

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

2001-0128

Application I. D. Number

05/29/2001

Application Date

Luke/Woodbury Street

Project Name/Description

Dodge Isabelle N & Keith E

Applicant

48 Pride Farm Rd, Falmouth, ME 04105

Applicant's Mailing Address

Jim Wolf

Consultant/Agent

Agent Ph: (207)773-4988

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Luke St, Portland, Maine

Address of Proposed Site

339 G023001

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) _____

1450 s.f.

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

06/01/2001

DRC Approval Status:

Reviewer Jay Reynolds

☐ Approved

☒ Approved w/Conditions
See Attached

☐ Denied

Approval Date 06/14/2001

Approval Expiration 06/14/2002

Extension to _____

☒ Additional Sheets
Attached

☒ Condition Compliance

Jay Reynolds
signature

06/14/2001
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**

2001-0128

Application I. D. Number

05/29/2001

Application Date

Luke/Woodbury Street

Project Name/Description

Dodge Isabelle N & Keith E

Applicant

48 Pride Farm Rd, Falmouth, ME 04105

Applicant's Mailing Address

Jim Wolf

Consultant/Agent

Agent Ph: (207) 773-4988

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Luke St, Portland, Maine

Address of Proposed Site

339 G023001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 (Your new street address has not been assigned to date), however, Your new street address must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 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 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.
- 9 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

DATE: November 2, 2001

RE: C. of O. for # 28 Woodbury Street
Lead CBL (339G023001); Id# (2001-0128)



After visiting # 28 Woodbury Street, I have the following comments:

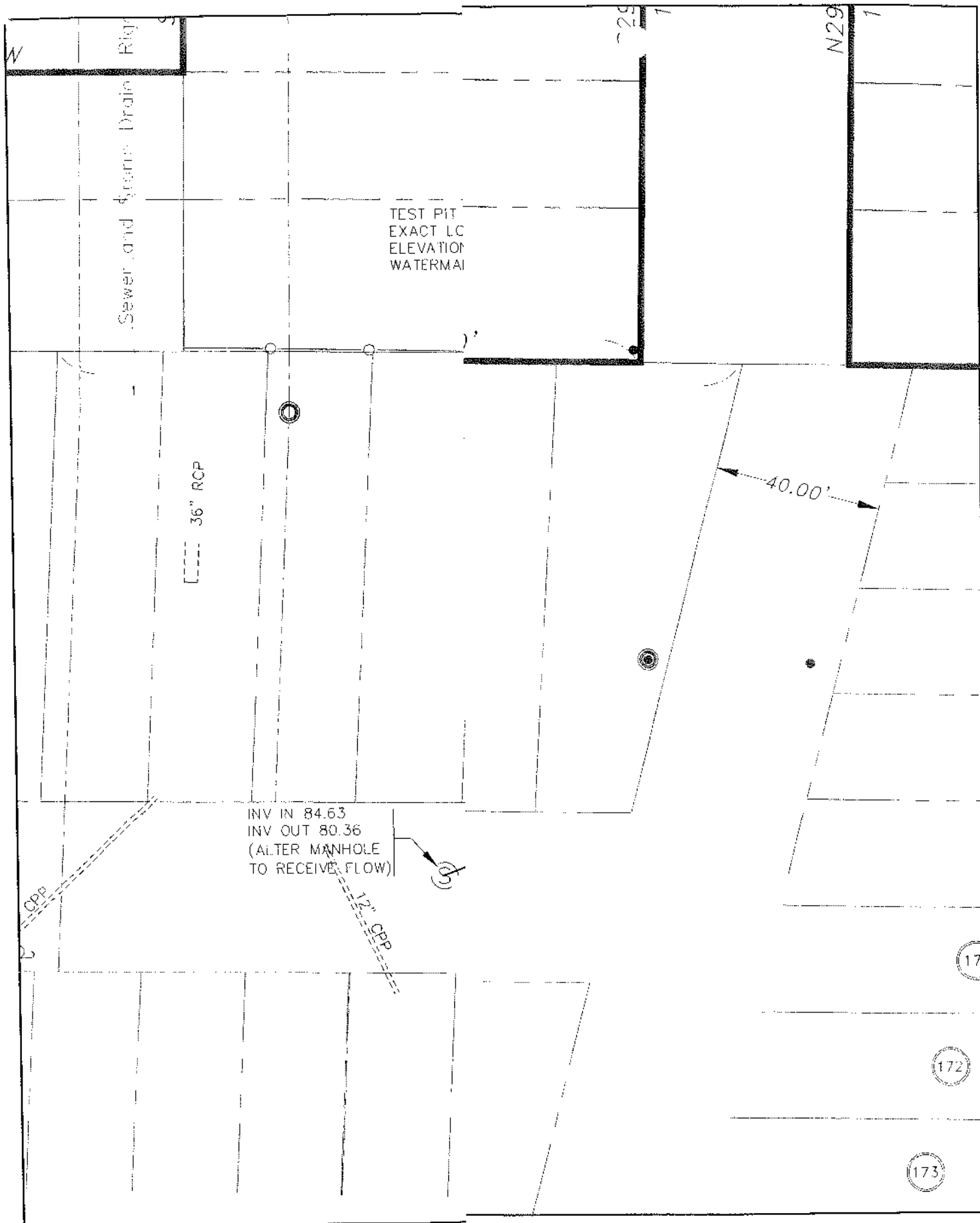
All site work complete.

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\28woodbury1.doc



Rev.	Date	Revision

Design	DER
Draft	LAN
Checked	AKP
File Name	Job

Sanitary and Utilities Plan
PORTLAND STREET, PORTLAND

Figure No.

2

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.

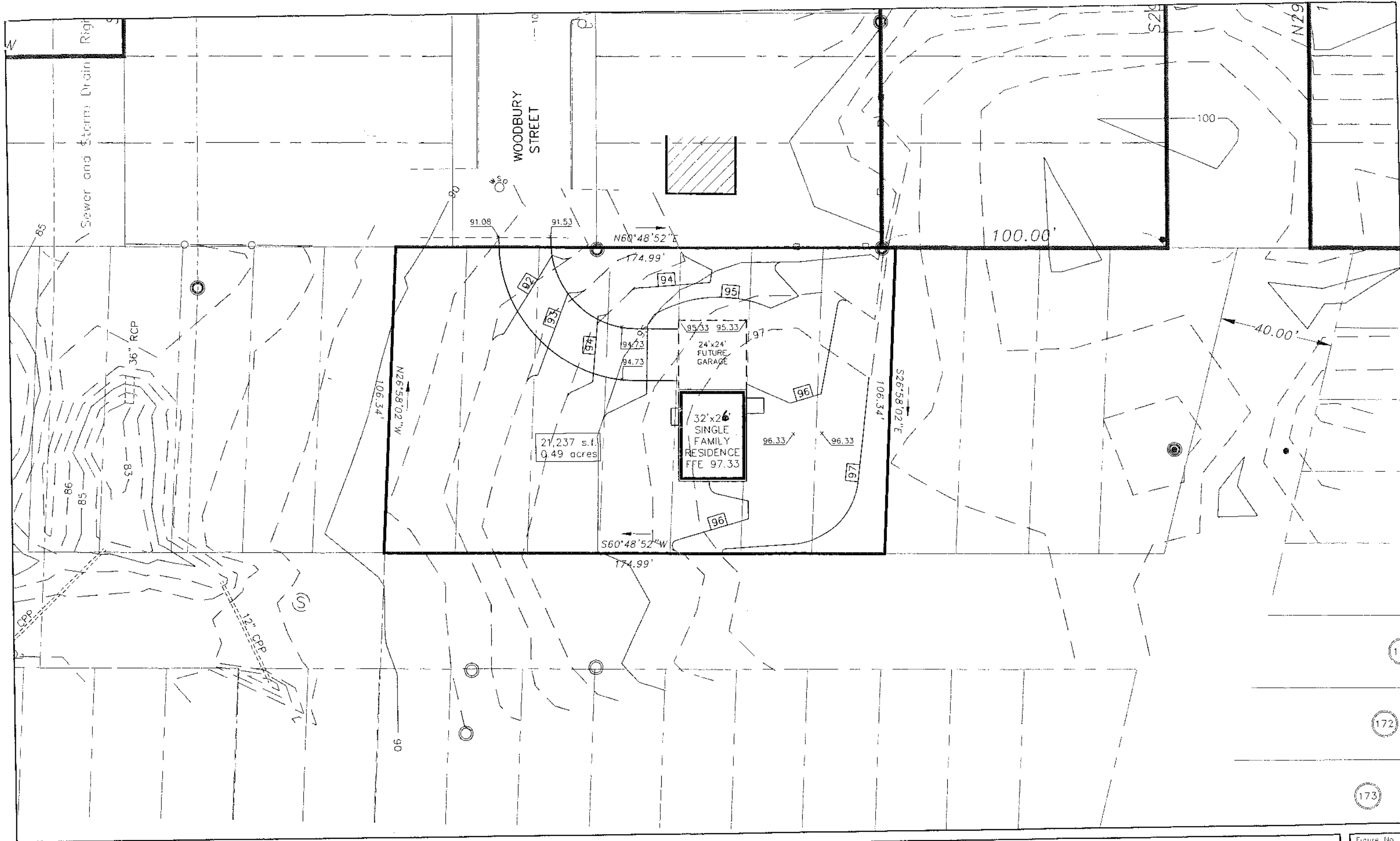
Design:	DER	Date:	MAY 2001
Draft:	LAN	Job No.:	369
Checked:	AMP	Scale:	NTS
File Name: 369-LUKE-SP.DWG			

GP Gorrell-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:
WOODBURY STREET, PORTLAND

Figure No.

1



Rev.	Date	Revision

Design: QEP	Date: MAY 2001
Draft: IAN	Job No. 369
Checked: AMP	Scale: 1" = 30'
File Name: 369-LUKE-SP.DWG	

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

PO Box 1237
 26 Main Street
 Gray, ME 04039

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

Drawing Name:	Grading and Drainage Plan
Project:	WOODBURY STREET, PORTLAND

Figure No.
3