

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

2004-0211
Application I. D. Number

DRC Copy

Chase Custom Homes And
Applicant
1 Percy Hawkes Rd, Windham, ME 04062
Applicant's Mailing Address

10/6/2004
Application Date
156 Hope Ave / Presumpscot River Pla
Project Name/Description

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

156 - 156 Hope Ave, Portland, Maine
Address of Proposed Site
392 A009001
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) _____

1,915 +/- sq.ft.
Proposed Building square Feet or # of Units
67,954 sq. Ft.
Acreage 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 \$250.00 Subdivision _____ Engineer Review \$50.00 Date 10/8/2004

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

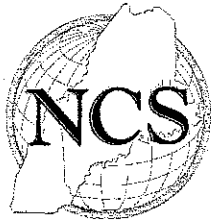
Reviewer [Signature]

Approval Date 10-28-04 Approval Expiration _____ Extension to _____
 Condition Compliance [Signature] 10-28-04 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	signature	
<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	



**NORTHEAST
CIVIL
SOLUTIONS, INC.**

153 U.S. Route 1
Scarborough, Maine 04074
(800) 882-2227/ (207) 883-1000
FAX: (207) 883-1001
ncs@maine.rr.com

LETTER OF TRANSMITTAL

TO: JAY REYNOLDS DEVELOPMENT REVIEW COORDINATOR CITY OF PORTLAND PLANNING AND DEVELOPMENT	DATE: OCTOBER 25, 2004
	JOB NO.: 26885
	FROM: JOHN RANSOM
RE: LOT 9, PRP III	

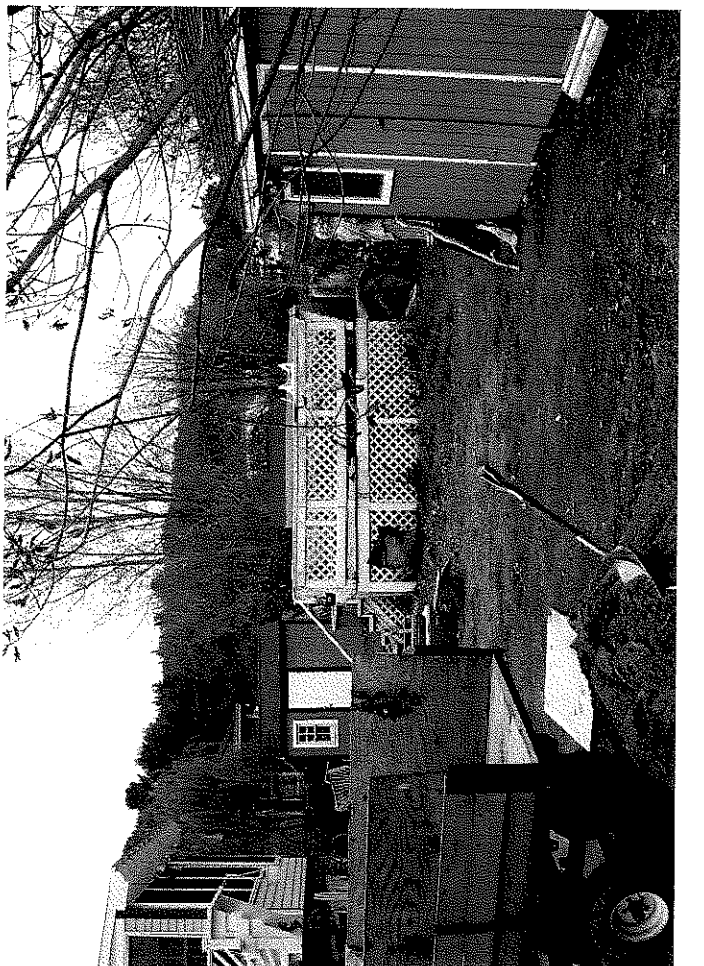
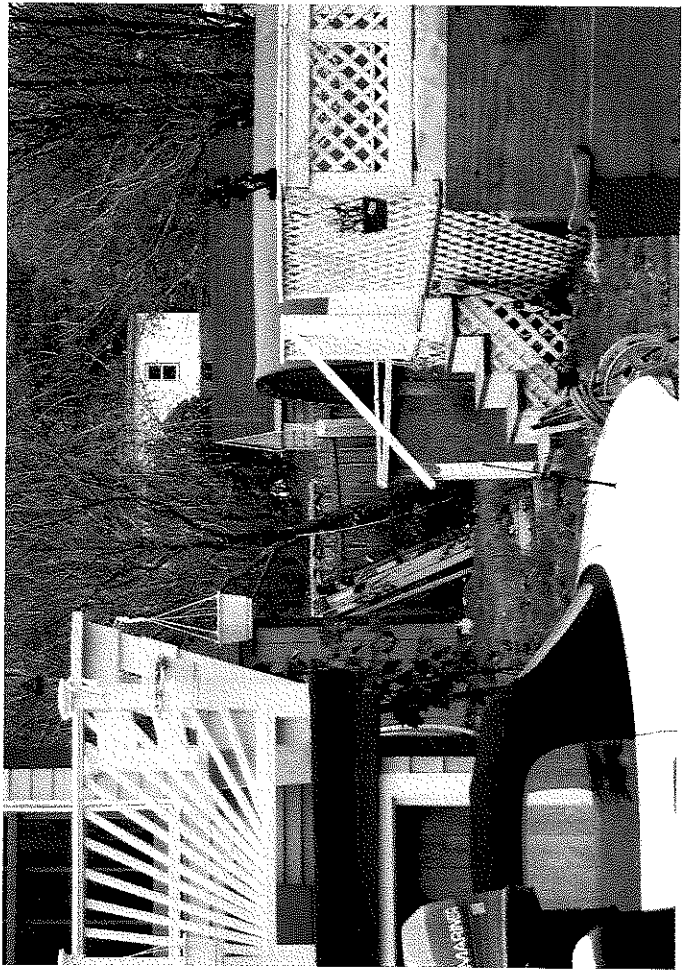
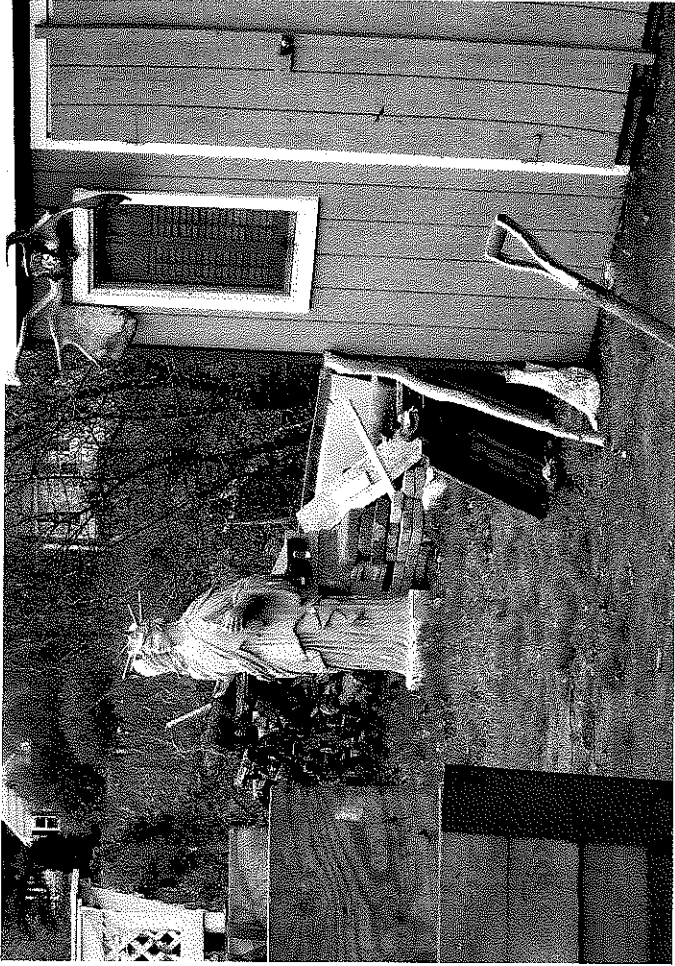
PLEASE BE ADVISED THAT WE ARE ENCLOSING THE FOLLOWING:

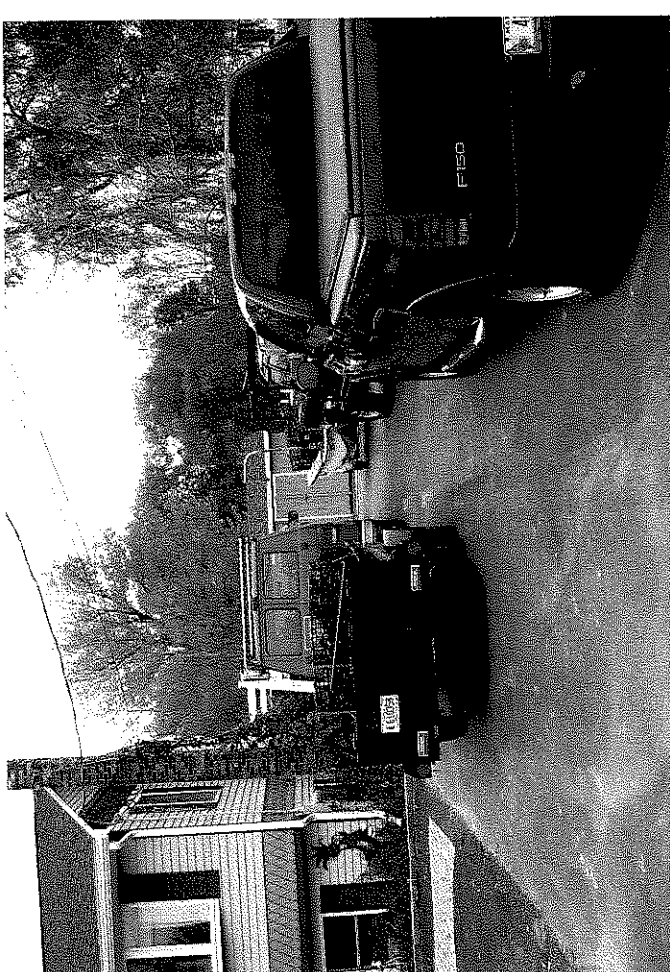
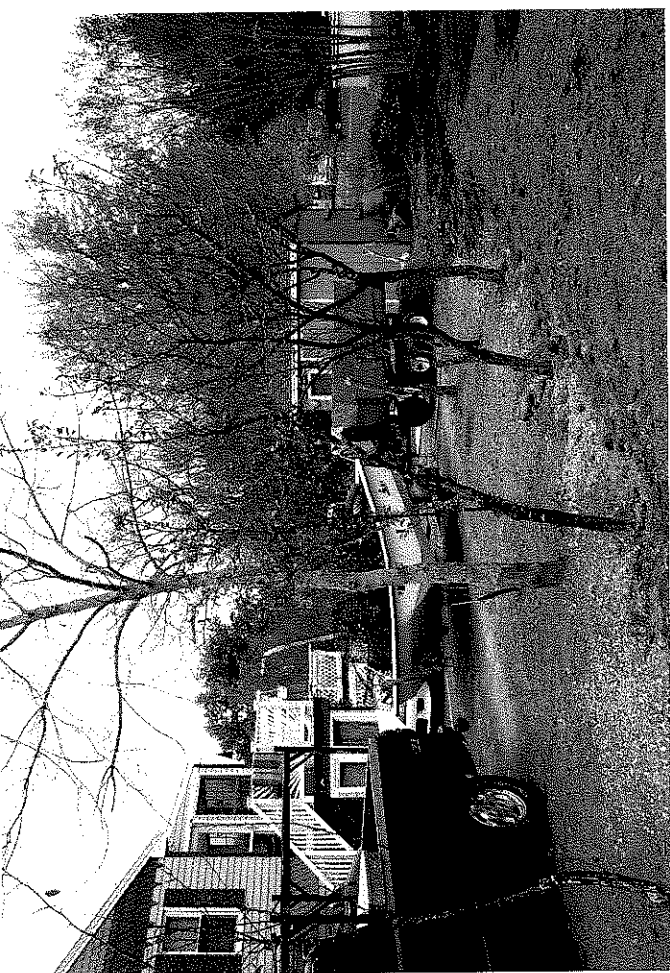
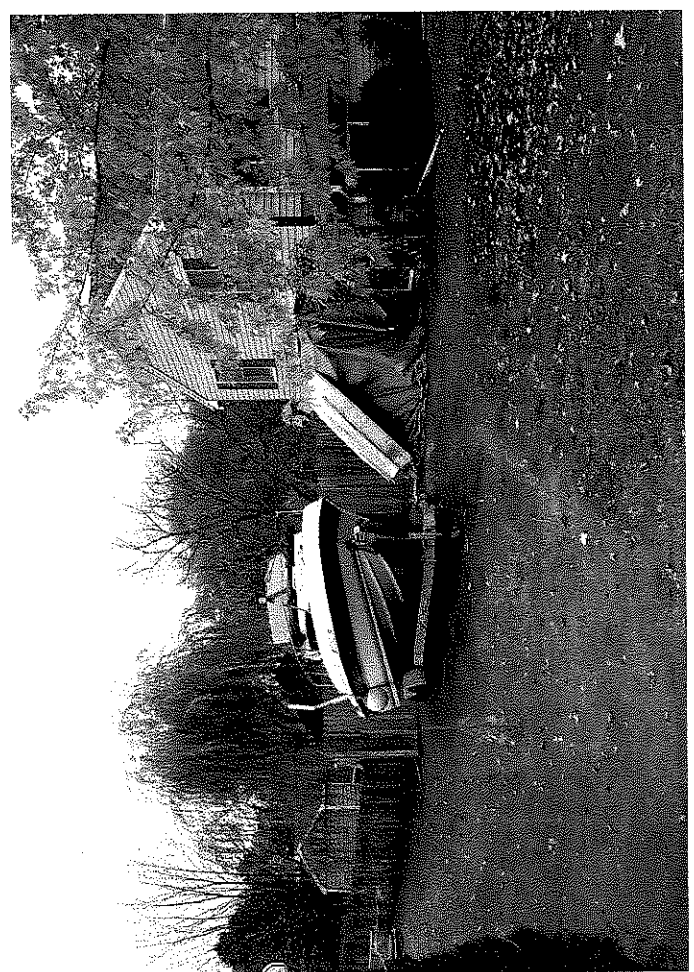
NO.	COPIES	DESCRIPTION
1	4	24"x36" Site, Grading, and Utility Plan
2	1	11"x17" Site, Grading, and Utility Plan

Jay,
Thank you for your review comments – I believe we have addressed all of them. Please note that the two windows in the “office” in the basement will need to be eliminated due to grading restrictions. The driveway now matches the newly constructed curb cut which did not exist at the time of our field survey. In your e-mail of 10/19/2004 you mentioned the curb cut was 13 feet left of the property corner, it is 13 feet left of where an extension of the property line meets the edge of the pavement.
John Ransom

Copy to file

Signed John Ransom





OWNER: DEBORAH & DAVID WHITWORTH
 440 FOREST AVE.
 PORTLAND, MAINE 04101

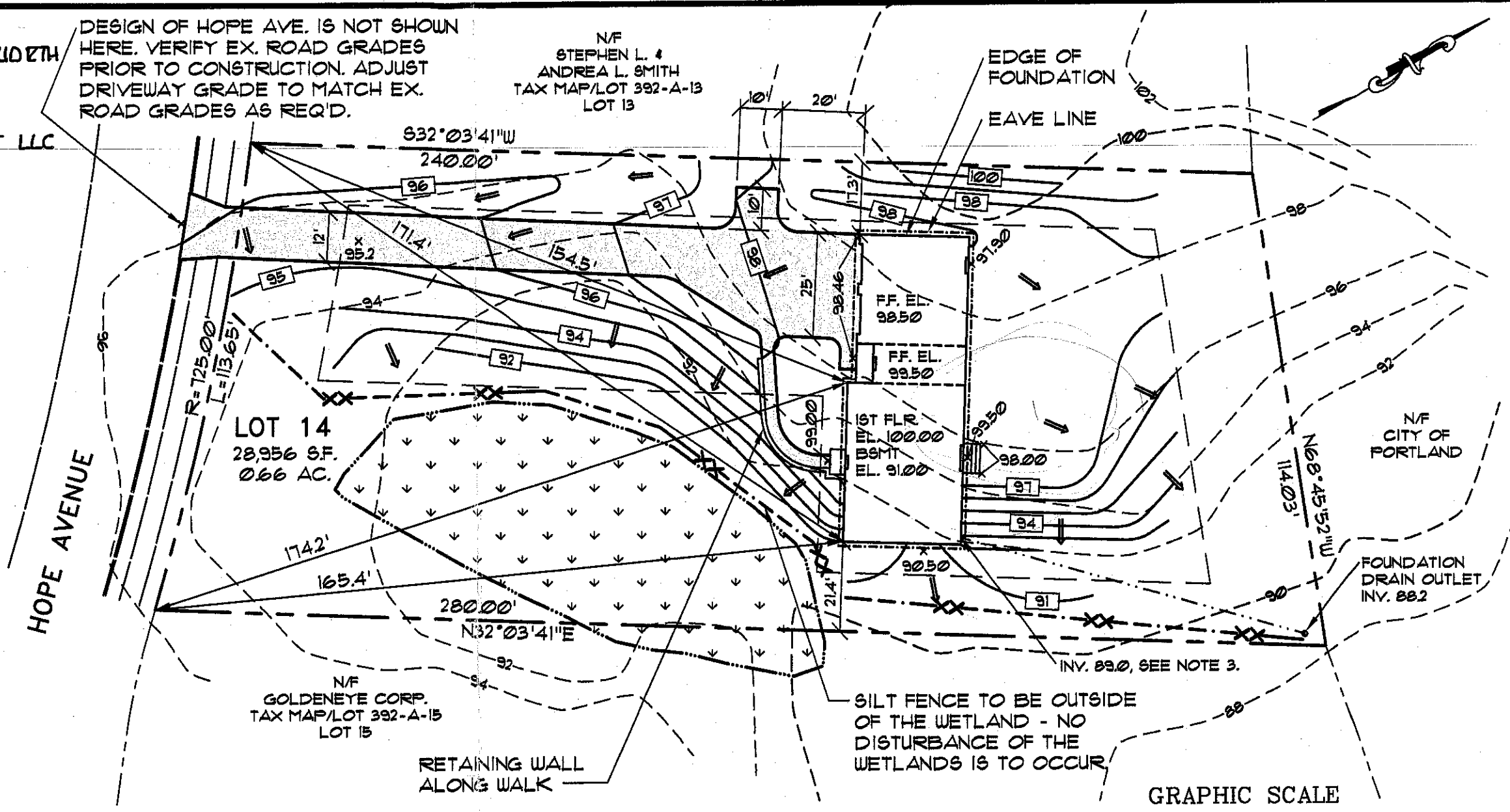
BUILDER: CASCO BAY DEVELOPMENT LLC
 440 FOREST AVE.
 PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
 TAKEN FROM "PRESUMPCOT RIVER
 PLACE PHASE III - SUBDIVISION PLAN
 PORTLAND MAINE MADE FOR ROBERT
 ADAM & BURT WOLF, PORTLAND MAINE"
 BY TITCOMB ASSOCIATES, FALMOUTH
 MAINE. DATED 12/04/01, LATEST
 REVISION 12, 10/21/02.

DESIGN OF HOPE AVE. IS NOT SHOWN
 HERE. VERIFY EX. ROAD GRADES
 PRIOR TO CONSTRUCTION. ADJUST
 DRIVEWAY GRADE TO MATCH EX.
 ROAD GRADES AS REQ'D.

N/F
 STEPHEN L. &
 ANDREA L. SMITH
 TAX MAP/LOT 392-A-13
 LOT 13

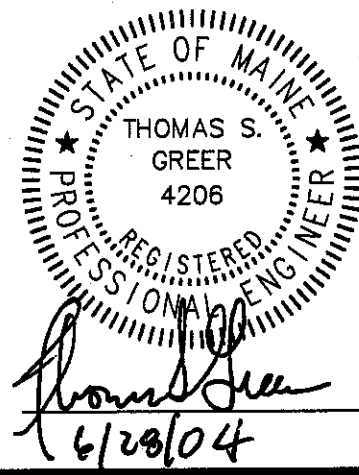
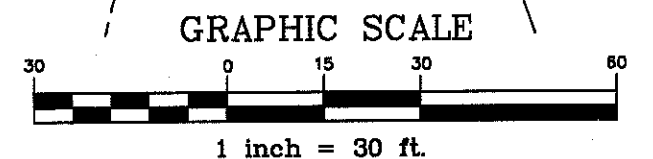


LEGEND

- LOT LINES
- BUILDING SETBACK
- ABUTTERS LOT LINE
- - - WETLAND BOUNDARY
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x 100.5 SPOT GRADE
- EDGE OF DRIVEWAY
- - - FOUNDATION DRAIN
- - - PATH OF SURFACE DRAINAGE
- - - SILT FENCE

NOTES

1. THIS PLAN IS FOR LOT 14 ONLY. GRADING, BUILDING LOCATION OR GENERAL DRAINAGE FOR ADJACENT LOTS IS NOT INCLUDED.
2. EROSION CONTROL MESH, INSTALL ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE.
3. A SUMP PUMP FOR THE FOUNDATION DRAIN WILL BE REQUIRED IF A DAYLIGHT BASEMENT IS INCLUDED.
4. CONNECT WATER AND SEWER TO EXISTING STUBS.
5. LOAM & SEED ALL DISTURBED AREAS.



PRESUMPCOT RIVER PLACE

218 HOPE AVENUE
 LOT 14, PORTLAND, MAINE

SCALE: 1"=30'
 DATE: JUNE 28, 2004
 DESG BY: TSG
 PROJECT: 04155

PINKHAM & GREER
 CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE

01

1	1-28-05	REV'D OWNER & BUILDER
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CAD FILE: 04155 FILE SCALE: 1"=1'

OWNER: DEBORAH & DAVID WHITWORTH
440 FOREST AVE.
PORTLAND, MAINE 04101

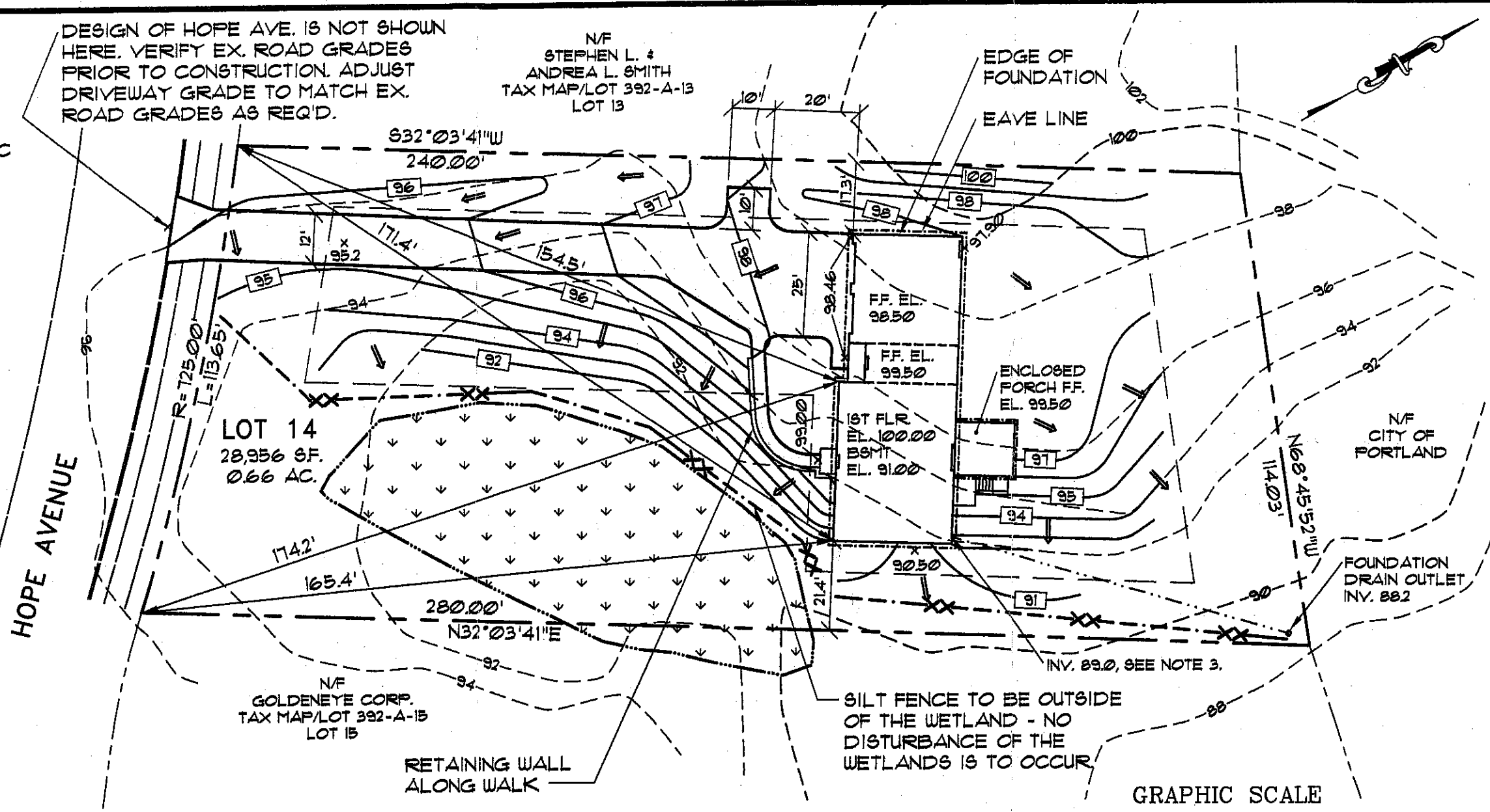
BUILDER: CASCO BAY DEVELOPMENT LLC
440 FOREST AVE.
PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
TAKEN FROM "PRESUMPSCOT RIVER
PLACE PHASE III - SUBDIVISION PLAN
PORTLAND MAINE MADE FOR ROBERT
ADAM & BURT WOLF, PORTLAND MAINE"
BY TITCOMB ASSOCIATES, FALMOUTH
MAINE. DATED 12/04/01, LATEST REVISION
12, 10/21/02.

DESIGN OF HOPE AVE. IS NOT SHOWN
HERE. VERIFY EX. ROAD GRADES
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DRIVEWAY GRADE TO MATCH EX.
ROAD GRADES AS REQ'D.

NF
STEPHEN L. &
ANDREA L. SMITH
TAX MAP/LOT 392-A-13
LOT 13



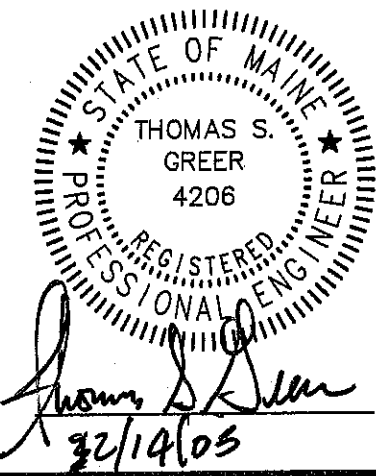
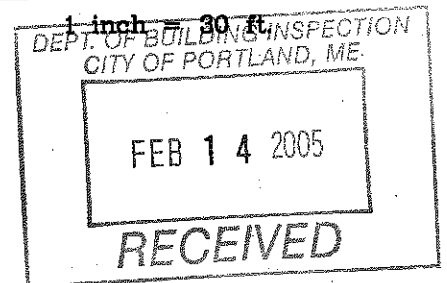
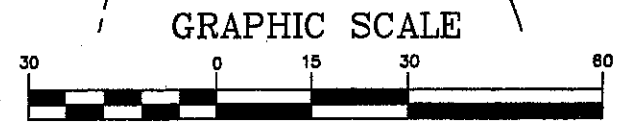
NOTES

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4. CONNECT WATER AND SEWER TO EXISTING STUBS.
5. LOAM & SEED ALL DISTURBED AREAS.

LEGEND

- LOT LINES
- - - BUILDING SETBACK
- - - ABUTTERS LOT LINE
- - - WETLAND BOUNDARY
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- SPOT GRADE
- EDGE OF DRIVEWAY
- - - FOUNDATION DRAIN
- - - PATH OF SURFACE DRAINAGE
- - - SILT FENCE

2	2-14-05	ADDED BACK PORCH
1	1-28-05	REV'D OWNER & BUILDER



PRESUMPSCOT RIVER PLACE

**218 HOPE AVENUE
LOT 14, PORTLAND, MAINE**

SCALE: 1"=30'
DATE: JUNE 28, 2004
DESIGNED BY: TSG
PROJECT: 04155

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

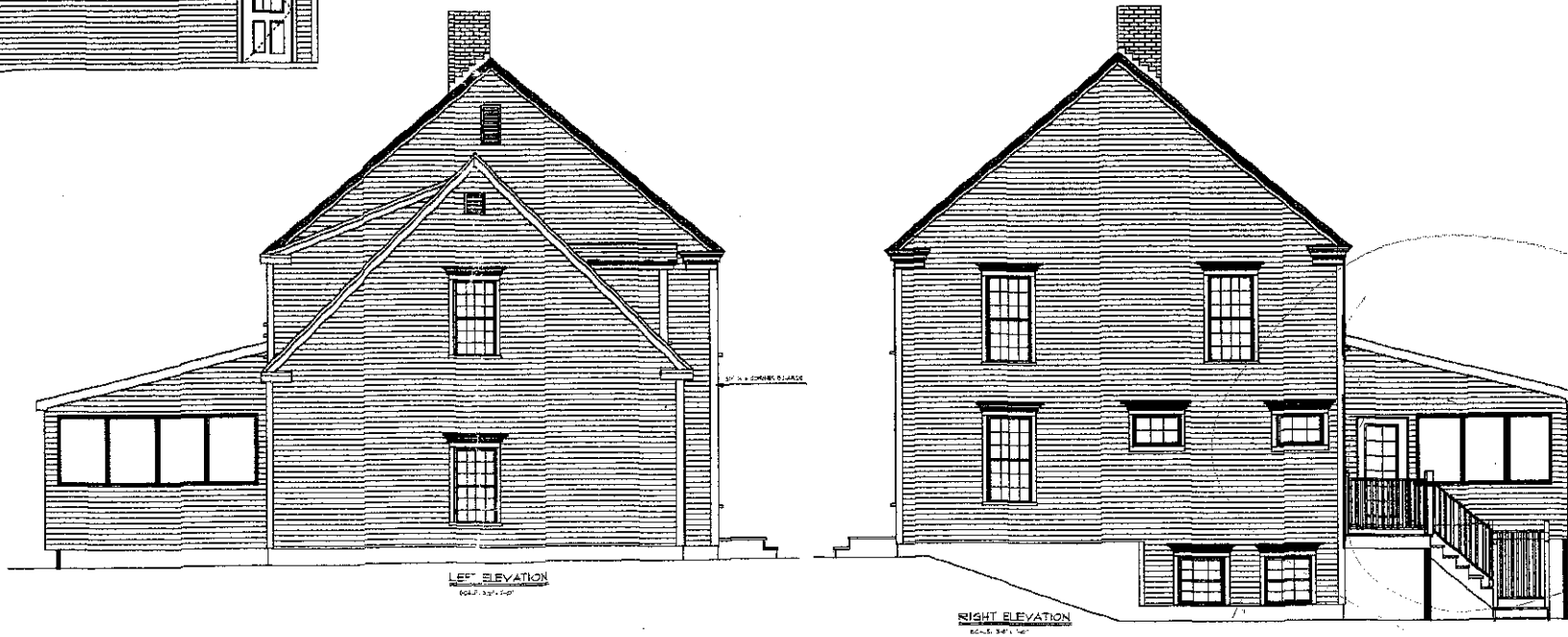
Land Projects \2004\04155-HOPE AVE., LOT 14.dwg \04155 BASE.dwg, PLO1,
 1/14/2005 9:35:22 AM, jody
 PLO FILE 04155 FILE SCALE 1=1



FRONT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. DESIGN BUILT AS PER PALANZA DRAFTING, ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:
RESIDENCE
LOT 14 HOPE AVE.
PORTLAND ME.

DATE: 04-2005
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: — OF —

From: Jay Reynolds
To: John Ransom
Date: Tue, Oct 19, 2004 4:12 PM
Subject: Lot 9, PRP III,

John,

Review comments are the following:

1. Please indicate the height/elevation of the proposed retaining wall.
2. Topography in rear of building: There is no proposed grade changes in the rear of the building. The building elevations would suggest that grading would occur. Please clarify.
3. Please show location of foundation drain, and outlet, if proposed.
4. Please remove the curve or 'sweep' in the force main and water services so that it doesn't meander in and out of the right of way.
5. The actual curb cut is approximately 13 feet from the left side property corner. Please verify curb cut location on your plan and readjust driveway alignment, if needed.

Any questions, please contact me.
Sincerely,

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

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

2005-0016

Application I. D. Number

2/3/2005

Application Date

218 Hope Ave. / Lot 14
Project Name/Description

Whitworth David A &

Applicant

158 Valley Rd , Raymond , ME 04071

Applicant's Mailing Address

Consultant/Agent

Mike Rogers

216 - 216 Hope Ave , Portland, Maine

Address of Proposed Site

Applicant Ph: (207) 775-5600

Agent Fax:

392 A014001

Applicant or Agent Daytime Telephone, Fax

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) _____

3,984 sq. Ft.

28,956 sq. Ft.

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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 2/3/2005

DRC Approval Status:

- Approved Approved w/Conditions
See Attached Denied

Reviewer

Jay Reynolds

Approval Date 3-7-05

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Condition Compliance

Jay Reynolds
signature

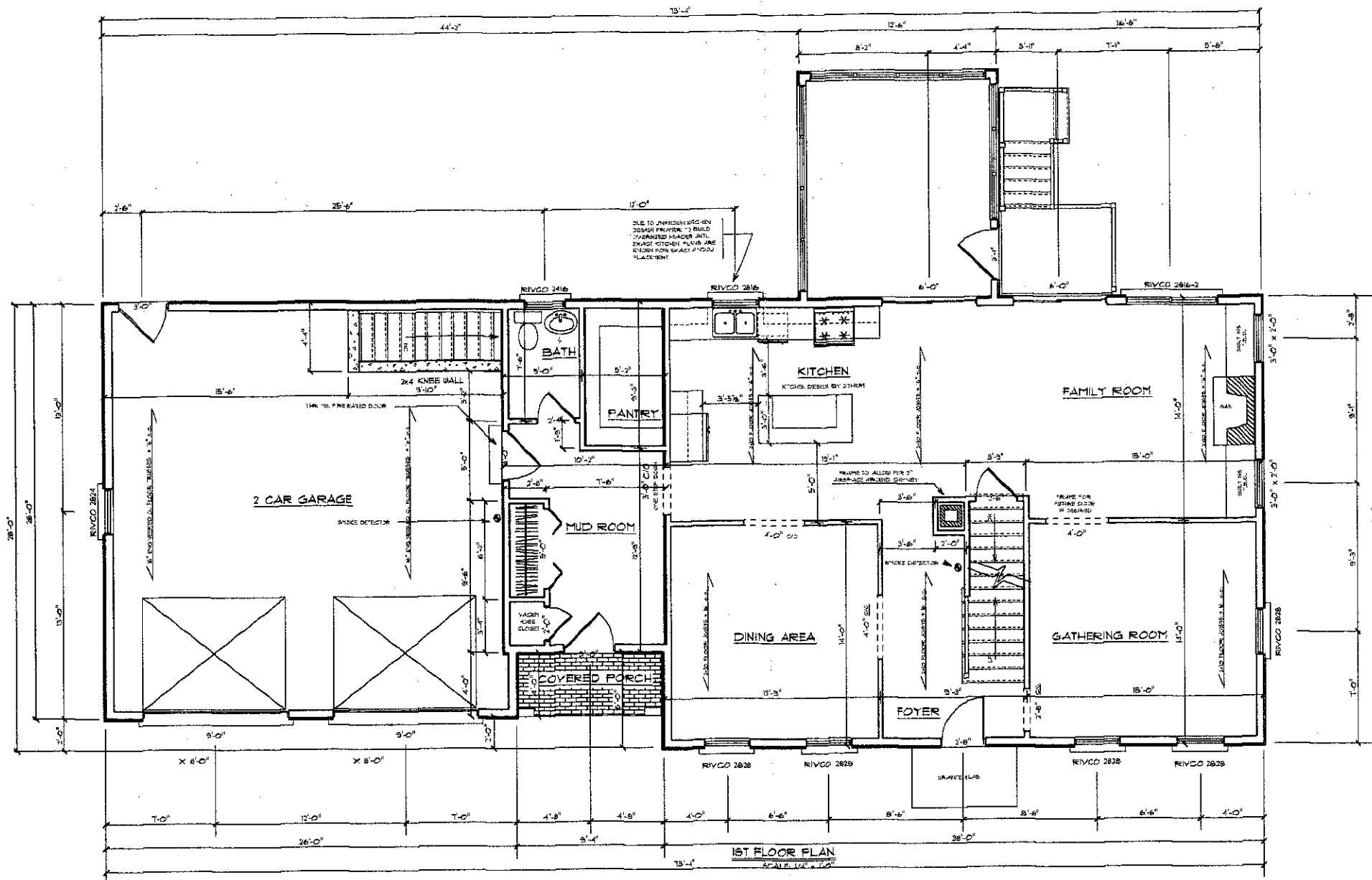
3-7-05
date

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	



PROJECT NAME:
 RESIDENCE
 LOT 14 HOPE AVE.
 PORTLAND ME.

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. DESIGN BUILD ASS. & PALANCA DRAFTING, ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND STABILITY OF INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE RECEIVED FROM ARCHITECT OR STRUCTURAL ENGINEER BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

DATE: 1/4/2005
 SCALE: AS NOTED
 DRAWN:
 FILE:
 SHEET: — OF —

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME'S RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

NOTES	LOCATION	CONNECTION	LOCATION	FASTENING	CONNECTION
SEE NOTE F	PANEL SHEET TO FRAMING	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1
SEE NOTE E	SHALE FLOOR (COMMON)	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1
SEE NOTE D	WOOD STRUCTURAL PANELS	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1
SEE NOTE C	WOOD STRUCTURAL PANELS	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1
SEE NOTE B	WOOD STRUCTURAL PANELS	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1
SEE NOTE A	WOOD STRUCTURAL PANELS	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1
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SEE NOTE A	WOOD STRUCTURAL PANELS	FACE NAIL	FACE NAIL	4-3" x 14 GAUGE STAPLE	FACE NAIL - REF TO TABLE 2304.9.1.1

NOTE: LETTERS A THROUGH F REFER TO SECTION 2305.1.1.1 FOR WALL SHEATHING AND INTERMEDIATE SUPPORTS FOR BEDROOM AND BATH. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS G THROUGH J REFER TO SECTION 2305.1.1.2 FOR CEILING JOISTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS K THROUGH M REFER TO SECTION 2305.1.1.3 FOR FLOOR JOISTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS N THROUGH P REFER TO SECTION 2305.1.1.4 FOR ROOF SHEATHING AND INTERMEDIATE SUPPORTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS Q THROUGH R REFER TO SECTION 2305.1.1.5 FOR WALL SHEATHING AND INTERMEDIATE SUPPORTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

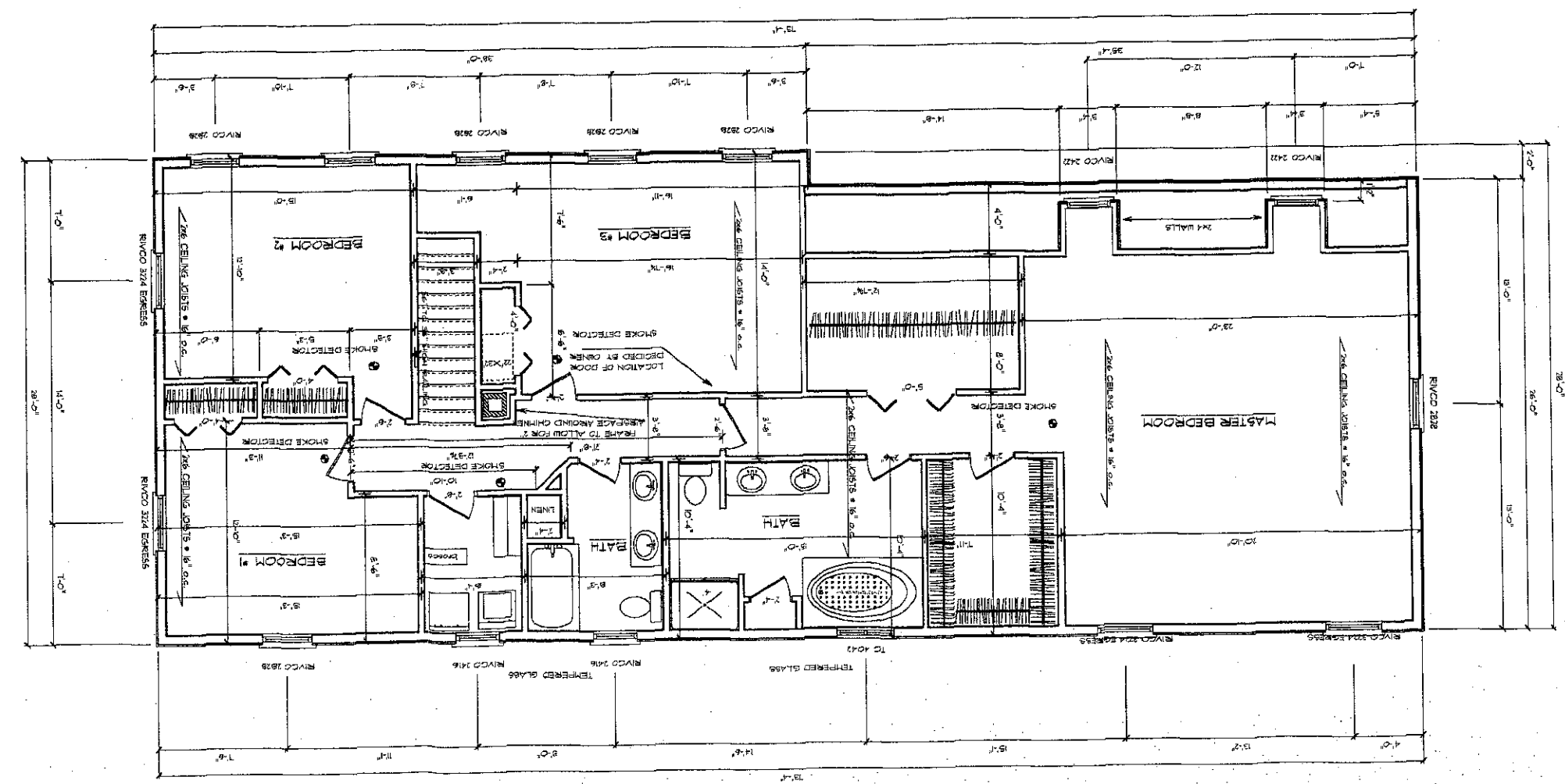
NOTE: LETTERS S THROUGH T REFER TO SECTION 2305.1.1.6 FOR CEILING JOISTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS U THROUGH V REFER TO SECTION 2305.1.1.7 FOR FLOOR JOISTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS W THROUGH X REFER TO SECTION 2305.1.1.8 FOR ROOF SHEATHING AND INTERMEDIATE SUPPORTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

NOTE: LETTERS Y THROUGH Z REFER TO SECTION 2305.1.1.9 FOR WALL SHEATHING AND INTERMEDIATE SUPPORTS. FASTENERS SPACED 16 INCHES ON CENTER AT EDGES AND 24 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

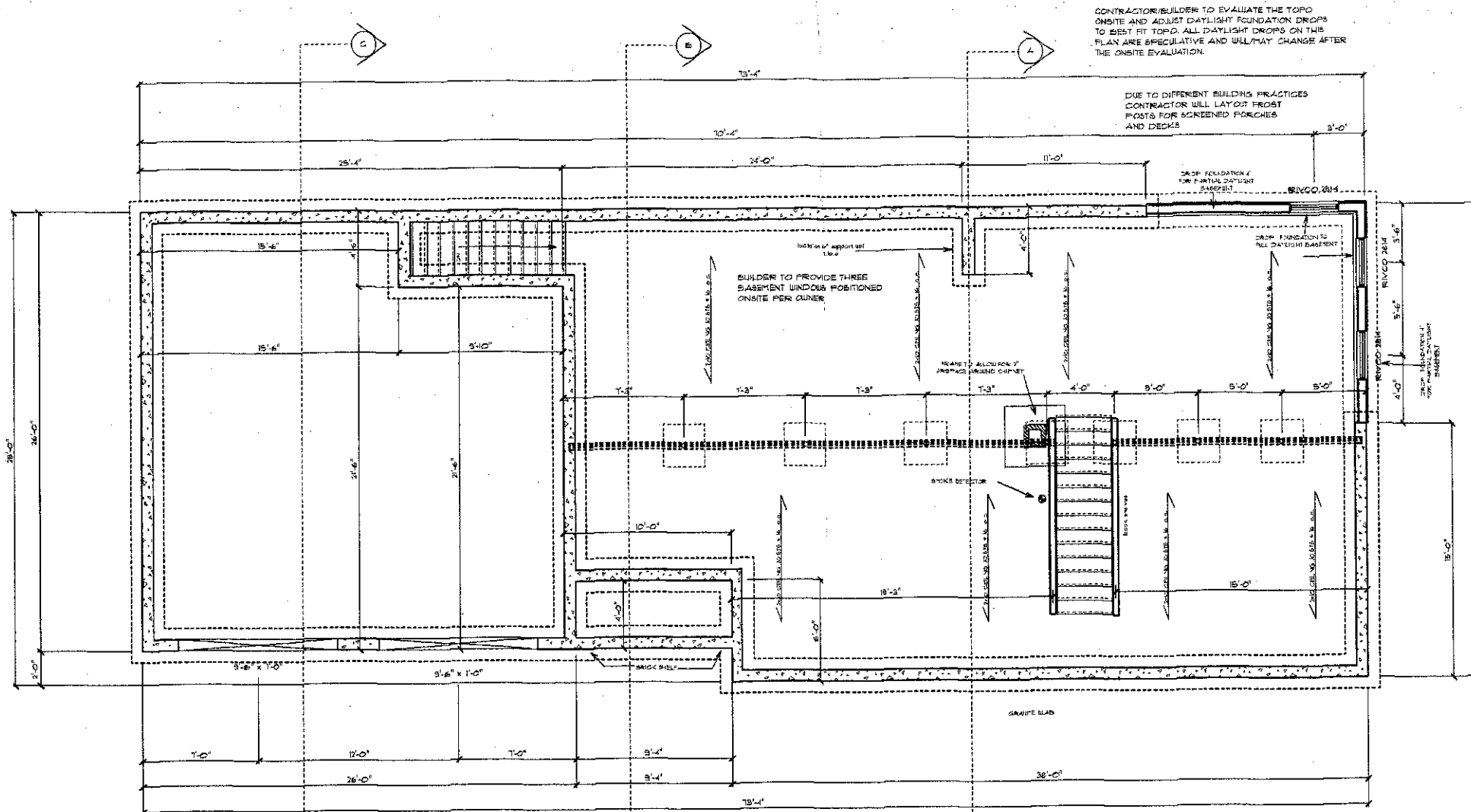
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROJECT NAME:
RESIDENCE
LOT 14 HOPE AVE.
PORTLAND ME.

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SHEET: 1 OF 1
DATE: 1/4/2005
SCALE: AS NOTED
DRAWN:
FILE:



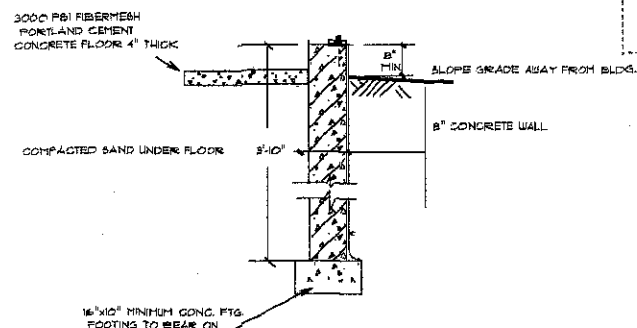
CONTRACTOR/BUILDER TO EVALUATE THE TOPO ON-SITE AND ADJUST DAYLIGHT FOUNDATION DROPS TO BEST FIT TOPO. ALL DAYLIGHT DROPS ON THIS PLAN ARE SPECULATIVE AND WILL MAY CHANGE AFTER THE ON-SITE EVALUATION.

DUE TO DIFFERENT BUILDING PRACTICES CONTRACTOR WILL LAY OUT FROST POSTS FOR SCREENED PORCHES AND DECKS

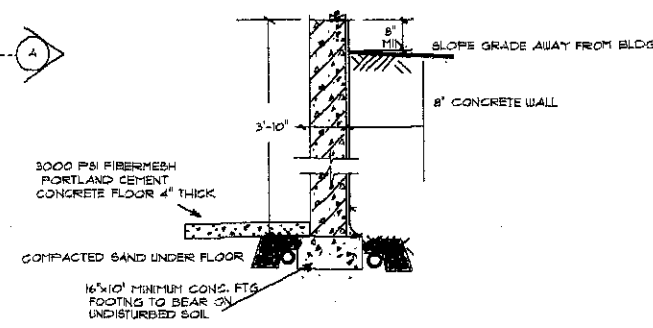
BUILDER TO PROVIDE THREE BASEMENT WINDOWS POSITIONED ON-SITE PER OWNER

FOUNDATION NOTES:

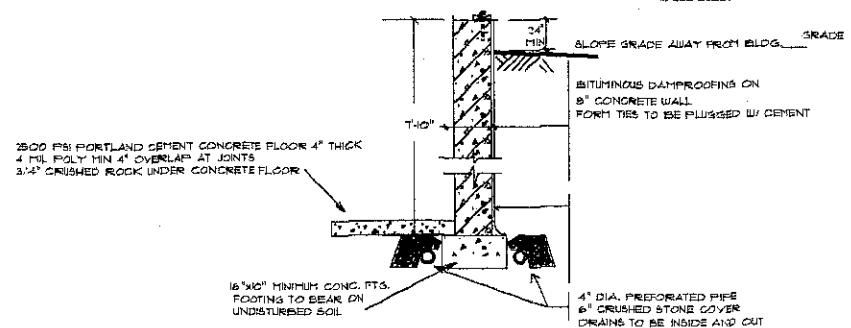
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
2. BASEMENT WINDOW LOCATIONS & ROUGH OPENS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
3. ALL ANCHOR BOLTS SHALL BE 1/2" X 10" HOOKED OR EQUIVALENT. 4'-0" MAX. OCC. 1'-0" MIN FROM ALL CORNERS.
4. ALL LALLY COUPLING FOOTING, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (E. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARINGS & FOUNDATION BEFORE FORMS ARE SET.
8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING JOINT & SUB-FLOOR IS COMPLETE.
10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPES SHALL BE WRAPPED IN FILTER FABRIC.
11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.



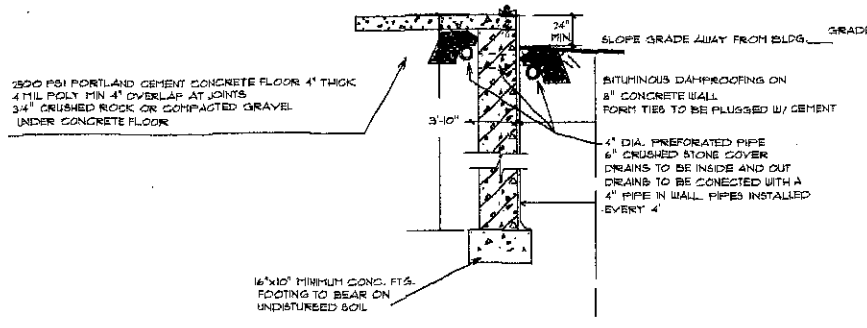
TYPICAL FROSTWALL SECTION - GARAGE



TYPICAL FROSTWALL SECTION - PARTIAL DAYLIGHT



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

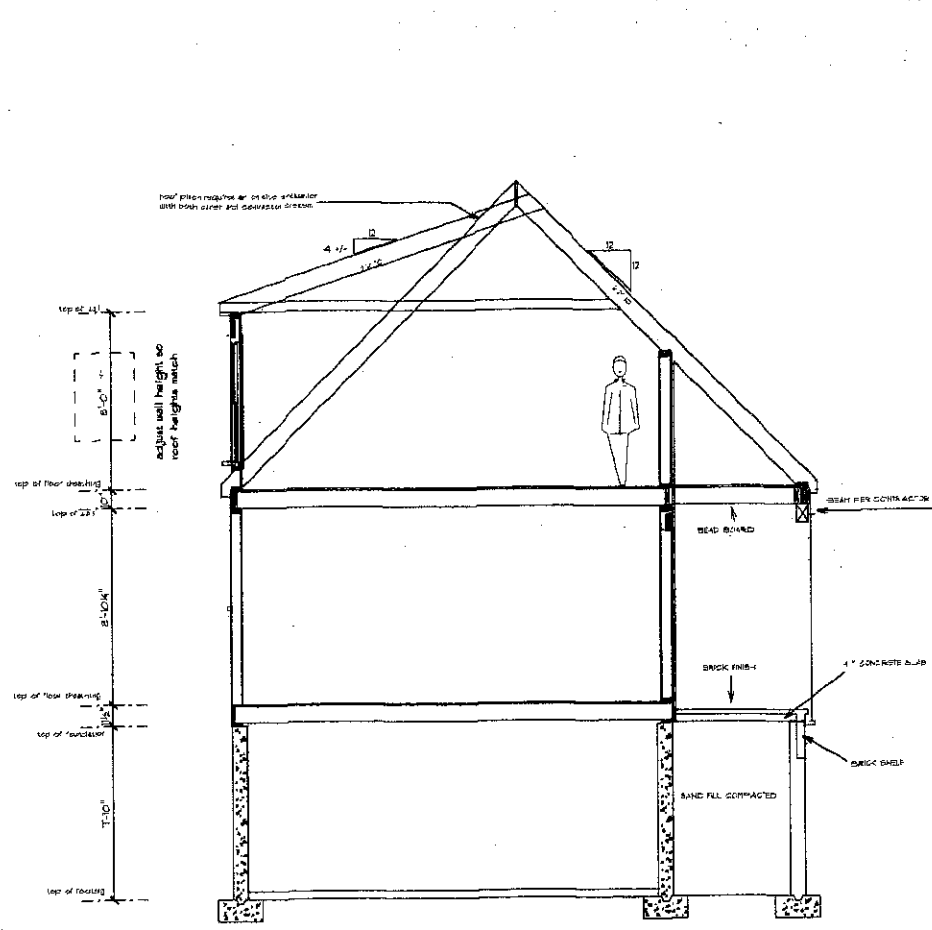


TYPICAL FOUNDATION WALL SECTION - DAYLIGHT

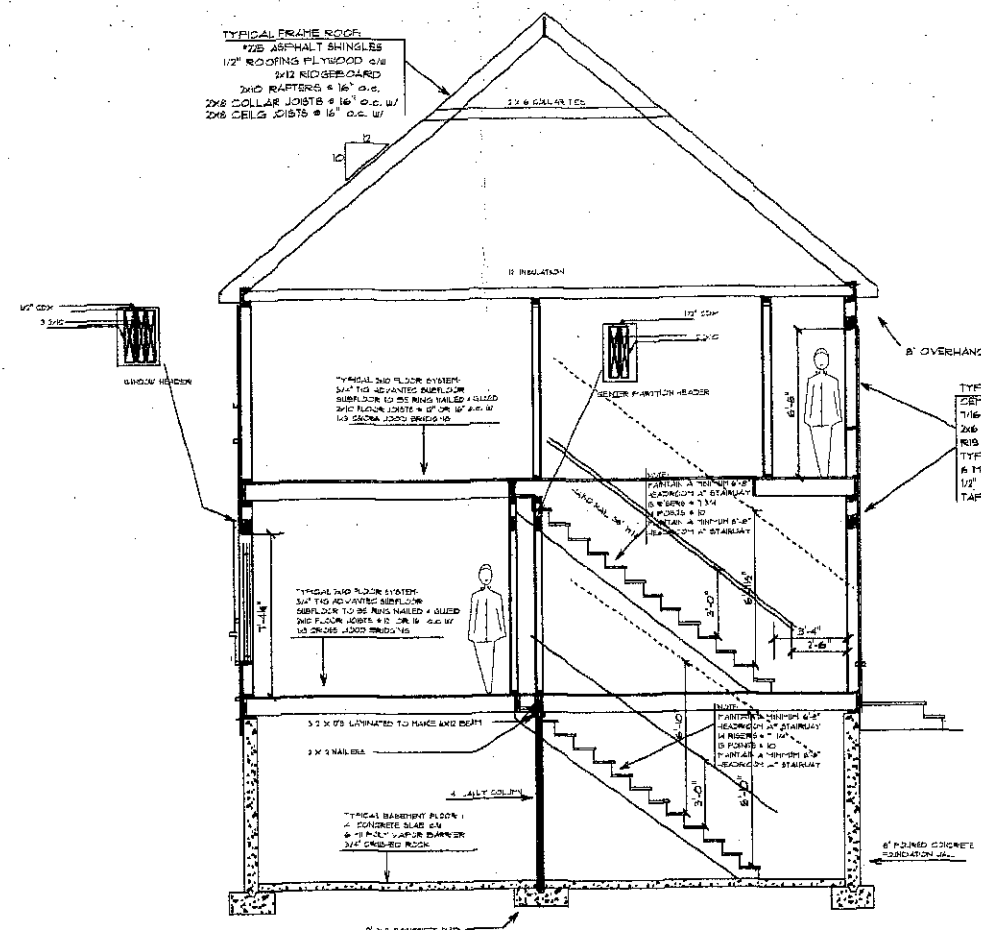
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. DESIGN BUILD ASS. & PALANZA DRAWINGS, ARE NOT ENLARGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:
RESIDENCE
LOT 14 HOPE AVE.
PORTLAND ME.

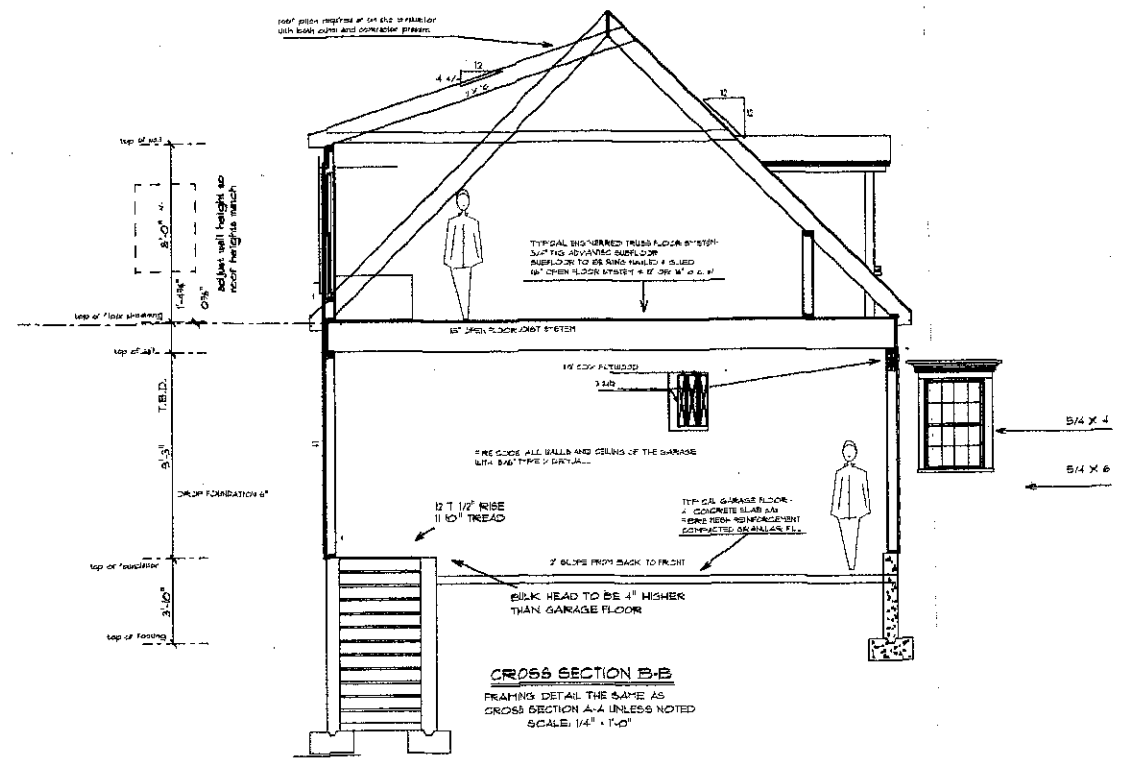
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SCALE:	AS NOTED
DRAWN:	
FILE:	
SHEET:	___ OF ___



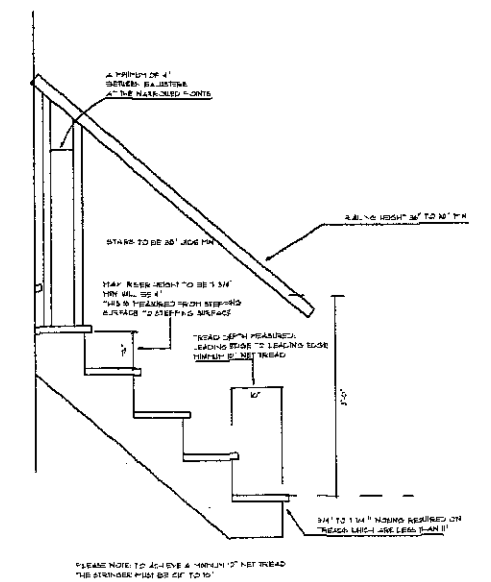
CROSS SECTION C-C
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



CROSS SECTION B-B
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"



TYPICAL STAIR DETAIL

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER, DESIGN BUILD ASS. I PALANZA DRAFTING, NOR PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE OF ANY KIND, NOR AN ASSURANCE OF THE ACCURACY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND CONSTRUCTION INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:
RESIDENCE
LOT 14 HOPE AVE,
PORTLAND ME.

DATE:	11/4/2005
SCALE:	AS NOTED
DRAWN:	
FILE:	
SHEET:	___ OF ___

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 CAD FILE: 04155 FILE SCALE: 1"=1'

DESIGN OF HOPE AVE. IS NOT SHOWN HERE. VERIFY EX. ROAD GRADES PRIOR TO CONSTRUCTION. ADJUST DRIVEWAY GRADE TO MATCH EX. ROAD GRADES AS REQ'D.

NF
STEPHEN L. &
ANDREA L. SMITH
TAX MAP/LOT 392-A-13
LOT 13

2-STREET TREES,
RED MAPLE (*acer
rubrum*) 2 1/2" CAL.

CONNECT UTILITIES
TO EX. STUBS.

PROVIDE CLEAN-OUT
ON SEWER NEAR
MIDDLE OF PIPE

LEGEND

- LOT LINES
- BUILDING SETBACK
- ABUTTERS LOT LINE
- WETLAND BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- EDGE OF DRIVEWAY
- FOUNDATION DRAIN
- PATH OF SURFACE DRAINAGE
- SILT FENCE

HOPE AVENUE

LOT 14
28,956 SF.
0.66 AC.

NF
GOLDENEYE CORP.
TAX MAP/LOT 392-A-13
LOT 15

RETAINING WALL
ALONG WALK

SILT FENCE TO BE OUTSIDE
OF THE WETLAND - NO
DISTURBANCE OF THE
WETLANDS IS TO OCCUR.

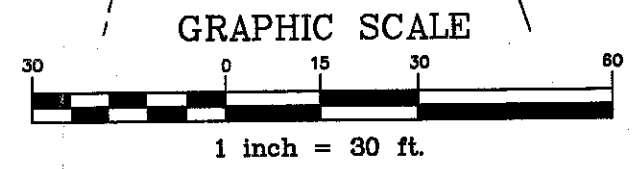
NF
CITY OF
PORTLAND

FOUNDATION
DRAIN OUTLET
INV. 88.2

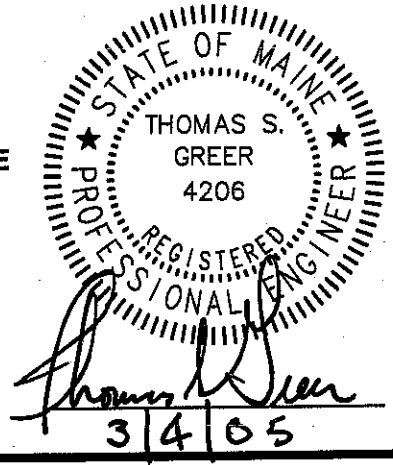
NOTES

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7. OWNER: DEBORAH & DAVID WHITWORTH
440 FOREST AVE.
PORTLAND, MAINE 04101
8. BUILDER: CASCO BAY DEVELOPMENT LLC
440 FOREST AVE.
PORTLAND, MAINE 04101
9. ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE
10. TOPOGRAPHY & BOUNDARY:
TAKEN FROM "PRESUMPCOT RIVER PLACE
PHASE III - SUBDIVISION PLAN PORTLAND
MAINE MADE FOR ROBERT ADAM & BURT
WOLF, PORTLAND MAINE" BY TITCOMB
ASSOCIATES, FALMOUTH MAINE. DATED
12/04/01, LATEST REVISION 12, 10/21/02.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-7-05



REV. 3	3-4-05	REV'D PER CITY REVIEW
REV. 2	2-14-05	ADDED BACK PORCH
REV. 1	1-28-05	REV'D OWNER & BUILDER



PRESUMPCOT RIVER PLACE

**218 HOPE AVENUE
LOT 14, PORTLAND, MAINE**

SCALE: 1"=30'
DATE: JUNE 28, 2004
DESIGNED BY: TSG
PROJECT: 04155

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

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 CAD FILE 04155 FILE SCALE 1/1

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NF
STEPHEN L. &
ANDREA L. SMITH
TAX MAP/LOT 392-A-13
LOT 13

2-STREET TREES,
RED MAPLE (*acer
rubrum*) 2 1/2" CAL.

CONNECT UTILITIES
TO EX. STUBS.

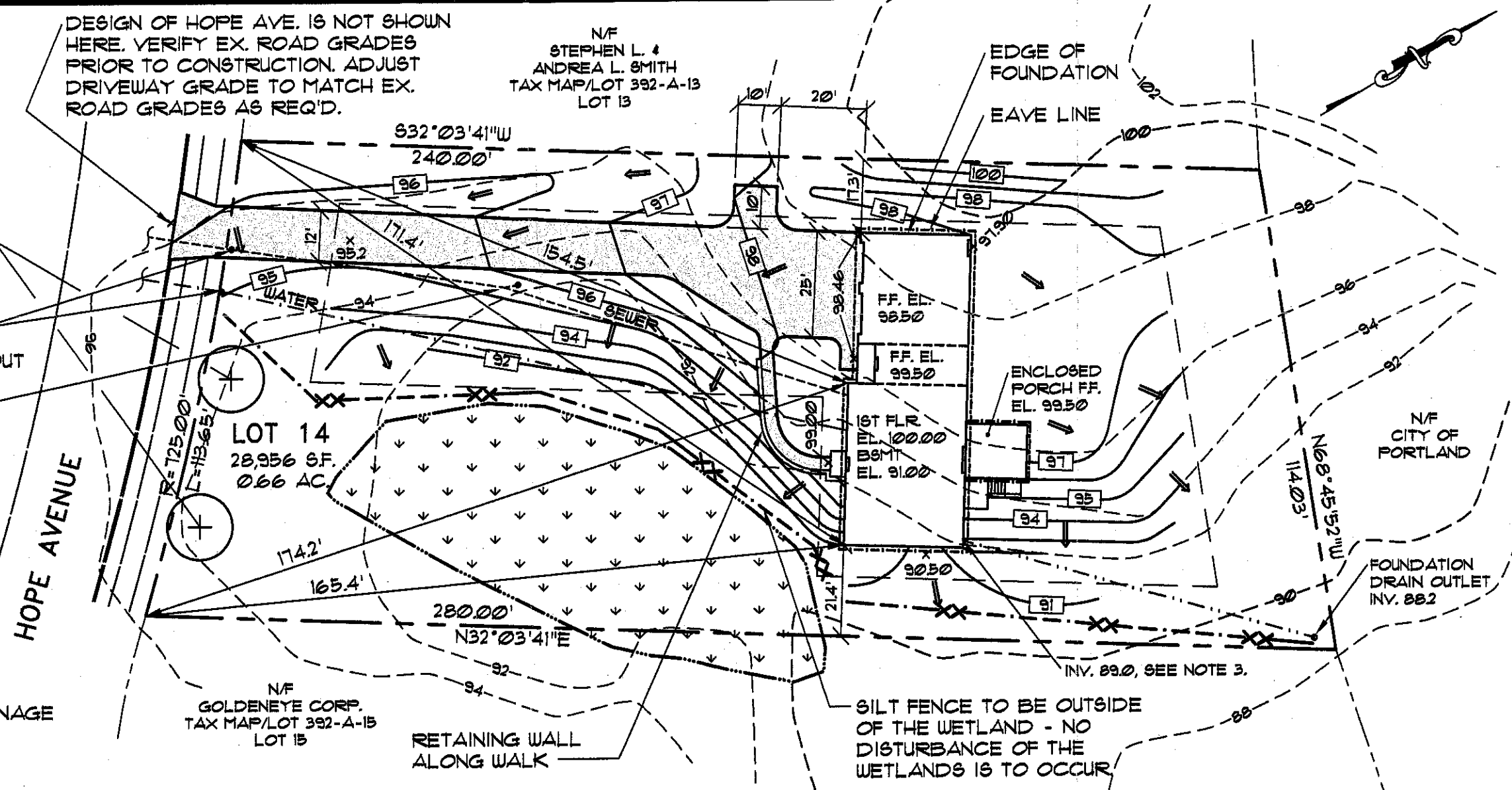
PROVIDE CLEAN-OUT
ON SEWER NEAR
MIDDLE OF PIPE

LEGEND

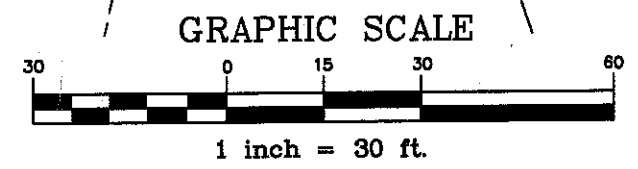
- LOT LINES
- BUILDING SETBACK
- ABUTTERS LOT LINE
- WETLAND BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- EDGE OF DRIVEWAY
- FOUNDATION DRAIN
- PATH OF SURFACE DRAINAGE
- SILT FENCE

NOTES

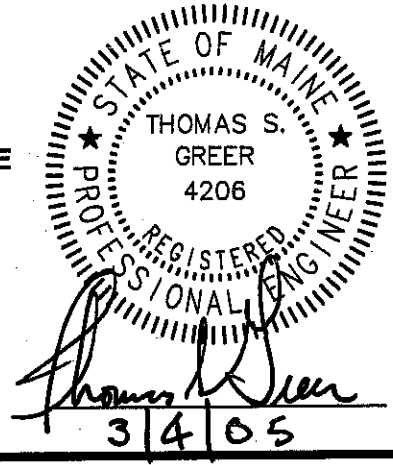
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FALMOUTH, MAINE
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PHASE III - SUBDIVISION PLAN PORTLAND
MAINE MADE FOR ROBERT ADAM & BURT
WOLF, PORTLAND MAINE" BY TITCOMB
ASSOCIATES, FALMOUTH MAINE. DATED
12/04/01, LATEST REVISION 12, 10/21/02.



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-7-05



REV. 3	3-4-05	REV'D PER CITY REVIEW
REV. 2	2-14-05	ADDED BACK PORCH
REV. 1	1-28-05	REV'D OWNER & BUILDER



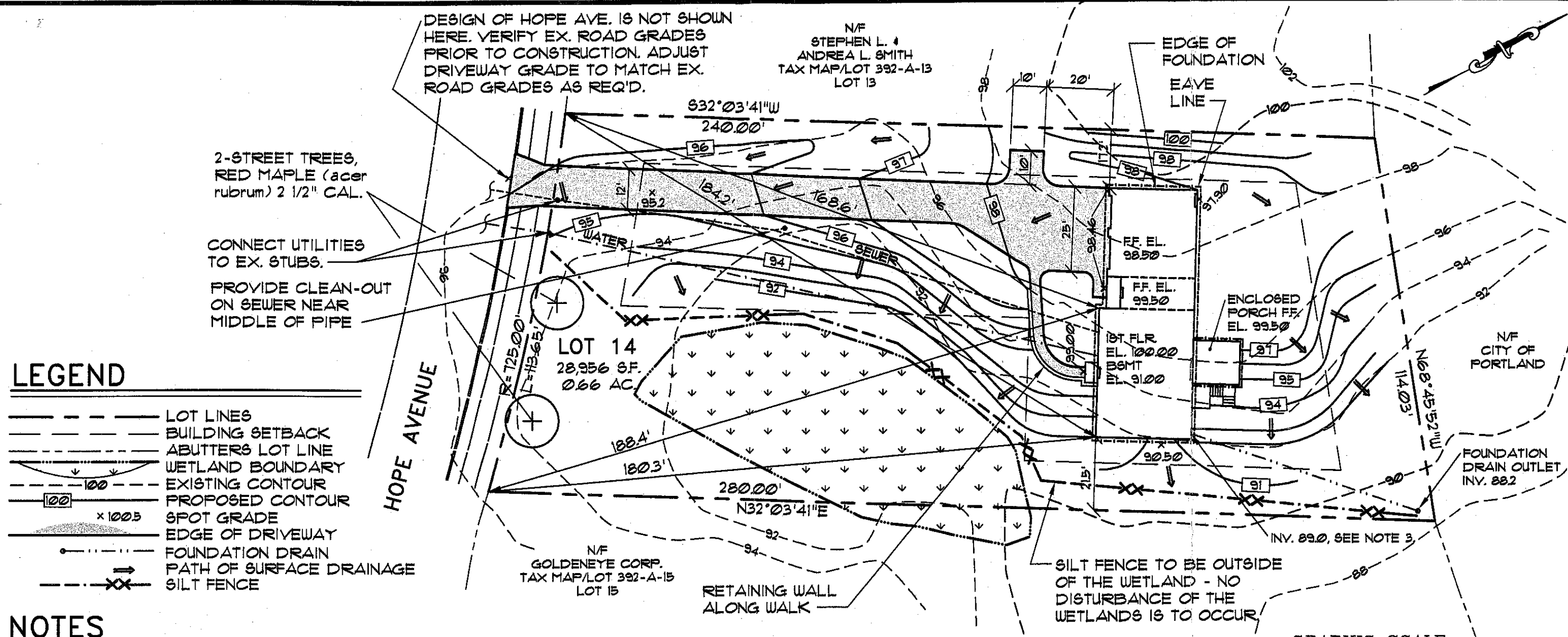
PRESUMPCOT RIVER PLACE

**218 HOPE AVENUE
LOT 14, PORTLAND, MAINE**

SCALE: 1"=30'
DATE: JUNE 28, 2004
DESG BY: TSG
PROJECT: 04155

CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

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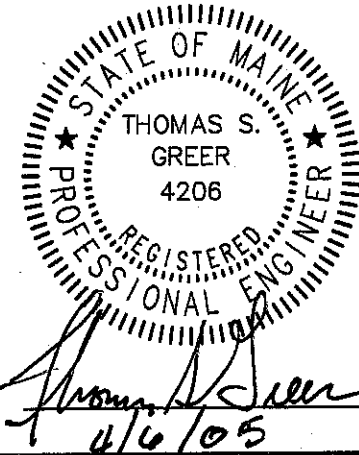


LEGEND

- LOT LINES
- - - BUILDING SETBACK
- - - ABUTTERS LOT LINE
- - - WETLAND BOUNDARY
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x100.5 SPOT GRADE
- EDGE OF DRIVEWAY
- - - FOUNDATION DRAIN
- - - PATH OF SURFACE DRAINAGE
- - - SILT FENCE

NOTES

1. THIS PLAN IS FOR LOT 14 ONLY. GRADING, BUILDING LOCATION OR GENERAL DRAINAGE FOR ADJACENT LOTS IS NOT INCLUDED.
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440 FOREST AVE.
PORTLAND, MAINE 04101
8. BUILDER: CASCO BAY DEVELOPMENT LLC
440 FOREST AVE.
PORTLAND, MAINE 04101
9. ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE
10. TOPOGRAPHY & BOUNDARY:
TAKEN FROM "PRESUMPSCOT RIVER PLACE PHASE III - SUBDIVISION PLAN PORTLAND MAINE MADE FOR ROBERT ADAM & BURT WOLF, PORTLAND MAINE" BY TITCOMB ASSOCIATES, FALMOUTH MAINE. DATED 12/04/01, LATEST REVISION 12, 10/21/02.



REV.	DATE	DESCRIPTION
REV. 4	3-4-05	RELOCATED PER OWNER REQUEST
REV. 3	3-4-05	REV'D PER CITY REVIEW
REV. 2	2-14-05	ADDED BACK PORCH
REV. 1	1-28-05	REV'D OWNER & BUILDER

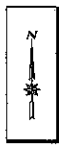
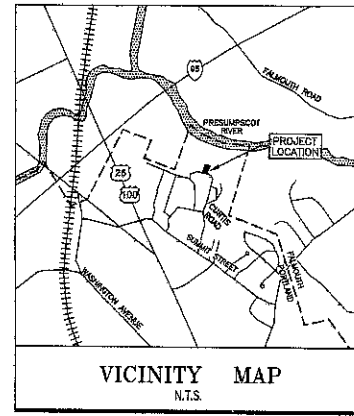
PRESUMPSCOT RIVER PLACE

**218 HOPE AVENUE
LOT 14, PORTLAND, MAINE**

SCALE: 1"=30'
DATE: JUNE 28, 2004
DESG BY: TSG
PROJECT: 04155

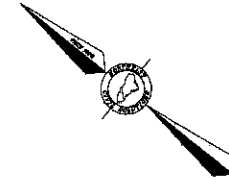
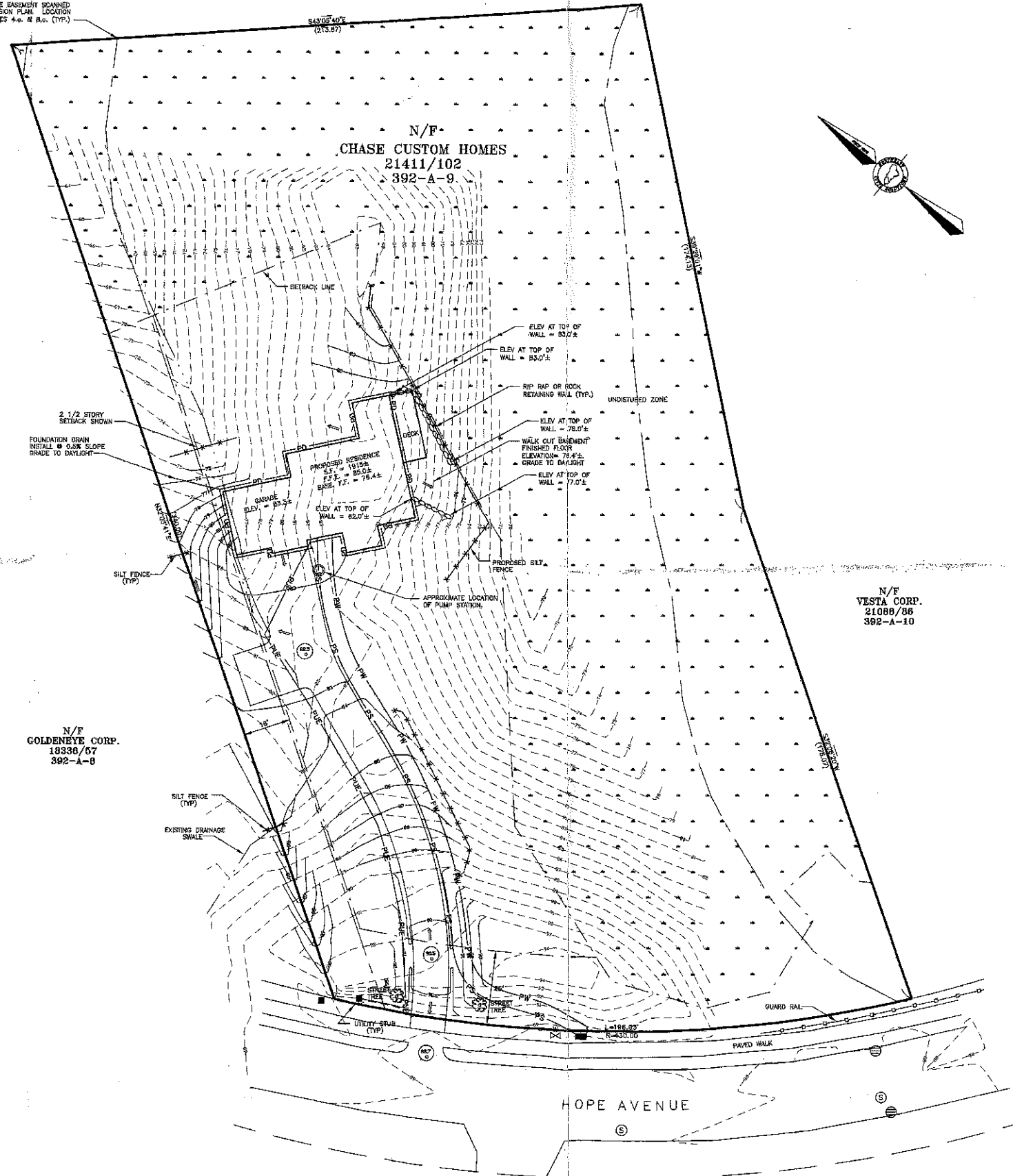
PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

01



N/F
CITY OF PORTLAND
IN ACCORDANCE WITH
AGREEMENT DATED 9/21/01

DRAINAGE EASEMENT SPANNED
FROM SUBDIVISION PLAN. LOCATION
APPROXIMATE. SEE NOTES 4.c. & 4.d. (TYP.)



LEGEND

- PROPOSED SPOT GRADE
- FOUND REBAR WITH CAP
- DRAINAGE FLOW DIRECTION
- BOUNDARY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPOSED FOUNDATION DRAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SILT FENCE
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORD)
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DATA
- UNDISTURBED ZONE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS FROM PLAN REFERENCED IN NOTE 4.c.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM GOLDENEYE CORP. TO CHASE CUSTOM HOMES AND FINANCE COMPANY, DATED JUNE 14, 2004 AND RECORDED IN DEED BOOK 21411, PAGE 102.
4. REFERENCE IS MADE TO THE FOLLOWING PLAN:
 - a. PRESUMPCOT RIVER PLACE PHASE II - SUBDIVISION PLAN PORTLAND, MAINE BY TITCOMB ASSOCIATES, DATED DECEMBER 4, 2001 AND RECORDED IN PLAN BOOK 202, PAGE 850.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 392, BLOCK A, PARCEL 9.
6. THE PARCEL SURVEYED IS LOCATED IN THE R2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK.....25'
 - SIDE SETBACK ON SIDE STREET.....20'
 - SIDE SETBACK 1 STORY.....8'
 - SIDE SETBACK 1 1/2 STORY.....8'
 - SIDE SETBACK 2 STORY.....14'
 - SIDE SETBACK 2 1/2 STORY.....18'
 - REAR SETBACK.....25'
7. THE WIDTH AND LAYOUT OF HOPE AVENUE WAS FOUND IN PLAN REFERENCE 4.c. ABOVE. THE WIDTH OF HOPE AVENUE IS 50'.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. 30' DRAINAGE EASEMENT AS SHOWN ON PLAN IN NOTE 4.c. ABOVE.
 - b. UNDISTURBED ZONE AS SHOWN ON PLAN IN NOTE 4.c. ABOVE.
9. ACTUAL LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TO BE FIELD VERIFIED. ALL UTILITY CONNECTIONS ARE TO FIELD FITTED AND COMPLY WITH ALL BUILDING CODES. CONTACT DIG SAFE AT 1-888-344-7233 PRIOR TO EXCAVATION.
10. ELEVATIONS ARE BASED ON NAVD AS PER PLAN REFERENCE 4.c. ABOVE.

PROJECT: 26885	DRAWING NAME: 26885.DWG
DATE: OCTOBER 22, 2004	SCALE: 1"=20'
REVISED DATE: N/A	COMMENTS: N/A

Project Name and Location:
SITE, GRADING, AND UTILITY PLAN
156 HOPE AVENUE, PORTLAND, MAINE 04105

Client:
CHASE CUSTOM HOMES
1 PERCY HAWKES ROAD, WINDHAM, MAINE 04082

Prepared For:
CHASE CUSTOM HOMES
1 PERCY HAWKES ROAD, WINDHAM, MAINE 04082

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

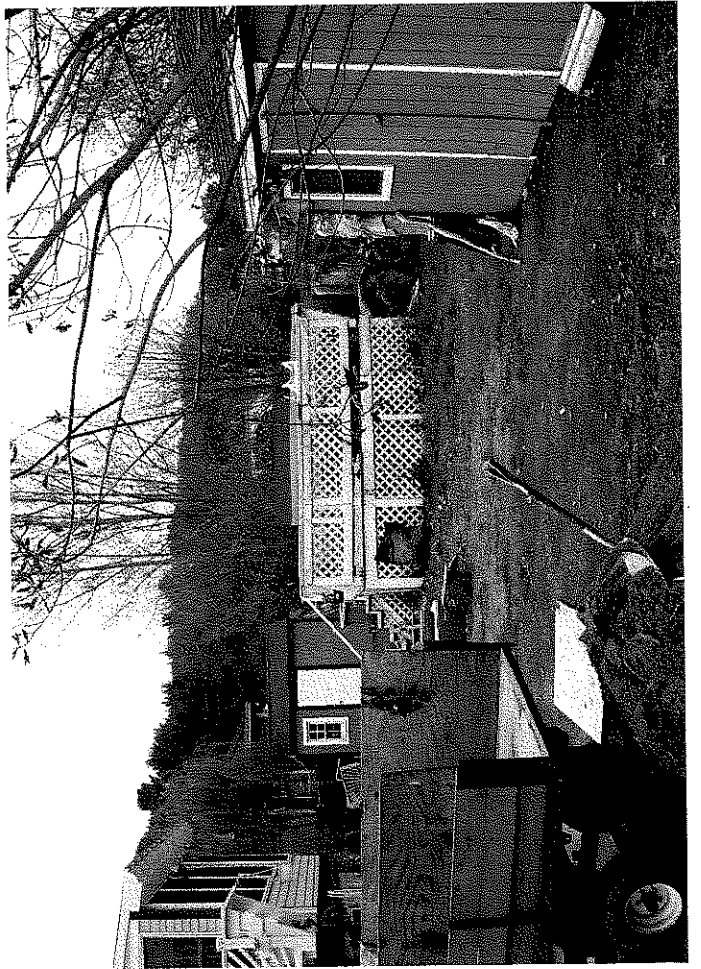
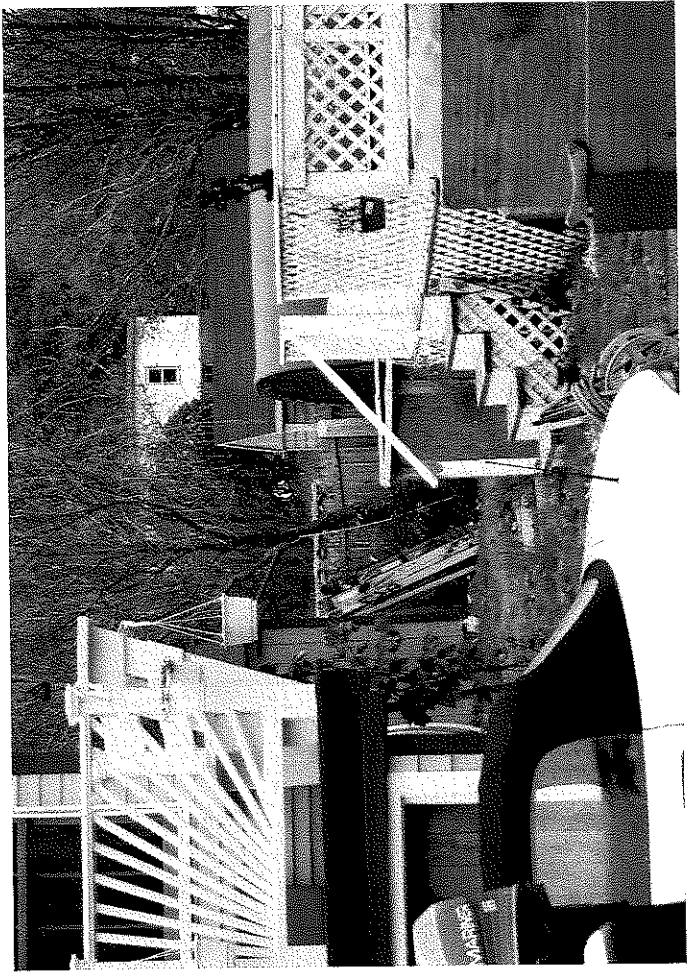
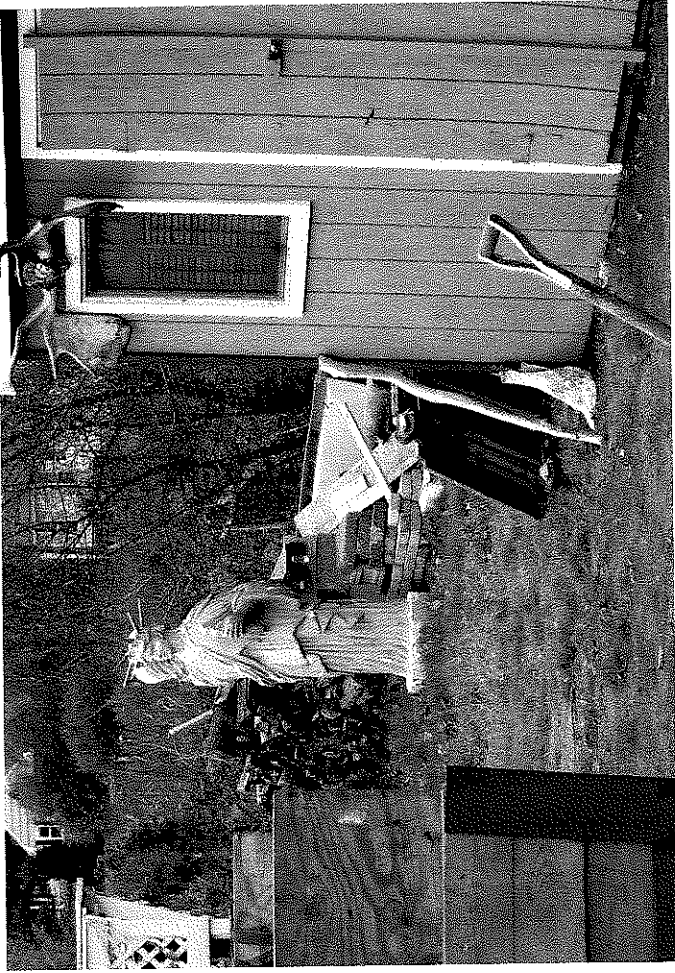
tel: 207.883.1000 fax: 207.883.1001 e-mail: ncs@necsolutions.com
800.882.2227

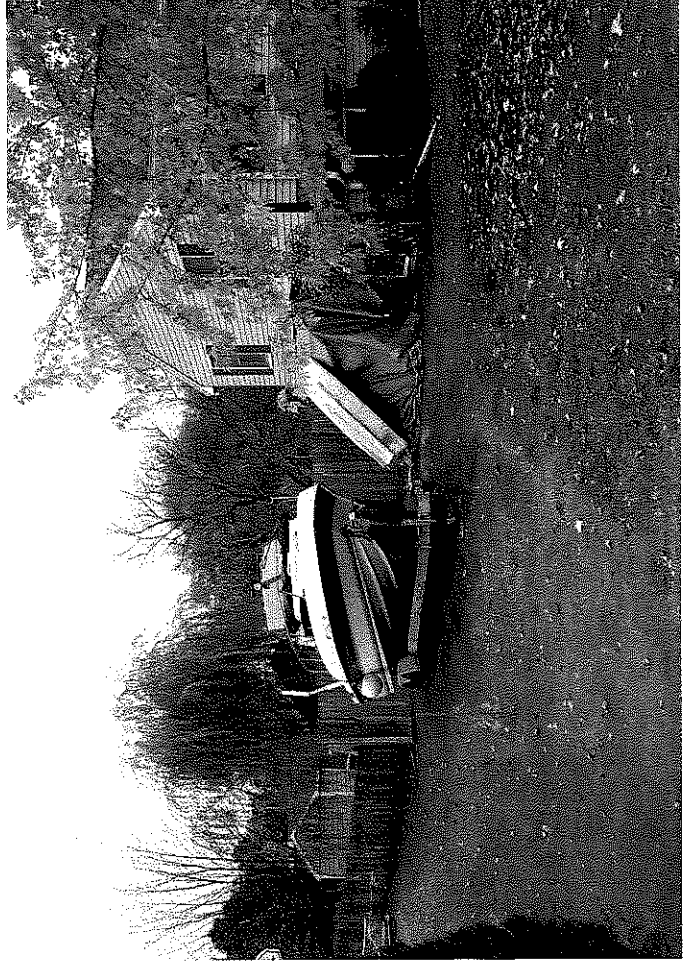
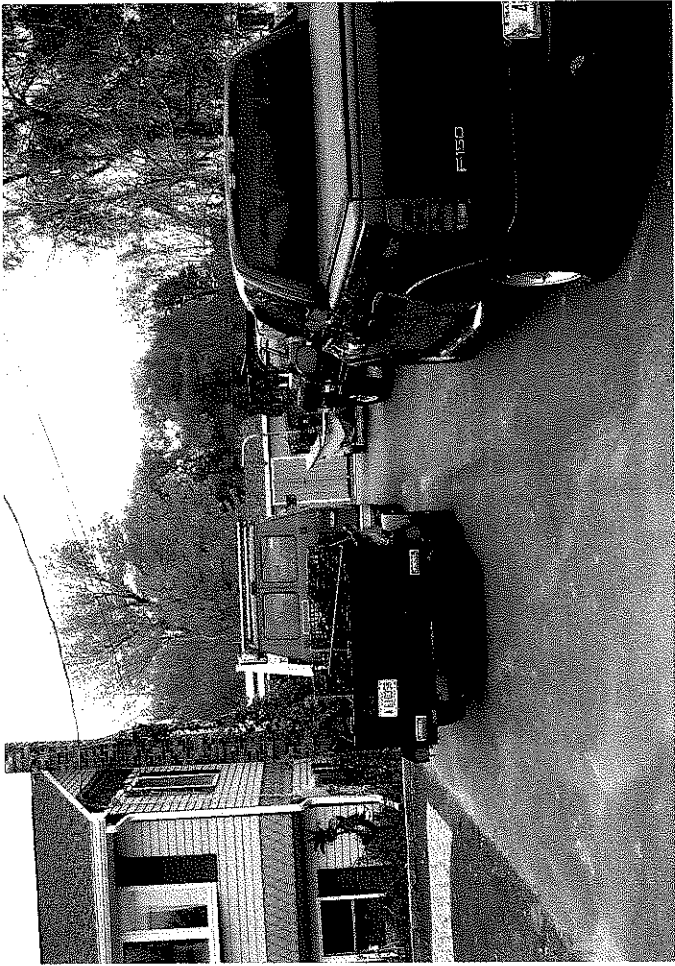
STAMP AND SIGNATURE

H. JOSHUA BISHMAN
MAINE P.L.E. No. 1314
DATE: 10/26/2004

IF THIS PLAN BOOK CONTAINS AN UNEXPLODED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE.

10/27/2004





OWNER: DEBORAH & DAVID WHITWORTH
 440 FOREST AVE.
 PORTLAND, MAINE 04101

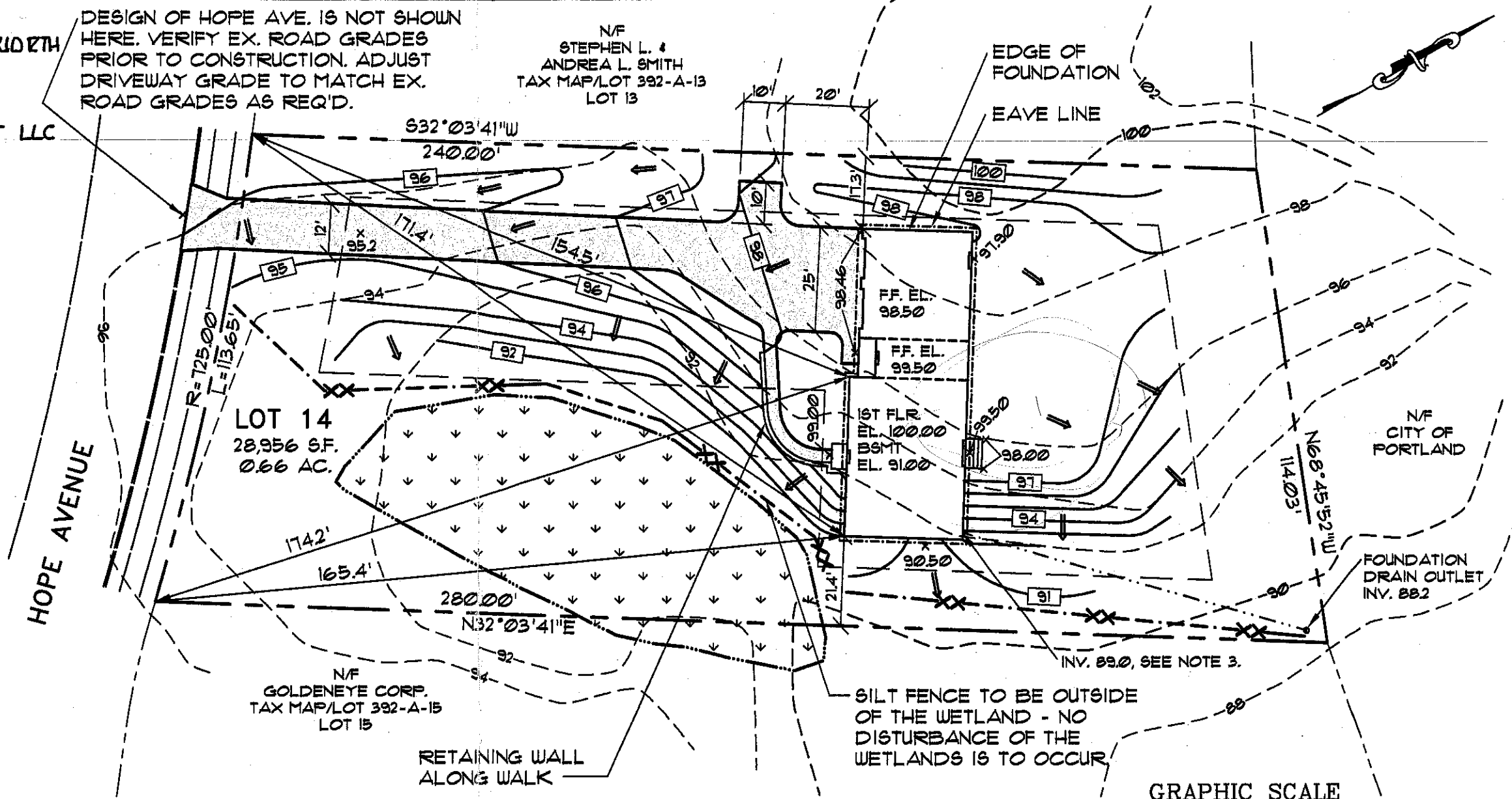
BUILDER: CASCO BAY DEVELOPMENT LLC
 440 FOREST AVE.
 PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
 TAKEN FROM "PRESUMPSCOT RIVER
 PLACE PHASE III - SUBDIVISION PLAN
 PORTLAND MAINE MADE FOR ROBERT
 ADAM & BURT WOLF, PORTLAND MAINE"
 BY TITCOMB ASSOCIATES, FALMOUTH
 MAINE. DATED 12/04/01, LATEST
 REVISION 12, 10/21/02.

DESIGN OF HOPE AVE. IS NOT SHOWN
 HERE. VERIFY EX. ROAD GRADES
 PRIOR TO CONSTRUCTION. ADJUST
 DRIVEWAY GRADE TO MATCH EX.
 ROAD GRADES AS REQ'D.

N/F
 STEPHEN L. &
 ANDREA L. SMITH
 TAX MAP/LOT 392-A-13
 LOT 13

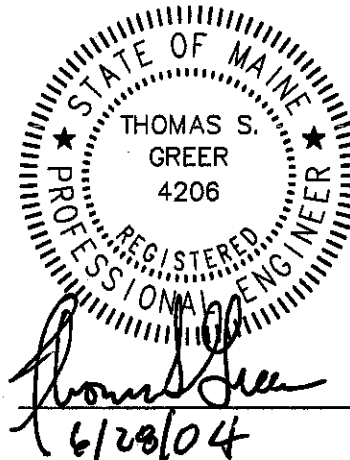


LEGEND

- LOT LINES
- BUILDING SETBACK
- ABUTTERS LOT LINE
- WETLAND BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- EDGE OF DRIVEWAY
- FOUNDATION DRAIN
- PATH OF SURFACE DRAINAGE
- SILT FENCE

NOTES

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5. LOAM & SEED ALL DISTURBED AREAS.



PRESUMPSCOT RIVER PLACE

218 HOPE AVENUE
 LOT 14, PORTLAND, MAINE

SCALE: 1"=30'
 DATE: JUNE 28, 2004
 DESG BY: TSG
 PROJECT: 04155

PINKHAM & GREER

CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE

01

1	1-28-05	REV'D OWNER & BUILDER
---	---------	-----------------------

OWNER: DEBORAH & DAVID WHITWORTH
440 FOREST AVE.
PORTLAND, MAINE 04101

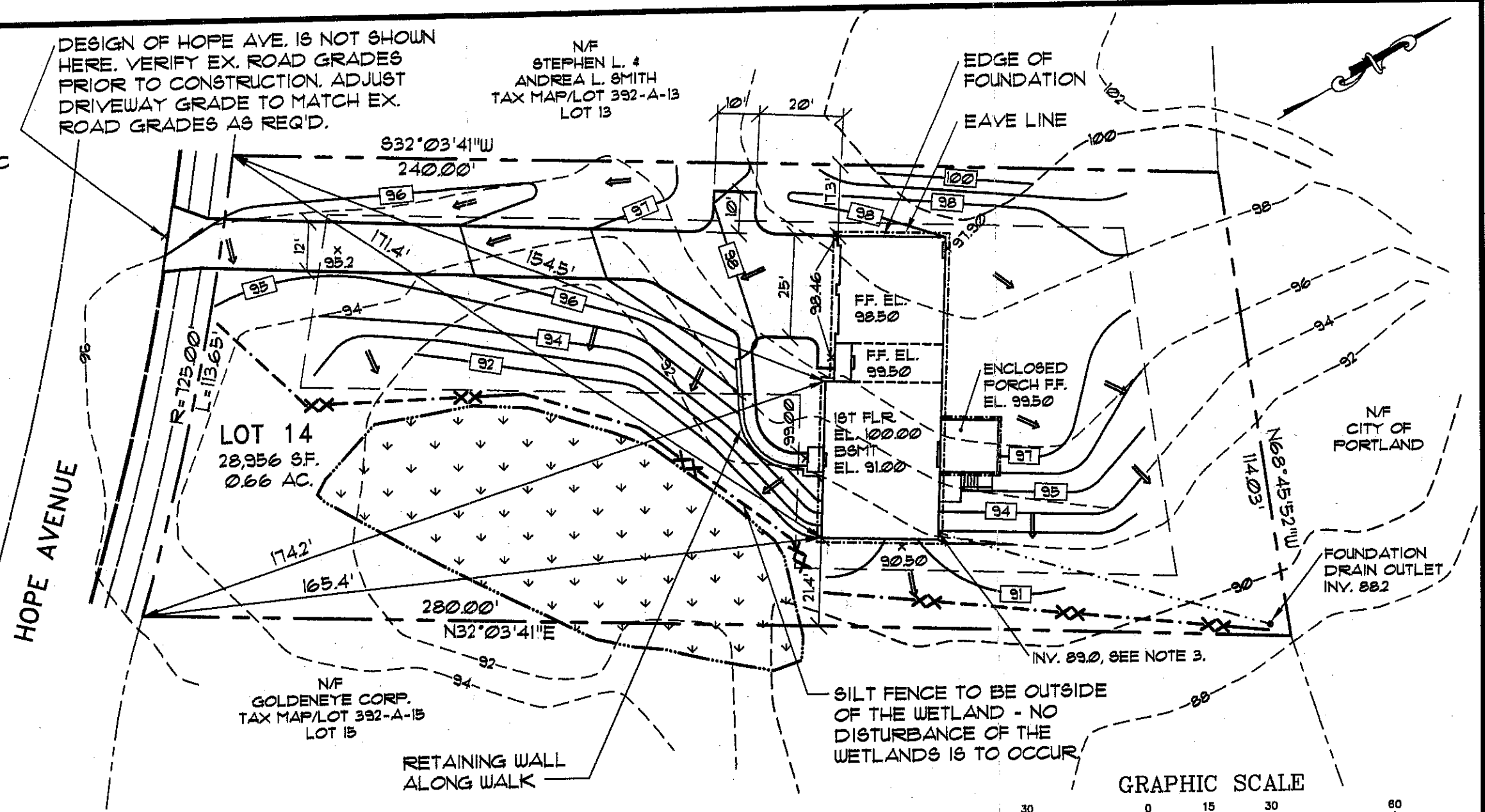
BUILDER: CASCO BAY DEVELOPMENT LLC
440 FOREST AVE.
PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
TAKEN FROM "PRESUMPCOT RIVER
PLACE PHASE III - SUBDIVISION PLAN
PORTLAND MAINE MADE FOR ROBERT
ADAM & BURT WOLF, PORTLAND MAINE"
BY TITCOMB ASSOCIATES, FALMOUTH
MAINE. DATED 12/04/01, LATEST REVISION
12, 10/21/02.

DESIGN OF HOPE AVE. IS NOT SHOWN
HERE. VERIFY EX. ROAD GRADES
PRIOR TO CONSTRUCTION. ADJUST
DRIVEWAY GRADE TO MATCH EX.
ROAD GRADES AS REQ'D.

N/F
STEPHEN L. &
ANDREA L. SMITH
TAX MAP/LOT 392-A-13
LOT 13



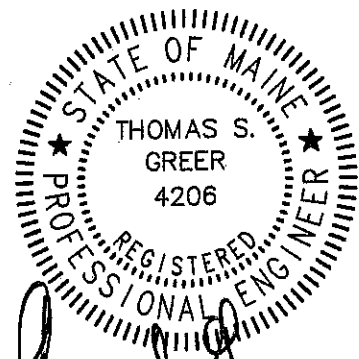
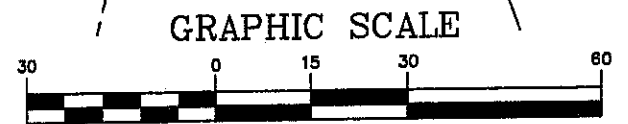
NOTES

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LEGEND

- LOT LINES
- BUILDING SETBACK
- ABUTTERS LOT LINE
- - - WETLAND BOUNDARY
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- SPOT GRADE
- EDGE OF DRIVEWAY
- - - FOUNDATION DRAIN
- - - PATH OF SURFACE DRAINAGE
- - - SILT FENCE

2	2-14-05	ADDED BACK PORCH
1	1-28-05	REV'D OWNER & BUILDER



Thomas S. Greer
3/2/14/05

PRESUMPCOT RIVER PLACE

218 HOPE AVENUE
LOT 14, PORTLAND, MAINE

SCALE: 1"=30'
DATE: JUNE 28, 2004
DESIGNED BY: TSG
PROJECT: 04155

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

Land Projects\2004\04155-HOPE AVE., LOT 14\dwg\04155 BASE.dwg, PLOT,
 14/2005 9:35:22 AM, Jody
 FILE SCALE: 1=1

From: Jay Reynolds
To: John Ransom
Date: Tue, Oct 19, 2004 4:12 PM
Subject: Lot 9, PRP III,

John,

Review comments are the following:

1. Please indicate the height/elevation of the proposed retaining wall.
2. Topography in rear of building: There is no proposed grade changes in the rear of the building. The building elevations would suggest that grading would occur. Please clarify.
3. Please show location of foundation drain, and outlet, if proposed.
4. Please remove the curve or 'sweep' in the force main and water services so that it doesn't meander in and out of the right of way.
5. The actual curb cut is approximately 13 feet from the left side property corner. Please verify curb cut location on your plan and readjust driveway alignment, if needed.

Any questions, please contact me.
Sincerely,

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

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

DRC Copy

2005-0016

Application I. D. Number

2/3/2005

Application Date

218 Hope Ave. / Lot 14

Project Name/Description

Whitworth David A &

Applicant

158 Valley Rd , Raymond , ME 04071

Applicant's Mailing Address

Consultant/Agent

Mike Rogers

Applicant Ph: (207) 775-5600

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) _____

3,984 sq. Ft.

28,956 sq. Ft.

Proposed Building square Feet or # of Units

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 2/3/2005

DRC Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer

Jay Reynolds

Approval Date 3-7-05

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

3-7-05
date

Performance Guarantee

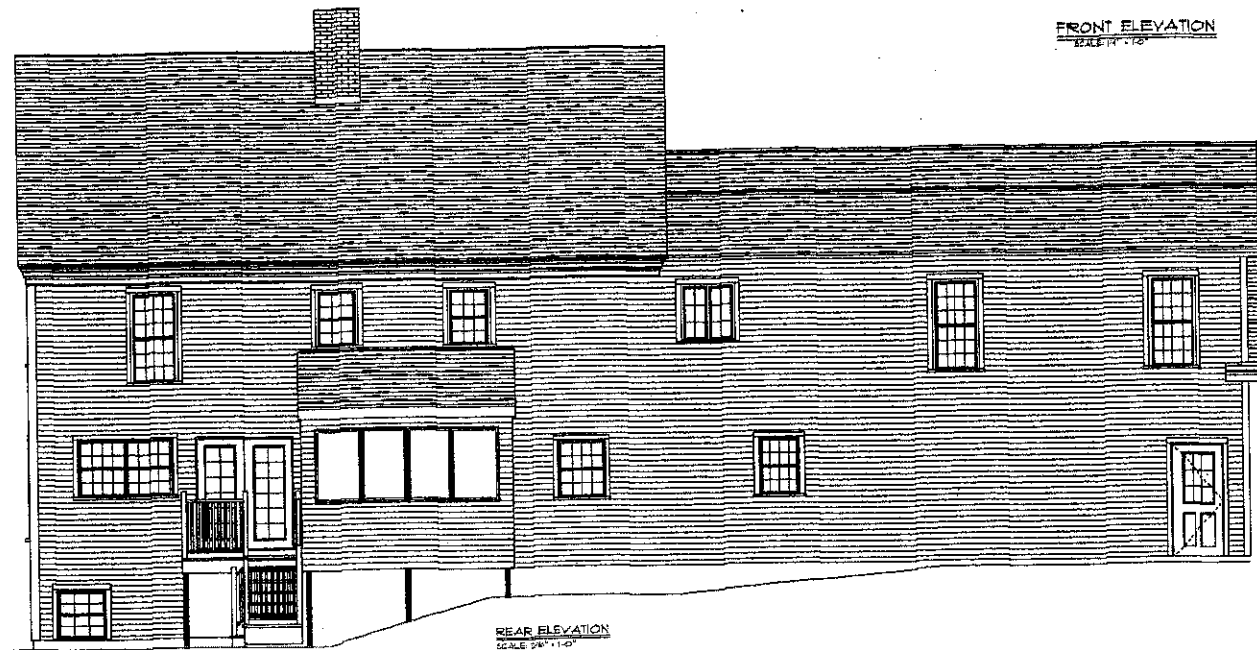
- Required* Not Required

* 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	



FRONT ELEVATION
SCALE 3/8" = 1'-0"



REAR ELEVATION
SCALE 3/8" = 1'-0"



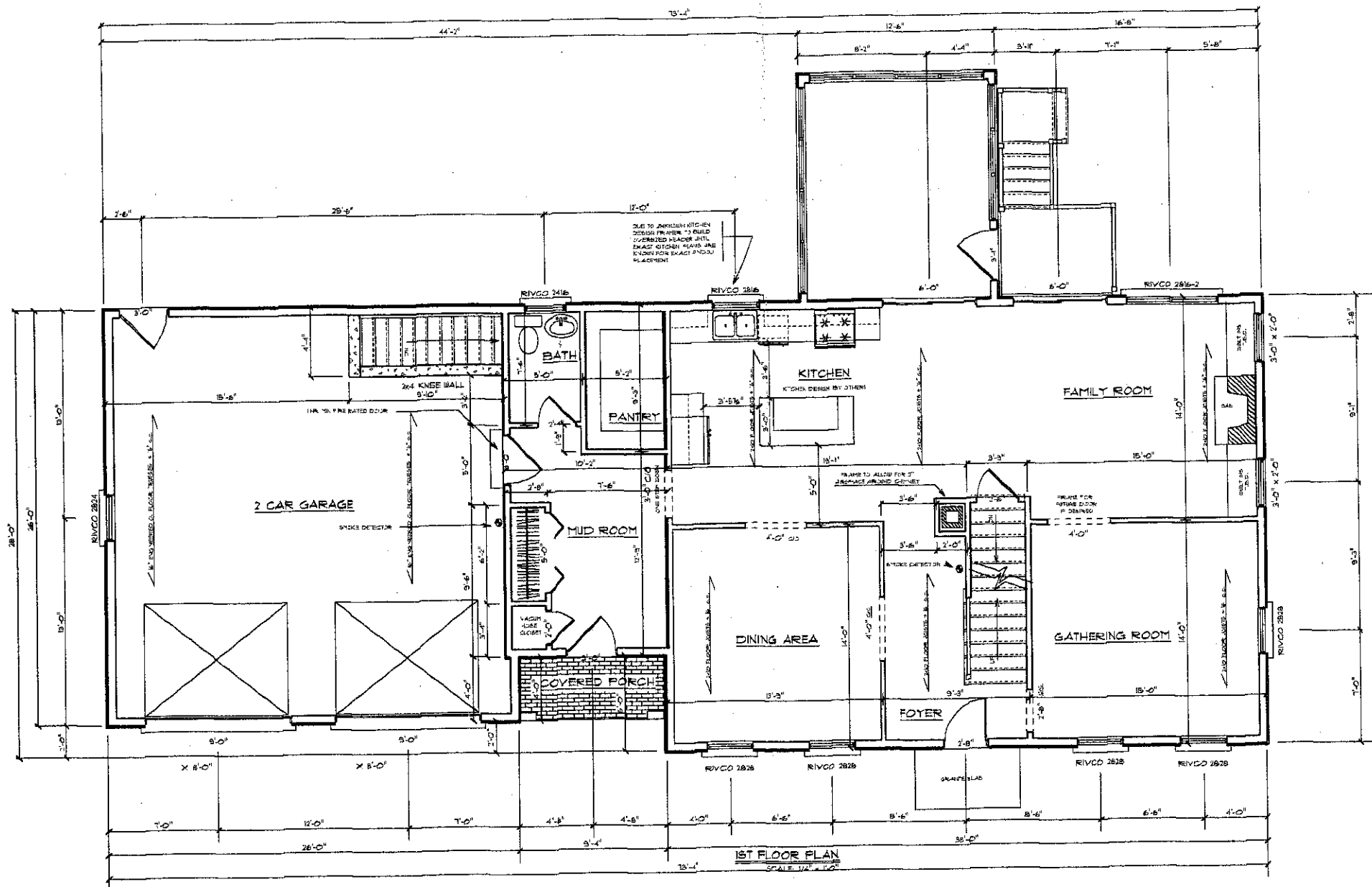
LEFT ELEVATION
SCALE 3/8" = 1'-0"

RIGHT ELEVATION
SCALE 3/8" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER, DESIGN BUILD ASS, A PALANZA DRAFTING, ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE SPECIFICATIONS PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:
RESIDENCE
LOT 14 HOPE AVE.
PORTLAND ME.

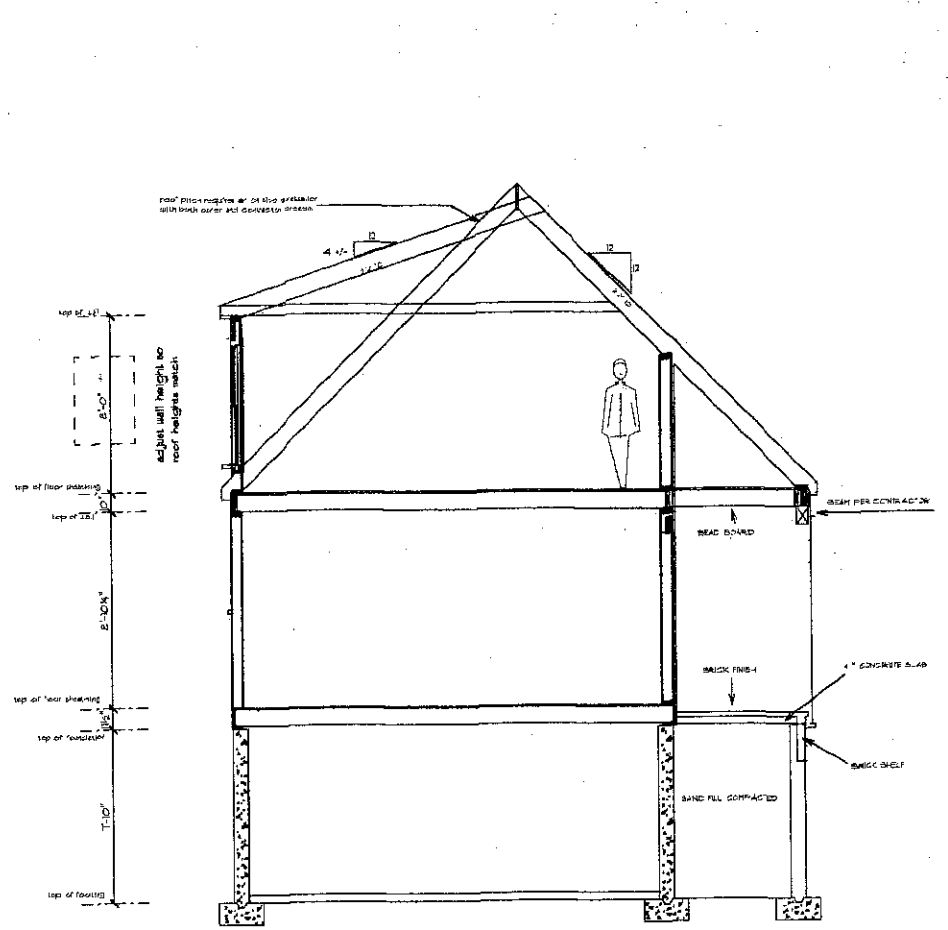
DATE: 1/4/2005
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: ___ OF ___



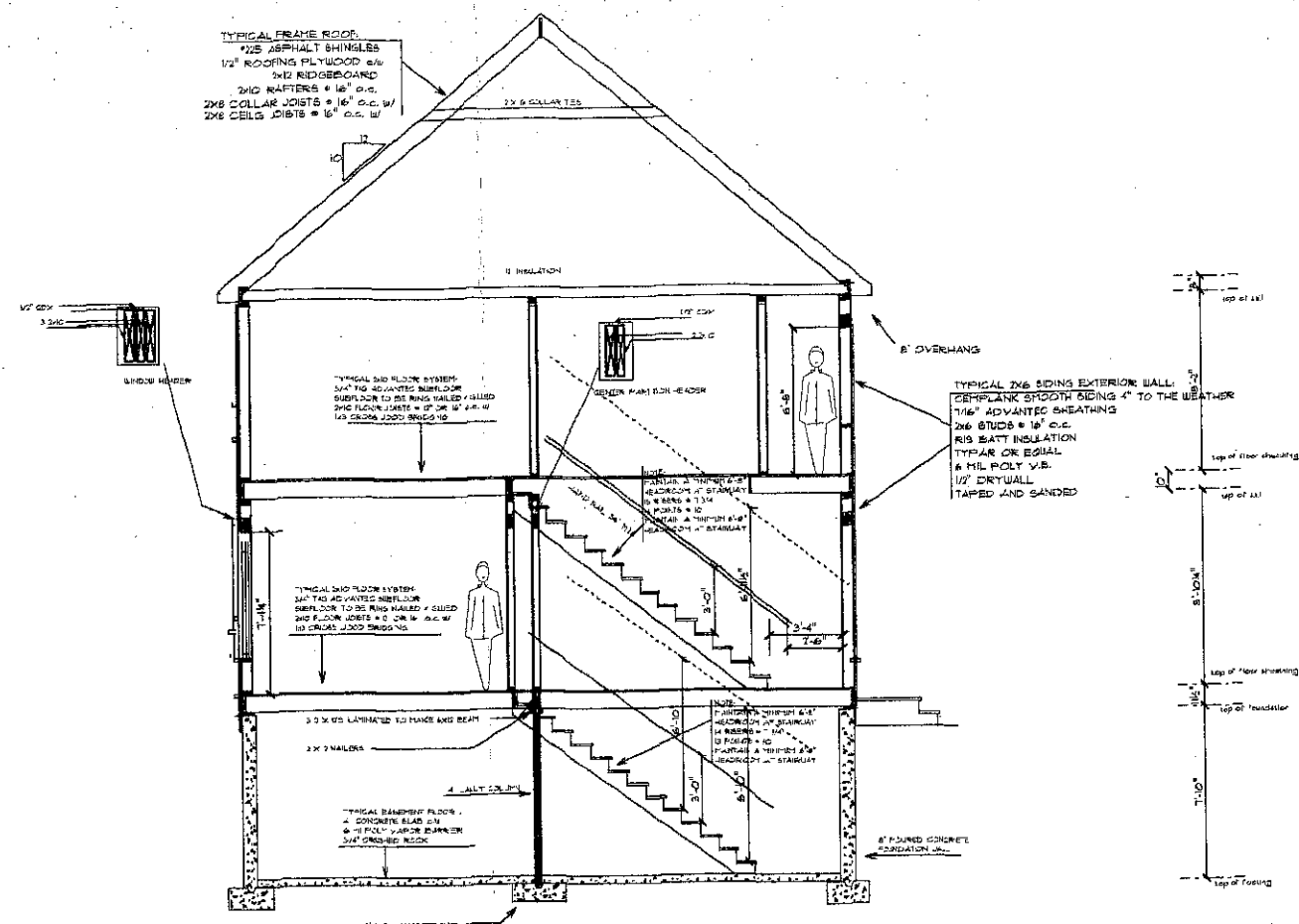
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PORTLAND ME.

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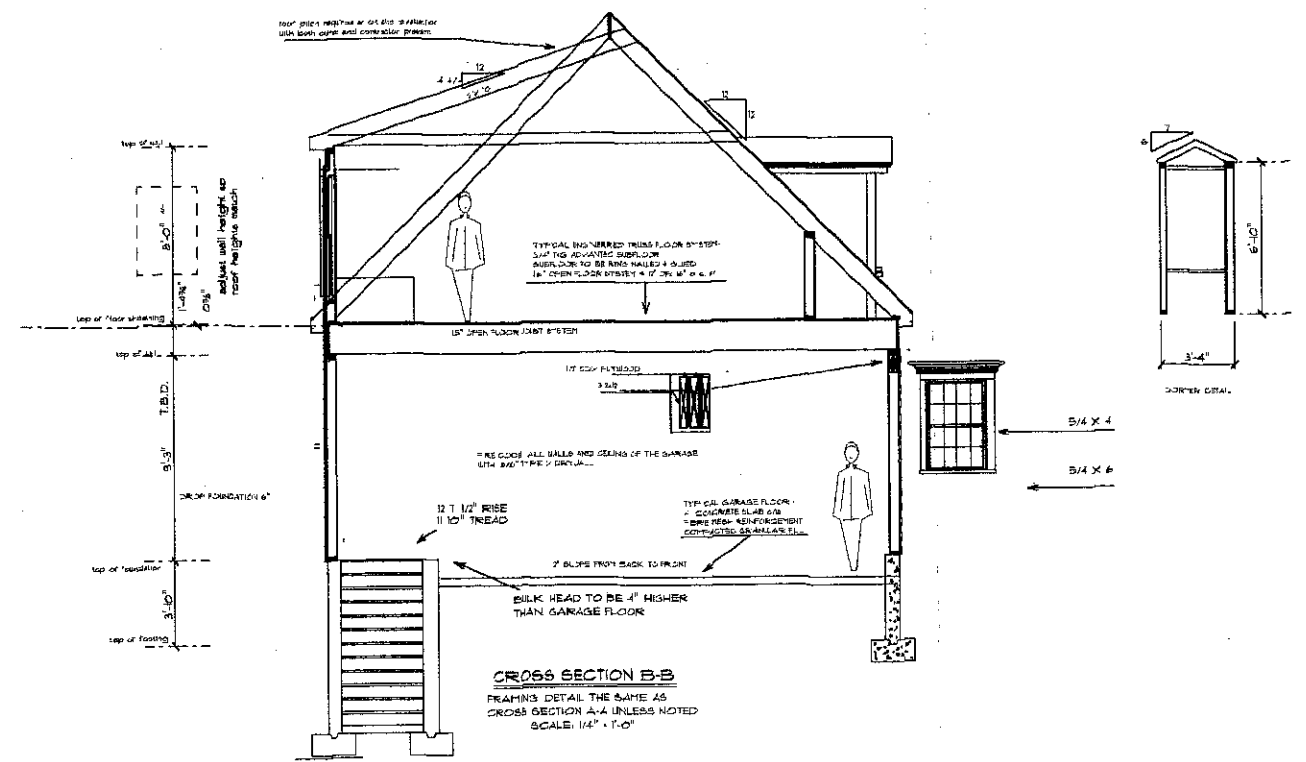
DATE: 1/4/2005
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 DRAWN:
 FILE:
 SHEET: ___ OF ___



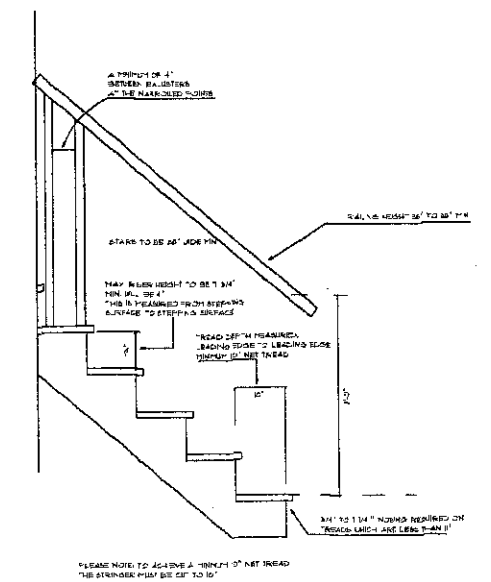
CROSS SECTION C-C
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



CROSS SECTION B-B
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"



TYPICAL STAIR DETAIL

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. DESIGN BUILD AND PLANNING DRAFTING, ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE PURCHASER. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND FUNCTIONAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:
RESIDENCE
LOT 14 HOPE AVE.
PORTLAND ME.

DATE:	1/4/2005
SCALE:	AS NOTED
DRAWN:	
FILE:	
SHEET:	___ OF ___

O:\Land Projects\2004\04155-HOPE AVE., LOT 14\dwg\04155 BASE.dwg, PLOT,
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 CVD FILE 04155 141

DESIGN OF HOPE AVE. IS NOT SHOWN
 HERE. VERIFY EX. ROAD GRADES
 PRIOR TO CONSTRUCTION. ADJUST
 DRIVEWAY GRADE TO MATCH EX.
 ROAD GRADES AS REQ'D.

N/F
 STEPHEN L. &
 ANDREA L. SMITH
 TAX MAP/LOT 392-A-13
 LOT 13

2-STREET TREES,
 RED MAPLE (*acer
 rubrum*) 2 1/2" CAL.

CONNECT UTILITIES
 TO EX. STUBS.

PROVIDE CLEAN-OUT
 ON SEWER NEAR
 MIDDLE OF PIPE

LEGEND

- LOT LINES
- BUILDING SETBACK
- ABUTTERS LOT LINE
- WETLAND BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- EDGE OF DRIVEWAY
- FOUNDATION DRAIN
- PATH OF SURFACE DRAINAGE
- SILT FENCE

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 440 FOREST AVE.
 PORTLAND, MAINE 04101
8. BUILDER: CASCO BAY DEVELOPMENT LLC
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 PORTLAND, MAINE 04101
9. ENGINEER: PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE
10. TOPOGRAPHY & BOUNDARY:
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 PHASE III - SUBDIVISION PLAN PORTLAND
 MAINE MADE FOR ROBERT ADAM & BURT
 WOLF, PORTLAND MAINE" BY TITCOMB
 ASSOCIATES, FALMOUTH MAINE. DATED
 12/04/01, LATEST REVISION 12, 10/21/02.

HOPE AVENUE

LOT 14
 28,956 SF.
 0.66 AC.

N/F
 GOLDENEYE CORP.
 TAX MAP/LOT 392-A-13
 LOT 13

RETAINING WALL
 ALONG WALK

SILT FENCE TO BE OUTSIDE
 OF THE WETLAND - NO
 DISTURBANCE OF THE
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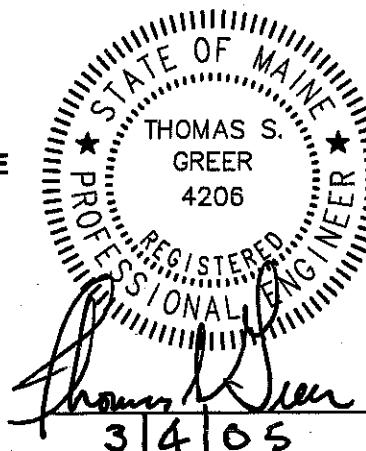
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 3-7-05

GRAPHIC SCALE



1 inch = 30 ft.

REV. 3	3-4-05	REV'D PER CITY REVIEW
REV. 2	2-14-05	ADDED BACK PORCH
REV. 1	1-28-05	REV'D OWNER & BUILDER



PRESUMPSCOT RIVER PLACE

218 HOPE AVENUE
 LOT 14, PORTLAND, MAINE



SCALE: 1"=30'
 DATE: JUNE 28, 2004
 DESG BY: TSG
 PROJECT: 04155

01

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 CAD FILE: 04155 RE SCALE: 1=1

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EDGE OF
FOUNDATION
EAVE LINE

LEGEND

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HOPE AVENUE

LOT 14
28,956 SF.
0.66 AC.

N/F
GOLDENEYE CORP.
TAX MAP/LOT 392-A-15
LOT 15

RETAINING WALL
ALONG WALK

SILT FENCE TO BE OUTSIDE
OF THE WETLAND - NO
DISTURBANCE OF THE
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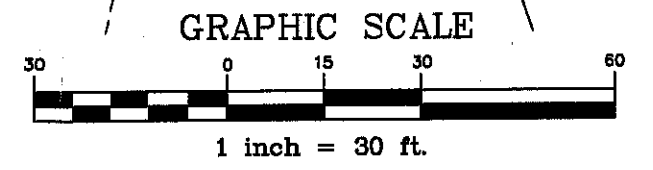
N/F
CITY OF
PORTLAND

FOUNDATION
DRAIN OUTLET
INV. 882

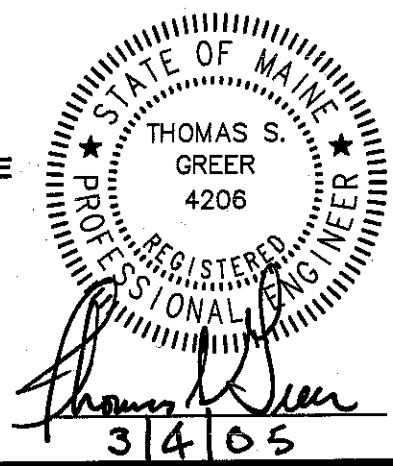
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FALMOUTH, MAINE
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WOLF, PORTLAND MAINE" BY TITCOMB
ASSOCIATES, FALMOUTH MAINE. DATED
12/04/01, LATEST REVISION 12, 10/21/02.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-7-05



REV. 3	3-4-05	REV'D PER CITY REVIEW
REV. 2	2-14-05	ADDED BACK PORCH
REV. 1	1-28-05	REV'D OWNER & BUILDER



PRESUMPCOT RIVER PLACE

218 HOPE AVENUE
LOT 14, PORTLAND, MAINE

SCALE: 1"=30'
DATE: JUNE 28, 2004
DESIGNED BY: TSG
PROJECT: 04155

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

01

O:\Land Projects\2004\04155-HOPE AVE., LOT 14\dwg\04155 BASE.dwg, PLOT,
 4/6/2005 9:41:08 AM, jcad
 C:\P\04155 PRE SCALE 1=1

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LEGEND

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HOPE AVENUE

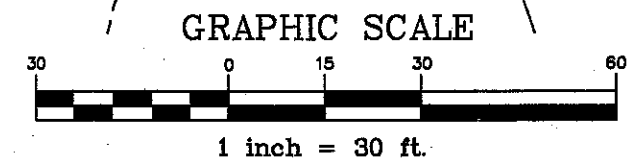
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 0.66 AC.

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 GOLDENEYE CORP.
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 LOT 15

RETAINING WALL
 ALONG WALK

SILT FENCE TO BE OUTSIDE
 OF THE WETLAND - NO
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 WETLANDS IS TO OCCUR.



REV. 4	3-4-05	RELOCATED PER OWNER REQUEST
REV. 3	3-4-05	REV'D PER CITY REVIEW
REV. 2	2-14-05	ADDED BACK PORCH
REV. 1	1-28-05	REV'D OWNER & BUILDER

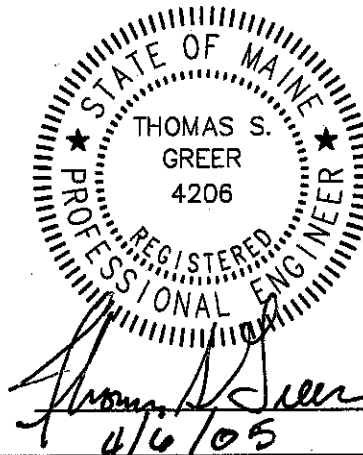
PRESUMPSCOT RIVER PLACE

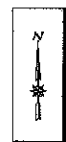
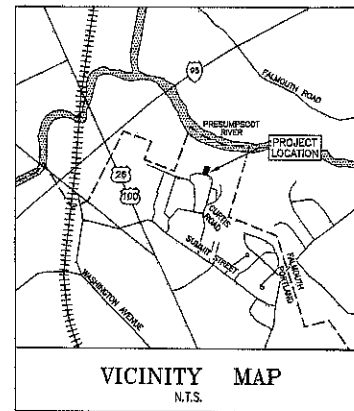
218 HOPE AVENUE
 LOT 14, PORTLAND, MAINE

SCALE: 1"=30'
 DATE: JUNE 28, 2004
 DESG BY: TSG
 PROJECT: 04155

PINKHAM & GREER

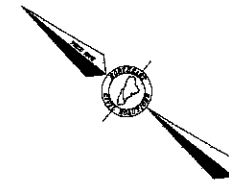
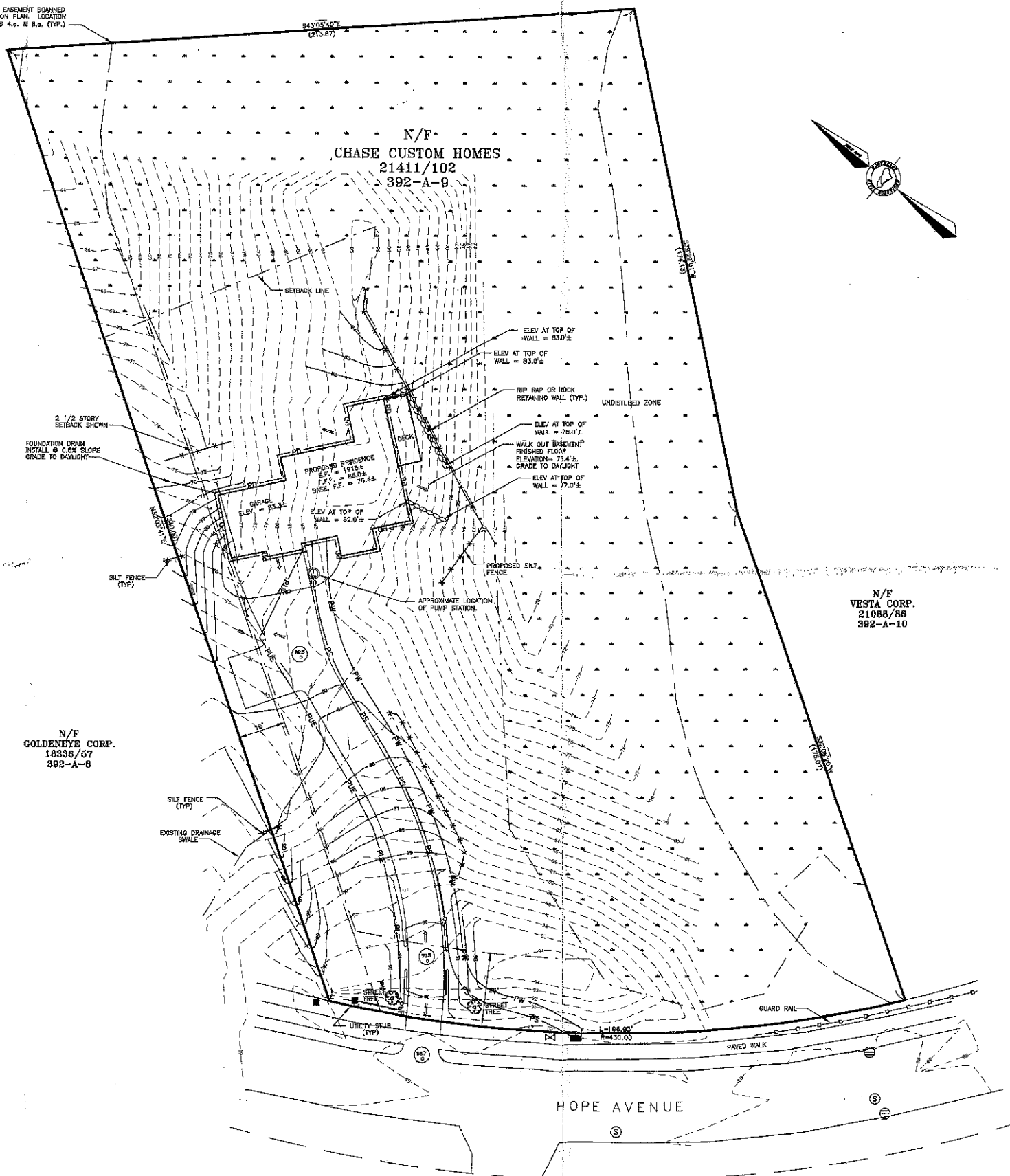
CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE





N/F
CITY OF PORTLAND
IN ACCORDANCE WITH
AGREEMENT DATED 9/21/01

DRAINAGE EASEMENT SPANNED
FROM SUBDIVISION PLAN. LOCATION
APPROXIMATE. SEE NOTES 4.c. & 8.a. (TYP.)



LEGEND

- PROPOSED SPOT GRADE
- FOUND REBAR WITH CAP
- DRAINAGE FLOW DIRECTION
- BOUNDARY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPOSED FOUNDATION DRAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SILT FENCE
- UNDISTURBED ZONE
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS FROM PLAN REFERENCED IN NOTE 4a.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM GOLDENEYE CORP. TO CHASE CUSTOM HOMES AND FINANCE COMPANY, DATED JUNE 14, 2004 AND RECORDED IN DEED BOOK 21411, PAGE 102.
4. REFERENCE IS MADE TO THE FOLLOWING PLAN:
 - a. PRESUMPSCOT RIVER PLACE PHASE II - SUBDIVISION PLAN PORTLAND, MAINE BY TITCOMB ASSOCIATES, DATED DECEMBER 4, 2001 AND RECORDED IN PLAN BOOK 202, PAGE 650.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 392, BLOCK A, PARCEL 9.
6. THE PARCEL SURVEYED IS LOCATED IN THE R2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK.....20'
 - SIDE SETBACK ON SIDE STREET.....20'
 - SIDE SETBACK 1 STORY.....8'
 - SIDE SETBACK 2 STORY.....14'
 - SIDE SETBACK 2 1/2 STORY.....19'
 - REAR SETBACK.....25'
7. THE WIDTH AND LAYOUT OF HOPE AVENUE WAS FOUND IN PLAN REFERENCE 4.c. ABOVE. THE WIDTH OF HOPE AVENUE IS 50'.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. 30' DRAINAGE EASEMENT AS SHOWN ON PLAN IN NOTE 4.c. ABOVE.
 - b. UNDISTURBED ZONE AS SHOWN ON PLAN IN NOTE 4.c. ABOVE.
9. ACTUAL LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TO BE FIELD VERIFIED. ALL UTILITY CONNECTIONS ARE TO FIELD FITTED AND COMPLY WITH ALL BUILDING CODES. CONTACT DIG SAFE AT 1-888-344-7233 PRIOR TO EXCAVATION.
10. ELEVATIONS ARE BASED ON NAVD AS PER PLAN REFERENCE 4.c. ABOVE.

N/F
GOLDENEYE CORP.
18336/57
392-A-8

N/F
VESTA CORP.
21088/86
392-A-10

REBAR WITH CAP
○ FOUND

PROJECT: 26885	DRAWING NAME: 26885.DWG
DATE: OCTOBER 22, 2004	SCALE: 1"=20'
REVISED DATE: N/A	COMMENTS: N/A

Project Name and Location:
SITE, GRADING, AND UTILITY PLAN
156 HOPE AVENUE, PORTLAND, MAINE 04105

Owner:
CHASE CUSTOM HOMES
1 PERCY HAWKES ROAD, WINDHAM, MAINE 04062

Prepared For:
CHASE CUSTOM HOMES
1 PERCY HAWKES ROAD, WINDHAM, MAINE 04062

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Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1000 Fax: 207.883.1001
800.882.2227 ncs@nchsolutions.com

STAMP AND SIGNATURE

J. JOHNSON
MAINE P.L.L.C. No. 1214
DATE: 10/26/2004

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE NEED. EMBOSSED SEAL ABOVE

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