

*(Supertions Review)*

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

2001-0280

Application I. D. Number

10/09/2001

Application Date

El Amara Tevchea

Applicant

37 Back Cove Estates, Portland, ME 04103

Applicant's Mailing Address

#35

48 Tide Mill Road

Project Name/Description

35 - 35 Tide Mill Rd, Portland, Maine

Address of Proposed Site

212 A048001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 749-0902 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) 2 story colonial

28' x 76'

17000 sq. ft.

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots \_\_\_\_\_
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- HistoricPreservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 10/10/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 10/17/2001 Approval Expiration 10/17/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds signature 10/17/2001 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  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2001-0280**  
Application I. D. Number  
**10/09/2001**  
Application Date  
**48 Tide Mill Road**  
Project Name/Description  
**35 - 35 Tide Mill Rd, Portland, Maine**  
Address of Proposed Site  
**212 A048001**  
Assessor's Reference: Chart-Block-Lot

**Ei Amara Tevchea**  
Applicant  
**37 Back Cove Estates , Portland , ME 04103**  
Applicant's Mailing Address  
Consultant/Agent  
**Applicant Ph: (207) 749-0902    Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**Approval Conditions of DRC**

- 1 GRADING ALONG PROPERTY LINE ADJACENT TO #28 SHALL BE DONE SO THAT DRAINAGE FLOWS TOWARDS TIDE MILL ROAD, AS OPPOSED TO THE NEIGHBORING PROPERTY.
- 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 #35 Tide Mill Road, 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 . 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.
- 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 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.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator *JR*  
DATE: June 23, 2003  
RE: C. of O. for #35 Tidemill Road  
Lead CBL (212-A-048) ID# (2001-0280)

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After visiting #35 Tidemill Road, I have the following comments:

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\35tidemill2.doc


**From:** Sarah Hopkins  
**To:** Mike Nugent  
**Date:** Thu, May 23, 2002 9:45 AM  
**Subject:** #35 tide mill road amendment CBL 212 A 048001

Mike,  
I did go out to take a look at the EI residence going up at 35 Tide Mill Road. The owner is proposing to create a daylight basement by dropping the grades. This amendment should not cause problems, as long as the site continues to drain towards Tide Mill Road.

I'll ask Jay to take a look when he gets back as construction progresses.

-Sarah

**CC:** Jay Reynolds

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: January 30, 2003  
RE: C. of O. for #35 Tidemill Road  
Lead CBL (212-A-048) ID# (2001-0280)

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After visiting #35 Tidemill Road, I have the following comments:

1. Miscellaneous site work incomplete.
  - a. Final Grading
  - b. Loam and Seed.
  - c. Landscaping.

Due to the time of year, many of these items cannot be completed. I anticipate these items can be completed by **June 20, 2003**.

At this time, **I recommend issuing a Temporary 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\35tidemill1.doc

**From:** Jay Reynolds  
**To:** occupancy routing list  
**Date:** Wed, Aug 14, 2002 11:32 AM  
**Subject:** 35 tidemill rd. amendment

Please consider this an approval for the amended site plan for 35 tidemill road.  
I have met with the owner(Amara El) and builder(Jim Messer) to look at this. a revision was submitted for this change, and I am all set with it.

After speaking with Kevin Carroll this morning, he stated that code was OK with it also.

APPROVED!

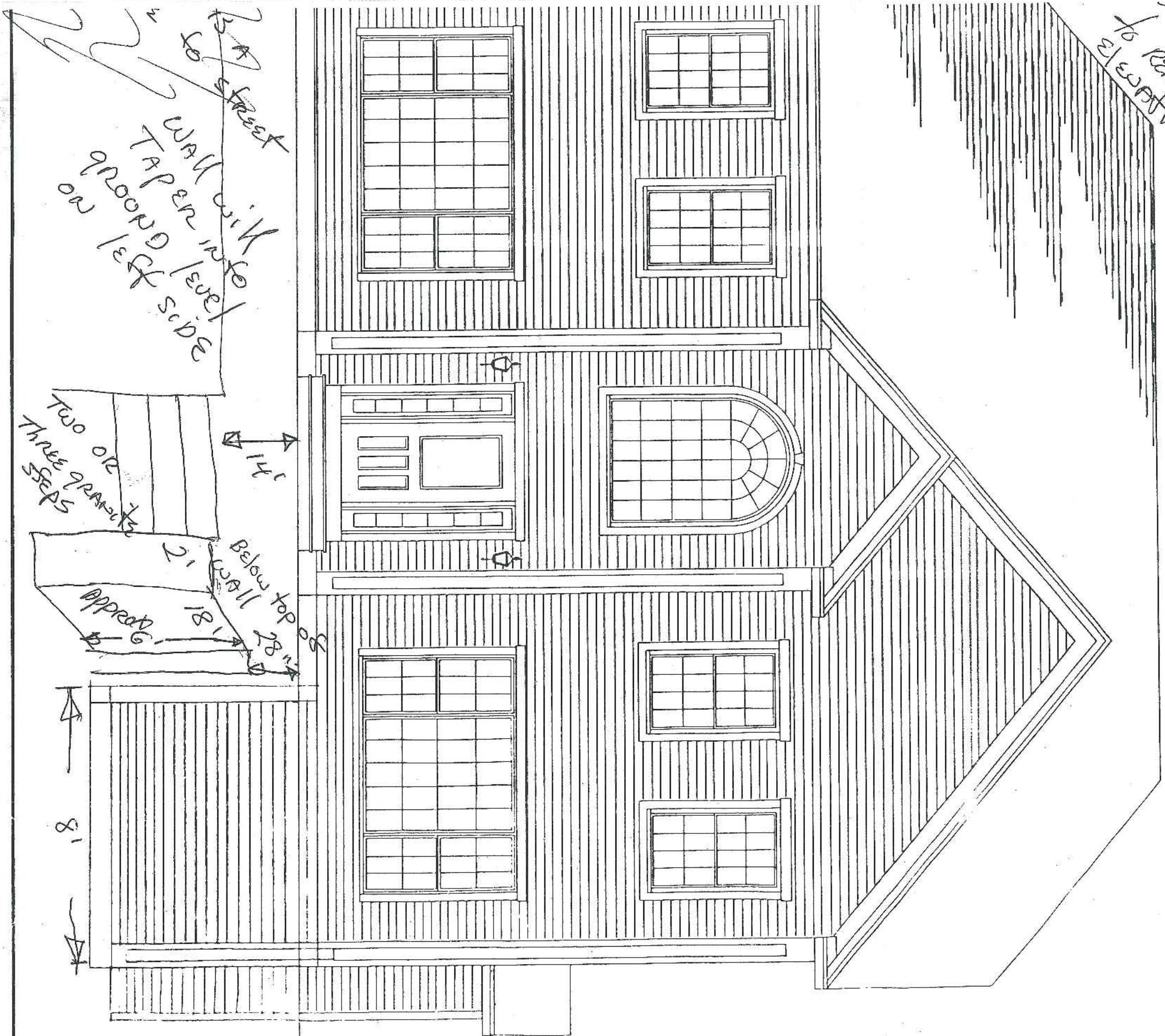
Jay

15' Street  
 Walk with  
 Taper into  
 ground level  
 on left side

Two or  
 Three granite  
 steps

Below top of  
 wall 28"  $\pm$   
 18"  $\pm$   
 Approx 6"

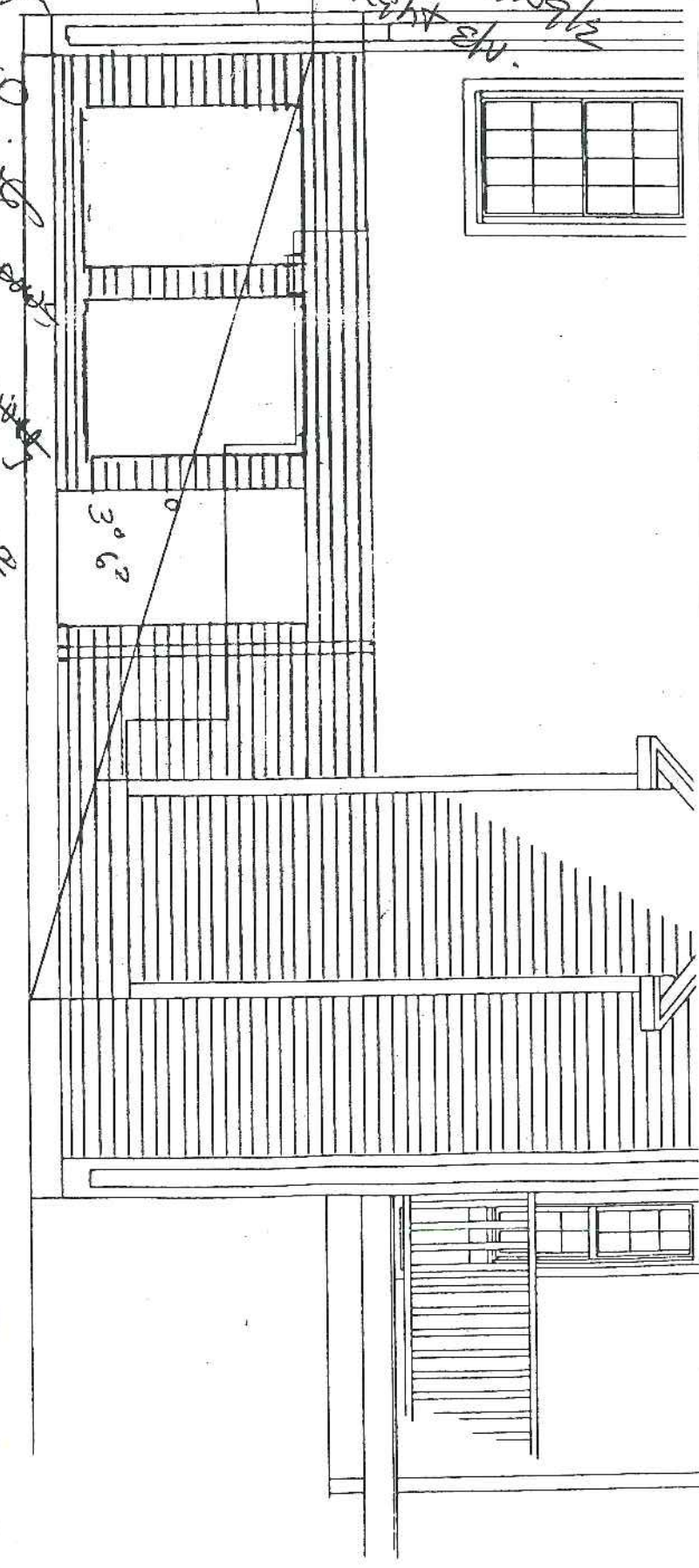
8'



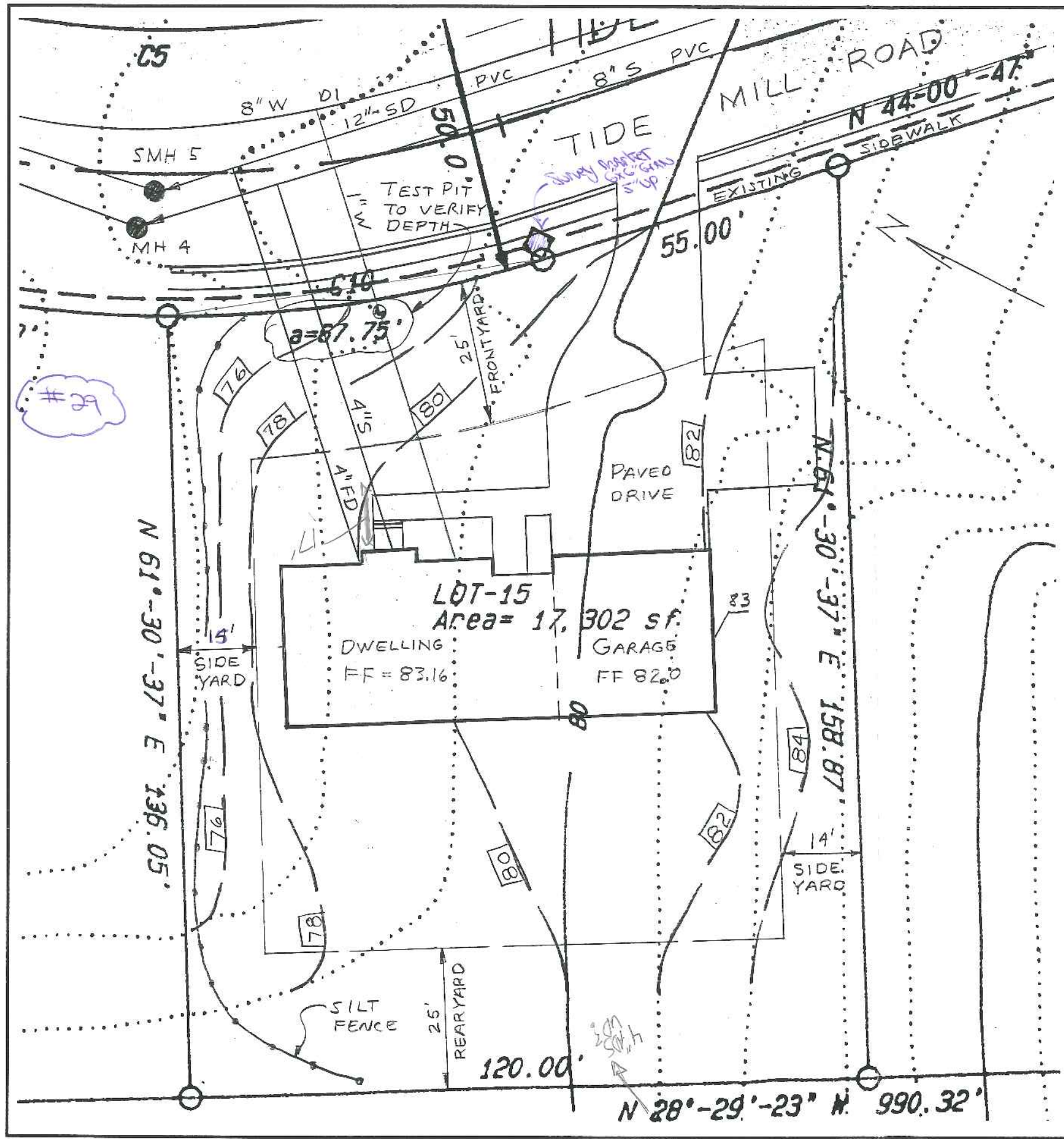
LIGHT  
 + MOVED  
 AND WINDOW  
 TO REAR  
 ELEVATION

APARTMENT  
 TO ABOVE  
 FIRST FLOOR

from right side  
 -20° angle



55 Tipton Rd.  
 RA-002  
 Front E



**SPACE AND BULK REQUIREMENTS - R-2 ZONE**

Minimum Lot Size:	10,000 S.F.
Minimum Frontage:	50 FT.
Minimum Setbacks:	
Front Yard	25 FT.
Rear Yard	25 FT.
Side Yard*	
1 Story	12 FT.
1 ½ Story	12 FT.
2 Story	14 FT.
2 ½ Story	16 FT.
Minimum Lot Width:	
Other Uses:	80 FT.

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS  
 DATE OF APPROVAL 10-17-91

\* 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 twelve (12) feet in width.

The side yards shown on this plan are based upon a 2 story structure and may be increased or decreased depending upon the number of stories.

**Notes:**

1. Exact location of building to be within minimum setbacks as shown on this plan.
2. Storm drain and sanitary sewer stub inverts are unknown. Install pipe with minimum slope shown. Provide 2" of rigid insulation over service for each foot of depth less than 4'-0" minimum cover. Contractor shall verify proposed invert at dwelling will allow gravity service prior to start of work.
3. Minimum foundation drain and service drain slope shall be 0.0208.
4. Property boundary information was taken from the subdivision plat plan titled "Harrow Farm Estates" as prepared by R.P. Titcomb Associates, Inc., dated August 25, 1986 and recorded in plan book 160, page 43.
5. Sewer, water and stormdrain locations were taken from the Record Drawing for Tide Mill Road prepared by R.P. Titcomb Associates, Inc., dated August 21, 1991.



*Stephen J. Bradstreet*  
10/15/91

Amara EI Lot 15 Tide Mill Road
Grading, Drainage, Layout and Utilities Plans
<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102
Scale: 1" = 20'



NT ELEVATION

ADDED  
1 WINDOW  
TO RIGHT  
ELEV. + MOVED  
2ND WINDOW  
TO RIGHT  
ELEVATION  
ADDED  
WOOD  
TRIM  
TO  
FRISK  
FLOOR

AT  
15'-20" ANGLE  
FROM RIGHT ELEV.

3' 6"

