

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

APPLICANT: Pine of Portland

ADDRESS: 426 Forest Ave

SITE ADDRESS/LOCATION: #36 Liberty way lot 9

DATE: 3/16/00

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 #36 Liberty way, 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. X 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. _____ 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.

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. X Please Amend the plan for the following:

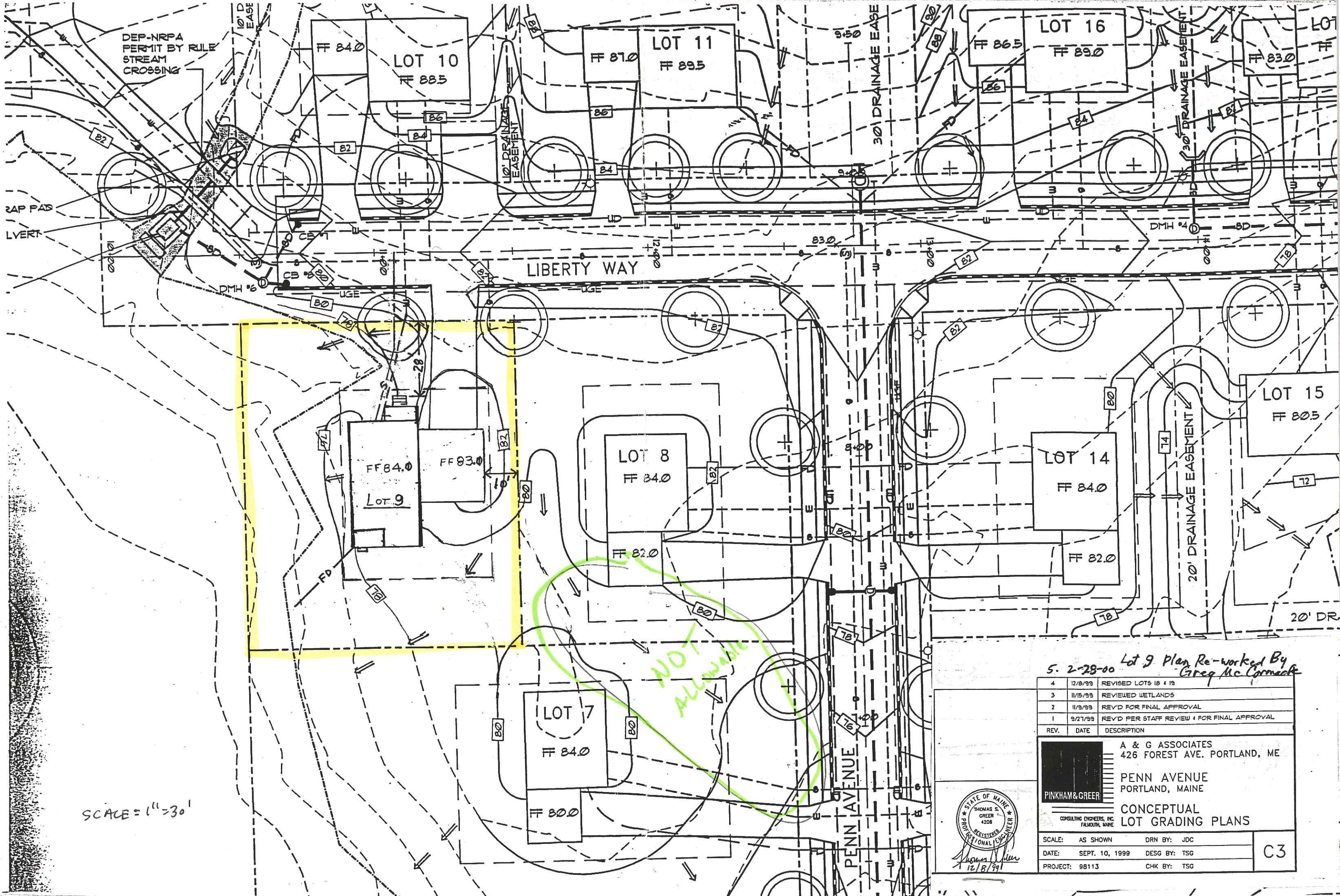
- Plan shall either be restamped by the Professional Engineer or the stamp removed
- Re direct drainage flow path between lots B & 9

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

to pass behind lot 7 and not across the front yard of lot 7

- Identify Any bulkhead location or daylight Basement entrance on plan.
- erosion control measures including silt fence shall be shown on plan
- An outlet invert shall be shown for the foundation drain. Will the FD be connected to a sump pump? This must be identified.
- The Applicant shall provide invert data for the sanitary sewer service. The sewer shall be insulated where there is less than 4' of cover.
- Water service shall have 5' cover minimum

• The driveway treatment shall be identified as asphalt, gravel or other



DEP-NRPA
PERMIT BY RULE
STREAM
CROSSING

RAP PAD
LYVERT

LIBERTY WAY

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

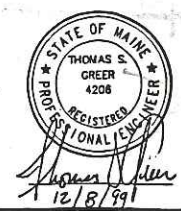
20' DR

SCALE = 1" = 30'

NOT
ALLOWED

5. 2-28-00 Lot 9 Plan Re-worked By
Greg Mc Cormack

REV.	DATE	DESCRIPTION
4	12/8/99	REVISED LOTS 18 & 19
3	11/15/99	REVIEWED WETLANDS
2	11/3/99	REV'D FOR FINAL APPROVAL
1	9/27/99	REV'D PER STAFF REVIEW & FOR FINAL APPROVAL



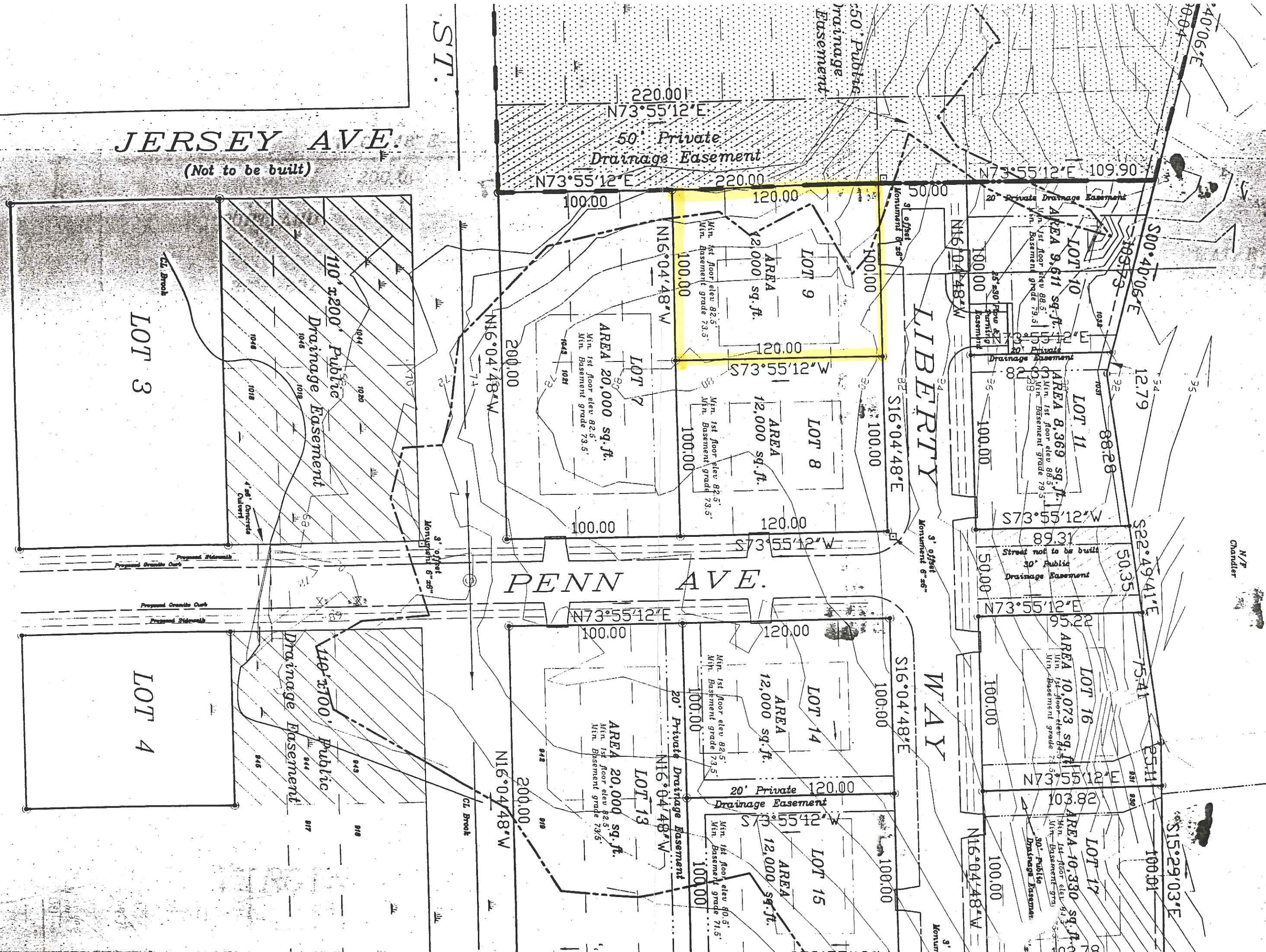
PINKHAM & GREER
A & G ASSOCIATES
426 FOREST AVE. PORTLAND, ME
PENN AVENUE
PORTLAND, MAINE
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

SCALE: AS SHOWN	DRN BY: JDC	C3
DATE: SEPT. 10, 1999	DESIGN BY: TSG	
PROJECT: 98113	CHK BY: TSG	

N/P
Proctor
10/11/28

N/P
Chandler

95



JERSEY AVE.
(Not to be built)

PENN AVE.

LIBERTY WAY

WAY

LOT 3

LOT 4

LOT 7
AREA 20,000 sq. ft.
Min. 1st floor elev 82.5'
Min. Basement grade 73.5'

LOT 9
AREA 12,000 sq. ft.

LOT 8
AREA 12,000 sq. ft.

LOT 14
AREA 12,000 sq. ft.

LOT 13
AREA 20,000 sq. ft.
Min. 1st floor elev 82.5'
Min. Basement grade 73.5'

LOT 15
AREA 12,000 sq. ft.

LOT 10
AREA 9,611 sq. ft.
Min. 1st floor elev 88.5'
Min. Basement grade 79.5'

LOT 11
AREA 8,369 sq. ft.
Min. 1st floor elev 88.5'
Min. Basement grade 79.5'

LOT 16
AREA 10,073 sq. ft.
Min. 1st floor elev 81.5'
Min. Basement grade 72.5'

LOT 17
AREA 10,330 sq. ft.
Min. 1st floor elev 81.5'
Min. Basement grade 72.5'

110' x 200' Public Drainage Easement

110' x 100' Public Drainage Easement

50' Private Drainage Easement

20' Private Drainage Easement

30' Public Drainage Easement

THE PINES