

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

2003-0174

Application I. D. Number

08/21/2003

Application Date

38 Heather Road

Project Name/Description

Beale James W &

Applicant

32 Heather Rd , Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

38 - 38 Heather Rd, Portland, Maine

Address of Proposed Site

396 E001001

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) _____

1,504 sq. Ft.

Proposed Building square Feet or # of Units

11,097 sq. Ft.

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 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 **08/21/2003**

DRC Comments

9/11/03: 9/9 revision was approved with the same conditions.

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	

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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 **08/21/2003**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** See Attached Denied

Approval Date **08/28/2003** Approval Expiration **08/28/2004** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **08/28/2003**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____

**CITY OF PORTLAND, MAINE
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PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0174

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Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 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 38 HEATHER ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

BACK BAY BOUNDARY, INC.

TRANSMITTAL

Send to: The City of Portland	From:
Attention: Marge Schmuckal	Date: 08-25-2003
Office Location: 389 Congress	Project: Jim & Mary Beale
Fax Number:	Heather Rd.

- Urgent
- Reply ASAP
- Please comment
- Please Review
- For your Information

Total pages, including cover: 6

Comments:

Marge,
Please accept the attached plans for your use. As you pointed out the side setback on a side street is 20 feet in this zone. I revised the location of the house to reflect the accurate setback.

Thank you for bringing this error to my attention.

Sincerely,



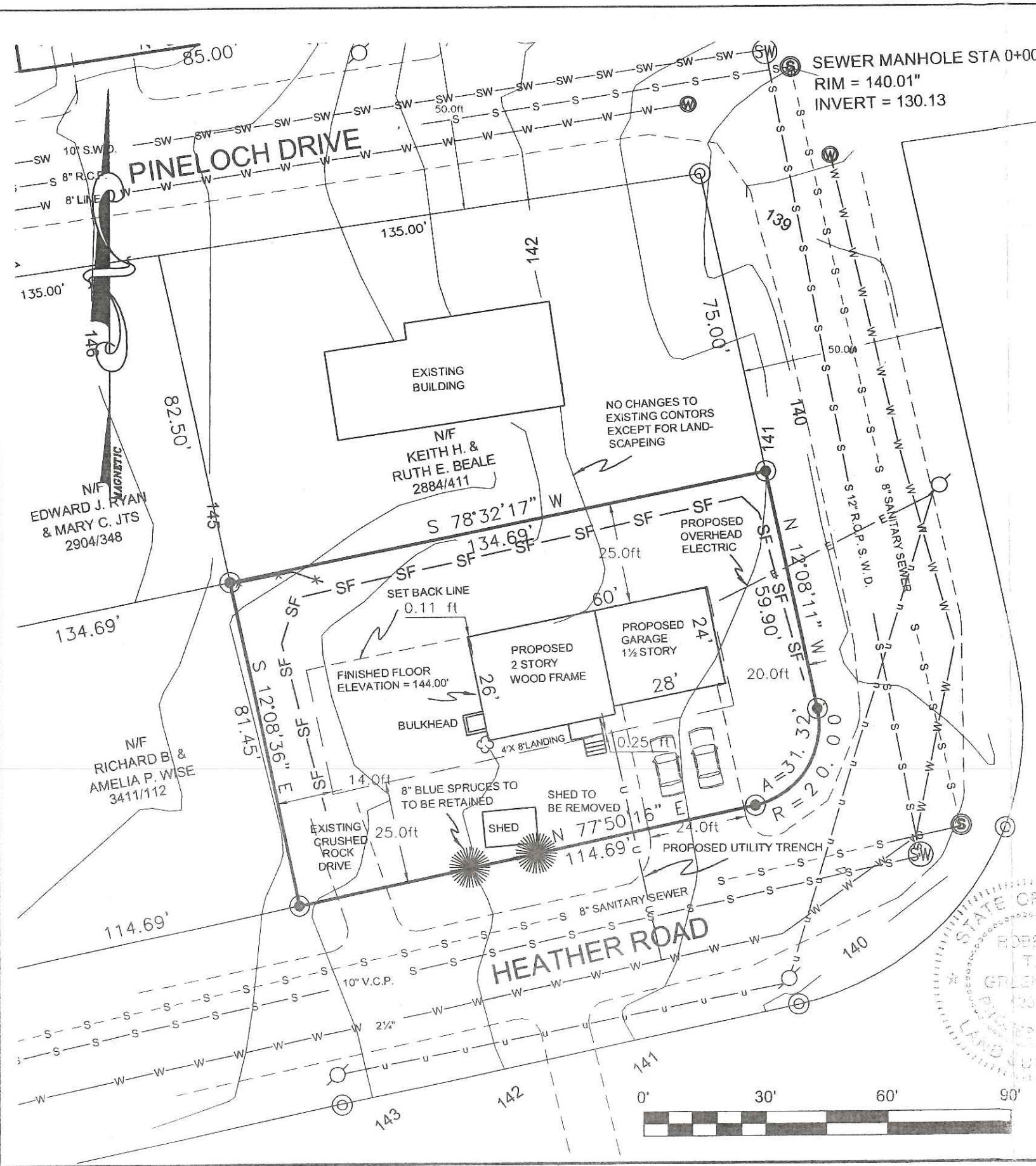
Robert T. Greenlaw PLS

8/25/03

65 Newbury Street Portland, Maine 04101 207-774-2855 Fax 207-761-2010

Email Backbayboundary@cs.com

www.Backbayboundary.com



SEWER MANHOLE STA 0+00
RIM = 140.01"
INVERT = 130.13

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: KEITH & RUTH BEALE BOOK 8232 PAGE 273 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 10773.10 SQ. FT. 0.25 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY LOCATED IN PINELOCH ACRES SEC. D PORTLAND, MAINE BY CARL E. EMERY REG. CIVIL ENGINEER AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 69 PAGE 25
 - b.) PLAN OF PROPERTY LOCATED IN PINELOCH ACRES SEC. D PORTLAND, MAINE BY CARL E. EMERY REG. CIVIL ENGINEER AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 72 PAGE 33
 - c.) CITY OF PORTLAND STREET LINE SHEETS PINELOCH DRIVE & HEATHER ROAD PORTLAND, MAINE
 - d.) CITY OF PORTLAND, MAINE. ASSESSORS PLAN #396
- 4.) VERTICAL DATUM IS BASED UPON SEWER MAN HOLE @ STA 0+00 REFERENCE WAS OBTAINED FROM THE CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS HEATHER ROAD SANITARY SEWER PLAN AS BUILT 10/26/77
5. ZONING: R-2 ZONE

LEGEND

- Capped 5/8" Rebar Set With Registration # 2303
- Iron Pipe or Solid Pin Found
- 100 — Existing Contors
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- Set Back Line
- ⊙ Sewer Manhole
- ⊙ Storm Water Manhole
- SF Silt Fence During Construction.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8-28-03

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 25 2003



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

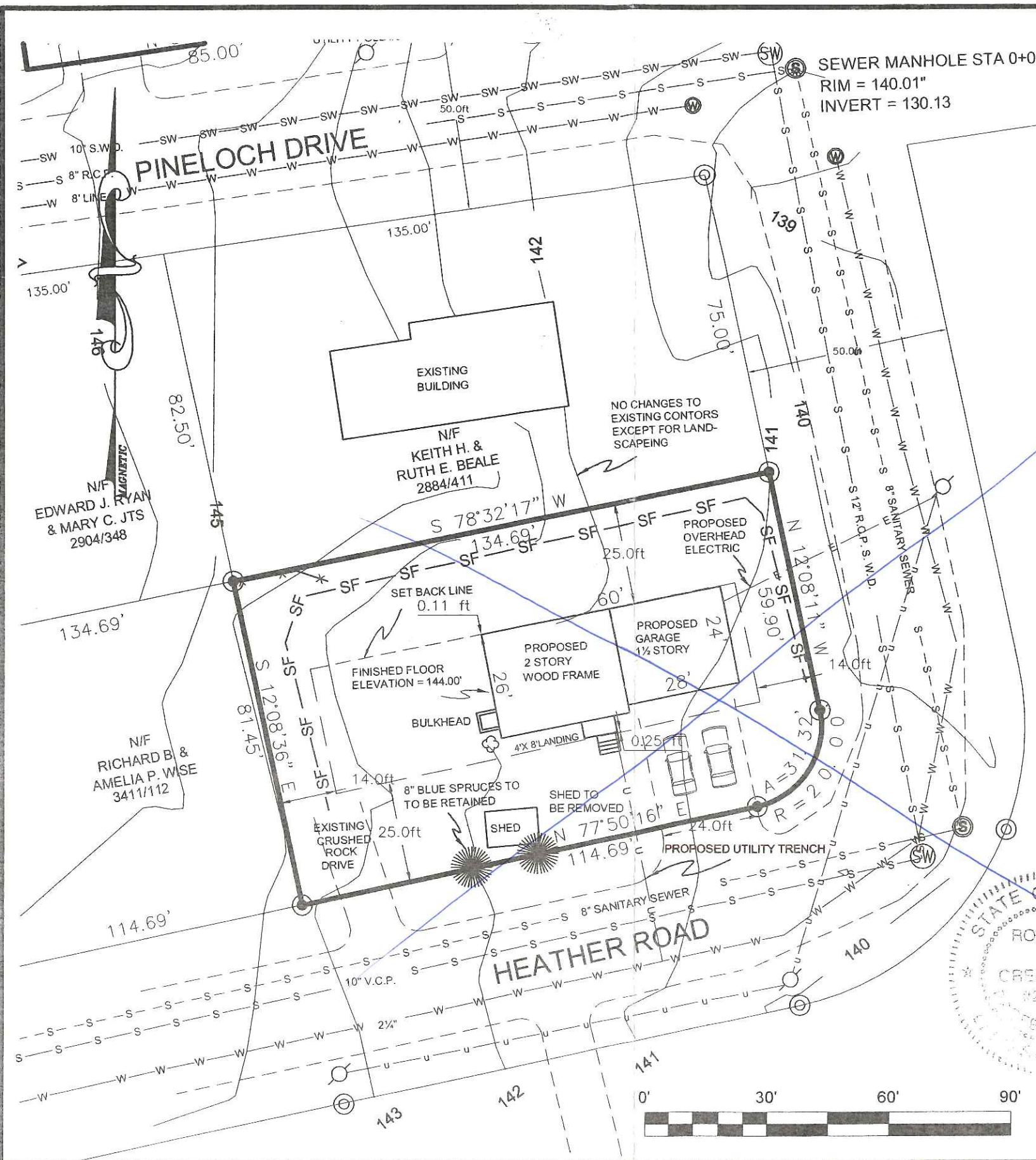
DATE: 08/25/03



REVISION: 08-23-03~ REVISED SIDE SETBACK, MOVED HOUSE, ADDED 4'X8' LANDING, MOVED BULKHEAD.
MINOR SITE PLAN
 34-40 HEATHER ROAD PORTLAND, MAINE
 FOR: **JAMES & MARY BEALE**

DRAWN BY: DMD	CHECKED BY: GAS
SCALE: 1"=30'	DATE: 07/08/03
JOB NUMBER: 200398	SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2003 NO: 98



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- NO WRITTEN REPORT
- NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 08/20/03



REVISION: 08-20-03 ~ MOVED HOUSE, ADDED 4 X 8 LANDING, MOVED BULKHEAD
MINOR SITE PLAN
34-40 HEATHER ROAD PORTLAND, MAINE
JAMES & MARY BEALE
 FOR:

DRAWN BY: DMD	CHECKED BY: GAS
SCALE: 1" = 30'	DATE: 07/08/03
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BACK BAY BOUNDARY, INC.
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Handwritten signature: J. Emery

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DRC Approval Status: *Jay Reynolds*

Reviewer Jay Reynolds

- Approved **Approved w/Conditions** Denied
 See Attached

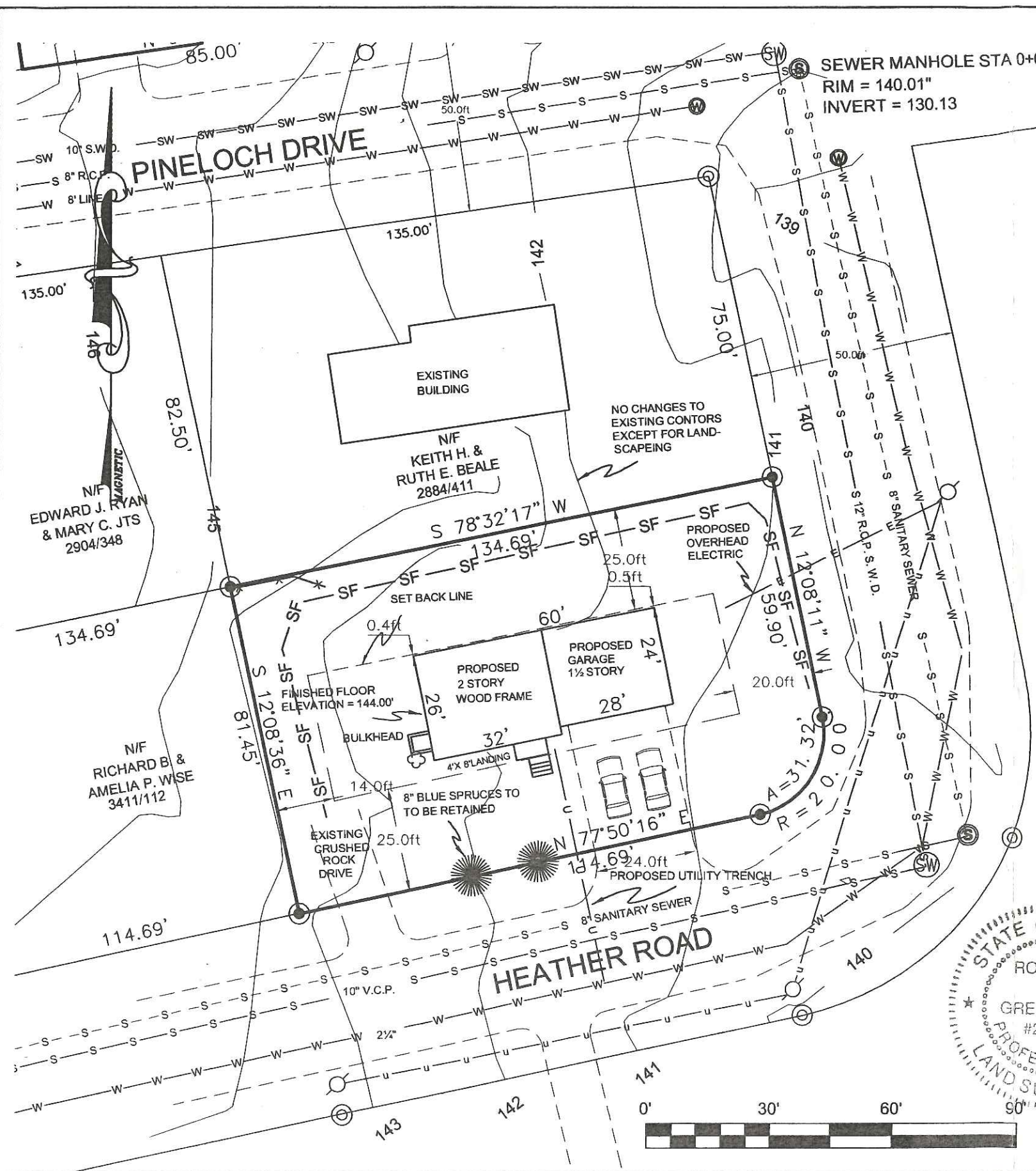
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Condition Compliance Jay Reynolds 8/28/2003
 signature date

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- | | | | |
|-------------------------------------------------------------|----------------|----------------------------------------------------|-----------------|
| <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 | _____ | _____ | _____ |
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| <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 |
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DRAWER: 2003 NO: 98

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator 
DATE: March 8, 2004
RE: C. of O. for 38 Heather Road
(CBL 396E001) (ID 2003-0174)

After visiting the site, I have the following comments:

Site work incomplete:

1. Loam and Seed/Grass Catch

I anticipate this work can be completed by **June 1, 2004**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\heather38a.doc