erosion Control BMP manual.
5. All disturbed areas shall be stabilized, within 7 days of final grading, with 4" loam, seed, fertilizer and mulch. Temporary erosion control measures shall be maintained and remain in place until the disturbed area is 80% revegetated, at which time the temporary measures shall be removed.
7. The work shall be completed before September 1 or by an agreed date with the DRC. If the work cannot be completed by October 1, then procedures outlined in the Erosion Control BMP manual for temporary winter stabilization shall be followed.



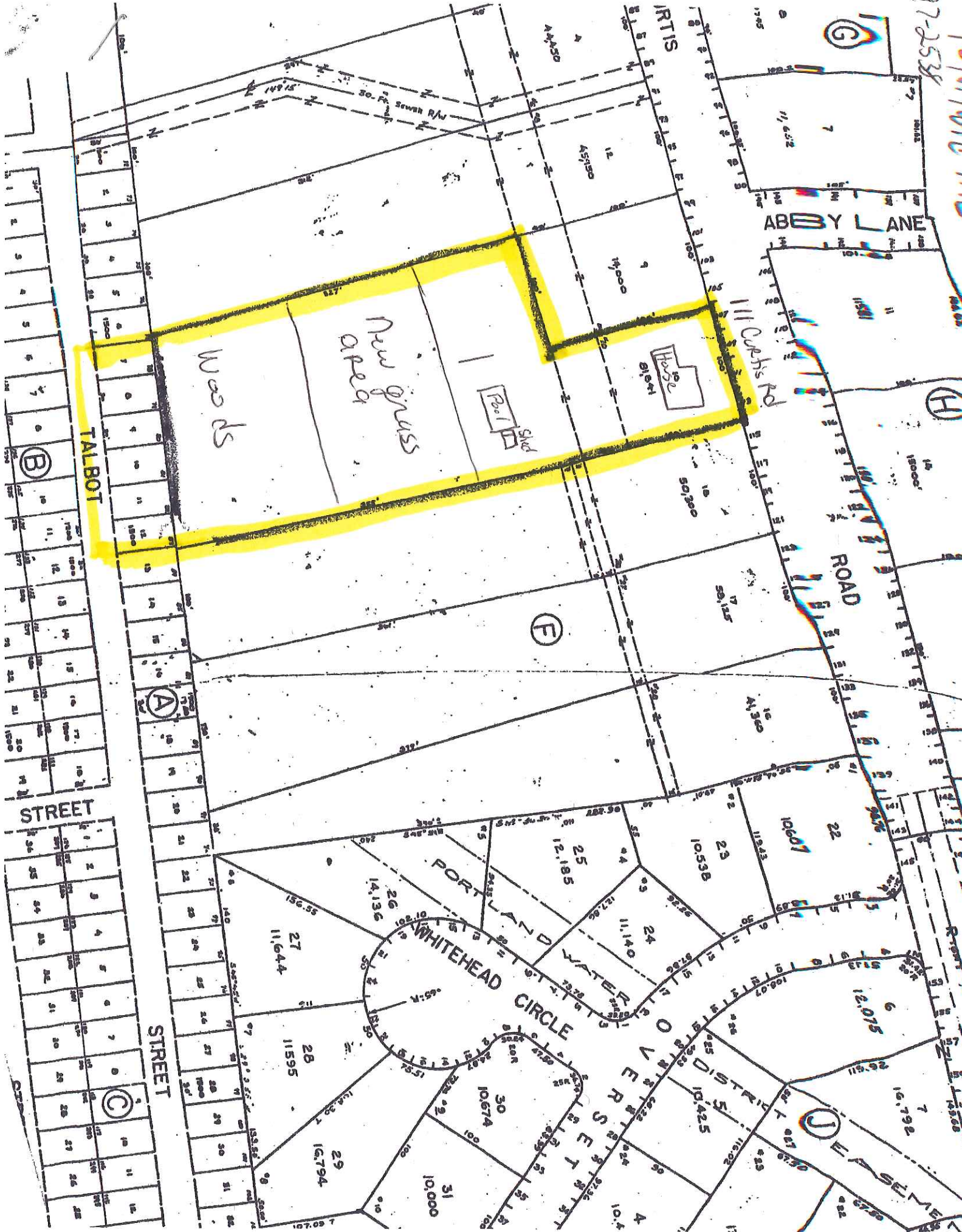
Permit
 219922 4500yds
 of 5 1/2
 219996 Pool +
 additional
 shld



Summit St
 ←

Flush with terrain

797-2538



TALBOT STREET

STREET

STREET

PORTLAND WATER WHITEHEAD CIRCLE

ABBY LANE

ROAD

Woods

New grass area

Horse shed
Pool shed

(B)

(A)

(E)

(C)

(G)

(H)

(J)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32

22	23	24	25	26	27	28	29	30	31
10001	10538	11140	12185	14136	11644	11595	16794	10000	10000

July 23, 1996

**CITY OF PORTLAND, MAINE
FILL PERMIT GUIDELINES FOR PROPOSED FILLED AREAS
UNDER 500 CUBIC YARDS**

The following items are guidelines to help applicants prepare a plan or sketch for approval of land areas being filled with 500 cubic yards of material or less. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Should you fail to complete or address these items you may be subject to strict enforcement which may result in costly construction amendments. Plans or sketches shall indicate proposed grades and contain the information suggested in the following guidelines:

1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 sideslope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditchline, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling within the drainage course under the opinion of the Development Review Coordinator shall be removed and restored to its original condition at the owner's expense.
4. Siltation fence shall be installed and maintained at all times. The siltation fence shall be located along the entire downstream limits of the filled area or around the perimeter of the filled area to protect the disturbed area from siltation and possible erosion. Installation shall be initially reviewed by the Development Review Coordinator (DRC) and must be in accordance with the Best Management Practices for Construction Erosion and Sediment Control.
5. Erosion control (silt fence) shall be maintained on a regular basis. Silt fence may not be removed until the lawn area or disturbed area is 80% revegetated or is approved by the DRC.
6. Any alteration of a drainage course, or rerouting will require the plan to be reviewed by the Planning staff as a minor site plan and will require a stamped professional engineered plan and calculations for drainage discharge, channel sizing, and location.

TO: Code Enforcement Department, City of Portland
cc. Jim Wendel, DeLuca Hoffman Associates

FROM: Lou Sesto

DATE: Tuesday, June 22, 1999

SUBJECT: Follow-up to fill permit request for 111 Curtis Road

I was requested by Mr. Jim Wendel of DeLuca Hoffman Associates, to address the twelve, under 500 cubic yards fill permit guidelines.

History

During the past 8 years, I have received 3 different permits; One for less than 500 cubic yards of fill, one for an addition to the house, and the other for an inground pool. Since we received the original fill permit, I acquired approximately 25 truckloads of common fill. This fill consisted of gravel fill, clay fill, and some topsoil. Earlier this month, the fill which I had acquired was leveled. It was at that time, that the City of Portland was contacted.

It is our expectation to use this area as a yard. As such, the area will support a wide range of activities for our children, their friends, and of course, our family. These activities will include playing games of tag, bocci, volleyball, baseball, football, and soccer, to name a few.

Guidelines

It is my desire to acquire approximately 5 to 10 additional loads of fill (100 yards or so).

- 1) The fill elevations shall match and conform in height with the existing land abutting my property line. Where it doesn't match, the embankments shall be less than a 33% grade. A stabilizing stone riprap will not be needed.
- 2) The fill area will take an uneven 5% grade (approximately) and level the area to a 1% to 2% grade (approximately). This area is on a hill, and the slope of the area still remains. The water will continue to run downhill.
- 3) Fill will not be placed near, or block the flow of drainage. There is no defined drainage course on the property. Run off shall occur in a sheet form from uphill to downhill. No rerouting is planned.
- 4) Although I was told by the city inspector to stop all work in the area, I was advised by Mr. Wendel to complete installation of the siltation fence. The siltation fence has now been installed on the downhill side of the area.
- 5) The silt fence shall remain in place until the area is revegetated.

- 6) There is no defined drainage course on the property. Run off shall occur in a sheet form from uphill to downhill. No rerouting is planned.
- 7) I expect to add approximately 5 to 10 loads of common fill. In addition to this, we will need to acquire approximately 5 loads of loam. This will allow us to complete the grading of the area.
- 8) Upon delivery of the fill and loam, the area will be graded and raked. Upon completion of this process, the area will be seeded. This entire process is expected to be completed by the end of August, 1999.
- 9) As stated, the area will be loamed, and grass will be planted. Those sections which do not grow grass within 14 days will be reseeded.
- 10) A drawing of the fill area was provided with the original application. With the approval of the owner of the adjacent lot, Mr. Ray Williams, some spillage of fill was allowed into his woods.
- 11) All grading, raking and seeding will be completed prior to the end of August.
- 12) It is noted that the Development Review Coordinator reserves the right to require additional grading or drainage improvements.

Mr. Wendel and I plan to meet on Thursday, 6-24, to review the work area. If you would like any additional information, please contact me at 797-2538.