

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 17 Graystone Ln (Lot #20)		Owner: Anastos & Lohnes		Phone:		Permit No: 260430	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Anastos & Lohnes, Inc.		Address: P.O. Box 821 Yarmouth, ME 04096		Phone: 846-0410		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 21 1996 CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 119,000.00 PERMIT FEE: \$ 1,115.00			
Proposed Project Description: Construct 1-fam dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: _____ Type: _____ Signature: _____		Zone: _____ CBL: _____ 12-5 PERM 411-A-020-	
						PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 13 May 1996				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application doesn't 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..

PERMIT ISSUED
 WITH LETTER

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 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 provisions of the code(s) applicable to such permit

16 May 1996 - Permit Routed
13 May 1996

SIGNATURE OF APPLICANT <i>Marcel Maderu</i>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Assoc. - ...</i>			PHONE: 874-8714

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 5/17/96

CEO DISTRICT 7

COMMENTS

6-3-96 - no notifications / Fts + Walls poured (10" walls) damp proofing on / no drainage hole center long pad poured / + chimney pad poured

6-11-96 - backfilled no notifications / call / note bit. curb damaged

6-13-96 - Framing started

8-5-96 / Framing Insp ~~Not started steel I-Beams in garage~~ (Other call OK per plans)

8/7/96 - Plumbing Rough in 1st & 2nd only - Stacks not through Roof yet - Bsmt Drains not in yet @

10/5/98 - Work Completed - Separate permit for pool - It has been installed

Send Permit to City

Single Family Dwelling Attached 2 Car Garage & Porch Deck

Note: This Certificate apply to physical plant only & does not address site plan issues @

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

17 Graystone Ln (411-A-020)

Issued to

Anastos & Sohnes

Date of Issue

October 9, 1998

This is to certify

that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960436 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling
w/attached 2 car garage
and rear deck

Limiting Conditions:

NOTE: This certificate applies to physical plant only & does not address site plan issues

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 17 Graystone Ln (Lot #20) 411-A-020

Issued to Anastos & Lohnes

Date of Issue 01 November 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960430, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY - EXPIRES 01 July 1997.

1. Item #3 on attached letter from Jim Wendell to Code Enforcement dated 14 Oct 96.
2. Receipt of Certificate of steel garage support beam by this office.
3. Installation of swimming pool or completion of final grading by 01 July 1997.
4. Future laundry room on 1st floor will require installation of approved dryer venting system.

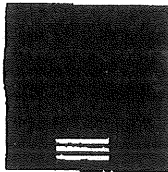
This certificate supersedes certificate issued

Approved:

11/1/96 *[Signature]*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



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: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

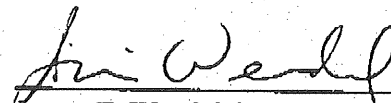
DATE: October 31, 1996

RE: Request for Certificate of Occupancy
17 Graystone Lane (lot 20)

On October 31, 1996 I reviewed the site for compliance with the conclusion stated by me in a memorandum dated October 14, 1996 requesting a certificate of occupancy.

As of the date above the final grading and stabilization of the site is essentially complete. It is my opinion that item 1 in the referenced memorandum will be met and a temporary certificate of occupancy could be issued when the builder submits a statement in writing that the grading in the back of the house was not completed because the owners will be installing a pool in the near future and that they have agreed to leave that area as presently disturbed. This statement is my understanding based on a conversation with a representative of the builder.

This recommendation assumes that code enforcement has no outstanding issues.


James T. Wendel, P.E.

c: Kandi Talbot, Planning Department

JN1350.1017grysn2

*Work completed
Pool for*



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

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- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: October 14, 1996

RE: Request for Certificate of Occupancy
17 Graystone Lane(lot 20)

On October 14, 1996 I reviewed the site for compliance with the conditions of approval.

Several items need attention; they are:

- ✓ 1. Final site grading and soil stabilization has not occurred.
- ✓ 2. Placement of the number of the house on the street frontage.
3. The builder has left several small existing trees in an undisturbed area along the front of the lot. It is my opinion that condition 2 of the approval has been met by the builder leaving these trees; request that the city arborist or planning staff confirm that condition 2 has been met.
- ✓ 4. Confirmation from Public Works that as-built data for the sewer and stormwater services has been submitted.

It is my opinion that a temporary certificate of occupancy could be issued when the site grading and soil stabilization noted in item 1 above has occurred and assuming code enforcement has no outstanding issues.

A handwritten signature in cursive script, reading 'Jim Wendel', is written over a horizontal line. Below the line, the name 'James T. Wendel, P.E' is printed in a standard serif font.

c: Kandi Talbot, Planning Department

JN1350.1017grystn



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 17 Graystone Ln (Lot #20) 411-A-020

Issued to Anastos & Lohnes

Date of Issue 01 November 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960430, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY - EXPIRES 01 July 1997.

1. Item #3 on attached letter from Jim Wendell to Code Enforcement dated 14 Oct 96.
2. Receipt of Certificate of steel garage support beam by this office.
3. Installation of swimming pool or completion of final grading by 01 July 1997.
4. Future laundry room on 1st floor will require installation of approved dryer venting system.

This certificate supersedes certificate issued

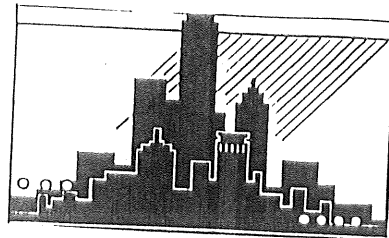
Approved:

11/1/96 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

*Ebc dr
Per MC 11/1/96*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101
FAX # (207) 874-8716

DATE: 11/1/96

TIME: 10:01 AM

TO: ANASTOS & LOHNES

FAX # 874-8716

COMPANY/BUSINESS:

FROM: K. W. CARROLL

PHONE # (207) 874-8300

EXT 8708

DIVISION: Code Enforcement

TOTAL # OF PAGES INCLUDING COVER SHEET: 3

MESSAGE:

ANASTOS & LOHNES

INCORPORATED

Preserve & Protect Properties

MEMORANDUM

TO: City of Portland
Code Enforcement

FROM: Marcel Nadeau

RE: Bruce and Betty Campbell
17 Graystone Lane

DATE: October 31, 1996

This letter is to state that the grading in the back of the Campbell residence, 17 Graystone Lane, was not completed, due to the fact that the Campbells wish to install a pool in the near future. They have agreed to leave this area disturbed, as is, for the present time.

If you have any questions, please feel free to give me a call.

DeLuca Hoffman

ANASTOS & LOHNES INCORPORATED

Preferred Properties

Fax Transmittal

To: Code Entry Unit

Company: City of Portland

Fax Number: 511 5111

From: W. F. [unclear] fax: (207) 846-1571

Date: 10/1/91

Number of Pages (including cover): 2

RF: _____

Comments:

Two copies of the [unclear] and you
needed the [unclear] [unclear]

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 21, 1996

Anastos and Lohnes, Incorporated
P. O. Box 821
Yarmouth, Maine 04096

RE: 17 Graystone Lane
Lot 20
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling with garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

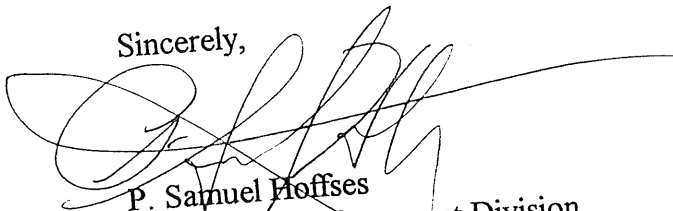
Code Enforcement - No habitable space in a PRUD shall be below grade except for the basement which is part of and below ground units. - M. Schmuckal
Development Review Coordinator - a) please see attached standard conditions. b) please see attached erosion control notice. c) all blasted material shall be moved off site or reused as fill d) no blasted material is to be stockpiled within the subdivision unless prior approval has been granted. - J. Seymour

Building Code Requirements

Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

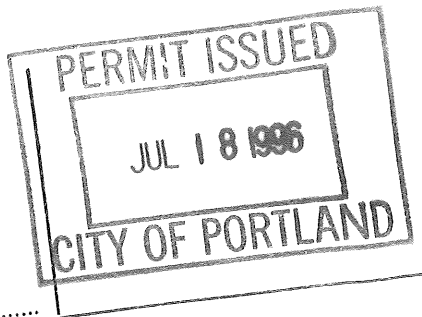
Sincerely,



P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C., Code Enf Div
J. Seymour, DRC

960695



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT



Portland, Maine, 17 July 1996

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 17 Graystone Lane Use of Building 1-fam No. Stories Existing " New Building Existing "
Name and address of owner of appliance Anastos & Lohnes Yarmouth, ME
Installer's name and address Caron & Waltz 321 Lincoln St So. Ptld, ME 04106 Telephone 799-2228

To install Oil fired forced hot water
General Description of Work

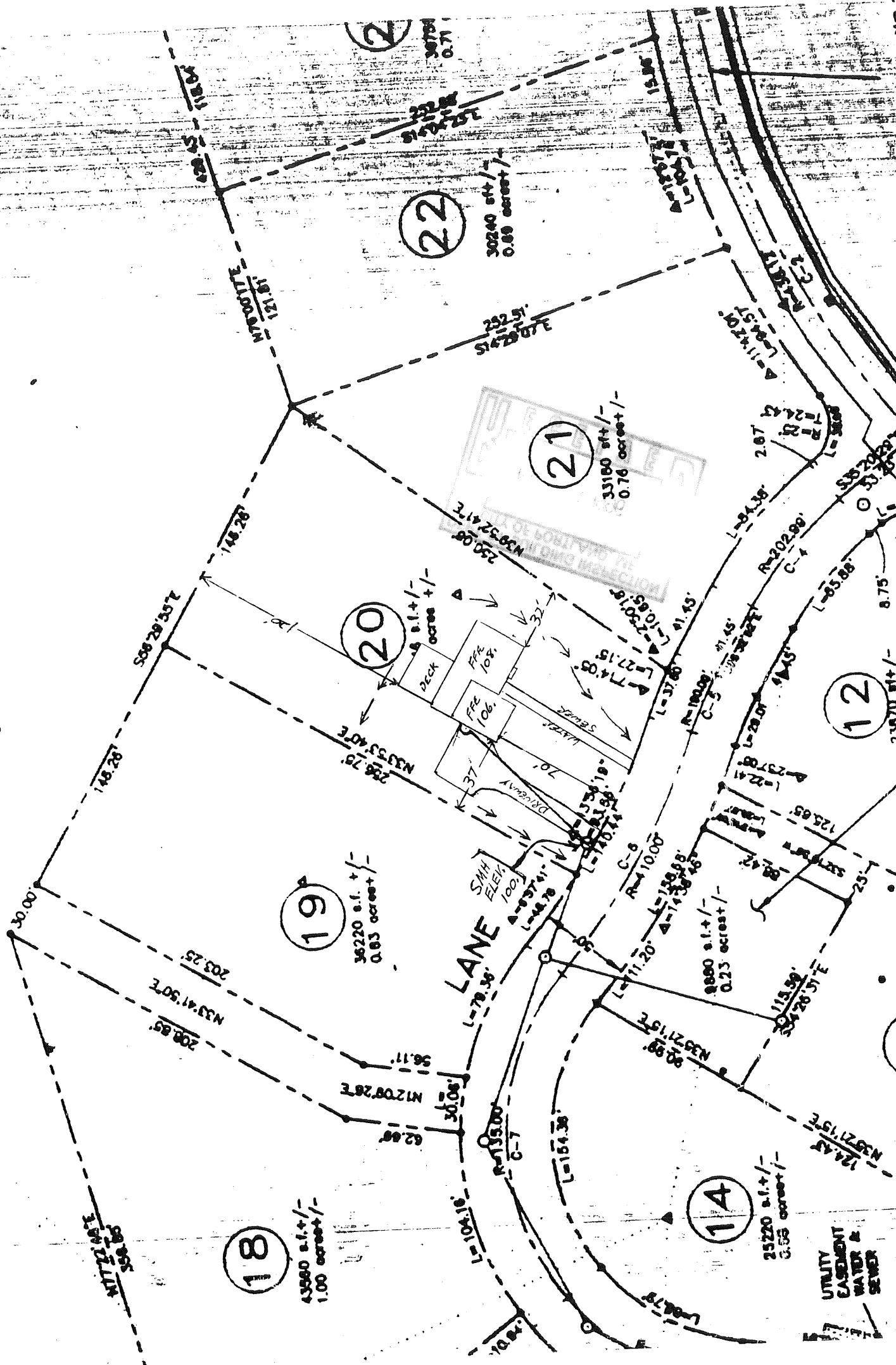
IF HEATER, OR POWER BOILER
Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18"
From top of smoke pipe 18" From front of appliance 18" From sides or back of appliance 18"
Size of chimney flue X 8" Other connections to same flue no Rated maximum demand per hour 105,000
If gas fired, how vented? yes
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER
Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4"
Location of oil storage baement Number and capacity of tanks 1-275
Low water shut off yes Make OEM No. 170
yes none

Blank lines for additional information or notes.

Checklist of items to be inspected: 1. Adequate ventilation, 2. Tank location, 3. Capacity of tanks, 4. Valves in supply & return, 5. High water cutoff, 6. Low water cutoff, 7. Pressure support & protection, 8. Air flow control, 9. Air flow control, 10. Air flow control, 11. Air flow control, 12. Air flow control, 13. Air flow control, 14. Air flow control, 15. Air flow control, 16. Air flow control, 17. Air flow control, 18. Air flow control, 19. Air flow control, 20. Air flow control.

17 Graystone Ln



BUILDING PERMIT REPORT

DATE: 20 MAY 96

ADDRESS: 17 Graystone La (Lot #20)

REASON FOR PERMIT: To Construct a Single Family Dwelling.

BUILDING OWNER: Anastos & Lohies

CONTRACTOR: " "

APPROVED: *1*7*9*10

DENIED: *11*13*14*15*16

PERMIT APPLICANT: _____


CONDITION OF APPROVAL OR DENIAL

- *1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- *7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- *9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2 (BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

- *10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- *11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Revised 07/95

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

APPLICANT: ANASTOS & LOHNES
ADDRESS: P.O. BOX 821 YARMOUTH, ME 04096
SITE ADDRESS/LOCATION: 17 GRAYSTONE LANE
DATE: 5/15/96

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 17 GRAYSTONE LANE 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 Poliskey 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 Poliskey at 974-8300 , 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 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. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. PLEASE ATTACHED - EROSION CONTROL NOTICE.

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

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Applicant: Marcel Nadeau
Address: 17 Graystone Lane (lot #20)
Assessors No.: 411-A-020
Date: 5/20/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 A PRUD DEVELOPMENT.

Interior or corner lot -

Use - New single-family dwelling with attached garage

Sewage Disposal - City

Rear Yards - ① minimum setback from external subdivision property lines (Bldg is 55' in length) - 25' req - 120' shown

Side Yards - ② note - there is no min distance from other dwelling units req.

Front Yards - ③ recreation areas shall be located at least 25' from dwelling units - none shown that close

Projections - rear deck shown

Height - 2 Story

Lot Area - 33,846 # shown

Building Area -

Area per Family - 33,846 # shown

Width of Lot - 148' shown

Lot Frontage - 50' - 50' + shown

Off-street Parking - 2 shown

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains -



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

I. D. Number _____

Anastos & Lohnes
Applicant P.O. Box 821 Yarmouth, ME 04096

13 May 1996
Application Date
Pheasant Hill

Applicant's Mailing Address _____

Project Name/Description
17 Graystone Ln (Lot #20)

Consultant/Agent
Marcel - 846-0410

Address of Proposed Site
411-A-020

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____
1,945 GFC 3,292 Total 33,846 Sq Ft R-5 PRUD
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schumaker

- Approved Approved w/Conditions listed below Denied

- No habitable space in a PRUD shall be below grade, except for basements that are part of and below above ground units
- _____
- _____
- _____

Approval Date 5/20/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ 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	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 17 Graystone Ln (Lot #20) Pheasant Hill Development



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

I. D. Number _____

Anastos & Lohnes

Applicant P.O. Box 821 Yarmouth, ME 04096

18 May 1996

Application Date
Pheasant Hill

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent _____

17 Graystone Ln (Lot #20)

Applicant or Agent Daytime Telephone, Fax _____

Address of Proposed Site 411-A-020

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 Other (specify) _____

Proposed Building Square Feet or # of Units 1,945 SFC 3,292 Total Acreage of Site 33,846 Sq Ft Zoning _____

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer James Seymour

- Approved **Approved w/Conditions** listed below Denied

- Please see attached standard conditions
- Please see attached Erosion Control Notice.
- All blasted material shall be moved off site or re-used
- No blasted fill material is to be as fill.

Approval Date 5/16/96 Approval Expiration 5/97 Extension to _____ date _____ date _____
 Additional Sheets Attached been granted

Condition Compliance _____ 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 _____	
Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Address: 17 Graystone Ln (Lot #20) Pheasant Hill Development