

Remove Boats in Services

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

2004-0215

DRC Copy

Application I. D. Number

Donovan Kevin M &

Applicant

69 Caron St , Portland , ME 04103

Applicant's Mailing Address

10/14/2004

Application Date

Bank?

Lot 2

Project Name/Description

100 - 100 Hope Ave , Portland, Maine

Address of Proposed Site

390 A008001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: 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) _____

32 x 44

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 Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 10/18/2004

DRC Approval Status:

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 _____

From: Jay Reynolds
To: Doug Reynolds
Date: Mon, Oct 25, 2004 3:09 PM
Subject: Review Comments:

PRP III, Lots 2, 3, and 4 are as follows:

Lot 2:

1. The building elevations don't match the site plan. Site plan indicates that there's 4.5' of wall showing in the rear, however, the building elevations show a few steps out the back. Please clarify.
2. The building elevations don't match the site plan. Is there a deck or a set of stairs in the rear? Please clarify.
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Any questions, please contact me.

Jay

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov

FINAL APPROVAL OF DRAWINGS PER FINAL 11/1/04

WE HAVE CHECKED OVER THIS DRAWING FOR ACCURACY AND COMPLIANCE WITH PRIOR REQUESTED REVISIONS. I HEREBY AUTHORIZE NEN TO RELEASE PROJECT FOR BUILDING PRODUCTION.

I HEREBY AUTHORIZE NEN TO RELEASE PROJECT FOR BUILDING PRODUCTION WITH MARKED-UP CHANGES ON DRAWINGS OR ATTACHED NOTES.

ADDITIONAL WORK AUTHORIZATION REQUESTED WITH MARKED-UP CHANGES AS NOTED ON THIS DRAWING OR ATTACHED NOTES.

SIGNATURE

DATE

NEN RELEASES THESE APPROVED DRAWINGS WITHOUT LIABILITY TO THE CLIENT'S CONTRACTOR.



NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

**ASTORIA
COLONIAL**

REAR ELEVATION



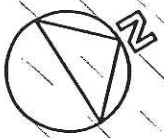
NEW ENGLAND HOMES INC.
270 OCEAN ROAD
GREENLAND, NH 03040
© COPYRIGHT 2000

DRAWN	ATH	DATE	09/23/04
REV.	A	DATE	10/29/04
SCALE	3/16" = 1'-0"		

9589 - HOPE AVE - LOT 2 - DONAVAN

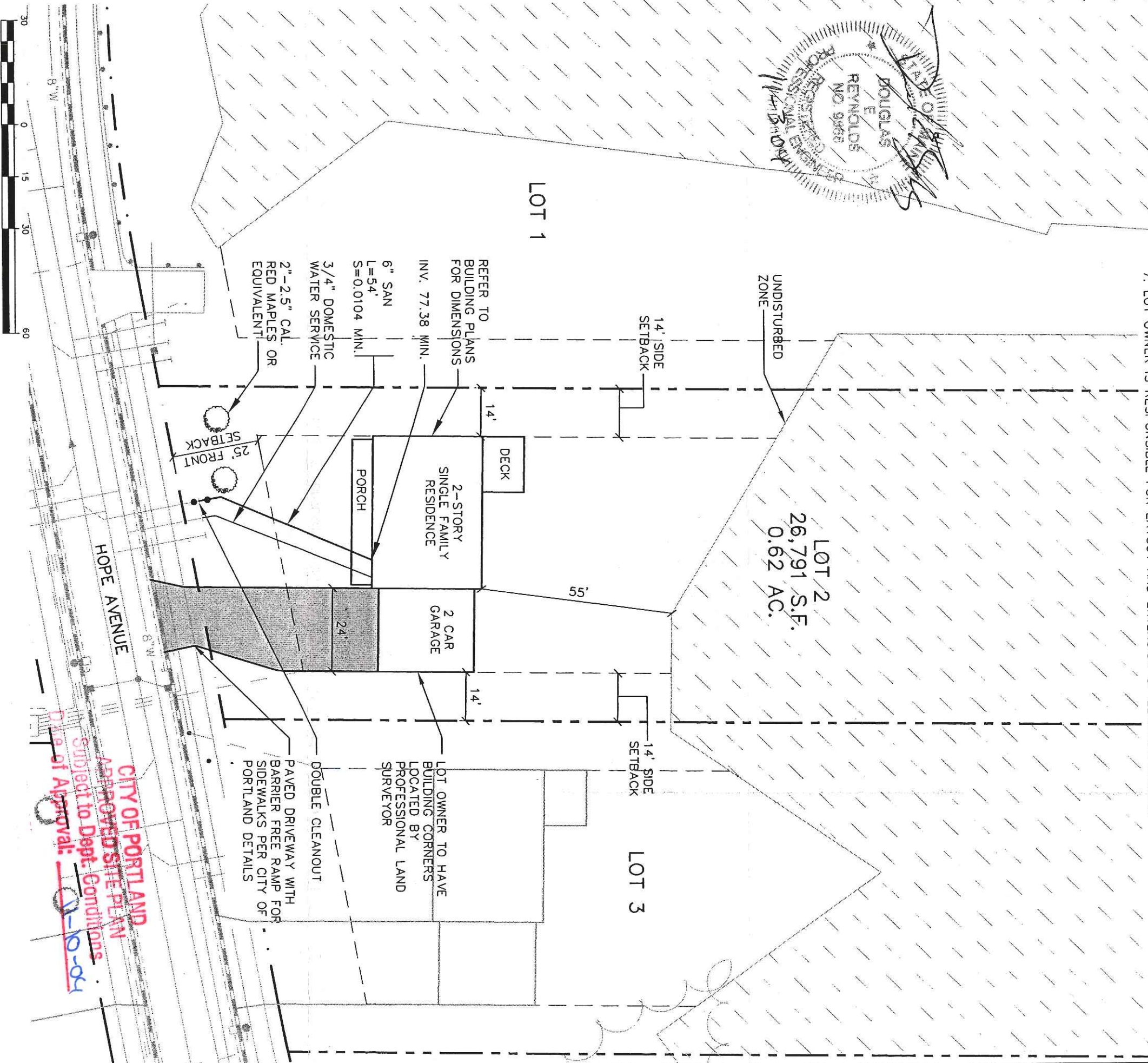
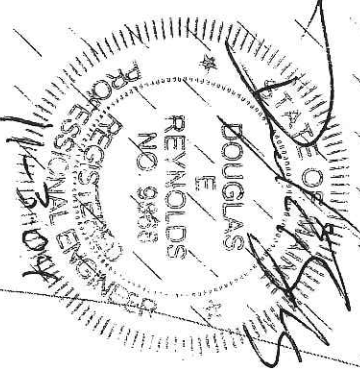
BLUE HORIZON DEVELOPMENT

0102

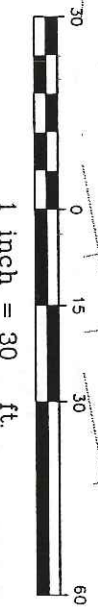


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CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 10-10-04



Design: WHS	Date: 11/04
Draft: CAH	Job No.: 1014
Checked: DER	Scale: 1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 202-657-6810
 707-607-6810
 E-Mail: mlalor@gorrillpalmer.com

Drawing Name:
Lot 2 Site Layout & Utility Plan
 Project:
PRESUMPCOT RIVER PLACE

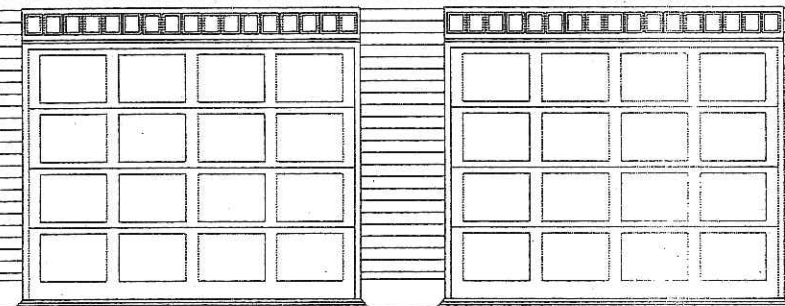
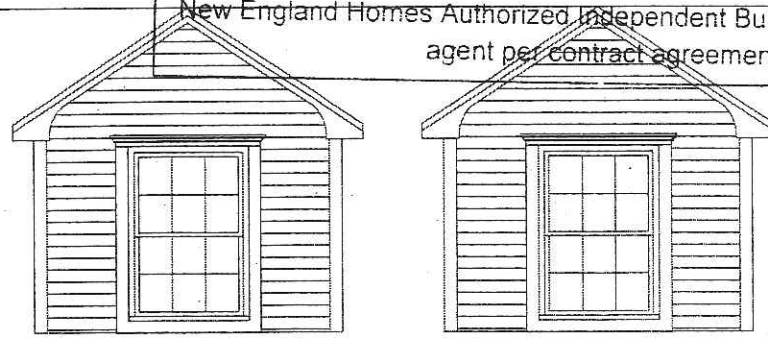
Figure No.
2

PRELIMINARY APPROVAL or REQUESTED CHANGES

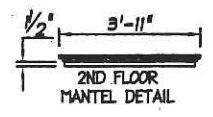
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Signature: _____ Date: _____

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ALL GARAGE MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER, NOT NEH



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#100

**ASTORIA
COLONIAL**

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9589
BLUE HORIZON DEVELOPMENT

0101

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FINAL 11/1/04

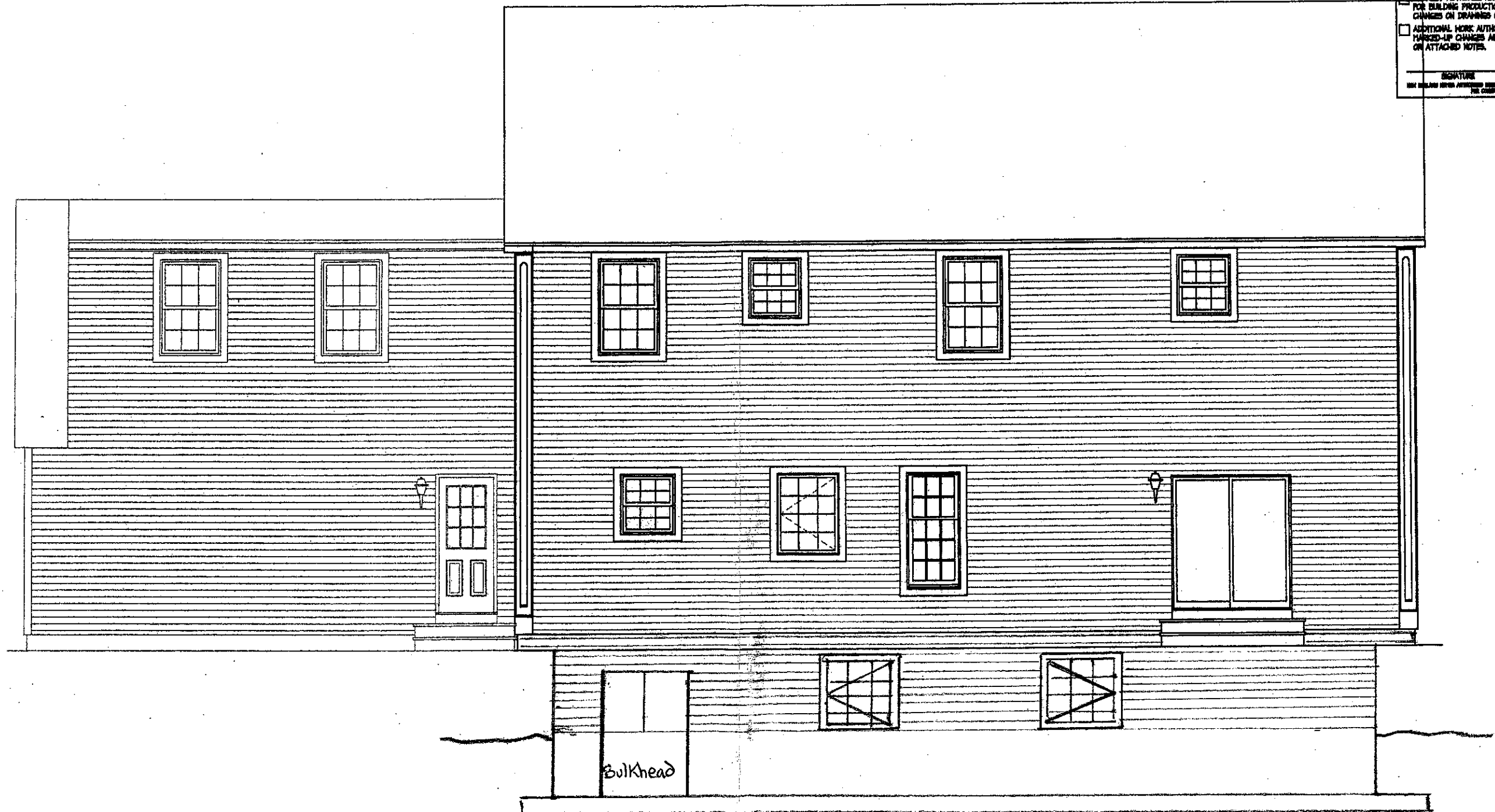
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SIGNATURE DATE

NEN RELEASES THESE APPROVED DRAWINGS WITHOUT BEING RESPONSIBLE FOR CONSTRUCTION DEFECTS.



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**ASTORIA
COLONIAL**

REAR ELEVATION



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270 OCEAN ROAD
GREENLAND, N.H. 03040
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DRANN	ATH	DATE	09/23/04
REV.	A	DATE	10/29/04
SCALE	3/16"=1'-0"		

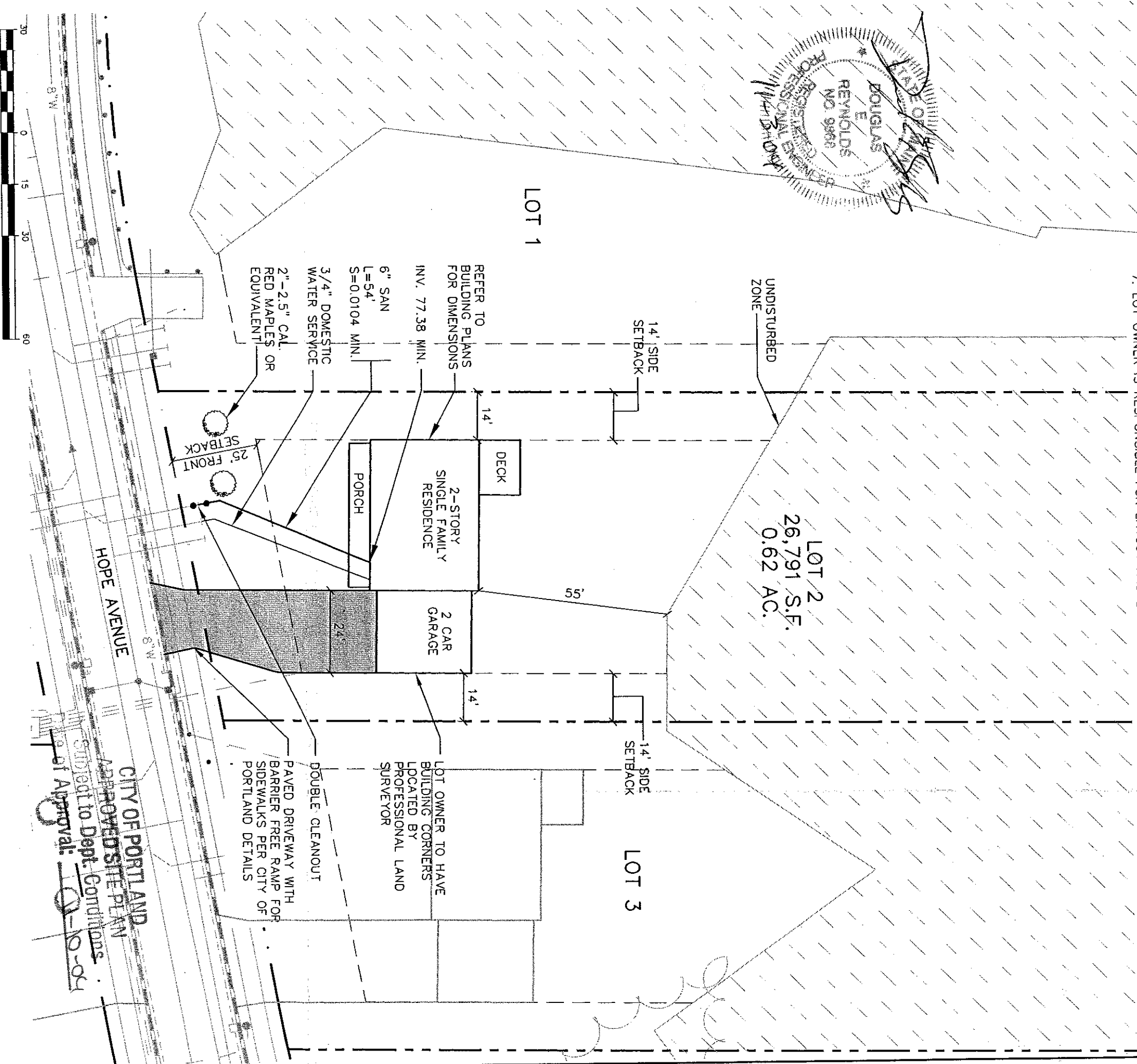
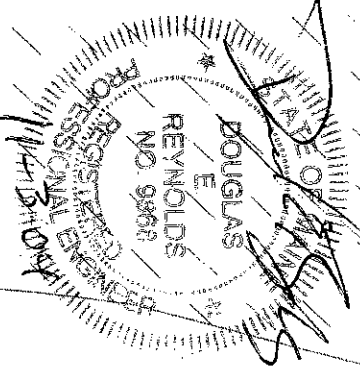
9589 - ^{HOPE AVE} LOT 2 - DONOVAN
BLUE HORIZON DEVELOPMENT

0102



GENERAL NOTES

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CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
10-05

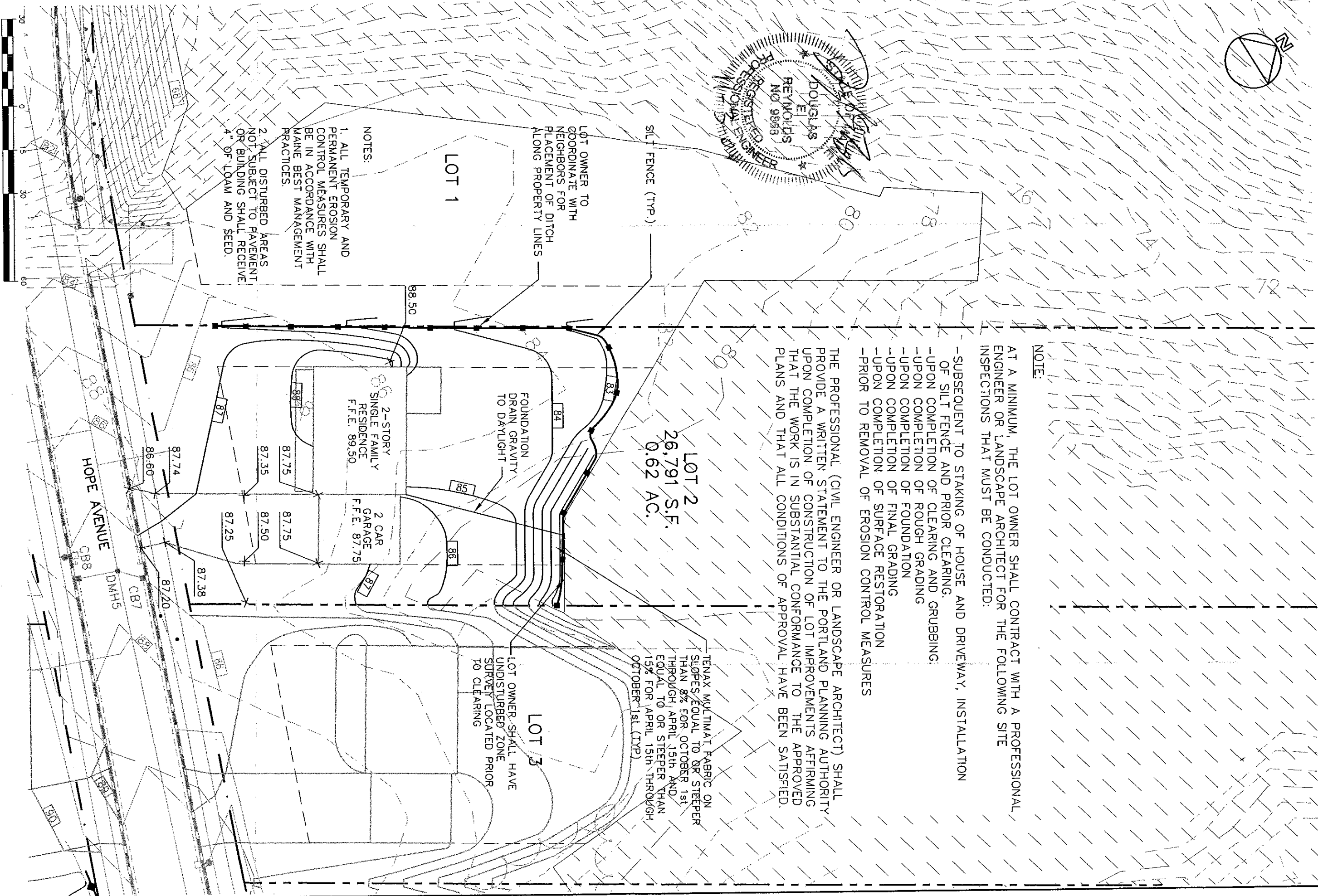
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Draft:	CAH	Job No.:	1014
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

GP
Gornil-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
203-857-6810
19 So. Main St.
Box 1211
Greenville, ME 04039
E-Mail: molisa@gornilpalmer.com

Drawing Name:
Lot 2 Site Layout & Utility Plan

Project:
PRESUMPCOT RIVER PLACE

Figure No.
2



- NOTE:
- AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:
- SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
 - UPON COMPLETION OF CLEARING AND GRUBBING:
 - UPON COMPLETION OF ROUGH GRADING
 - UPON COMPLETION OF FOUNDATION
 - UPON COMPLETION OF FINAL GRADING
 - UPON COMPLETION OF SURFACE RESTORATION
 - PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

TENAX MULTIMAT FABRIC ON SLOPES/EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1ST THROUGH APRIL 15TH AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15TH THROUGH OCTOBER 1ST (TYP)

LOT OWNER TO COORDINATE WITH NEIGHBORS FOR PLACEMENT OF DITCH ALONG PROPERTY LINES

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

LOT OWNER SHALL HAVE UNDISTURBED ZONE SURVEY LOCATED PRIOR TO CLEARING

- NOTES:
1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.
 2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.

1 inch = 30 ft.



Designer:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1014
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Solar Road
 COY, ME 04039
 207-637-6810
 FAX: 207-637-6912
 E-Mail: mlisa@gpce.com

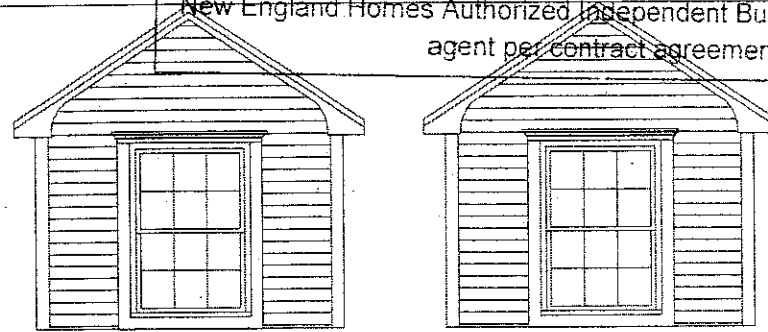
Drawing Name: **Lot 2 Grading & Drainage Plan**
 Project: **PRESUMPCOT RIVER PLACE**

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DRIP EDGE @ GABLE ENDS

6" RAKE JETS

PRIMED PINE WINDOW MANTELS

1/2" BUILT UP CORNER BOARDS

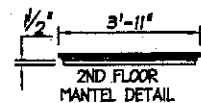
GRADE



ALL PORCH MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER

STEPS AND STOOP BY BUILDER

ALL GARAGE MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER, NOT NEH



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**ASTORIA
COLONIAL**

FRONT ELEVATION



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DRAWN	ATH	DATE	09/23/04
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SCALE	3/16" = 1'-0"		

9589

BLUE HORIZON DEVELOPMENT

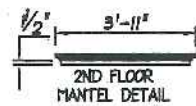
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3. Please remove 'zig-zag' in utility lines. It looks like the utilities can be run in a straight line from the stubs to the building.

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1. The actual location of the curb-cut, installed by the roadway developer, is in the middle of the lot. I hear there are talks of moving this curb cut. Please clarify or revise site plan.
2. Please re-align foundation drain line so that it discharges within the property.
3. Please remove 'zig-zag' in utility lines. It looks like the utilities can be run in a straight line from the stubs to the building.

Lot 4:

1. The actual location of the curb-cut, installed by the roadway developer, is along the left side boundary line. I hear there are talks of moving this curb cut. Please clarify or revise site plan.
2. Please remove 'zig-zag' in utility lines. It looks like the utilities can be run in a straight line from the stubs to the building.

Any questions, please contact me.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov

FINAL APPROVAL OF DRAWINGS PER FINAL 11/1/04

WE HAVE CHECKED OVER THIS DRAWING FOR ACCURACY AND COMPLIANCE WITH PRIOR REQUESTED REVISIONS. I HEREBY AUTHORIZE HIM TO RELEASE PROJECT FOR BUILDING PRODUCTION.

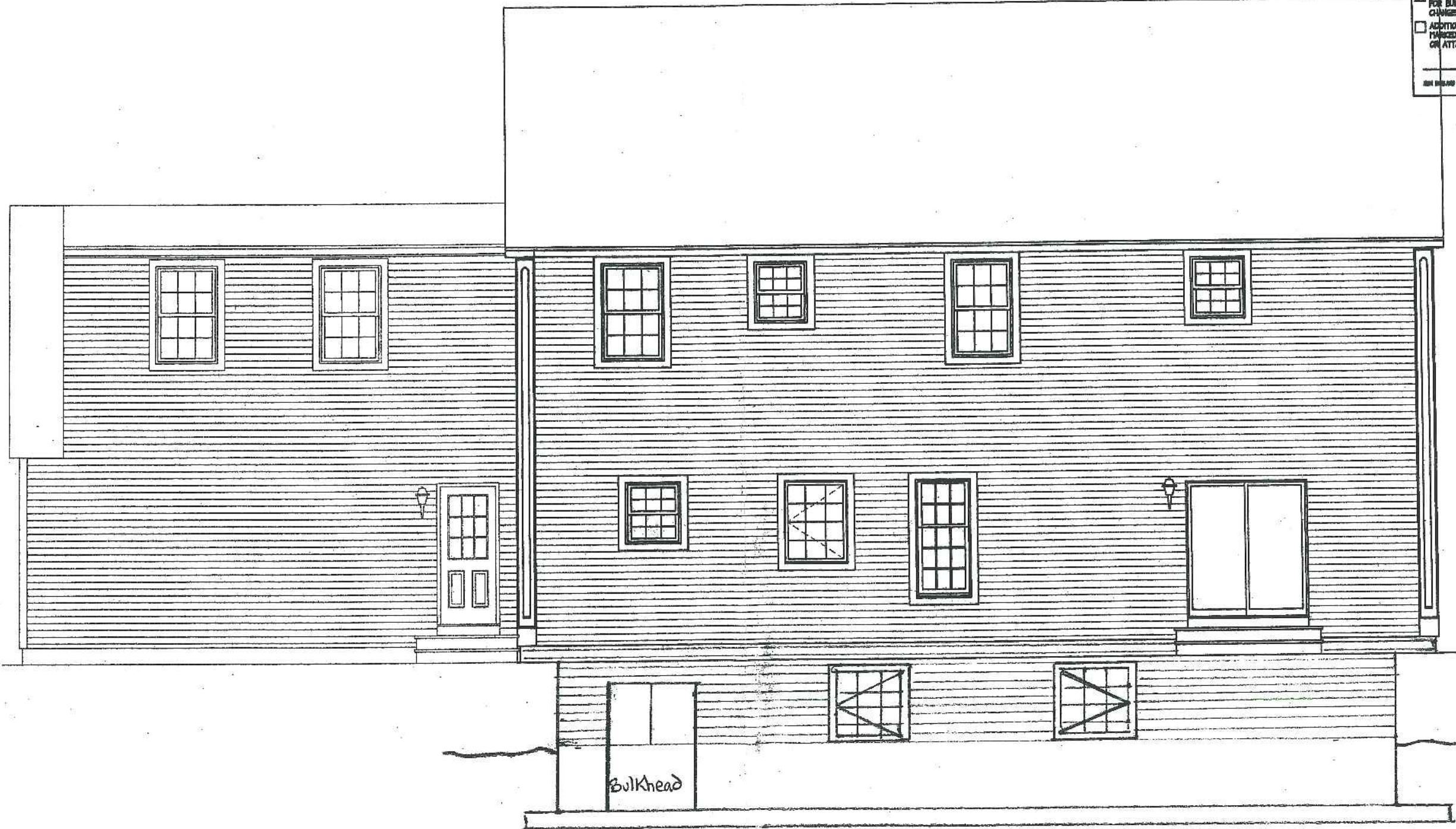
I HEREBY AUTHORIZE HIM TO RELEASE PROJECT FOR BUILDING PRODUCTION WITH MARKED-UP CHANGES ON DRAWINGS OR ATTACHED NOTES.

ADDITIONAL WORK AUTHORIZATION REQUESTED WITH MARKED-UP CHANGES AS NOTED ON THIS DRAWING OR ATTACHED NOTES.

SIGNATURE

DATE

THE BUILDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

ASTORIA COLONIAL	REAR ELEVATION		NEW ENGLAND HOMES INC. 270 OCEAN ROAD GREENLAND, N.H. 03040 © COPYRIGHT 2000	DRAWN ATH DATE 09/23/04	9589 - ^{HOPE AUG} LOT 2 - DONOVAN	BLUE HORIZON DEVELOPMENT	0102
				REV. A DATE 10/29/04			

PRELIMINARY APPROVAL or REQUESTED CHANGES

- We have checked over this drawing for accuracy and compliance with prior requested revisions. I hereby authorize NEH to release it for Final Plans
- Approved for Final Drawings with the red-lined changes as noted on this drawing or attached notes.
- Additional Work Authorization requested with red-lined changes as noted on this drawing or attached notes.

Signature: _____ Date: _____

New England Homes Authorized Independent Builders duly authorized agent per contract agreement.



DRIP EDGE @ GABLE ENDS

6" RAKE JETS

PRIMED PINE WINDOW MANTELS

1/2" BUILT UP CORNER BOARDS

GRADE



ALL PORCH MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER

STEPS AND STOOP BY BUILDER

ALL GARAGE MATERIALS AND LABOR SITE SUPPLIED AND INSTALLED BY BUILDER, NOT NEH



- NOTE:
- 1) DELETE ALL SIDING
 - 2) ADD ICE AND SNOW BARRIER OVER ALL WINDOW AND PATIO DOOR FLANGES
 - 3) INSTALL ALUMINUM SILL GUARD UNDER PATIO DOOR
 - 4) SHIP (2) PRIMED PINE WINDOW MANTELS LOOSE

NOTE: ANY & ALL Material shipped loose for the site completion of the manufactured product is ULTIMATELY the SOLE RESPONSIBILITY OF THE BUILDER LISTED BELOW to install and finish.

#100

ASTORIA COLONIAL

FRONT ELEVATION



NEW ENGLAND HOMES INC.
270 OCEAN ROAD
GREENLAND, N.H. 03840
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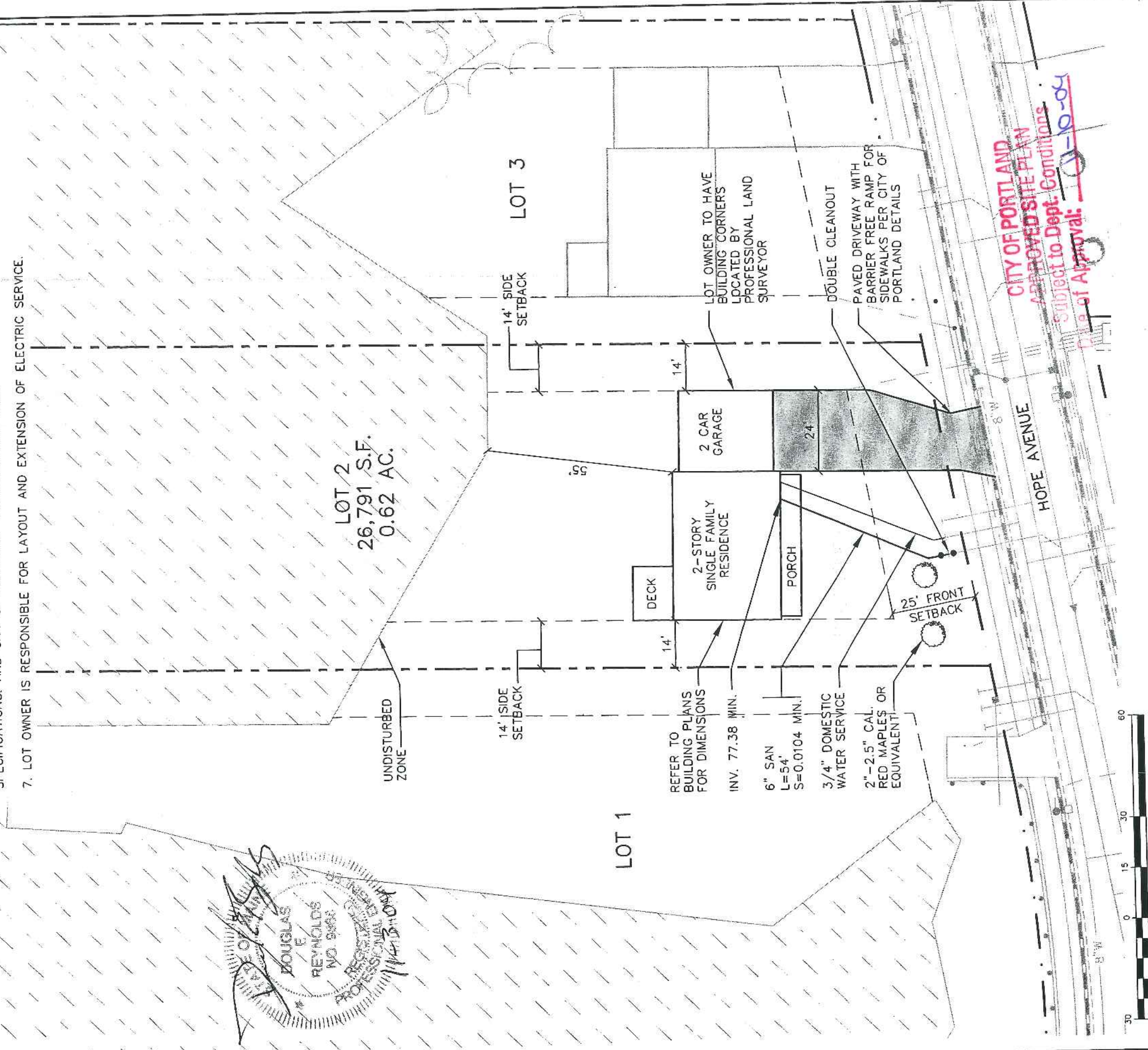
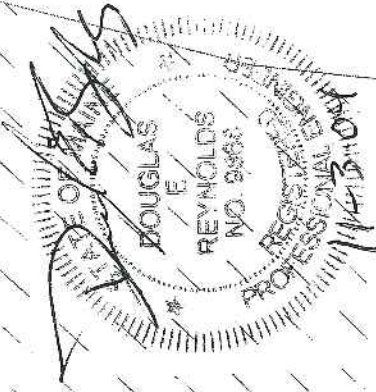
DRAWN	ATH	DATE	09/23/04
REV.		DATE	
SCALE	3/16" = 1'-0"		

9589
BLUE HORIZON DEVELOPMENT

0101

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.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.



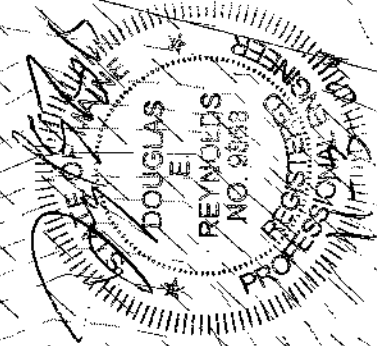
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-10-04



Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1014
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1217
 15 Sear Road
 Gray, ME 02033
 207-657-6910
 FAX: 207-657-6812
 E-Mail: mail@gorrillpalmer.com

Drawing Name: **Lot 2 Site Layout & Utility Plan**
 Project: **PRESUMPSCOT RIVER PLACE**



NOTE:

AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:

- SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
- UPON COMPLETION OF CLEARING AND GRUBBING.
- UPON COMPLETION OF ROUGH GRADING
- UPON COMPLETION OF FOUNDATION
- UPON COMPLETION OF FINAL GRADING
- PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

LOT 2
26,791 S.F.
0.62 AC.

SILT FENCE (TYP.)

LOT OWNER TO COORDINATE WITH NEIGHBORS FOR PLACEMENT OF DITCH ALONG PROPERTY LINES

LOT 1

NOTES:

1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.
2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

2-STORY SINGLE FAMILY RESIDENCE
F.F.E. 89.50

2 CAR GARAGE
F.F.E. 87.75

LOT 3

LOT OWNER SHALL HAVE UNDISTURBED ZONE SURVEY LOCATED PRIOR TO CLEARING

HOPE AVENUE



1 inch = 30 ft.

Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1014
Checked:	DER	Scale:	1"=30'
File Name: 980B9-1\980B9-ALL-LOTS.DWG			

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

PO Box 1237
15 State Road
Gray, ME 04530
207-657-6910
FAX: 207-657-6912
E-Mail: mail@gorrillpalmer.com

Drawing Name: **Lot 2 Grading & Drainage Plan**
Project: **PRESUMPCOT RIVER PLACE**