

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 10/8/10

Project Name: Ledman 3 unit - Subdivision

Project Address: 62 Cumberland Ave.

Site Plan ID Number: 10-79900047

Planning Board/Authority Approval Date: 8/10/10

Site Plan Approval Date: 8/10/10

Performance Guarantee Accepted: 10/15/10 ck# 1031 \$43,880.00

Inspection Fee Paid: 10/15/10 ck# 1032 \$877.60

Infrastructure Contributions Paid: 9/29/10 \$1000.00 Tree fund

Amount of Disturbed Area in SF or Acres: 5,171 SF

MCGP/Chapter 500 Stormwater PBR: Yes

Plans/CADD Drawings Submitted: 8/12/10

Pre-Construction Meeting: 10/21/10

Conditions of Approval Met: 8/18/11

As-Builts Submitted: ?

Public Services Sign Off: 8/8/11

Certificate of Occupancy Memo Processed: Temp issued 8/9/11 - Expires 8/31/11
(Temporary or Permanent) Permanent issued 8/19/11

2/25/11 Reduced 2/25/11 by \$22,470 - Remaining balance \$21,410.00
Performance Guarantee to Defect Guarantee: → 8/19/11

Defect Guarantee Released: 8/20/12



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Planning and Urban Development
Jeffrey Levine, Director


Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: August 20, 2012
SUBJECT: Request for Release of Defect Guarantee
Ledman 3 Unit Subdivision, 62 Cumberland Avenue
(ID# 10-79900017 Lead CBL #013 L 002001)

Please release the Defect Guarantee, City Held Escrow Account # 710-0000-233.91-39, for the Ledman 3 Unit Subdivision Project at 62 Cumberland Avenue.

Remaining Balance \$4,388.00

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



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Planning and Urban Development
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

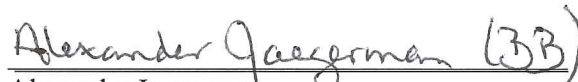
TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: August 19, 2011
SUBJECT: Request for Reduction of Performance Guarantee
Ledman 3 Unit Subdivision, 62 Cumberland Avenue
(ID# 10-79900017 Lead CBL #013 L 002001)

Please reduce the Performance Guarantee, City Held Escrow Account # 710-0000-233.91-39, for the Ledman 3 Unit Subdivision Project at 62 Cumberland Avenue, to the Defect Guarantee.

Original Amount	\$43,880.00
First Reduction	\$22,470.00
<u>This Reduction</u>	<u>\$17,022.00</u>
Remaining Balance	\$ 4,388.00

This is the second reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 19, 2011

RE: C. of O. for # 62 Cumberland Avenue, Ledman 3 Unit
(Id # 10-79900017) (CBL 013 L 002001)

After visiting the site, I have the following comments:

Site work complete:

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

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

STEPHEN A. DOWN
L.S.E. 257, P.E. 8193
SOIL TESTS
PO Box 152, 46 GILES RD.
READFIELD, MAINE 04355
(207) 685-3637
stevedown123@gmail.com

Mr. Paul Ledman
62 Cumberland Ave.
Portland, ME 04563

August 8, 2011

Inspection report and construction certification
Underdrained, Stormtech Chamber Stormwater Detention System
Three-unit Condominium
62 Cumberland Ave.
Portland, Maine

Dear Mr. Ledman,

As requested, I inspected the installation of the subject facility at the project site on Tuesday July 26, 2011 and Wednesday afternoon July 27, 2011. I previously conducted a soil and subsurface investigation at the subject site, report dated October 28, 2010 and performed special inspections for Soils, Foundation Bearing and Controlled Fill reported January 6, 2011.

It is my understanding that this stormwater handling system outlets to the Cumberland Avenue sanitary sewer main with no stormwater main planned for Cumberland Avenue and that any possible related public safety issues or annoyances have been addressed.

The specified aggregates, backfill materials and soil filter media were sampled and visually inspected for compliance on-site. The underground detention and underdrain components were also inspected on-site.

Fair weather conditions prevailed throughout excavation and installation of the stormwater facility.

Variations in the soil conditions beyond those exposed in the excavation may exist, drilling or other exploration methods would be required to determine the nature and extent of possible variations. The conditions exposed are as reported.

Site visit observations and inspection results are presented below:

Tu. 7-26-11

Track-hoe **excavation for the underdrained detention unit** was completed exposing, the undisturbed slightly sandy to slightly gravely, stiff silty clay with occasional cobbles at the bottom of the excavation. Some well consolidated slightly silty sand was exposed at the northwest end of the excavation. **No free water or seepage** was observed in the Excavation.

The specified **prefabricated liner** was placed in the excavation, extending up the vertical excavation sides.

Four-inch depth of clean 3/4-inch **crushed stone** was placed on the liner and settled with a walk-behind vibratory plate compactor to the specified elevation.

The mostly pre-assembled 4-inch SDR-35 perforated **PVC pipe underdrain** was set in place and assembly completed. A solid PVC **outlet pipe** was extended through the liner and attached to the underdrain.

The remaining 3/4-inch **crushed stone** (total 12-inch layer) was placed and vibrated into place to the specified elevation.

Six-inch depth of **well-graded, clean coarse sand & gravel** was placed and compacted with a walk-behind vibratory plate compactor to the specified Soil Filter Media subgrade elevation.

Twelve-inch depth of **Soil Filter Media** was placed and moderately compacted to the specified elevation.

Wed. 7-27-11

The **Geonet fabric** was placed on the Soil Filter Media and 6-inch depth of **washed 1-1/2 inch crushed stone** was placed and vibrated into place to the specified bottom of **Stormtech Chambers** elevation.

The **chambers, 12-inch diameter manifold, end cap and vertical inspection port pipes** were installed as indicated. The total 28-inch depth of 1-1/2 inch crushed stone that encapsulates the chambers was extended to the top of bed elevation of 121 feet, 6 inches above the top of the chambers.

With agreement from Lee Allen, PE (the design Engineer), **filter fabric was placed on top of the 1-1/2 inch crushed stone** prior to placing the driveway base materials to preserve the underlying void space and help limit the potential for future settlement.

It is important that surface runoff and drainage be continually directed away from the building perimeter and backfill areas to help maintain a dry condition within the lower level of the building and reduce the risk of building distress.

I appreciate the opportunity to work with you on this project. If you have any questions or when I can be of further service, please feel welcome to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Stephen A. Down". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Stephen A. Down, PE

Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 62 CUMBERLAND AVE Parcel ID: 013 L002001 Dist: 1

From: Lannie Dobson
To: C of O; nadams
Date: 7/22/2011 8:28 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 62 CUMBERLAND AVE Parcel ID: 013 L002001 Dist: 1

Date: 7/29/2011 Time: 6:00:00 AM

Note: 720-0527 and 371-2030 Mike Property Addr: 62 CUMBERLAND AVE Parcel ID: 013 L002001

Application Type: Prmt
Application ID: 101199

Contact:
Phone1: Phone2:

Owner Name: ECO CAPITAL LLC
Owner Addr: PO BOX 2412
SOUTH PORTLAND, ME 04116



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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

air source heat pump

SEPTEMBER 28, 2010

Eco Capital, LLC
C/O Paul Ledman
19 Ivie Road
Cape Elizabeth, ME 04107

Project Name: Cumberland Ave; 62; Development Of 3 Unit 3 Story Building with Parking
Project ID: 10-79900017
Project Address: 62 Cumberland Ave CBL: 013 - L-002-001
Planner: Shukria Wiar

Dear Mr. Ledman:

On August 10, 2010, the Portland Planning Board approved the site plan and subdivision plan for the development of three (3) units, three (3) stories building with parking at 62 Cumberland Avenue. Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance and Site Plan Ordinance. The Planning Board voted unanimously 5-0 (Lewis and Silk absent) to approve the application with the following motions, waiver, and conditions as presented below.

WAIVERS

The Planning Board voted unanimously 5-0 (Lewis and Silk absent) to waive the Technical Standard, Section XV (H), submission requirements for photometric plans.

SITE PLAN REVIEW

The Planning Board voted unanimously 5-0 (Lewis and Silk absent) that the plan is in conformance with the site plan standards of the Land Use subject to the following conditions of approval:

done

i. That the applicant shall submit a final site plans that displays the location of the bicycle racks and shall include a detail drawing of the proposed bicycle rack storage for review and approval by the Planning Authority prior to the issuance of a building permit; and

done

ii. That the applicant shall submit a revised planting plan along Cumberland Avenue frontage, for review and approval by the Planning Authority and the City Arborist prior to the issuance of a building permit, to an additional street tree and to improve the foundation and planters planting to meet City Standards for adequate buffering; and

done

iii. That the developer shall submit a schedule of proposed light fixtures for review and approval by the Planning Authority prior to issuance of a certificate of occupancy.

SUBDIVISION REVIEW

The Planning Board voted unanimously 5-0 (Lewis and Silk absent) that the plan is in conformance with the subdivision standards of the Land Use Code, subject to the following condition(s) of approval:

- done* ✓ i. That the final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include a listing of any conditions imposed by the Planning Board, and will be submitted for the Planning Board's Signature; and
- done* ii. That the applicant shall submit a revised planting plan along Cumberland Avenue frontage, for review and approval by the Planning Authority and the City Arborist prior to the issuance of a building permit, to an additional street tree and to improve the foundation and planters planting to meet City Standards for adequate buffering; and
- done* ✓ iii. That the developer shall contribute \$1000 towards the City's Residential Tree Program to cover the cost of purchasing and installation of five (5) trees in the vicinity of the project, in accordance with the provisions of Section 14-499 Required Improvements of the Subdivision Ordinance. The landscaping contribution shall be provided prior to issuance of a building permit.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report for application 10-79900017 which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee.
2. Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of Article V, Site Plan Ordinance.
4. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
- done* 5. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
6. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
7. The subdivision approval is valid for three (3) years.
8. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in

AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

9. Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.
10. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
11. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
12. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. 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.

If you have any questions, please contact Shukria Wiar at (756-8083 or shukriaw@portlandmaine.gov)

Sincerely,


Bill Hall, Chair
Portland Planning Board

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services

David Margolis-Pinco, Deputy City Engineer
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, TY Lin
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File



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Planning and Urban Development
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director


TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: February 25, 2011
SUBJECT: Request for Reduction of Performance Guarantee
Ledman 3 Unit Subdivision, 62 Cumberland Avenue
(ID# 10-79900017 Lead CBL #013 L 002001)

Please reduce the Performance Guarantee, City Held Escrow Account # 710-0000-233.91-39 for the Ledman 3 Unit Subdivision Project at 62 Cumberland Avenue.

Original Amount	\$43,880.00
<u>This Reduction</u>	<u>\$22,470.00</u>
Remaining Balance	\$21,410.00

This is the first reduction for the project.

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

389 Congress Street, Portland, Maine 04101-3509 Ph (207)874-8721 or 874-8719 Fx 756-8258 TTY 874-8936

Paul J. Ledman and Colleen Myers
dba Eco Capital LLC
19 Ivie Road Cape Elizabeth, Maine 04107
Cape1863@yahoo.com

October 18, 2010

Ms. Penny St. Louis Littell
Director
Planning and Urban Development Department
389 Congress Street
Portland, Maine 04101

Project: RE: 62 Cumberland Avenue
3 Story Building
Project ID: 10-79900017
CBL: 013-L-002-001

Ms. Littell,

Given the lateness of the season, we are requesting approval to start site work on the above referenced property. The site plan and subdivision plan for this project was approved by the Planning Board on August 10, 2010. We applied for a building permit on September 24, 2010, have complied with the city's requirements for a Performance Guarantee and have paid the site inspection fee. A pre-construction meeting has been scheduled for Thursday October 21, 2010.

We would like approval to:

1. Clear and grade the site,
2. Open the street, sidewalk and private areas in order to install water and sewer piping and utilities, and
3. Improve and repair curbing, sidewalks and associated areas as required.

In addition, we would like to apply for a foundation permit. Thank you.

Sincerely,



Paul J. Ledman

Cc: Philip DiPierro, Development Review Coordinator

Philip DiPierro - Re: 62 Cumberland Guarantee

From: Paul Ledman <cape1863@yahoo.com>
To: Philip DiPierro <PD@portlandmaine.gov>
Date: 10/13/2010 9:37 AM
Subject: Re: 62 Cumberland Guarantee
CC: Jim Fisher <jim.fisher@northeastcivilsolutions.com>, Barbara Barhydt <BA...>

Hi Phil,

I think it's the way he filled it out - something I should have caught. I know the excavator said the costs were about a quarter of the total estimate. I see what he did and why I was confused. Let me go back to him and see if I can clarify it. If that will take too much time, I'll just have to work around the cash flow issue.

My real concern is the timing of the permit and the weather issue. It would be logical to do the street work at the same time as we do the site work so that we don't have to return in the spring.

Do you have any idea about the progress of the permitting?

Thanks again for being so responsive. I'll be back to you as soon as I speak with the excavator, but in any event we'll be able to finalize this and set up a pre construction meeting in the next few days.

Paul

From: Philip DiPierro <PD@portlandmaine.gov>
To: Paul Ledman <cape1863@yahoo.com>
Cc: Jim Fisher <jim.fisher@northeastcivilsolutions.com>; Barbara Barhydt <BAB@portlandmaine.gov>; Shukria Wiar <SHUKRIAW@portlandmaine.gov>
Sent: Wed, October 13, 2010 9:27:18 AM
Subject: Re: 62 Cumberland Guarantee

Hi Paul, the performance guarantee amount is based on the figures you supplied on the cost estimate sheet. I did not change (or add to) any of the costs. The City requires that both the public and private cost are to be covered by the performance guarantee. When you add the total for both columns on the work sheet it equals \$43,880.00.

Please keep in mind that you are entitled to reductions of the performance guarantee once the line item is 100% complete.

Feel free to contact me with any questions. Thanks.

Philip DiPierro
 Development Review Coordinator
 City of Portland Planning Division
 389 Congress Street
 Portland, Maine 04101

Phone 207 874-8632
 Fax 207 756-8258

>>> Paul Ledman <cape1863@yahoo.com> 10/13/2010 7:11 AM >>>
 Good morning Phil,
 I'm emailing you since I'm in classes all day – I'll try and call later.

Thanks for moving so quickly on this; I do have a question about the amount the city is requesting for a performance guarantee. The bid for the entire job is 85,000 – that includes all permits, street openings, excavating, foundations, concrete retaining walls, paving, tree, etc. The excavator figured about a quarter of that cost is for improvements covered on the Performance Guarantee sheet.

Based on those numbers he came up with a total of \$21,920. While I appreciate the sheet had some blanks on it, it was because of the way it was filled in, not because of missing costs. He's an excavator not an accountant. Therefore, I would appreciate you looking at the request for \$43,880 as the Performance Guarantee amount since that is double what he submitted – and more than half the total job.

I understand the city's concerns and the reasons why a Performance Guarantee is required. However, after committing to invest in a home in Portland, and after committing to spend most of our savings on this project – we are not about to dig a hole and leave the city with a repair job. Please see if we can meet the intent of the statute without tying up that amount of money for months.

Hopefully we will be able to get a permit soon because we are ready and anxious to start before the weather turns. As soon as we do, the excavator is ready to go and we will have this work done by November. If we don't get a permit, we have to wait for spring – and the money is tied up in a non-interest bearing account until then.

Thanks a lot.

Paul

PS – Eco Capital has one "c". Pls fix that on a revised form. Given some of the experiences we have had with the city, I could see how that type of error might delay release of the funds when we finish the work.

From: Philip DiPierro <PD@portlandmaine.gov>
To: Paul Ledman <cape1863@yahoo.com>
Cc: Jim Fisher <jim.fisher@northeastcivilsolutions.com>
Sent: Tue, October 12, 2010 11:16:19 AM
Subject: Re: 62 Cumberland Guarantee

Hi Paul, I've finished my review of the cost estimate you submitted. The amounts appear to be adequate to cover the cost of the site work. The total cost of the estimate you submitted (public and private improvements costs) amounts to \$43,880.00.

Your performance guarantee will need to be posted in the amount of \$43,880.00. A separate check for the site inspection fee in the amount of \$877.60 will need to be submitted.

Once the performance guarantee has been accepted, and the site inspection fee paid, we can schedule the preconstruction meeting.

As was previously discussed, I have filled out the City Held Escrow performance guarantee option, and attached it for your review. If you find the agreement acceptable, please fill in your tax id number (or social security number), execute it, and return it to me with your check.

Please contact me with any questions. Thanks.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> Paul Ledman <cape1863@yahoo.com> 10/12/2010 9:26 AM >>>

Hi Phil,

I was reasonably sure that NECS had submitted the documentation you needed, but I asked Jim Fisher to contact you directly to make sure you have what you need. As soon as you're ready, I can swing by to finalize the performance guarantee.

I am free this Wednesday after school; I can also meet anytime after mid morning on Friday since this week I need to take a day off to deal with some family medical issues in the am. (Thursday is no good this week - parent/teacher conferences until 7PM at Scarborough HS)

If your schedule permits, we can also try to schedule a pre-construction meeting the week of 10/18.

Thanks for your help. I look forward to getting this going.

Paul



PORTLAND MAINE

Planning Division
Deborah Andrews, Historic Preservation Program Manager

Paul Ledman
62 Cumb. Ave.

- Neighbor called to complain he was working on ~~the~~ their property. Is he being charged for this.
- dropped a check off
- picked up & dropped off paperwork

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

08/13/2010	Consultant Reimbursement	Review by Woodard and Curran (Engineer Consultant) to include review of the submitted plans, attendance at meetings to discuss the project and prepared a review memo. Principal Prof. Engineer = \$65.00 (.50 hr. x \$130/hr.) Professional Engineer (Civil) = \$300.00 (3 hr. x \$100/hr.) Clerical - \$82.50 (1.5 hr. x \$55/hr.) Communication Fee = \$13.05 Total due \$665.55	1.00	\$665.55	\$665.55
08/27/2010	Consultant Reimbursement	Review by TYLIN (Traffic Consultant) to include preparing an e-mail of review comments. Traffic Consultant = \$200.00 (2 hrs x \$100.00/hr) Total due \$200.00	1.00	\$200.00	\$200.00
10/12/2010	Philip Dipierro	<i>? review board!</i>	1.00	\$45.00	\$45.00
10/12/2010	Philip Dipierro	<i>? prep application by discuss process</i>	1.00	\$45.00	\$45.00
10/21/2010	Philip Dipierro	<i>? prep. comm</i>	1.00	\$45.00	\$45.00
10/22/2010	Philip Dipierro	Site work authorization letter.	1.00	\$45.00	\$45.00
11/24/2010	Philip Dipierro	Routine inspection for site plan compliance. Water & sewer utilities stubbed. Cutting sub-grade, footings next week. Advised contractor to add stone to construction entrance and maintain EC measures. December 7, 2010 11:26:12 AM p	1.00	\$45.00	\$45.00
11/30/2010	Legal Ad Planning Board	Legal Ad placed in the Press Herald for Planning Board meeting held on 8-10-2010. Legal Ad: \$88.36 Notices sent to neighbors - 362 cards x .75/ea = \$271.50 Total: \$359.86	1.00	\$359.86	\$359.86
12/02/2010	Philip Dipierro	Routine inspection & look at site due to abutter's complaint. Site is being developed in compliance with approved site plan. See log book notes. December 7, 2010 11:28:56 AM pd	1.00	\$45.00	\$45.00
12/07/2010	Philip Dipierro	<i>? Routine inspection</i>	1.00	\$45.00	\$45.00

 Detach and remit with payment

Application No: 10-79900017

Project Name: Development Of Bld

Total Due Now \$1,225.41

Amount Remitted _____

ECO CAPITAL, LLC
 C/O PAUL LEDMAN
 19 IVIE RD
 Cape Elizabeth, ME 04107

Make checks payable to the *City of Portland*, ATTN: Jennifer Dorr, 4th Floor, 389 Congress Street, Portland, ME 04101.

SUBDIVISION/SITE DEVELOPMENT
Cost Estimate of Improvements to be covered by Performance Guarantee

Date: _____

Name of Project: Eco Capital

Address/Location: _____

Application ID #: 32054

Developer: _____

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) _____

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				1245 1245 sqft		\$2600.00 \$2600.00
Curbing	2	\$310	\$620 ✓	2	310	\$620
Sidewalks	725 sqft	\$1.10 \$1.10	800			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	246 sqft		\$3000.00 ✓			
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping	1-6"		\$5000 ✓	45'		\$1350 ✓
Connections	1		1,500 ✓			
Main Line Piping	12"					
House Sewer Service Piping	6"		6,000 ✓			
Pump Stations						
Other						
4. WATER MAINS						
	110 SF	\$5,000	\$5000.00 ✓			
5. STORM DRAINAGE						
Manholes				2	\$1600	\$3200.00
Catchbasins				2	1000.00	\$2,000.00
Piping				170	\$18.00	\$3060
Detention Basin						
Stormwater Quality Units				2500 sqft		\$9600
Other						

6. SITE LIGHTING			
7. EROSION CONTROL			
Silt Fence	100'	\$120	\$120
Check Dams			
Pipe Inlet/Outlet Protection	2	\$20	\$20
Level Lip Spreader			
Slope Stabilization			
Geotextile			
Hay Bale Barriers	6	\$20	\$120
Catch Basin Inlet Protection	4	\$20	\$80
8. RECREATION AND OPEN SPACE AMENITIES			
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	1	\$450	\$450
10. MISCELLANEOUS			
TOTAL:		\$21,920.00	\$21,960.00
GRAND TOTAL:		\$21,920.00	\$21,960.00

total \$43,880 10/12/10

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$438.40	\$439.20	877.60
or			
B: Alternative Assessment:			
Assessed by:	<i>Deep King</i>	<i>Deep King</i>	10/12/10
	(name)	(name)	

2/25/11 OK to release \$22,470.00

Hold \$21,410