

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

2006-0056

Application I. D. Number

3/20/2006

Application Date

Dixon Residence *Lot 26*

Project Name/Description

Dixon John L & Robyn B

Applicant

121 Hope Ave, Portland, ME 04103

Applicant's Mailing Address

John Dixon

Consultant/Agent

Agent Ph: (207)797-6958

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

121 - 121 Hope Ave, Portland, Maine

Address of Proposed Site

390 B026001

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) \_\_\_\_\_

4013 sf

40255 sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 3/20/2006

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 3/24/2006 Approval Expiration 3/24/2007 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 3/24/2006  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |  |                |  |                 |
|--|----------------|--|-----------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | _____          | _____  | _____           |
|  | date           | amount   | expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid            | _____          | _____  |                 |
|  | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue                     | _____          |  |                 |
|  | date           |  |                 |
| <input checked="" 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 checked="" type="checkbox"/> Defect Guarantee Submitted     | _____          | _____  | _____           |
|  | submitted date | amount   | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released      | _____          | _____  |                 |
|  | date           | signature  |                 |

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

2006-0056

Application I. D. Number

3/20/2006

Application Date

Dixon Residence

Project Name/Description

**Dixon John L & Robyn B**

Applicant

121 Hope Ave, Portland, ME 04103

Applicant's Mailing Address

**John Dixon**

Consultant/Agent

**Agent Ph: (207) 797-6958**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

121 - 121 Hope Ave, Portland, Maine

Address of Proposed Site

390 B026001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 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 A sewer permit is required for your 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.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

## SPACE AND BULK REQUIREMENTS – R-2 ZONE

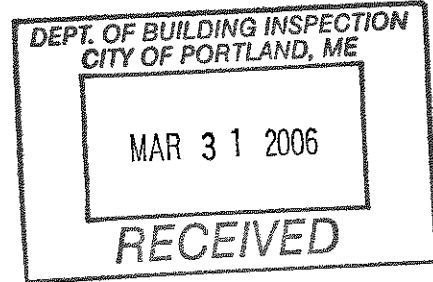
MINIMUM LOT SIZE: 10,000 S.F.

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.

S:\1 and Design\10800 - 11\dwg\10800 - 1\OTS-15-07.dwg, SPACE BULK.dwg, 2/20/2006 1:44:08 PM, lucas@me.com, Corill Palmer Consulting Engineers, Inc.

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

**Traffic and Civil Engineering Services**  
 PO Box 1237, 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910

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

Figure No.	<b>1</b>
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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DRC Copy**

2006-0056  
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3/20/2006  
Application Date  
Dixon Residence  
Project Name/Description

**Jay Reynolds**

Dixon John L & Robyn B  
Applicant  
121 Hope Ave, Portland, ME 04103  
Applicant's Mailing Address  
John Dixon  
Consultant/Agent  
Agent Ph: (207)797-6958 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

121 - 121 Hope Ave, Portland, Maine  
Address of Proposed Site  
390 B026001  
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) \_\_\_\_\_

4013 sf Proposed Building square Feet or # of Units      40255 sf 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 3/20/2006

**DRC Approval Status:**

Reviewer \_\_\_\_\_

- Approved       Approved w/Conditions See Attached       Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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

2006-0056

Application I. D. Number

DRC Copy

**Jay Reynolds**

3/20/2006

Application Date

**Lecours Stanley A**

Applicant

**Dixon Residence**

Project Name/Description

55 Lane Ave, Portland, ME 04103

Applicant's Mailing Address

**John Dixon**

Consultant/Agent

Agent Ph: (207)797-6958

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

55 - 55 Lane Ave, Portland, Maine

Address of Proposed Site

390 B026001

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 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

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Reviewer \_\_\_\_\_

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Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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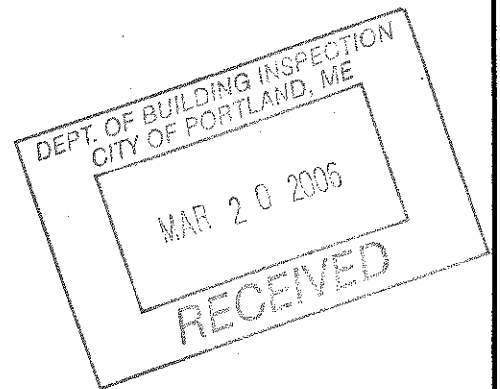
- |   |                |  |                 |
|---|----------------|--|-----------------|
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|   | date           |  | expiration date |
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|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
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|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
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|   | date           | signature  |                 |

## 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.
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309 K 26

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

<b>GP</b>	<i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 15 Shaker Road
	Cray, ME 04039
	207-657-6910

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 Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 15, 2007

RE: C. of O. for 121 Hope Avenue  
(Id#2006-0056)(CBL 390 B 026001)

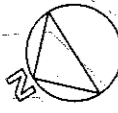
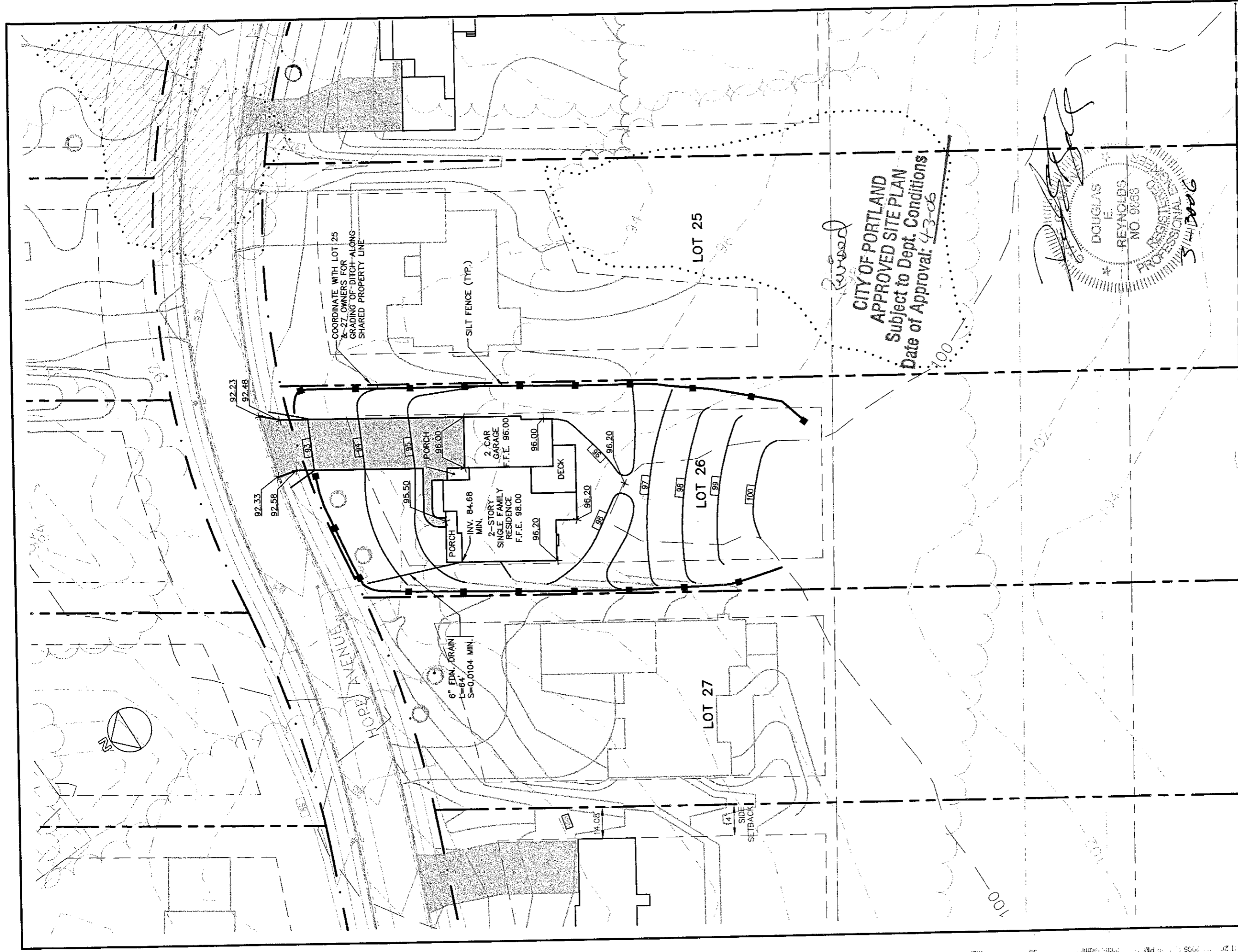
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After visiting the site, I have the following comments:

Site work complete

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

Cc: Barbara Barhydt, Development Review Services Manager  
Jeanie Bourke, Inspection Services Manager  
File: Urban Insight



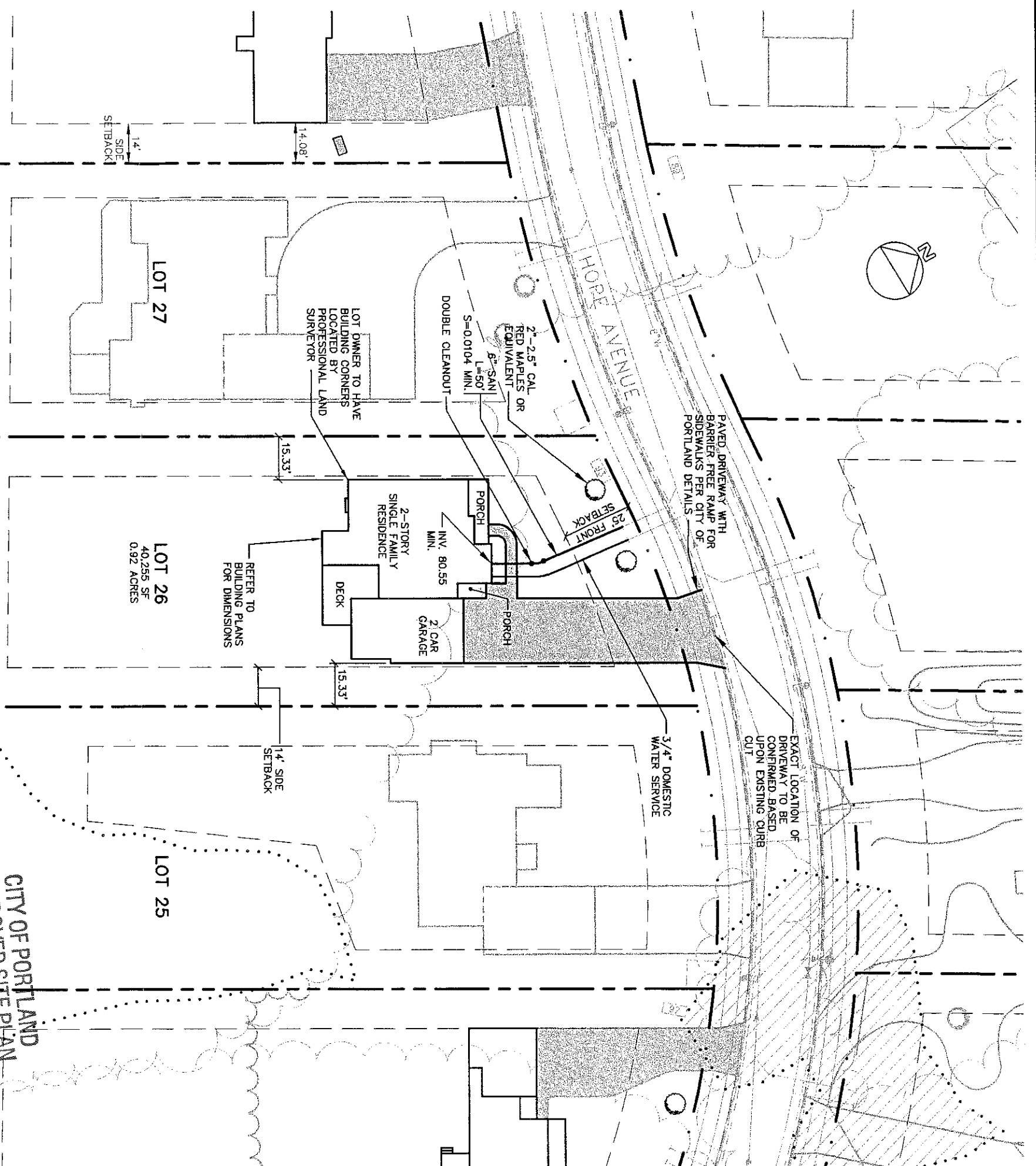
1 inch = 40 ft.

Design:	DER	Date:	MAR 06
Draft:	BVD	Job No.:	1484
		Scale:	1"=40'

**GP**  
Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237  
15 Saker Road  
Croy, ME 04098  
207-657-6810  
207-657-8812

Drawing Name: Lot 26 Grading & Drainage Plan  
Project: PREFSUMPSCOT RIVER PLACE





**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: 4/3/06

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

MAR 31 2006

RECEIVED

*[Signature]*  
 DOUGLAS E. REYNOLDS  
 PROFESSIONAL ENGINEER  
 NO. 98861  
 3/31/06

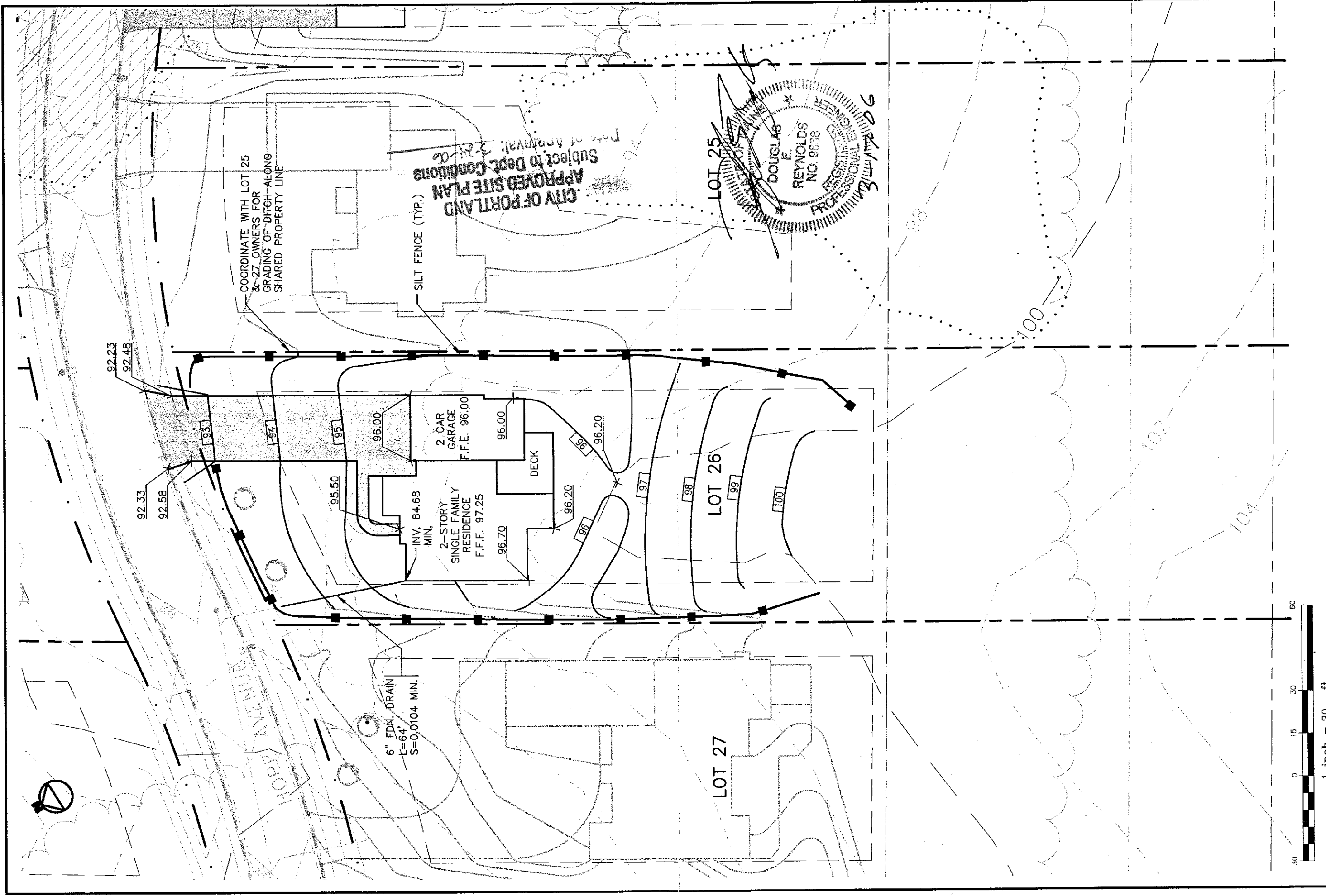


Design:	DER	Date:	MAR 06
Draft:	BVD	Job No.:	1484
Checked:	DER	Scale:	1"=40'
File Name:	98089-LOT1515-27.dwg		

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 Saker Road  
 Gray, ME 04069  
 207-637-6910  
 FAX: 207-637-6912  
 E-Mail: md@gorrillpalmer.com

Drawing Name: **Lot 26 Site Layout and Utility Plan**  
 Project: **PRESUMPSCOT RIVER PLACE**

Figure No. **2**

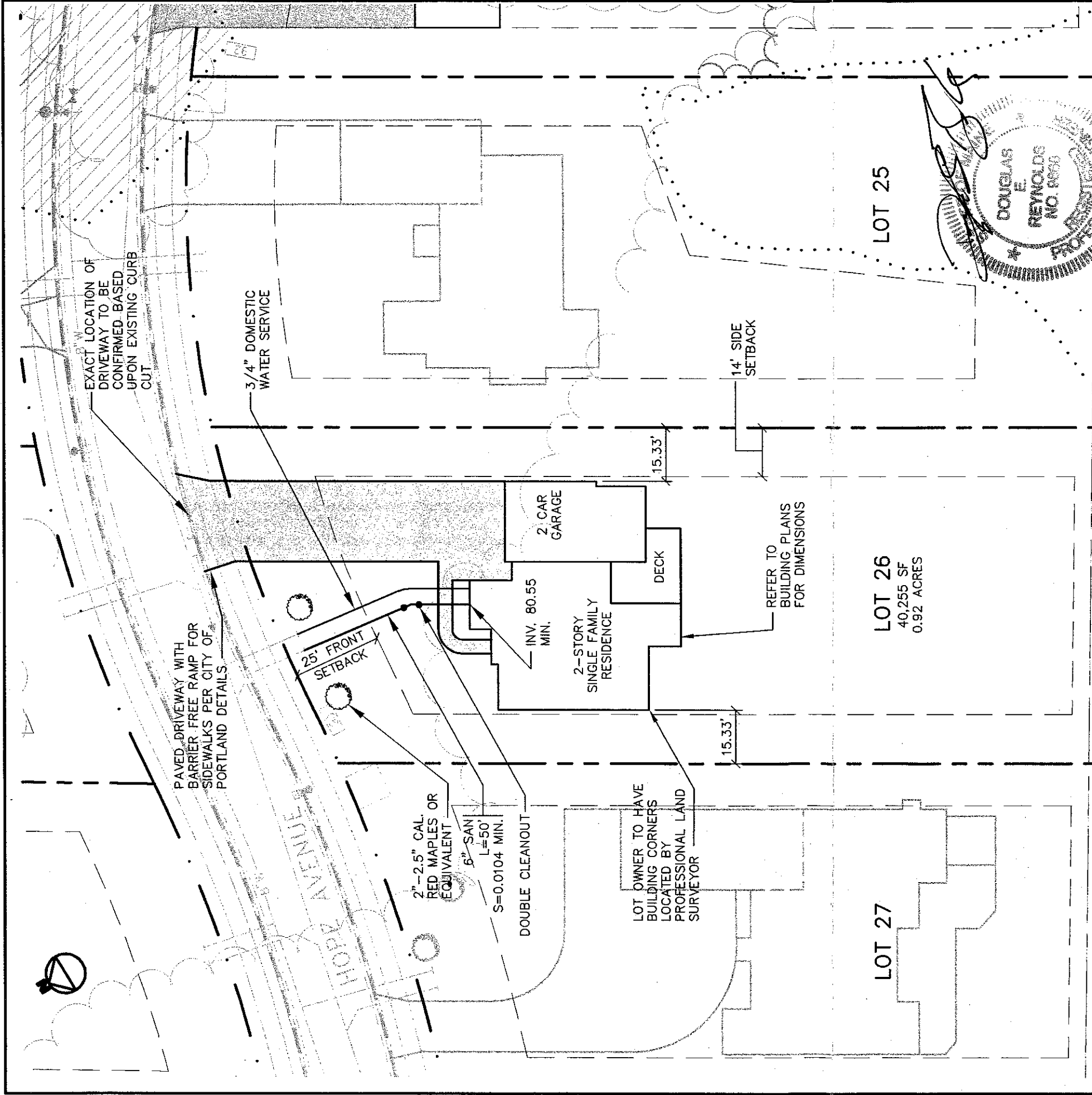


Design:	DER	Date:	MAR 06
Draft:	BVD	Job No.:	1484
Checked:	DER	Scale:	1"=30'
File Name:	98089-LOTS15-27.dwg		

**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 Sier Road  
 Box ME 04335  
 207-457-8910  
 FAX: 207-657-8912  
 E-Mail: mail@gorrillpalmer.com

Drawing Name: **Lot 26 Grading & Drainage Plan**  
 Project: **PRESUMPCOT RIVER PLACE**

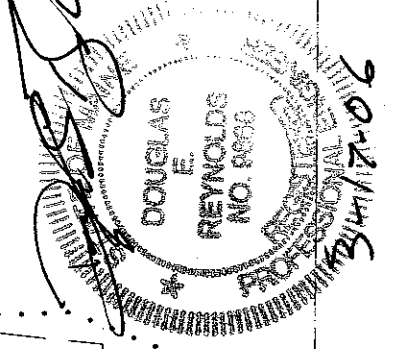
Figure No. **3**



LOT 25

LOT 26  
40,255 SF  
0.92 ACRES

LOT 27



**GENERAL NOTES**

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Design:	DER	Date:	MAR 06
Draft:	BVO	Job No.:	1484
Checked:	DER	Scale:	1"=30'
File Name: 98089-LOTS15-27.dwg			

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
207-657-8910  
FAX: 207-657-8912  
E-Mail: mpalmer@gorrillpalmer.com  
PO Box 1227  
15 Saker Road  
Gray, ME 04038

Drawing Name: **Lot 26 Site Layout and Utility Plan**  
Project: **PRESUMPSCOT RIVER PLACE**