

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

check secondary plan

Peisner Michael B
Applicant
26 Overset Rd , Portland , ME 04103
Applicant's Mailing Address

Jay Reynolds

2005-0017
Application I. D. Number
2/8/2005
Application Date
Hope Ave. Lot #5
Project Name/Description

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

J.H.
126 - 126 Hope Ave , Portland, Maine
Address of Proposed Site
390 A011001
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) _____

3130 sq ft **40184**
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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **2/8/2005**

DRC Approval Status:

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

<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	_____	_____	
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Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
See Attached

Approval Date **3/4/2005** Approval Expiration **3/4/2006** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **3/4/2005**
signature date

*3-24-05
Revised Approval*

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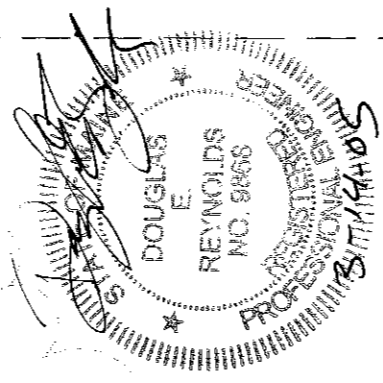
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126 Hope 390 A11

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.
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7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.



DO NOT DISTURB
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40,184 S.F.
.92 AC.

LOT OWNER TO HAVE
BUILDING CORNERS
LOCATED BY
PROFESSIONAL LAND
SURVEYOR

14' SIDE
SETBACK

LOT 6

REFER TO
BUILDING PLANS
FOR DIMENSIONS

DECK

2-STORY
SINGLE FAMILY
RESIDENCE

INV. 80.95
MIN.

2 CAR
GARAGE

14.7'

14.5'

25' FRONT
SETBACK

3/4" DOMESTIC
WATER SERVICE

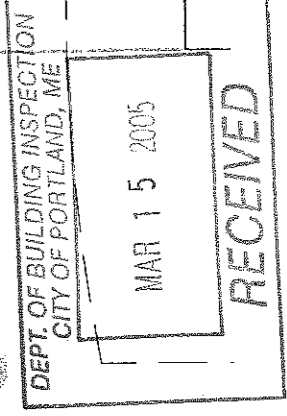
DOUBLE CLEANOUT

6" SAN
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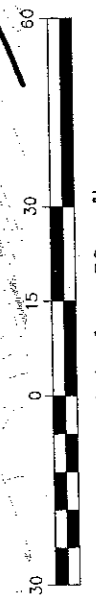
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PAVED DRIVEWAY WITH
BARRIER FREE RAMP FOR
SIDEWALKS PER CITY OF
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HOPE AVENUE



Revision
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-20-05



Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1198

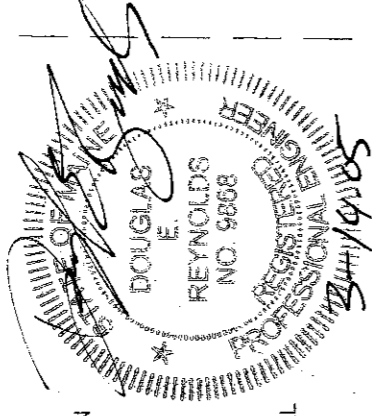
GP Gorrill-Palmer Consulting Engineers, Inc. PO Box 1237
15 State Road
Portland, ME 04103
207-657-8810

Drawing Name: **Lot 5 Layout & Utility Plan**
Project: **REYNOLDS FOOT POWER PLANT**

Figure No. **2**

NOTE:

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 -UPON COMPLETION OF SURFACE RESTORATION.
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COORDINATE WITH LOT 4 & 6 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE

LOT 5
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LOT 6

LOT 4

2'-x2' 3/4" CRUSHED STONE APRON

FOUNDATION DRAIN AND OUTLET CAN NOT IMPACT DO NOT DISTURB AREA

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

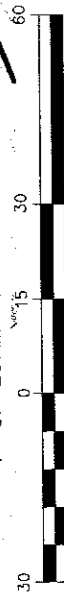
SILT FENCE (TYP.)

2-STORY 90.50 SINGLE FAMILY RESIDENCE
 F.F.E. 94.50 91.70

2 CAR GARAGE
 F.F.E. 93.33

NOTES:

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Design:	WHIS	Date:	11/04
Draft:	CAH	Job No.:	1198
Checked:	DFR	Scale:	1"=30'

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1217
 Bangor, ME 04910
 Traffic and Civil Engineering Services 207-657-6910

Drawing Name:

Lot 5 Grading Plan

Project: REFORMS COOT RIVER BRIDGE

Figure No.

3

CITY OF PORTLAND, MAINE
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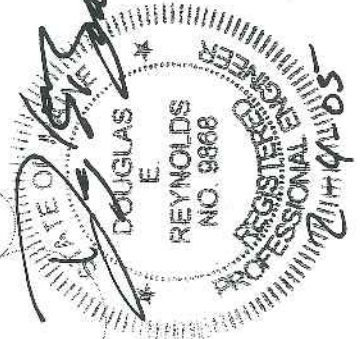
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LOT 6

REFER TO
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SETBACK

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APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-4-05



Design:	WHS	Date:	11/04
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File Name:	98089-1\98089-ALL-LOTS.DWG		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
19 Saker Road
Gray, ME 04039
207-657-6910
FAX 207-657-6912
E-Mail: mailbag@gorrillpalmer.com

Drawing Name: **Lot 5 Layout & Utility Plan**
Project: **PRESUMPCOT RIVER PLACE**

Figure No.

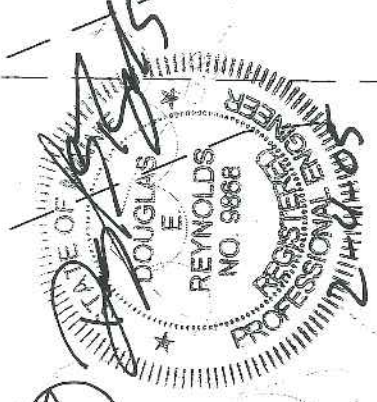
2

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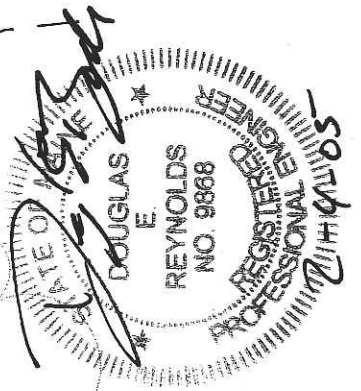
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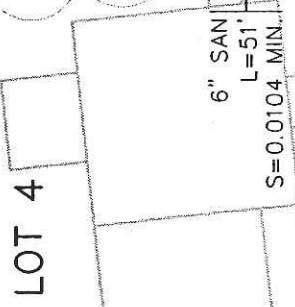
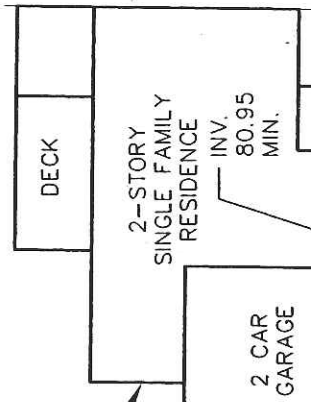
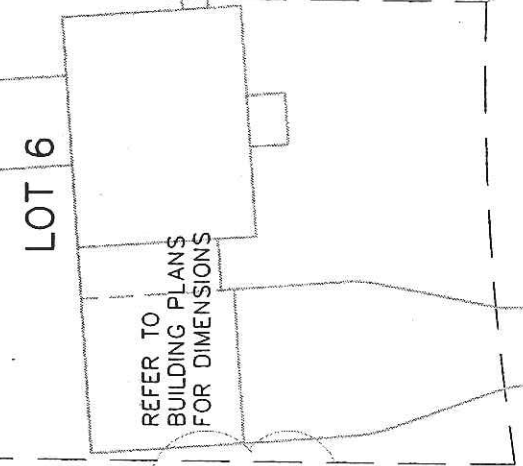
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Date of Approval: 3-4-05



Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1198
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

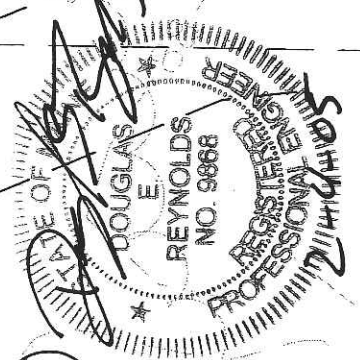
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
207-657-6910
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E-Mail: mailbot@gorrillpalmer.com

PO Box 1237
15 Sauer Road
Gray, ME 04039

Drawing Name: **Lot 5 Layout & Utility Plan**
Project: **PRESUMPCOT 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)

COORDINATE WITH LOT 4 & 6 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE

2 x 2' 3/4" CRUSHED STONE APRON

FOUNDATION DRAIN AND OUTLET CAN NOT IMPACT DO NOT DISTURB AREA

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

SILT FENCE (TYP.)

LOT 5
40,184 S.F.
.92 AC.

LOT 6

LOT 4

2-STORY SINGLE FAMILY RESIDENCE
F.F.E. 94.50

2 CAR GARAGE
F.F.E. 93.33

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.

30 0 15 30

1 inch = 30 ft.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-4-5

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Drawing Name:

Lot 5 Grading Plan

Project:

PRESUMPSCOT RIVER PLACE

Figure No.

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