

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

2004-0103

Application I. D. Number

DRC Copy

5/25/2004

Application Date

single family lot split from existing
 Project Name/Description

Jordan John R
 Applicant
 450 Ray St , Portland , ME 04103
 Applicant's Mailing Address

Consultant/Agent *contact?*
 Agent Ph: *Greg McConnick*
 Applicant or Agent Daytime Telephone, Fax: *671-2631*

450 - 450 Ray St , Portland, Maine
 Address of Proposed Site

400 D008001

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) _____

1092 Proposed Building square Feet or # of Units 8000 sf Acreage of Site R-3 Zoning

Check Review Required:

- Site Plan (major/minor) *5-28 Mike Higgins* 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 Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 5/19/2004

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached

Reviewer *Jay Reynolds*

Denied

Approval Date *6-30-04* Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

6-30-04
date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

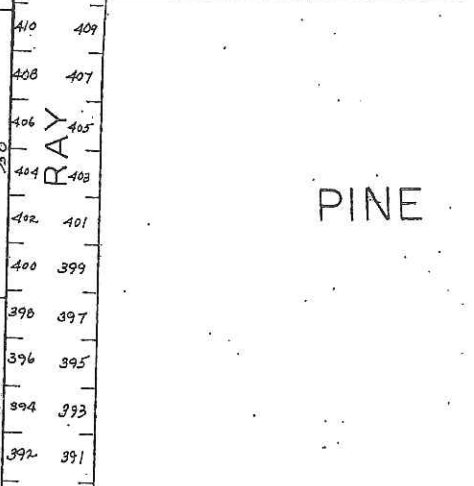
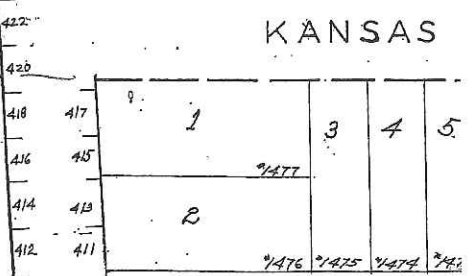
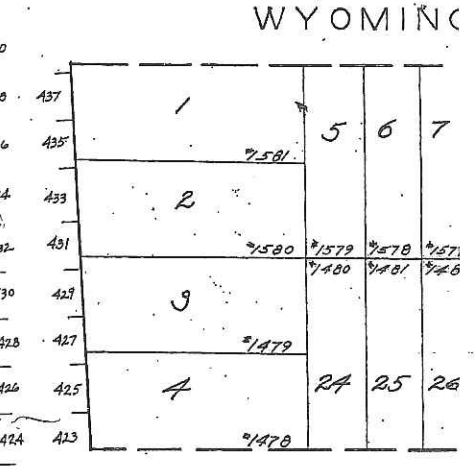
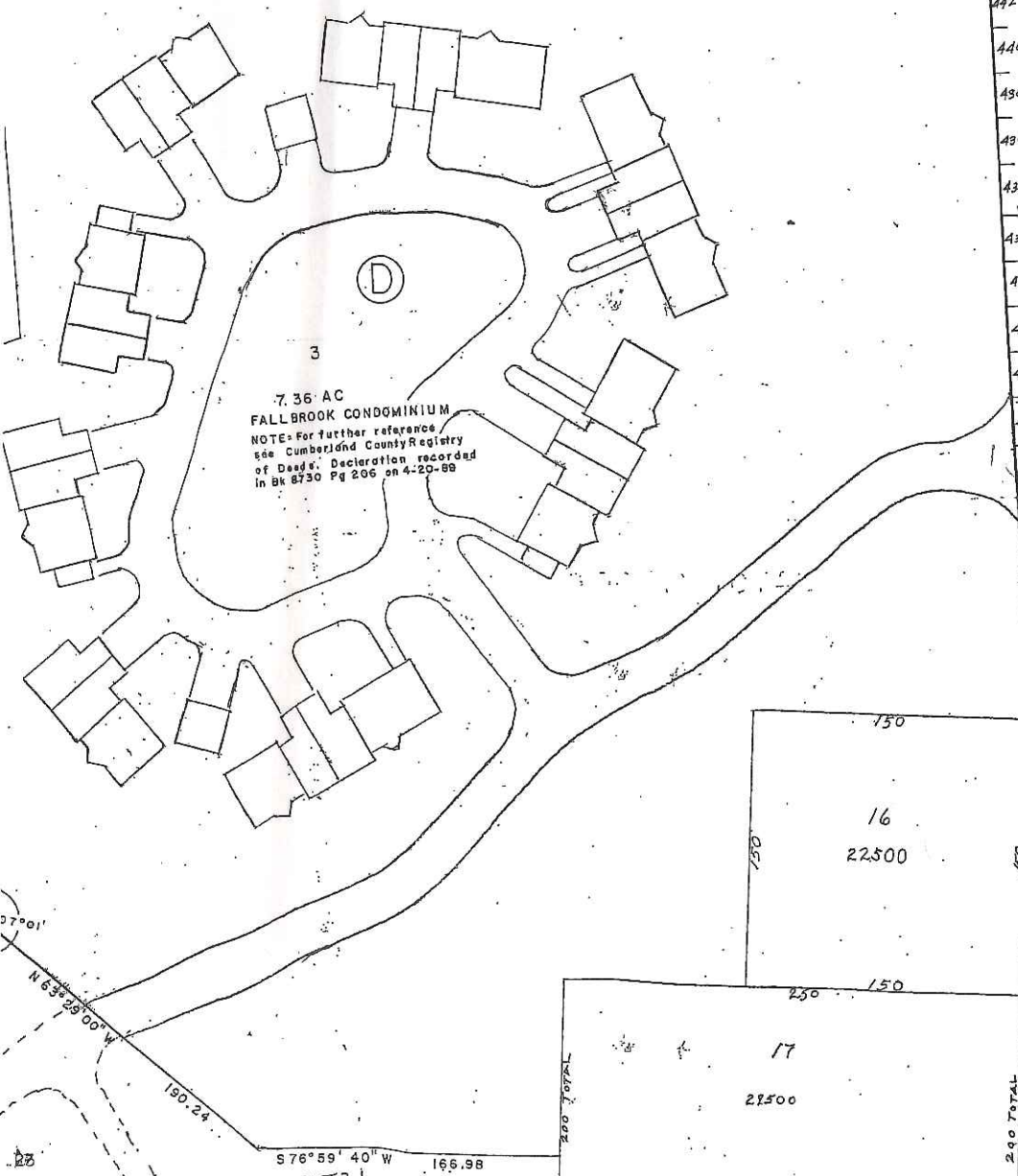
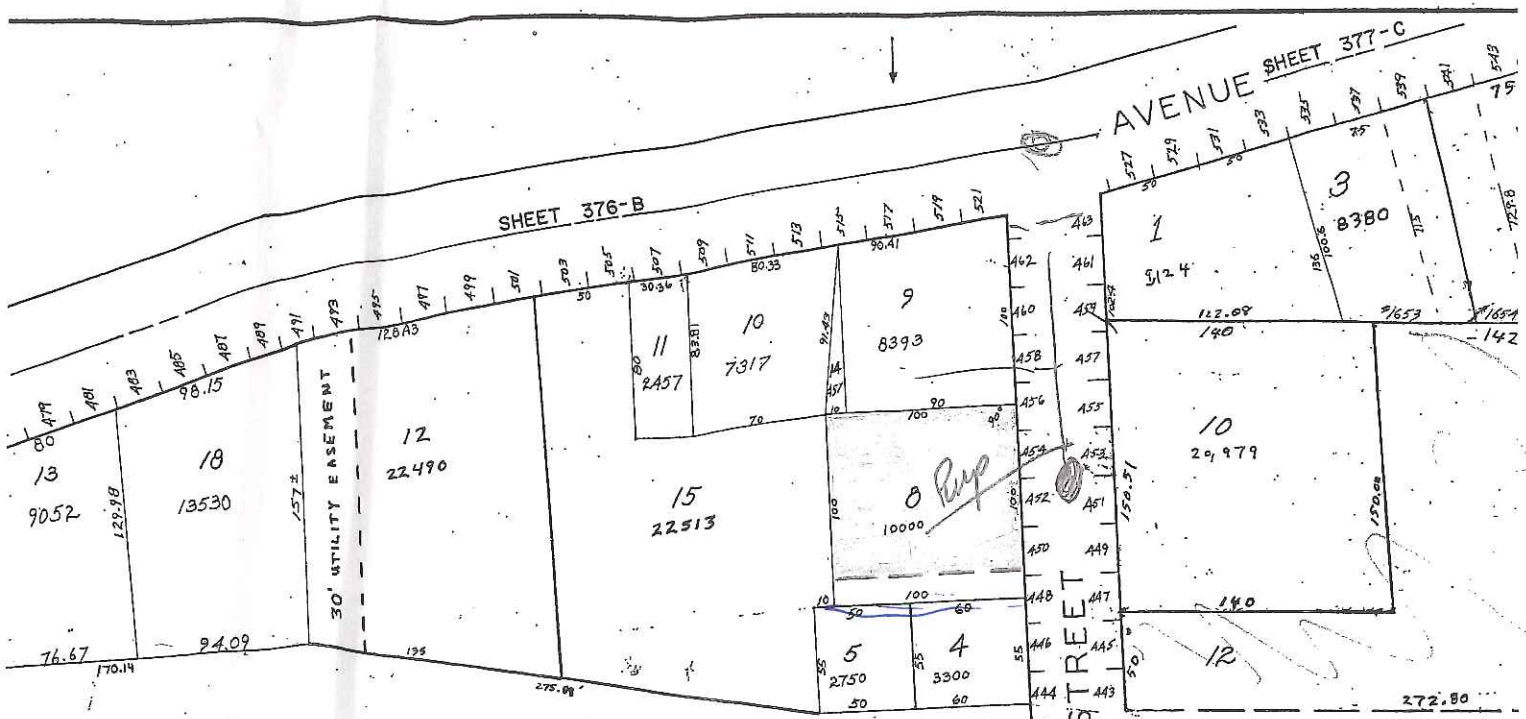
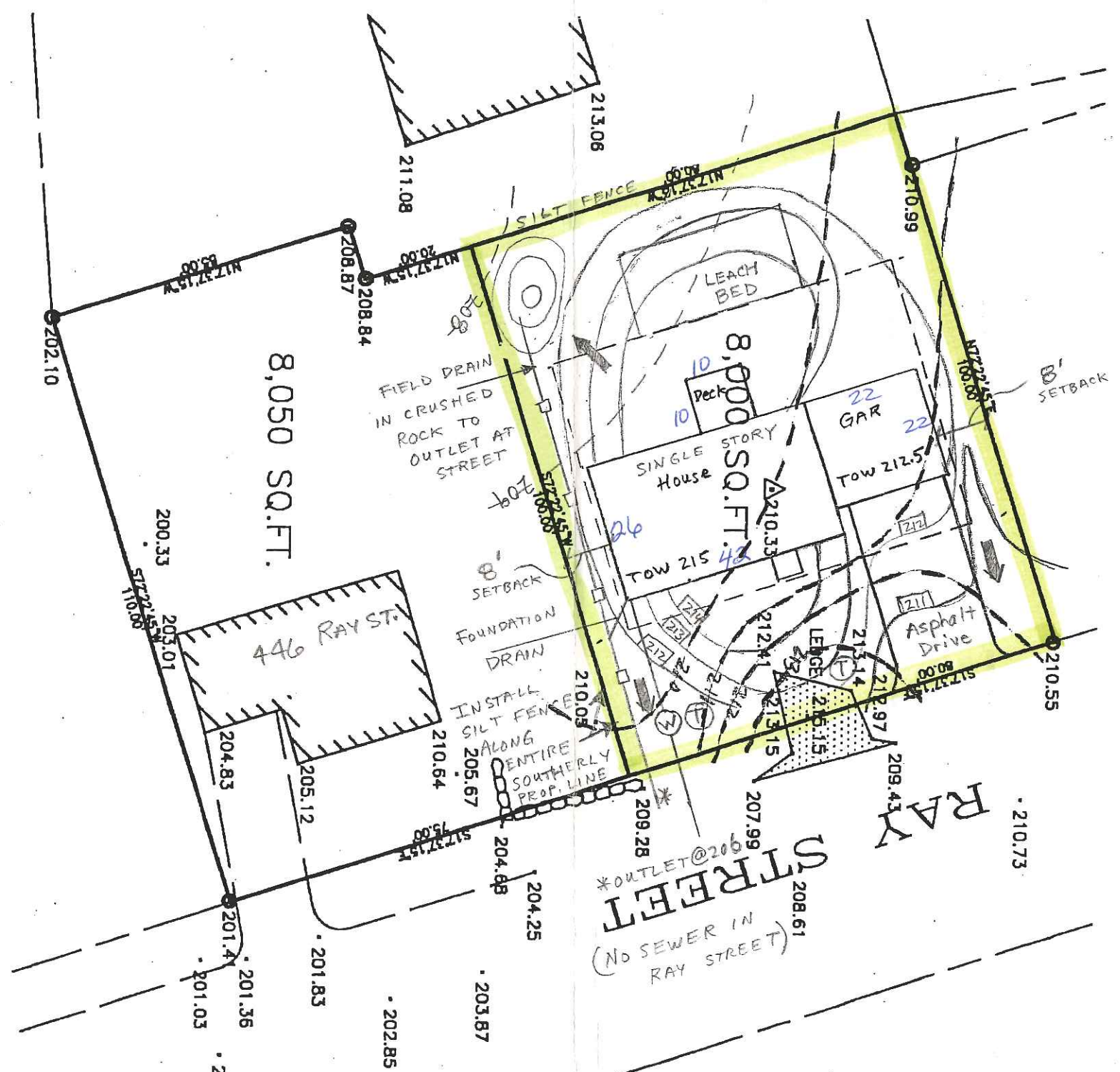


Chart 400; Block D; lot 8
(ADDRESS UNASSIGNED)



14/06/03 11:23 FAX 8922537

ALCEN AVE. EXT. → TO FALMOUTH

NORTH →

MAY 17, 2004

SCALE: 1" = 25'

- R-3 zone; 8000^{sq}' Lot with 80' ROAD FRONT.
- Ⓣ TREE TO BE CONSERVED OR PLANTED
- BLASTING, IF NECESSARY, SHALL BE DONE IN CONFORMANCE WITH CITY OF PORTLAND REQUIREMENTS. -

1402

- POWER TO BE PROVIDED OVERHEAD

RAY STREET
(NO SEWER IN RAY STREET)

8,050 SQ.FT.

446 RAY ST.

*OUTLET @ 206

Jay Reynolds



CITY OF PORTLAND, MAINE
Department of Public Works
Street Numbering Notice

6/2 2004

John R. Jordan

You are hereby notified that the legal STREET NUMBER of your building on Ray Street is _____

STREET NUMBER	LOT NUMBER
452	400 D 80
_____	_____
_____	_____

City ordinances direct the Director of Public Works to assign street numbers to all buildings and lots on all public streets in the City of Portland. The City Council may order any public street to be renumbered whenever they determine that the public convenience so requires. The ordinances require that the above number be plainly displayed on the building to which it has been assigned so as to be visible at all times, and the ordinances also provide a penalty for non-compliance.

Jeanne M. Robbins
Archivist Public Works

Sec. 24-35. Sanitary facilities required.

Every building intended for human habitation, occupancy, employment, recreation or other purposes, situated within the city shall be provided with suitable and sufficient sanitary facilities for the use of the occupants thereof, which facilities in character, number and method of installation shall comply with all health laws of the state, ordinances of the city, and rules and regulations of the state bureau of health so far as the same are compatible and not inconsistent.

(Ord. No. 263-96, 5-20-96)

Sec. 24-36. Connection to public sewer required.

The owner of any building used for human habitation, occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right-of-way in which there is located a public sanitary, combined or interceptor sewer, is hereby required at his expense to connect the building drainage system in the most direct manner possible with the proper public sewer in accordance with the provisions of this article, provided that the public sewer is within two hundred (200) feet of the building (the two hundred (200) feet to be measured in such manner so as not to pass over any property owned privately by anyone other than the owner of the premises from which such measurement is being made). Any required compliance with this section shall be completed within one (1) year after the date of official notice to do so.

(Ord. No. 263-96, 5-20-96)

Sec. 24-37. Exception for private wastewater system.

Where the public sewer does not extend to within two hundred (200) feet distant from the nearest point of the building (measured as described in section 24-36), the public sewer shall, at such time, be classified as inaccessible with regard to such premises. Where the public sewers are inaccessible to premises, any building required to be provided with sanitary facilities under section 24-35 shall comply with the following:

- (a) The owner may at his own expense connect with the public sewer even though the building is over two hundred (200) feet distant from the public sewer; or
- (b) Where liquid-carried wastes or wastewater result, they shall discharge into a private wastewater disposal



MULKERIN ASSOCIATES
REAL ESTATE

FAX COVER SHEET

Date: 6/22/04

Total Pages: 3

To: JAY REYNOLDS; PLANNING DEPT.

Fax#

From: Greg Mc Cormack

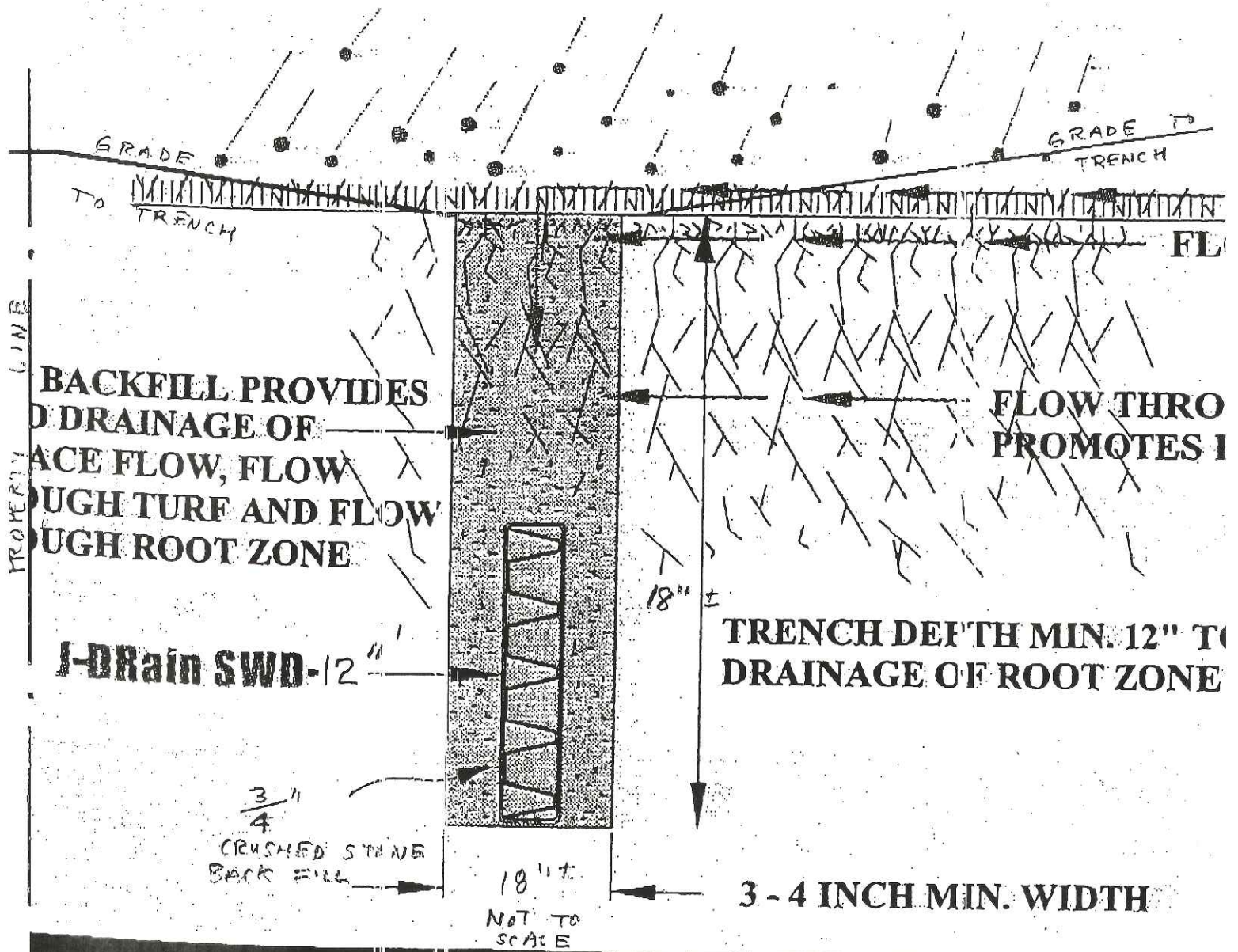
Subject: 450 RAY ST. BUILDING PERMIT.

ERIC LABELLE will BE TALKING TO YOU ON WED. RE
SEPTIC SYSTEM.

ENCLOSED IS DRAIN DEVICE REQUESTED.

CALL US AT (207) 772-2127 IF THERE ARE ANY PROBLEMS.

...and in the soil, preventing it large enough to promote free drainage. If history of drainage problems, it is highly recommended soils laboratory. Where time or budget C-33 designation may be used. Specifica



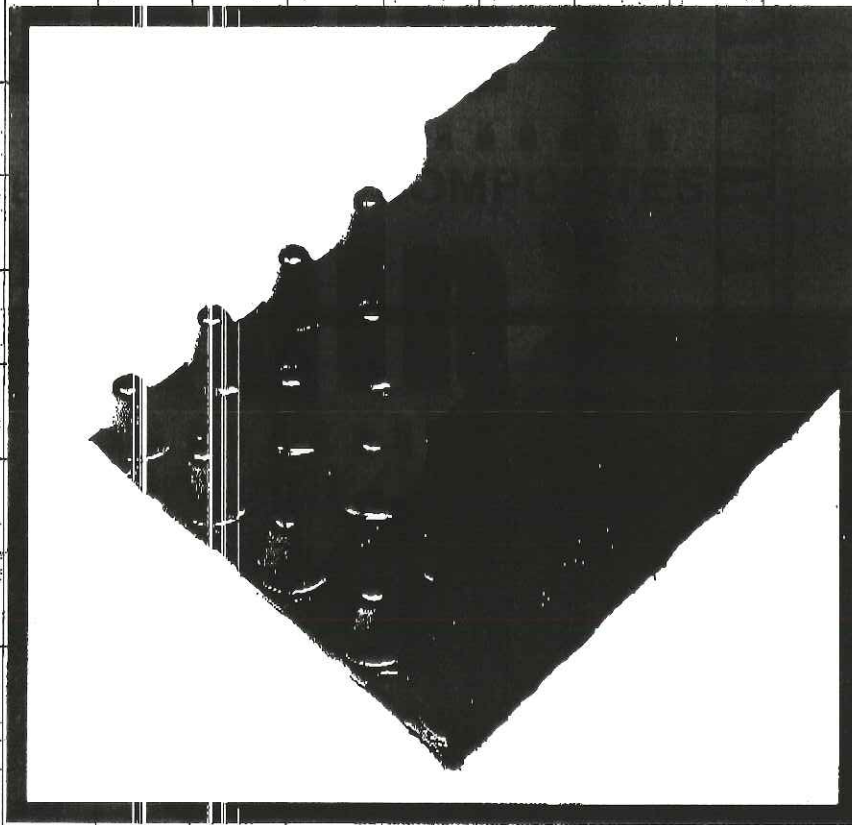
RUN TO POSITIVE OUTLET AT STREET

450 Bay St. DRAINAGE CROSS-SECTION

J-DRain®

02622/JDR
BuyLine 6034

SITE WATER DRAINAGE COMPOSITES

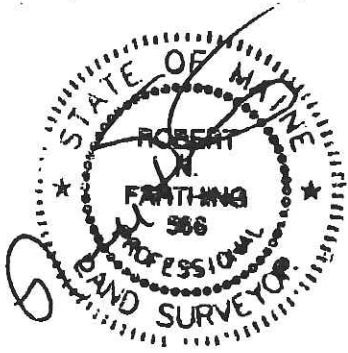


J-DRain® SWD
Site Water Drainage

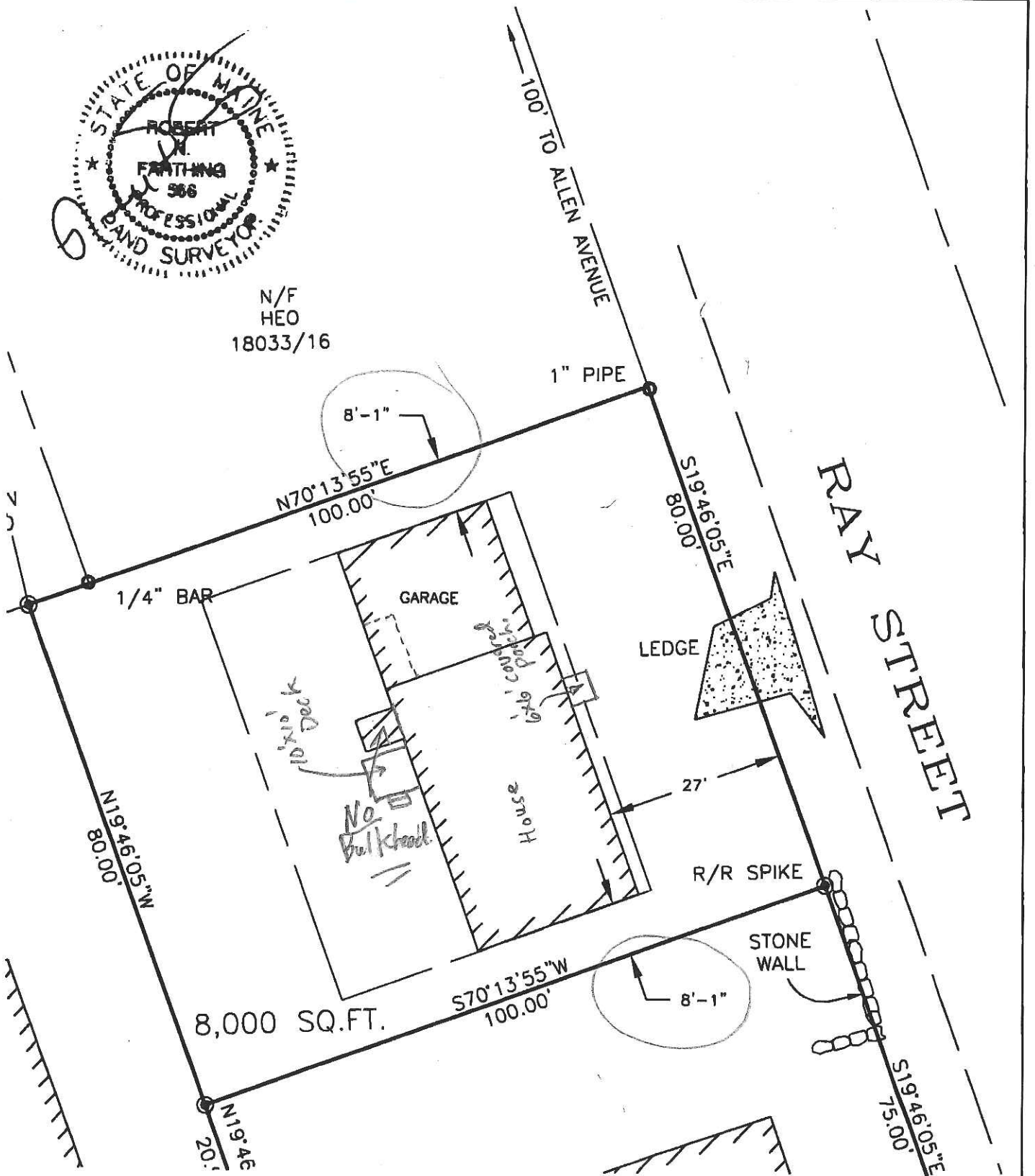
JDR Enterprises, Inc.

292 south main street, suite 200, alpharetta, georgia 30004-1950

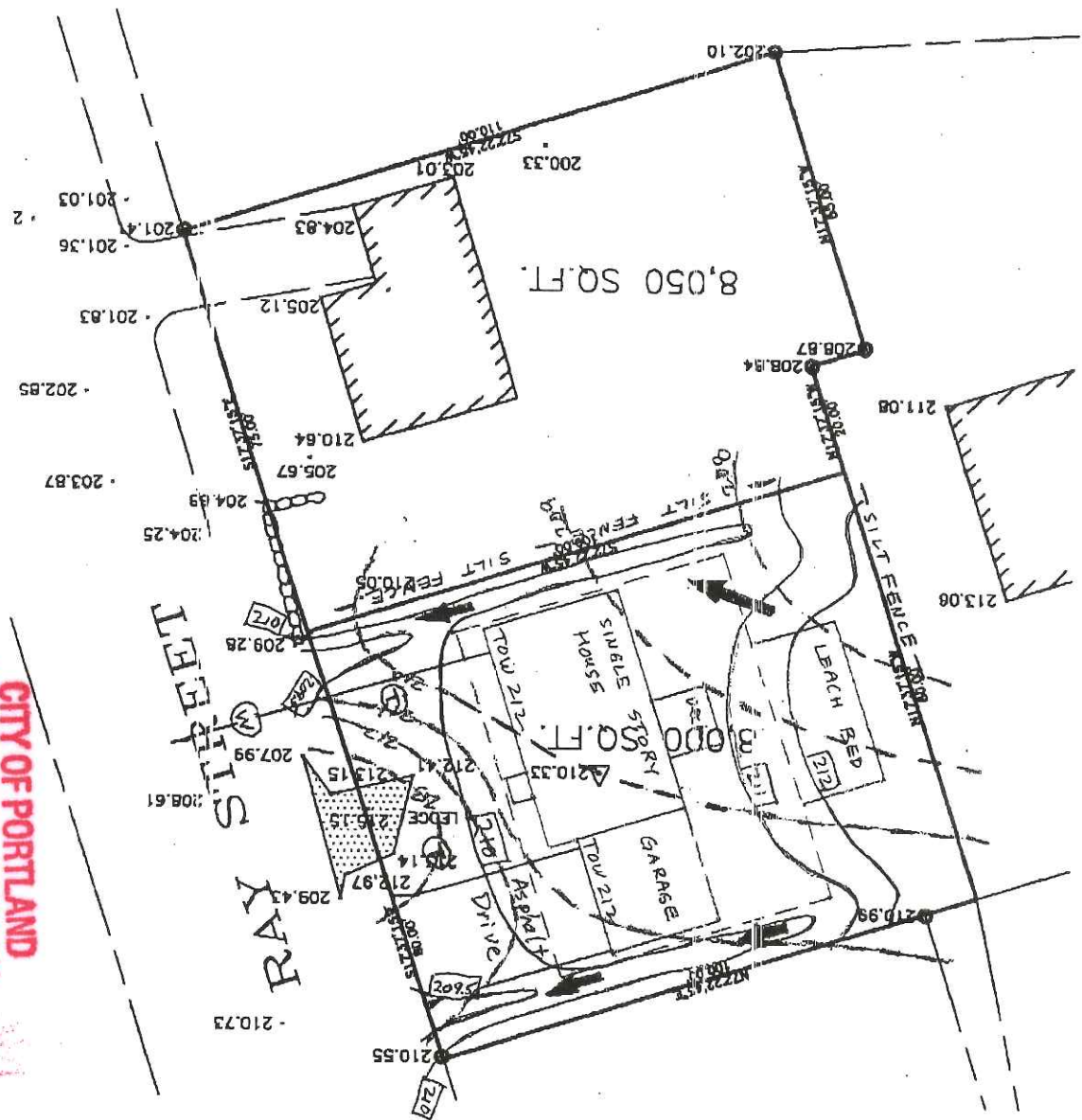
<http://www.j-drain.com>



N/F
HEO
18033/16



SURVEY, INC. P.O. BOX 210 WINDHAM, ME 04062 Tel: (207) 892-2556 Fax: (207) 892-2557 SURVEY.INC@VERIZON.NET Professional Land Surveyors		446 RAY STREET	
		FOUNDATION LOCATION AS STAKED 08/12/04	
DRN. JTF		DATE: AUGUST 15, 2004	
CHK. RNF		SCALE: 1"=20'	



CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-30-04

Chart 400; Block D; Lot 8

JUNE 29, 2004

REUSED SITE PLAN: 450 RAY ST,
 PORTLAND, MAINE

- ① - CHANGED CONTOURS; ELIMINATED DRAIN TO STREET
- R-3 ZONE; 8000 S' LOT
- BLASTING TO BE DONE IN CONFORMANCE WITH CITY PORTLAND REQUIREMENTS
- ② - TWO TREES TO BE PLANTED OR CONSERVED PER CITY REQUIREMENTS
- EROSION CONTROL PER CITY REQUIREMENTS

SCALE: 1" = 25'



MULKERIN ASSOCIATES
REAL ESTATE

FAX COVER SHEET

Date: 6/29/04

Total Pages: 2

To: JAY REYNOLDS

Fax#

From: GREG MC CORMACK

Subject: REVISED SITE PLAN - 450 RAY ST.

I NEED PERMIT AS A P.

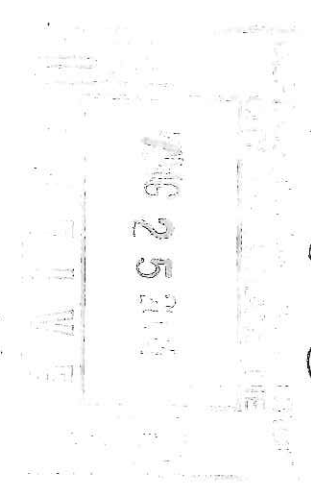
THANKS FOR YOUR HELP.

Greg

CALL US AT (207) 772-2127 IF THERE ARE ANY PROBLEMS.

400 6008

REVISION
CITY OF PORTLAND,
APPROVED SITE PLAN
Subject to City Conditions
Date of Approval 9-14-01



AUGUST 24, 2004,

REVISED SITE PLAN: 452 RAY ST,
PORTLAND, MAINE

① - CHANGED CONTOURS; ELIMINATED DRAIN
TO STREET

R-3 ZONE; 8000' LOT

- BLASTING TO BE DONE IN CONFORMANCE
WITH CITY PORTLAND REQUIREMENTS

- ① TWO TREES TO BE PLANTED OR
CONSERVED PER CITY REQUIREMENTS

- EROSION CONTROL PER CITY REQUIREMENTS

SCALE: 1" = 25'

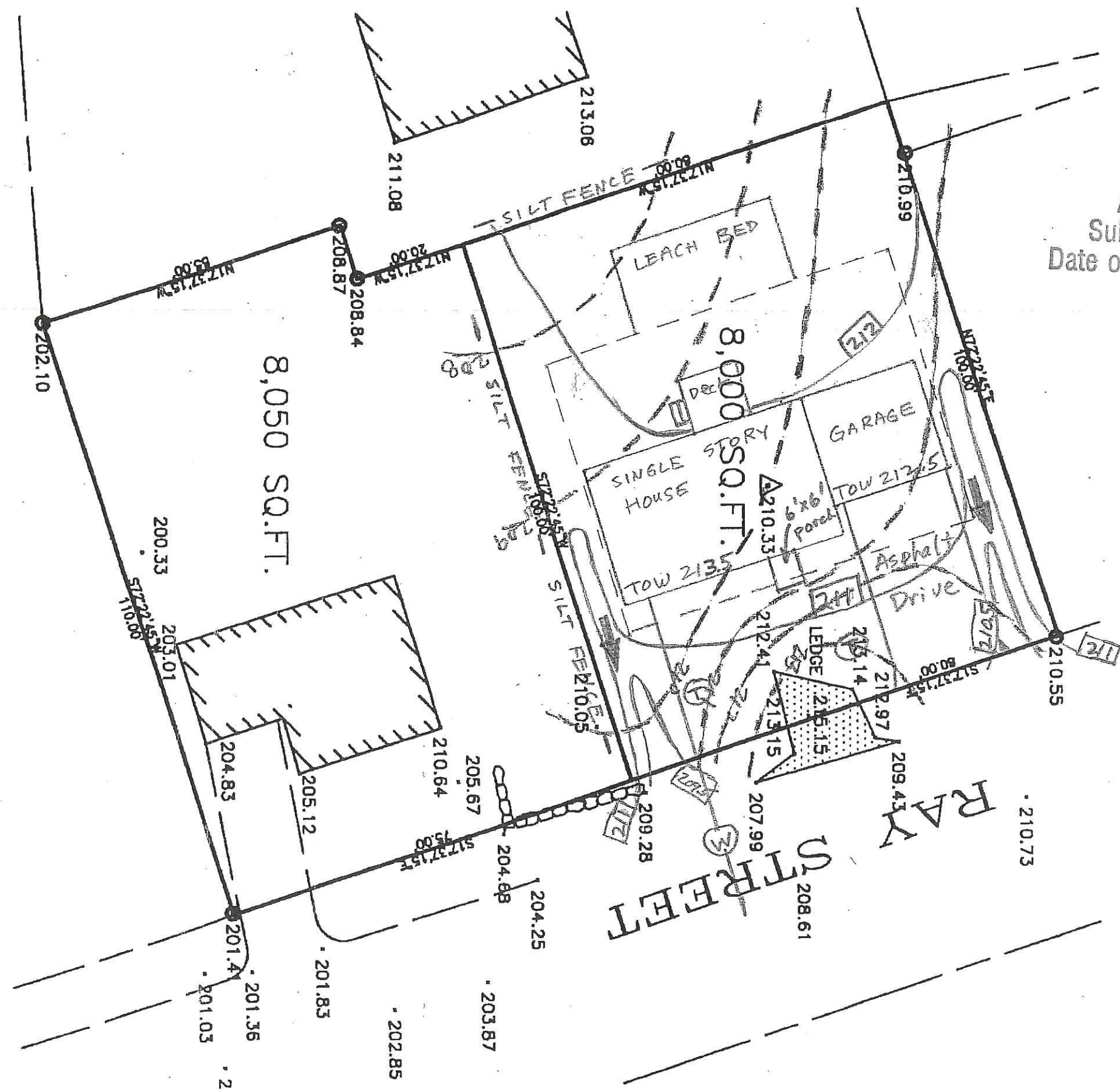


CHART 400; BLOCK D, LOT 8

JUNE 29, 2004

REVISED SITE PLAN: 450 RAY ST.

PORTLAND, MAINE

① - CHANGED CONTOURS; ELIMINATED DRAIN

TO STREET

R-3 ZONE; 8000' LOT

- BLASTING TO BE DONE IN CONFORMANCE

WITH CITY PORTLAND REQUIREMENTS

④ TWO TREES TO BE PLANTED OR

CONSERVED PER CITY REQUIREMENTS

- EROSION CONTROL PER CITY REQUIREMENTS

SCALE: 1" = 25'

