

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

Jay Reynolds

2005-0078

Application I. D. Number

4/7/2005

Application Date

Hope Ave #11

Project Name/Description

Goldeneye Corp

Applicant

662 East Bridge St, Westbrook, ME 04092

Applicant's Mailing Address

Michael DiMillo

Consultant/Agent

Agent Ph: (207)232-8050

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

192 - 192 Hope Ave, Portland, Maine

Address of Proposed Site

392 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) _____

1824 sq ft

30270 sq ft

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
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
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/7/2005

DRC Approval Status:

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

Reviewer Jay Reynolds

Approval Date 4-7-05 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date 4-7-05

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 checked="" type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input checked="" type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input checked="" type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input checked="" type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input checked="" 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 | |



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director
April 21, 2005

Mr. Michael DiMillo
P.O. Box 1464
Portland, ME 04104

RE: Request to Clear
Lot 11, Presumpscot River Place III

Dear Mr. Dimillo,

Thank you for your written request to clear the trees from your lot (#11), prior to issuance of the building permit.

Prior to clearing, the do-not-disturb areas will need to be surveyed and flagged so that the clearing operation does not violate the subdivision approval. This information will need to be conveyed to your tree clearing crew as well.

Please consider this letter your approval to clear your lot.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager

THE VESTA CORPORATION
P.O. Box 1464
PORTLAND, ME 04104
(207) 879-2217

April 20, 2005

TO: Jay Reynolds
Planning Department
City of Portland

FR: Michael DiMillo

RE: 192 Hope Avenue / Lot 11 Presumpscott River Place III

Dear Jay,

Pursuant to our conversations regarding Lot 11, I would like to begin clearing trees and debris from the lot prior to permit issuance.

Please advise if this is acceptable. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. DiMillo". The signature is fluid and cursive, with the first name "Michael" and last name "DiMillo" clearly legible.

Michael A. DiMillo
President, The Vesta Corporation

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*

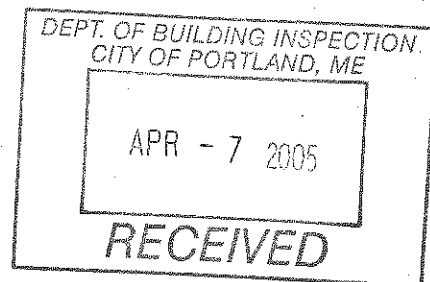
1 STORY 12 FT.

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: WHS	Date: JULY 04
Draft: CAH	Job No.: 1043
Checked: AMP	Scale: NTS
File Name: 98089-ALL-LOTS	

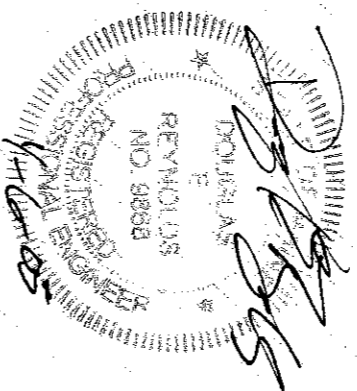
 <i>Traffic and Civil Engineering Services</i>

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

Figure No. 1

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 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.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: _____

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: _____

LOT 11
30,270 S.F.
0.69 AC.

DO NOT DISTURB
AREA

REFER TO
BUILDING PLANS
FOR DIMENSIONS

LIMIT OF UNDISTURBED ZONE. NO
TREE CUTTING, GRADING,
DISTURBANCE TO VEGETATION OR
GROUND COVER SHALL TAKE PLACE
WITHIN THE UNDISTURBED ZONE.

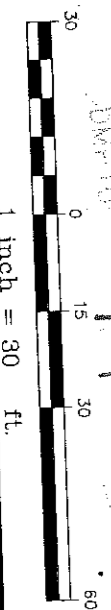
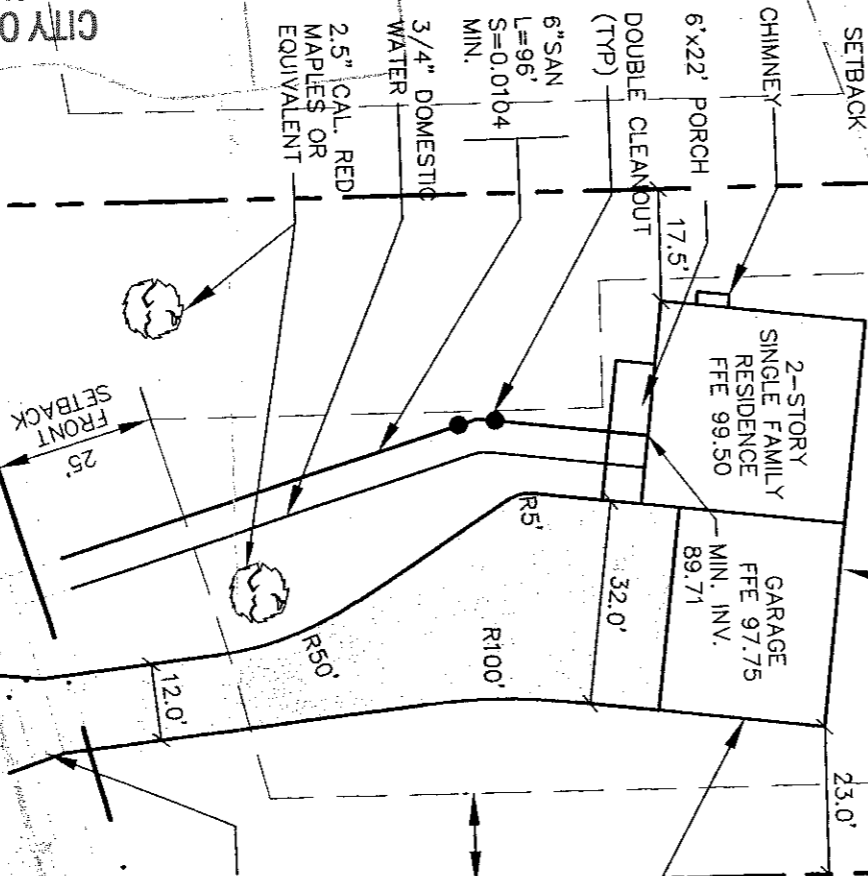
LOT 12

LANDOWNER TO
HAVE BUILDING
CORNERS LOCATED
BY PROFESSIONAL
LAND SURVEYOR

PAVED DRIVEWAY WITH
BARRIER FREE RAMPS FOR
SIDEWALK PER CITY OF
PORTLAND DETAILS

APPROXIMATE LOCATION OF
CURB CUT. EXACT
LOCATION BASED UPON
PROVIDED CURB CUT.

**HOPE
AVENUE**



Designer:	WHS	Date:	04/05
Draft:	CAH	Job No.:	1238
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			



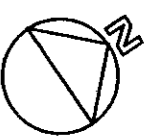
Gorrell-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 State St
05901, VT
207-857-6310
FAX 207-857-6413
E-Mail: info@palmer-engineers.com

Drawing Name:
Lot 11 Layout & Utility Plan

Project:
PRESUMPSCOT RIVER PLACE

Figure No.:

2

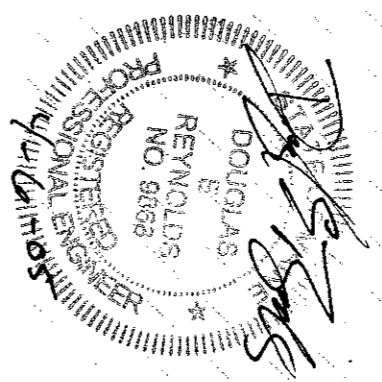




NOTE:
 AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:

- 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.



LOT 11
 30,270 S.F.
 0.69 AC.

LOT OWNER SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD PRIOR TO CLEARING

2'x2'x3/4" CRUSHED STONE FOUNDATION DRAIN GRAVITY TO DAYLIGHT

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)

SILT FENCE
 COORDINATE WITH ADJACENT LOT OWNER FOR FILLING OF DITCH

LOT 10
 OWNER MAY ELECT TO INSTALL RIPRAP SLOPE TO ALLOW STEEPER CONSTRUCTION

LOT 12

COORDINATE WITH ADJACENT LOT OWNER FOR FILLING OF DITCH

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.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4/11/20



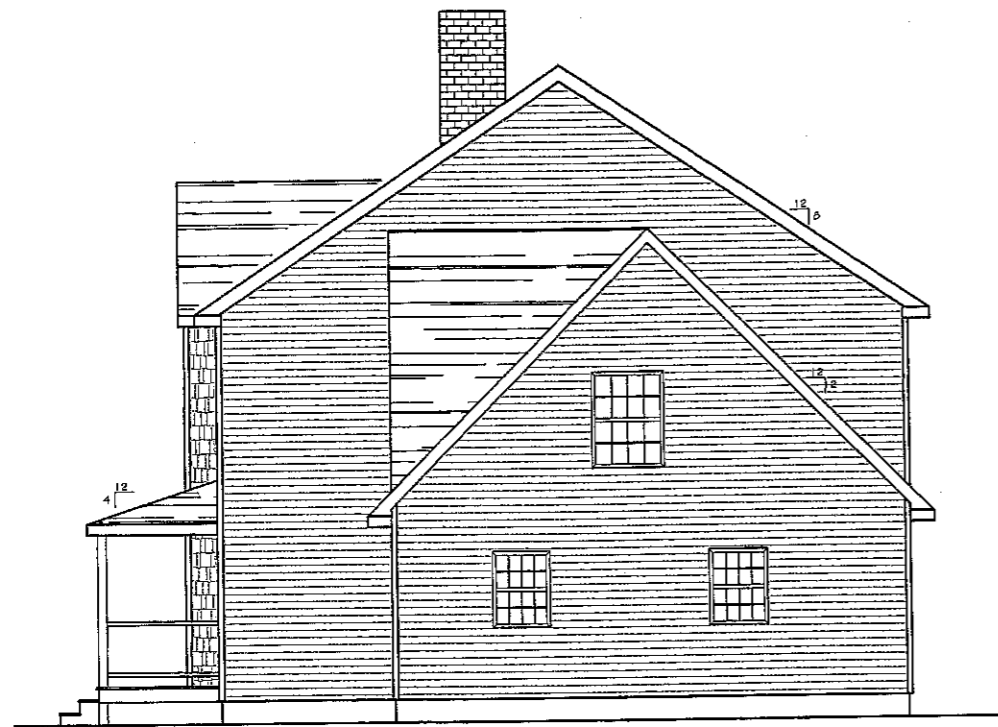
Design:	WHS	Date:	04/05
Draft:	CAH	Job No.:	1238
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

GP
 Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 90 Box 1237
 1 Gray ME 04039
 207-457-6910
 E-Mail: mdp@gorrellpalmer.com

Drawing Name:
Lot 11 Grading & Drainage Plan

Project:
PRESUMPCOT RIVER PLACE

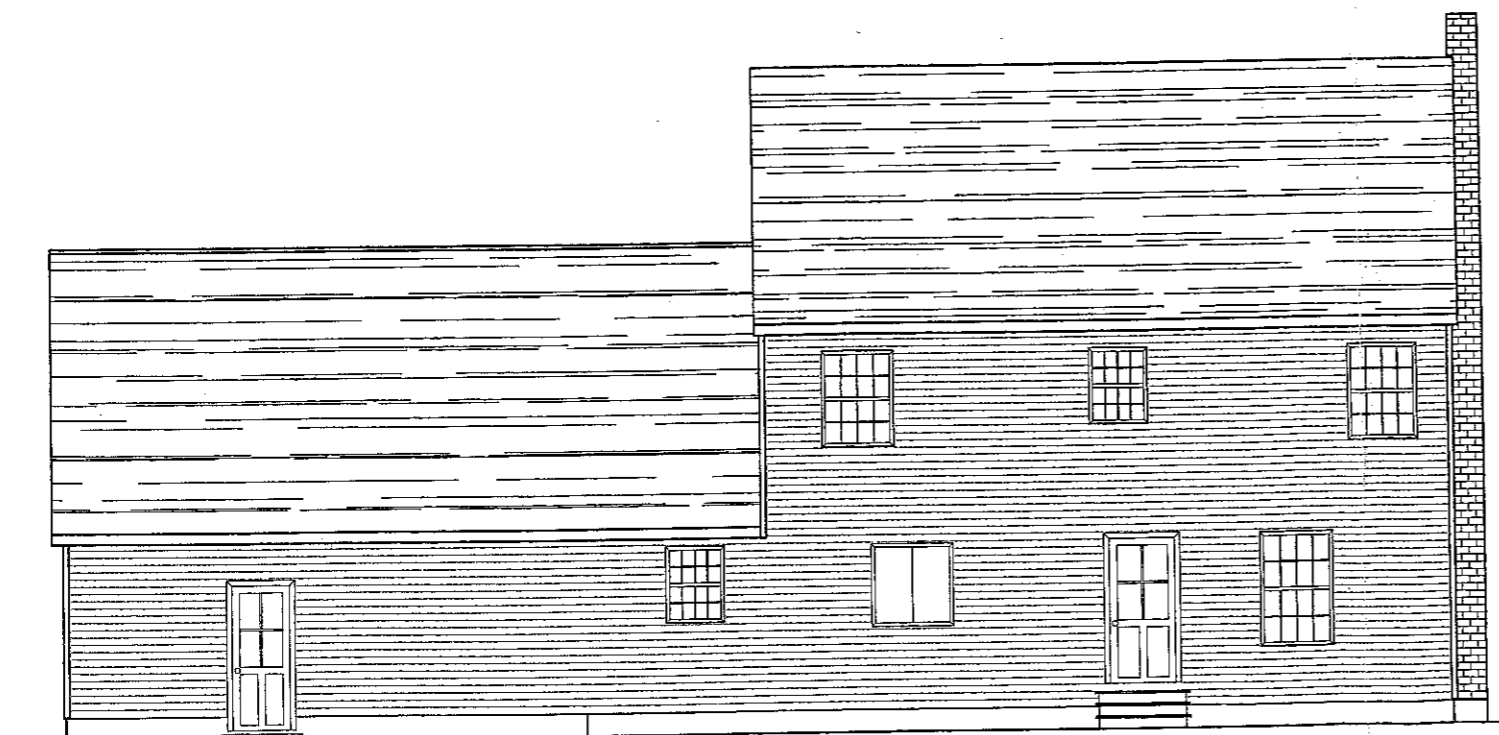
Figure No.
3



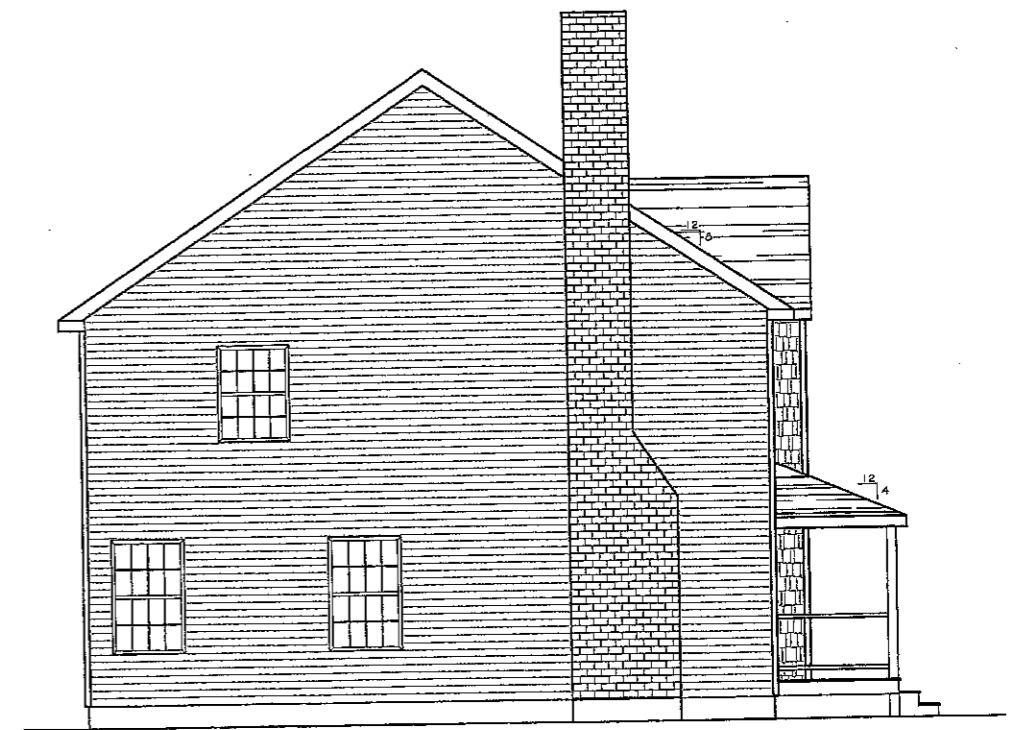
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ASSOCIATED DESIGN PARTNERS INC.
 80 Leighton Road
 Portland, ME 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788

THIS DRAWING, DESIGN AND ELECTRONIC FILE ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS INC. NO REPRODUCTION, COPYING OR OTHER USE OF THIS DOCUMENT WITHOUT WRITTEN CONSENT IS PROHIBITED.

PROJECT: **LOT #11, HOPE AVE PORTLAND, ME**
 FOR: VESTA CORP
 SHEET TITLE:

REVISIONS	DATE

DATE : 03/31/11
 SCALE : 1/4"=1'-0"
 DESIGN BY: CMB
 DRAWN BY: AL
 FILE #: 05078-S20
 PROJECT NUMBER
050
 SHEET NO:
02