

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

2002-0241

Application I. D. Number

11/07/2002

Application Date

Rivers Edge Lot #4

Project Name/Description

Peter Raszman

Applicant

169 Clinton Street, Portland, ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-5141 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

12 - 12 Heritage Court, Portland, Maine

Address of Proposed Site

217 A034001

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) _____

2816 sq. ft.

16426 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

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 checked="" 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 **11/07/2002**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved Approved w/Conditions
See Attached Denied

Approval Date **11/14/2002** Approval Expiration **11/14/2003** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **11/14/2002**
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 Issue | _____ | | |
| | 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 | | 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
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ADDENDUM**

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- 2 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.
- 3 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.
- 4 Your new street address is now #12 HERITAGE COURT, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.
- 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 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

(yes) HP? 11-13
(no) Buffer Zone?
(ok) Bkg Plans?

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Applicant
169 Clinton Street, Portland, ME
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Check HP Approval
Heritage St.
#12
APPROV

Consultant/Agent
Applicant Ph: (207) 775-5141 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

1905 - 1905 Congress St, Portland, Maine
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217 A034001
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	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
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	date		expiration date
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	date	signature	
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	date		
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	date	signature	
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	submitted date	amount	expiration date
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MODE = MEMORY TRANSMISSION

START=NOV-26 14:57

END=NOV-26 14:59

FILE NO.=912

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	97755141	002/002	00:01:05

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaccgerman, AICP
Planning

John N. Lufkin
Economic Development

November 26, 2002

Peter Raszman
169 Clinton Street
Portland, ME 04103

RE: 12 Heritage Court
CBL: 217 A034001

Dear Mr. Raszman:

Thank you for your inquiry regarding the ability to commence site work at 12 Heritage Court prior to issuance of your building permit. I understand that you are eager to start lot clearing in preparation to excavate for and pour a foundation. The Inspections Department is currently reviewing the building plans in order to issue a permit.

Under the authority granted in Section 14-528(b)(2), the Planning Authority grants permission for the clearing of the site according to the conditions listed on the attached addendum; however, no excavation work will be done prior to issuance of a building permit.

Please do not hesitate to call if you have any questions.

Sincerely,

Sarah Hopkins
Development Review Services Manager

cc.: Michael Nugent, Inspection Services Manager
Jay Reynolds, DRC

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

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Sincerely,

Sarah Hopkins
Development Review Services Manager

cc.: Michael Nugent, Inspection Services Manager
✓ Jay Reynolds, DRC

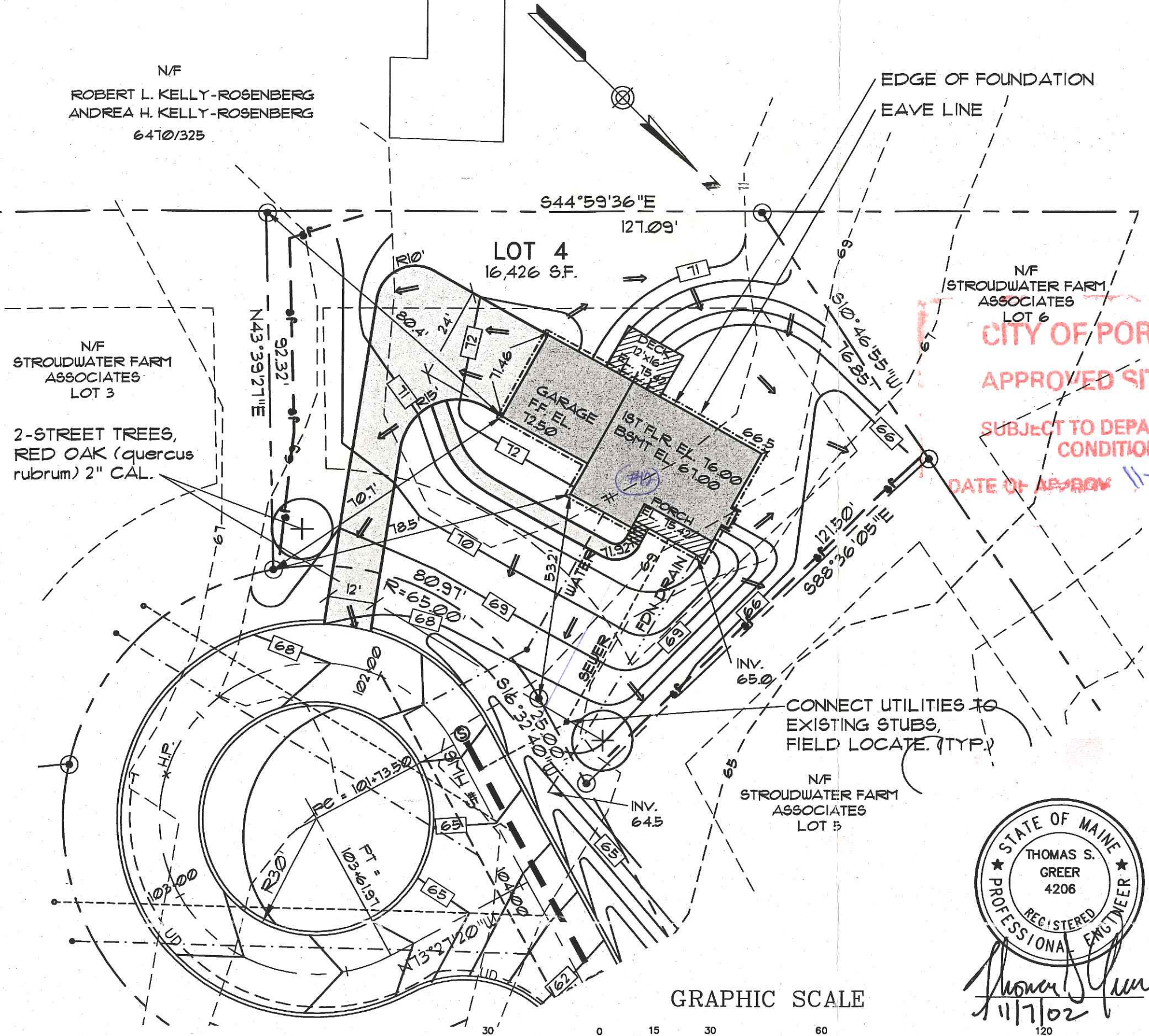
LEGEND

- LOT LINES
- ABUTTERS PROPERTY
- BUILDING SETBACK
- EXISTING CONTOUR
- 100 --- PROPOSED CONTOUR
- x 100.5 --- SPOT GRADE
- WETLAND BOUNDARY
- SHORELAND ZONE LINE
- EASEMENT
- BUFFER LINE
- FLOOD HAZARD LINE
- STREAM
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- S --- 18" SANITARY SEWER
- S --- 8" SANITARY SEWER & MANHOLE
- SD --- STORMDRAIN & MANHOLE
- CATCH BASIN
- W --- 8" WATER LINE
- HYDRANT
- UD --- UNDERDRAIN
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- BOUND FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT TO BE SET
- 5/8" IRON PIPE TO BE SET
- TREELINE
- PATH OF SURFACE DRAINAGE
- SILT FENCE

N/F
 ROBERT L. KELLY-ROSENBERG
 ANDREA H. KELLY-ROSENBERG
 6470/325

N/F
 STROUDWATER FARM
 ASSOCIATES
 LOT 3

2-STREET TREES,
 RED OAK (quercus
 rubrum) 2" CAL.



N/F
 STROUDWATER FARM
 ASSOCIATES
 LOT 6

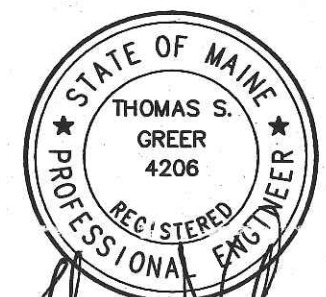
CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS

DATE OF APPROVAL 11-4-02

OWNER/BUILDER:
 PETER RASZMANN
 169 CLINTON STREET
 PORTLAND, MAINE 04103

ENGINEER: PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
 OWEN HASKELL ASSOC.
 PORTLAND, MAINE



Thomas S. Greer
 11/7/02

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

NOTE: DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.

SITE PLAN LOT 4

RIVER'S EDGE
 HERITAGE COURT

SCALE: 1"=30'
 DATE: NOVEMBER 6, 2002
 DESG BY: TSG
 PROJECT: 02415

