

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

2004-0228

Application I. D. Number

iv Properties Llc

Applicant

161 Hope Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

11/1/2004

Application Date

Hope Ave. Lot 24

Project Name/Description

141 - 141 Hope Ave , Portland, Maine

Address of Proposed Site

392 B024001

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 43279 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 Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/1/2004

DRC Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer [Signature]

Approval Date 11-15 Approval Expiration 1-2 Extension to 11-15 Additional Sheets Attached

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 type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" 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 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	


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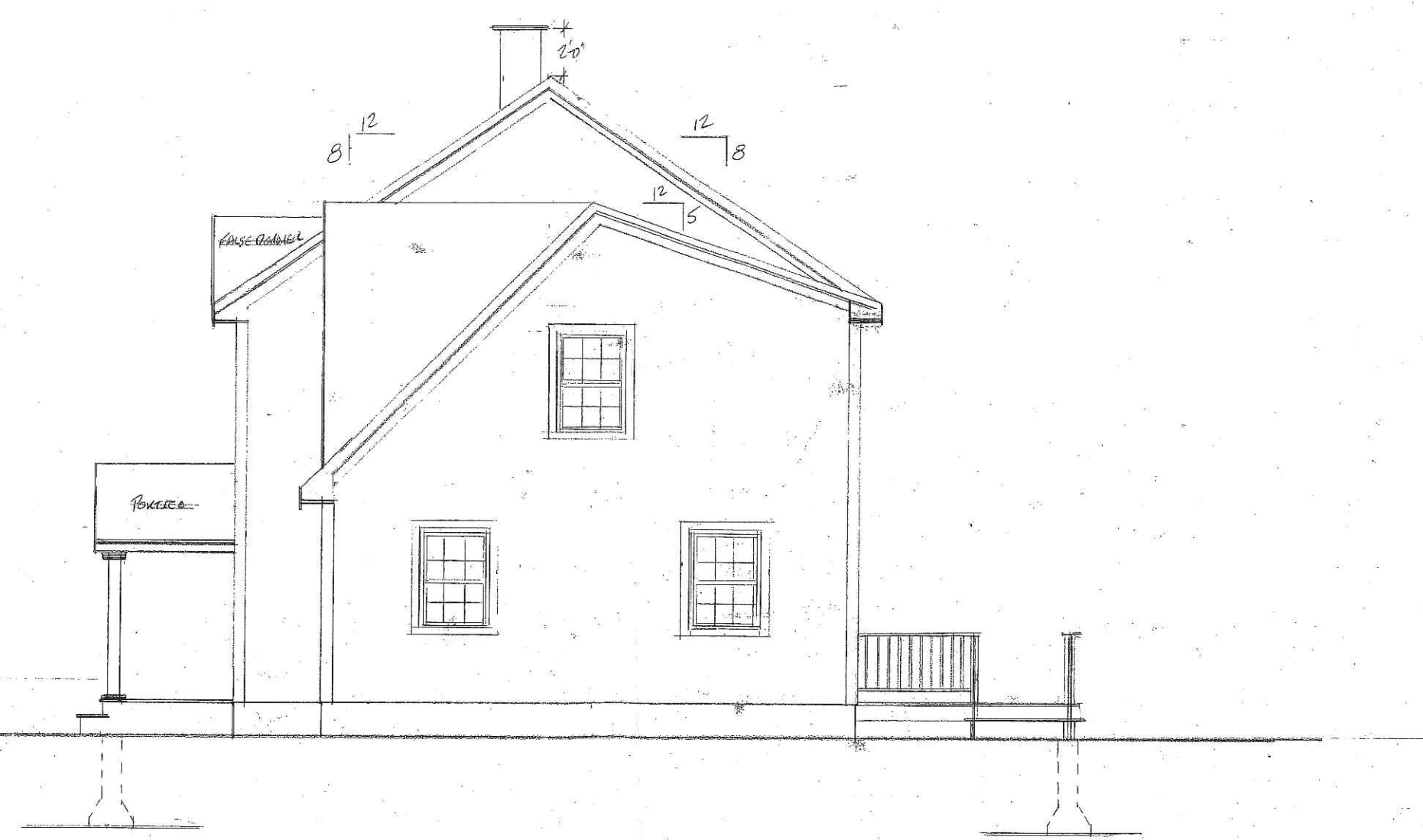
 <i>Traffic and Civil Engineering Services</i>

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

Figure No. 1

392 B 024

NOV - 13



RIGHT PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:		
T.J.V. PROPERTIES, INC.		
SHEET 3 OF 11		DRAWING NUMBER

392 B 024

NOV - 12
RECEIVED



<u>LEFT SIDE VIEW</u>		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:		
<u>T.J.V. PROPERTIES, INC.</u>		
SHEET 4 OF 11		DRAWING NUMBER

392 B 24

NOV



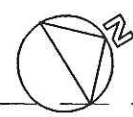
REAR PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:	T.J.V. PROPERTIES, INC.	
SHEET 2 OF 11	DRAWING NUMBER	

392 B 024

NOV - 18



FRONT PLAN VIEW		
SCALE: 1/8"=1'-0"	APPROVED BY	DRAWN BY
DATE:		
T.J.V. PROPERTIES, INC.		
SHEET 1 OF 11	DRAWING NUMBER	



HOPE AVENUE

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

LOT OWNER TO HAVE BUILDING CORNERS LOCATED BY PROFESSIONAL LAND SURVEYORS

14' BUILDING SETBACK

24' 22'

2 CAR GARAGE

2 STORY SINGLE FAMILY RESIDENCE

25' FRONT SETBACK

INV. 82.13 MIN.

6" SAN L=54' S= 0.0104 MIN.

3/4" DOMESTIC WATER SERVICE

DOUBLE CLEANOUT

2" 2.5" CAL RED MAPLES OR EQUIVALENT

REFER TO BUILDING PLANS FOR DIMENSIONS

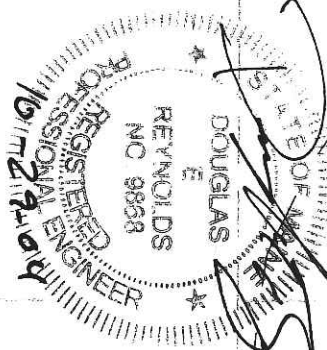
LOT 25

LOT 24
43,279 sf
0.99 ac

LOT 23

WETLANDS (TYP.)

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



- GENERAL NOTES**
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
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 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**
Subject to Dept. Conditions
Date of Approval: 11-15-04

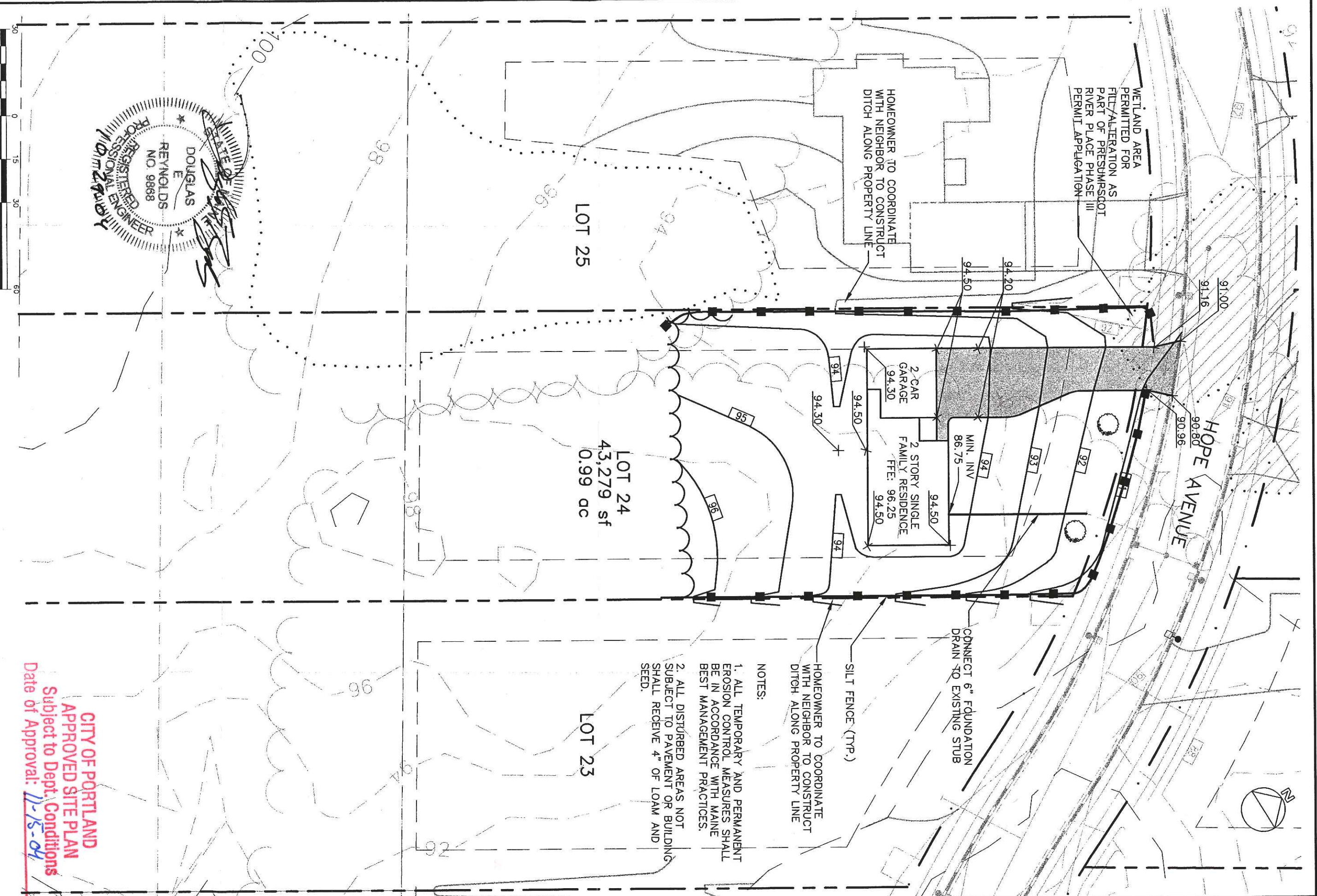


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Draft:	CAH	Job No.:	1117
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File Name:	98089-ALL-LOTS		

GP Gorrell-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
207-857-6910
Fax: 207-857-6912
E-mail: info@gpengineers.com

Drawing Name: Lot 24 Layout & Utility Plan
Project: PRESUMPSCOT RIVER PLACE

Figure No. 2



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

HOMEOWNER TO COORDINATE WITH NEIGHBOR TO CONSTRUCT DITCH ALONG PROPERTY LINE

LOT 25

LOT 24
43,279 sf
0.99 dc

LOT 23

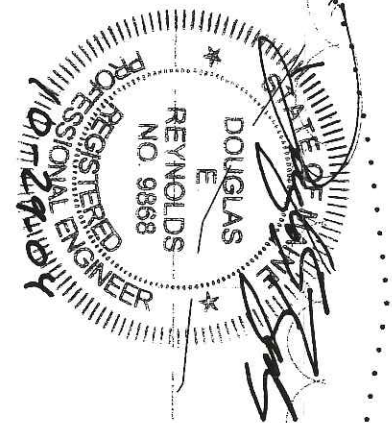
CONNECT 6" FOUNDATION DRAIN TO EXISTING STUB

SILT FENCE (TYP.)

HOMEOWNER TO COORDINATE WITH NEIGHBOR TO CONSTRUCT DITCH ALONG PROPERTY LINE

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.



Design:	WHS	Date:	OCT 04
Draft:	CAH	Job No.:	1117
Checked:	AMP	Scale:	1"=30'
File Name:	98089-ALL-LOTS		

GP Gorill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1317
15 Saver Road
Gray, ME 04039
207-657-8810
Fax: 207-657-6912
E-Mail: mplsbox@gorillpalmer.com

Drawing Name: **Lot 24 Grading & Drainage Plan**
Project: **PRESUMPCOT RIVER PLACE**

Figure No. **3**

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 11-15-04

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

HOMEOWNER TO COORDINATE
 WITH NEIGHBOR TO CONSTRUCT
 DITCH ALONG PROPERTY LINE

HOPE AVENUE
 90.80
 90.96

2 CAR
 GARAGE
 94.30

2 STORY SINGLE
 FAMILY RESIDENCE
 FFE: 96.25
 94.50

CONNECT 6" FOUNDATION
 DRAIN TO EXISTING STUB

SILT FENCE (TYP.)

HOMEOWNER TO COORDINATE
 WITH NEIGHBOR TO CONSTRUCT
 DITCH ALONG PROPERTY LINE

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LOT 25

LOT 24
 43,279 sf
 0.99 ac

LOT 23

REYNOLDS
 REYNOLDS
 NO. 9895
 REGISTERED
 PROFESSIONAL ENGINEER
 11/16/04

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV 18 2004

Revision
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-23-04

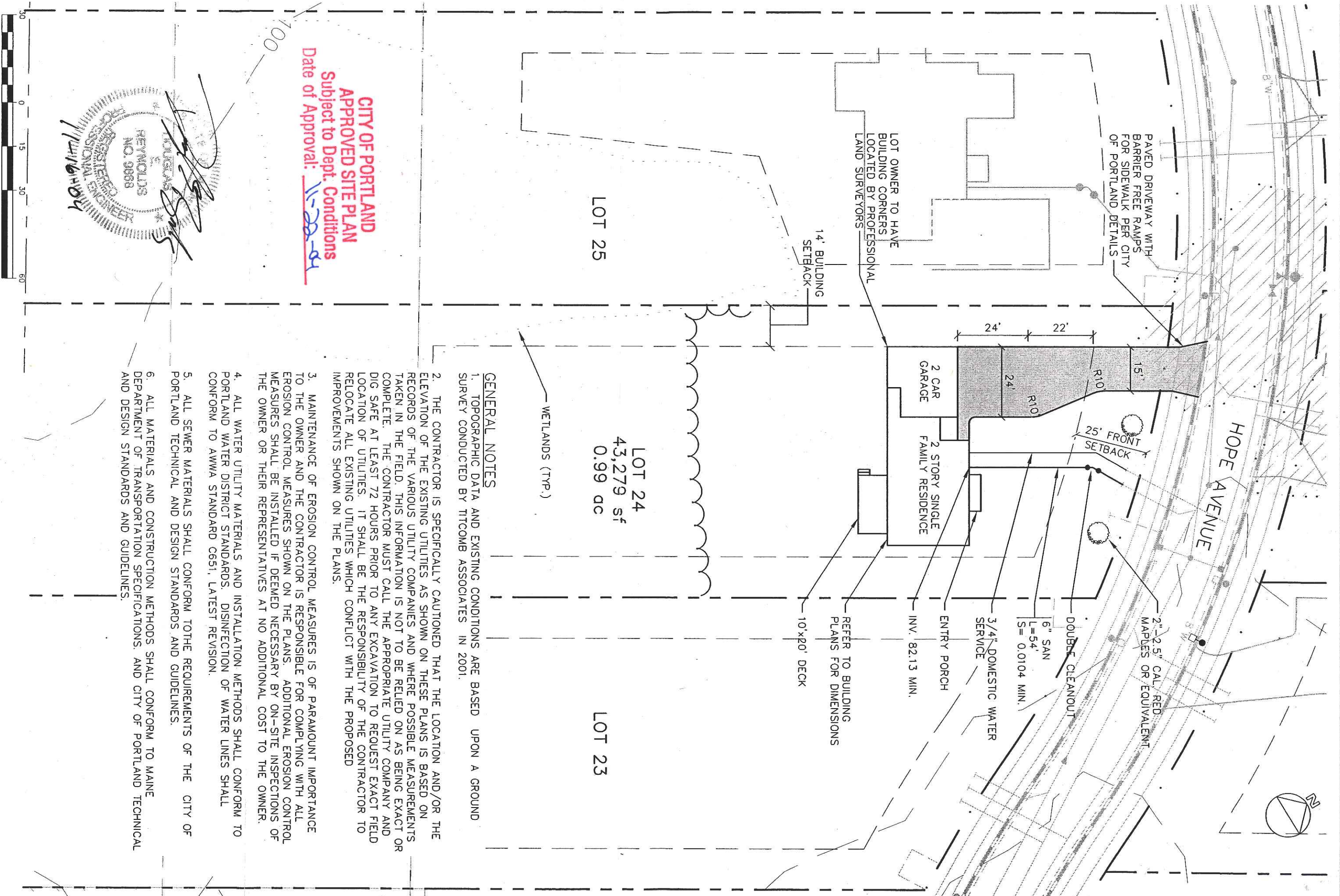
1 inch = 30 ft.

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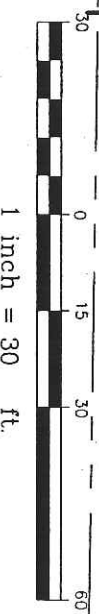
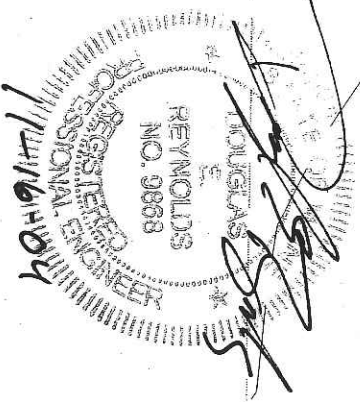
GP Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 13 Saxe Road
 07974
 207-637-6910
 FAX: 207-637-6912
 E-Mail: mlp@gorrellpalmer.com

Drawing Name:
 Lot 24 Grading & Drainage Plan
 Project:
 PRESUMPCOT RIVER PLACE

Figure No.
3



CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-22-04



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Design:	WHS	Date:	OCT 04
Draft:	CAH	Job No.:	1117
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File Name:	98089-ALL-LOTS		

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

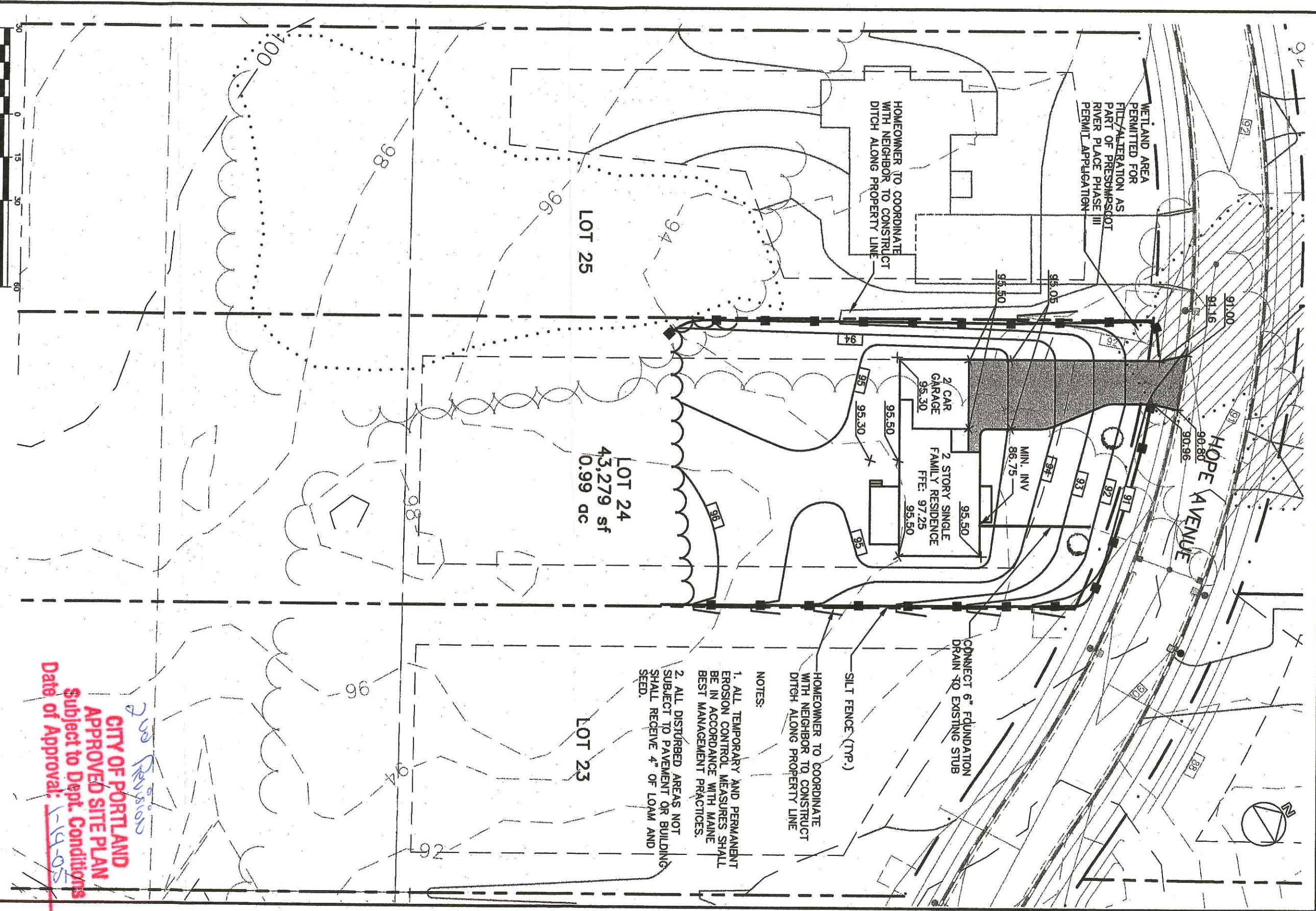
P.O. Box 1237
 15 Saker Road
 5091, ME 04035

207-657-6910
 FAX: 207-657-6912
 E-Mail: info@gorillpalmer.com

Drawing Name: **Lot 24 Layout & Utility Plan**

Project: **PRESUMPCOT RIVER PLACE**

Figure No. **2**



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

HOMEOWNER TO COORDINATE WITH NEIGHBOR TO CONSTRUCT DITCH ALONG PROPERTY LINE

CONNECT 6" FOUNDATION DRAIN TO EXISTING STUB

SILT FENCE (TYP.)

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200 Revision
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 1-14-05

1 inch = 30 ft.

Design:	WHS	Date:	JAN 05
Draft:	CAH	Job No.:	1117
Checked:	AMP	Scale:	1"=30'
File Name:	98089-ALL-LOTS		

GP
 Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaw Road
 Wey, ME 04096
 207-697-6010
 Fax: 207-697-6912
 Website: www.gorrellpalmer.com

Drawing Name:
Lot 24 Grading & Drainage Plan
 Project:
PRESUMPCOT RIVER PLACE

Figure No.
3

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

2004-0228

Application I. D. Number

11/1/2004

Application Date

Hope Ave. Lot 24

Project Name/Description

iv Properties Llc

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161 Hope Ave, Portland, ME 04103

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Address of Proposed Site

392 B024001

Assessor's Reference: Chart-Block-Lot

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

43279

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **11/1/2004**

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer

Approval Date **11-15**

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

A.R.
signature

11-15
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 checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
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	date		
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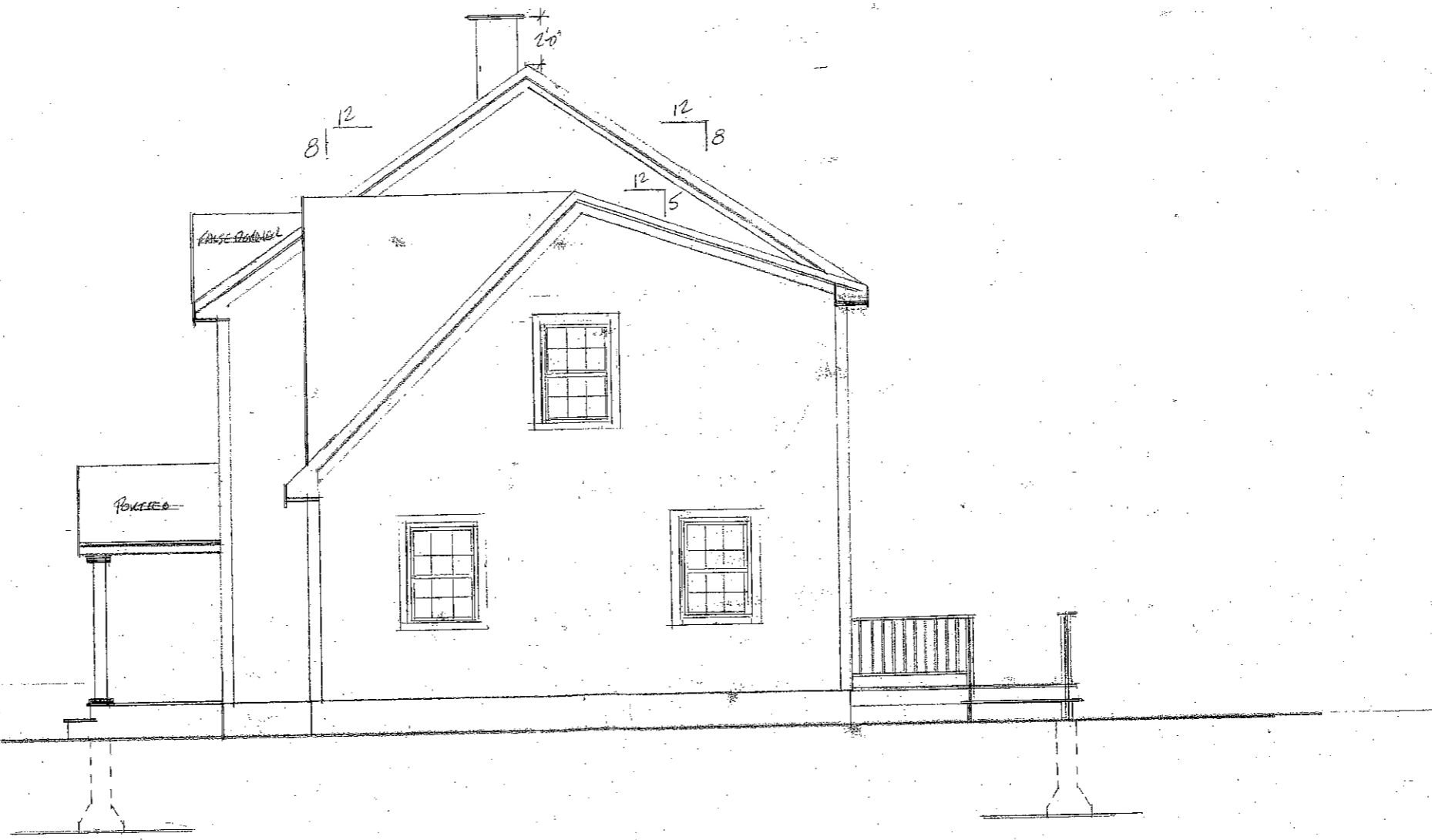
GP <i>Traffic and Civil Engineering Services</i>
PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
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Figure No. 1

392 B 024

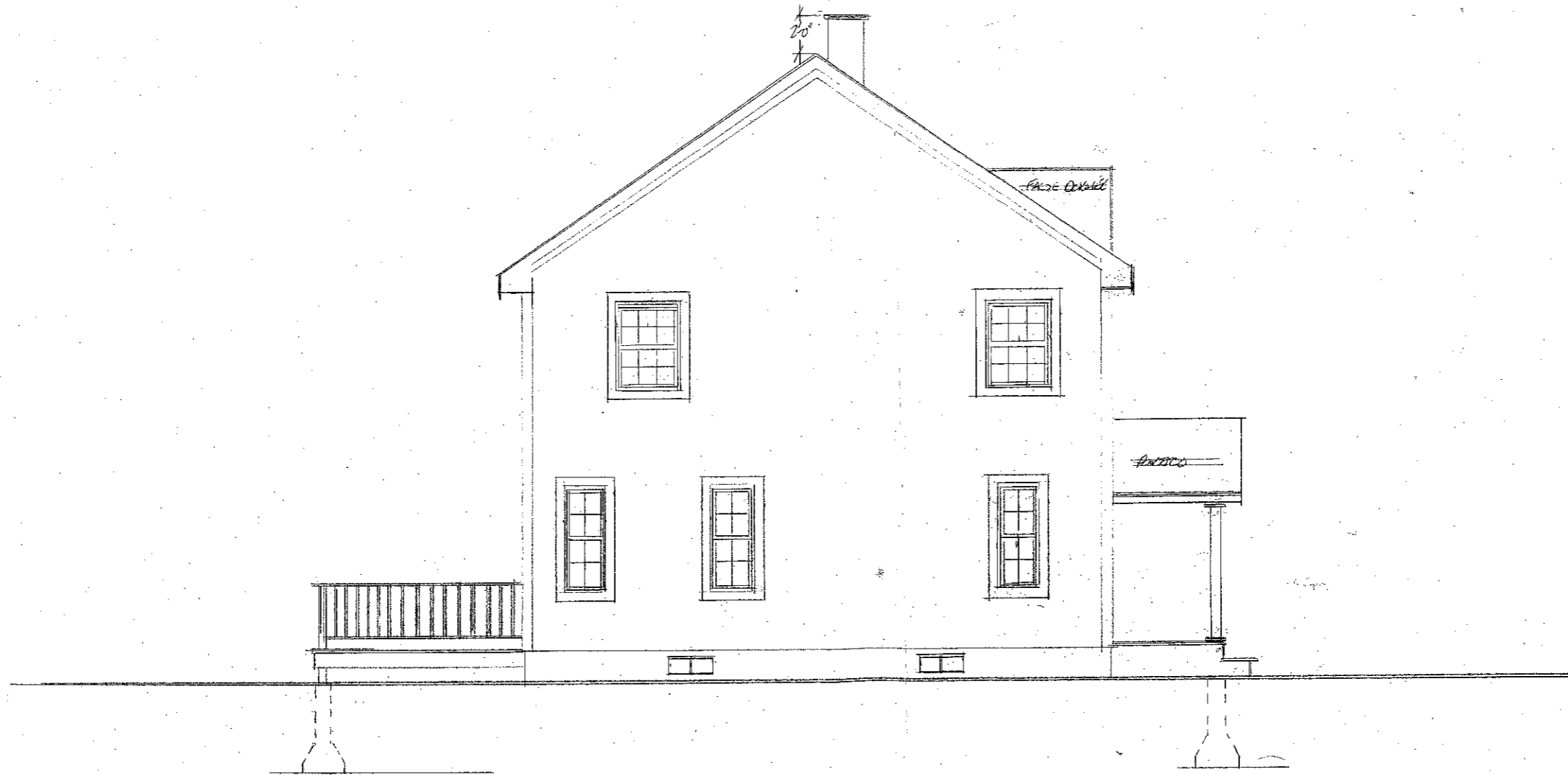
NOV - 13



RIGHT PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:	T. J. V. PROPERTIES, INC.	
SHEET 3 OF 11		DRAWING NUMBER

392 B 024

NOV - 12
RECEIVED



LEFT SIDE VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:		
T.S.V. PROPERTIES, INC.		
SHEET 4 OF 11	DRAWING NUMBER	

392 B 24

NOV 19 1954



REAR PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:	T. J. V. PROPERTIES, INC.	
SHEET 2 OF 11		DRAWING NUMBER

392 B 024

NOV - 12



2ND FLOOR ELEVATION

1ST FLOOR ELEVATION

FRONT PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:	T.J.V. PROPERTIES, INC.	
SHEET 1 OF 11		DRAWING NUMBER

PAVED DRIVEWAY WITH
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FOR SIDEWALK PER CITY
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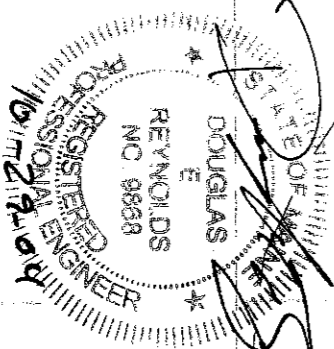
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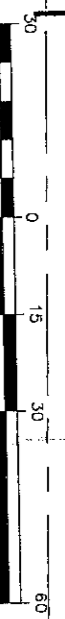
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
of Approval:



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CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
of Approval: 11-15-04

1 inch = 30 ft.



Designer: WHS	Date: 00T 04
Draft: CAH	Job No.: 1117
Checked: AMP	Scale: 1"=30'
File Name: 98089-ALL-LOTS	

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

P.O. Box 1237
Portland, ME 04209
207-657-8910
Fax: 207-657-8912
Email: info@palmer-engineers.com

Drawing Name:
Lot 24 Layout & Utility Plan

Project:
PRESUMPCOT RIVER PLACE

Figure No.
2

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

HOMEOWNER TO COORDINATE
WITH NEIGHBOR TO CONSTRUCT
DITCH ALONG PROPERTY LINE

HOPE AVENUE

CONNECT 6" FOUNDATION
DRAIN TO EXISTING STUB

SILT FENCE (TYP.)

HOMEOWNER TO COORDINATE
WITH NEIGHBOR TO CONSTRUCT
DITCH ALONG PROPERTY LINE

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.

LOT 25

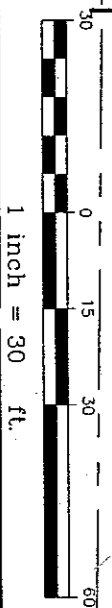
LOT 24
43,279 sf
0.99 dc

LOT 23

REGISTERED PROFESSIONAL ENGINEER
REYNOLDS
NO. 9885
11/17/04-04

LOT #24
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

REVISION
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11-23-04



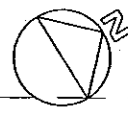
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Draft:	CAH	Job No.:	1117
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File Name: 98089-ALL-LOTS			

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1274
207-537-6910
207-537-6910
E-Mail: info@gpengineers.com

Drawing Name:
Lot 24 Grading & Drainage Plan
Project:
PRESUMPCOT RIVER PLACE

Figure No.
3

NOV 18 2004



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

LOT OWNER TO HAVE
BUILDING CORNERS
LOCATED BY PROFESSIONAL
LAND SURVEYORS

14' BUILDING
SETBACK

25' FRONT
SETBACK

HOPE AVENUE

2" - 2.5" CAL. RED
MAPLES OR EQUIVALENT

DOUBLE CLEANOUT

6" SAN
L=54'
S=0.0104 MIN.

3/4" DOMESTIC WATER
SERVICE

ENTRY PORCH

INV. 82.13 MIN.

REFER TO BUILDING
PLANS FOR DIMENSIONS

10'x20' DECK

2 CAR
GARAGE

2 STORY SINGLE
FAMILY RESIDENCE

LOT 25

LOT 24
43,279 sf
0.99 dc

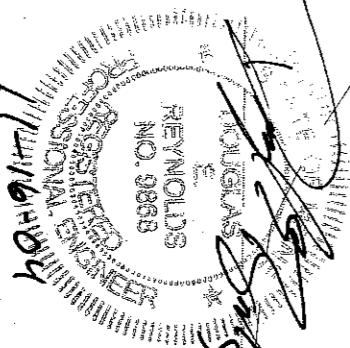
LOT 23

WETLANDS (TYP.)

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.
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**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 11-22-04



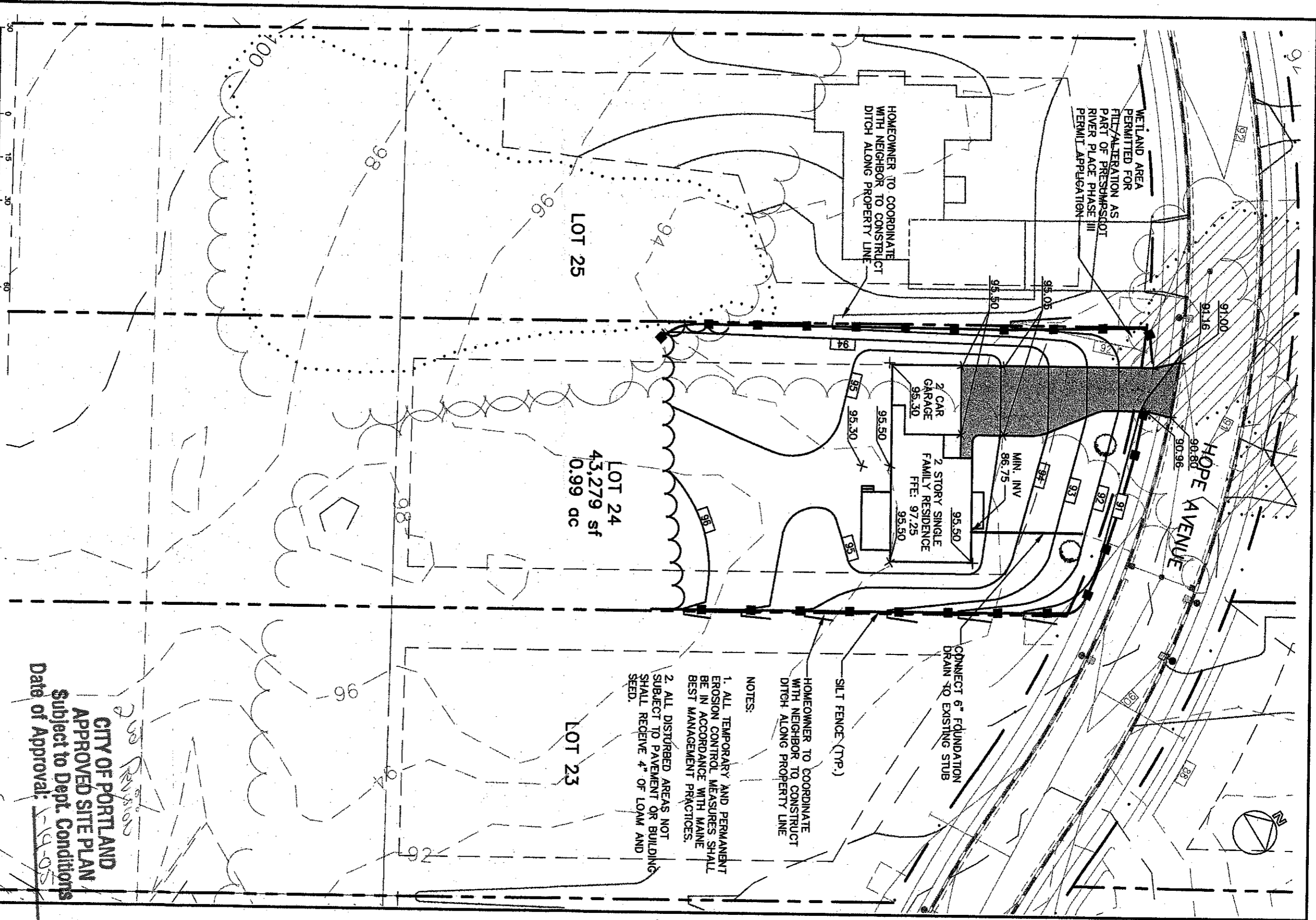
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Design:	WHS	Date:	OCT 04
Draft:	CAH	Job No.:	1117
Checked:	AMP	Scale:	1"=30'
File Name:	98089-ALL-LOTS		

GP Gorrell-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 State Road
Orton, ME 04959
207-657-6910
207-657-6912
E-Mail: main@gorrellpalmer.com

Drawing Name:
Lot 24 Layout & Utility Plan
Project:
PRESUMPCOT RIVER PLACE

Figure No.
2



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

HOMEOWNER TO COORDINATE
WITH NEIGHBOR TO CONSTRUCT
DITCH ALONG PROPERTY LINE

HOPE AVENUE

LOT 24
43,279 sf
0.99 ac

2 STORY SINGLE
FAMILY RESIDENCE
FEE: 97.25

2 CAR
GARAGE
95.30

MIN. INV
86.75

HOMEOWNER TO COORDINATE
WITH NEIGHBOR TO CONSTRUCT
DITCH ALONG PROPERTY LINE

CONNECT 6" FOUNDATION
DRAIN TO EXISTING STUB

SILT FENCE (TYP.)

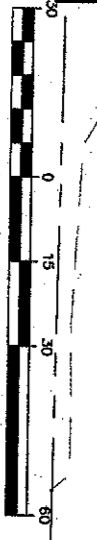
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LOT 23

23 Revision
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 1-14-05

1 inch = 30 ft



Design:	WHS	Date:	JAN 05
Draft:	CAH	Job No.:	1117
Checked:	AMP	Scale:	1"=30'
File Name:	39089-ALL-LOTS		

GP Gerrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
13 Bay St.
Bangor, ME 04409
207-657-4900
Fax: 207-657-8912
E-Mail: info@gerrillpalmer.com

Drawing Name:
Lot 24 Grading & Drainage Plan
Project:
PRESUMPCOT RIVER PLACE

Figure No.
3

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

2004-0228
Application I. D. Number
11/1/2004
Application Date
Hope Ave. Lot 24
Project Name/Description

Jv Properties Llc
Applicant
161 Hope Ave, Portland, ME 04103
Applicant's Mailing Address
Julie
Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

141 - 141 Hope Ave, Portland, Maine
Address of Proposed Site
392 B024001
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 43279 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 Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/1/2004

DRC Approval Status:
 Approved Approved w/Conditions See Attached Denied
Reviewer [Signature]
Approval Date 11-15 Approval Expiration 1-15 Extension to _____ Additional Sheets Attached
 Condition Compliance [Signature] signature 11-15 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 checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" 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:	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 (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		

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

392 B 024

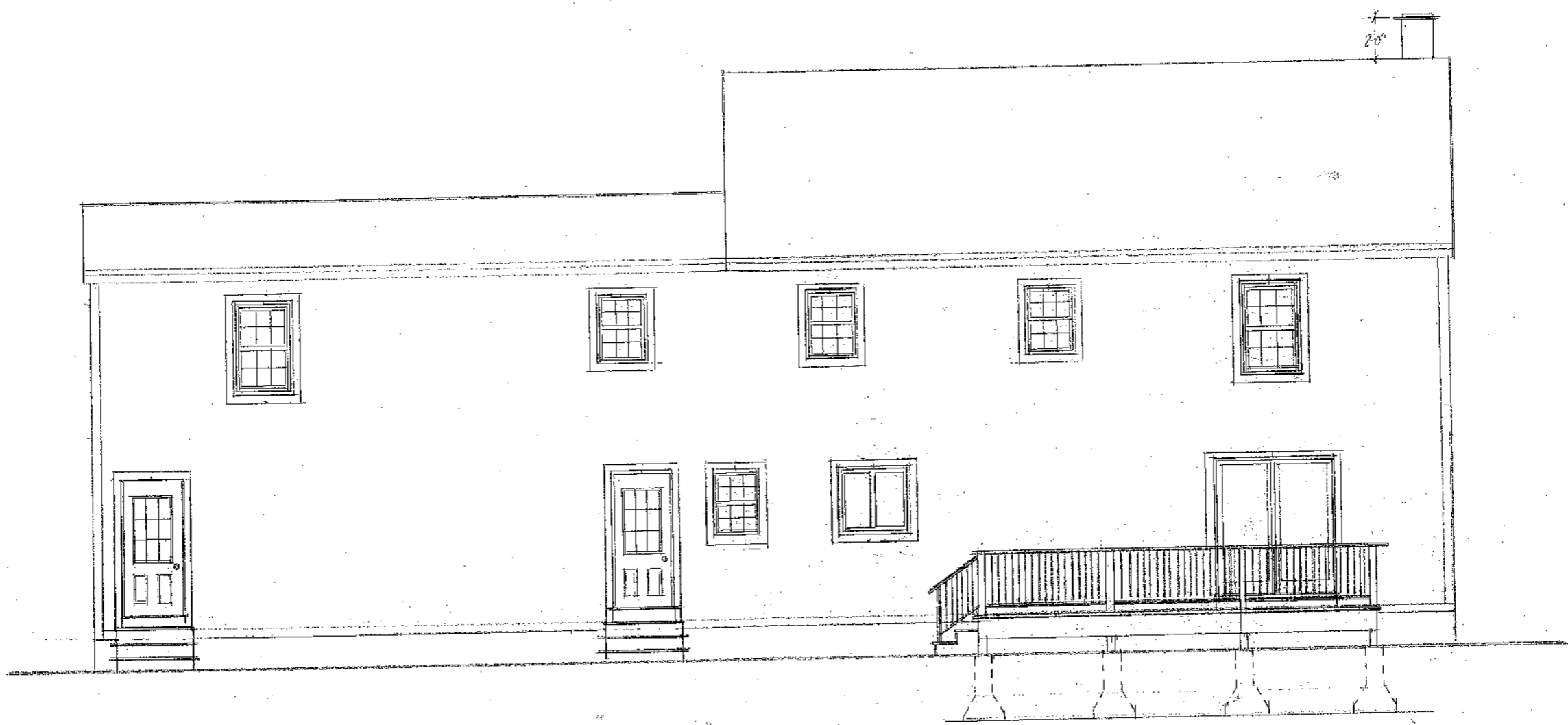
NOV - 15



FRONT PLAN VIEW

SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:		
T.J.V. PROPERTIES, INC.		
SHEET 1 OF 11	DRAWING NUMBER	

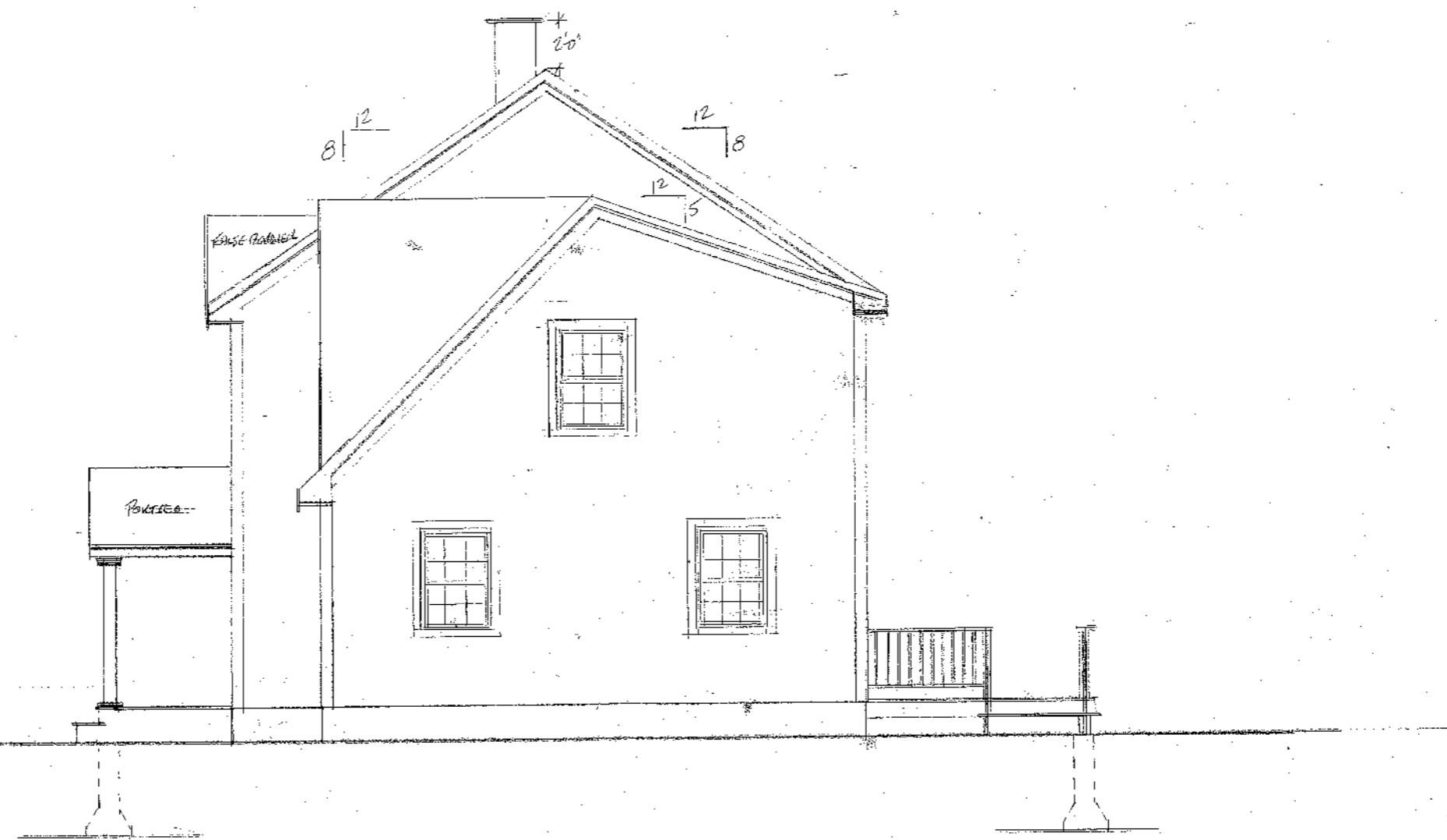
392 B 24



REAR PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:	T.J.V. PROPERTIES, INC.	
SHEET 2 OF 11		DRAWING NUMBER

392 B 024

NOV - 1987



RIGHT PLAN VIEW		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:	T.J.V. PROPERTIES, INC.	
SHEET 3 of 11		DRAWING NUMBER

392 B 024

NOV - 1974
FIVE



1. 1st Floor Plan View		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE:		
T. J. V. PROPERTIES, INC.		
SHEET 4 OF 11	DRAWING NUMBER	

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

LOT OWNER TO HAVE
BUILDING CORNERS
LOCATED BY PROFESSIONAL
LAND SURVEYORS

14' BUILDING
SETBACK

2 CAR
GARAGE

2 STORY SINGLE
FAMILY RESIDENCE

25' FRONT
SETBACK

INV. 82.13
MIN.

DOUBLE CLEANOUT

6" SAN
L=54'
S= 0.0104 MIN.

3/4" DOMESTIC WATER
SERVICE

2" 2.5" CAL. RED
MAPLES OR EQUIVALENT

HOPE AVENUE

REFER TO BUILDING
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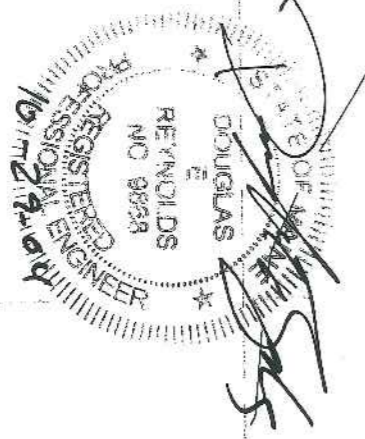
LOT 25

LOT 24
43,279 sf
0.99 ac

LOT 23

WETLANDS (TYP.)

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



GENERAL NOTES

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CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
of Approval: 11-15-04

1 inch = 30 ft.

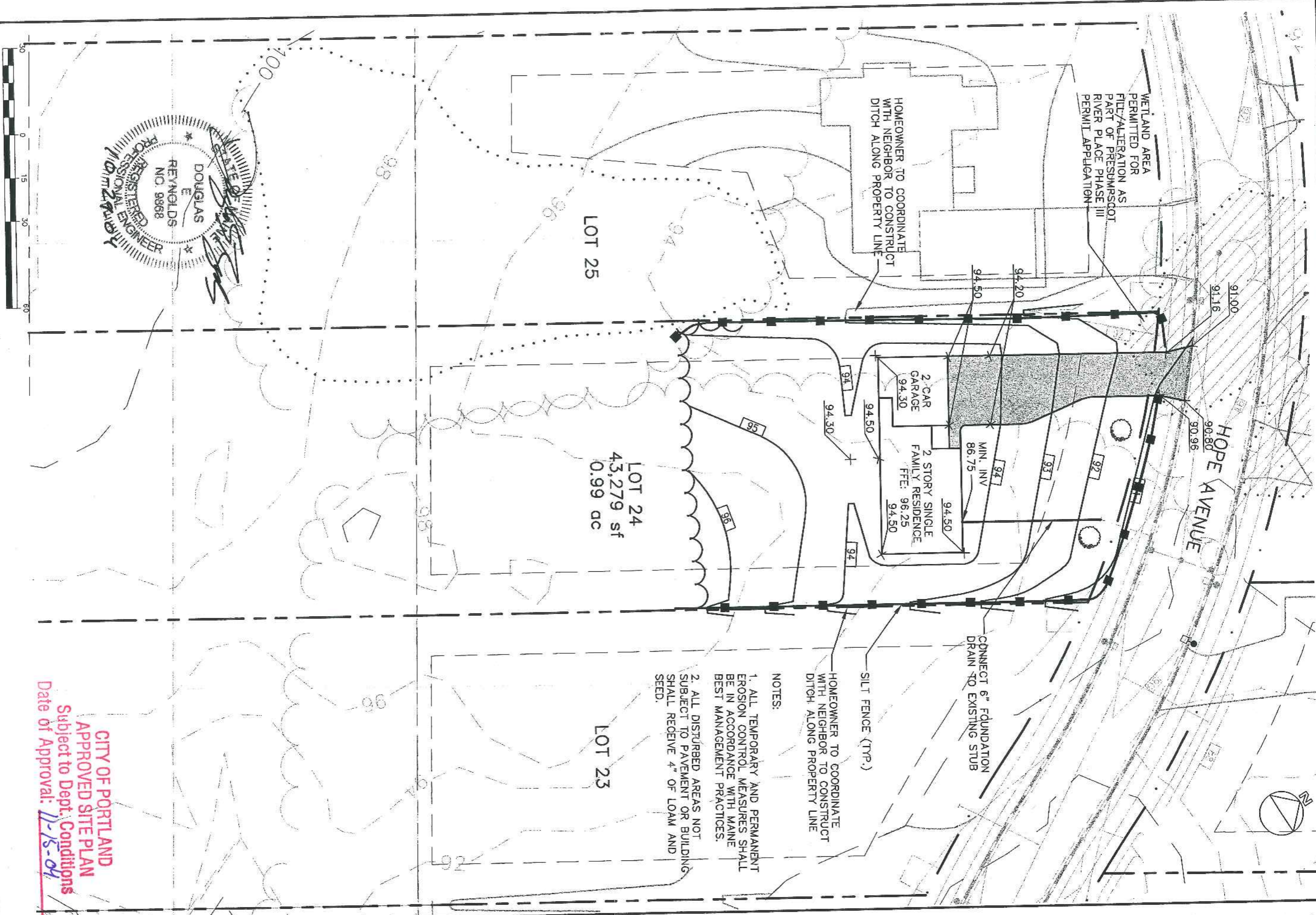


Design:	WHS	Date:	OCT 04
Draft:	CAH	Job No.:	1117
Checked:	AMP	Scale:	1"=30'
File Name:	98089-ALL-LOTS		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Sedge Road
Orono, ME 04959
207-687-6910
Fax: 207-687-6912
E-Mail: mts@gpce.com

Drawing Name:
Lot 24 Layout & Utility Plan
Project:
PRESUMPCOT RIVER PLACE

Figure No.
2



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

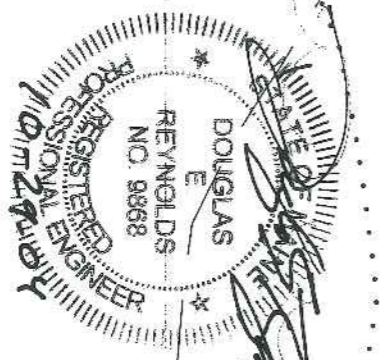
HOMEOWNER TO COORDINATE
 WITH NEIGHBOR TO CONSTRUCT
 DITCH ALONG PROPERTY LINE

CONNECT 6" FOUNDATION
 DRAIN TO EXISTING STUB

SILT FENCE (TYP.)

HOMEOWNER TO COORDINATE
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- NOTES:
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1 inch = 30 ft.



Design: WHS	Date: OCT 04
Draft: CAH	Job No.: 1117
Checked: AMP	Scale: 1"=30'
File Name: 98099-ALL-LOTS	

GP Gorill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1337
 207-537-8910
 207-207-8912
 E-Mail: info@gorillpalmer.com

Drawing Name: Lot 24 Grading & Drainage Plan
 Project: PRESUMPCOT RIVER PLACE

Figure No. 3

**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 11-15-04

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

HOMEOWNER TO COORDINATE
WITH NEIGHBOR TO CONSTRUCT
DITCH ALONG PROPERTY LINE

HOPE AVENUE

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DRAIN TO EXISTING STUB

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LOT 25

LOT 24
43,279 sf
0.99 dc

LOT 23

Handwritten signature
REYNOLDS
NO. 9095
PROFESSIONAL
11/16/04

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Revision
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11-23-04

1 inch = 30 ft.

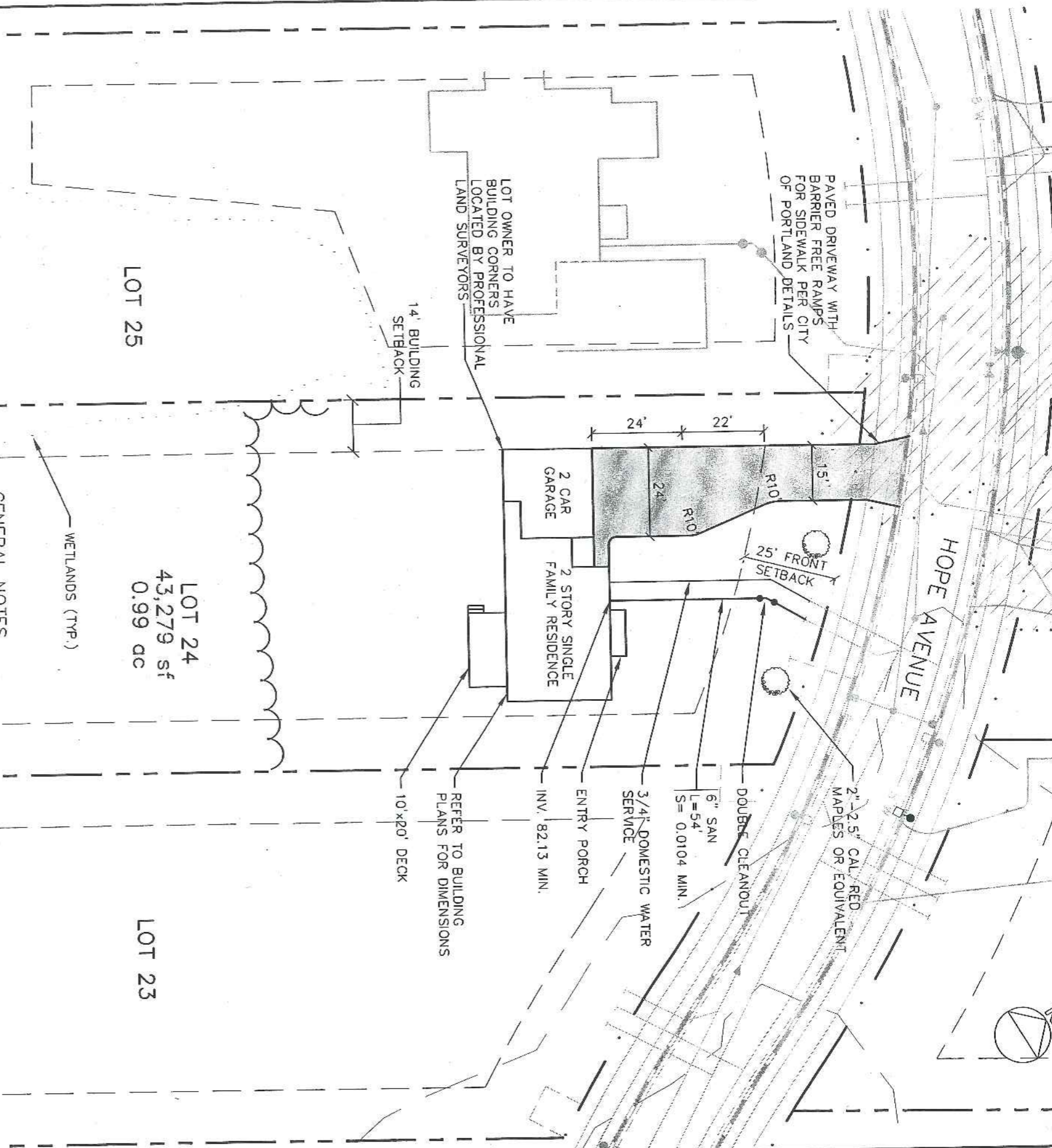
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Orton, ME 04058
207-657-6910
Fax: 207-657-6912
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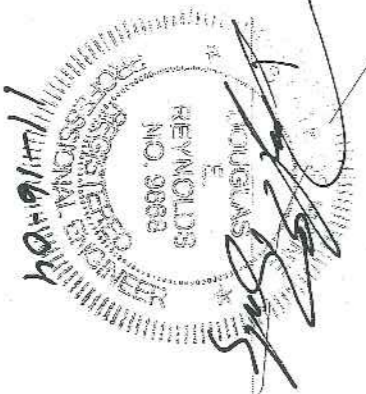
Drawing Name:
Lot 24 Grading & Drainage Plan

Project:
PRESUMPCOT RIVER PLACE

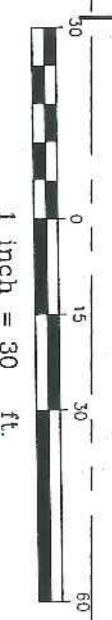
Figure No.
3



CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-20-14



- GENERAL NOTES**
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GP
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 Traffic and Civil Engineering Services

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 15 Sable Road
 Gray, ME 02520
 207-657-6910
 FAX: 207-657-6912
 Email: mholmes@gpinc.com

Drawing Name:
Lot 24 Layout & Utility Plan

Project:
PRESUMPSCOT RIVER PLACE

Figure No.
2

