

918-926-WASHINGTON AVE

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(201) 289-3326

PROPERTY ADDRESS

Town/City: _____
Plantation: _____
Street: _____
Subdivision Lot #: _____

PROPERTY OWNERS NAME

Last: _____ First: _____

Applicant Name: _____

Mailing Address of Owner/Applicant (if Different): _____

0212 FORTLAND *** 05170 ***

NOV 11 8 83

FEE: _____

L.P.I. # 23

Owner/Applicant Statement

I certify that the information furnished is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Signature of Local Plumbing Inspector: _____ Date Approved: MAR 7 1984

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input checked="" type="checkbox"/> RELOCATED PLUMBING</p> <p>NOV 9 1983 NOV 29 1983 NOV 13 1983</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY: _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D HOUSING DEALER MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # _____</p>
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Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
1	Hosebibb / Silcock	4	Bathtub (and Shower)
1	Floor Drain		Shower (Separate)
	Urinal	4	Sink
	Drinking Fountain		Wash Basin
	Indirect Waste		Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	4	Clothes Washer
	Grease/Oil Separator	4	Dish Washer
	Dental Cuspidor	4	Garbage Disposal
	Bidc		Laundry Tub
	Other: _____	4	Water Heater
	Fixtures (Subtotal) Column 2	4	Fixtures (Subtotal) Column 1
			Fixtures (Subtotal) Column 2
			Total Fixtures
		\$ 75.	Fixture Fee
		\$	Hook-Up Fee
		\$ 75.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 1 1984

CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION **604**

ZONING LOCATION PORTLAND, MAINE May 25, 1984...

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **91A Washington Avenue ... Bldg. C Units 9-13** Fire District #1 #2
1. Owner's name and address **F. & C. Construction Co. - 385 Berry Rd., Saco** Telephone **262-6665**
2. Lessee's name and address Telephone
3. Contractor's name and address **Owner** Telephone

Proposed use of building **condominium** No. of sheets
Last use No. families **5**
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ **150,000** Appeal Fees \$
Base Fee **750.00**
Late Fee
TOTAL \$ **760.00**

FIELD INSPECTOR—Mr.
@ 775-5451

To construct 100' x 24' building to be used for 4 condominium units plans are on file in office.

Stamp of Special Conditions

Send permit to # 1 0072

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? **Yes** Is any electrical work involved in this work? **Yes**
Is connection to be made to public sewer? **existing** If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? ear or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS **NO**
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **Yes**
Fire Dept.
Health Dept.
Others:

Signature of Applicant Phone #
Type Name of above **Mr. Gerard Picard for F. & C. Constr. Co.** 2 3 4
Other
and Address

9

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 918 Washington Ave.

Issued to **F & C Construction Co.**

Date of Issue **11-20-84**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 84-604, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Unit 9 Only

Condominium

Limiting Conditions:

This certificate supersedes certificate issued

Approved: **11/20/84 F. WILLIAMS**

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 918 Washington Avenue

Issued to Pine Ledge Condominium

Date of Issue March 13, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 84/604, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1-13 Units

APPROVED OCCUPANCY
Condominiums

Limiting Conditions:
None

This certificate supersedes
certificates issued

Approved:

13 March 89 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate is valid for lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 29, 1984

P & C Construction Co.
Barry Road
Saco, ME 04072

Re: 918 Washington Ave., Building C, Unit 9-13

Dear Sir:

Please find enclosed a copy of my letter to you dated September 20, 1983. This building permit application was reviewed and a building permit is herewith issued subject to the requirements of that letter.

If you have any questions on this matter please contact this office.

Sincerely,

P. Samuel Morris
Chief of Inspection Services

PSH/msp
enclosure

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0.3030

DEC 22 1963

ZONING LOCATION PORTLAND, MAINE Dec. 19, 1963

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 918 Washington Avenue - Bldg. Br. Units 5, 6, 7 Fire District #1 #2

1. Owner's name and address P. & C. Construction Co., 385 BARRY RD., Telephone 282-5668

2. Lessee's name and address Saco Telephone

3. Contractor's name and address Owner Telephone

Proposed use of building 1 bldg with 4 condominium units No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 120,000.

FIELD INSPECTOR - Mr. Appeal Fees \$

@ 775-5451

Base Fee 610.00

Late Fee

TOTAL \$ 610.00

To construct 1 building, 4 units condominium 24 x 80, no garages plans are on file in office

Stamp of Special Conditions

send permit to # 1 - 04072

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth No. stories
Material of foundation Thickness
Kind of roof Rise per foot
No. of chimneys Material of chimneys Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Sills (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING:
BUILDING CODE:
Fire Dept. Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Health Dept.
Others:

Signature of Applicant Phone # same

Type Name of above Gerard Picard for P. & C. Construction Co. Other 2 3 x 4

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

MM WILLIAMS

NOTES

SEE PERMIT # 00961 FOR TESTING INFO
3-8 FINISH INSULATION DONE (TMS)
DATE 7/2
4-10 FINAL DONE ON UNIT 5.
(C/O TO BE SENT 7/2)

Permit No. 83/3030

Location

Owner

Date of permit

Approved

Dwelling

Garage

Alteration

918 W. 1st Street
C. J. Connelly Co.
12-19-83
13-23-83
Dwellings
Alteration

Large grid area for drawing or notes, consisting of multiple columns and rows of lines.

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION **604**

ZONING LOCATION PORTLAND, MAINE May. 25, 1984

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or other work in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION: Washington Avenue, Bldg. C Units 9-13 Fire District #1 #2 #3
 1. Owner's name and address P. & C. Construction Co. - 385 Barry Rd. Saco Telephone 282-6668
 2. Lessor's name and address Telephone
 3. Contractor's name and address Owner Telephone
 Proposed use of building condominium No. of sheets
 Last use No. families 5
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 150,000

FIELD INSPECTOR—Mr.
 @ 775-5451

Appeal Fees \$
 Base Fee 760.00
 Late Fee
 TOTAL \$ 760.00

To construct 100' x 24' building to be used for 4 condominium units plans are on file in office.

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

send permit to # 1 04072

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? existing If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, from depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: **DATE** **MISCELLANEOUS:**
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
 ZONING:
 BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Fire Dept.:
 Health Dept.:
 Others:

Signature of Applicant Phone # same
 Type Name of above Eric Gerard Picard for P & C Construction Co. 1 Flr 2 3 4
 and Address

PERMIT ISSUED WITH LETTER

APPLICANT'S COPY OFFICE FILE COPY

Permit No. 84/607

Location 918 N. Gwyneth Ave.

Owner G. J. Gwyneth

Date of permit 5-25-64

Approved 6-1-64

Dwelling 4 Condominiums

Garage

Alteration

NOTES

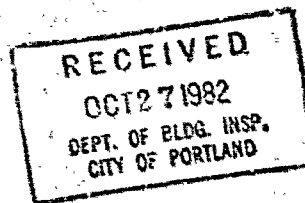
Notes section with horizontal lines.

Main notes section with horizontal lines, divided into two columns.

MITCHELL-DEWAN ASSOCIATES Landscape Architects

October 27, 1982

Planning Board
City Hall
Portland, Maine



RE: PINE LEDGE CONDOMINIUMS

Dear Sirs/Madams:

On behalf of Bryco Inc. we are pleased to submit this application for a proposed subdivision of a 2.32 acre tract of land on Washington Avenue opposite Claudia Street at the Rainbow Mall. Three actions are being proposed under this application:

- the creation of a 2.02 acre tract upon which will be located Pine Ledge Condominiums
- the creation of a .16 acre tract for an existing structure, and
- the creation of a .14 acre tract as a separate houselot.

The plan for Pine Ledge has been developed after a careful study of the ledge conditions, abutting property owners, runoff, vegetation, open space, and other site conditions. We feel that the development will have a positive effect on the surrounding neighborhood, and is the best way to use this site.

This FINAL APPLICATION contains the following information:

1. Project narrative prepared by Mitchell-DeWan Associates,
2. A Subdivision Plat, following the format prescribed in §603.7.1 of the Subdivision Ordinance,
3. A Recording Plat, following the format prescribed in §603.7.2 of the Subdivision Ordinance,
4. A Layout and Planting Plan,
5. An artist's rendering of the type of units being proposed for Pine Ledge Condominium.

DEVELOPMENT TEAM

The following firms and individuals have provided the technical information contained in this application:

BRYCO INC.
816 Washington Avenue
Portland, ME

Owner/Developer

MITCHELL-DEWAN ASSOCIATES
386 Fore Street
Portland, ME

Landscape Architects/Site Planners

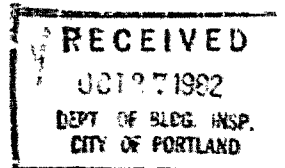
386 Fore Street Portland Maine 04101

Tel 207-774-4427

Portland Planning Board
Oct. 27, 1982 p. 2

ROBERT TITCOMB
77 Babbidge Road
Falmouth, ME

Land Surveyor



PROJECT NARRATIVE

Pine Ledge Condominiums will consist of 13 townhouses arranged in three buildings clustered around a central parking court. Each unit will be two stories and will measure 20 feet in width by 24 feet in length. Full basements will be provided, except in areas where ledge is encountered.

The entrance road into the proposed development, Pine Ledge Court, has been designed to approach the units in a curvilinear fashion. This layout will help separate the traffic from the living spaces, reduce the glare from headlights, and will add visual interest to the landscape plan. The existing gravel access road to the Portland Water District's drop manhole structure will be maintained and connected to the new road. Where the two roads intersect an emergency turnaround will be installed and paved to match the new road.

20 parking spaces will be provided for the 13 units. While the R-5 zone only requires one space per unit, additional spaces are being proposed to handle visitors, etc. The design of the parking court include several landscaped islands, placed to break up the mass of the paved area and to relate the parking more closely with the buildings. A turnaround is provided at the end of the parking area.

Pedestrian access will be by means of a five foot asphalt walk starting at Washington Avenue. Interior walkways will be separated from the parking areas by a six inch curb. A pine bark walk will allow movement through the open space near the brook.

The principal feature of the landscape plan will be the open space on either side of the access road and the existing vegetation on the slopes of Fall Brook. Grading in the area, for both the roadway and the detention basin, will resemble natural landforms. Where ledge is encountered it will be accentuated and made a landscape feature.

The layout and planting plan lists the trees, shrubs, and ground covers that are being proposed for screening, entrance definition, seasonal color, shade trees, and general landscape purposes. Wherever possible, existing vegetation will be preserved and incorporated into the overall plan. Special attention has been paid to buffering the proposed project from both the adjacent property owners and the new lots being proposed under this application.

Sewer and water lines will be installed in the proposed 15 foot easement indicated on Lot C (between Lot C and Lot B). Water service will be controlled by a central water meter. Electric and Telephone service will be brought in underground from Washington Avenue between the lilac hedge adjacent to the existing house and the proposed walkway paralleling the access road.

Stormwater from the developed site will be controlled by means of a detention basin between the access road and Fall Brook. This basin, designed for a 25 year storm, will discharge water through an 8 inch pipe into a rip-rapped channel leading into the brook. The basin will be loamed and seeded to lawn grass and will only contain water during storm events. Engineering calculations developed by Ruel W. Ricker III, Professional Engineer, are appended to this application.

Portland Planning Board
Oct. 27, 1982

Lighting for the project will concentrate on the central parking court. Three contemporary fixtures, 100 watt high pressure sodium, will be mounted on 15 foot poles in the locations indicated on the site plan. The fixtures will be equipped with refractors to prevent unwanted glare from entering the units or spilling onto abutting properties.

Solid waste disposal will be handled by a private contractor.

LOT B will be created around the existing house on the site. The attached barn and shed will be removed in order to create rear living space for the house. The driveway will remain in its present location. Lot B will contain 6834 square feet.

Lot C will be created on the corner of the property and will contain 6324 square feet. Neither Lot B or C will be part of the condominium association.

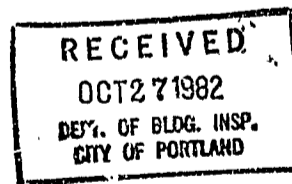
We trust that the Planning Board will consider this a complete application. If you desire any further information regarding this submittal, please feel free to contact me.

Sincerely,

John D. Mitchell

John D. Mitchell
MITCHELL-DEWAN ASSOCIATES

Encl.



DRAINAGE ANALYSIS

10/25/82
RWR

1/3

PINE LEDGE CONDOS
WASHINGTON AVE.
PORTLAND, ME

RECEIVED
OCT 27 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

SCS Med. Intensity Soils Map
Primarily Bu C2 with ledge outcrops
Bu B

Say Buxton silt loam
ave. slope (in area to be
developed) 5% (Moderate)

SCS ENG. FIELD MANUAL

Soils classification 'c'

Existing RCN (Fair Cover) 77

TP No. 40 25 YR STORM
Rainfall 5.4 inches

AREA OF LOT WHICH WILL BE
CHANGED APPRECIABLY DUE TO DEVELOPMENT

42,500 ft² ≈ 1 acre

POST DEV.

Roofs & Pavement
Lawn

13,750 s.f.

28,750

42,500 s.f.

Approx. 1 Acre

$$13,750 \times 98 = 1,347,500$$

$$28,750 \times 79 = 2,271,250$$

$$\underline{3,618,750}$$

$$\text{Equiv. RCN} \frac{3,618,750}{42,500} = 85$$

DRAINAGE ANALYSIS (CONT)

10/25/82
RWR

2/3

PINE LEDGE CONDOS

Pre Dev. RCN 77

Post Dev. RCN 85

Runoff RCN 77 2.94 inches

RCN 85 3.74 inches

Peak Runoff

Pre Dev.

$T_c = 0.2$

$T_T = 0$

RECEIVED
OCT 27 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

$2.94 \times 796 \times \frac{1}{640} = 3.65 \text{ cfs}$

Post Dev.

$T_c = 0.15$ $\frac{796 + 991}{2} = 894$

$T_T = 0$

$3.74 \times 874 \times \frac{1}{640} = 5.10 \text{ cfs}$

Pre Dev.

Duration

~~2.94~~ $\frac{640}{2.94}$ csm/in $< \del{200} 218$

11.6 Hrs — 12.8 Hrs

0.6 HR @ Peak runoff

Post Dev.

$\frac{640}{3.74}$ csm/in < 171

11.6 Hrs — 12.3 Hrs

0.7 HR @ Peak runoff

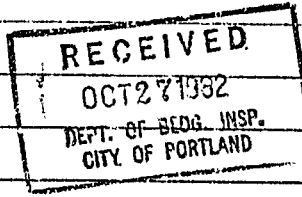
10/25/82
RWR

3/3

DRAINAGE ANALYSIS (CONT)
PINE LEDGE CONDOS

12" ϕ pipe at 7.5% slope
 $H = 1.5$ $L = 40'$
 $Q_0 = 2.54$ cfs

$$\frac{Q_0}{Q_1} = \frac{2.54}{5.10} = 0.5$$



$$\frac{V_s}{V_r} = 0.28$$

$$V_s = 3.74 \times 0.28 \times 3600 \times 0.7 = 2640 \text{ c.f.}$$

Available Storage

$$32 \times 55 \times 1.5 = 2640 \text{ c.f.}$$

Therefore, ^{peak} runoff, post development
will be $\frac{2.54}{3.65}$ or 70% of pre develop-
ment ^{peak} flow with storage
of 2640 c.f.



CITY OF PORTLAND, MAINE
PLANNING BOARD

Jean E. Gilpatrick, Chairman
John L. Barker, Vice Chairman
Kenneth H. Cadigan
Harry E. Cummings
Nunzio A. DiMillo
James M. Pierce
Jack Humeniuk

November 10, 1982

Mr. Arnold and Gary Brynes
Bryco, Inc.
Mark Stimson Associates
813 Washington Ave.
Portland, ME 04103

Dear Gentlemen:

The Portland Planning Board at its meeting of November 9, 1982 voted unanimously (5-0) to conditionally approve the Pine Ledge Condominium project by Bryco, Inc. at 916 Washington Avenue. The conditional approval includes 13 attached residential units as a planned unit development and the creation of two house lots along Washington Avenue.

The Subdivision approval is conditional upon the following being met by the applicant:

1. A condominium association agreement for the project shall be submitted for review and approval by the Planning Board and Corporation Counsel.
2. Should the applicant not build the condominium development and convey the project to another developer, the new developer shall be required to submit financial and technical information to the Planning Board for review and approval.

The Site Plan approval is conditional upon the following being met by the applicant:

1. A sidewalk being constructed along the entire Washington Avenue frontage of the subdivision.
2. The exterior treatment of the residential units shall be cedar cladboards or shingles.
3. More pine trees shall be planted along the easterly and northerly property line.

4. The stockade fence shown along the southerly property line shall be extended to adequately screen the condominium units.

Please work with the Planning office staff to revise your site plan to reflect the above conditions.

Sincerely,
Jean E. Gilpatrick
Jean E. Gilpatrick
Chairman
Portland Planning Board

cc: Joseph E. Gray, Jr., Director Planning & Urban Development
Peter Plumb, Murray, Plumb and Murray
✓ Sam Hoffses, Chief Inspector,
Ann Grimes, City Arborist

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Individuals listed below

DATE: 9/8/83

FROM: Richard Knowland, Senior Planner *RK*

SUBJECT: Subdivision Bonds

Attached is an update of outstanding subdivision bonds for your records.

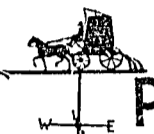
cc: Joseph E. Gray, Jr., Director Planning & Urban Development
Alexander Jaegerman, Chief Planner
Marc Guimont, City Engineer
William Boothby, Principal Engineer
Sam Hoffses, Chief Inspector
Bob Roy, Planning Engineer
Anne Grimes, City Arborist

SUBDIVISION BONDS

DEVELOPMENT	BOND	TERM OF BOND	BOND AMOUNT	COMPLETION OF WORK CERTIFIED BY CITY	UNDERWRITER
Northwood Subdivision 34 Lots (Risbara)	Letter of Credit Defect Bond	4/82 to open period 12/15/82 to 12/15/83	\$166,206. 16,625	11/3/82	Maine Savings Bank F.&D. Co #9621169
Wadsworth Heights (Sun Savings)	Letter of Credit Defect Bond	12/7/82 to (7/1/83)	21,875.		Sun Savings & Loan
Old Falmouth Court (Gledhill-Young)	Performance Bond Defect Bond	1/24/83 to 1/24/84	5,050.		U.S. F&G Co #62-0120 10018-83
Northwood Condominiums Part of improvements & five units (Risbara)	Performance Bond	4/22/83 to 4/22/85	35,440.		F.&D. Co
Tall Oaks - 15 lots	Performance Bond Defect Bond	4/4/83 to 4/1/85	118,500.		F.&D. Co #9621535
Strout Farm (David Pirone)	Letter of Credit Defect Bond	5/27/83 to 5/31/85	40,500		The People's Bank
Frost Hill (Nan Sawyer)	Letter of Credit Defect Bond	6/16/83 to 10/1/85	325,729		Sun Savings & Loan
Harvard Common (Marco DiSanto)	Performance Bond Defect Bond	To 6/28/85	30,000.		F.&D. Co #9490186
P & C Construction	Letter of Credit ESCROW Defect Bond	8/16/83 to 9/18/85	43,300. 3,000.		Merchants National Bank Maine Savings Bank

SUBDIVISION BONDS

PROJECT	BOND	TERM OF BOND	BOND AMOUNT	COMPLETION OF WORK CERTIFIED BY CITY	UNDERWRITER
one ()	Letter of Credit Defect Bond	8/23/83 to 8/23/85	167,900		Maine Savings Bank



Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961

October 26, 1982

Mr. John Mitchell
MITCHELL-DEWAN
386 Fore Street
Portland, ME 04111

Re: Pine Ledge Condominiums

Dear Mr. Mitchell:

The Portland Water District has received a preliminary site plan of the above project located on Washington Avenue in Portland.

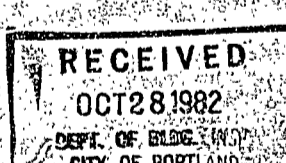
The District has an existing 16" water main in Washington Avenue that has adequate capacity to serve this project and meet all normal demands.

We look forward to finalizing plans to serve this project.

Very Truly Yours,

Donald E. Wyman
Director of Marketing/Customer Relations

DEW/d



MURRAY, PLUMB & MURRAY
ATTORNEYS AT LAW
30 EXCHANGE STREET
PORTLAND, MAINE 04101
207 773-5651

PETER L. MURRAY
E. STEPHEN MURRAY
PETER S. PLUMB
JOHN C. LIGHTBODY
ELLYN C. BALLOU
CLARKE C. HAMBLEY, JR.
THOMAS C. NEWMAN
JOHN C. BANNON
JANE E. BARRY

CHARLTON S. SMITH
OF COUNSEL

June 20, 1983

BY HAND

Mr. Alex Jaegerman
Director of Planning
City of Portland
City Hall
Portland, Maine 04101

Re: Pine Ledge Condominiums - P & C Construction Co.
Developer

Dear Mr. Jaegerman:

Enclosed to complete P & C Construction Company's site plan review and subdivision application are mylar originals of the Pine Ledge Subdivision and Condominium Plat, the Planting and Layout Plan, and the Plan of Buildings and Units for Pine Ledge Condominiums, along with two blueprint copies of each plan. Three additional blueprint copies of each plan have been filed directly with the building inspector's office today and Malcolm Ward has been informed that your copies went directly to you.

Also enclosed is our check for \$200.00 in payment of the site plan review fee. It is my understanding that when and if this project actually begins the applicant will be entitled to a \$200.00 credit on his building permit application because of the previous \$200.00 paid for site plan review.

Dick Flewelling has a copy of the Condominium Declaration and Association Bylaws.

It is my understanding from talking to Rick Knowland that these documents complete the applicant's submission to the city and we can expect to be heard at the Planning Board's June 28th meeting.

Thank you again for all your help.

Sincerely,

Clarke C. Hambley, Jr.
Clarke C. Hambley, Jr.

CCH/sdk
Enclosures
cc: Arnold Brynes
Malcolm Ward
Richard Flewelling

