

10-7  
 2.5' of Cover over Gravity Sewer? de DW?

Rigney Brian T &  
 Applicant  
 129 Alice St, Portland, ME 04103  
 Applicant's Mailing Address

Site Plan is correct  
 CITY OF PORTLAND, MAINE  
 DEVELOPMENT REVIEW APPLICATION  
 PLANNING DEPARTMENT PROCESSING FORM  
 DRC Copy

2004-0202  
 Application I. D. Number  
 10/1/2004  
 Application Date  
 Hope Ave. Lot 12  
 Project Name/Description

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) \_\_\_\_\_  
 Proposed Building square Feet or # of Units: 26791 Sq Ft  
 Acreage of Site: \_\_\_\_\_  
 Zoning: R-2

**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 10/1/2004

**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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ 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 _____	

**LETTER OF  
 TRANSMITTAL**

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039

(207) 657-6910  
 Fax: (207) 657-6912  
 E-mail: mailbox@gorrillpalmer.com

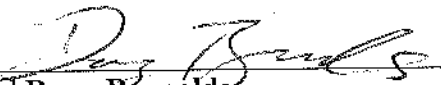
To: **Jay Reynolds**  
**City of Portland Planning**  
**389 Congress Street**  
**Portland ME 04101**

Via: **Reg Mail**  
 RE: **Lot 12 PRP**  
 Date: **11-18-04**  
 Project No: **1097**

For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>	Prints <input type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
<b>Copies</b>	<b>Date</b>	<b>Number</b>	<b>Description</b>		
<b>5</b>			<b>Revised Grading Plan</b>		

Remarks:  
**Jay, as requested, attached is the revised grading plan for lot 12. The plan depicts the new finish floor elevations and the corresponding grading. The plan also shows the approximate location of the contours as generated by the owner/developer. The foundation drain has been revised to outlet to the rear of the property. Please call with any comments or questions.**

Copy **Joe Wyse**  
 To: File

  
 Signed **Doug Reynolds**

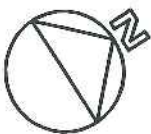
**From:** Jay Reynolds  
**To:** Doug Reynolds  
**Date:** Mon, Oct 18, 2004 4:33 PM  
**Subject:** PRP 3, Lot 12 comments

Hi Doug,

1. The lot has been cleared prior to issuance of a building permit and without written approval from the planning authority. A stop work order will be forthcoming to the applicant. You may want to alert your client to this.
2. Please remove 'snow fence' as an erosion control measure for wetland protection. This should be silt fence or E.C. mix.
3. Move Foundation drain so that it discharges more towards the rear property line, as opposed to the side prop. line.
4. Curb cut location is OK, (varies from subdivision).
5. Sewer lead is OK with insulation installed correctly (as noted).
6. Topo and FFE is OK. If the owner would like to amend this, I'd entertain this. However, the proposal should be based on actual existing topography. The only concern I see is steep sideslopes behind/beside the garage.

Sincerely,

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



APPROXIMATE  
CONTOUR AS  
GENERATED BY THE  
OWNER/DEVELOPER

SILT FENCE (TYP)  
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 11 OWNER FOR  
GRADING OF DITCH  
ALONG SHARED  
PROPERTY LINE  
UPON AGREEMENT  
TO GRADE ALONG  
PROPERTY LINE  
SILT FENCE SHALL  
SHIFT WEST OF  
GRADING

LOT 11

LOT 12  
26,791 S.F.  
0.62 AC.

6" GRAVITY  
FOUNDATION  
DRAIN TO  
DAYLIGHT

2 CAR  
GARAGE  
FFE 98.08

2-STORY  
SINGLE FAMILY  
RESIDENCE  
FFE 99.75

97.66

97.46

97.57

97.48

97.68

97.24

97.44

97.28

97.08

97.24

97.44

97.28

97.08

LOT 13

SILT FENCE FOR  
WETLAND PROTECTION

WETLAND  
(TYP)

NO WETLAND IMPACTS  
ALLOWED FOR HOME  
CONSTRUCTION

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.

WETLAND AREA PERMITTED  
FOR FILL/ALTERATION AS  
PART OF PRESUMPCOT  
RIVER PLACE PHASE III  
PERMIT APPLICATION

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**

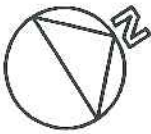
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_

1 inch = 30 ft.

Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1097
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

**GP**  
Gorill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1327  
15 Shaw Road  
Port, ME 04059  
207-457-4810  
207-457-4812  
E-Mail: mshaw@gorillpalmer.com

Drawing Name: Lot 12 Grading Plan  
Project: PRESUMPCOT RIVER PLACE



APPROXIMATE  
CONTOUR AS  
GENERATED BY THE  
OWNER/DEVELOPER

SILT FENCE (TYP)  
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 11

COORDINATE WITH  
LOT 11 OWNER FOR  
GRADING OF DITCH  
ALONG SHARED  
PROPERTY LINE  
UPON AGREEMENT  
TO GRADE ALONG  
PROPERTY LINE  
SILT FENCE SHALL  
SHIFT WEST OF  
GRADING

LOT 12  
26,791 S.F.  
0.62 AC.

6" GRAVITY  
FOUNDATION  
DRAIN TO  
DAYLIGHT

2 CAR  
GARAGE  
FFE 98.08

2-STORY  
RESIDENCE  
FFE 99.75

LOT 13

SILT FENCE FOR  
WETLAND PROTECTION

WETLAND  
(TYP)

NO WETLAND IMPACTS  
ALLOWED FOR HOME  
CONSTRUCTION

WETLAND AREA PERMITTED  
FOR FILL/ALTERATION AS  
PART OF PRESUMPSCOT  
RIVER PLACE PHASE III  
PERMIT APPLICATION

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: \_\_\_\_\_



Design:	WHS	Date:	11/04
Drawn:	CAH	Job No.:	1097
Checked:	DER	Scale:	1"=30'
File Name: 98089-1\98089-ALL-LOTS.DWG			

**GP** Gorrell-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
15 Saker Road  
Gray, ME 04036  
207-657-6910  
207-657-6912  
E-Mail: molbois@gorrellpalmer.com

Drawing Name: **Lot 12 Grading Plan**  
Project: **PRESUMPSCOT RIVER PLACE**

Figure No. **3**

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

2004-0202  
 Application I. D. Number  
 10/1/2004  
 Application Date  
 Hope Ave. Lot 17  
 Project Name/Description

Applicant  
 129 Alice St, Portland, ME 04103  
 Applicant's Mailing Address

200-200 Hope Ave, Portland, Maine  
 Address of Proposed Site

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) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ 26791 Sq Ft  
 Acreage of Site \_\_\_\_\_

**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 \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 10/1/2004

**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

<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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ 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 _____	

*Location varies from spec. Site Plan is correct*  
*non service*  
*D. toward lot A*  
*of corner over boundary*  
*10-7*  
*show on map*  
*visit*  
*Ex. Table*  
*Rec'd 10-7-04*  
*DRC Copy*

**LETTER OF TRANSMITTAL**

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039

(207) 657-6910  
 Fax: (207) 657-6912  
 E-mail: mailbox@gorrillpalmer.com

To: **Jay Reynolds**  
**City of Portland Planning**  
**389 Congress Street**  
**Portland ME 04101**

Via: **Reg Mail**  
 RE: **Lot 12 PRP**  
 Date: **11-18-04**  
 Project No: **1097**

For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>	Prints <input type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
Copies	Date	Number	Description		
5			Revised Grading Plan		

Remarks:  
**Jay, as requested, attached is the revised grading plan for lot 12. The plan depicts the new finish floor elevations and the corresponding grading. The plan also shows the approximate location of the contours as generated by the owner/developer. The foundation drain has been revised to outlet to the rear of the property. Please call with any comments or questions.**

*Doug Reynolds*  
 Signed **Doug Reynolds**

Copy **Joe Wyse**  
 To: **File**

Jay Reynolds - PRP 3, Lot 12 comments

**From:** Jay Reynolds  
**To:** Doug Reynolds  
**Date:** Mon, Oct 18, 2004 4:33 PM  
**Subject:** PRP 3, Lot 12 comments

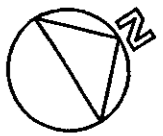
Hi Doug,

1. The lot has been cleared prior to issuance of a building permit and without written approval from the planning authority. A stop work order will be forthcoming to the applicant. You may want to alert your client to this.
2. Please remove 'snow fence' as an erosion control measure for wetland protection. This should be silt fence or E.C. mix.
3. Move Foundation drain so that it discharges more towards the rear property line, as opposed to the side prop. line.
4. Curb cut location is OK, (varies from subdivision).
5. Sewer lead is OK with insulation installed correctly (as noted).
6. Topo and FFE is OK. If the owner would like to amend this, I'd entertain this. However, the proposal should be based on actual existing topography. The only concern I see is steep sideslopes behind/beside the garage.

Sincerely,

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





APPROXIMATE  
CONTOUR AS  
GENERATED BY THE  
OWNER/DEVELOPER

SILT FENCE (TYP)  
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 11 OWNER FOR  
GRADING OF DITCH  
ALONG SHARED  
PROPERTY LINE  
UPON AGREEMENT  
TO GRADE ALONG  
PROPERTY LINE  
SILT FENCE SHALL  
SHIFT WEST OF  
GRADING

LOT 11

2 CAR  
GARAGE  
FFE 98.08

LOT 12  
26,791 S.F.  
0.62 AC.

6' GRAVITY  
FOUNDATION  
DRAIN TO  
DAYLIGHT

2-STORY  
SINGLE FAMILY  
RESIDENCE  
FFE 99.75

97.82

SILT FENCE FOR  
WETLAND PROTECTION

WETLAND  
(TYP)

NO WETLAND IMPACTS  
ALLOWED FOR HOME  
CONSTRUCTION

WETLAND AREA PERMITTED  
FOR FILL/ALTERATION AS  
PART OF PRESUMPCOT  
RIVER PLACE PHASE III  
PERMIT APPLICATION

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.



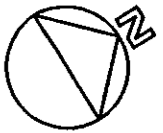
CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_

Design:	WHS	Date:	11/04
Drawn:	CAH	Job No.:	1097
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  
Greenville, ME 04339  
Tel: 207-551-4910  
Fax: 207-551-4912  
E-Mail: info@gorrillpalmer.com

Drawing Name: Lot 12 Grading Plan  
Project: PRESUMPCOT RIVER PLACE

Figure No. 3



APPROXIMATE  
CONTOUR AS  
GENERATED BY THE  
OWNER/DEVELOPER

SILT FENCE (TYP)  
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 11 OWNER FOR  
GRADING OF DITCH  
ALONG SHARED  
PROPERTY LINE  
UPON AGREEMENT  
TO GRADE ALONG  
PROPERTY LINE  
SILT FENCE SHALL  
SHIFT WEST OF  
GRADING

LOT 11

LOT 12  
26,791 S.F.  
0.62 AC.

6' GRAVITY  
FOUNDATION  
DRAIN TO  
DAYLIGHT

2 CAR  
GARAGE  
FFE 98.08

2-STORY  
SINGLE FAMILY  
RESIDENCE  
FFE 99.75

NO WETLAND IMPACTS  
ALLOWED FOR HOME  
CONSTRUCTION

WETLAND  
(TYP)

SILT FENCE FOR  
WETLAND PROTECTION

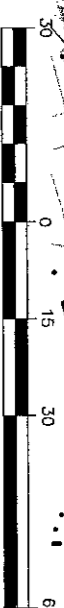
LOT 13

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.

WETLAND AREA PERMITTED  
FOR FILL/ALTERATION AS  
PART OF PRESUMPCOT  
RIVER PLACE PHASE III  
PERMIT APPLICATION

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



Design:	WHS	Date:	11/04
Draft:	CAH	Job No.:	1097
Checked:	DER	Scale:	1"=30'
File Name:	98099-1\98099-ALL-LOTS.DWG		

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

PO Box 1237  
15 Seabrook Road  
Gray, ME 04039  
207-657-5910  
Fax: 207-657-4912  
E-Mail: malcolm@corrollpalmer.com

Drawing Name: **Lot 12 Grading Plan**

Project: **PRESUMPCOT RIVER PLACE**

Figure No. **3**