

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061237

This is to certify that Hancock Construction Financing Llc

has permission to Renew expired permit #04-1 - build single family

AT 19 Stepping Stone Ln City 406 F054001

PERMIT ISSUED

AUG 23 2006

CITY OF PORTLAND

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service is provided. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
8/23/06
Director / Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1237	Issue Date: 0812312006	CBL: 406 F054001
-----------------------	---------------------------	---------------------

Location of Construction: 19 Stepping Stone Ln	Owner Name: Hancock Construction Financing Llc	Owner Address: Po Box 299	Phone: [REDACTED]
Business Name:	Contractor Name:	Contractor Address:	Phone:
Applicant/Buyer's Name	Phone:	Permit Type: Single Family	Zone: E-3

Current Use: vacant	Proposed Use: Renew expired permit #04-1346- build new single family	Permit Fee:	Cost of Work: \$0.00	CEO District: CITY OF PORTLAND
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB	

Proposed Project Description: Renew expired permit #04-1346- build new single family <i>see permit 06-1072</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: tmm	Date Applied For: 08/23/2006	Zoning Approval
-------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	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"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
---	---	---	---

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ~~NA~~ Footing/Building Location Inspection: Prior to pouring concrete
- ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- ~~NA~~ Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 406-F-54

Building Permit #:

for 06-1072

8
06-1237

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1237	Date Applied For: 08/23/2006	CBL: 406 F054001
------------------------------	--	----------------------------

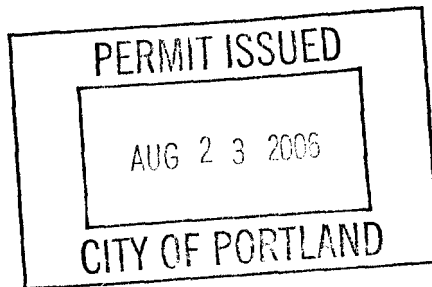
Location of Construction: 19 Stepping Stone Ln	Owner Name: Hancock Construction Financing Llc	Owner Address: Po Box 299	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
Proposed Use: Renew expired permit #04-1346 - build new single family		Proposed Project Description: Renew expired permit #04-1346 - build new single family	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/23/2006
Note: **OktoIssue:**

- 1) All conditions issued under permit # 04-1346, as attached, are is issued under this permit.
- 2) All items on the attached "Fact Sheet" are conditions of this permit.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/23/2006
Note: **OktoIssue:**

- 1) All items on the attached "Fact Sheet" are conditions of this permit.
- 2) All conditions issued under permit # 04-1346, as attached, are is issued under this permit.



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1346	Date Applied For: 0812712004	CBL: 406 F054001
-----------------------	---------------------------------	---------------------

Location of Construction: 0 Stepping Stone Ln -lot #4	Owner Name: Cole Dean	Owner Address: 21 C Great Falls Rd	Phone:
Business Name:	Contractor Name: Windemere Homes	Contractor Address: 14 Windemere Lane Saco	Phone (207) 228-4233
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Single Family Home / 4 Bedroom, 2 car attached garage	4 Bedroom, 2 car attached garage
---	----------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/21/2004
Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Only a rear stoop and step shown on rear - NO REAR DECKS are shown or approved. NO DAYLIGHT BASEMENT shown or approved
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/29/2004

Note: 9/28/04 spoke w/Frank P. About additional information. He will submit tomorrow. **Ok to Issue:**
9/29 revised building plans submitted, ok to issue

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) Application approval based upon information provided by applicant and revised on 9/29/04. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2004

Note: **Ok to Issue:**

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 4) Your new street address HAS NOT BEEN ASSIGNED TO DATE, HOWEVER, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) 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.

Dept: Planmng **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2004

Note: **Ok to Issue:**

Stepping Stone Lane Fact Sheet

May 12,2005

1. Performance Guarantee

The City of Portland is currently holding a sum of \$85,424.50 as a performance guarantee. **This guarantee is** to cover costs associated with the buildout of the subdivision. **This** balance covers, but is not limited to, the following:

- A. Final roadway paving (surface) coat.
- B. Curbing
- C. Sidewalks
- D. Esplanades/Loam and Seeding
- E. Monuments
- F. Completion of utilities.
- G. Final grading/slope stabilization
- H. Landscaping
- I. **Fencing/Rails**
- J. Open Space amenities

The expiration date of the performance guarantee is October 15,2005.

2. #5 Stepping Stone Lane

The **City** has issued a 'temporary' certificate of occupancy on #25 Stepping Stone Lane (lot 5), which is conditional to the completion of the following site **work**

- A. Final Grading
- B. Loam and Seed
- C. Driveway paving
- D. Landscaping

The temporary certificate of occupancy **has an** expiration date of **June** 15,2005.

3. #19 Stepping Stone Lane

The City has issued a stop work order on #19 Stepping Stone Lane (Lot 4). The Inspections Division can provide additional information on the status of the **stop** work order **and** issues **that** must be resolved.

Prospective Developers of the Subdivision

Prior to the commencement of **any** site work related to the subdivision, a new applicant/owner must be approved by the **Planning** Authority. In order for the official change of ownership/change of applicant to occur, we will need to see the following:

- A.** Revised Subdivision Plat showing **new** title block of project/applicant **with amendment** description and signature block for **Planning** Director.
- B.** Evidence of technical capacity to complete the development, including a resume of past projects similar to the Ray Street project.
- C.** Evidence of financial capability to complete the development, including a **letter** from a bank or financial institution describing a past business history, and **willingness to finance the** completion of the project.
- D.** **Finally**, a performance guarantee in the amount of \$85,424 .50 must be submitted and approved by **the** City to cover site construction costs.

Prospective Home Buyers/Builders

- 1. #19 Stepping Stone Lane, **As** described above, a stop work order has been placed on the construction of the home due to structural concerns. In order to have the stop work order lifted, a **remediation plan** must be submitted to the Inspections Services Division. The Inspections Division can provide additional information on issues and **next** steps toward resolution.
- 2. All other lots within the subdivision. Prospective buyers/builders of other lots within the subdivision will **need** to apply for single-family house permits (**also known** as “minor-minor” site plan applications) in order to construct additional homes.
- 3. **As** with **all** subdivisions in the **City** of Portland, no **City** services, including rubbish/recycling pick **up** or snow **plowing** will be performed until the **roadway** is completed and accepted **by** the Portland **City** Council.

Attachments:

- 1. Approval Letter
- 2. Performance Guarantee Estimate Form

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimey Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson
Janice E. Fevanian

June 27, 2003

James Seymour, P.E.
Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Newcomb Glen Subdivision

CBL:

Dear Mr. Seymour:

On April 8, 2003, the Portland Planning Board voted on the following motions:

The Planning Board voted (6-1; Beal opposed) to grant the sidewalk **and** curb waiver for the east side of Patriot Lane in order to avoid additional wetland fill.

The Planning Board voted unanimously (7-0) to grant the sidewalk and curb waiver for **the** north side of Beaugard Street due to the necessity of creating deep cuts in the right-of-way.

The Planning Board also voted (**6-1; Beal** opposed) to approve the 10-lot Newcomb Glen subdivision.. The approval **was** granted for the project with the following conditions:

1. That **for each** lot, one of the required street trees be planted **within the** esplanade, between the curb and sidewalk along Patriot Lane.
2. That the applicant submit executed drainage easements for the detention ponds, swales, and underdrains associated with the Patriot **Lane** roadway infrastructure.
3. That the applicant submit ~~for~~ Corporation Counsel review **an** option to purchase the property, conferring unambiguous right, title, or interest in the **property** within **30** days of Planning Board approval.
4. That **the** applicant's design engineer provide certification during construction that the individual lot **grading and** lot improvements as shown on **the** subdivision plan are complied with in **the** course of site development. Additionally, that the applicant will **amend the plans and comply** with the recommendations listed in the Development Review Coordinator's memo dated 4/8/03.
5. That **the** applicant submit the DEP's approval of wetlands filling to staff, prior to **final** approval.

6. That the applicant provide to **staff a performance guarantee to cover all City services** as outlined in Note #10 of the Subdivision Plat (sheet #2 of 7) to be held until **all** streets are accepted by the City of Portland.
7. That in addition to the presented subdivision recording plat, that the applicant be required to provide a recording plat for **lots 1, 2, 7, and 10** delineating areas of permitted filling **and** wetlands to **be** preserved and that that plat be recorded along with the subdivision plat,
8. That the applicant **provide a 10ft wide easement for pedestrians and non-motorized vehicles across the most easterly portion of the remaining lot on Marlborough Street. A five foot wood chip pathway shall be constructed to later than the issuance of a building permit for the lot, unless the City opts to construct the pathway earlier. Both the easement language and detail for pathway construction shall be submitted for staff review and approval.**

The approval is based **on** the submitted site plan **and** the findings related to site plan review standards **as** contained in Planning Report #27-03, which is attached,

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings **are** available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans,
2. A performance guarantee covering the site improvements as well **as** an inspection fee payment of 2.0% **of the** guarantee amount and 7 final *sets* of plans must be submitted to and approved by **the** Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to **the** approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired **unless** work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the **City and the** applicant. Requests to extend approvals must be received **before the** expiration date.
4. A defect guarantee, consisting of 10% of the perform—ce guarantee, must be posted before **the** performance guarantee **will** be released.
5. Prior to construction, a preconstruction meeting shall be held **at** the project site **with** the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor **shall** provide three (3) copies of a detailed construction schedule to **the** attending **City** representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for **the** preconstruction meeting,
6. If work will occur within **the** public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for y o u site. Please contact Carol Merritt at 874-8300, ext. 8828. (**Only** excavators licensed **by the** City of Portland are eligible.)

The Development Review Coordinator **must** be notified five (5) working days prior to date required for final site inspection, The Development Review Coordinator can be reached at the Planning Department at 874-8632, 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**.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Jaimy Caron, Chair
Portland Planning Board

cc: **Lee D. Urban**, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don **Hall**, Appraiser, Assessor's Office
Approval Letter File

**Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 3-18-04

Name of Project: AUTUMN GLEN SUBDIVISION

Address/Location: RAY STREET

Developer: WINDMEERE HOMES, LLC

Amount of Performance Guarantee: _____

Type of Development: Subdivision X Site Plan (Major/Minor) _____

BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET/SIDEWALK						
Road	<u>2002LS</u>	<u>15.5</u>	<u>30030.5</u>			
Granite Curbing	<u>1150LF</u>	<u>25.5</u>	<u>28750.5</u>			
sidewalks	<u>290LS</u>	<u>25.5</u>	<u>7250.5</u>			
Esplanades	<u>93LS</u>	<u>12.5</u>	<u>1162.5</u>			
Monuments	<u>4EA</u>	<u>500</u>	<u>2,000</u>			
Street Lighting	<u>3EA</u>	<u>1000</u>	<u>3000</u>			
Street Opening Repairs	<u>144LS</u>	<u>15.5</u>	<u>2160.5</u>			
Other						
EARTH WORK						
cut	<u>315LS</u>	<u>6.5</u>	<u>1890.5</u>			
Fill	<u>4830LS</u>	<u>8.5</u>	<u>38648</u>			
SANITARY SEWER						
Manholes	<u>5EA</u>	<u>2000</u>	<u>10,000.5</u>			
Piping						
Connections	<u>9EA</u>	<u>100</u>	<u>900</u>			
Main Line Piping	<u>668LF</u>	<u>26.5</u>	<u>17,368.5</u>			
House Sewer Service Piping	<u>350LS</u>	<u>22.5</u>	<u>7700</u>			
pump Stations						
Other						
WATER MAINS						
	<u>797</u>	<u>30.5</u>	<u>23910.5</u>			
STORM DRAINAGE						
Manholes	<u>5EA</u>	<u>2000</u>	<u>10,000.5</u>			
Catchbasins	<u>2EA</u>	<u>1850</u>	<u>14,800.5</u>			
Piping	<u>855LF</u>	<u>30</u>	<u>25,650</u>			
Detention Basin				<u>72LF</u>	<u>30</u>	<u>2160.5</u>
Stormwater Quality Units				<u>2EA</u>	<u>2500</u>	<u>5000.5</u>
Other 6" U.D.	<u>1225</u>	<u>12.5</u>	<u>14,700.5</u>	<u>1EA</u>	<u>1500</u>	<u>1500</u>
				<u>290LF</u>	<u>10</u>	<u>2900</u>

SITE LIGHTING

EROSION CONTROL

Silt Fence	500LF	2.5	1000	1200LF	2	2400
Check Dams						
Pipe Inlet/Outlet Protection						
Level Lip Spreader						
Slope Stabilization	29354	2.50	732.50			
Geotextile						
Hay Bale Barriers						
Catch Basin Inlet Protection						

RECREATION AND OPEN SPACE AMENITIES

3000.5

LANDSCAPING

(Attach breakdown of plant materials, quantities, and unit costs)

7500

9152.5

0. MISCELLANEOUS

Guarantee

3000

TOTAL:

\$ 255,151.00

\$ 23,112.00

GRAND TOTAL:

\$ 278,263.00

INSPECTION FEE (to be filled out by the City)

OK 3-19-04 J.R.

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 5,103.00	\$ 462.26	\$ 5,565.26

or

B

Alternative Assessment:

Assessed by:

(name)

(name)

J.R.