

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

DRC Copy

4-14-03

2003-0068
Application I. D. Number
3/31/2003
Application Date

Smith Stephen and Andrea
Applicant
142 Lane Ave, Portland, ME 04103
Applicant's Mailing Address

Lot #13, Presumpscot River Place 3
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 650-9299 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

13 - 13 Hope Ave, Portland, Maine
Address of Proposed Site
389 G003001 → will be 392-A-013
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) _____

Proposed Building square Feet or # of Units _____ Acreage 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 _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status: Jay Reynolds Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

_____ 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 _____	

(Still on Sec. 10 97.0)
 1 Lower FFE + Grading
 2 Wetlands on lots limited to fill??
 3 No Buffer No Pump System, No essments, No Pumps!

Called Doug R. GRS - Required Revisions

From: Karen Dunfey
To: Don Hall; Gayle Guertin; James Robbins; Jay Rey...
Date: Mon, Apr 14, 2003 12:48 PM
Subject: Presumpscot River Place III

Hi All,

We are in receipt of an application to build a single-family dwelling on Lot #13 of Presumpscot River Place III, which has been assigned a CBL, but that assigned CBL is not yet in the Assessor's database, nor is it in Urban Insight. After discussing this with several folks here in this office, it has been decided to begin to process the application under the previous lead CBL for the parcel, which is 389 G003001, listed as being owned by Robert Adam and AJS Family Partnership, property address "Curtis Rd".

Please note that while I could change the owner in the Building Permit section of Urban Insight, I could not change it under the Design Review section, so that when those of you who receive the Minor Site Plan documents receive them, the owner's name will be under Robert Adam, not Stephen and Andrea Smith, which is correct. When the Assessor's database, and Urban Insight, is updated to include the new CBLs, I will change over the CBLs on the applications to the new, correct one. If you have any questions, please feel free to give me a call at x8701. Thanks!!!

Karen Dunfey
Inspection Services
874-8701

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: JAN 2003
Draft: SGB	Job No.: 712
Checked: AMP	Scale: NTS
File Name: 712-sp.dwg	

 GP	<i>Traffic and Civil Engineering Services</i>
	P.O. 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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Portland Planning.

I am requesting permission to clear my lot at Presumpscot River Place Phase III lot #13. I understand that there is a small area on the front left side that is to remain undisturbed (wet land). My permit is presently in process.

Thank you for your consideration,

Stephen Smith

650-9299 - cell

797-9364 - Home

**GORRILL-PALMER
CONSULTING ENGINEERS, INC.**
P.O. Box 1237
GRAY, MAINE 04039

**LETTER OF
TRANSMITTAL**

742

**(207) 657-6910
FAX (207) 657-6912**

TO City Of Portland
389 Congress Street
Portland ME 04101

JOB NUMBER/PHONE 760 759	DATE 4/25/03
ATTENTION Jay Reynolds	
RE: Lot 13 Presumpscot River Place	

WE ARE SENDING YOU Attached Under separate cover via the following items.

Shop drawings Prints Plans Specifications Samples

Copy of letter Change order Other:

COPIES	DATE	NUMBER	DESCRIPTION
4			Revised lot Grading Plan

THESE ARE TRANSMITTED as checked below:

For your approval Approved as submitted Resubmit copies for approval

For your use Approved as noted Submit copies for distribution

As requested Returned for corrections Return corrected prints


For review and comment Other

FOR BIDS DUE/DATE: 4/25/03 PRINTS RETURNED AFTER LOAN TO US

REMARKS

Jay, Let me know if you need anything else.

COPY TO Steve Smith

SIGNED 

If enclosures are not as noted, please notify us at once.

**GORRILL-PALMER
CONSULTING ENGINEERS, INC.**

P.O. Box 1237
GRAY, MAINE 04039

**(207) 657-6910
FAX (207) 657-6912**

**LETTER OF
TRANSMITTAL**

384

TO City Of Portland
Planning Department
389 Congress Street
Portland ME 04101

JOB NUMBER/PHONE 760	DATE 11/25/03
-------------------------	------------------

ATTENTION
Jay Reynolds

RE:
Lot 13 Hove Ave.

WE ARE SENDING YOU Attached Under separate cover via Hand Deliver the following items.

Shop drawings Prints Plans Specifications Samples

Copy of letter Change order Other:

COPIES	DATE	NUMBER	DESCRIPTION
5			Revised Grading Plan

THESE ARE TRANSMITTED as checked below:

For your approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment Other

FOR BIDS DUE/DATE: PRINTS RETURNED AFTER LOAN TO US

REMARKS

Jay,

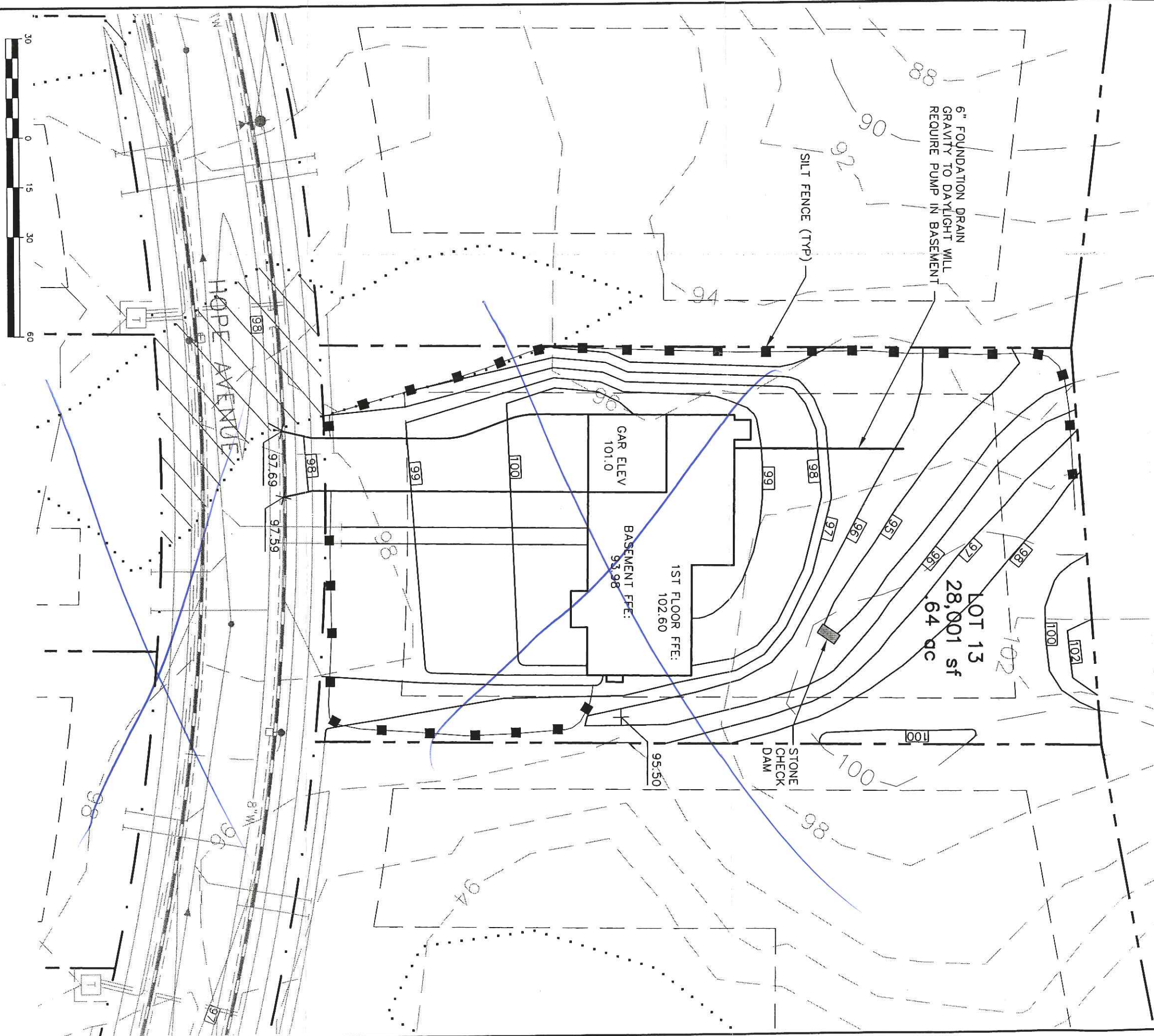
It is our understanding that you discussed the enclosed revision with Mr. Smith and have approved the change conceptually.

Please call with any questions.

COPY TO Steve Smith

SIGNED 

If enclosures are not as noted, please notify us at once.



Design:	DER	Date:	MAR 03
Draft:	GIL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

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

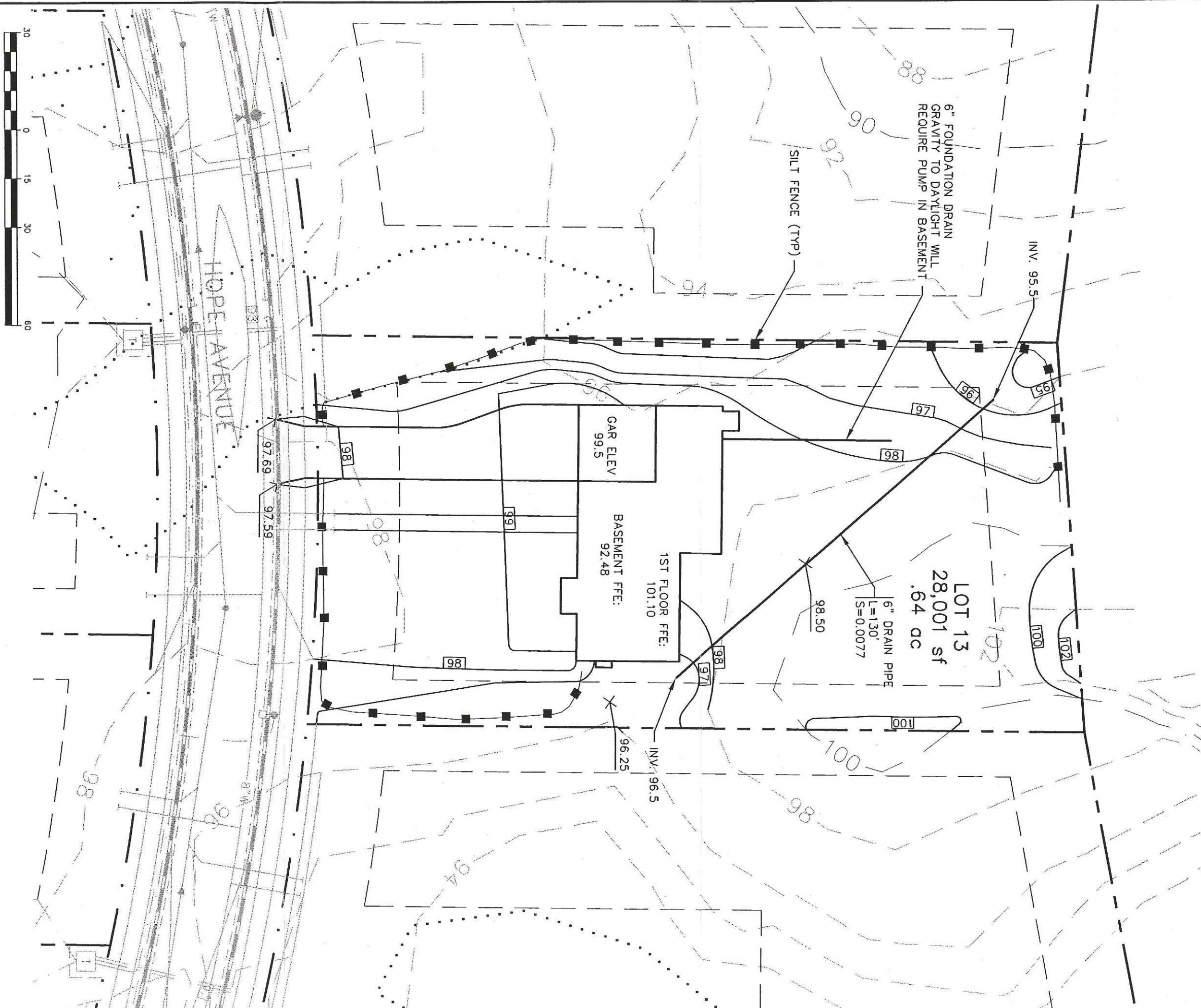
PO Box 1237
15 Saker Road
06976, NH 06899

207-657-6910
FAX 207-657-6912
E-Mail: traffic@gorrellpalmer.com

Drawing Name:
Lot 13 Grading & Drainage Plan

Project:
PRESUMPSCOT RIVER PLACE

Ross
 *
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 12-5-03



1 inch = 30 ft.



Design: DER	Date: MAR 03
Draft: GLL	Job No.: 760
Checked: AMP	Scale: 1"=30'
File Name: 760-SP	

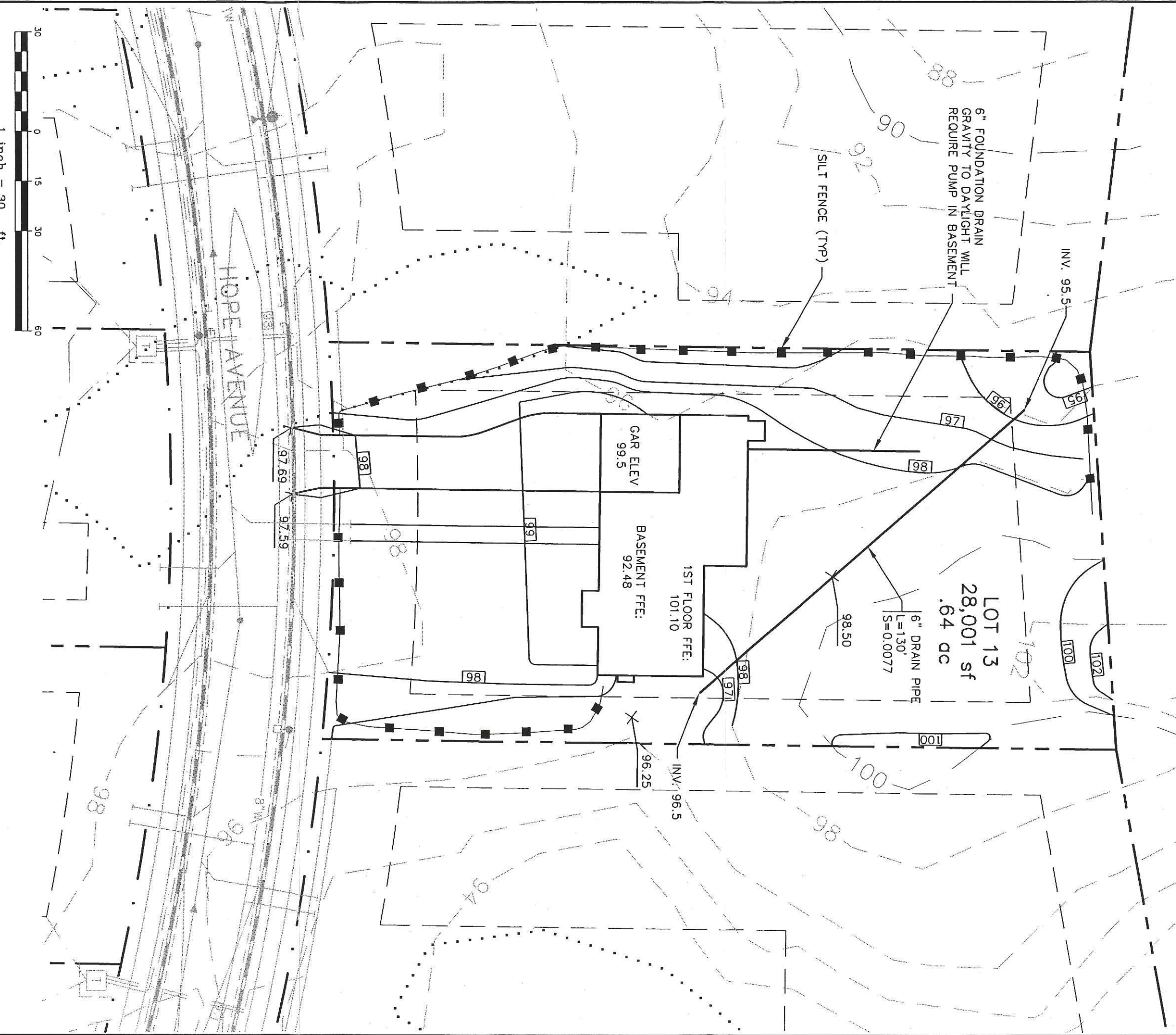
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 90 Box 1217
 15 Saker Road
 Gray, ME 04035
 207-657-6910
 Fax: 207-657-6912
 E-Mail: malbois@gorrillpalmer.com

Drawing Name:
Lot 13 Grading & Drainage Plan
 Project:
PRESUMPCOT RIVER PLACE

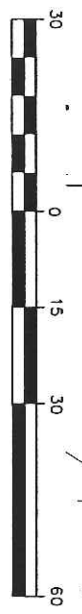
Figure No.
3

60
** Revised*

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 08-08-03



1 inch = 30 ft.



Design:	DER	Date:	MAR 03
Draft:	GAL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

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

Drawing Name:	Lot 13 Grading & Drainage Plan
Project:	PRESUMPCOT RIVER PLACE

Figure No. **3**



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 4-28-03

6" FOUNDATION DRAIN
GRAVITY TO DAYLIGHT WILL
REQUIRE PUMP IN BASEMENT

SILT FENCE (TYP)

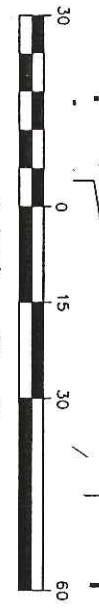
LOT 13
28,001 sf
64 ac

GAR ELEV
99.5

BASEMENT FFE:
92.48

1ST FLOOR FFE:
101.10

HOPE AVENUE



Design:	DER	Date:	MAR 03
Draft:	GJL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

GP Gorrell-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
13 Saker Road
Gorham, ME 04520
207-657-6910
FAX: 207-657-6912
E-Mail: info@gorrellpalmer.com

Drawing Name: **Lot 13 Grading & Drainage Plan**
Project: **PRESUMPCOT RIVER PLACE**

Figure No. **3**

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 DEMAED 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.



**CITY OF PORTLAND
APPROVED SITE PLAN
Date of Approval: 4-28-03**

**LOT 13
28,001 sf
.64 ac**

REFER TO
BUILDING PLANS
FOR DIMENSIONS

2 STORY SINGLE
FAMILY RESIDENCE
W/ 2 CAR GARAGE

INV.
78.80 MIN.

6" SAN
L=74'
S=0.0104 MIN

3/4" DOMESTIC
WATER

CHIMNEY

FRONT
SETBACK

SIDE
SETBACK

WETLAND (TYP)

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

APPROVED
WETLAND FILL

HOPE AVENUE

2 - 2-1/2 CAL RED MAPLE OR
COMPARABLE OR MAINTAIN 2
EXISTING TREES



Design: DER	Date: MAR 03
Draft: GLL	Job No.: 760
Checked: AMP	Scale: 1"=30'
File Name: 760-SP	

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

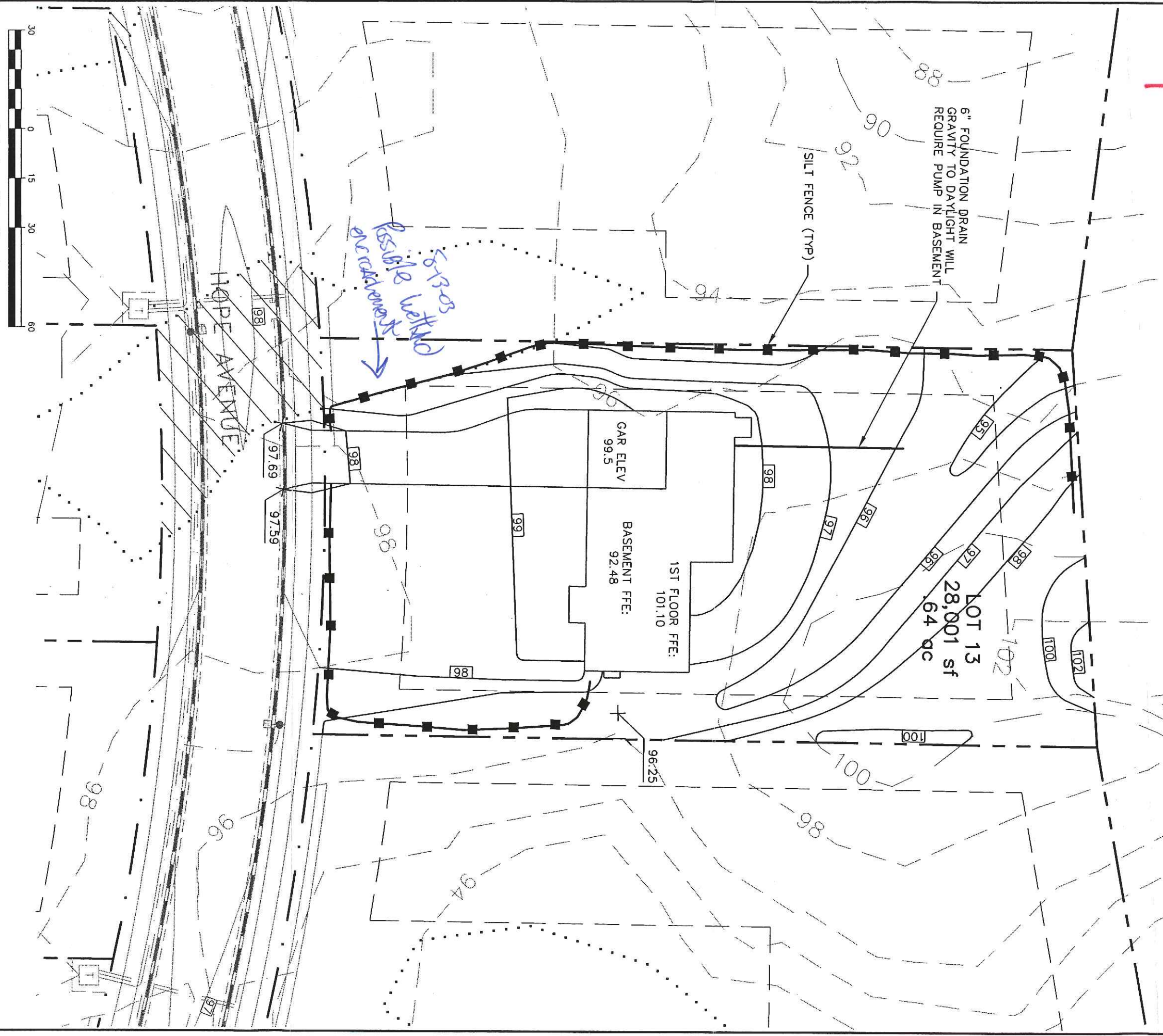
Pg Box 1237
15 Saker Road
Gray, ME 04038
207-657-6910
207-657-6912
E-Mail: mhobbs@gorrillpalmer.com

Drawing Name:
Lot 13 Site Layout and Utility Plan

Project:
PRESUMPCOT RIVER PLACE

Figure No.
2

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-28-03



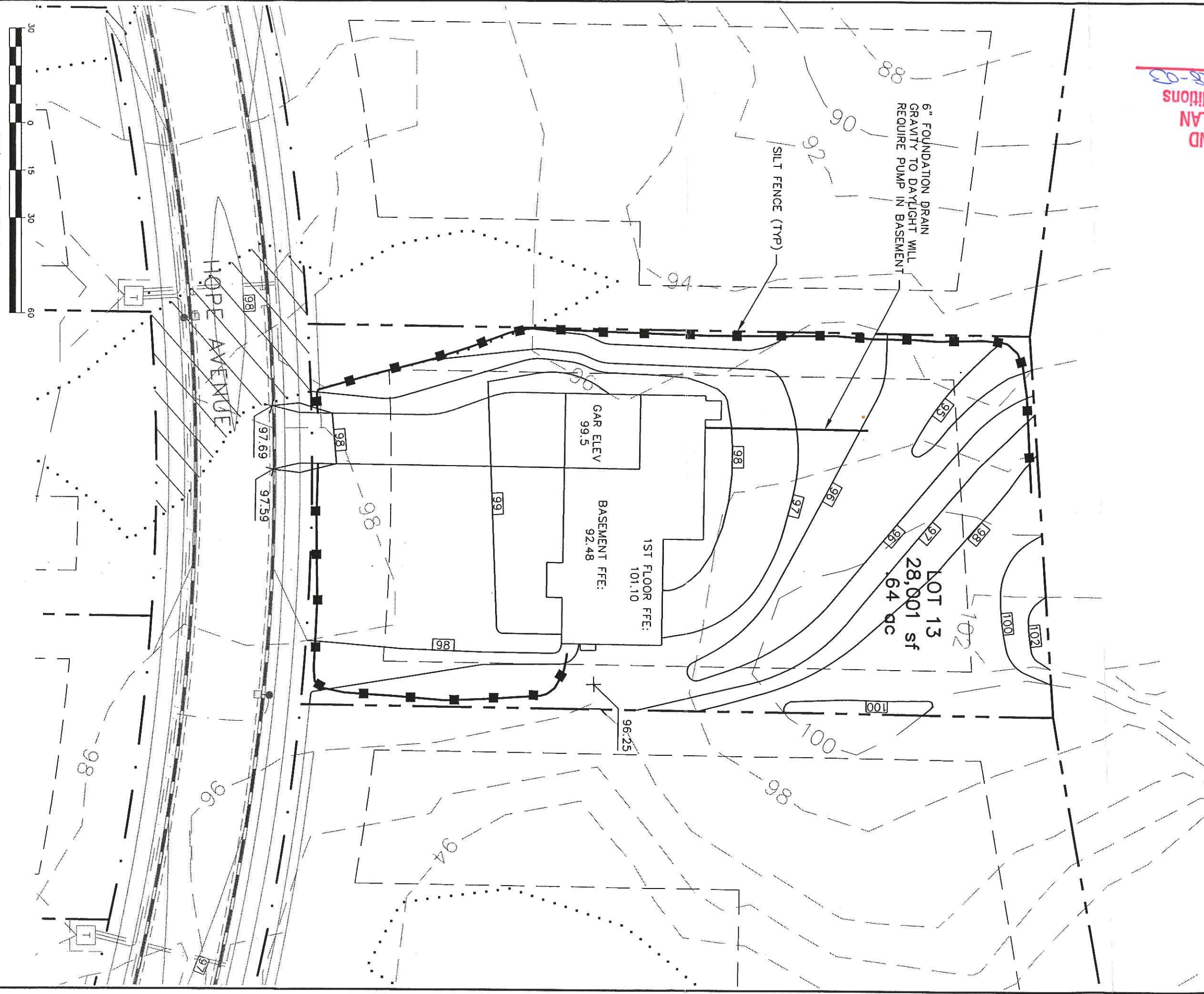
Design:	DER	Date:	MAR 03
Draft:	G/L	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

GP Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 P.O. Box 1237
 15 Soler Road
 02912, ME 04039
 Tel: 207-657-6910
 Fax: 207-657-6912
 E-Mail: madsen@gorrellpalmer.com

Drawing Name: **Lot 13 Grading & Drainage Plan**
 Project: **PRESUMPCOT RIVER PLACE**

Figure No. **3**

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: ~~4-28-03~~



Design:	DER	Date:	MAR 03
Draft:	GJL	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

GP Gorill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 P.O. Box 1237
 13 Saker Road
 07014 NJ 07038
 207-657-6910
 FAX: 207-657-6912
 E-Mail: info@gpengineers.com

Drawing Name:
Lot 13 Grading & Drainage Plan
 Project:
PRESUMPCOT RIVER PLACE

Figure No.
3