

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

2001-0022
Application I. D. Number

02/21/2001
Application Date

Ray St - 445
Project Name/Description

William E Dalbec
Applicant

6 Merrymeeting Drive, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 878-5708 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

445 - 445 Ray St, Portland, Maine 04103
Address of Proposed Site
400 A012001
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) **Single Family w/Garage**

1,968 sf Proposed Building square Feet or # of Units 34,579 sf Acreage of Site R-3 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 02/21/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 03/15/2001 Approval Expiration 03/15/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 03/15/2001 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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0022

Application I. D. Number

02/21/2001

Application Date

Ray St - 445

Project Name/Description

William E Dalbec

Applicant

6 Merrymeeting Drive, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-5708 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

445 - 445 Ray St, Portland, Maine 04103

Address of Proposed Site

400 A012001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2 No decks are shown on your plans. No decks are being approved. Separate permits shall be required for any exterior decks.
- 3 The pergolas are not being approved with this permit. It is uncertain how this feature is being used. If they are attached to the building and part of a structure, a separate permit shall be required. More information shall be required prior to their construction in order to determine their status.
- 4 Separate permits shall be required for future decks and/or garage.

Approval Conditions of DRC

- 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 445 Ray Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 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 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 All final grading will conform to City standards, (3 to 1 slope); Approved plans show slopes in excess of 3 to 1. This must be revised and resubmitted prior to Occupancy.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: October 30, 2001
RE: C. of O. for # 445 Ray Street
Lead CBL (400A012); Id# (2001-0022)



After visiting # 445 Ray Street, I have the following comments:

All 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\445ray2.doc