

Address: 110 Ledgewood Road, Peaks Island, Maine.

Lot: Lot# 87-E-2-4 (11,212 sq. ft.) and Lot# 87-E-3-48-49 (17,533 sq. ft.) Total 28,745 sq. ft.

Zone: Splits zones: use IR-1.

Owner: Fred and Jeanette Somers. 13904 Waverly Creek Court, Chantilly, VA 20151.

Builder: Leddy Houser Associates, 429 Preble Street, South Portland, Maine 04106. 207/767-0903.

Proposed: New two-story structure. Approx. 1950 sq. ft. footprint. Approx. 1866 sq. ft. conditioned space.

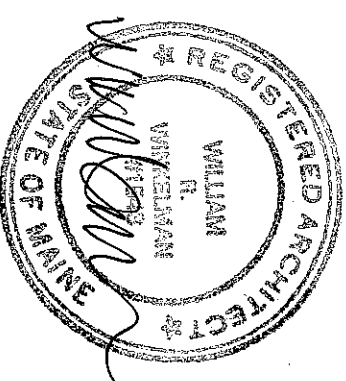
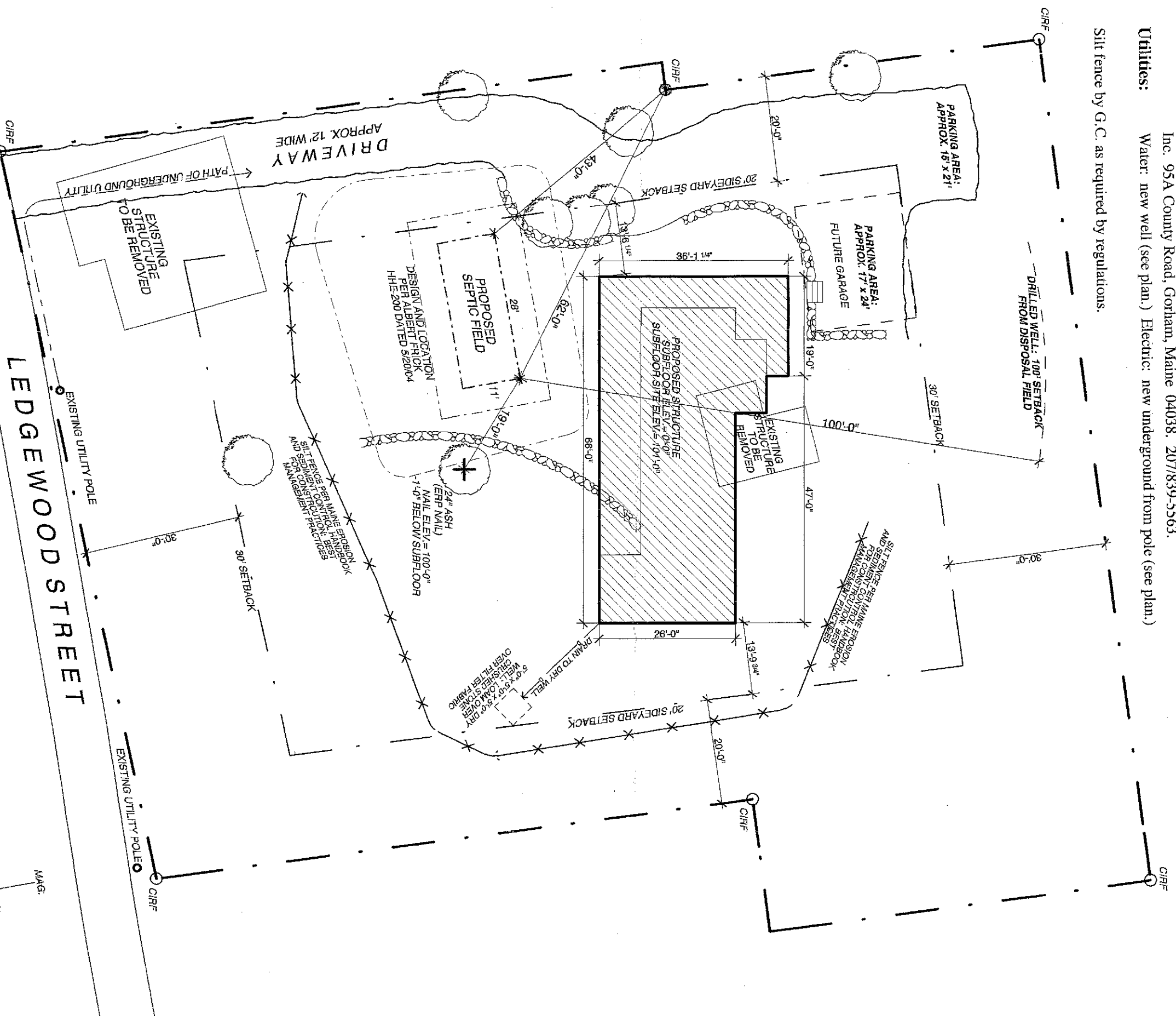
Parking: New driveway per site plan.

Grading: See site/grading plan.

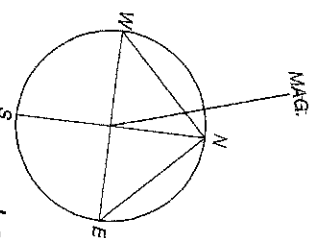
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Utilities: Water: new well (see plan.) Electric: new underground from pole (see plan.)

Silt fence by G.C. as required by regulations.



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-21-04



SITE PLAN

Project: Somers Residence-Peaks Island Architect: Whitten Architects

110 Ledgewood Road
 Peaks Island, Portland, Maine

37 Silver Street
 Portland, Maine 04101
 207-774-0111 fax: 774-1668

Scale: 1" = 20'-0"

Date: Wednesday, June 2, 2004



Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

May 27, 2004

Mr. William Winkelman
Whitten Architects
37 Silver Street
Portland, ME 04101

Dear Mr. Winkelman:

RE: Application for Minor Site Plan, 110 Ledgewood Street, Peaks Island
(CBL#087E002) (ID#2004-0099)

Thank you for your application for the 110 Ledgewood Street single-family house. Upon review of the site plan, the City has the following comments:

1. Please re-locate the proposed driveway so the apron does not encroach on the abutting property.
2. Please show silt fence/erosion control in its' appropriate locations on the site plan.
3. It appears that drainage, both existing and proposed, travels easterly. In order to prevent any drainage issues with the neighboring property, it is recommended that a dry well be installed at the outlet of the foundation drain.

Please re-submit 4 copies of the revised plans to my attention.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

Change Day Approv
2) Add 5th Floor
3) Basis/Insurance/Approval?

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

2004-0099

Application I. D. Number

5/21/2004

Application Date

110 Ledgewood St. Peaks Island

Project Name/Description

Somers Frederick P &

Applicant

13904 Waverly Creek Ct, Chantilly, VA 20151

Applicant's Mailing Address

110 - 110 Ledgewood St, Peaks Island

Address of Proposed Site

087 E002001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

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) **cost of work is for foundation**

1880 sq. Ft.

28,745 sq. Ft.

IR-1, IR-2

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 **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **5/21/2004**

DRC Approval Status:

Reviewer

Ang Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date **6-21-04** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance *Ang Reynolds* signature **6-21-04** date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input 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"/> Effect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
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	date	signature	

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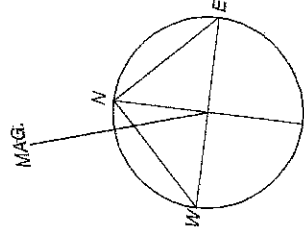
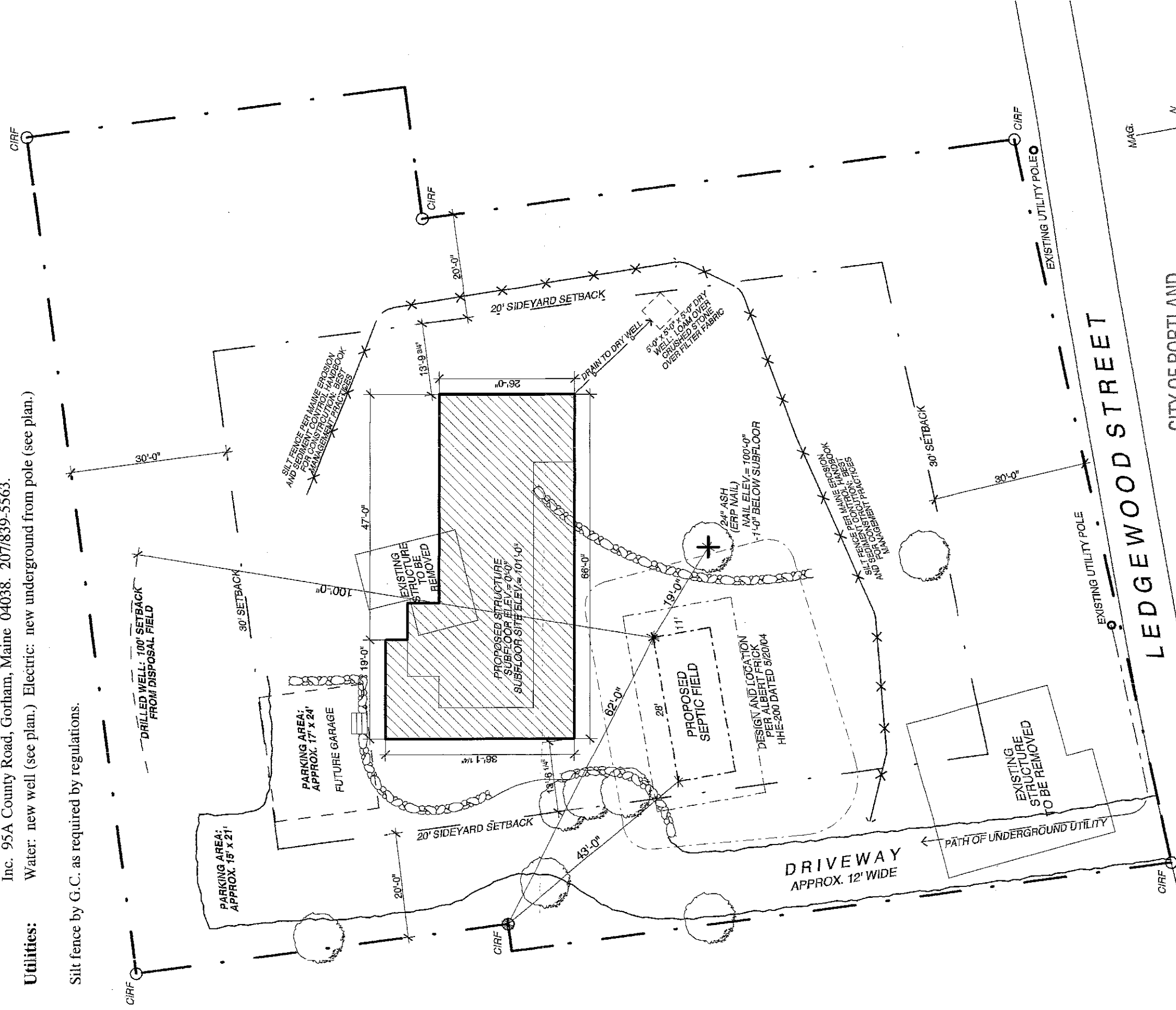
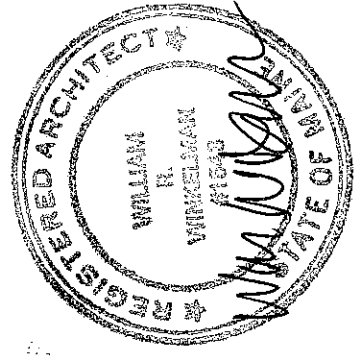
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Subject to Dept. Conditions
Date of Approval: 6-24-04

SITE PLAN

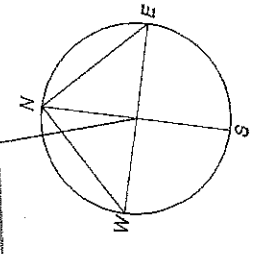
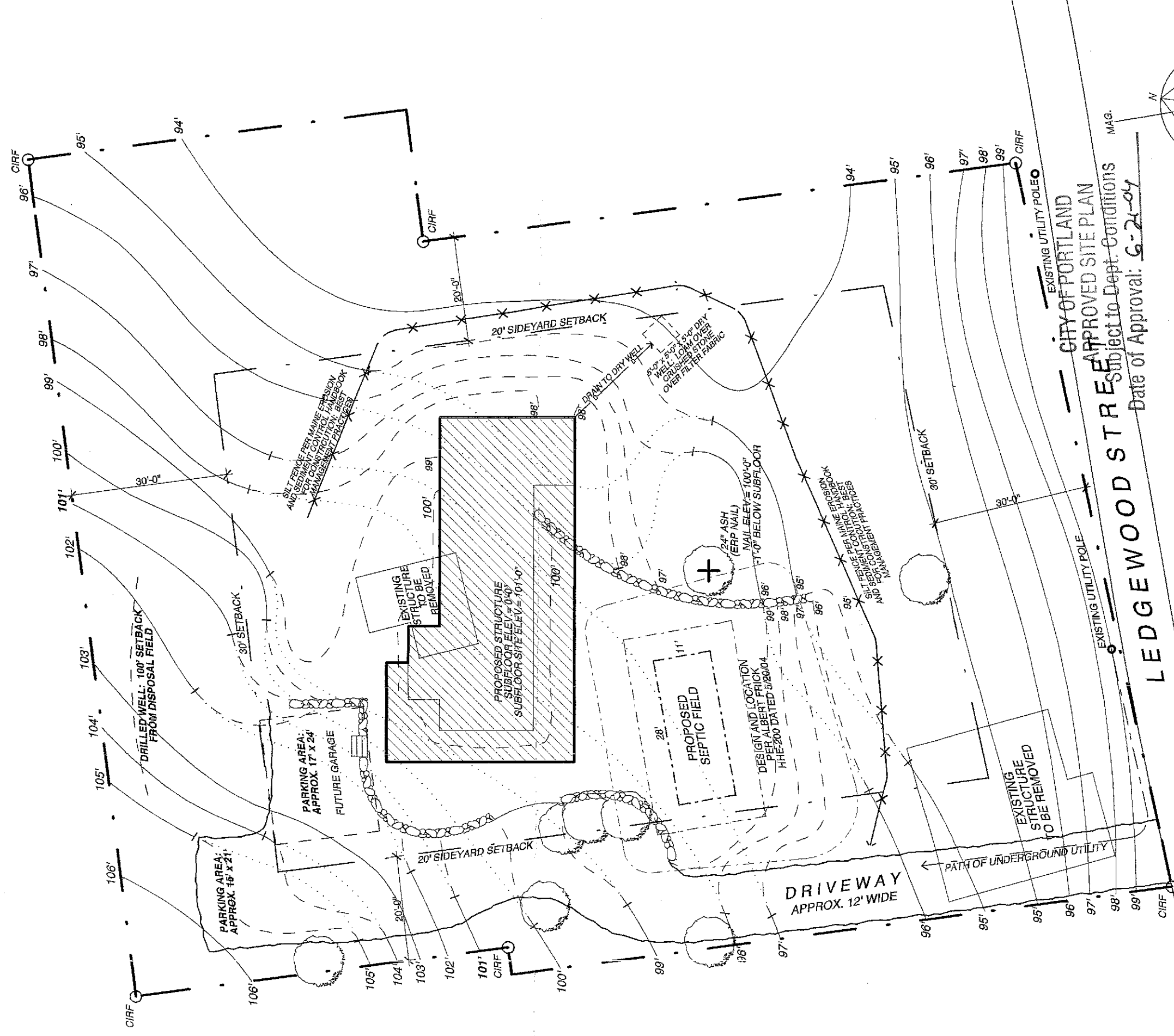
Project: Somers Residence-Peaks Island
110 Ledgewood Road
Peaks Island, Portland, Maine

Architect: Whitten Architects
37 Silver Street
Portland, Maine 04101
207-774-0111 fax: 774-1668

Scale: 1" = 20'-0"

Date: Wednesday, June 2, 2004





- NEW CONTOUR
- - - EXISTING CONTOUR (CHANGED)
- EXISTING CONTOUR (UNCHANGED)

Date of Approval: 6-24-04

Subject to Dept. Conditions

CITY OF PORTLAND APPROVED SITE PLAN

LEDGEWOOD STREET

SITE/GRADING PLAN

Date: Wednesday, June 2, 2004

Scale: 1" = 20'-0"



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 110 Ledgewood Road
 Peaks Island, Portland, Maine

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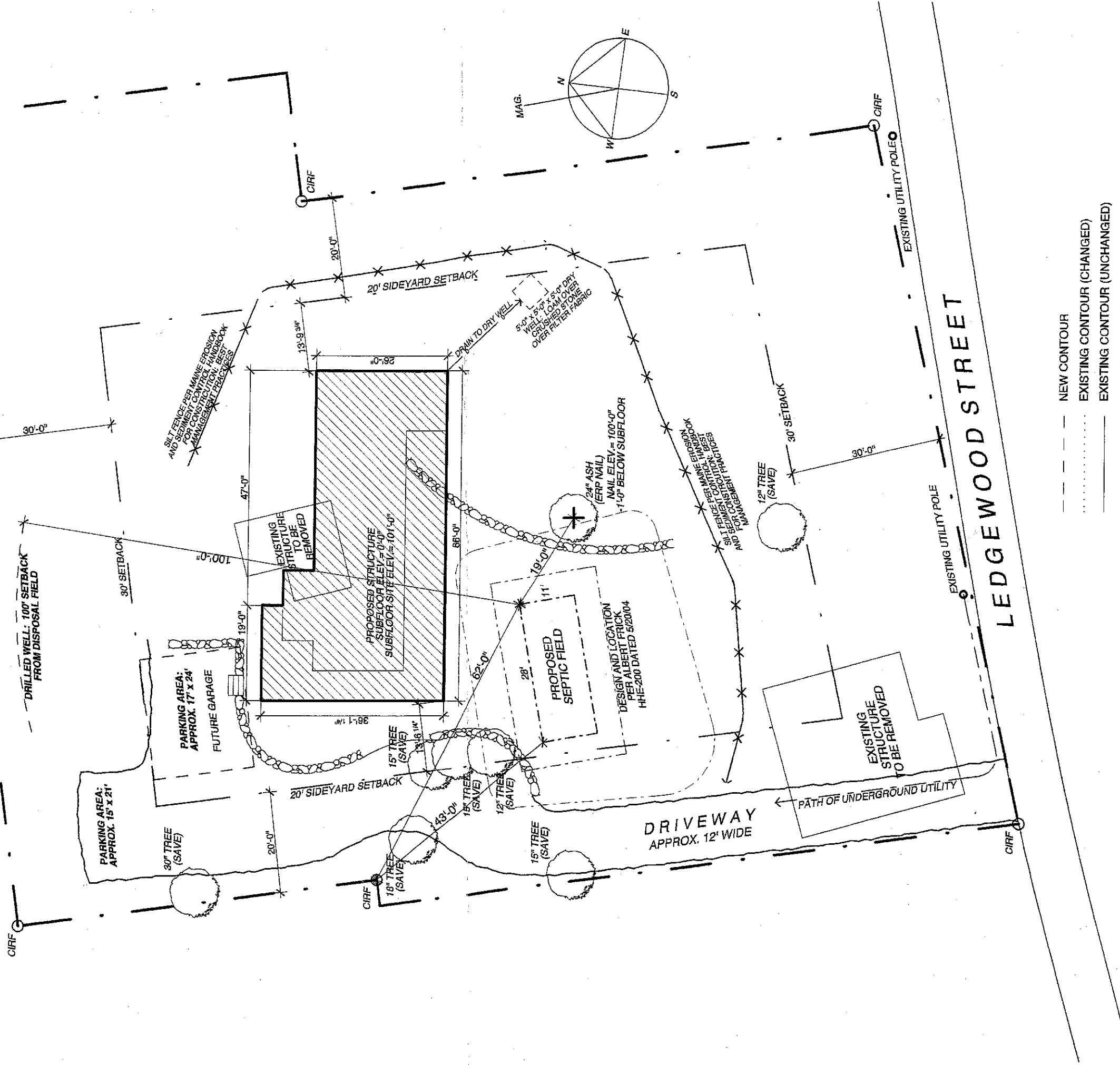
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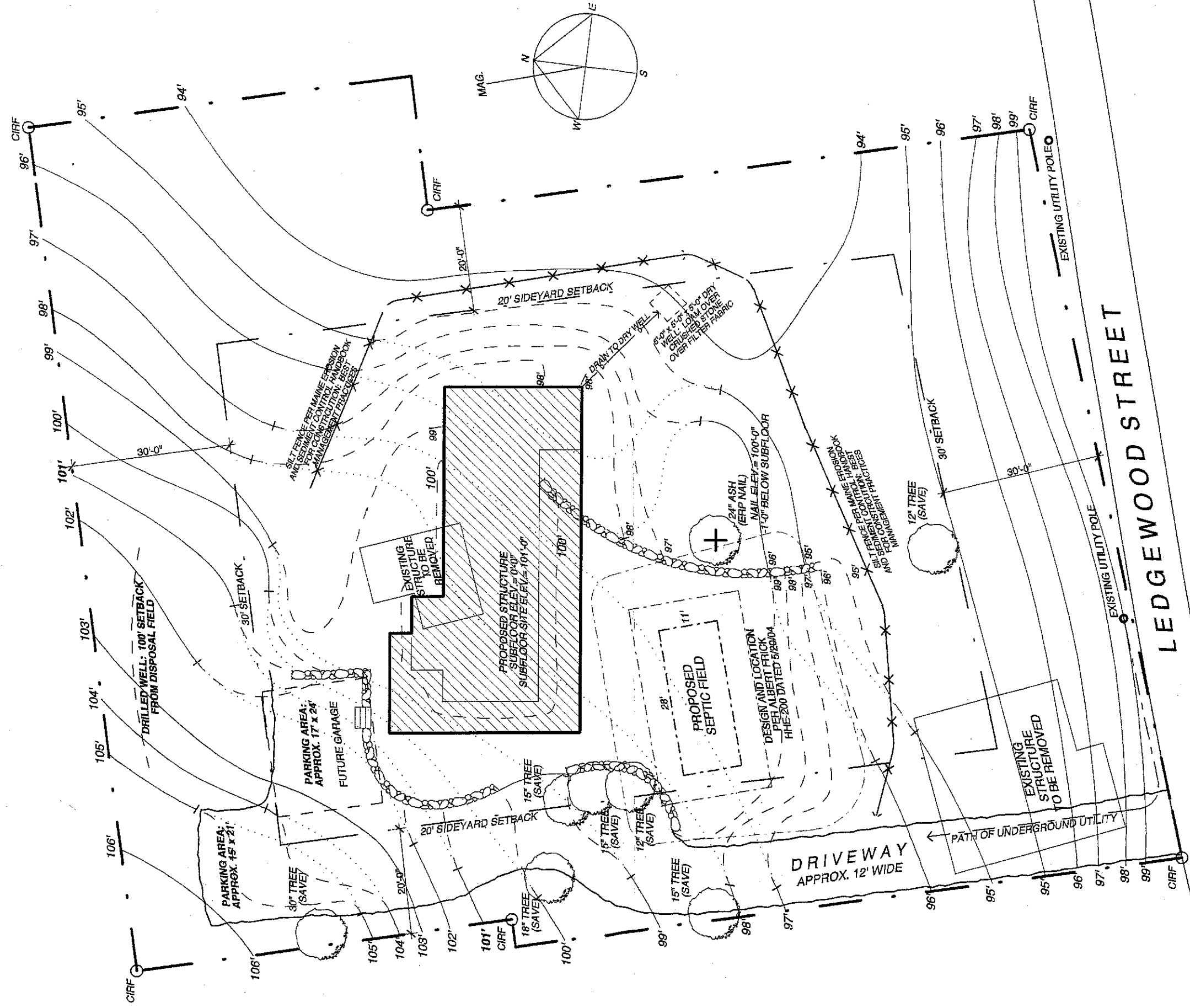
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Date: Tuesday, July 27, 2004

SITE
1
 OF 2



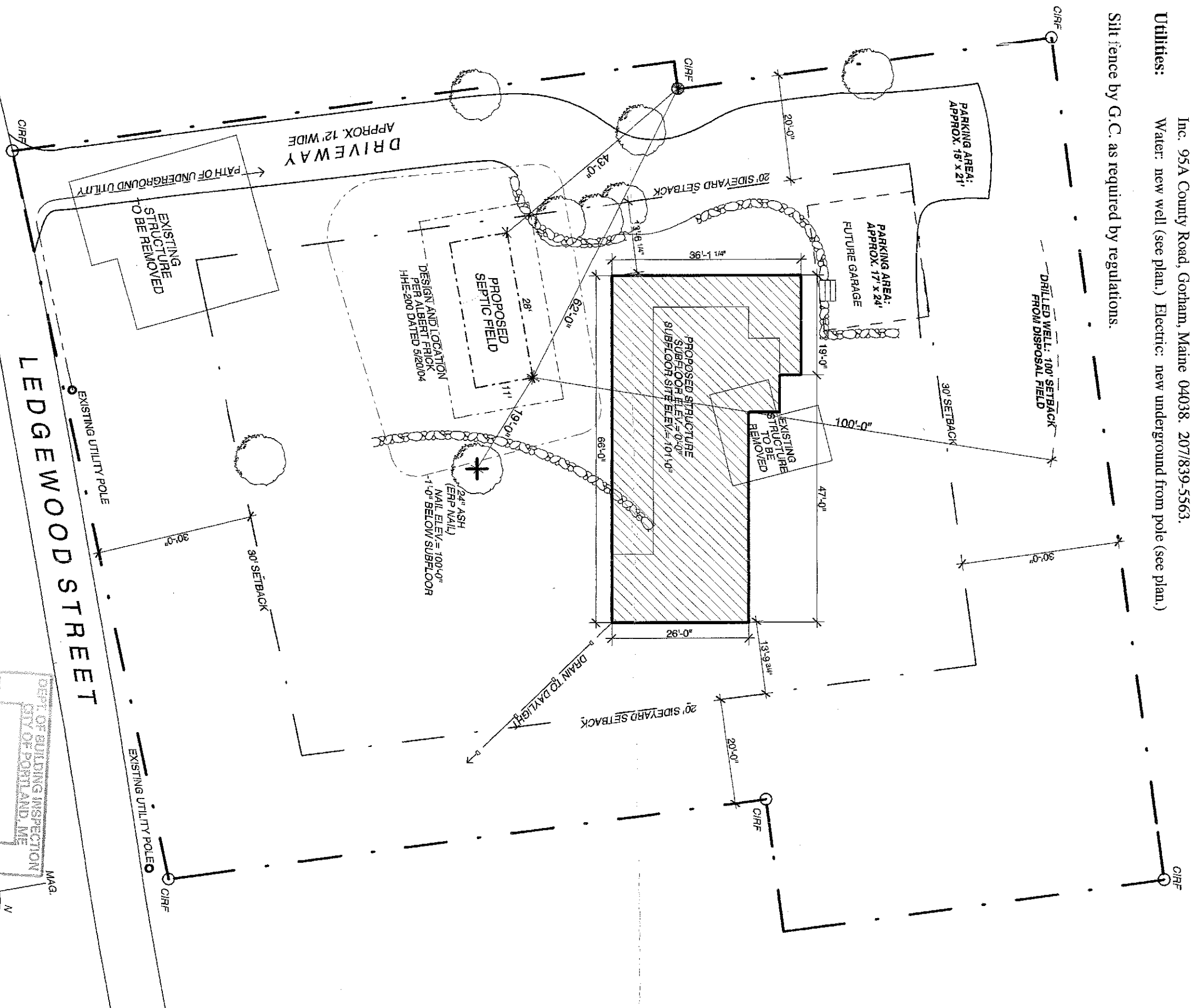
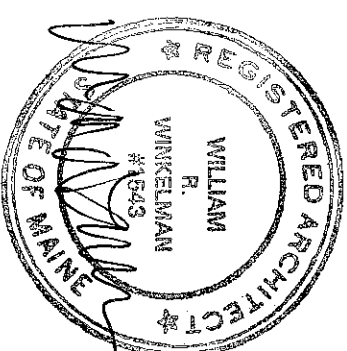


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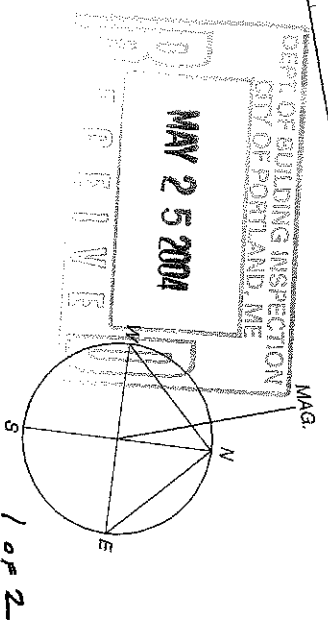
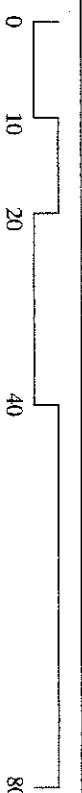
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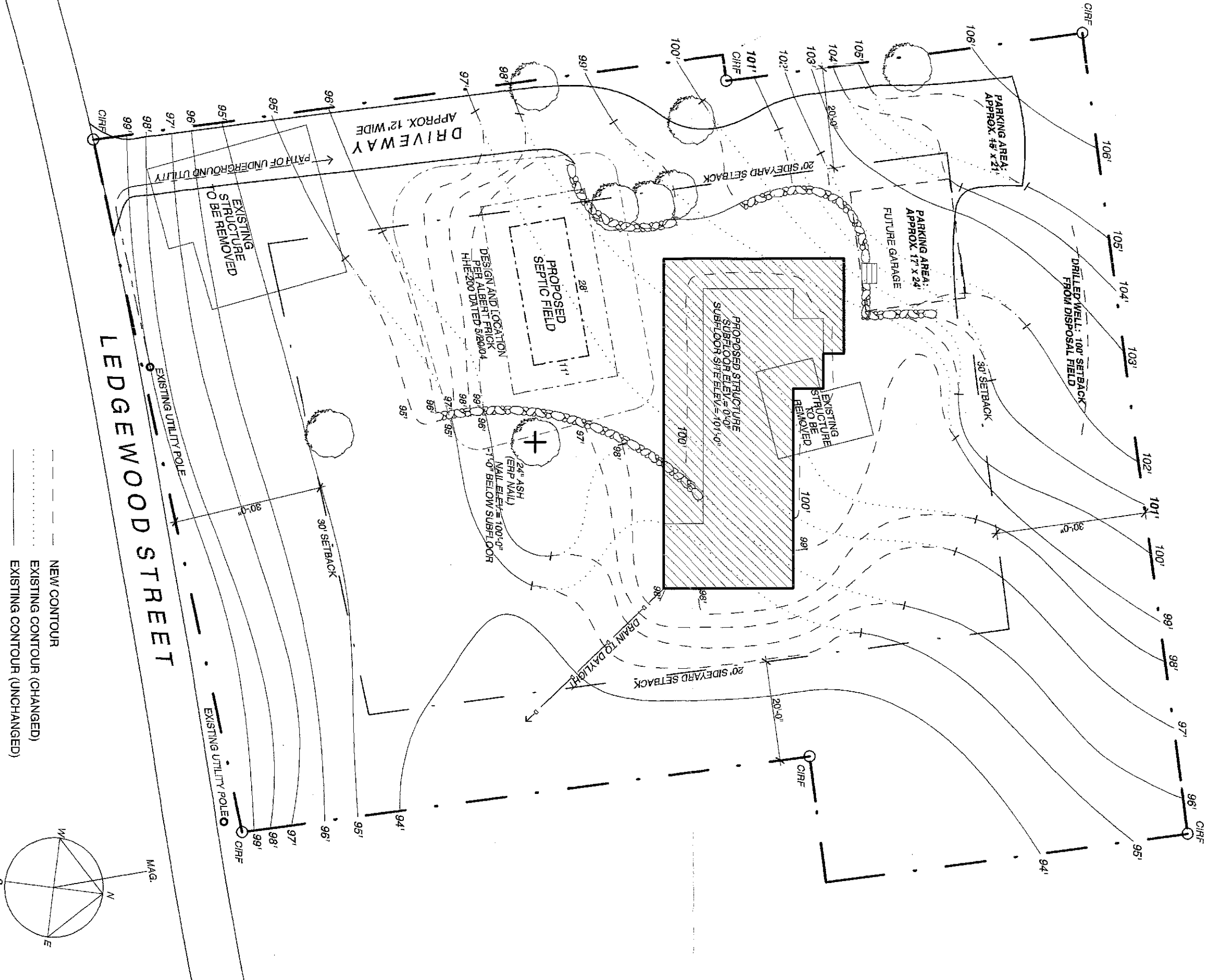
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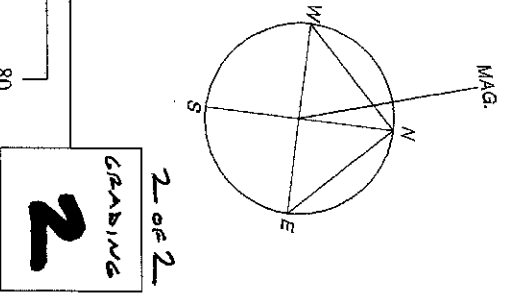
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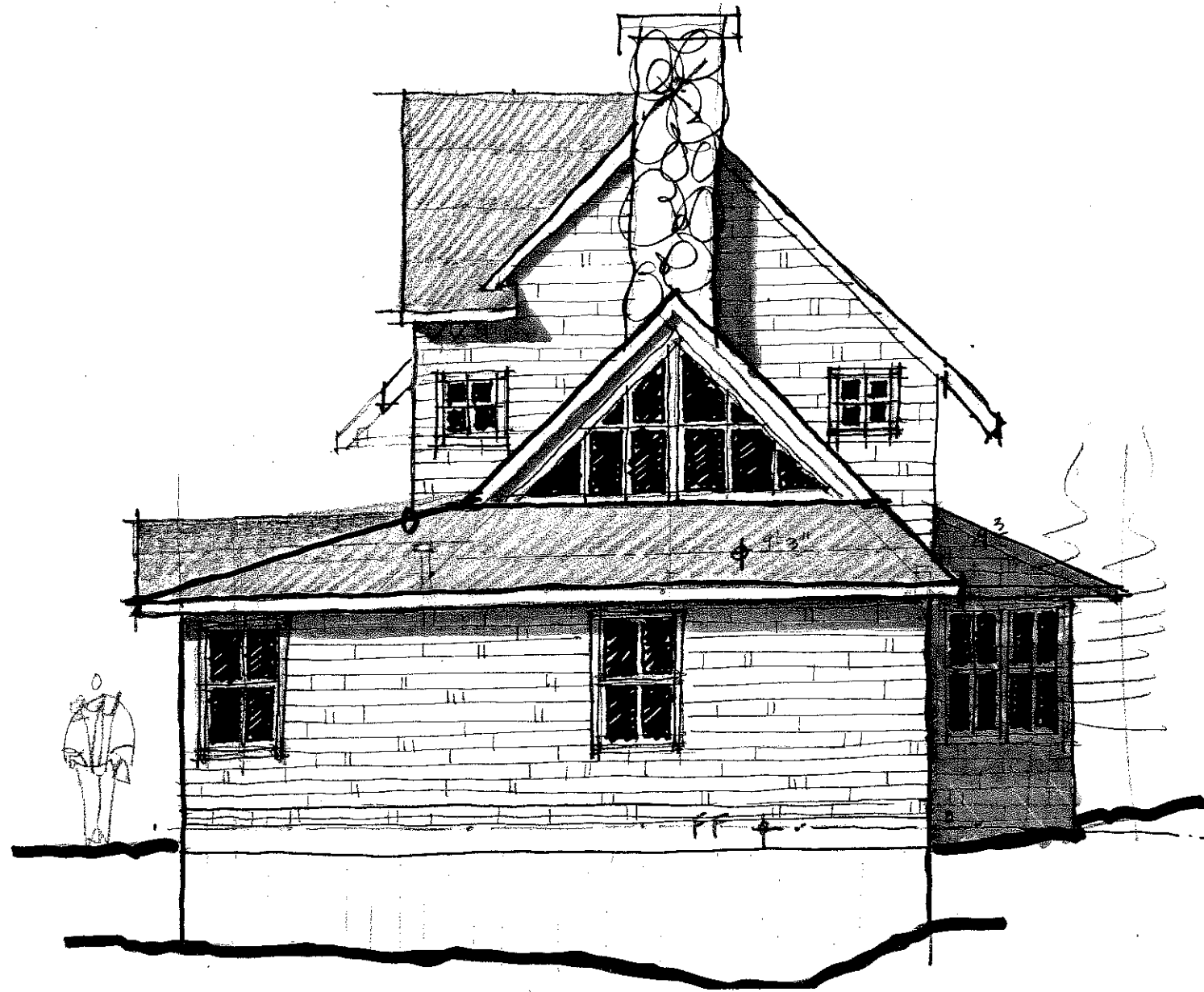
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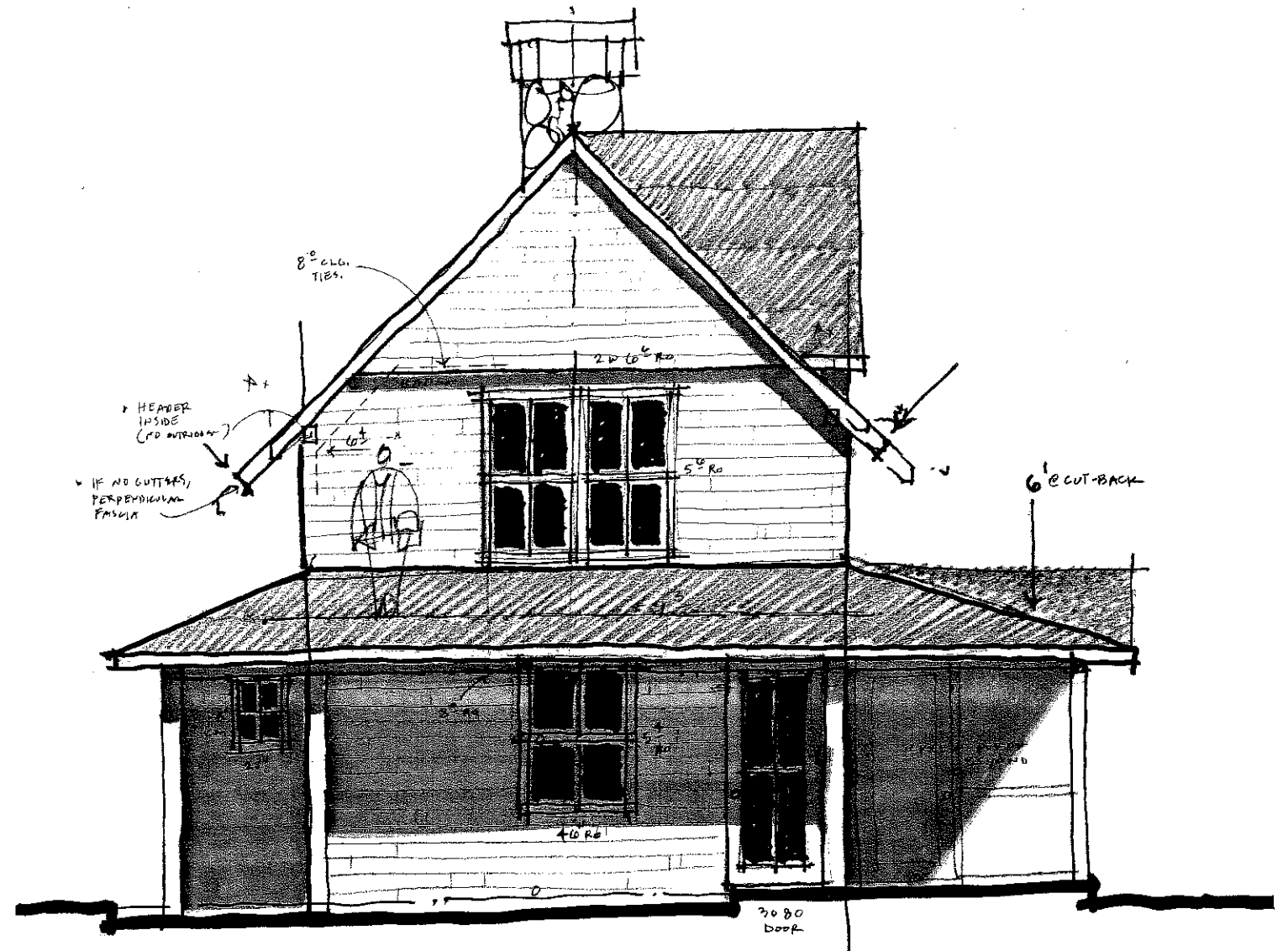
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EAST ELEVATION / SIDE

3/16" SCALE



WEST ELEVATION / ENTRY

3/16" SCALE

EAST + WEST ELEVATIONS

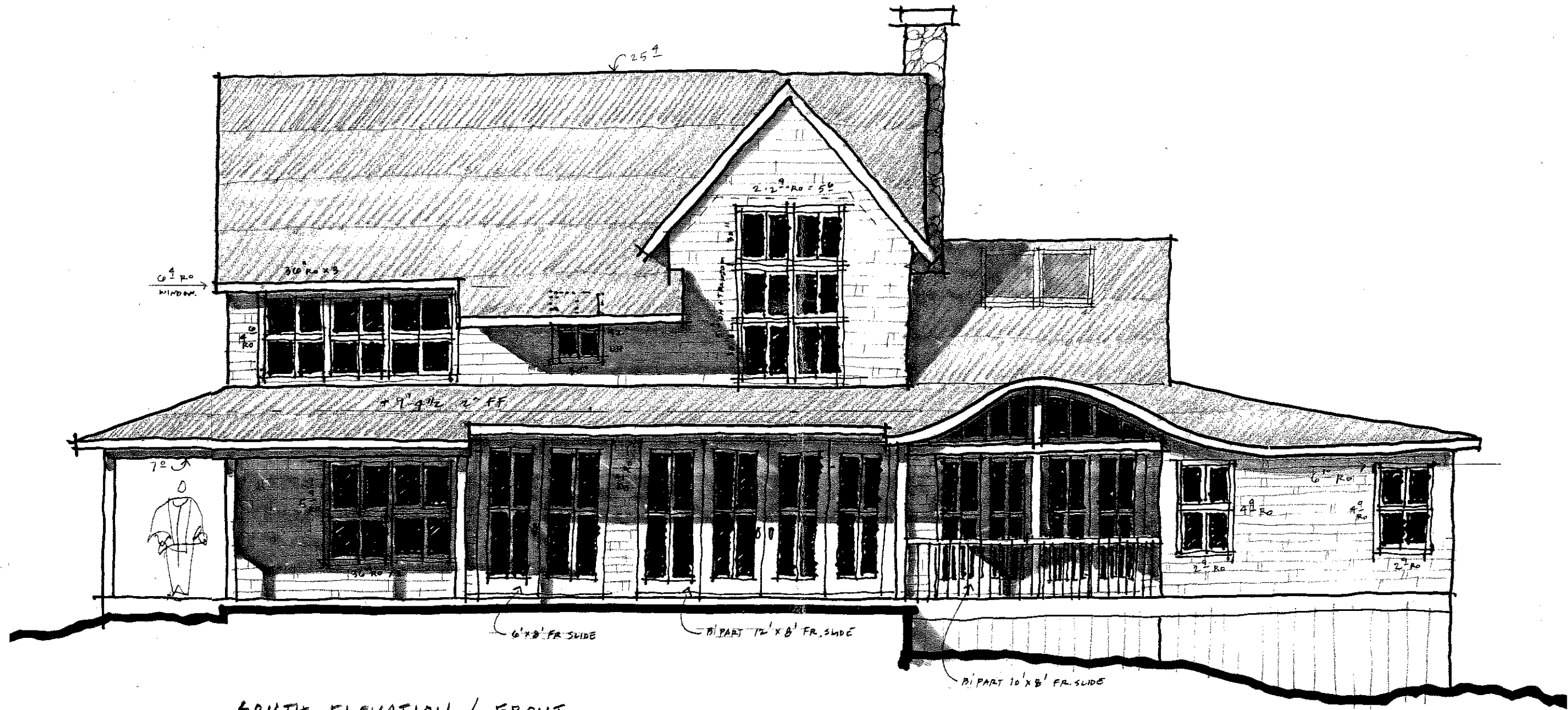
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SOMERS : 110 LEDGEWOOD ST - PEARLS ISLAND, ME.

DATE: 2.11.04

WHITTEN ARCHITECTS : 207-774-0111 x102

0' 4' 8' 16' 24' 32'



SOUTH ELEVATION / FRONT

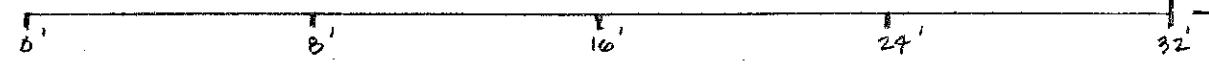
3/16" SCALE

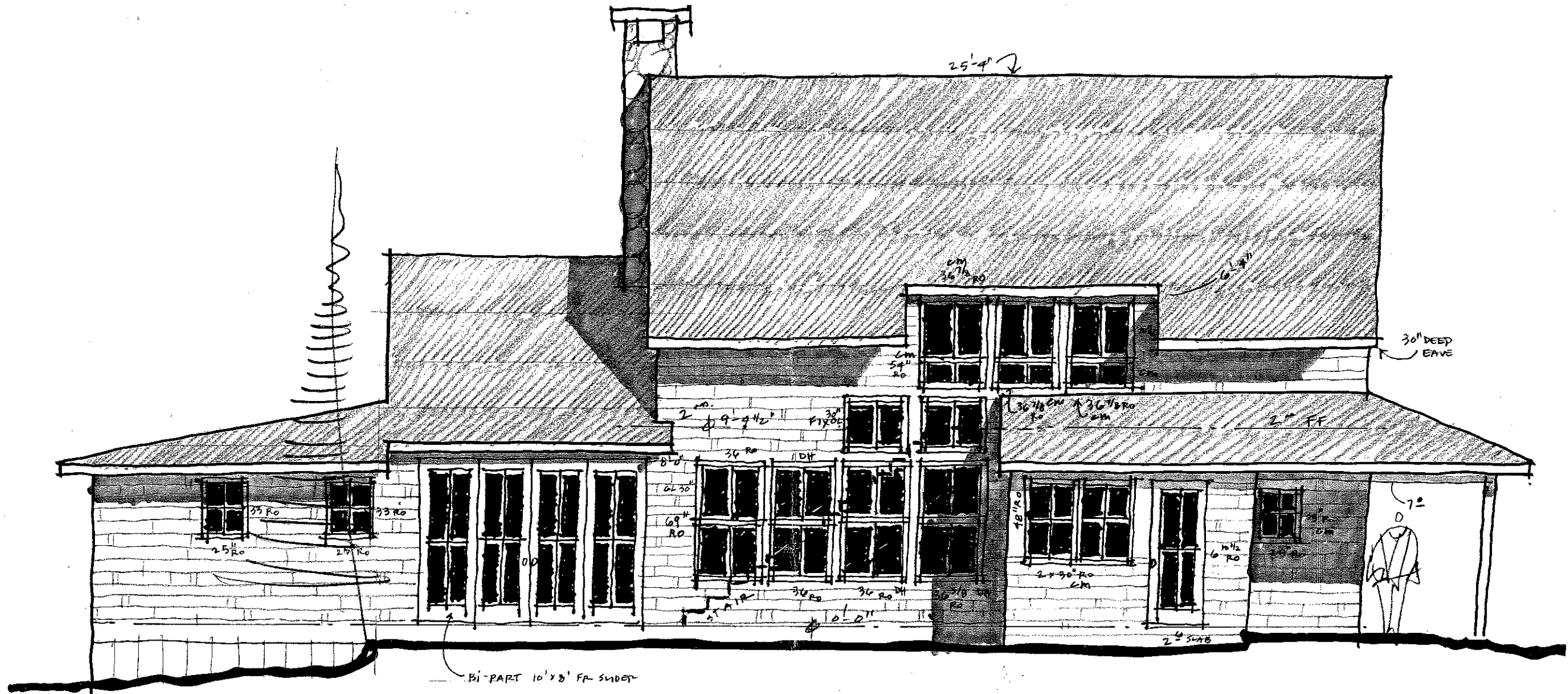
SOUTH ELEVATION ·

3

SOMERS 1 110 LEDGEWOOD ST - PEAKS ISLAND, ME. | DATE: 2.11.04 *

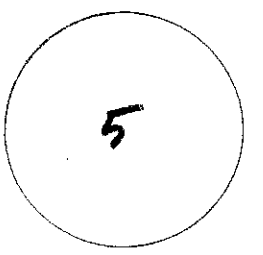
WHITTEN ARCHITECTS : 207.774.0111 x 102





NORTH ELEVATION / BACK
 3/16" SCALE

NORTH ELEVATION.



SOMERS : 110 LEDGEWOOD ST - PEAKS ISLAND, ME. DATE: 2.11.04

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