

Grades ex. or Propo? 6-26
Driveway etc?
Utilities
erosion control

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

2002-0134
 Application I. D. Number
06/17/2002
 Application Date
20 Haskell St
 Project Name/Description

Burkhardt Robert P &
 Applicant
Po Box 9715-953, Portland , ME 04104
 Applicant's Mailing Address

20 - 20 Haskell St , Portland, Maine
 Address of Proposed Site
335 G011001
 Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
 Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

3564 sq. ft. **13149 sq. ft.**
 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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **06/17/2002**

DRC Approval Status:

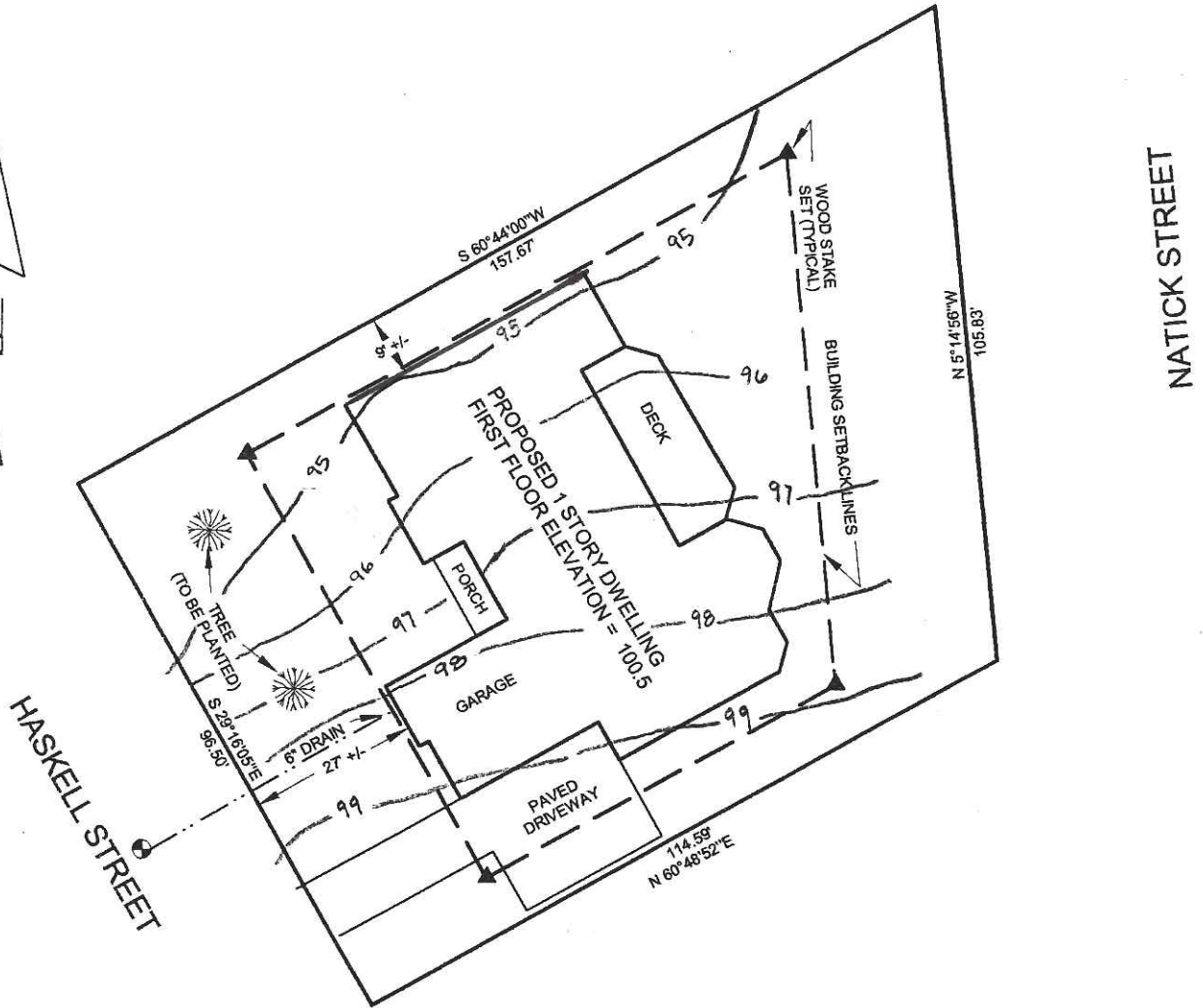
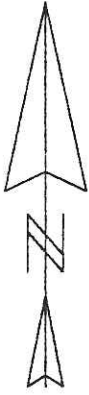
- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ 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	
<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	



1.) THIS IS NOT A STANDARD BOUNDARY SURVEY. THIS PLAN IS COMPILED FROM SURVEY PLANS SUPPLIED BY ROBERT P. BURKHARDT TO THIS SURVEYOR. THE WOOD STAKES SHOWN ON THIS PLAN WILL BE SET BY THIS SURVEYOR TO SHOW THE BUILDING SETBACK LINES.

PLAN SHOWING A
PROPOSED BUILDING LOCATION
MADE FOR
ROBERT P. BURKHARDT
OF LAND LOCATED AT
HASKELL STREET, PORTLAND, MAINE
SCALE: 1 INCH = 30 FEET JUNE 1, 2002
COMPILED BY:
WILLIAM G. AUSTIN, PLS 2174
82 ELDERBERRY LANE
NEW GLOUCESTER, MAINE 04260
(207) 632-2959

Planning & Urban Development



CITY OF PORTLAND

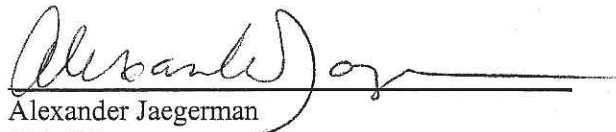
TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: November 1, 2001
SUBJECT: Request for Reduction in Performance Guarantee
Road Improvements Haskell Street

A request by Diversified Properties, Inc. has been made for a reduction of Letter of Credit # 65297-916 for Haskell Street.

Original Sum	\$ 98,349.00
<u>This Reduction Amount</u>	<u>\$ 70,775.00</u>
Remaining Sum	\$ 27,574.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
William Needelman, Senior Planner
✓ Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

O:\PLAN\CORRESP\DRC\PERFORM\HASKELL1.DOC

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

July 12, 2001

Jim Wolfe
P.O. Box 10127
Portland, ME 04104

RE: 20 Haskell Street – 335-G-011 - R-3 zone

Dear Jim,

This letter is to revise one of my conditions that is stated on my conditions of approval for the construction of the new house located at 20 Haskell Street. The structure may be under construction during the construction of the street. **However, absolutely no certificate of occupancy permit (temporary or permanent) shall be issued unless and until Haskell Street has been completed to City standards.** No family shall be allowed to move into this structure prior to the above without the required occupancy permit.

Very truly yours,

Marge Schmuckal
Zoning Administrator

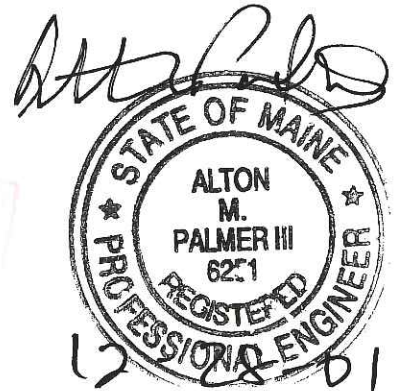
Cc: ✓ Jay Reynolds, Planning DRC
Code Enforcement Officer
Mike Nugent, Housing & Neighborhood Services
File

SPACE AND BULK REQUIREMENTS — R-3 ZONE


MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	
OTHER USES:	75 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



Design: DER	Date: MAY 2001
Draft: LAN	Job No.: 402
Checked: AMP	Scale: NTS
File Name: 402-SP.DWG	

	Gorrill-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
Project: HASKELL STREET, PORTLAND

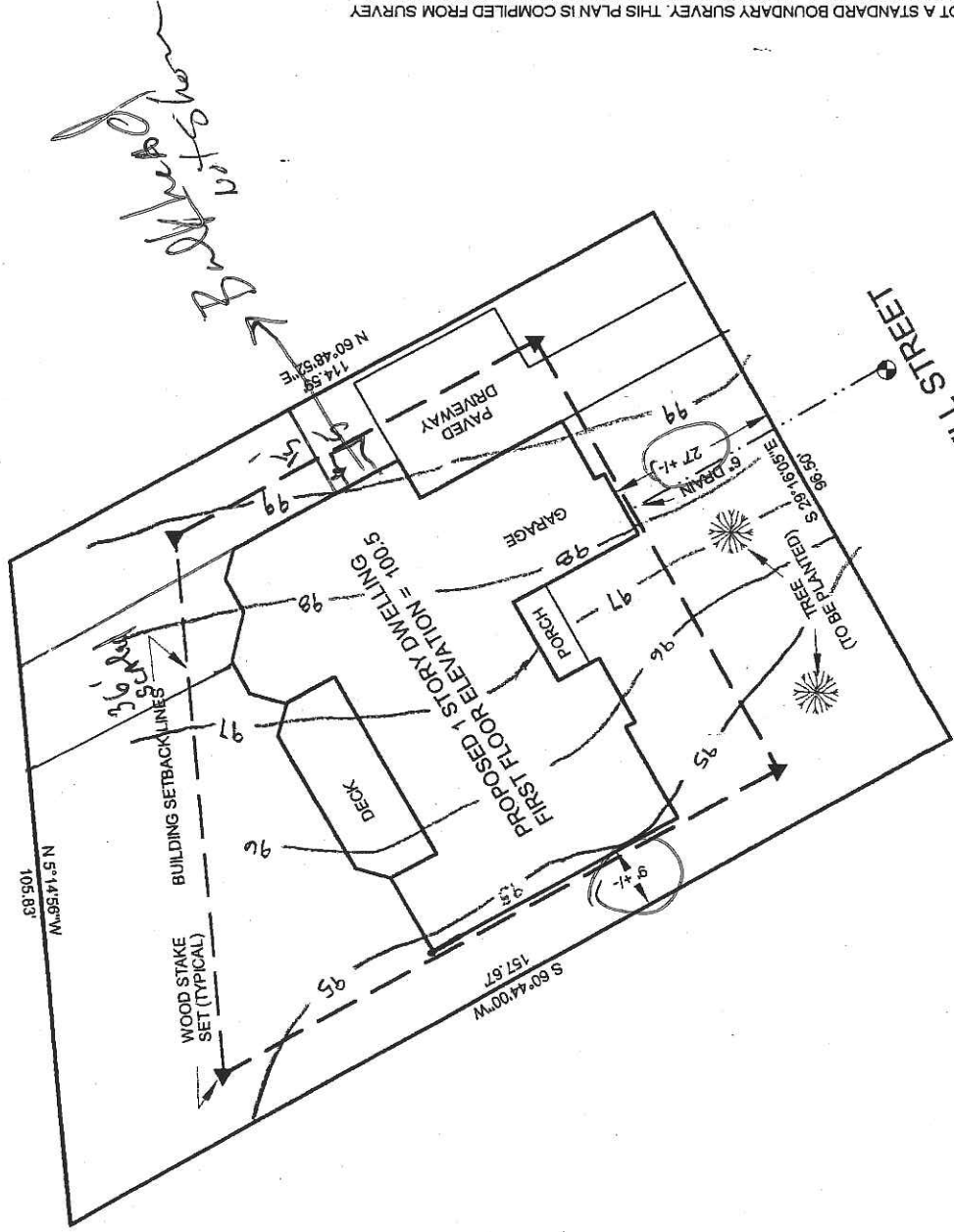
Figure No. 1

[Handwritten signature]

PLAN SHOWING A
PROPOSED BUILDING LOCATION
MADE FOR
ROBERT P. BURKHARDT
OF LAND LOCATED AT
HASKELL STREET, PORTLAND, MAINE
SCALE: 1 INCH = 30 FEET, JUNE 1, 2002
COMPILED BY:
WILLIAM G. AUSTIN, PLS 2174
82 ELDERBERRY LANE
NEW GLOUCESTER, MAINE 04260
(207) 632-2959

1.) THIS IS NOT A STANDARD BOUNDARY SURVEY. THIS PLAN IS COMPILED FROM SURVEY PLANS SUPPLIED BY ROBERT P. BURKHARDT TO THIS SURVEYOR. THE WOOD STAKES SHOWN ON THIS PLAN WILL BE SET BY THIS SURVEYOR TO SHOW THE BUILDING SETBACK LINES.

NATICK STREET



HASKELL STREET

**Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: _____

Name of Project: Haskell Street

Address/Location: Haskell Street off Harris Avenue

Developer: Diversified Properties, Inc

Form of Performance Guarantee: Letter of Credit

Type of Development: Subdivision Site Plan (Major/Minor) _____

ATTN:
1000
Haskell

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road			12,200			
Granite Curbing			12,230			
Sidewalks			1,472			
Esplanades			620			
Monuments	2	500	1,000			
Street Lighting	1	1,500	1,500			
Street Opening Repairs						
Other-grub			1,000			
2. EARTH WORK						
Aprons			1,832			
Road excavation, base, grade			10,700			
3. SANITARY SEWER						
Manholes	1	2,000	2,000			
Piping	275	28	7,700			
Connections						
Main Line Piping						
House Sewer Service Piping	120	36	4,300			
Pump Stations						
Other						
4. WATER MAINS			11,175			
5. STORM DRAINAGE						
Manholes	2	2,000	4,000			
Catchbasins			2,500			
Piping	295	36	8,460			
Detention Basin						
Services	120	36	4,320			
Other-underdrain	540	15	8,100			

6. SITE POWER			2,420		
7. EROSION CONTROL					
Silt Fence					
Check Dams					
Ripe Inlet/Outlet Protection					
Level Lip Spreader					
Slope Stabilization					
Geotextile					
Hay Bale Barriers					
Catch Basin Inlet Protection					
8. RECREATION AND OPEN SPACE AMENITIES					
9. LANDSCAPING	8	100	800		
(Attach breakdown of plant materials, quantities, and unit costs)					
10. MISCELLANEOUS(signage/guardrail)			450		
TOTAL:					
GRAND TOTAL:			98,349		
LESS Water District			11,175		
BASIS FOR INSPECTION FEE			87,174		

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	<u>87,174</u>		<u>1,743.48</u>
or			
B: Alternative Assessment:			
Assessed by:			
	(name)	(name)	

Peoples Heritage Bank, N.A.

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

800-462-3666
Tel: 207-761-8500

PERFORMANCE GUARANTEE
LETTER OF CREDIT
#65297-916



June 29, 2001

Joseph E. Gray, Jr.
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Application of Diversified Properties, Inc. for Development at Haskell
Street, Portland, Maine

Peoples Heritage Bank, N.A. hereby issues its Irrevocable Letter of Credit for the account of Diversified Properties, Inc., as developer, (hereinafter referred to as "Developer"), in the name of the City of Portland, in the aggregate amount of Ninety-Eight Thousand Three Hundred Forty-Nine Dollars and NO/100 Dollars (\$98,349.00). These funds represent the estimated cost of installing site improvements as depicted on the site estimate cost of improvements form, approved on June 21, 2001 and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Irrevocable Letter of Credit is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Peoples Heritage Bank, N.A. offices located at One Portland Square, Portland, Maine, stating that:

1. the Developer has failed to satisfactorily complete by June 29, 2003 the work on the improvements contained within the site estimate cost of improvements form, dated June 21, 2001; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or

3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
4. the Developer has failed to notify the City for inspections.

In the event of the Peoples Heritage Bank, N.A. dishonor of the City of Portland's sight draft, the Peoples Heritage Bank, N.A. shall inform the City of Portland in writing of the reason or reasons thereof within three (3) working days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the Peoples Heritage Bank, N.A., by written certification, to reduce the available amount of the Letter of Credit by a specified amount.

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, the Peoples Heritage Bank, N.A. notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that Peoples Heritage Bank, N.A. elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development, at Peoples Heritage Bank, N.A. offices located at One Portland Square, Portland, Maine stating that:

1. this drawing results from notification that the Peoples Heritage Bank, N.A. has elected not to renew its Letter of Credit No. 65297-916; or
2. the Developer has failed to satisfactorily complete by June 29, 2003 the work on the improvements contained within the site estimate cost of improvements form, dated June 21, 2001; or
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4. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
5. the Developer has failed to notify the City for inspections.

This Letter of Credit will automatically expire upon the earlier of:

1. The Peoples Heritage Bank, N.A. receipt of written notification from the City of Portland that said work contained within the site plan approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications and the Peoples Heritage Bank, N.A. Letter of Credit No. 65297-904 may be cancelled; or
2. the expiration date of June 29, 2003 or any automatically extended date as specified herein.

Very truly yours,

Peoples Heritage Bank, N.A.

Date: 6-29-01

By: 

Daniel P. Thornton

Its Senior Vice President

Seen and Agreed to:

Diversified Properties, Inc.

By: 

Its

Treasurer

Performance Guarantee Letter of Credit #65297-916
Diversified Properties, Inc.
June 29, 2001
Page 4

Reviewed pursuant to Portland Code of Ordinances, Chapter 14 §§501, 525:

By: Alexander Jaeger
Director of Planning and Urban Development

Date: 7/12/01

By: _____
Director of Finance

Date: _____

By: Jimmy Hittell
Corporation Counsel

Date: 7/11/01

Diversified Properties, Inc.

*P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875*

July 9, 2001

TO: Jay Reynolds

FROM: Jim Wolf

RE: Letter of Credit, Haskell Street

Enclosed is another signed copy of the Letter of Credit per your request.

Peoples Heritage Bank, N.A.

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

800-462-3666
Tel: 207-761-8500

PERFORMANCE GUARANTEE
LETTER OF CREDIT
#65297-916



A Banknorth Company

June 29, 2001

Joseph E. Gray, Jr.
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

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1. the Developer has failed to satisfactorily complete by June 29, 2003 the work on the improvements contained within the site estimate cost of improvements form, dated June 21, 2001; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or

3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
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2. the expiration date of June 29, 2003 or any automatically extended date as specified herein.

Very truly yours,

Peoples Heritage Bank, N.A.

Date: 6-29-01

By: 
Daniel P. Thornton
Its Senior Vice President

Seen and Agreed to:

Diversified Properties, Inc.

By: 
Its Treasurer

Performance Guarantee Letter of Credit #65297-916

Diversified Properties, Inc.

June 29, 2001

Page 4

Reviewed pursuant to Portland Code of Ordinances, Chapter 14 §§501, 525:

By: Alexander Jaeger
Director of Planning and Urban Development

Date: 7/12/01

By: _____
Director of Finance

Date: _____

By: _____
Corporation Counsel

Date: _____

Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
Fax: 1-207-773-6875

**Diversified
Properties, Inc.**

Memo

To: Jay Reynolds
From: James Wolf
CC:
Date: 6/12/01
Re: Haskell Street Building Permit

Enclosed is a copy of the Haskell Street building permit plan that was submitted to building inspection.

Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875

June 5, 2001

Tony Lombardo
Public Works
55 Portland Street
Portland, ME 04101

RE: Haskell Street, Portland

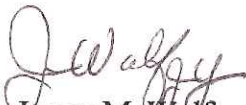
Dear Tony:

Diversified Properties, Inc. has applied for a building permit to construct a single-family home on property on Haskell Street. Haskell Street is a dedicated non-accepted street that has not been constructed. Pursuant to Section 14-403 of the Land Use Code we must build the street to City standards.

Enclosed for your review and approval are engineering plans for the construction of Haskell Street. Gorrill-Palmer has designed the street to meet City standards complete with sidewalks, underground power, etc.

Upon your review and approval of the plan we will post the appropriate guarantee and build the street. Under separate cover you will receive a cost estimate to complete the job. Please contact Doug Reynolds at Gorrill-Palmer or myself if you have any questions.

Very truly yours,



James M. Wolf

JMW/jmy

cc. Jay Reynolds

Doug Reynolds

James Wolf

From: "James Wolf" <buca@maine.rr.com>
To: "Todd Merrell"
Sent: Tuesday, June 12, 2001 10:37 AM
Subject: Lynn Street
Todd

As discussed when I saw you on Saugus Street please find out which SMH on Lynn Street has a leak and where so we can have it repaired. If I can get its location today it may be something that can be completed this Thursday at the same time Waltz is doing the point repair on Saugus Street.

Thank you for your help.

James Wolf
Diversified Properties, Inc
1-207-773-4988
Fax 1-207-773-6875

6/12/01

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:

OTHER USES: 75 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

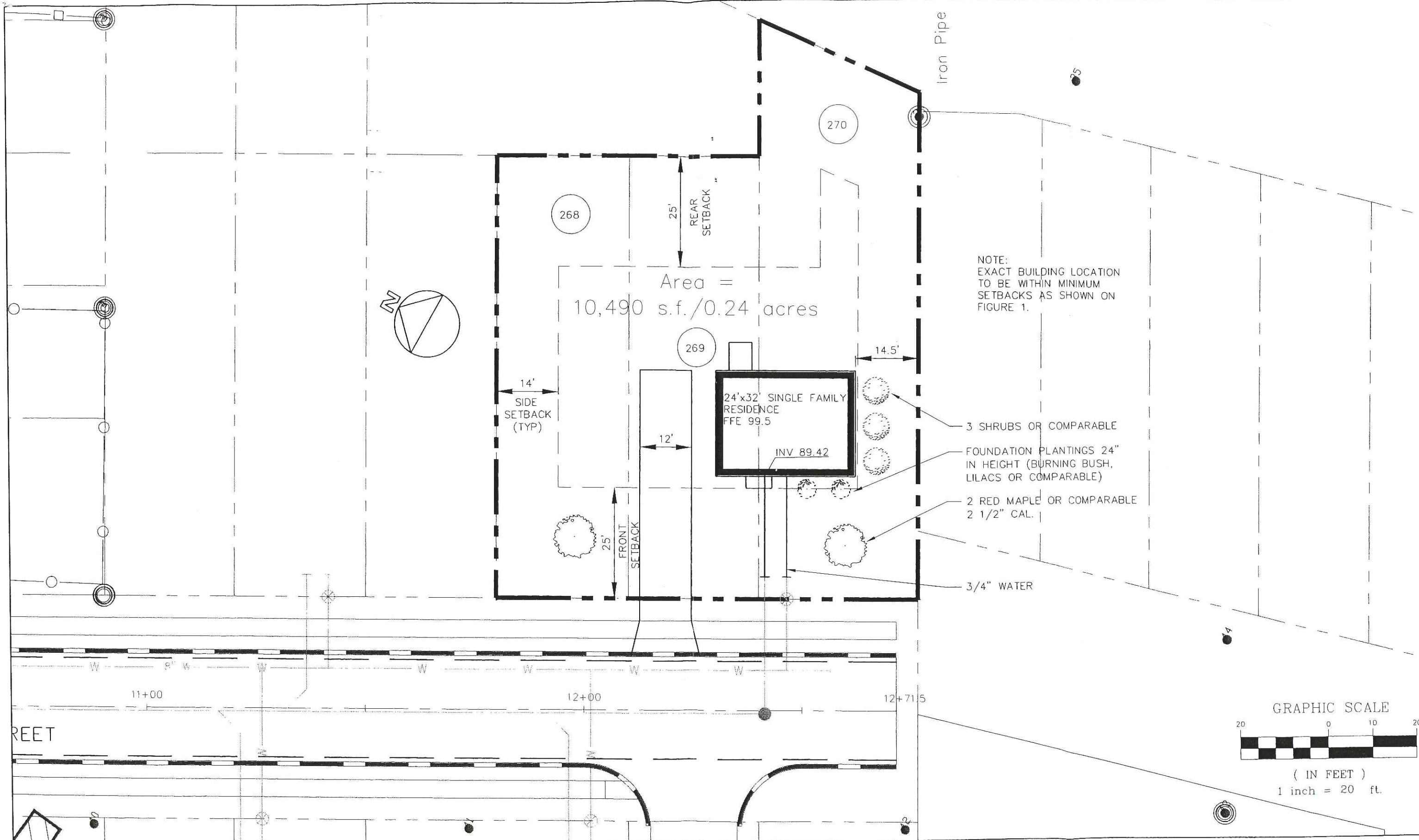
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: MAY 2001
Draft: LAN	Job No.: 369
Checked: AMP	Scale: NTS
File Name: 369-SP.DWG	

GP	Gorrill-Palmer Consulting Engineers, Inc. <i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name:
Space & Bulk Requirements
Project:
HASKELL STREET, PORTLAND

Figure No.
1



NOTE:
EXACT BUILDING LOCATION
TO BE WITHIN MINIMUM
SETBACKS AS SHOWN ON
FIGURE 1.

Area =
10,490 s.f./0.24 acres

24'x32' SINGLE FAMILY
RESIDENCE
FFE 99.5

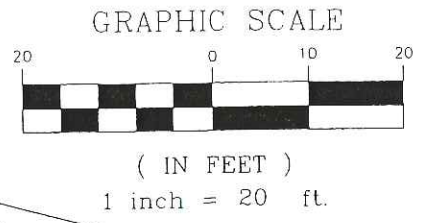
INV 89.42

3 SHRUBS OR COMPARABLE

FOUNDATION PLANTINGS 24"
IN HEIGHT (BURNING BUSH,
LILACS OR COMPARABLE)

2 RED MAPLE OR COMPARABLE
2 1/2" CAL.

3/4" WATER



Rev.	Date	Revision

Design: DER	Date: MAY 2001
Draft: LAN	Job No.: 369
Checked: AMP	Scale: 1" = 20'
File Name: 369-SP.DWG	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

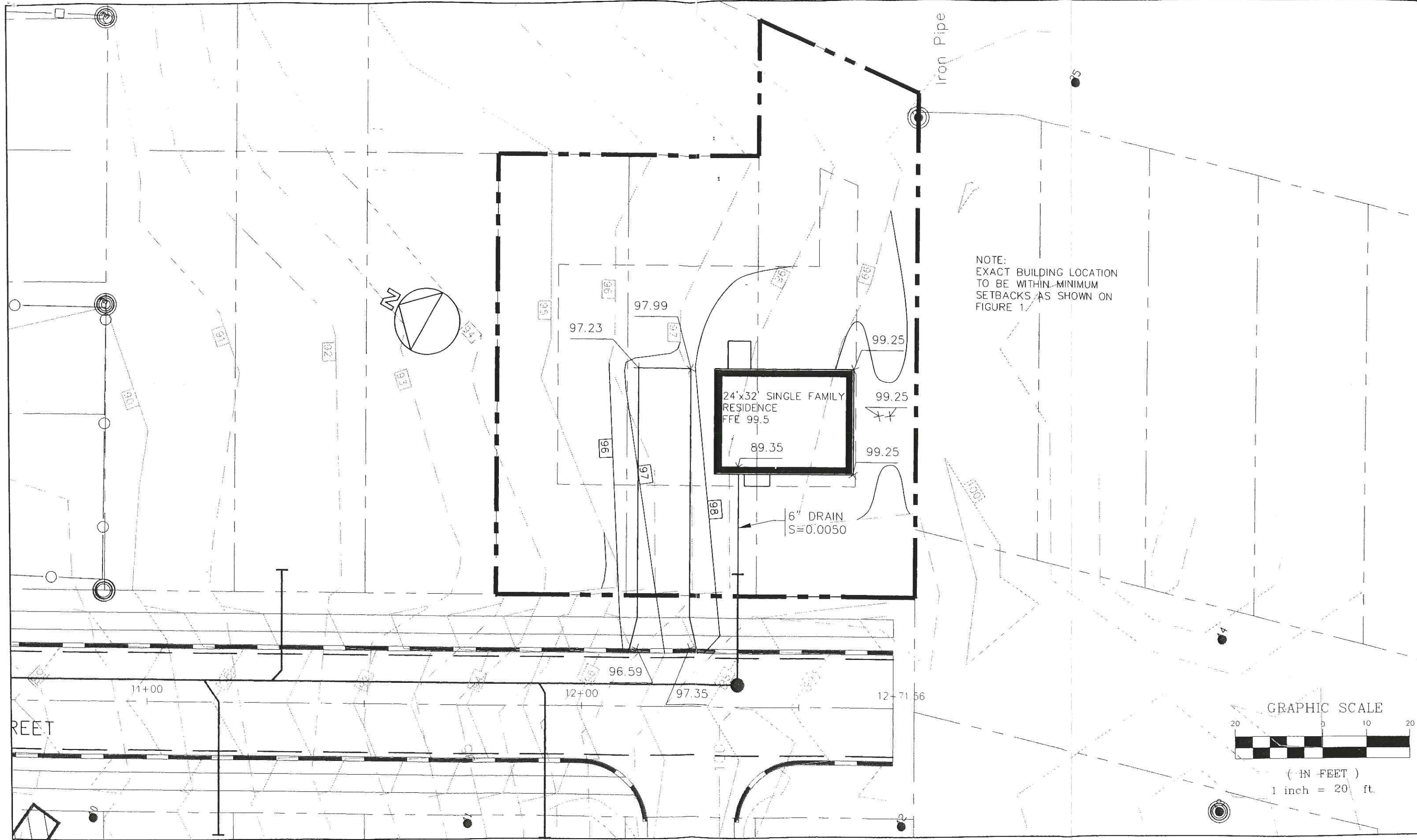
PO Box 1237
26 Main Street
Groy, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

Drawing Name: Lot 268, 269, 270 Layout & Utilities Plan

Project: HASKELL STREET, PORTLAND

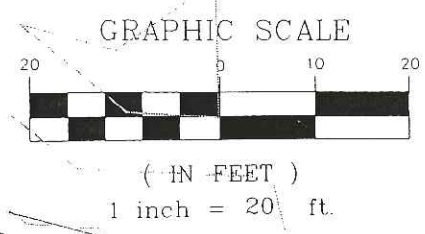
Figure No.
2



NOTE:
EXACT BUILDING LOCATION
TO BE WITHIN MINIMUM
SETBACKS AS SHOWN ON
FIGURE 1

24'x32' SINGLE FAMILY
RESIDENCE
FFE 99.5
89.35

6" DRAIN
S=0.0050



Rev.	Date	Revision

Design: DER	Date: MAY 2001
Draft: LAN	Job No.: 369
Checked: AMP	Scale: 1" = 20'
File Name: 369-SP.DWG	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
26 Main Street
Groy, ME 04039
207-657-6910
FAX: 207-657-6312
E-Mail: gpcer@maine.rr.com

Drawing Name:	Lot 268, 269, 270 Grading & Drainage Plan
Project:	HASKELL STREET, PORTLAND

Figure No.
3