

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

19990037

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

3/30/99

Application Date

Huntington Ave (110-114)

Project Name/Description

Huntington Ave

Address of Proposed Site

410-G-001

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) **attached garage -no decks**

1316

R-3

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 **\$300.00** Date: **3/30/99**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **4/12/99** Approval Expiration **4/12/00** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **4/12/99**
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	_____		
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CITY OF PORTLAND, MAINE
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ADDENDUM

19990037

I. D. Number

3/30/99

Application Date

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Applicant or Agent Daytime Telephone, Fax

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Address of Proposed Site

410-G-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 108 Huntington Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.)

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.

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be installed at the curb cut for the lot.

The applicant shall install vertical granite curb and underdrain along the frontage. The width of the road and transition shall be as shown on the plans for Copley Woods PRUD.

All work shall conform to the City's Technical Standards including the drive. Applicant shall coordinate this work with Public Works.

Planning Conditions of Approval

Inspections Conditions of Approval

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

APPLICANT: KTO BUILDERS
 ADDRESS: 13 VARNEY MILL RD, WINDHAM, ME 04062
 SITE ADDRESS/LOCATION: 108 HUNTINGTON AVE. 410-6-001
 DATE: 4/12/99

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.
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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 provide for positive drainage away from entire footprint of building.
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12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. EMBEDDED SOIL SHALL BE CONTAINED ON SITE. A CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CURB CUT FOR THE LOT.

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

- AND TRANSITION
14. THE APPLICANT SHALL INSTALL ^{VERTICAL} GRANITE CURB AND UNDERDRAIN ALONG THE FRONTAGE, ~~THE LOT~~. THE WIDTH OF THE ROAD SHALL BE AS SHOWN ON THE PLANS FOR COPLEY WOODS PRUD. ~~AND THE~~ ALL WORK SHALL CONFORM TO THE CITY'S TECHNICAL STANDARDS INCLUDING THE DRIVE. APPLICANT SHALL COORDINATE THIS WORK WITH PUBLIC WORKS.

**CITY OF PORTLAND, MAINE
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N72-57-55'E

109.0'

82

25'-0"

7990 .5 SF
.18 AC

82.4'

34' 5"

69.7'

S 17-02'-05"E

S 17-02'-05"E

WATER

SEWER

83

UGE

109.8'

25' BUILDING SETBACK

S66-02'-30"W

84

Hunters Ave

83

108

KTO BUILDERS
1" = 15'

N.A.

N72-----57'-----55"E

109.0'

25'-0"

69.7'

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7990.5 SF

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SITE PLAN REVIEW (ADDENDUM)
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AND TRANSITION



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

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Windham, ME 04062

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1350.10/disk13/work