

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

2003-0071

Application I. D. Number

04/15/2003

Application Date

Lot 25, Hope Ave., Presumpscot River

Project Name/Description

Jeff & Kristen Martin

Applicant

4 Essex Court, Yarmouth, ME 04096

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 000-0000 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

#131  
25 - 25 Hope Ave, Portland, Maine

Address of Proposed Site

389 G003001

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) foundation only

Proposed Building square Feet or # of Units

47161  
Acreage of Site

R2  
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 04/15/2003

DRC Approval Status:

Reviewer Jay Reynolds

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 05/01/2003 Approval Expiration 05/01/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 05/01/2003  
signature date

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  |                 |

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

2003-0071

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25 - 25 Hope Ave, Portland, Maine

Address of Proposed Site

389 G003001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 NOTE: THE PROPOSED BUILDING FALLS OUTSIDE OF THE BUILDING ENVELOPE. LOT 25 IS NOT LISTED AS ONE THAT WOULD NEED A SUBDIVISION PLAT AMENDMENT. THIS IS ACCEPTABLE, BEING THAT IT MEETS THE CURRENT ZONING STANDARDS.
- 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 HAS NOT BEEN ESTABLISHED, 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 . 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.
- 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.

P. A. Ricci Excavating, Inc.  
40 Chambers Avenue  
South Portland, Maine 04106

Phone 767-4338  
671-8343

Cell Phone

Pager 741-1996

.....  
Kirstine & Jeff Martin

March 5, 2003

165 Elderberry Drive  
South Portland, Me 04106

H- 799-4455 C- 415-4745  
W- 797-3688 x 208

.....  
Terms: 1/2 down, 2/3 remaining balance when walls are poured. Balance upon completion

-----  
Job Location: LOT 25 Presumpscot River Woods

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Remove trees 20' around house and garage foundation

Burry stumps and brush on lot

Stock pile existing loom on lot

Excavate for house foundation according to plans

Form and pour footings for house and garage

Form and pour house and garage according to plans with bulkhead and 4 windows

Water plug and waterproof house wall

All stone under house floor with radon

Install inside and outside gravity foundation drain to stub at property line

Pour 4" basement floor and finish

Install sand inside garage foundation and compact

Install 4" concrete floor with fiber mesh and finish for garage

Install gravel driveway approxamatly 12' x 75' x 24' wide at garage

Install 4 " sewer line from house to stub at property line

Install 1 " water line from house to shut off at property line

Grade entire area around house and garage

Spread existing loom around house foundation and garage

Excavate for electrical trench

Price includes \$ 1500.00 for extra fill around house if needed

Price includes all material and labor above

Price does not include any extra loom or seeding

Contract Price: \$38,745.00

.....  
If this contract is places with an attorney for collection, customer agrees to pay all attorney fees. Interest charged for late payment 1.5%.

Customer: \_\_\_\_\_

Dated: \_\_\_\_\_

Customer: \_\_\_\_\_

Dated: \_\_\_\_\_





## 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 1/2 STORY 12 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.


MINIMUM LOT WIDTH:

OTHER USES: 80 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 TWELVE (12) FEET IN WIDTH.


THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: APR 03
Draft: SGB	Job No.: 759
Checked: AMP	Scale: NTS
File Name: 759-sp.dwg	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: <b>PRESUMPCOT RIVER PLACE</b>

Figure No. <b>1</b>
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TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: November 5, 2003  
RE: C. of O. for # 131 Hope Avenue  
ID #2003-0071, CBL #389G003

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After visiting the site, I have the following comments:

Site work incomplete:

1. Landscaping.
2. Loam and Seed.
3. Backfill Transformer
4. Pave Driveway

I anticipate this work can be completed by **June 15, 2004**.

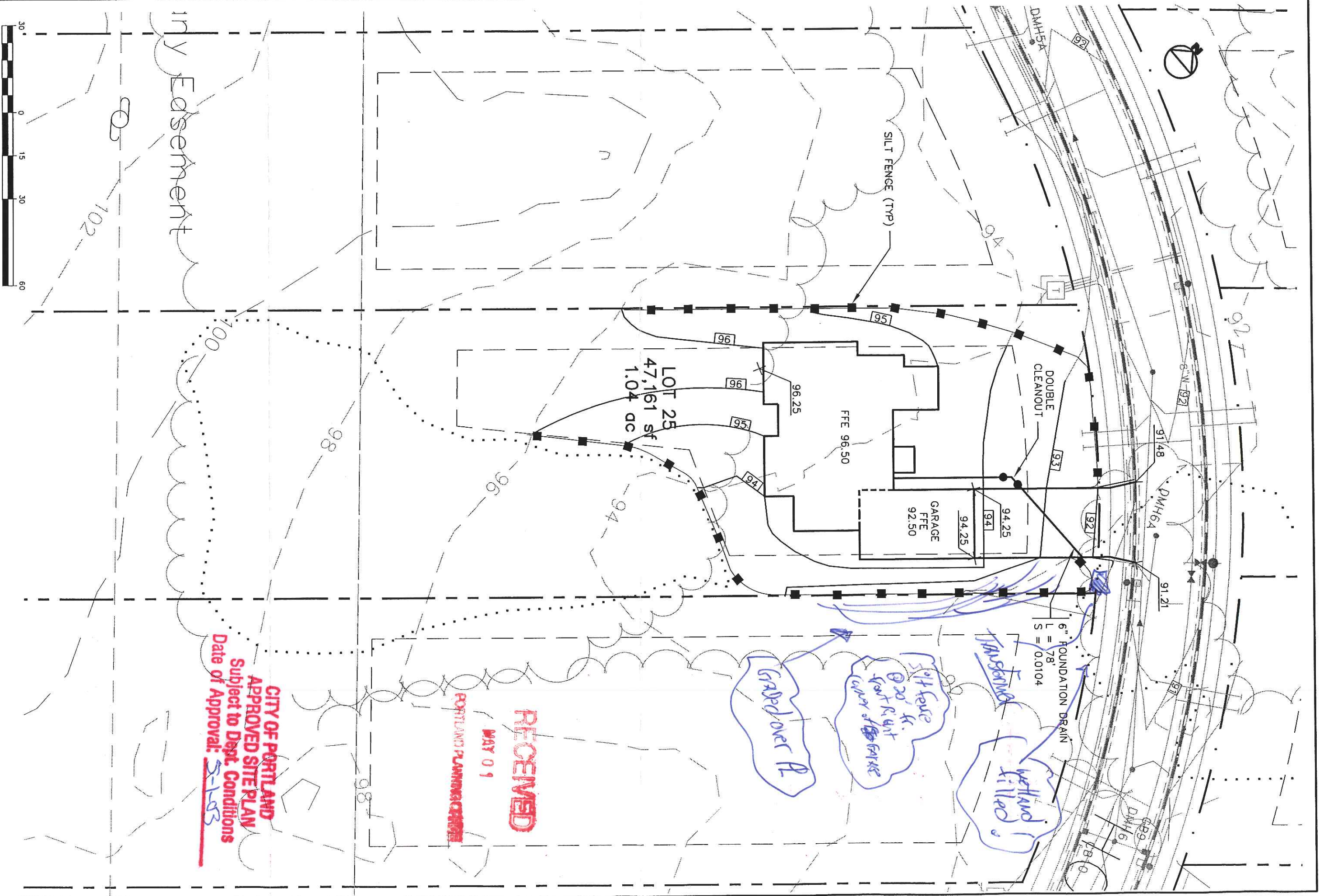
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

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: O:\drc\hopelot25a.doc





my Easement

102

100

98

96

94

98

LOT 25  
47,161 sf  
1.04 dc

FFE 96.50

GARAGE  
FFE 92.50

6" FOUNDATION DRAIN  
L = 78'  
S = 0.0104

*Silt fence @ 30' ft. front of lot (along of PARK)*

*Graded over R*

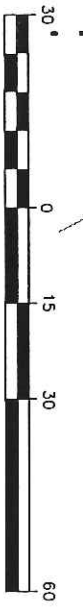
*Wetland killed*

**RECEIVED**

MAY 09

PORTLAND PLANNING DEPT

**CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 5-1-08**



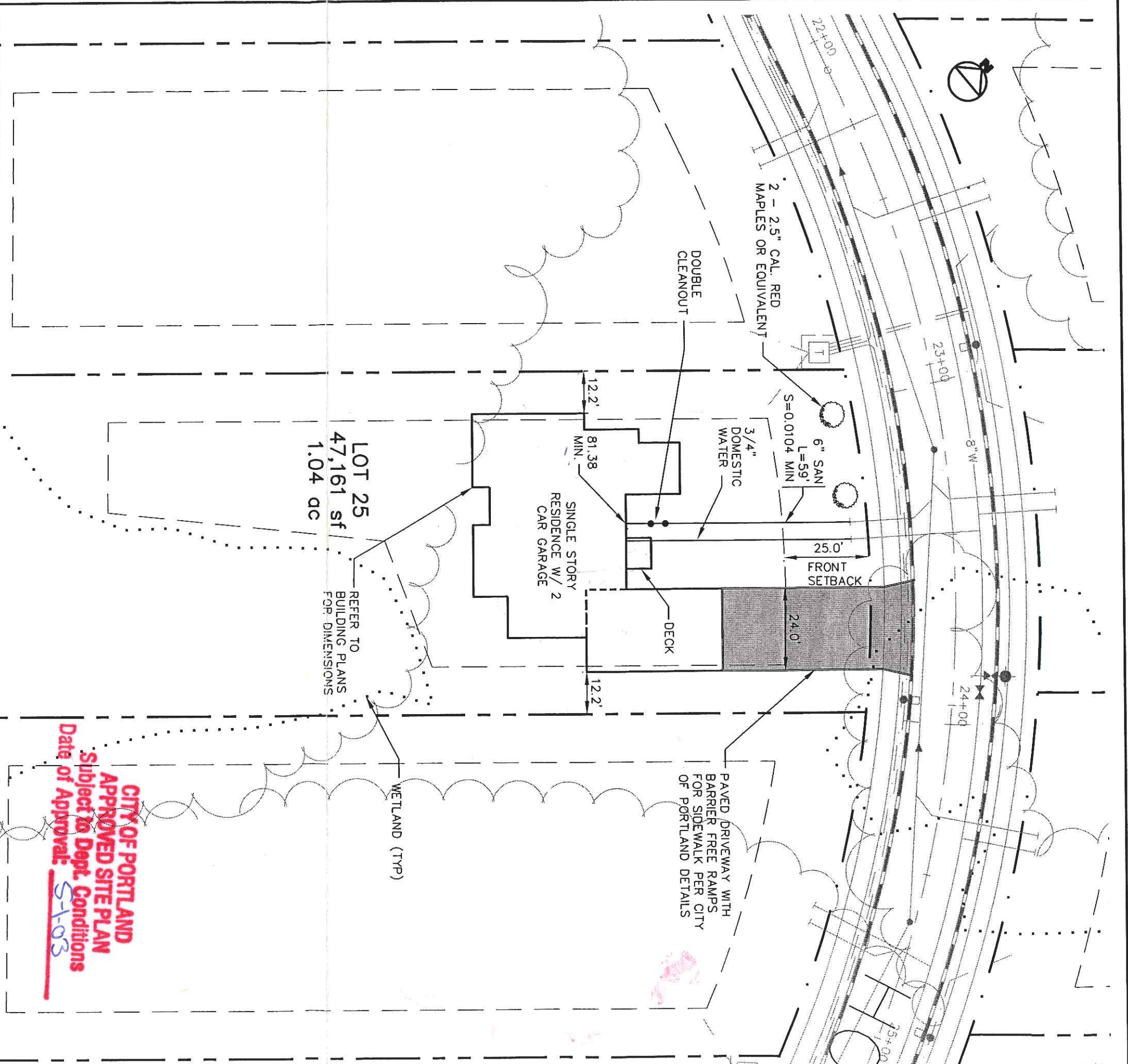
Design:	DER	Date:	APR 03
Draft:	GUL	Job No.:	759
Checked:	AMP	Scale:	1"=30'
File Name: 759-SP			

**GP** Gorrell-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
90 Box 1327  
19 West Road  
Oran, ME 04039  
307-687-6810  
307-687-6912  
E-Mail: mlh@gorrpal.com

Drawing Name: **Lot 25 Grading & Drainage Plan**  
Project: **PRESUMPSCOT RIVER PLACE**

Figure No. **3**





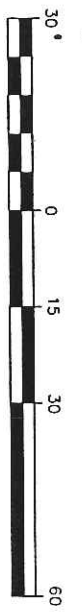
LOT 25  
47,161 sf  
1.04 ac

**CITY OF PORTLAND  
APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: 5-1-03

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

*my Easement*



Design: DER	Date: APR 03
Draft: GLL	Job No.: 759
Checked: AMP	Scale: 1"=30'
File Name: 759-SP	

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

PO Box 1237  
15 Siler Road  
Cory, ME 04039  
207-657-6910  
Fax: 207-657-6912  
E-Mail: mlabon@gorrillpalmer.com

Drawing Name:  
**Lot 25 Site Layout and Utility Plan**

Project:  
**PRESUMPCOT RIVER PLACE**

Figure No.  
**2**