

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy

20000196

I. D. Number

Barbara constantine
Applicant
315 Spring St, Behtlehem, PA 18018
Applicant's Mailing Address
Leddy/Houser Associates
Consultant/Agent
871-8083
Applicant or Agent Daytime Telephone, Fax

10/17/00
Application Date
Evergreen Ledge #32 Peaks
Project Name/Description

32 - 32 Evergreen Ledge, Peaks Island, Peaks Island ME 04108
Address of Proposed Site
092 F015
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) **Demo Existing house rebuild**
Proposed Building square Feet or # of Units **9900 sq** Acreage of Site **IR-2** 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 Plan **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **10/17/00**

DRC Approval Status:

Reviewer **Chris Earle/Steve Bushey**

Approved Approved w/Conditions see attached Denied

Approval Date **11/20/00** Approval Expiration **11/20/01** Extension to _____ Additional Sheets Attached

Condition Compliance **Chris Earle/Steve Bushey** **11/20/00**
signature date

Performance Guarantee Required* Not Required

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

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

CITY OF PORTLAND, MAINE
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ADDENDUM

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Project Name/Description

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Address of Proposed Site

092 F015

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 32 Evergreen Ledge, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A street opening permit(s) maybe required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall meet all City of Portland conditions for sub-surface waste water disposal.

Applicant shall install and maintain all necessary erosion control devices.

Applicant shall avoid any concentrated run-off of surface water to adjacent properties.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for
 3. Separate permits shall be required for future decks, sheds, pools, and/or garage.
-

Fire Conditions of Approval

EXISTING
NEW /
(NO CH
REPLAC
SEPTIC
ASSOCI

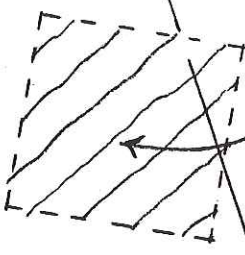
* [NO FE

104.351

EXIST
EL: +7'-3"

25'-0"
REAR SETBACK

REAR
SETBACK



EL EXIST: +3'-3"

EL:
EXIST +0'-3"

+3'

SIDE
SETBACK

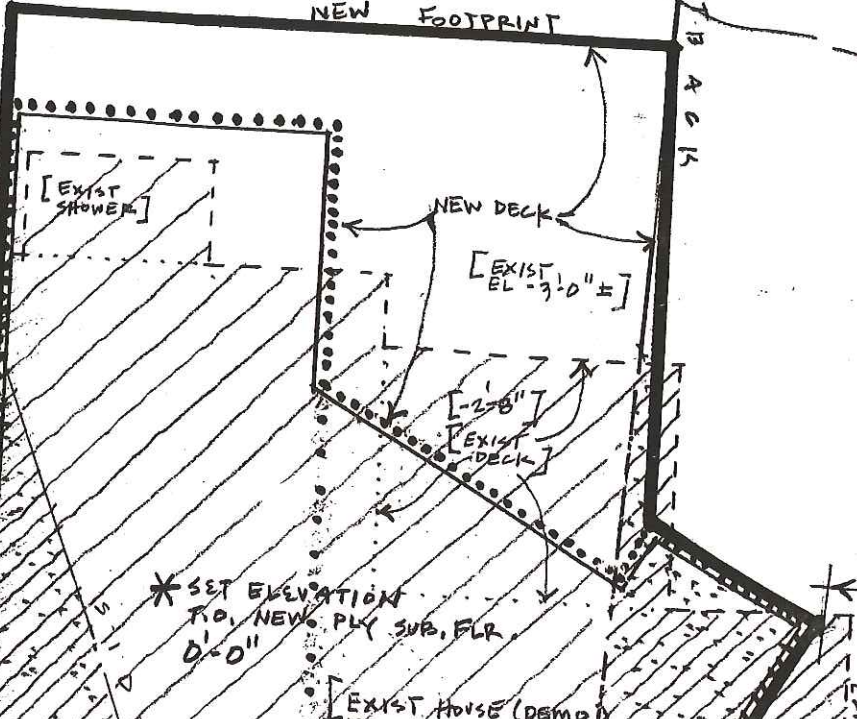
20'-0"
SIDE SETBACK

ELEV REF.:
0 = T.O. NEW PLY
SUB FLR.

0'

20'-0"
SIDE SETBACK

NEW FOOTPRINT



* SET ELEVATION
T.O. NEW PLY SUB. FLR.
0'-0"



NEW
11'-0"

6' WALKWAY
106'-0"



5' MIN.

EVERGREEN AVE

CLIP

EXIST STONE WALL

10'7 1/2"

-15'

24'

10'

(LEACH FIELD)

12'0"

5' W. ROW

39'00"

REPLACEMENT SEPTIC SYSTEM - NO CHANGE IN BEDROOM COUNT AS PER DESIGN REQ: ARBERT FRICK ASSOC. 8/2/2000

(LEACH FIELD)

WALKWAY TO BE MAINTAINED

PIES (LAWN)

EXIST [9'-0"]

NEW GRADE BR: -5'-0"

3' SIDE SETBACK

NEW EL: -5'-0"

EXISTING 7'-2 3/8"

NEW: 8'-4" +

EXISTING 8'-7 1/4"



NEW ENTRY DECK

EXIST. FRONT PORCH

EXIST

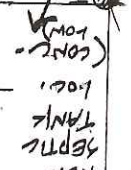
EXIST HOUSE (BEMO) TO. FIN. FLR

TO. NEW. PLY SUB. FLR

33T ELEVATION TO. NEW. PLY SUB. FLR

11'-0" +

WALKWAY ROW



From: Mike Nugent
To: Sarah Hopkins
Date: Mon, Jul 23, 2001 12:07 PM
Subject: Re: 32 Evergreen Ledge Peaks 092 F015 Permit #001344

please see that he contacts the complainant, thanks

>>> Sarah Hopkins 07/23 11:57 AM >>>
Jay's out today on vacation. He'll be back tomorrow.
-s

>>> Mike Nugent 07/23 11:12 AM >>>
This project involves the reconstruction of a single family dwelling. An abutter, *Betsy* Betty Crabb @ 766-0031 has complaints that seem to be site related issues. Jay, Can you call her to discuss the drainage and retaining wall questions, I'll talk to the contractor about the port-a-potty issue and CEO's can you do a walk through for a progress inspection.

stone wall in walkway

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL**

APPLICANT: Barbara Constantine
 ADDRESS: 315 Spring St Bethlehem, Pa 18018
 SITE ADDRESS/LOCATION: 32 Evergreen Ledge Peak's Island
 DATE: 11/20/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 32 Evergreen Ledge, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) ^{maybe} is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. X Applicant shall meet all City of Portland conditions for sub-surface waste water disposal

cc: Katherine Staples, P.E., City Engineer

14 X Applicant shall install and maintain all necessary erosion control devices.

15 X Applicant shall avoid any concentrated run-off of surface water to adjacent properties.