

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

DRC Copy

2003-0137

Application I. D. Number

07/07/2003

Application Date

Hope Ave. Lot #27

Project Name/Description

Dardano David M &

Applicant

20 Shepherd Lane, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-3922 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

115 - 115 Hope Ave Lot #27, Portland, Maine

Address of Proposed Site

390 B027001

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) _____

5,213 sq. Ft.

Proposed Building square Feet or # of Units

36,553 sq. Ft.

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 \$300.00 Subdivision _____ Engineer Review \$250.00 Date 07/08/2003

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 08/12/2003 Approval Expiration 08/12/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 08/12/2003
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**

2003-0137

Application I. D. Number

07/07/2003

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Approval Conditions of DRC

- 1 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.
- 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 Your new street address is now #115 HOPE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.
- 6 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

From: Jay Reynolds
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia; Ma...
Date: Tue, Aug 5, 2003 11:40 AM
Subject: Re: Dave Dardano

Hi Doug,

Mr. Dardano just stated he's proposing a Daylight (or half daylight) basement on the side of his house (lot 28 side). This should take care of some of the sideslope issues I was concerned about.

The site plan needs to be revised to reflect this. Mr. Dardano said 3 feet, you should talk to him to clarify these changes. He also stated he wants to drop the grading a little around the garage, but not the garage entrance. I don't need the plan exact, just closer to what's actually going to be built out there. Mr. Dardano may need to submit revised building elevations to the inspections office as well.

Thanks Doug,
Jay

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632

>>> "Doug Reynolds" <DReynolds@gorrillpalmer.com> 08/05 11:34 AM >>>

Cell number 831-2137

Doug Reynolds

Gorrill-Palmer Consulting Engineers, Inc.
15 Shaker Road
PO Box 1237
Gray, ME 04039
(207) 657-6910
(207) 657-6912 (Fax)

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① What's lot #8's AFE?
 ② Lower Grades?
 ③ Chimney/Ingrace.

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

2003-0137
 Application I. D. Number
 7/7/2003
 Application Date
 Hope Ave. Lot #27
 Project Name/Description

Dardano David M &
 Applicant
 20 Shepherd Lane, Portland, ME 04103
 Applicant's Mailing Address
 Consultant/Agent
 Applicant Ph: (207) 878-3922 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

8-1-03
 WIKED TO DOG R.
 ABOUT LOWERING AFE
 A lot of So

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 390 B027001
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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other
 PAD Review 14-403 Streets Review

e-mailed 8-5

Fees Paid: Site Pla \$300.00 Subdivision Engineer Review \$250.00 Date 7/8/2003

DRC Approval Status:
 Approved Approved w/Conditions See Attached Denied
 Approval Date Approval Expiration Extension to
 Condition Compliance signature date
 Additional Sheets Attached

Jay Hendon

fax 8-12
 Approve

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	


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.

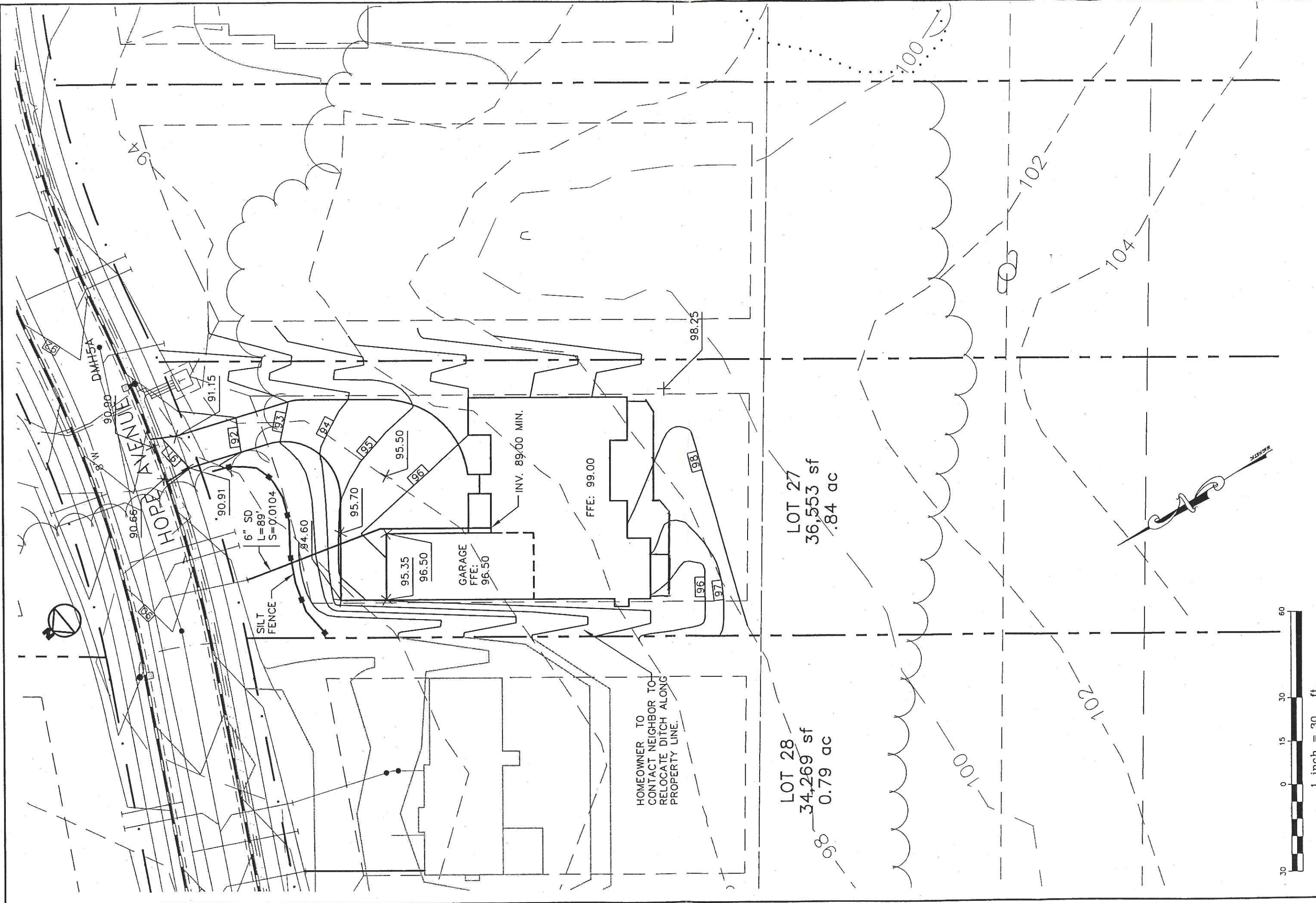
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

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>
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

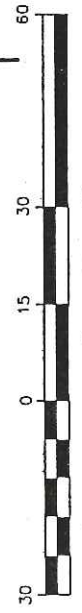
Drawing Name:	Space & Bulk Requirements
Project:	PRESUMPCOT RIVER PLACE

Figure No.	1
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LOT 28
 34,269 sf
 0.79 ac

LOT 27
 36,553 sf
 .84 ac



Design:	DER	Date:	JUNE 03
Draft:	CAH	Job No.:	805
Checked:	AMP	Scale:	1"=30'
File Name:	98089-1-ALL-LOTS		

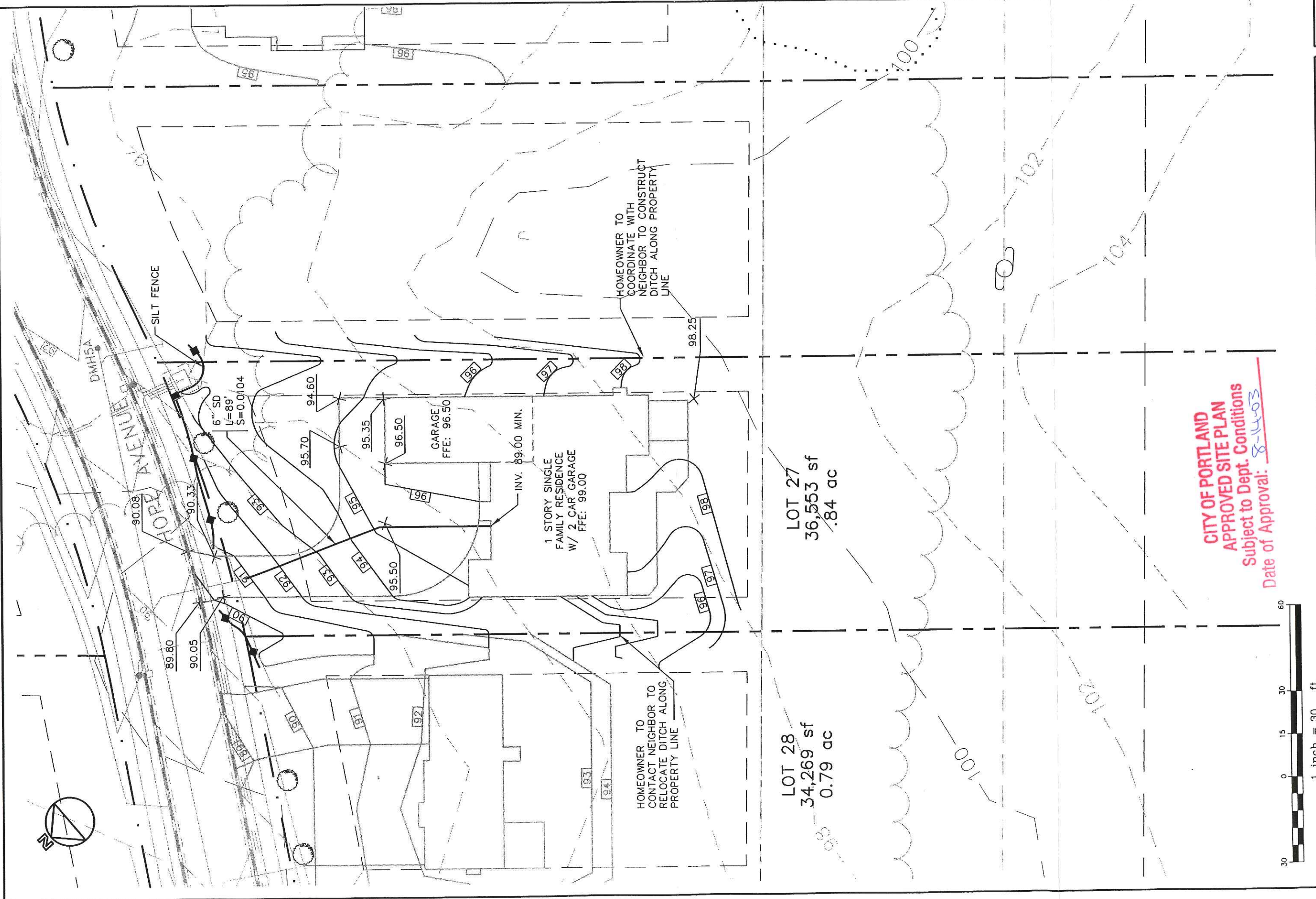
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PG Box 1237
 15 State Road
 Gosh, NC 28035
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mtp@gorrillpalmer.com

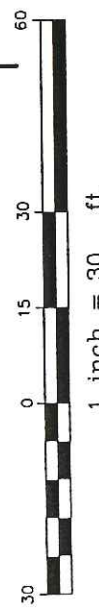
Drawing Name: **Lot 27 Grading Plan**

Project: **PRESUMPCOT RIVER PLACE**

Figure No



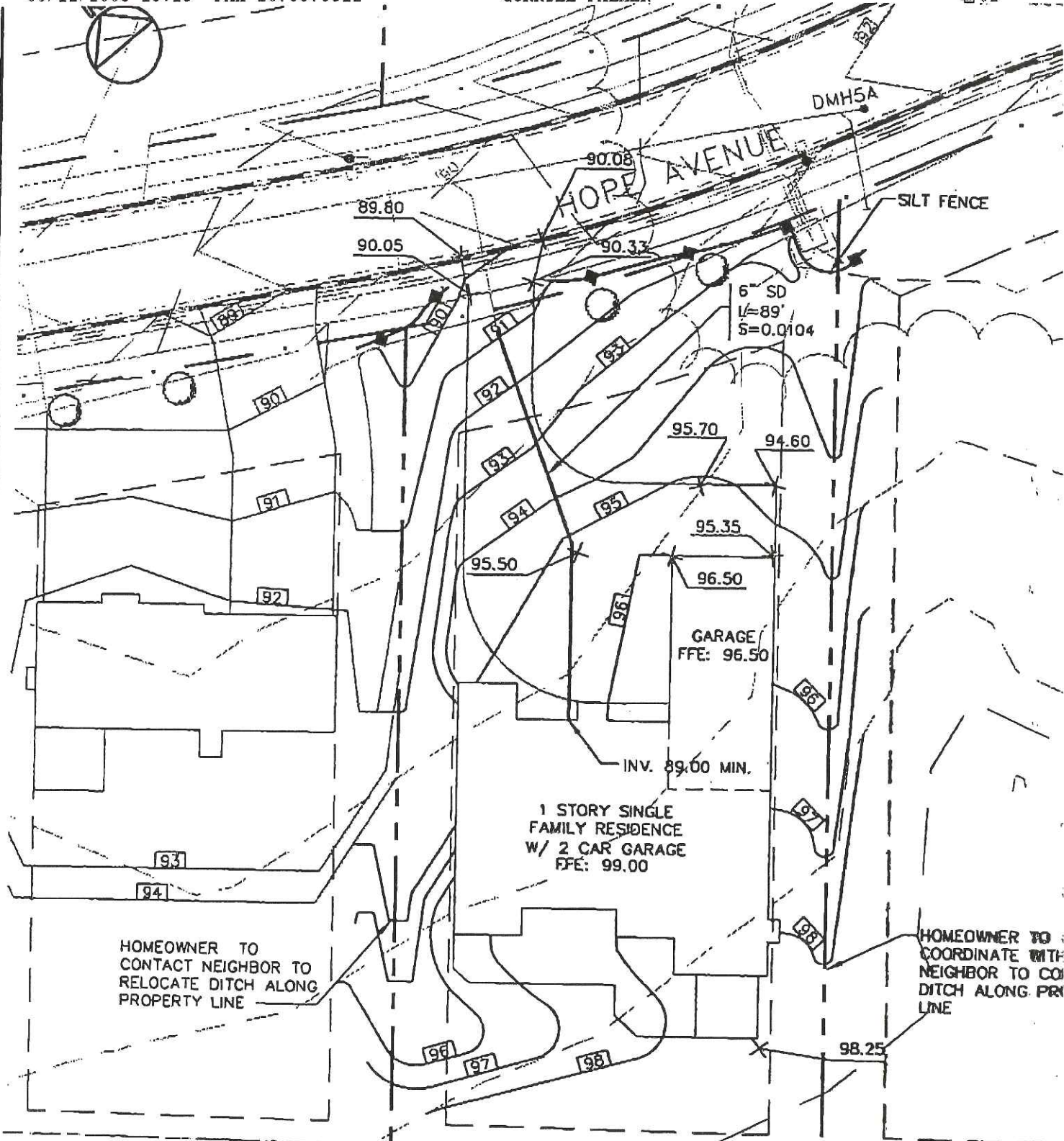
**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 8-14-03



Design:	DEF	Date:	JUNE 03
Draft:	CAH	Job No.:	805
Checked:	AMP	Scale:	1"=30'
File Name: 98089-1-ALL-LOTS			

GP
Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
355 State St.
Bryn MAE 04039
207-637-6910
Fax: 207-637-6912
E-Mail: mhp@gpengineers.com

Drawing Name: **Lot 27 Grading Plan**
Project: **PRESUMPSCOT RIVER PLACE**



LOT 28
 34,269 sf
 0.79 ac

LOT 27
 36,553 sf
 .84 ac

no

GORRILL-PALMER CONSULTING ENGINEERS, INC.
PO BOX 1237 15 SHAKER ROAD
GRAY, MAINE 04039

Telephone # 207-657-6910

Fax #207-657-6912

E-Mail mailbox@gorrillpalmer.com

FACSIMILE TRANSMITTAL SHEET

To: Jay Reynolds Fax: 756-8258

From: Dan Reynolds Pages: 2

Re: Lot 27 Date: 8/12/03

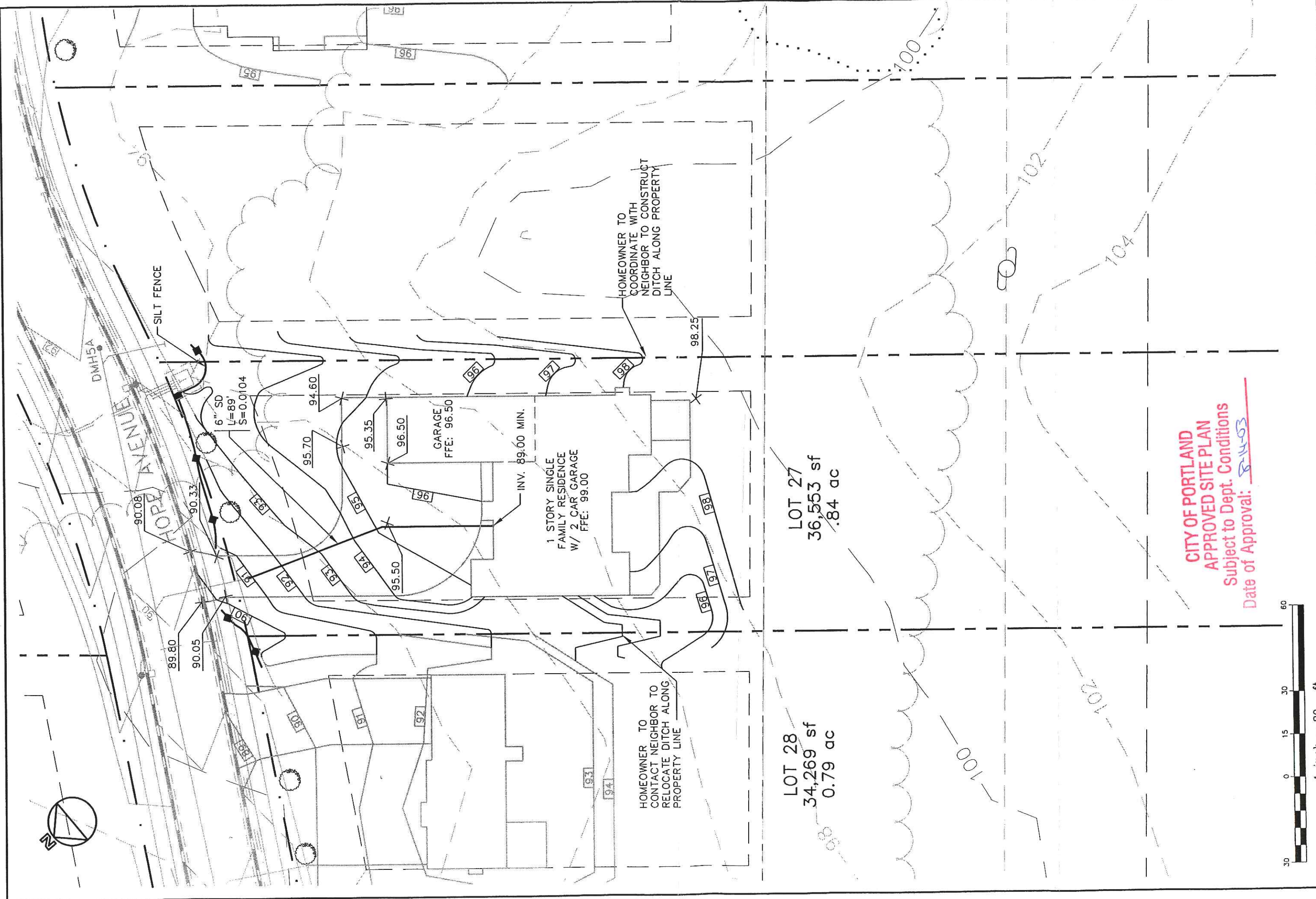
Urgent For Review Please Comment Please Reply For Your Information

• Comments

JAY,

Let me know right off if this works. If not we can fix it.

Thanks
Dan



LOT 28
34,269 sf
0.79 ac

LOT 27
36,553 sf
.84 ac

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 6-14-03

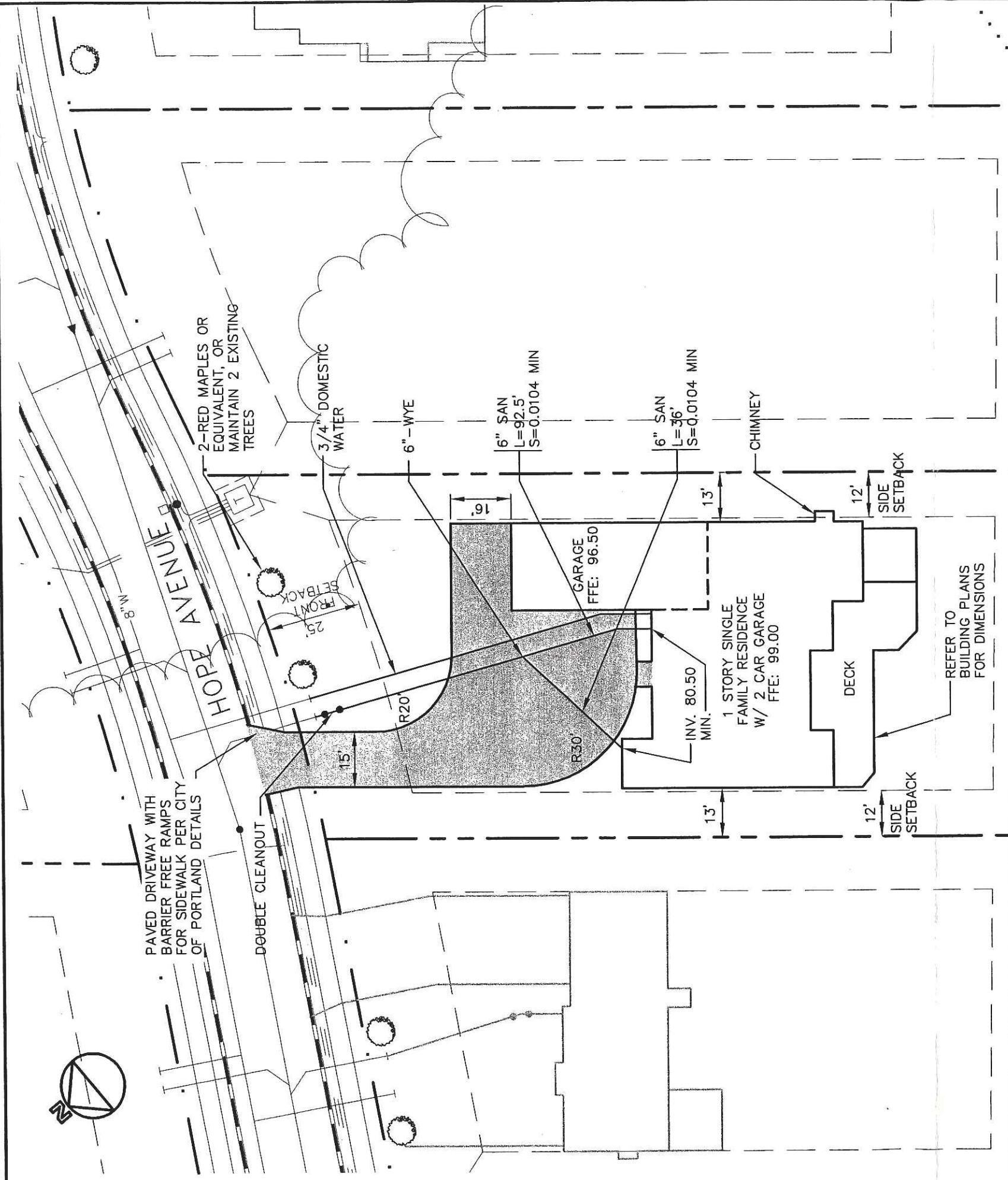


Design:	DER	Date:	JUNE 03
Draft:	CAH	Job No.:	805
	AMP	Scale:	1"=30'
			98089-1-ALL-LOTS

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Saker Road
Grey, ME 04039
207-657-6910
FAX: 207-657-6812
E-Mail: mail@gorrillpalmer.com

Drawing Name: **Lot 27 Grading Plan**
Project: **PRESUMPCOT RIVER PLACE**

Figure No. **3**



LOT 28
34,269 sf
0.79 ac

LOT 27
36,553 sf
.84 ac

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.

DAVID DARDANO
20 SHEPHERD LANE
PORTLAND, ME 04103
831-2137



Design:	DER	Date:	JUNE 03
Draft:	CAH	Job No.:	805
Checked:	AMP	Scale:	1"=30'
File Name:	98089-1-ALL-LOTS		

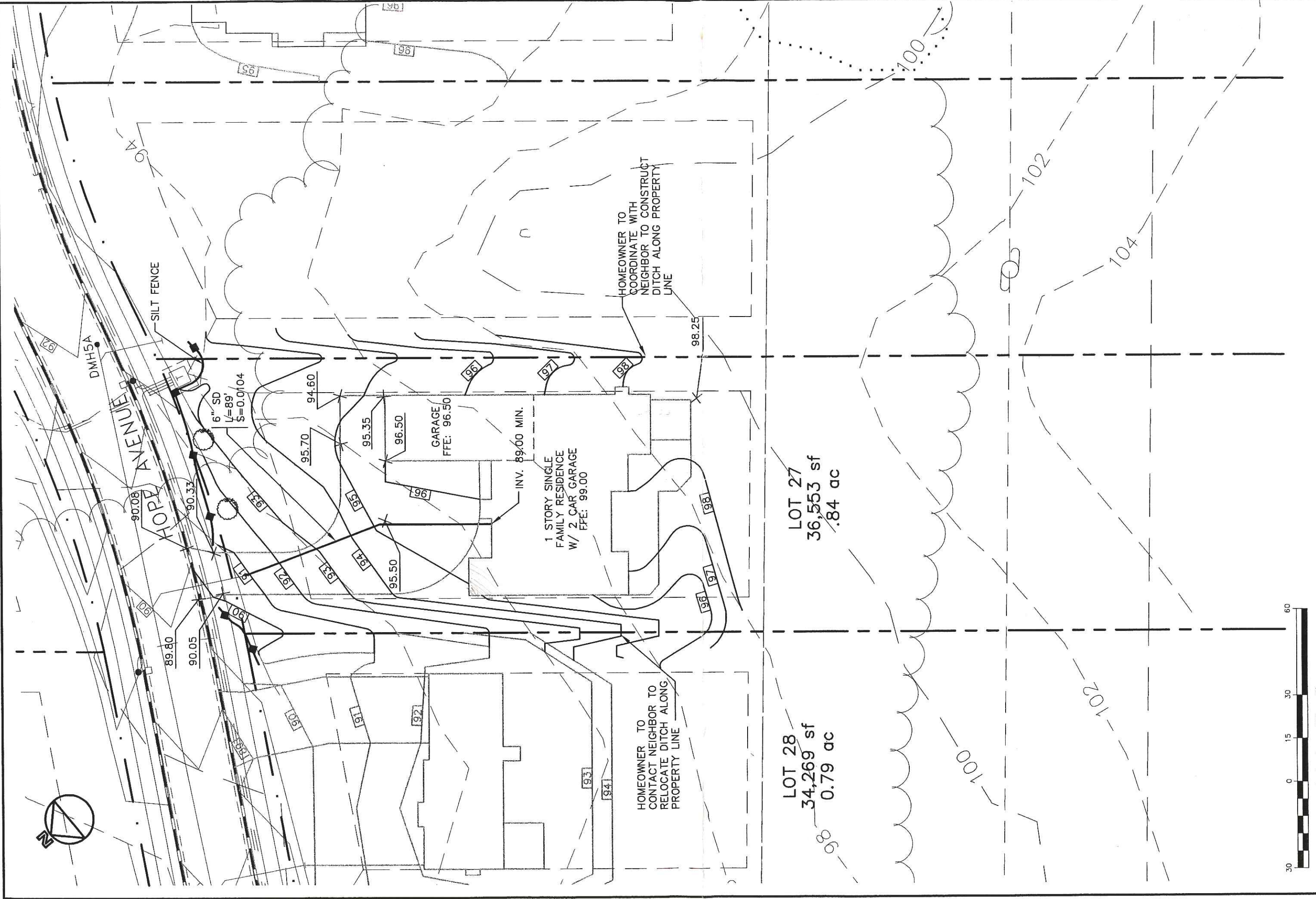
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
150 Main Street
Gray, ME 04039

907-687-6910
Fax: 207-557-4912
E-Mail: malbove@gorillpalmer.com

Drawing Name: **Lot 27 Site and Utility Plan**

Project: **PRESUMPSCOT RIVER PLACE**



Design:	DER	Date:	JUNE 03
Draft:	CAH	Job No.:	805
Checked:	AMP	Scale:	1"=30'
File Name:	98059-1-ALL-LOTS		

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

PO Box 1337
 15 Star Road
 Gray, ME 04039
 207-857-5910
 FAX: 207-857-5912
 E-Mail: molboe@gorrillpalmer.com

Drawing Name: **Lot 27 Grading Plan**

Project: **PRESUMPCOT RIVER PLACE**