

*Once Daily Approval
 2) Add 5th Floor
 3) Drains/Drainage/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

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

110 - 110 Ledgewood St, Peaks Island
 Address of Proposed Site
 087 E002001
 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) 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:

Approved Approved w/Conditions See Attached Denied
 Reviewer *Ray Reynolds*

Approval Date 6-2-04 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance *Ray Reynolds* signature 6-2-04 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"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Guarantee Released	_____	_____	
	date	signature	

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.

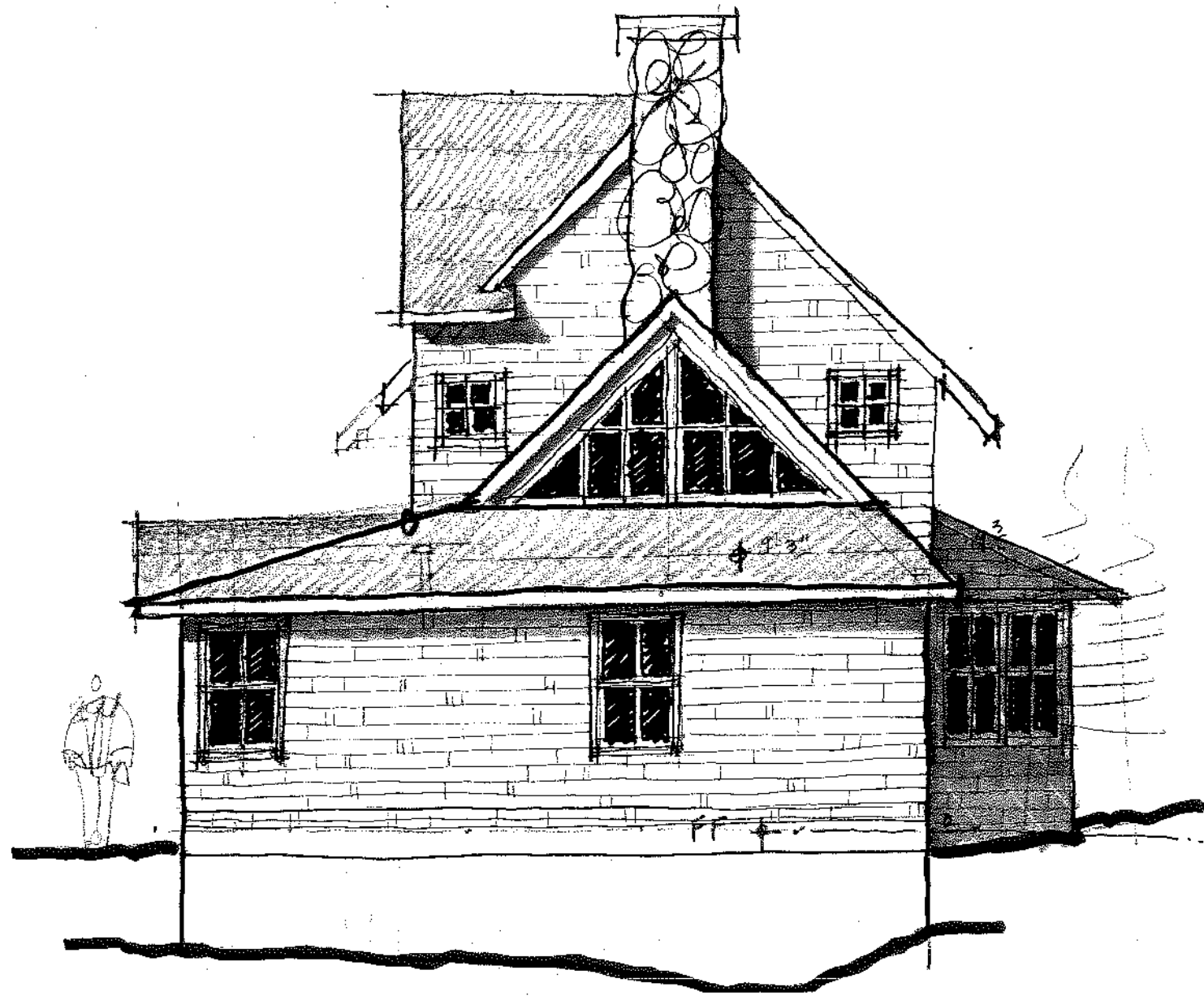
Please re-submit 4 copies of the revised plans to my attention.

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

Sincerely,

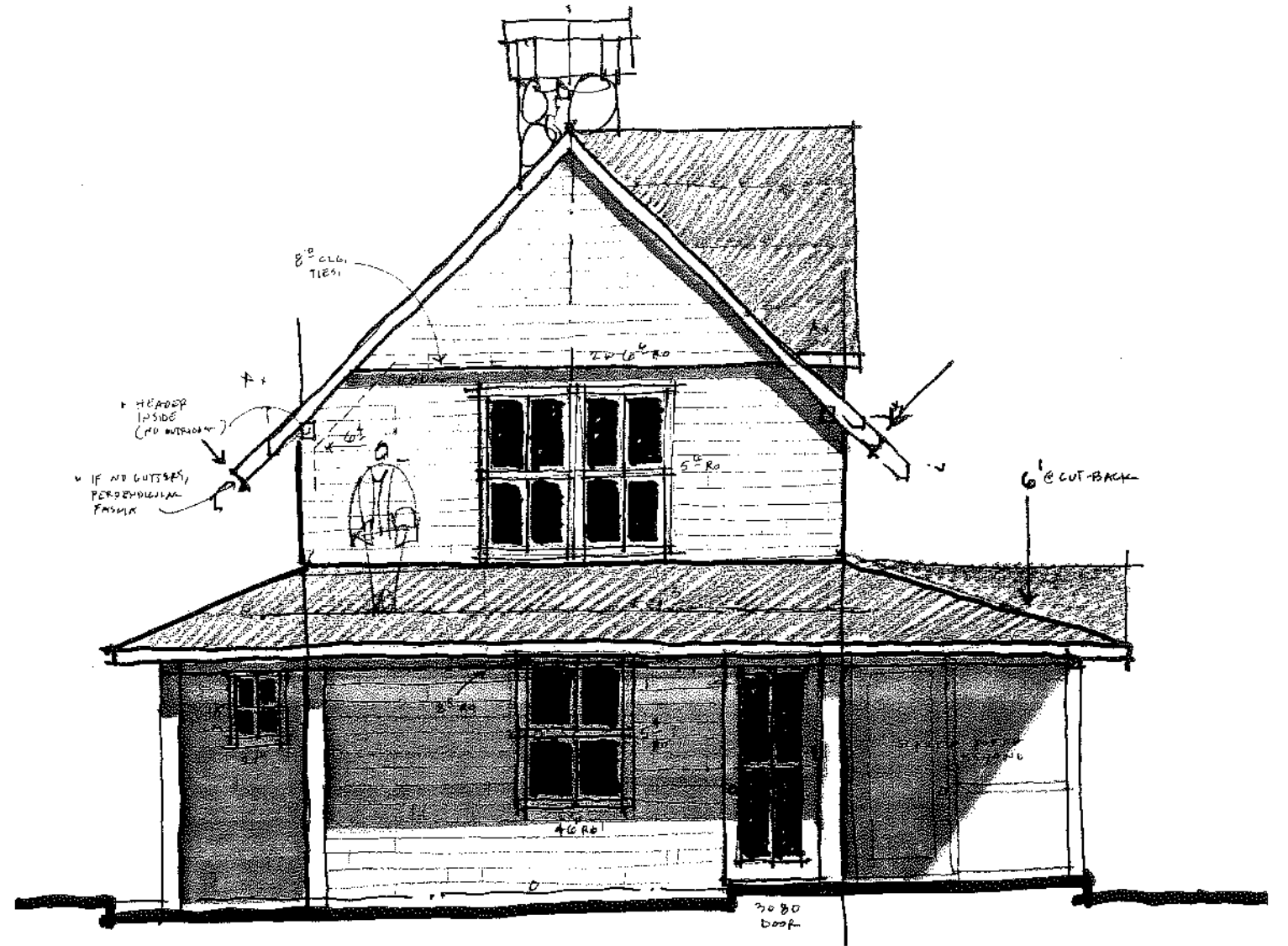
Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager



EAST ELEVATION / SIDE

3/16" SCALE



WEST ELEVATION / ENTRY

3/16" SCALE

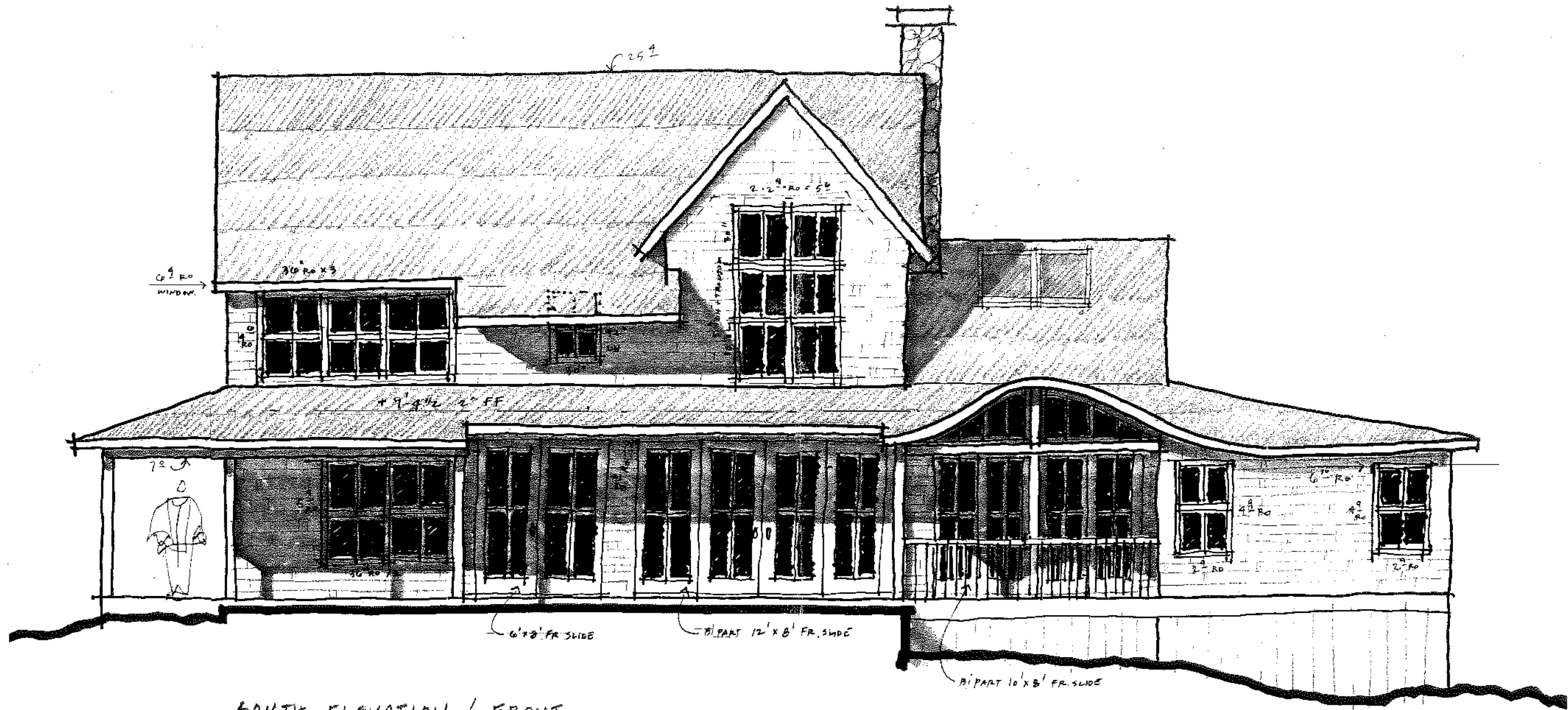
EAST + WEST ELEVATIONS

4

SOMERS 1 110 LODGEWOOD ST - PEARLS ISLAND, ME. | DATE: 2.11.04

WHITTEN ARCHITECTS : 207.774.0111 x 102

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

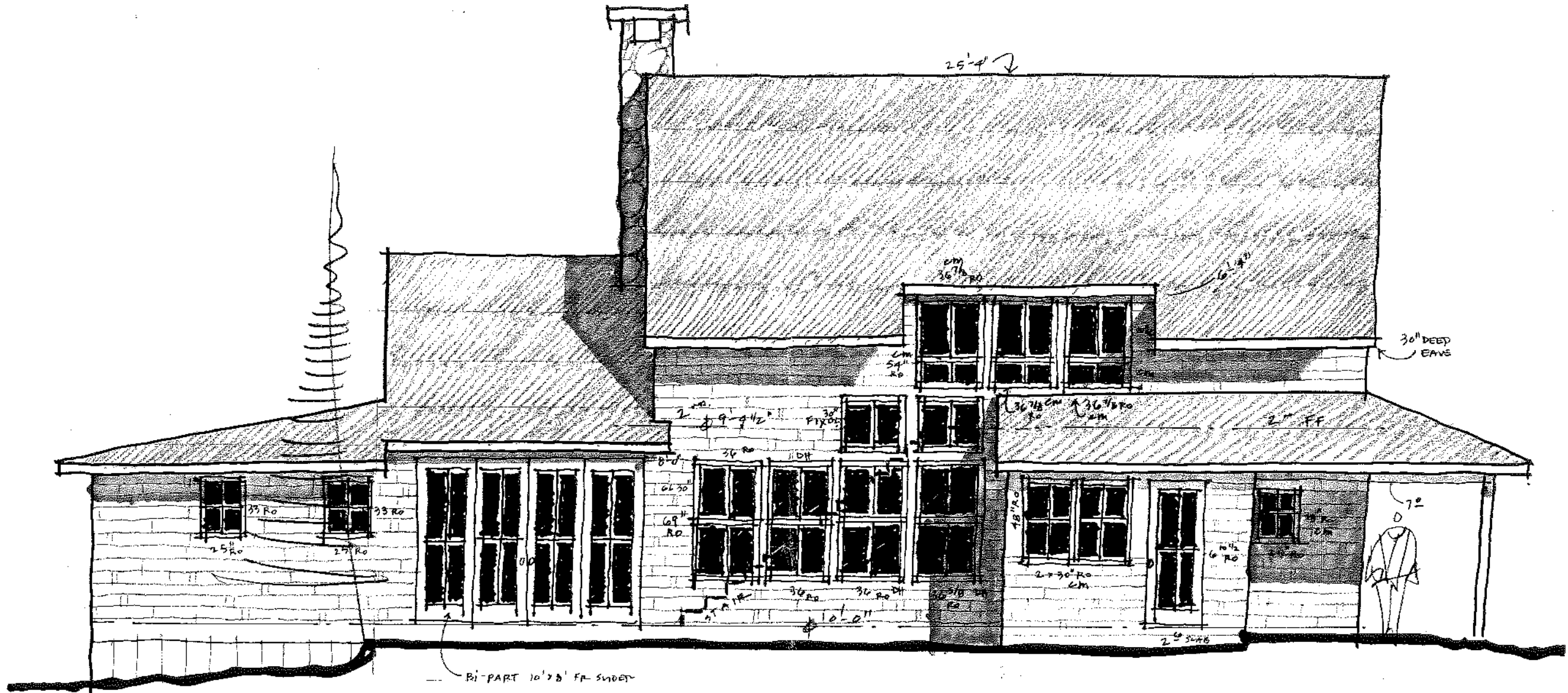


SOUTH ELEVATION / FRONT
 3/16" SCALE

SOUTH ELEVATION - 3

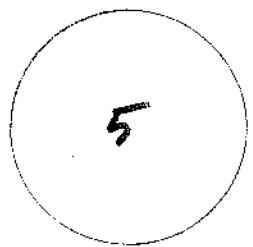
SOMERS 1 110 LEDGEWOOD ST - PEAKS ISLAND, ME. | DATE: 2.11.04
 0' 6' 10' 24' 32'

WHITTEN ARCHITECTS : 207.774.0111 x 102



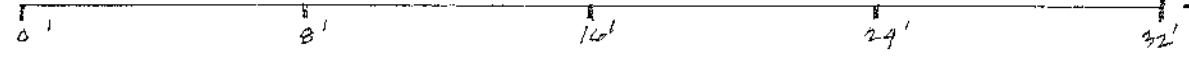
NORTH ELEVATION / BACK
 3/16" SCALE

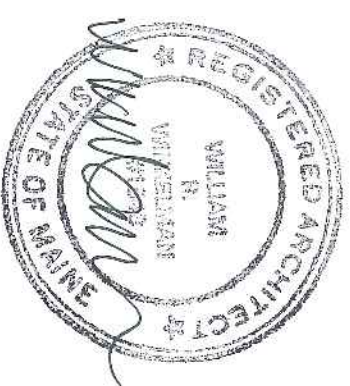
NORTH ELEVATION.



SOMERS 1 110 LEDGEWOOD ST - PEARLS ISLAND, ME. DATE: 2.11.04

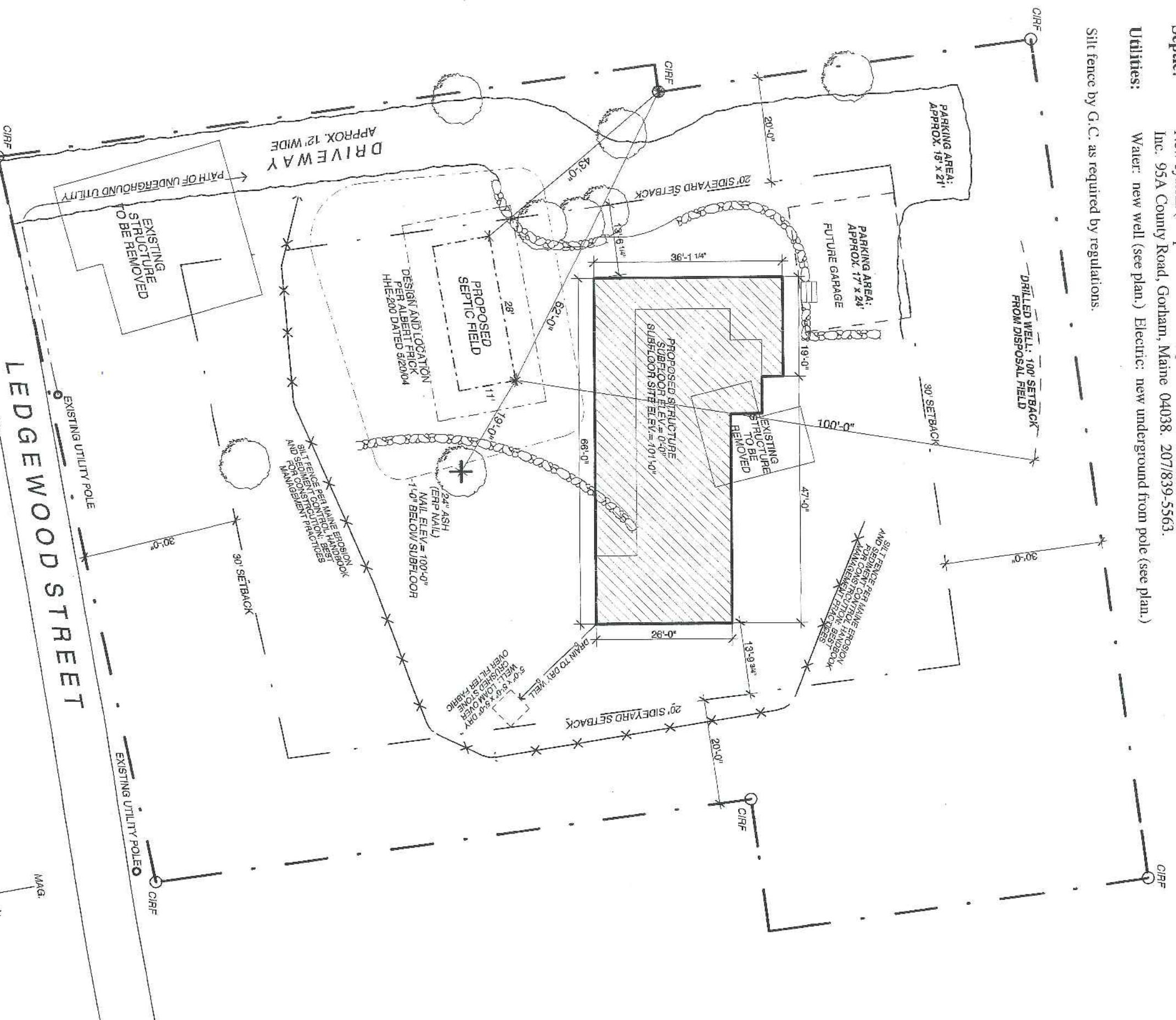
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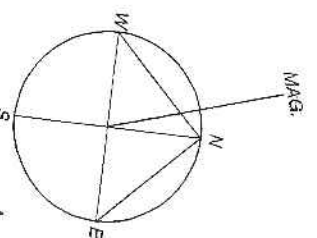


Address: 110 Ledgewood Road, Peaks Island, Maine.
Lot: Lot# 87-E-2-4 (11,212 sq. ft.) and Lot# 87-E-3-48-49 (17,533 sq. ft.) **Total 28,745 sq. ft.**
Zone: Splits zones: use IR-1.
Owner: Fred and Jeanette Somers, 13904 Waverly Creek Court, Chantilly, VA 20151.
Builder: Ledy Houser Associates, 429 Preble 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.
Septic: New system (see plan for location) per 5/20/04 design by Albert Frick Associates, Inc. 95A County Road, Gorham, Maine 04038. 207/839-5563.
Utilities: Water: new well (see plan.) Electric: new underground from pole (see plan.)

Site 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: Whiten Architects

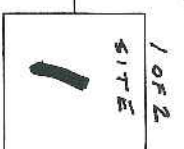
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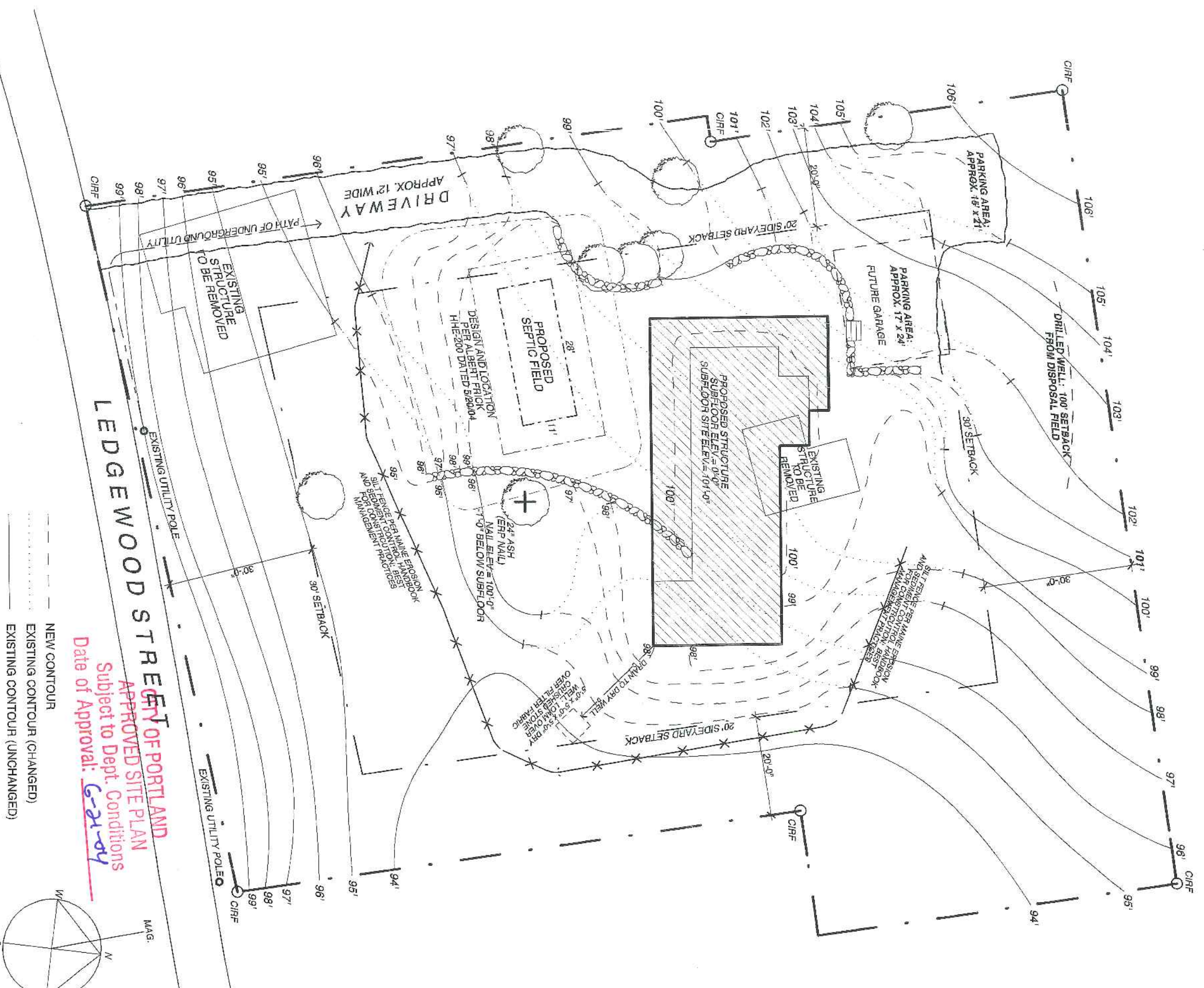
Date: Wednesday, June 2, 2004

110 Ledgewood Road
Peaks Island, Portland, Maine

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

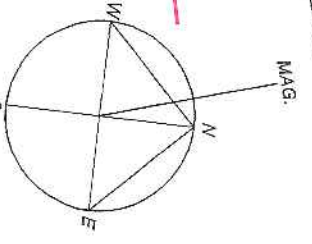
0 10 20 40 80





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

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



SITE/GRADING PLAN

Project: Somers Residence-Peaks Island

Architect: Whitten Architects

Scale: 1" = 20'-0"

Date: Wednesday, June 2, 2004

110 Ledgewood Road
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37 Silver Street
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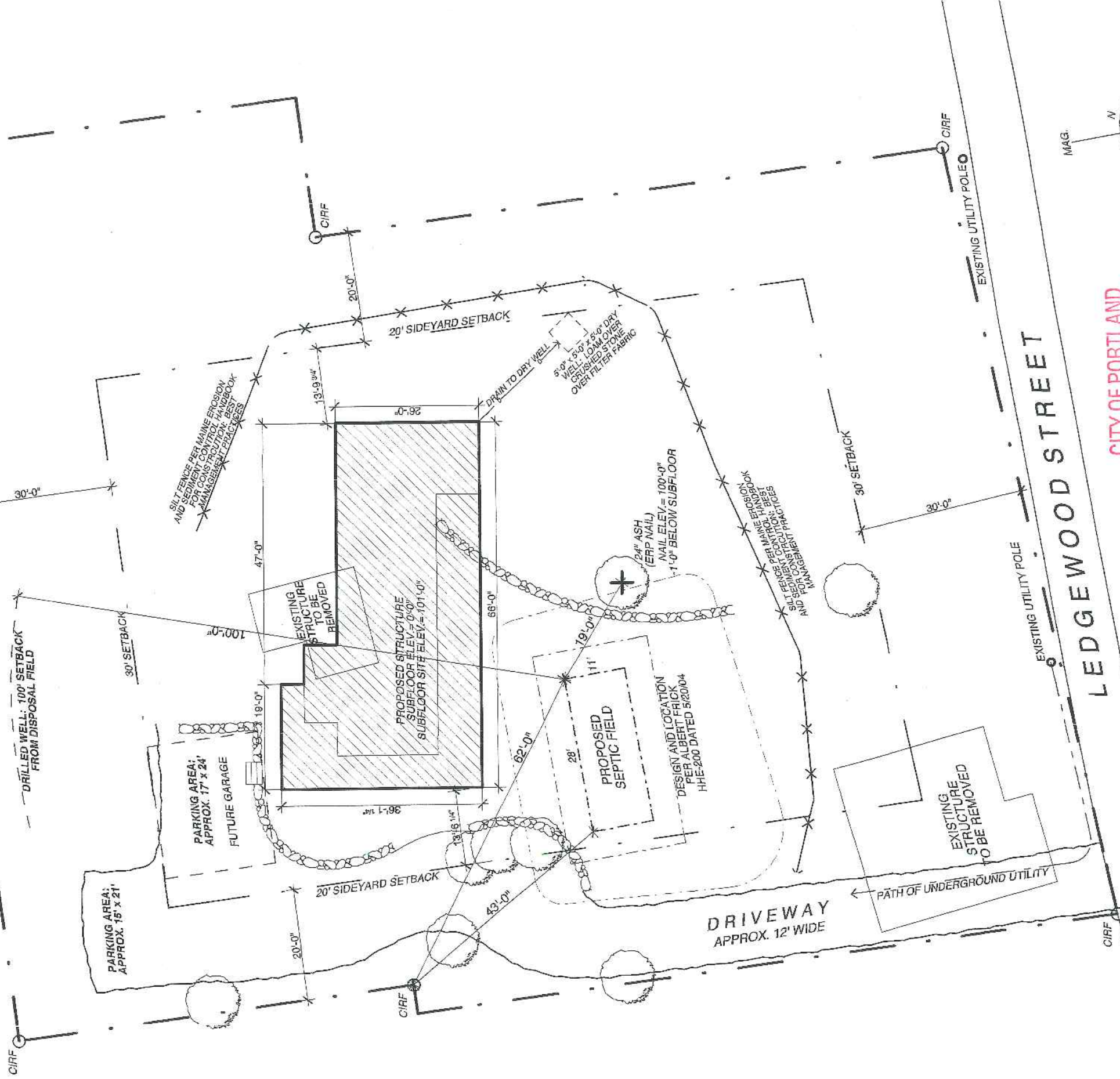
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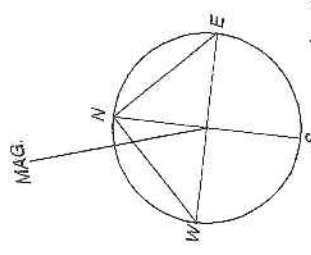
Utilities:

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: Whiten Architects

110 Ledgewood Road
Peaks Island, Portland, Maine

37 Silver Street
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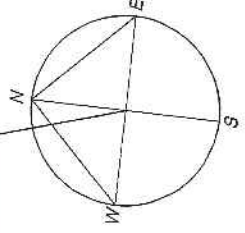
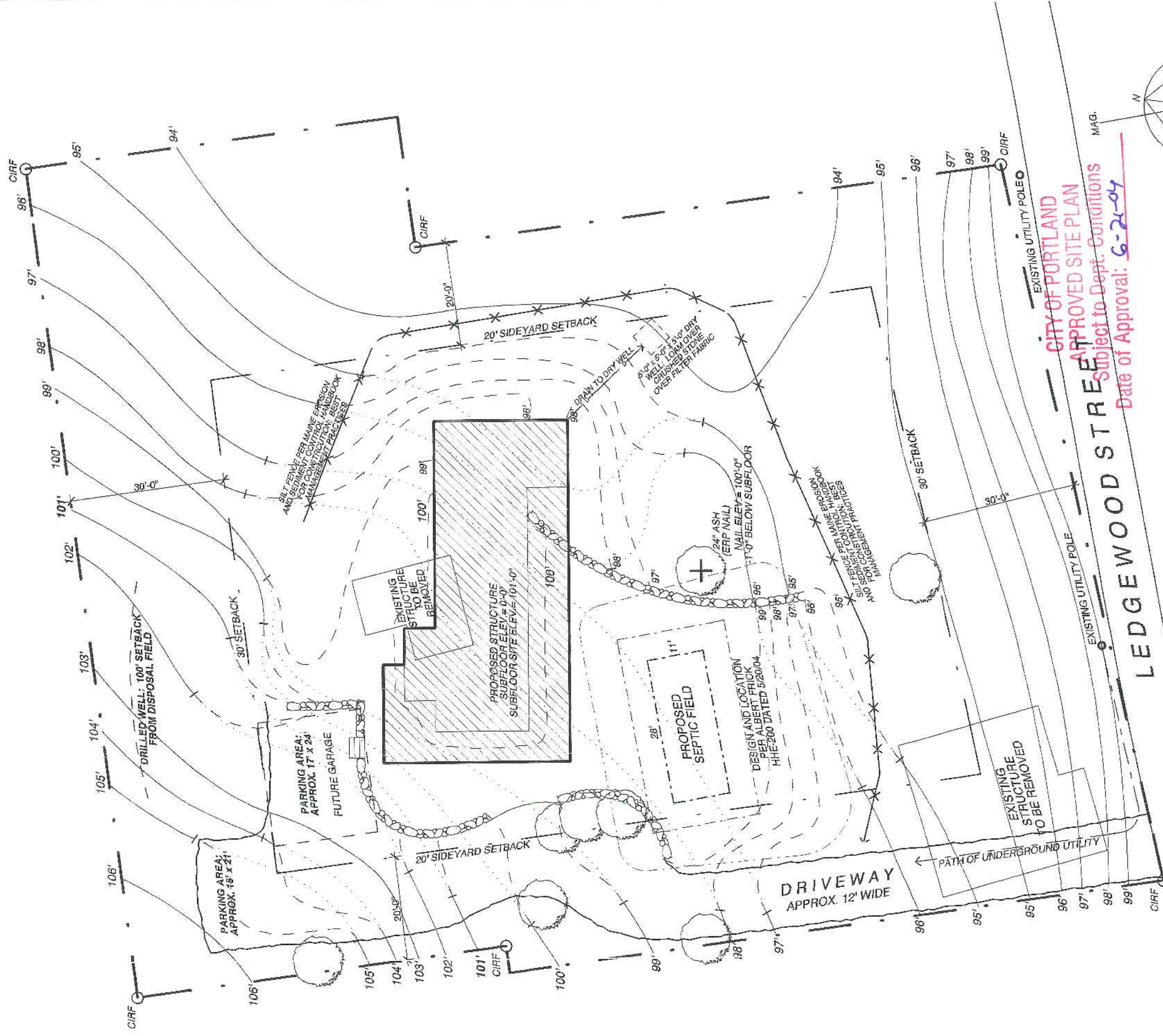
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Date: Wednesday, June 2, 2004



1 OF 2
 SITE
 1





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

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-24-04

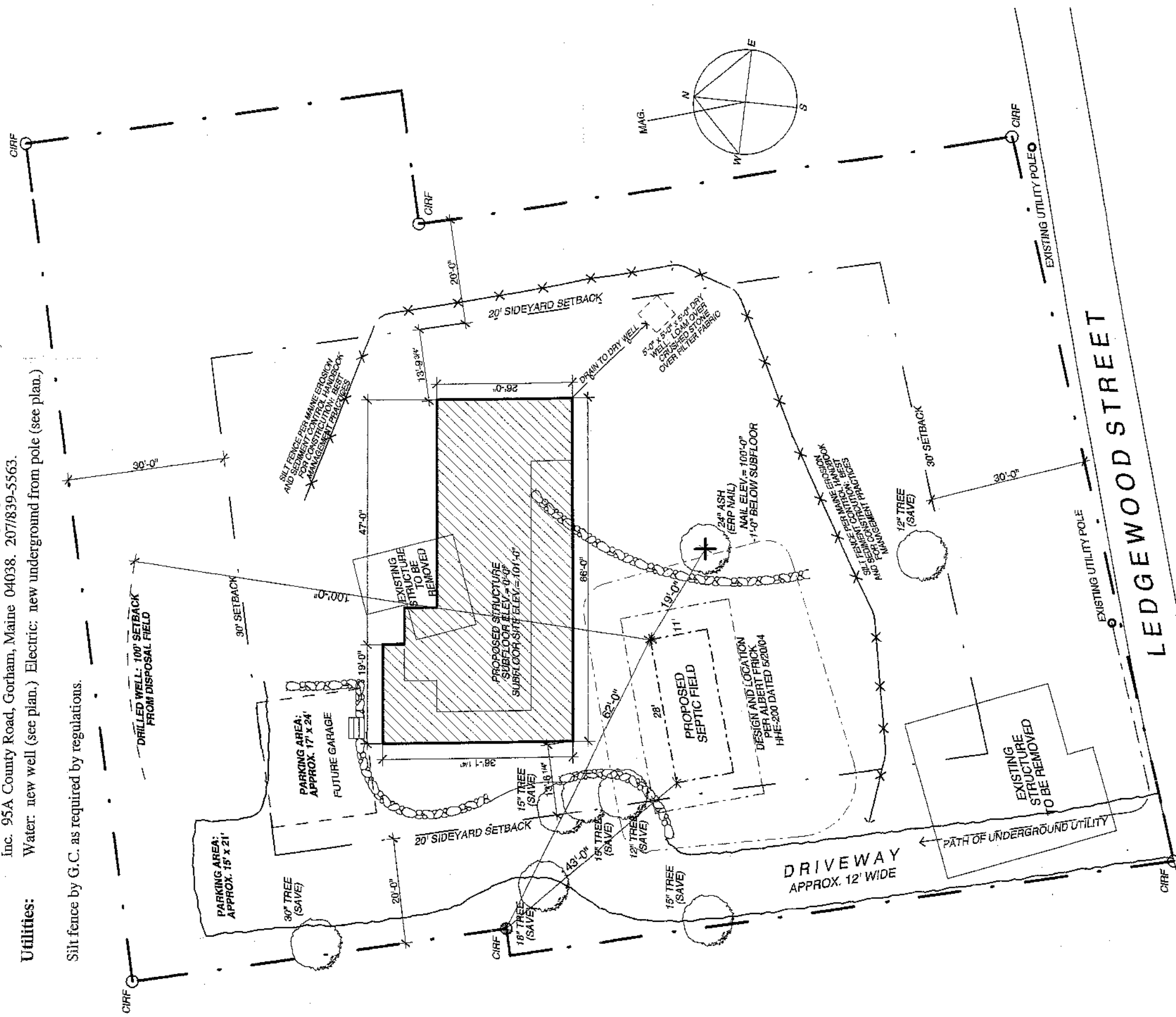
LEDGEWOOD STREET

SITE/GRADING PLAN

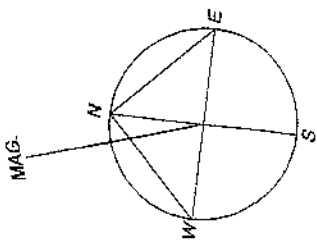
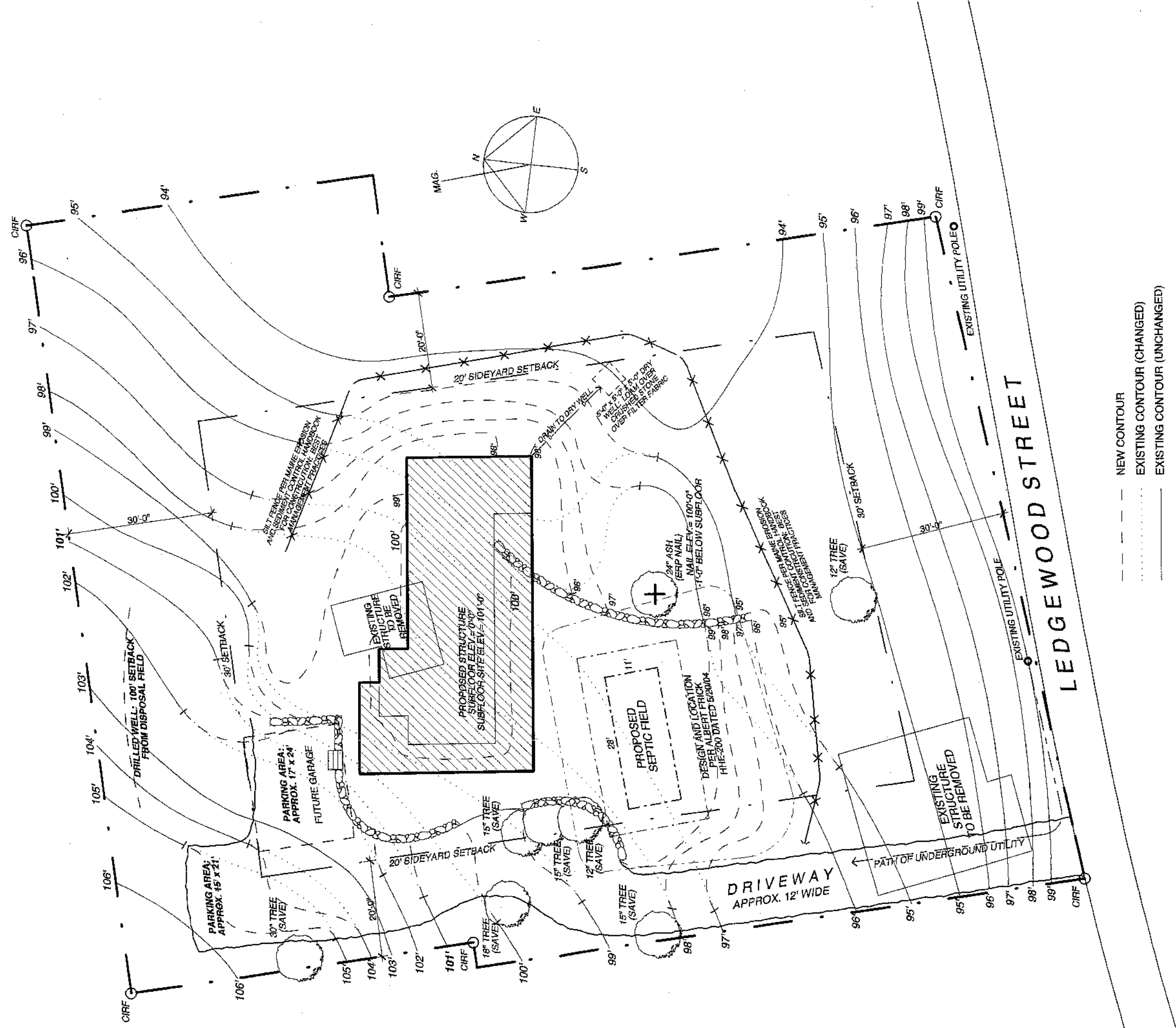
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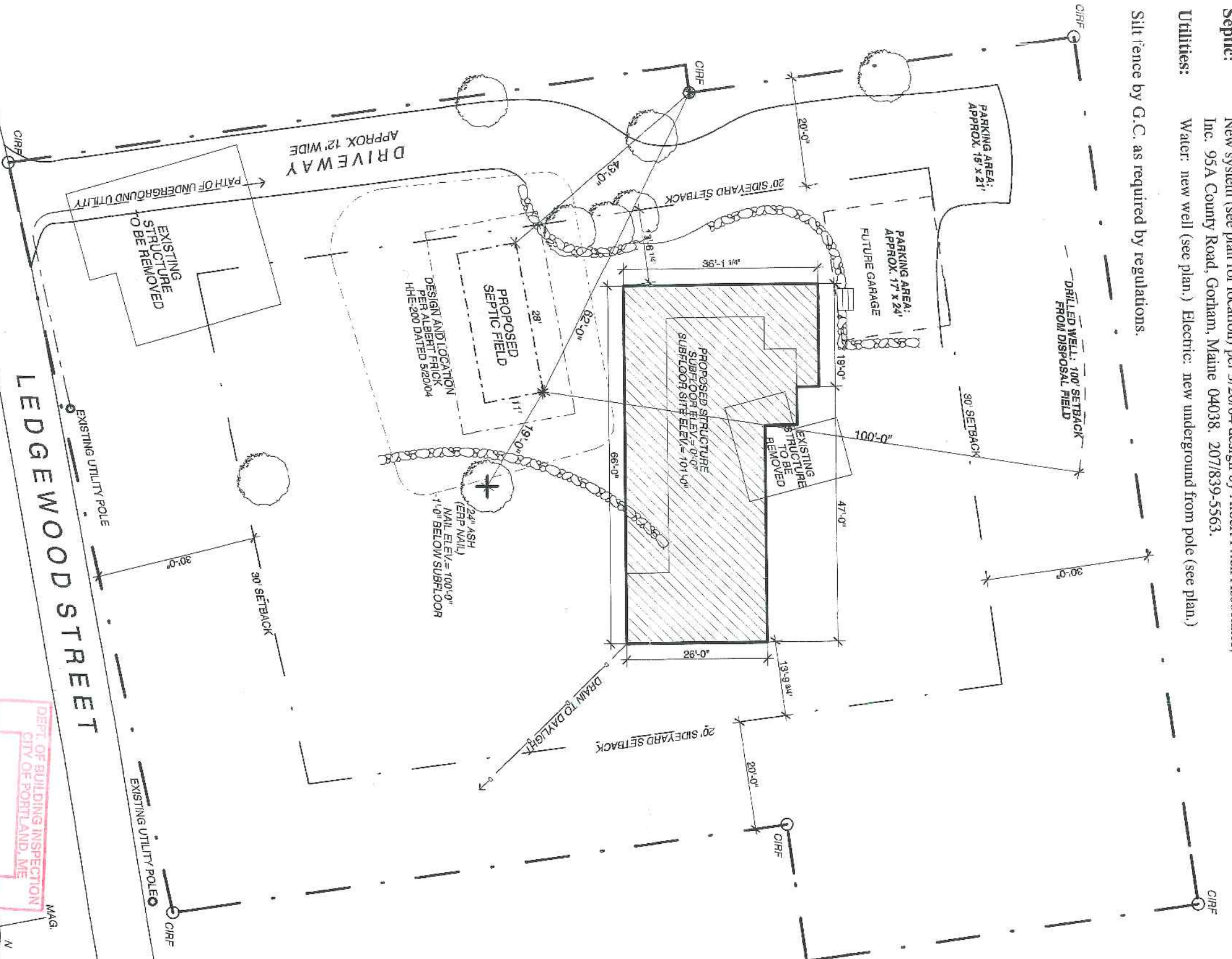
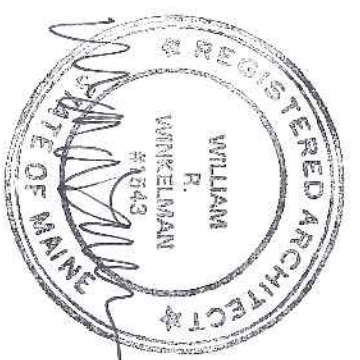
SITE PLAN



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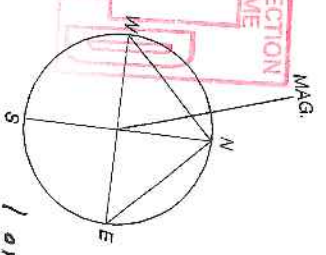
SITE PLAN

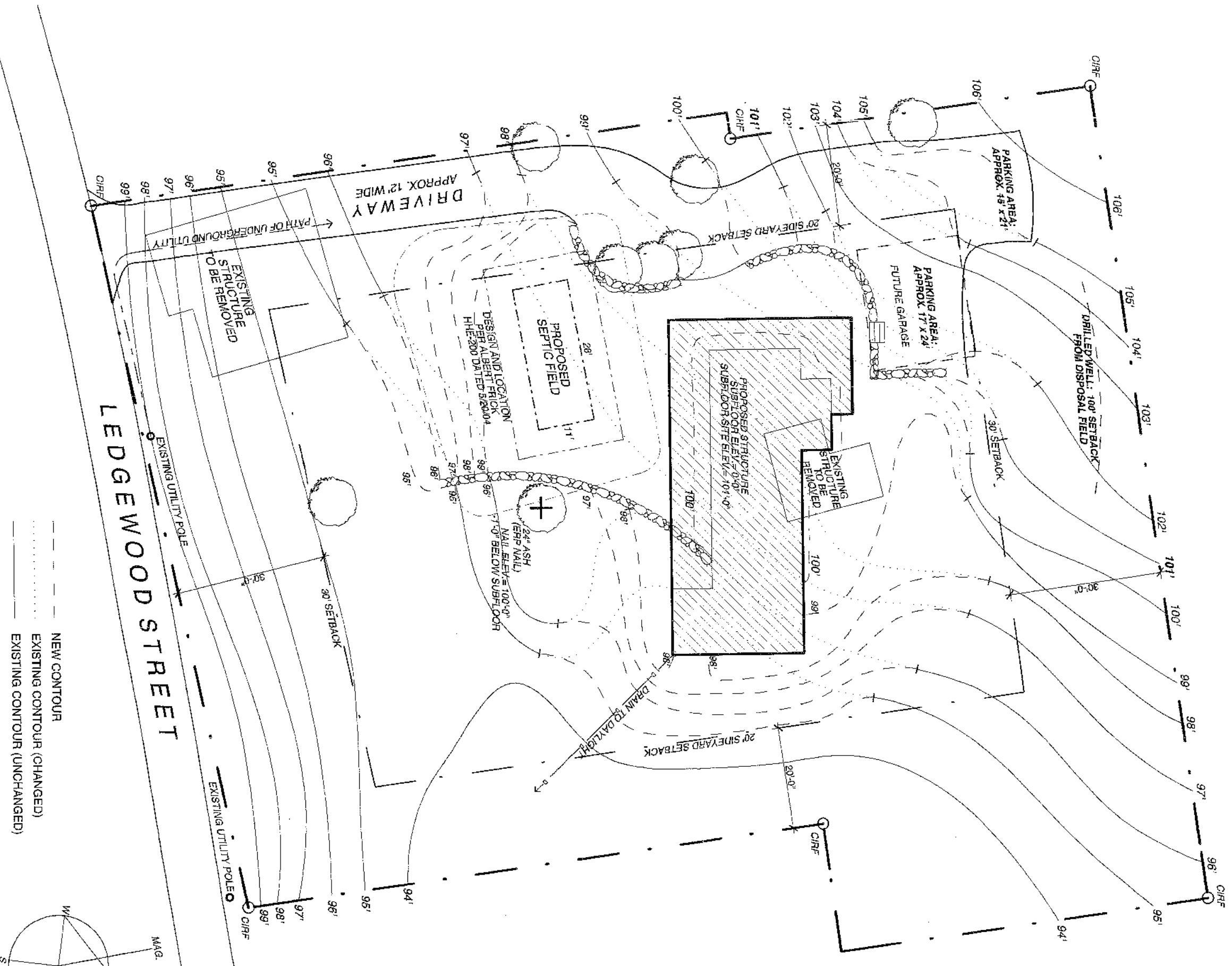
Project: Somers Residence-Peaks Island
 110 Ledgewood Road
 Peaks Island, Portland, Maine

Architect: Whitten Architects
 37 Silver Street
 Portland, Maine 04101
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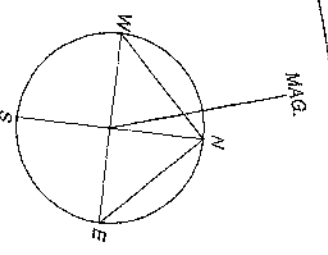
Scale: 1" = 20'-0"
Date: Friday, May 21, 2004

0 10 20 40 80





- - - - - NEW CONTOUR
 ······ EXISTING CONTOUR (CHANGED)
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