

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

2009-0068

Application I. D. Number

9/1/2009

Application Date

Phil DiPierro

Single Family Home lot#20

Project Name/Description

The Vesta Corp.

Applicant

P.O. Box 1464, Portland, ME 04104

Applicant's Mailing Address

Mike DiMillo

Consultant/Agent

Applicant Ph: (207) 879-2217 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

189 - 189 Hope Ave , Portland, Maine

Address of Proposed Site

392 A020001

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 Apt 0 Condo 0 Other (specify) _____
 0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
---	-----------------	---	--------

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/1/2009

DRC Approval Status:

Reviewer Phil DiPierro

- 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 checked="" 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	

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2009-0068

Date: 10/1/2009

see conditions.

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 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

 - 4 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.

 - 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

 - 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

 - 7 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

 - 8 The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.

 - 9 No wetland impacts are allowed for home construction including the installation of utilities ie, U/G electric/cable/telephone installations. Wetland areas shall be marked for preservation prior to ground disturbance and the installation of the foundation.
-

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



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.



The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.



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.



A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.



A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)



A revised drainage plan shall be submitted to and approved by the Development Review Coordinator prior to pouring the foundation, showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.



The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.



The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.



Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

NO WETLAND IMPACT ARE ALLOWED FOR HOME CONSTRUCTION. WETLAND AREAS SHALL BE MARKED FOR PRESERVATION PRIOR TO INSTALLATION OF THE FOUNDATION.



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.



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.



Your new street address HAS NOT BEEN ASSIGNED AS OF 8-4-03, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.



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.



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.



The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.



The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: March 29, 2010

RE: C. of O. for Lot # 20, 189 Hope Avenue,
(Id#2009-0068) (CBL 392 A 020001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Driveway paving,
2. The installation of 1 street tree; 1 of the trees retained on the site meets the standard as an equivalent street tree.

I anticipate this work can be completed by **June 1, 2010**.

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

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

Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 189 HOPE AVE Parcel ID: 392 A020001 Dist: 5

From: Lannie Dobson
To: C of O; smh
Date: 3/19/2010 11:10 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 189 HOPE AVE Parcel ID: 392 A020001 Dist: 5

Date: 3/24/2010 Time: 6:00:00 AM

Note: Mike 232-8050 Property Addr: 189 HOPE AVE Parcel ID: 392 A020001

Application Type: Prmt
Application ID: 90957

Contact:
Phone1: Phone2:

Owner Name: MONFILETTO ANTHONY III &
Owner Addr: 121 DEEPWOOD DR
PORTLAND, ME 04103

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner) <i>Anthony Morfitt</i>		Name of Agent: <i>Mike DiMillo</i>	
Applicant Mailing Address: <i>121 Deepwood Dr</i>		Agent Phone # (include area code): <i>207-232-8050</i>	
Town/City: <i>Portland</i>		PROJECT Information Name of Town/City: <i>Portland</i>	
State and Zip code: <i>ME 04103</i>		Name of Wetland or Waterbody: <i>Small Freshwater wetland</i>	
Daytime Phone # (include area code): <i>207-899-5078</i>		Map #: <i>392</i>	Lot #: <i>B20</i>
Detailed Directions to Site: <i>Allen Ave ext. to Summit St to Curtis Road to Hope Ave. - Rt. corner lot</i>			
Description of Project: <i>Const. of single family home request access thru wetland area to access transformer pad.</i>		UTM Northing: (if known)	UTM Easting: (if known)
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Check one → This project <input type="checkbox"/> does (or) <input type="checkbox"/> does not involve work below mean low water (average low water).			

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input checked="" type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach** a check for \$65 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name.** If applicant is **not** an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant: <i>Mike DiMillo</i>	Date: <i>10/22/09</i>
--	-----------------------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

- | | | | |
|--|---|---|---|
| AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901 | PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300 | BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570 | PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477 |
|--|---|---|---|

OFFICE USE ONLY	Ck.# <i>9609</i>	Date <i>10/22/09</i>	Staff <i>JM</i>	Staff	
PBR # <i>49229</i>	FP# <i>65.00</i>	Date <i>10/26/09</i>	Acc. Date	Def. Date	After Photos

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.

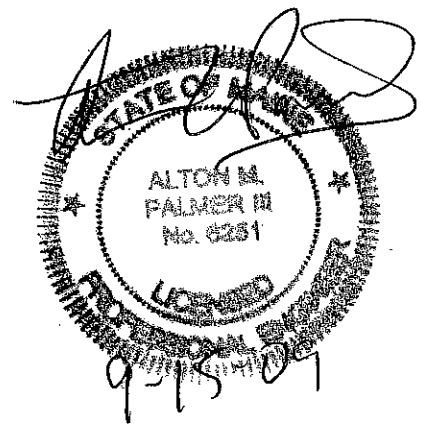
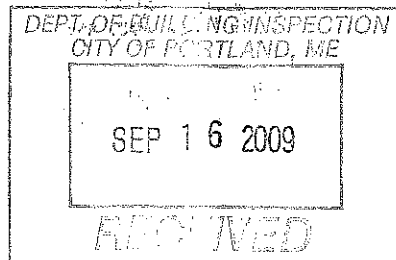
2 STORY 14 FT.

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 (2) TWO STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



189 Hope Ave

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

GP Traffic and Civil Engineering Services
PO Box 1237, 18 Shaker Road
Gray, ME 04039
207-657-6910

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

Figure No. 1

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 24, 2010

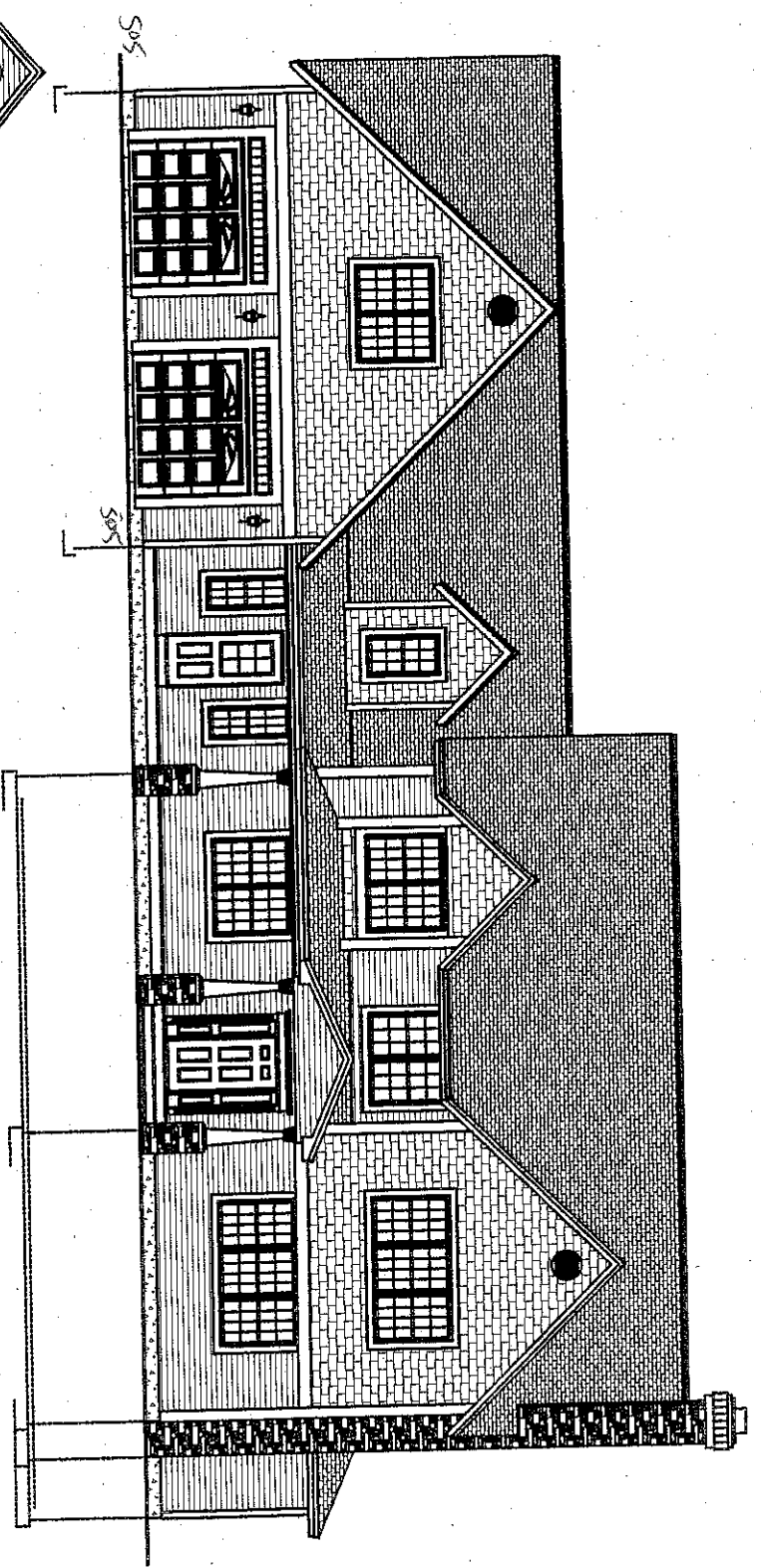
RE: C. of O. for Lot # 20, 189 Hope Avenue,
(Id#2009-0068) (CBL 392 A 020001)

After visiting the site, I have the following comments:

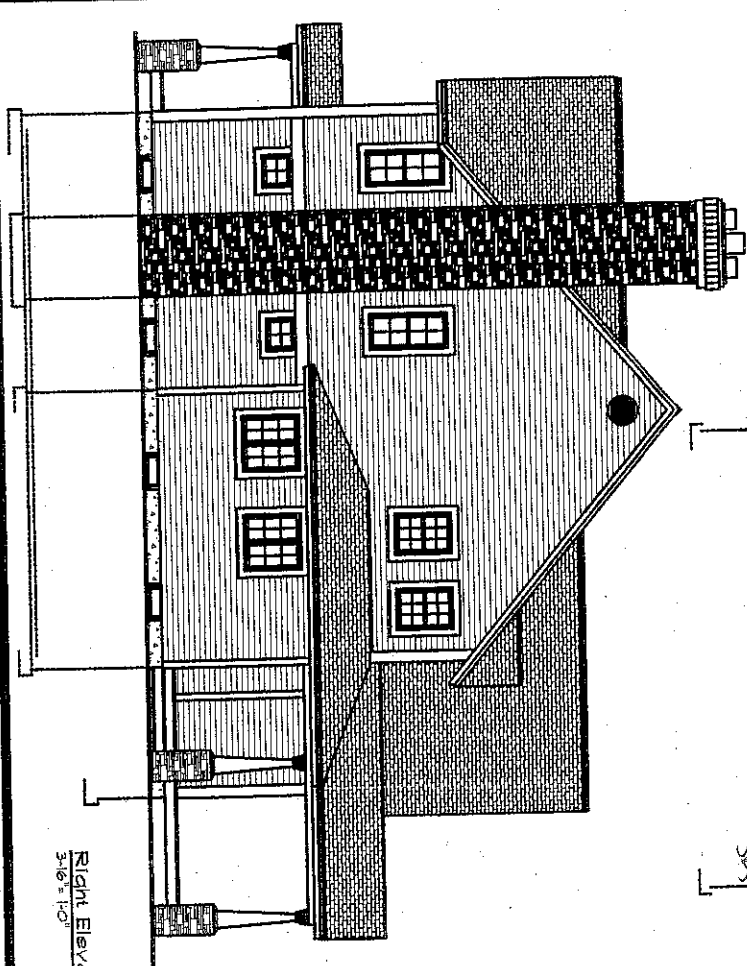
Site work complete:

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

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



Front Elevation
3/16" = 1'-0"



Right Elevation
3/16" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 15 2008
1-20-08

SHAUNACCO INC.
30 Lowell Ave.
Portland, ME 04104
317-43-6313

Notes: Owner to check plans for compliance with all applicable codes

Plan For:	Elevation: Front & Right	4002 Todd St
Project Name:	Procidia Residence	
Drawn By:	Wayne Perrella	Dec. 08, 2008
		1/12

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 (2) TWO STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

9/9/09

- Move Foundation drain outlet
- DEP PBR for utility crossing
- Possible DEP PBR for foundation drain outlet
- Remove deck for zoning - Anne M.

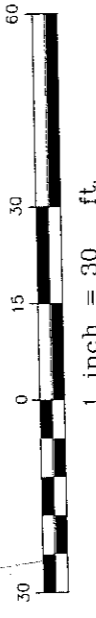
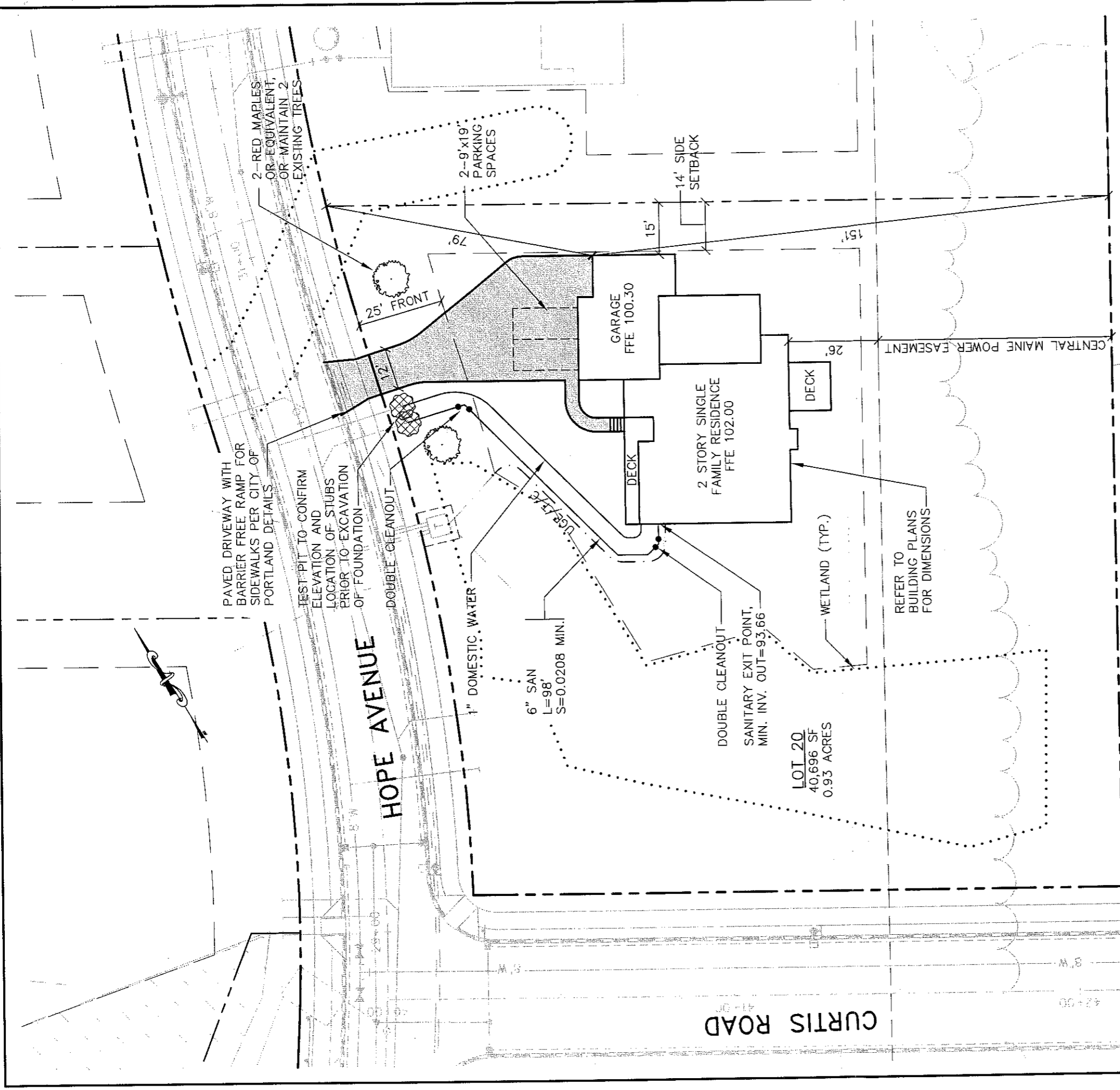
8-31-09

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

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

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 AS WELL AS DESIGN PLANS FOR SUBDIVISION.
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 REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARD 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.
8. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.

8-15-09

Design:	AMP	Date:	AUG 09
Draft:	CG	Job No.:	2298
Checked:	AMP	Scale:	1"=30'

GP Corrill-Palmer Consulting Engineers, Inc.

 P.O. Box 1237, Andover, ME 04917

 Phone: 207-657-6510

 Fax: 207-657-6510

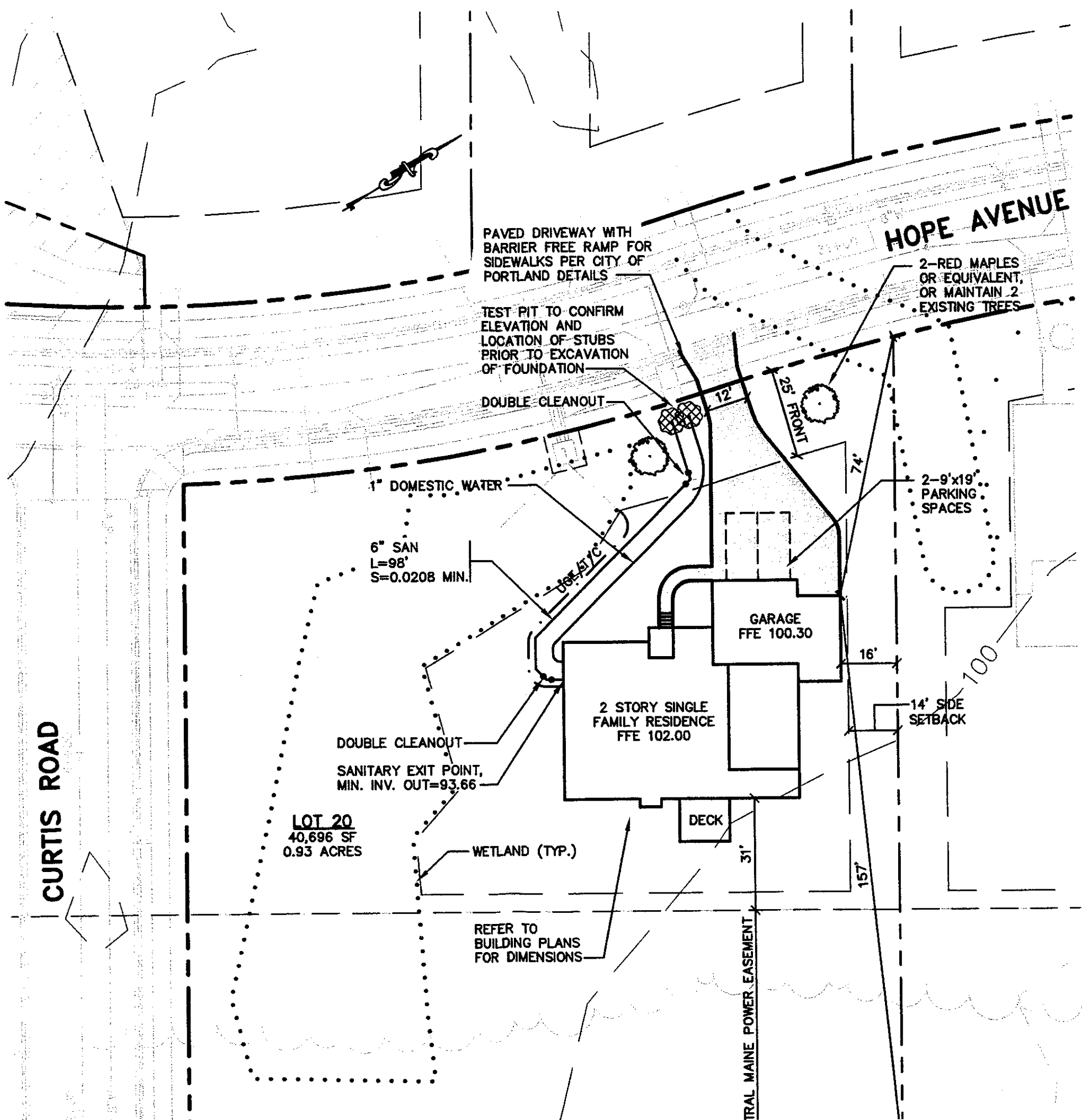
 E-Mail: info@corrillpalmer.com

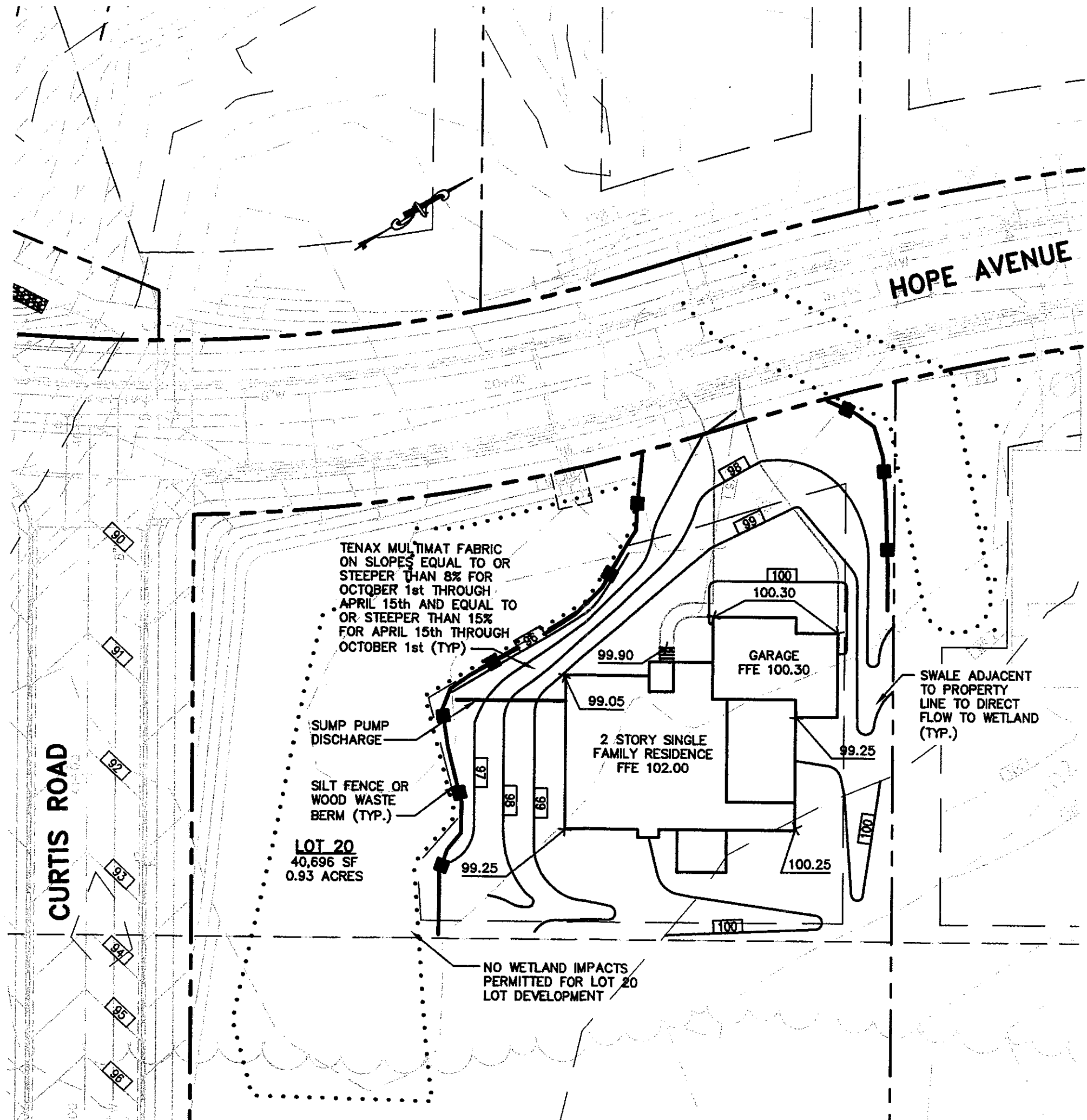
Engineering Excellence since 1998

Drawing Name: **Lot 20 Site Layout & Utility Plan**

Project: **PRESUMPCOT RIVER PLACE**

Figure No. **2**





HOPE AVENUE

CURTIS ROAD

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)

SUMP PUMP
DISCHARGE

SILT FENCE OR
WOOD WASTE
BERM (TYP.)

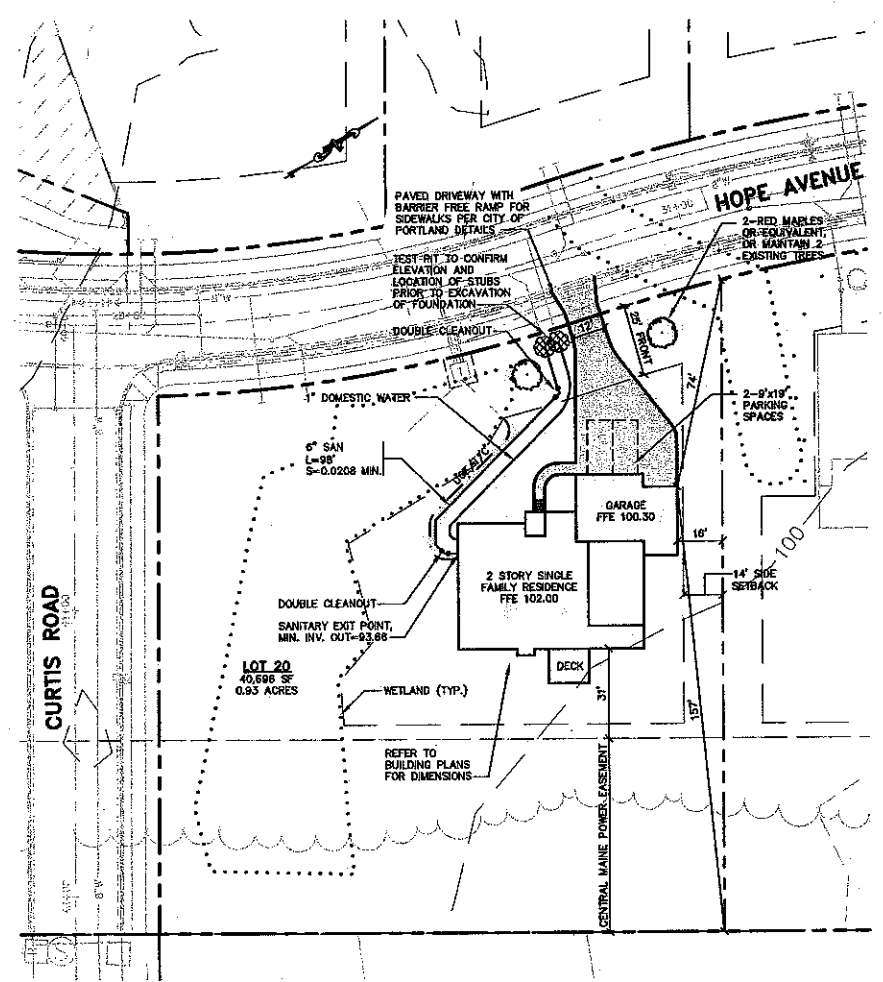
LOT 20
40,696 SF
0.93 ACRES

2 STORY SINGLE
FAMILY RESIDENCE
FFE 102.00

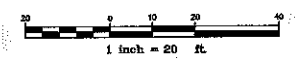
GARAGE
FFE 100.30

SWALE ADJACENT
TO PROPERTY
LINE TO DIRECT
FLOW TO WETLAND
(TYP.)

NO WETLAND IMPACTS
PERMITTED FOR LOT 20
LOT DEVELOPMENT



SITE AND UTILITY PLAN
1"=20'



SPACE AND BULK REQUIREMENTS - R-2 ZONE

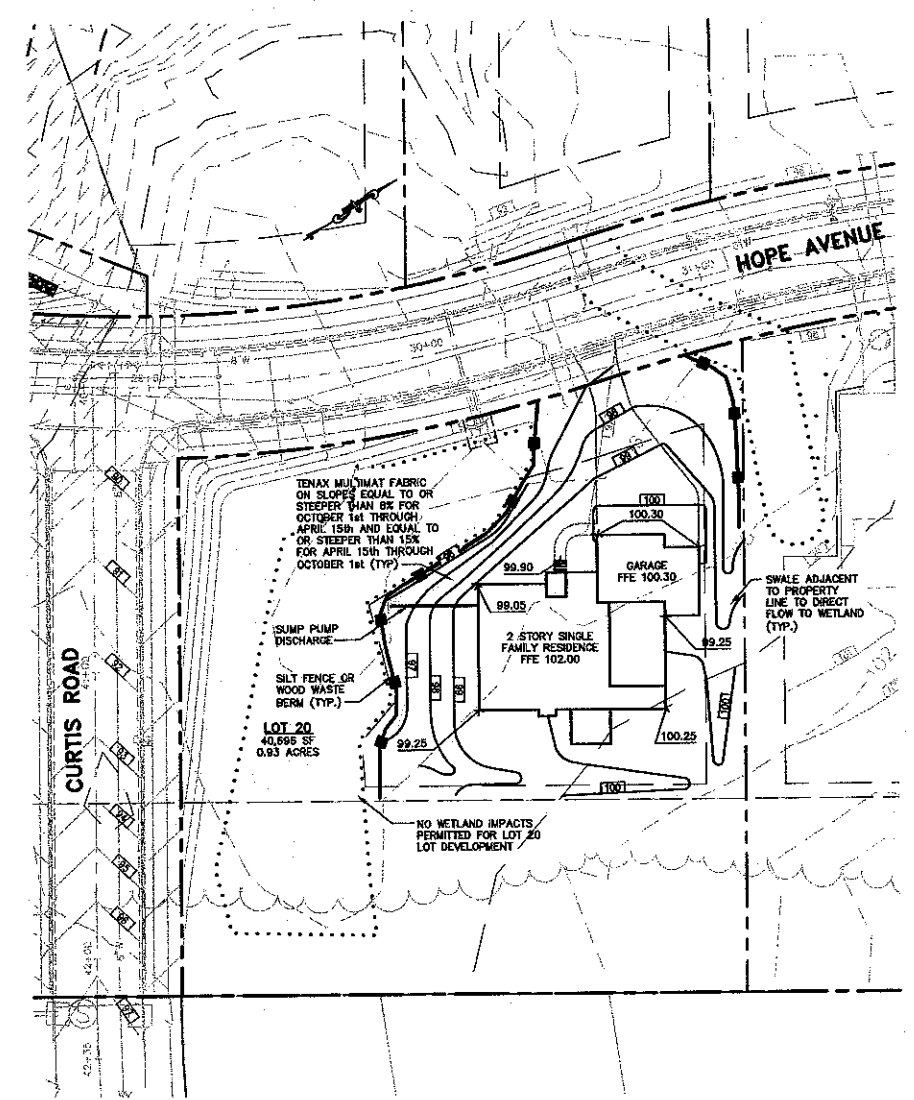
MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.
OTHER USES:	

* 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 (2) TWO STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

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9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.



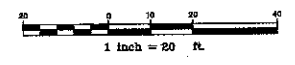
GRADING AND DRAINAGE PLAN
1"=20'

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.

9/24/09
- Full size plan
- DEP PBE
- utility crossing
- foundation drain outfall

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



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Rev.	Date	Revision
1	9/23/09	ADDED SUMP PUMP DISCHARGE

Issued For	Date	By

Design: AMP	Draft: CG	Date: 9/09
Checked: AMP	Scale: 1"=20'	Job No: 2298
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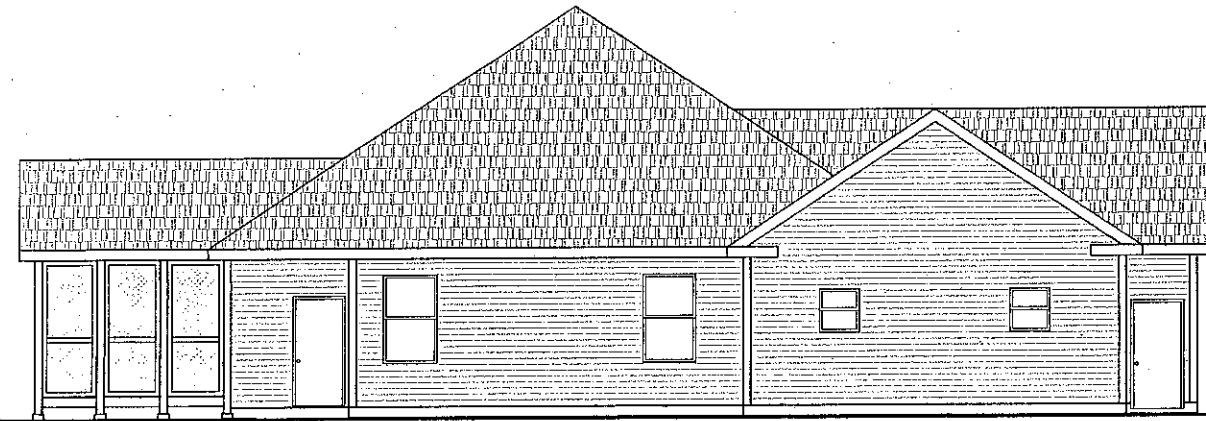
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Engineering Excellence Since 1998
PO Box 1237 15 Shaker Road Gray, ME 04039
207-657-6910 FAX: 207-657-6912 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Presumpscot River Place Hope Avenue, Portland, Maine
Client:	Vesta Corporation P.O. Box 1464, Portland, ME 04104

Drawing No.	1
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(A1) REAR ELEVATION
SCALE: 3/8" = 1'-0"

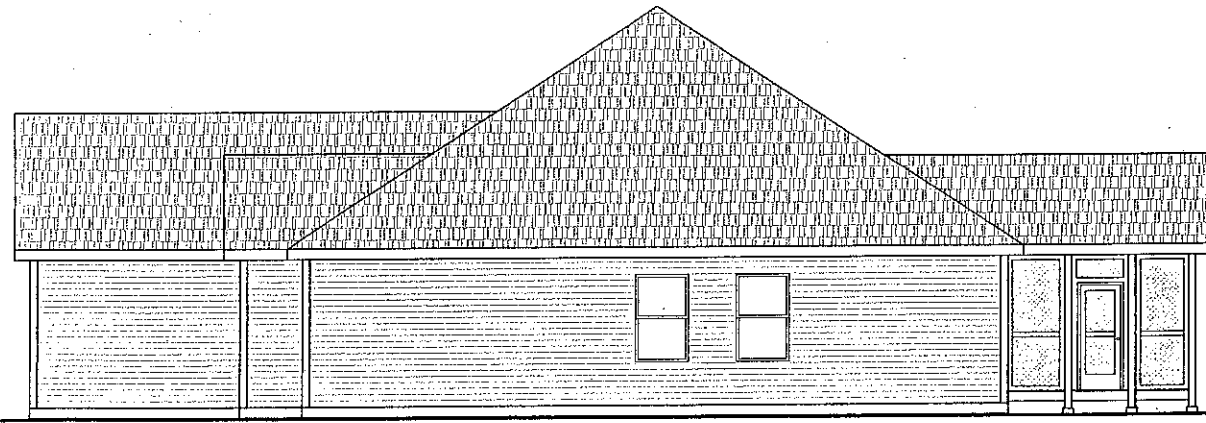


(A1) LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



"RANCH HOUSE" SERIES
#146 OVERHEAD
DOORS BY OVERHEAD
DOOR CO.

(A1) FRONT ELEVATION
SCALE: 3/8" = 1'-0"



(A1) RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

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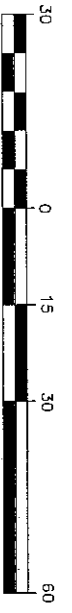
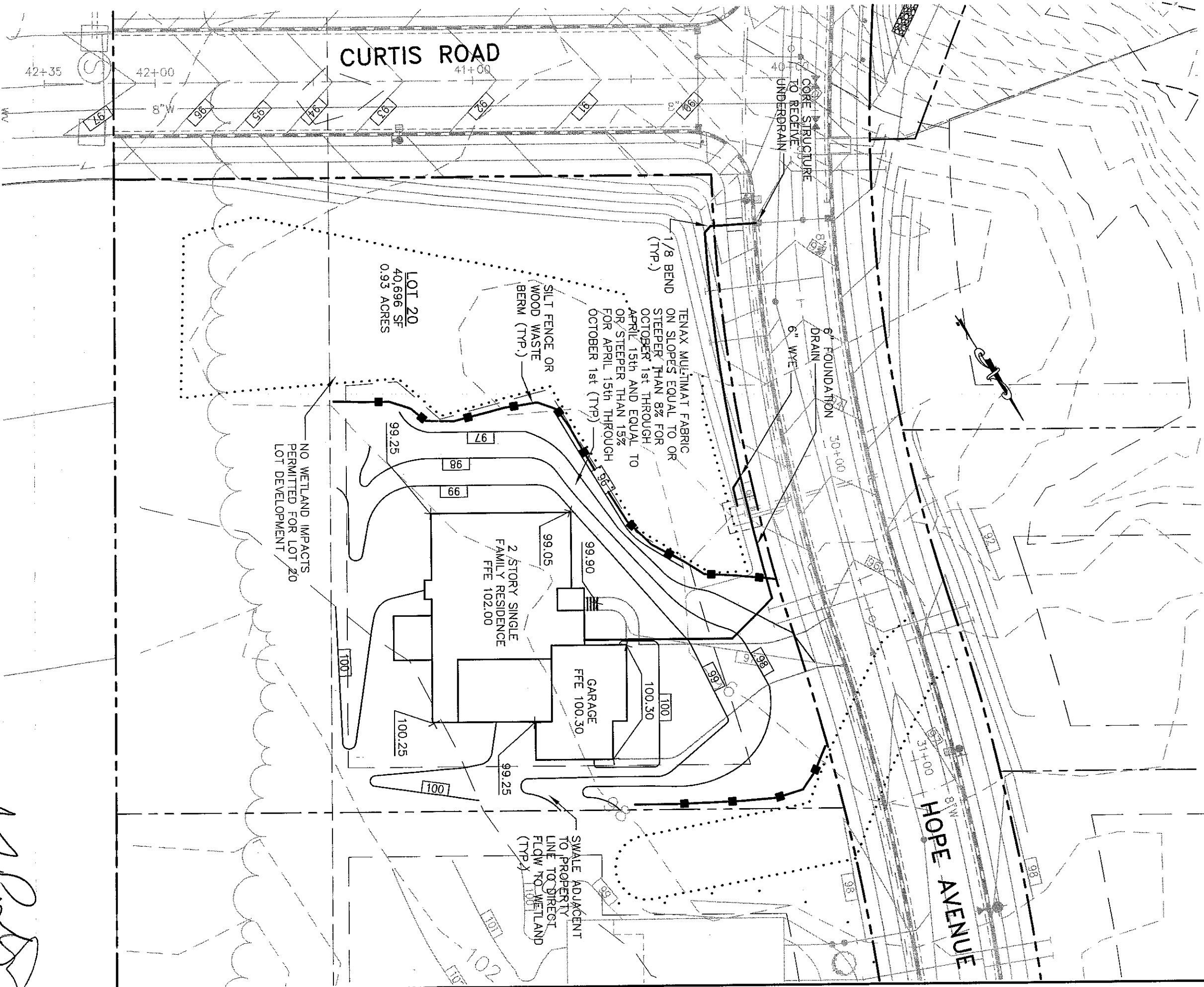
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FOR: TONY MONFILETTO
SHEET TITLE: **ELEVATIONS ISSUED FOR PERMITTING**

SEP - 1 2009

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DRAWN BY: RSC
FILE #: 09202-A301.DWG
PROJECT NUMBER:
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SHEET NO:
A301



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CITY OF PORTLAND, ME

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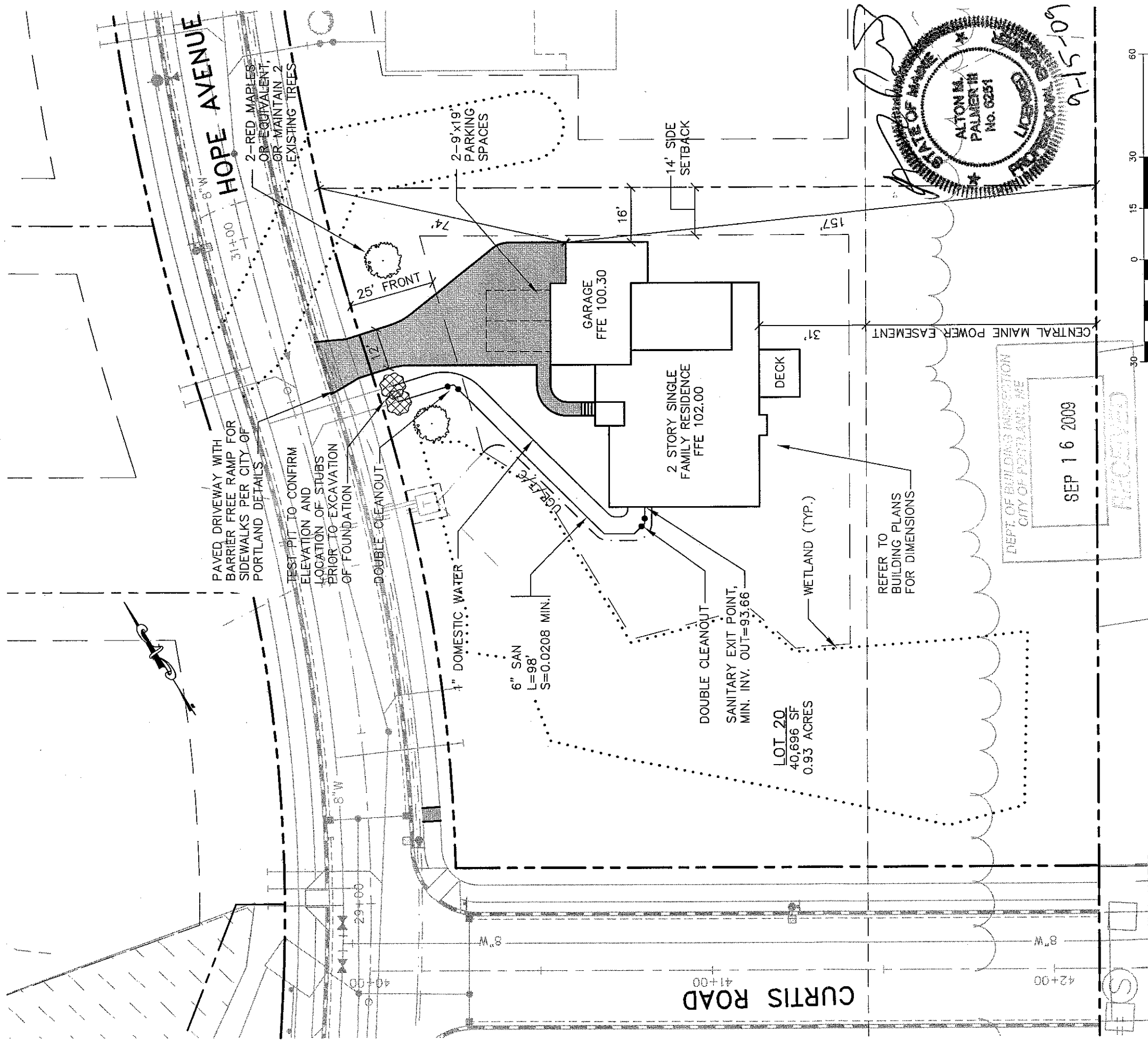
ATTON M. PALMER III
No. 6281

095209

Drawing Name: Lot 20 Site Layout & Utility Plan

Project: PRESUMSCOT RIVER PLACE

Figure No. 3



GENERAL NOTES

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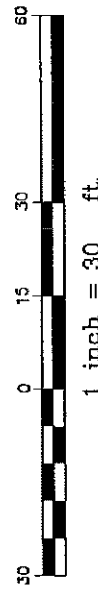
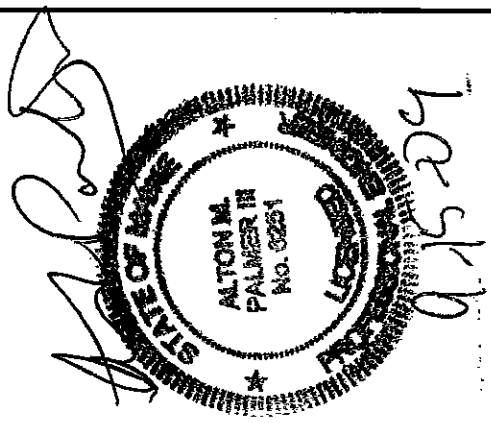
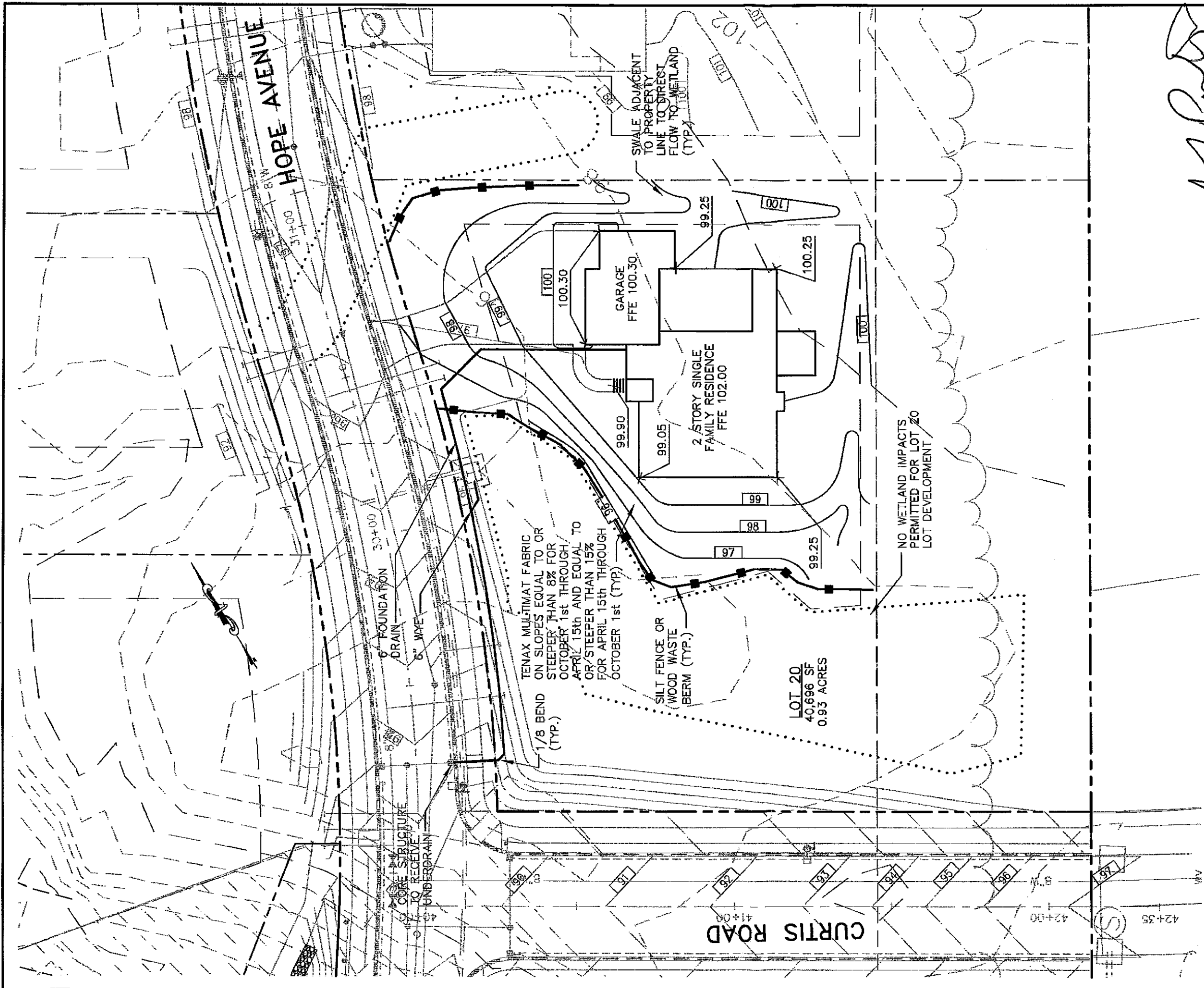
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 Gray, ME 04039

207-657-8910
 207-657-8912
 E-Mail: info@gpengineers.com

Drawing Name: **Lot 20 Site Layout & Utility Plan**

Project: **PRESUMPCOT RIVER PLACE**

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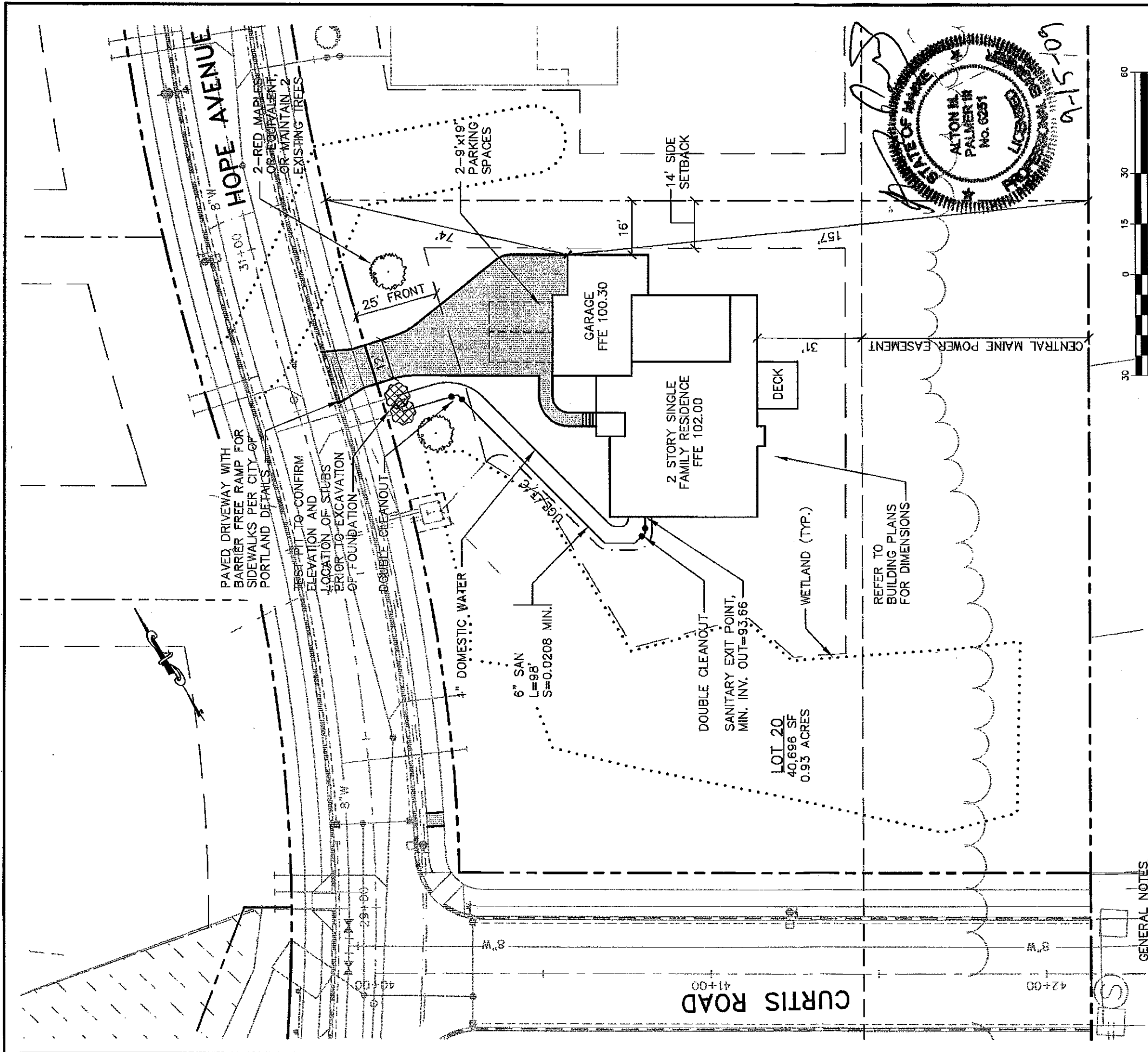


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Drawing Name: **Lot 20 Site Layout & Utility Plan**
 Project: **PRESUMPCOT RIVER PLACE**


Figure No. **3**



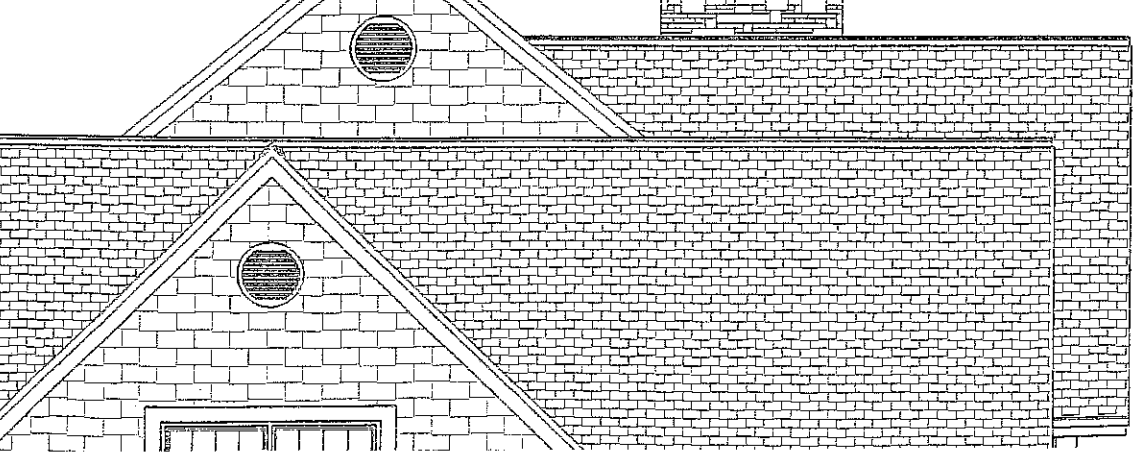
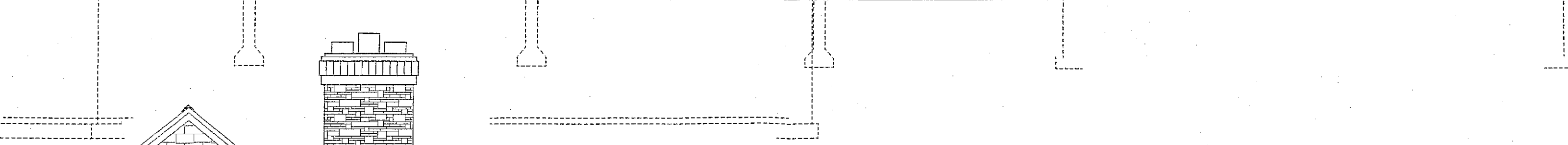
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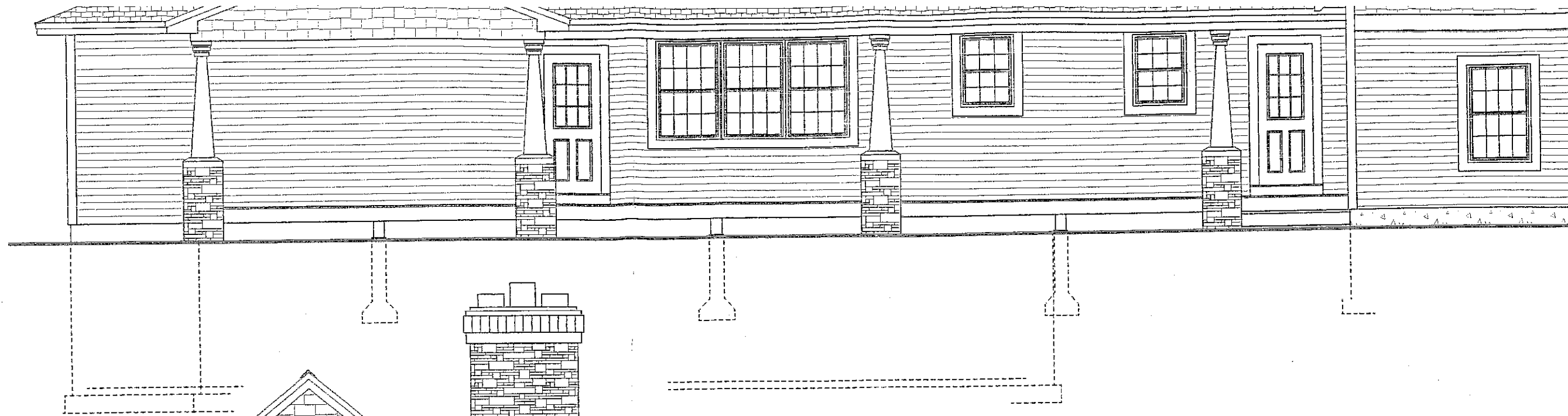
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 FAX: 207-857-8912
 E-Mail: mthorng@rpmce.com

Drawing Name: **Lot 20 Site Layout & Utility Plan**
 Project: **PRESUMPSCOT RIVER PLACE**



Rear Elevation
3-16" = 1-0"



Rear Elevation

3-16" = 1-0"



Left Elevation

3-16" = 1-0"

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crai