

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

2007-0061

Application I. D. Number

4/6/2007

Application Date

Single Family (split lot)

Project Name/Description

Mark Poirier

Applicant

51 Longwood Dr, Portland, ME 04102

Applicant's Mailing Address

Mark Poirier

Consultant/Agent

Applicant Ph: (207) 329-4200 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

287 - 287 Ludlow St, Portland, Maine

Address of Proposed Site

179 B001001

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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/9/2007

DRC Approval Status:

Reviewer Philip DiPiero

- Approved Approved w/Conditions See Attached Denied

Approval Date 4/18/07 Approval Expiration 4/18/08 Extension to _____ Additional Sheets Attached

Philip M. M... 4/18/07
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 Issue	_____		
	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	

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



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.



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.



A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.



A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

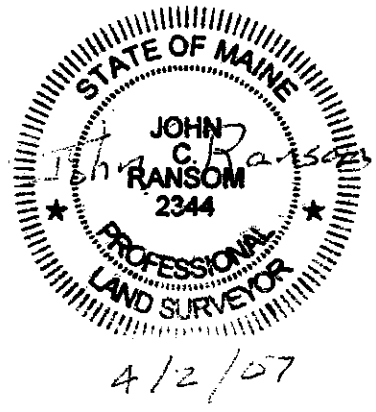
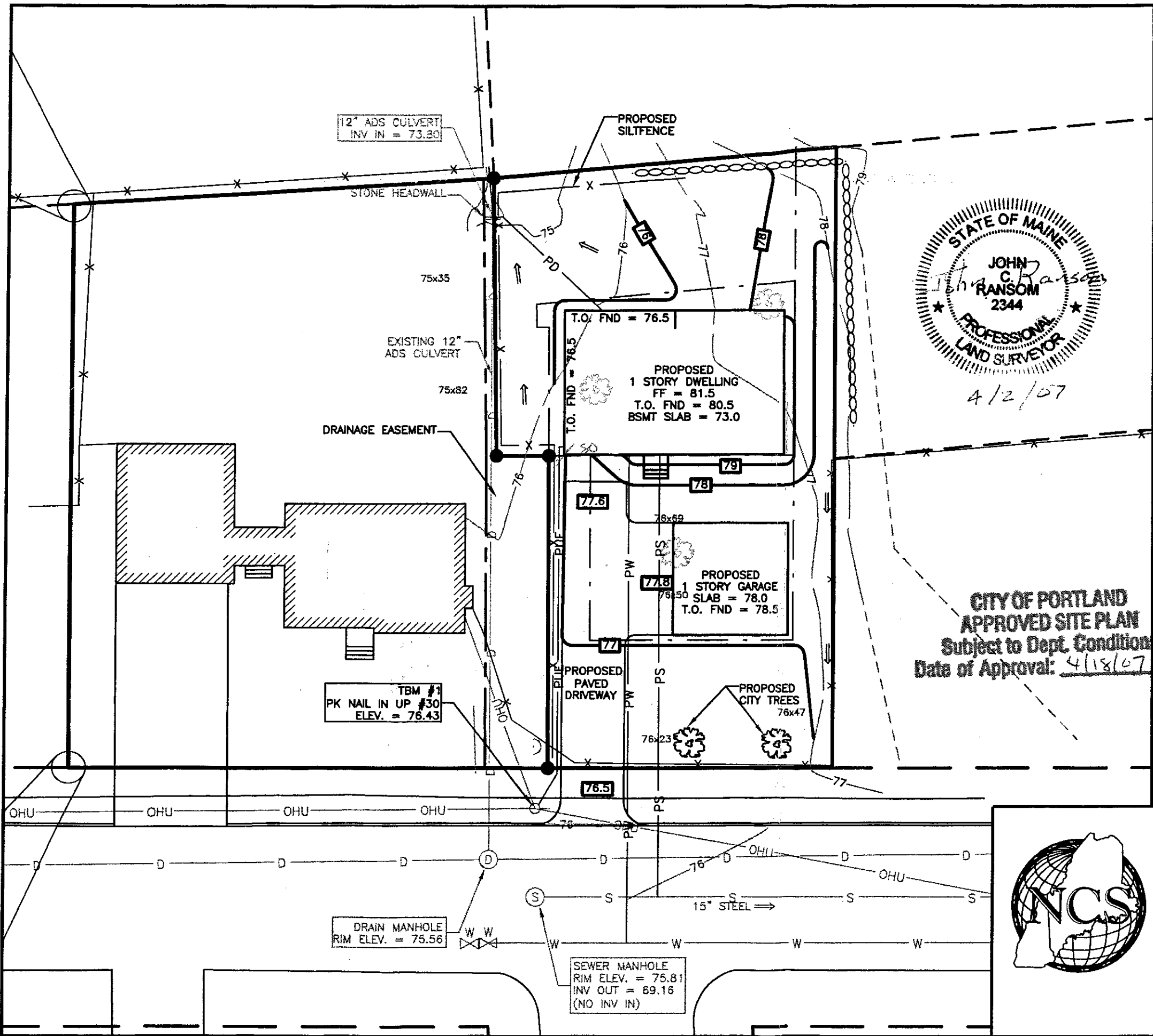


The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.





**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 4/18/07

NOTES

1. REFERENCE IS MADE TO THE FOLLOWING PLANS OF RECORD:
 - a. "BOUNDARY SURVEY AND LOT SPLIT", BY NORTHEAST CIVIL SOLUTIONS DATED FEBRUARY 26, 2007 AND ON FILE IN THIS OFFICE.
2. BUILDING SETBACKS IN THE CITY OF PORTLAND DEPEND ON THE HEIGHT AND CONFIGURATION OF THE PROPOSED BUILDING.

SETBACKS:

 - FRONT = 25'
 - SIDES = 1 & 1-1/2 STORY = 8'
 - 2 STORY = 14'
 - 2-1/2 STORY = 16'
 - REAR = 25'
 - MINIMUM LOT WIDTH AT AREA OF BUILDING ENVELOPE = 65'
3. OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JOHN R. JORDAN AND JULIE VOLGER TO MARK S. POIRIER DATED MARCH 8, 2007 AND RECORDED IN DEED BOOK 24909, PAGE 52 (CCR).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "BOUNDARY SURVEY AND LOT SPLIT FOR JULIE VOLGER" DATED FEBRUARY 26, 2007 AND REVISED APRIL 2, 2007 ON FILE IN THIS OFFICE.

GRADING & UTILITY PLAN OF 287 LUDLOW STREET (LOT A) PORTLAND MAINE

SCALE: 1"=20' DATE: APRIL 2, 2007

PREPARED FOR: MARK S. POIRIER
51 LONGWOOD DRIVE
PORTLAND, MAINE 04102

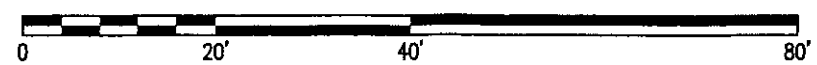
JOB NUMBER: 29845 ACAD FILE: 29845.DWG



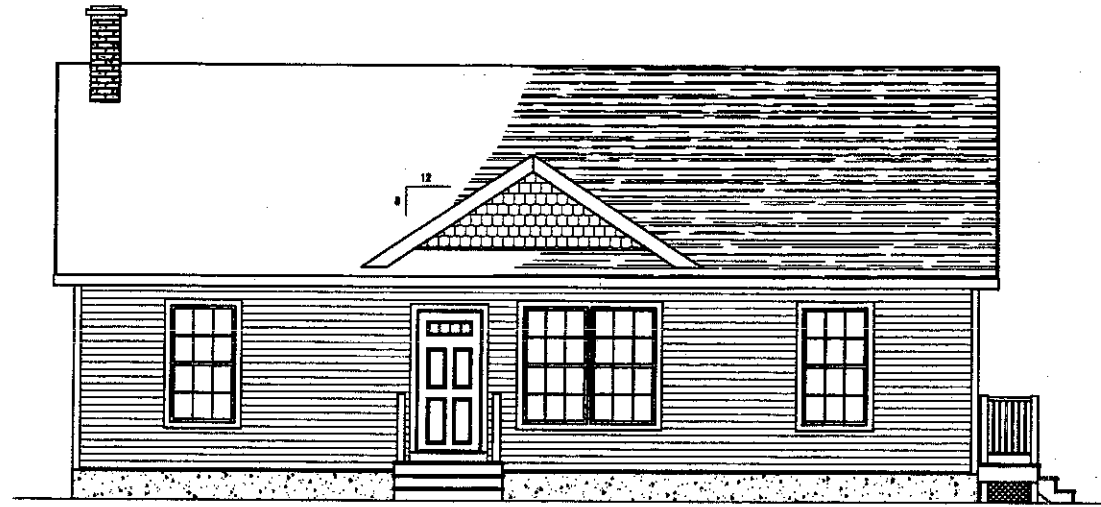
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.882.2227

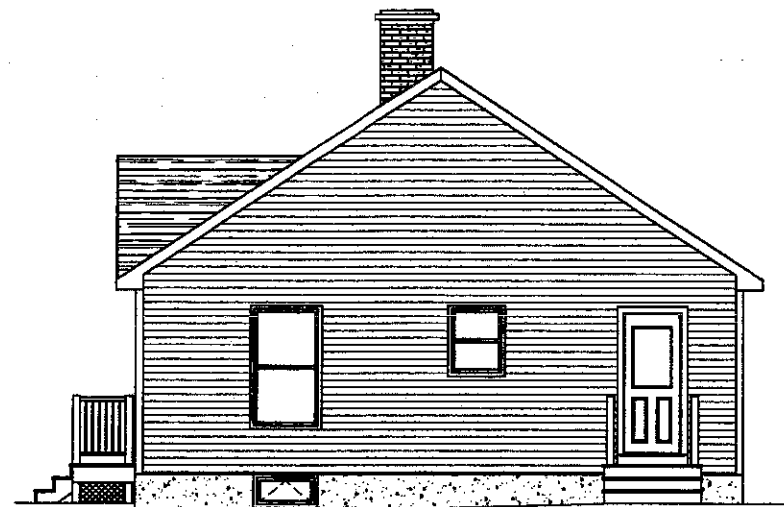


ELEVATION PLANS
SECOND CHANCE PROPERTIES
PORTLAND, ME



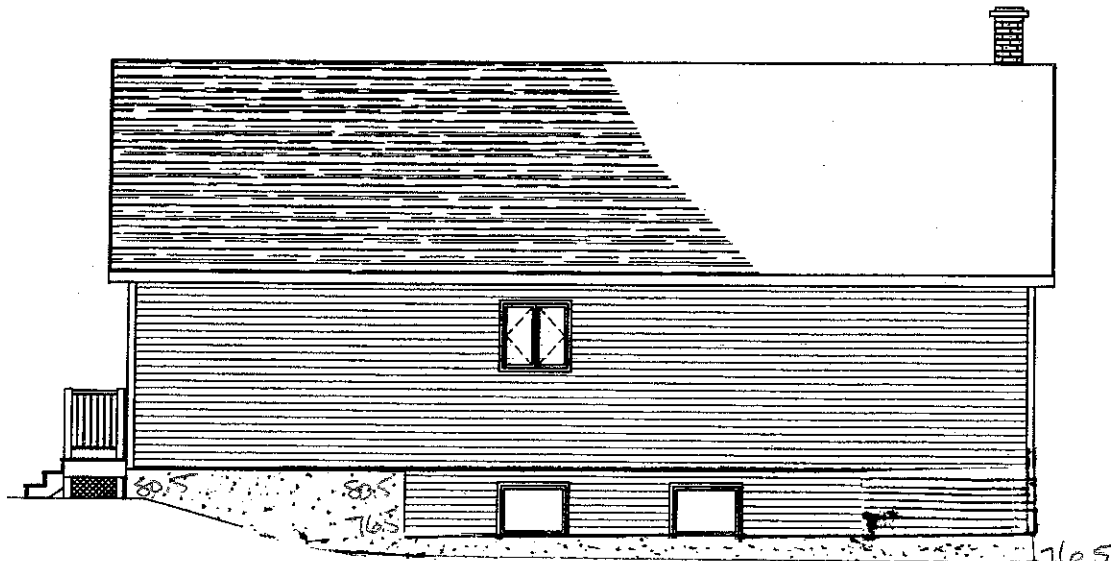
FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. ELEVATIONS SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.



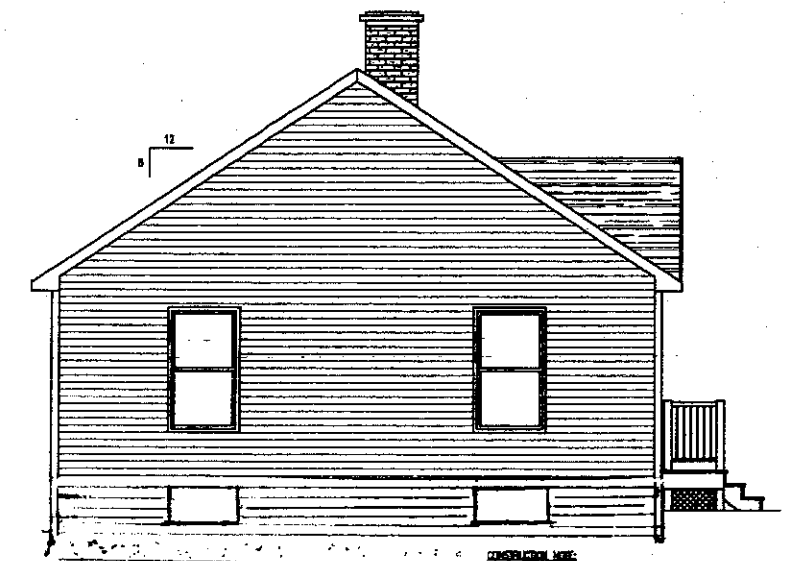
RIGHT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. ELEVATIONS SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.



REAR ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. ELEVATIONS SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.



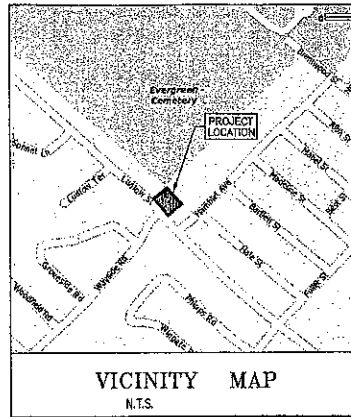
LEFT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. ELEVATIONS SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.

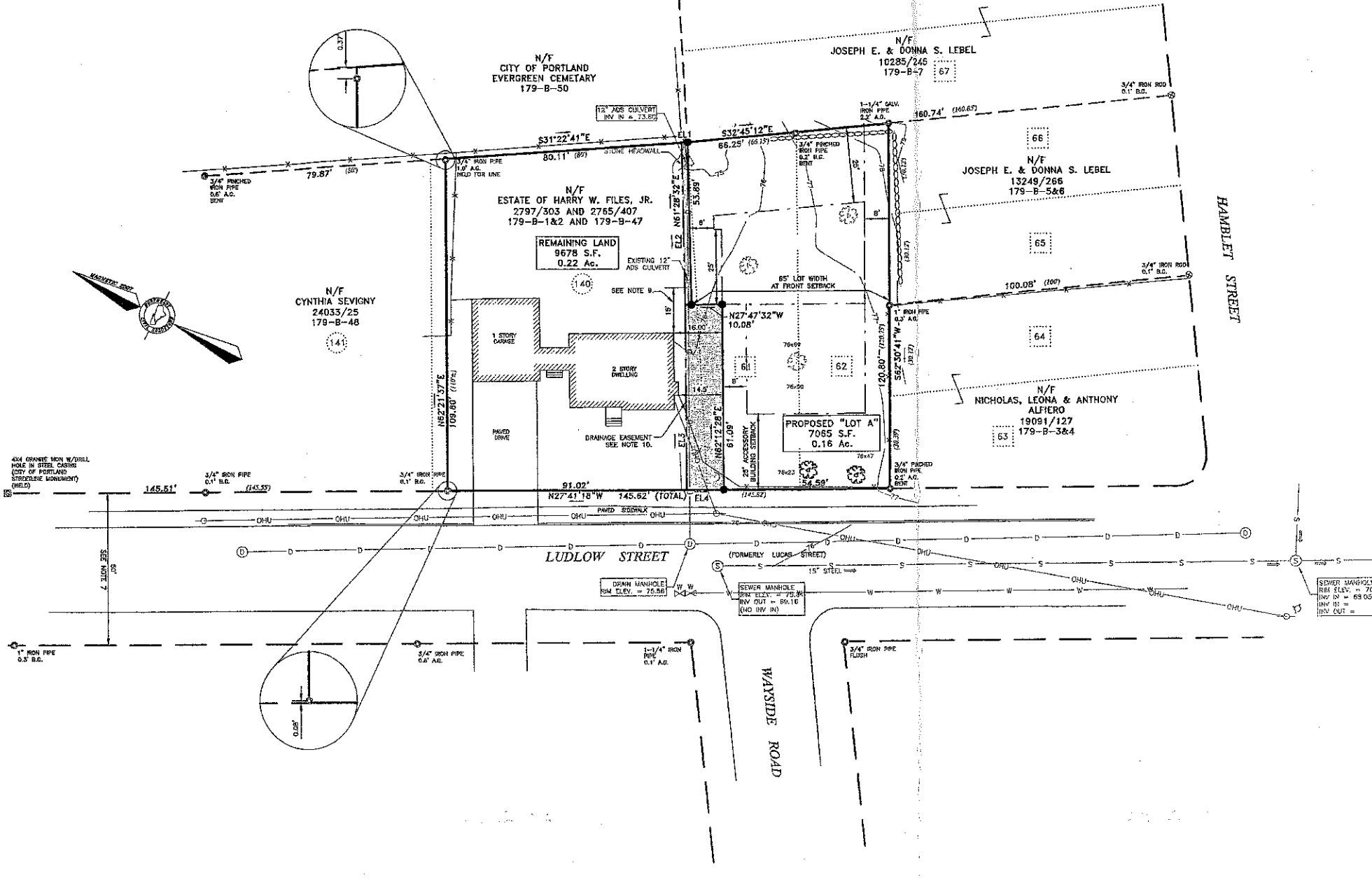
THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK OF AN ARCHITECT OR REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE. ARCHITECTS AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:

Date : 04/04/07
Scale : 1/4" = 1'-0"
Drawn By: JTM
Project: RW032707
Sheet Number:



LINE	BEARING	LENGTH
EL1	N31°22'41"W	2.00'
EL2	S61°28'32"W	53.76'
EL3	S62°12'28"W	61.07'
EL4	S27°41'49"E	12.08'



LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLUS 1314"
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- ⊗ FOUND IRON ROD
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- LOTS FROM PLAN 61/29
- LOTS FROM PLAN 61/28
- STONEWALL
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- N/F NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORD)
- 1234/567 TAX MAP-BLOCK-LOT
- (12345) PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, 2007.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, (CORD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED AT THE TIME OF THE SURVEY CAN BE FOUND IN DEEDS FROM FLORENA WOLA TO HARRY W. FILES JR. & NATALIE C. FILES DATED JANUARY 10, 1964 AND RECORDED IN DEED BOOK 2787, PAGE 303 (PARCEL 179-B-1&2) AS WELL AS FROM THE WMAT CORD TO HARRY W. FILES JR. & NATALIE C. FILES DATED AUGUST 2, 1963 AND RECORDED IN DEED BOOK 2765, PAGE 407 (PARCEL 179-B-47).
- OWNERSHIP AT THE TIME OF THE REVISED DATE CAN BE FOUND IN A DEED FROM ESTATE OF HARRY W. FILES, JR. TO JOHN R. JORDAN AND JULIE VOLGER DATED MARCH 6, 2007 AND RECORDED IN DEED BOOK 24904, PAGE 15.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "DEERING CENTER VILLA SITES FOR EVERETT C. WELLS" BY ERNEST W. BRANCH, CIVIL ENGINEER DATED OCTOBER, 1919 AND RECORDED IN PLAN BOOK 14, PAGE 29.
 - b. "PLAN OF LAND - LONGFELLOW WOODS SECTION E" BY CARL E. EMERY, DATED MAY, 1992 AND RECORDED IN PLAN BOOK 61, PAGE 29.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAPS 179, BLOCK B, PARCELS 1, 2 & 47.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-3 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE = 6500 S.F.
 - MINIMUM FRONTAGE = 50'
 - SETBACKS:
 - FRONT = 25'
 - SIDES = 1 & 1-1/2 STORY = 6', 2 STORY = 14', 2-1/2 STORY = 16'
 - REAR = 25'
 - MINIMUM LOT WIDTH AT AREA OF BUILDING ENVELOPE = 85'
7. THE WIDTH AND LAYOUT OF LUDLOW STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE. SAID WIDTH IS 50'.
8. THIS SURVEY WAS CONDUCTED WITH 12 INCHES OF SNOW ON THE GROUND.
9. PROPOSED BUILDING SETBACKS SET AS MEASURED BY THE CITY OF PORTLAND.
10. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. "DRAINAGE EASEMENT" FROM JOHN R. JORDAN AND JULIE VOLGER TO MARK S. POIRIER DATED MARCH 16, 2007 AND RECORDED IN DEED BOOK 24940, PAGE 179.

Author	By	Date	Checked
PROJECT: 29659.1		DRAWING NAME: 29659.DWG	
DATE: FEBRUARY 26, 2007		SCALE: 1"=20'	
FIELD BY: JAP / ADA		DRAWN BY: JAP	
BOUNDARY SURVEY & LOT SPLIT 287 LUDLOW STREET, PORTLAND, MAINE			
ESTATE OF HARRY W. FILES, JR.			

Prepared For:
JULIE VOLGER
78 ATLANTIC PLACE, SOUTH PORTLAND, MAINE 04106

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
FAX 207.883.2027

STAMP AND SIGNATURE

John C. Ransom 4/2/07
JOHN C. RANSOM DATE: 4/2/07
JOHN C. RANSOM MAINE P.L.S. No. 2344

NORWICH CIVIL SOLUTIONS, INC.