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

19990037	
I. D. Number	

KTO Builders				3/30/	99	
Applicant 13 Varney Mill Rd, Windham, ME 0406	2		e <sup>1</sup>		cation I	Date Ave (110-114)
Applicant's Mailing Address			-4:4 0	(		e/Description
Consultant/Agent		Ad	ntington Ave dress of Proposed Site 0-G-001			
Applicant or Agent Daytime Telephone, F	ax	_	sessor's Reference: Ch	art-Block-Lot		
Proposed Development (check all that ap  Office Retail Manufact  1316	cturing Warehouse/Dis		Addition	Of Use Other (spec	ify) at	esidential tached garage -no decks
Proposed Building square Feet or # of Ur	its Acre	age of Site			Zon	ing
Check Review Required:						
Site Plan (major/minor)	Subdivision # of lots		PAD Review			14-403 Streets Review
Flood Hazard	Shoreland		HistoricPreservation			DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance					Other
Fees Paid: Site Plan	Subdivision	Engir	neer Review	\$300.00	Date:	3/30/99
DRC Approval Status:		Reviev	ver Jim Wendel			
Approved	Approved w/Conditions see attached		☐ Denied			
Approval Date 4/12/99	Approval Expiration	4/12/00	Extension to		$\boxtimes$	Additional Sheets
Condition Compliance	Jim Wendel	4/12/99				Attached
	signature	date		6		
Performance Guarantee	Required*		Not Required			The second secon
* No building permit may be issued until a	performance guarantee has be	en submitted a	s indicated below			
Performance Guarantee Accepted	18				9800	
_	date		amount			expiration date
Inspection Fee Paid	date		amaunt.			
Building Permit	uate		amount			
Li building r errint	date					
Performance Guarantee Reduced						
	date		remaining balanc	е	-	signature
☐ Temporary Certificate Of Occupancy	6		Conditions (See Attach	ied)		
=	date					
Final Inspection	date		signature			
Certificate Of Occupancy	200	0	- Grada			
Performance Guarantee Released	date			2)		
	date	-	signature	· · · · · · · · · · · · · · · · · · ·		
Defect Guarantee Submitted	submitted date		Z2			and a D
Defect Guarantee Released	Submitted date		amount			expiration date
<i>(</i> <del></del>	date		signature			*

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

19990037

I. D. Number

KTO Builders		3/30/99
Applicant	•	Application Date
13 Varney Mill Rd, Windham, ME 04062	51	Huntington Ave (110-114)
Applicant's Mailing Address	•	Project Name/Description
	<b>Huntington Ave</b>	
Consultant/Agent	Address of Proposed Site	
8	410-G-001	
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Char	t-Block-Lot
	Security Manager Company of the Comp	
DRC Conditions of	of Approval	
Approved subject to Site Plan Review (Addendum) Conditions of Approva		
All damage to sidewalk, curb, street, or public utilities shall be repaired		
issuance of a Certificate of Occupancy.		
Two (2) City of Portland approved species and size trees must be plant	ed on your street frontage prior to	
issuance of a Certificate of Occupancy.	3	
Your new street address is now 108 Huntington Avenue	5	
, the number must be displayed on the street frontage of your house prior	to issuance of a Certificate of Occupant	ey.
The Development Review Coordinator (874-8300 ext.8722) must be no	tifled five (5) working days	
prior to date required for final site inspection. Please make allowances for	completion of site plan requirements	2
determined to be incomplete or defective during the inspection. This is essentially		t
be completed and approved by the Development Review Coordinator prior		
Occupancy. Please schedule any property closing with these requirements		
Show all utility connections: water, sanitary, sewer, storm drain, electric		
A sewer permit is required for you project. Please contact Carol Merritt		er
and Drainage section of Public Works must be notified five (5) working da	ys prior to sewer connection to	
schedule an inspector for your site.		
A street opening permit(s) is required for your site. Please contact Caro	l Merritt ay 874-8300, ext. 8828.	
(Only excavators licensed by the City of Portland are eligible.)		
As-built record information for sewer and stormwater service connection		
Engineering Section (55 Portland Street) and approved prior to issuance of		
The site contractor shall establish finish grades at the foundation, bulkh		
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 Re		
elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading,		
drainage patterns and paths, drainage swales, grades at or near abutting p	property lines, erosion control devices	
and locations and outlets for drainage from the property.		
The Development Review Coordinator reserves the right to require addit	ional lot grading or other drainage	
improvements as necessary due to field conditions.		
Eroded soil shall be contained on site. A crushed stone construction el	ntrance shall be	
installed at the curb cut for the lot.		
The applicant shall install vertical granite curb and underdrain along the		
width of the road and transition shall be as shown on the plans for Copley		
All work shall conform to the City's Technical Standards including the drive	e. Applicant shall	
coordinate this work with Public Works.		

**Planning Conditions of Approval** 

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

APPLICANT:	LIO DOILDERS
ADDRESS:	3 VARNEY MILL RA, WINDHAM, ME 01062
SITE ADDRES	SS/LOCATION: 108 HUNTINGTON AVE. 410-6-001
DATE: 4/	12/99
only and does n completely finis	Development Review Coordinator is for General Conformance with ordinances and standards of relieve the applicant, his contractors or agents from the responsibility to provide a shed site, including but not limited to: increasing or concentrating of all surface rumoff onto instream properties, issues regarding vehicle sight distance, location of public utilities and ations.
CONDIT	IONS 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 108 HUNTINGTON AUS, 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. <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.
5	Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
5	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.)

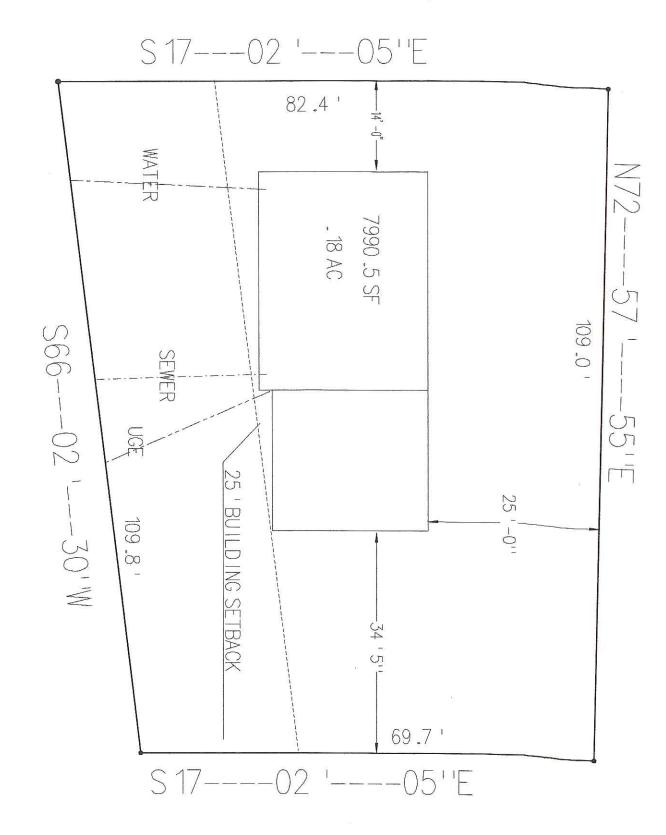
	•
8.	As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9	The building contractor shall check the subdivision recording plat for pre-determined 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.	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 <u>provide</u> 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.	The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13.	ENODED SOIL SHALL BE CONTAINED ON SITE. A CRUSHUD STONE CONSTRUCTION ENTRANCE SMALL DE INSTALLED BY THE CURS CUT FOR THE LOT.
cc: Katl	nerine Staples, P.E., City Engineer
14. V	THE APPLICANT SHAW INSTAU VGRANITE
( APSITION)	COLBARY UNDENDAIN ACOMIC 146
2470 TRANSITION	ROADDSHAU BO AS SAWN ON THE PLANS
×	FOR COPLBY WOODS PRUBATION
	TECHNICA CHOUNG CONFORM TO THE CITY'S
(	DAVIS ARRIVATION INCLUDING THE
	DRIVE. APPLICANT SHALL GORDINATE
	# THIS WORK WITH PUBLIC WORKS.

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

19990037		
D. Number	200,930	

KTO Builders Applicant 13 Varney Mill Rd, Windham, ME 0406	2	_	3/30/99 Application Date Huntington Ave (110-114)
Applicant's Mailing Address		Huntington Ave	Project Name/Description
Consultant/Agent		Address of Proposed Site 410-G-001	
Applicant or Agent Daytime Telephone, Fa	ax	Assessor's Reference: Chart-Bloo	ok-Lot
Proposed Development (check all that appropriate Office Retail Manufact 1316	The state of the s	☐ Building Addition ☐ Change Of Use tribution ☐ Parking Lot ☐ Other	e 🗵 Residential (specify)
Proposed Building square Feet or # of Un	its Acre	age of Site	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
☐ Flood Hazard	Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan	Subdivision	Engineer Review \$300.	00 Date: 3/30/99
DRC Approval Status:	Approved w/Conditions see attached		
Approval Date A ( 2 9	Approval Expiration 4	date Extension to	Additional Sheets Attached
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued until a	performance guarantee has be	een submitted as indicated below	
Performance Guarantee Accepted	dete		
☐ Inspection Fee Paid	date date	amountamount	expiration date
☐ Building Permit	date		
Performance Guarantee Reduced	date	remaining balance	
Temporary Certificate Of Occupancy	date	Conditions (See Attached)	signature
Final Inspection	=====		
Certificate Of Occupancy	date	signature	
Performance Guarantee Released	date		
☐ Defect Guarantee Submitted	date	signature	
☐ Defect Guarantee Released	submitted date	amount	expiration date
	date	signature	

K D



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

APPLICANT:_	LIO DUILDONS
ADDRESS:	3 VARNEY MILL RA, WINDHAM, ME 04062
• 1	S/LOCATION: 108 HUNTINGTON AVE. 410-6-001
DATE: 4	12/99
only and does no completely finis	Development Review Coordinator is for General Conformance with ordinances and standards of relieve the applicant, his contractors or agents from the responsibility to provide a hed site, including but not limited to: increasing or concentrating of all surface runoff onto instream properties, issues regarding vehicle sight distance, location of public utilities and attions.
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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 108 HUNTINGTON AUG, 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. <u>Please</u> 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. <u>Please</u> 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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	cc: Kather	rine Staples, P.E., City Engineer
		THE APPLICANT SHAW INSTAU VGRANITE
	14.	THE APPLICANT SHAW INSTAU VGRANITE
DAS TRANS	(Tor)	CULBARD UNDENDRAIN ALONG THE
OND TRA		FRONTACE, THE LOT DI THE WIOTH OF THE
μ		ROAD DSHAW BB AS SHOWN ON THE PLANS
		FOR COPLBY WOODS PRUDATION
		Du work SHAU CONFORM TO THE CITY'S
, a	7	ECHNICAL STANDARDS INCLUDING THE
		PRIVE. APPLICANT SHALL COOPDINATE
<b>司</b>	B	THIS WORK WITH PUBLIC WORKS.
	7.	TOBLIC WORKS



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:

Dave Caddell

Kandi Talbot

Code Enforcement Officer

Planner<sup>®</sup>

City of Portland, Maine

City of Portland, Maine

FROM:

Steve Bushey, Acting Development Review Coordinator

DATE:

July 27, 2000

RE:

Site Visit for House at 110 Huntington Avenue

On July 26, 2000, Chris Earle of our staff visited the site to review the compliance with respect to the conditions of approval.

- The original conditions required 2 trees to be planted. This has not been completed. 1.
- It is our understanding that Todd Merkle of the Public Works Dept. will be requesting that 2. only a Temporary Certificate of Occupancy be issued and that the developer place in escrow \$10,000 to complete the curb installation by 8/18/00.

It is our opinion that the permanent certificate of occupancy should not be issued at this time. The work listed in #1 above needs to be completed and the escrow account established...



## CITY OF PORTLAND

August 16, 1999

Mr. Joel Sherwood 13 Varney Mill Road Windham, ME 04062

RE: Certificate of Occupancy 102 Huntington Avenue

Dear Joel:

As requested by Tony Vance, we are providing you with an outline of the agreement that was made during the final site visit for a certificate of occupancy for the referenced address. The agreement was made because several conditions of site plan approval have not been completed. The incomplete conditions noted are the installation of vertical granite curb, underdrain and associated lot grading along the lot frontage, planting of a City-approved tree and revisions to the grading in the rear yard. These items were discussed with Tony Vance during the site visit on August 13, 1999.

The agreement that was made with Tony was that the issuance of a certificate of occupancy would not be delayed for the above-referenced address in return for completion of certain work before a certificate of occupancy will be issued for the abutting lot under construction by KTO Builders. The abutting lot is 108 Huntington Avenue (410-G-001). The work that must be completed and approved by the DRC or Public Works is as follows:

- 1. A letter signed by the new homeowner at 102 Huntington Avenue acknowledging that the work noted below is required to be completed by KTO Builders.
- 2. Regrading of a portion of the front yard to complete the installation of vertical granite curb and underdrain along the frontage of this and the abutting lot at 108 Huntington Avenue to the new catch basin installed in the Copley Woods-PRUD development. The work in the public way must be approved by Public Works.
- 3. Planting one City-approved species of tree within the lot frontage. Minimum tree size is 2"-2-1/2" caliper.
- 4. Construction of a broad, shallow swale in the back yard along the property line that will direct runoff directly to Demerest Street. The swale shall be extended into the abutting lot at 108 Huntington Avenue to the right rear property corner.

Mr. Joel Sherwood August 16, 1999 Page 2

It was assumed by the DRC that a request for a certificate of occupancy for the 108 Huntington Avenue address would likely be within a couple of months. If that time frame is not likely, then the work noted above shall be completed by September 30, 1999.

Should you have any questions please call me at 775-1121.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

James T. Wendel, P.E. Development Review Coordinator

c: Kevin Carroll, Code Enforcement
Kandi Talbot, Planner
Rick Knowland, Senior Planner
Penny Littel, Associate Corporation Counsel
Todd Merkle, Public Works

August 13, 1999

Joel Sherwood 13 Varney Mill Road Windham, ME 04062

**RE:** Certificate of Occupancy

102 Huntington Avenue

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c: Kevin Carroll, Code Enforcement Kandi Talbot, Planner Rick Knowland, Senior Planner Penny Littel, Associate Corporation Counsel 1350.10/disk13/work