

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

2003-0057

Application I. D. Number

03/25/2003

Application Date

22 Deering Run Drive

Project Name/Description

Gregor, Roy & Julie

Applicant

15 Conifer Cove Rd, Raymond, ME 04071

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 655-3212 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

22 - 22 Deering Run Dr, Portland, Maine

Address of Proposed Site

353 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) \_\_\_\_\_

3390 s.f.

18,840 sf

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 03/25/2003

DRC Approval Status:

Reviewer Jay Reynolds

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 04/15/2003 Approval Expiration 04/15/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds signature 04/15/2003 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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ADDENDUM**

**2003-0057**

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**Approval Conditions of DRC**

- 1 THE CONTRACTOR/BUILDER SHALL NOTIFY THE DEVELOPMENT REVIEW COORDINATOR WHEN THE FINISH FLOOR ELEVATION IS ESTABLISHED. AT SUCH TIME, IT WILL BE EVALUATED AND DETERMINED IF THE F.F.E. WILL CAUSE CHANGES TO THE GRADING SHOWN ON THE APPROVED SITE PLAN.
- 2 THE LICENSED EXCAVATOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT REGARDING CURB CUT AND CURB TIPDOWN REQUIREMENTS.
- 3 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.
- 4 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.
- 5 Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 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.
- 7 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.
- 8 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 9 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.
- 01 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**NADEAU & LODGE**



*Professional Land Surveyors*

918 Brighton Avenue  
Portland, Maine 04102  
Phone (207) 878-7870  
Fax (207) 878-7871

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

**Letter Of Transmittal**

Date: 4-11-03

To: JAY REYNOLDS  
CITY OF PORTLAND  
PLANNING DEPT  
389 CONGRESS ST  
PORTLAND ME 04101

From: Jim  
Nadeau & Lodge, Inc., Professional Land Surveyors  
918 Brighton Avenue  
Portland, Maine 04102  
phone: (207) 878-7870  
fax: (207) 878-7871

RE: GREGOR SITE PLAN REVISIONS

for approval  for your review  as requested  please comment

copies: date: description:  
2 COPIES OF PLAN  
EACH SIZE



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

3-26-03

DRC Copy

2003-0057

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3/25/2003

Application Date

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Other (specify)

Zoning

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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 Pla

\$50.00

Subdivision

Engineer Review

\$250.00

Date 3/25/2003

DRC Approval Status:

Jay Reynolds

Reviewer

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

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

Notes 15-20, Landscaping, Grading Allowance, Visit Site

cleared 3-31

Estab's/orientation ok?

called Jim Haggan 4-4

Mitted 4-4 Awaiting Revisions

4-14 Plans 4-15 Approve

off Wash. Ave Ext.



Magnetic North



10

9

8

7

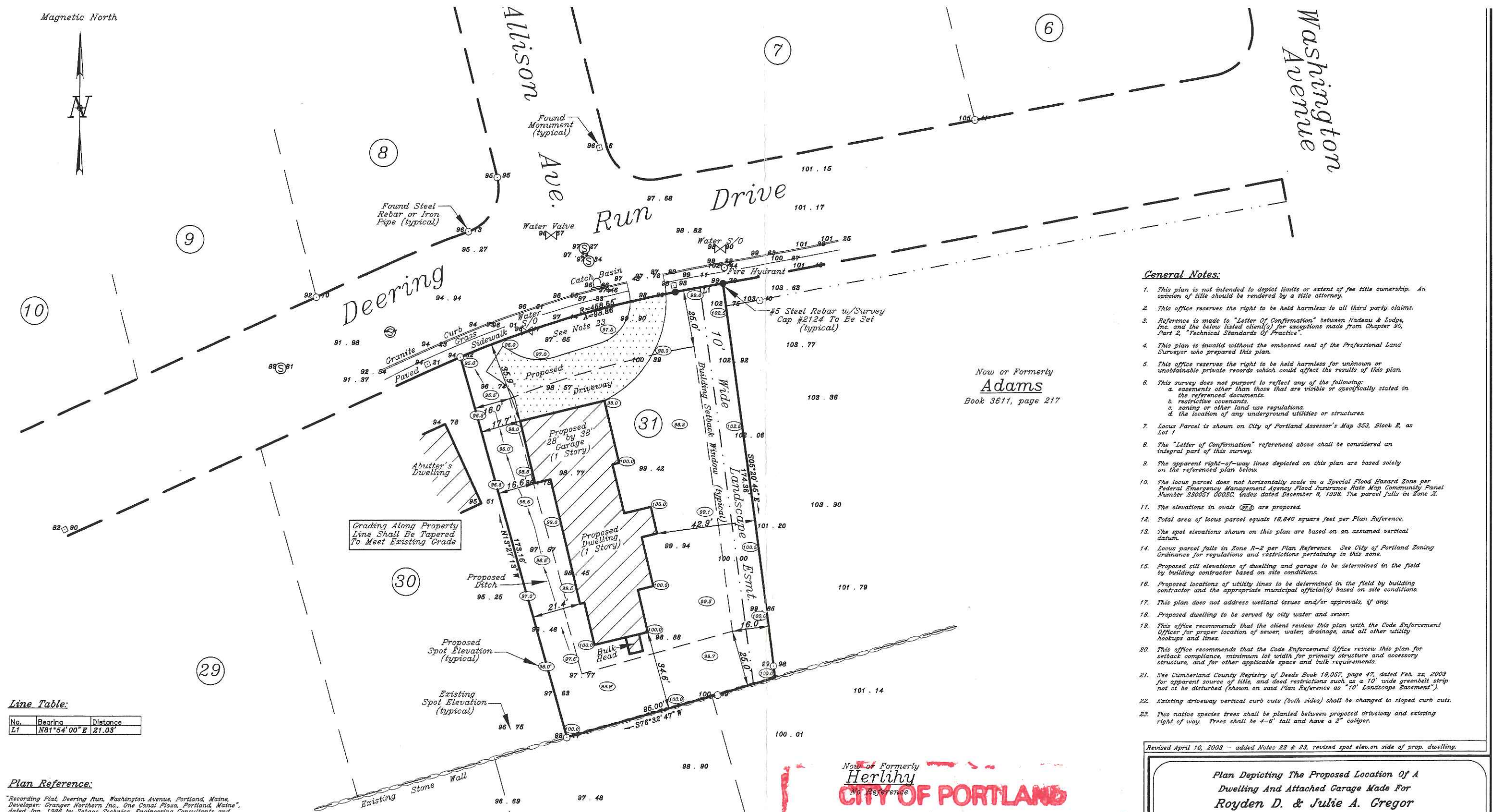
6

82

29

30

31



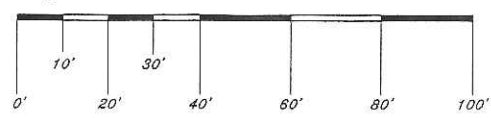
Line Table:

No.	Bearing	Distance
L1	N81°54'00" E	21.03'

Plan Reference:

"Recording Plat, Deering Run, Washington Avenue, Portland, Maine, Developer: Granger Northern Inc., One Canal Plaza, Portland, Maine", dated Jan. 1988 by Sebago Technics, Engineering Consultants and recorded at the Cumberland County Registry of Deeds in Plan Book 154, page 34.

Graphic Scale:



General Notes:

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless to all third party claims.
- Reference is made to "Letter Of Confirmation" between Nadeau & Lodge, Inc. and the below listed client(s) for exceptions made from Chapter 30, Part 2, "Technical Standards Of Practice".
- This plan is invalid without the embossed seal of the Professional Land Surveyor who prepared this plan.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this plan.
- This survey does not purport to reflect any of the following:
  - assessments other than those that are visible or specifically stated in the referenced documents.
  - restrictive covenants.
  - zoning or other land use regulations.
  - the location of any underground utilities or structures.
- Locus Parcel is shown on City of Portland Assessor's Map 353, Block E, as Lot 7
- The "Letter of Confirmation" referenced above shall be considered an integral part of this survey.
- The apparent right-of-way lines depicted on this plan are based solely on the referenced plan below.
- The locus parcel does not horizontally scale in a Special Flood Hazard Zone per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 230051 0002C, index dated December 6, 1998. The parcel falls in Zone X.
- The elevations in ovals (27.0) are proposed.
- Total area of locus parcel equals 16,840 square feet per Plan Reference.
- The spot elevations shown on this plan are based on an assumed vertical datum.
- Locus parcel falls in Zone R-2 per Plan Reference. See City of Portland Zoning Ordinance for regulations and restrictions pertaining to this zone.
- Proposed sill elevations of dwelling and garage to be determined in the field by building contractor based on site conditions.
- Proposed locations of utility lines to be determined in the field by building contractor and the appropriate municipal official(s) based on site conditions.
- This plan does not address wetland issues and/or approvals, if any.
- Proposed dwelling to be served by city water and sewer.
- This office recommends that the client review this plan with the Code Enforcement Officer for proper location of sewer, water, drainage, and all other utility hookups and lines.
- This office recommends that the Code Enforcement Office review this plan for setback compliance, minimum lot width for primary structure and accessory structure, and for other applicable space and bulk requirements.
- See Cumberland County Registry of Deeds Book 19,057, page 47, dated Feb. xx, 2003 for apparent source of title, and deed restrictions such as a 10' wide greenbelt strip not of be disturbed (shown on said Plan Reference as "10' Landscape Easement").
- Existing driveway vertical curb cuts (both sides) shall be changed to sloped curb cuts.
- Two native species trees shall be planted between proposed driveway and existing right of way. Trees shall be 4-6" tall and have a 2" caliper.

Now or Formerly Adams Book 3611, page 217

Now or Formerly Carr Book 4064, page 134

Now or Formerly Herlihy  
 No Reference  
**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
**SUBJECT TO DEPARTMENTAL CONDITIONS**  
 DATE OF APPROVAL 4-15-03

Revised April 10, 2003 - added Notes 22 & 23, revised spot elev. on side of prop. dwelling.

Plan Depicting The Proposed Location Of A Dwelling And Attached Garage Made For Royden D. & Julie A. Gregor 22 Deering Run Drive - Lot 31 Portland, Maine

PREPARED BY: NADEAU & LODGE, INC. PROFESSIONAL LAND SURVEYORS  
 918 BRIGHTON AVENUE PORTLAND, ME 04102 (207) 878-7870  
 232 CLARKS WOODS ROAD LYMAN, ME 04002 (207) 282-0331

RECORD OWNER: Gregor 15 Conifer Cove Road Raymond, Maine 04071	DRAWN BY: JDN	PLAN DATE: 03/24/03
	CHECKED BY: TFB/BRL	SURVEY DATE: Sept. 2002
	INSTR. Topcon GTS-3B	SCALE: 1" = 40'
FIELD BOOK: FP 268 & Topcon F5C	JOB No: 202658	SHEET No: 1 Of 1