

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

2001-0057

Application I. D. Number

04/09/2001

Application Date

Liberty Way Lot #17

Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

Applicant Ph: (207) 772-2127 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

7 - 7 Liberty Way, Portland, Maine

Address of Proposed Site

405AGG022001

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) w/ attached garage and deck

2,200

Proposed Building square Feet or # of Units

Acreeage 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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 04/09/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 04/19/2001 Approval Expiration 04/19/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 04/19/2001
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 Issue | _____ | | |
| | 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 | | expiration 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 |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

**CITY OF PORTLAND, MAINE
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ADDENDUM**

2001-0057

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Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 At the rear of the property is a five foot (5') no cut buffering strip. There shall be no cutting without written permission from the Planning Division.
- 4 Half of a 30' wide public drainage easement is located along the left side lot line (approx. 15' is on this property). It shall be adequately maintained and kept undisturbed.
- 5 Street name signs and stop signs are to be erected per the City's requirements by the developer PRIOR to the issuance of the first certificate of occupancy.

Approval Conditions of DRC

- 1 EROSION CONTROL MEASURES ARE NOT SHOWN ON THE PLAN.. APPLICANT WILL BE RESPONSIBLE FOR ESTABLISHING EROSION CONTROL PRIOR TO CONSTRUCTION. FIELD INLET AND DOWNGRADIENT SHALL BE PROTECTED.
- 2 Applicant shall meet the attached standards for driveway slope.
- 3 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.
- 4 Your new street address is now 7 Liberty Way, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) 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.
- 6 A sewer permit is required for you 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 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.
- 8 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.
- 9 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.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: July 23, 2002
RE: C. of O. for # 7 Liberty Way
Lead CBL (405AGG022) ID# (2001-0057)



After visiting # 7 Liberty Way, I have the following comments:

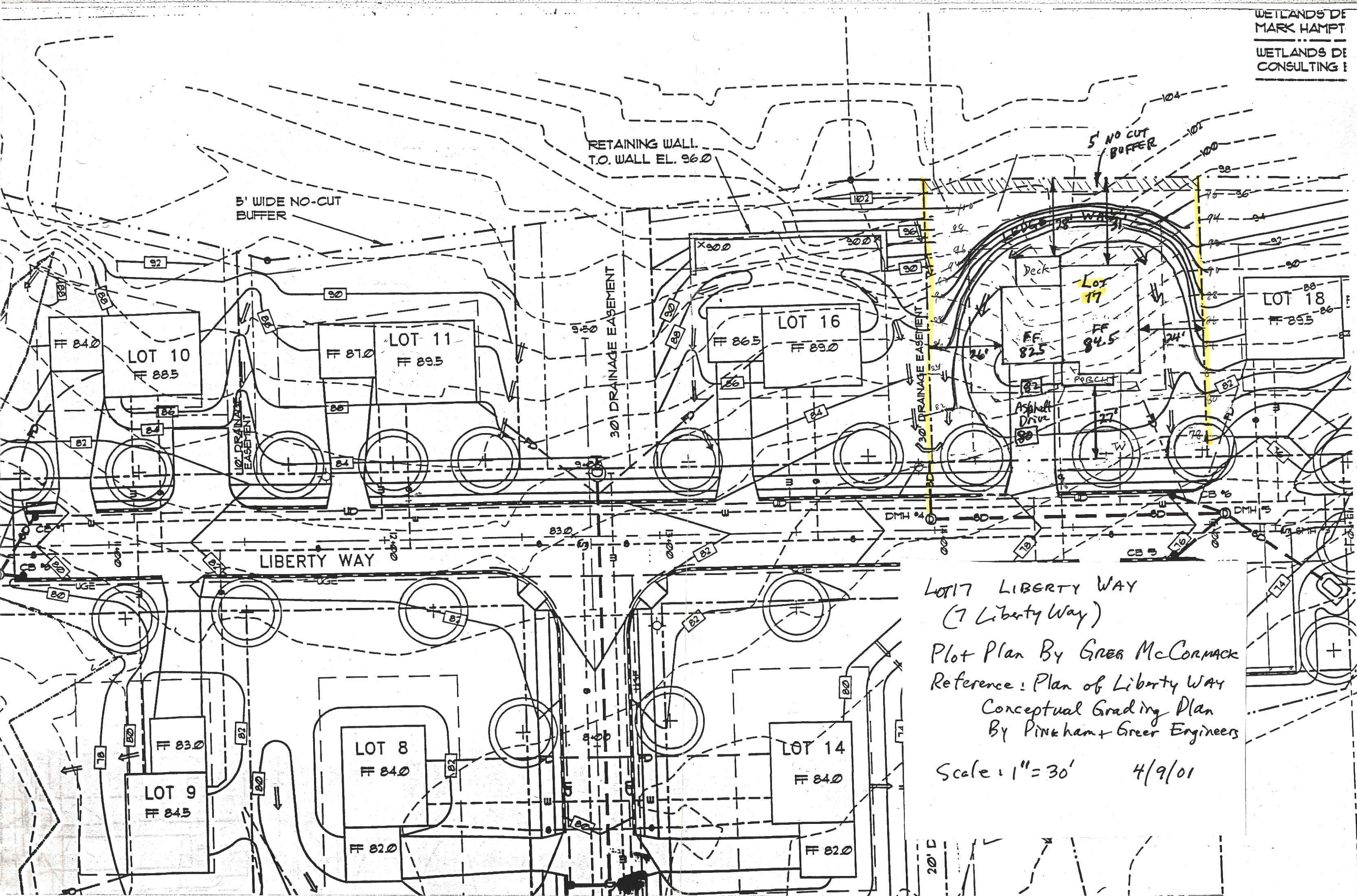
Site work complete.

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\7liberty1.doc



RETAINING WALL
T.O. WALL EL. 96.0

5' WIDE NO-CUT
BUFFER

5' NO CUT
BUFFER

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

10' DRAINAGE
EASEMENT

LIBERTY WAY

Deck

Asphalt
Drive

27'

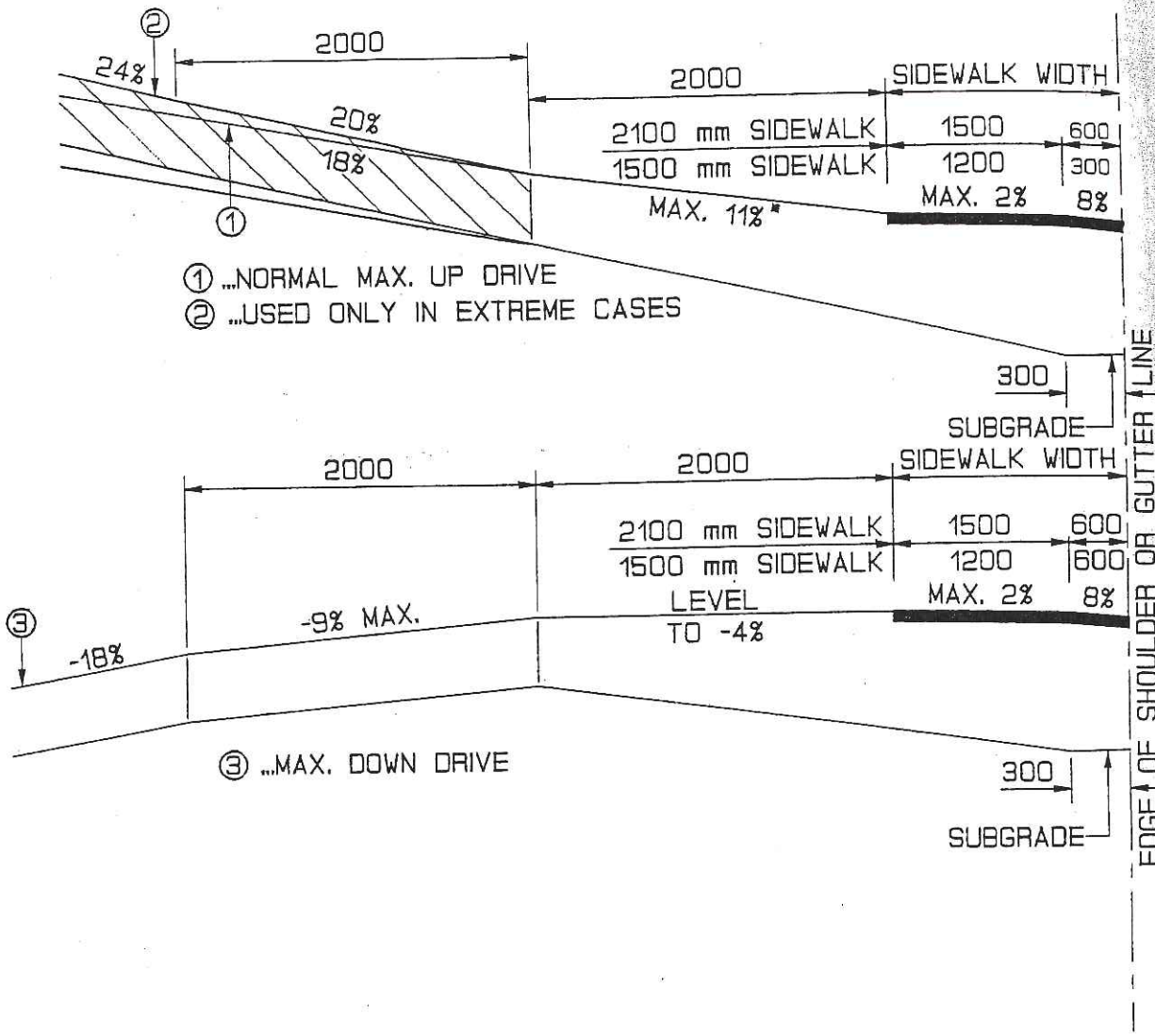
24'

LOT 17 LIBERTY WAY
(7 Liberty Way)

Plot Plan By Green McCormack
Reference: Plan of Liberty Way
Conceptual Grading Plan
By Pinkham + Greer Engineers

Scale: 1" = 30' 4/9/01

20'D



GENERAL NOTES:

1. THE SIDEWALK WIDTH SHALL BE PAVED IN ALL CASES.
2. ALL RESIDENTIAL OR COMMERCIAL DRIVES 10% AND OVER SHALL BE PAVED.

NOTES ON MAXIMUM DRIVEWAY PROFILES:

1. THESE PROFILES ARE A GUIDE FOR THE MAJORITY OF CASES, BUT SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
2. GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THESE MAXIMUM CASES.
3. WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILES THE FOLLOWING RULE OF THUMB SHOULD BE USED. DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 2000 mm INCREMENT OF DRIVEWAY LENGTH. THIS APPLIES TO BOTH UP AND DOWN PROFILES.

DRIVES ON SIDEWALK SECTIONS

800(1)



MULKERIN ASSOCIATES
REAL ESTATE

April 17, 2001

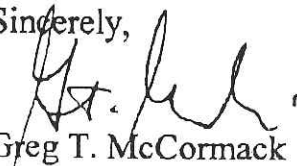
Penny Littell
Associate Corporation Counsel
City of Portland

Re: Information Requested 04-17-01

Dear Penny,

Certified notices were sent to the enclosed list of abutters about April 6, 2001. McGoldrich Blasting has indicated to us that all abutters on the list have co-operated in the pre-blast survey/inspection.

Sincerely,



Greg T. McCormack

4/3/01

To: Shawn Mc Goldberg,
From: Greg Mc Cormack

Re: List of Names/Addresses - Falmouth
Residences to be notified as pointed out
By You - Next to Lot 17/18 Pines
TO BE BLASTED.

9 Charlotte Drive David C. Dargie
13 Charlotte Drive John S. Rudd

2 Hurley Drive N. Barroso / J. Martinez
2 Hurley Drive Dragon Products Company, Inc.
38 Preble St. Portland, Me

names on
mail box.

Send
(2)
notices

title owner

3 Hurley Drive Atlant Diane Mathieu

4 Hurley Drive Florence + Thomas Houston

5 Hurley Drive Andy + Vicki Holt

All are in Falmouth, Maine 04105
with the exception of Dragon Products, Inc.

Any questions call me. Thanks. Greg
671-2221