

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

2003-0035

DRC Copy

Application I. D. Number

French Paul D

Applicant

100 Edgeworth Ave, Portland, ME 04103

Applicant's Mailing Address

02/21/2003

Application Date

98 Edgeworth Ave.

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 773-7513 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

92 - 92 Edgeworth Ave, Portland, Maine

Address of Proposed Site

183 B025001

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) \_\_\_\_\_

1750 sq. Ft.

7844.61 sq. Ft.

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 Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 02/21/2003

DRC Approval Status:

Reviewer Jay Reynolds

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 03/26/2003 Approval Expiration 03/26/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 03/26/2003  
signature date

Performance Guarantee

- Required\*  Not Required

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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date  
 Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_  
 Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_  
 Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_ Conditions (See Attached) \_\_\_\_\_ expiration date  
 Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date  
 Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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ADDENDUM**

2003-0035

Application I. D. Number

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**Approval Conditions of DRC**

- 1 NO CHANGES TO EXISTING CONTOURS ARE PLANNED, ANY CHANGES IN CONTOURS SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY.
- 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 98 EDGEWORTH AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) 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 A sewer permit is required for you 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.
- 6 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.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 01 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.

*FRE is wrong  
No Prop. - Grading? Right...  
Lot Split?  
Utilities (found. drain?) S, W,  
Sill fence?*

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*Rev'd 2-26*

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<input type="checkbox"/> Defect Guarantee Released	date	signature	

*Site visit  
No Grading needed  
3-3  
BOR Greenhouse  
TO REVISE PHU  
3-20 Revision  
large needs  
Step Down  
Approve*

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: June 1, 2004  
RE: C. of O. for 98 Edgeworth Drive  
(CBL 183B025) (ID 2003-0035)

---

JR.

After visiting the site, I have the following comments:

Site work complete:


At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\edgeworth98b.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: December 11, 2003

RE: C. of O. for 98 Edgeworth Drive  
(CBL 183B025) (ID 2003-0035)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Loam and Seed.
2. Final Paving
3. Landscaping
4. Other

I anticipate this work can be completed by **June 1, 2004**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\edgeworth98a.doc

PROPOSED FINISHED FIRST FLOOR ELEVATION: 70.00'

NO CHANGES TO EXISTING CONTOURS PLANNED WITH THE EXCEPTION OF FINAL LANDSCAPING. FINAL GRADING TO REFLECT THE POSITIVE ABSORPTION OF STORM WATER.

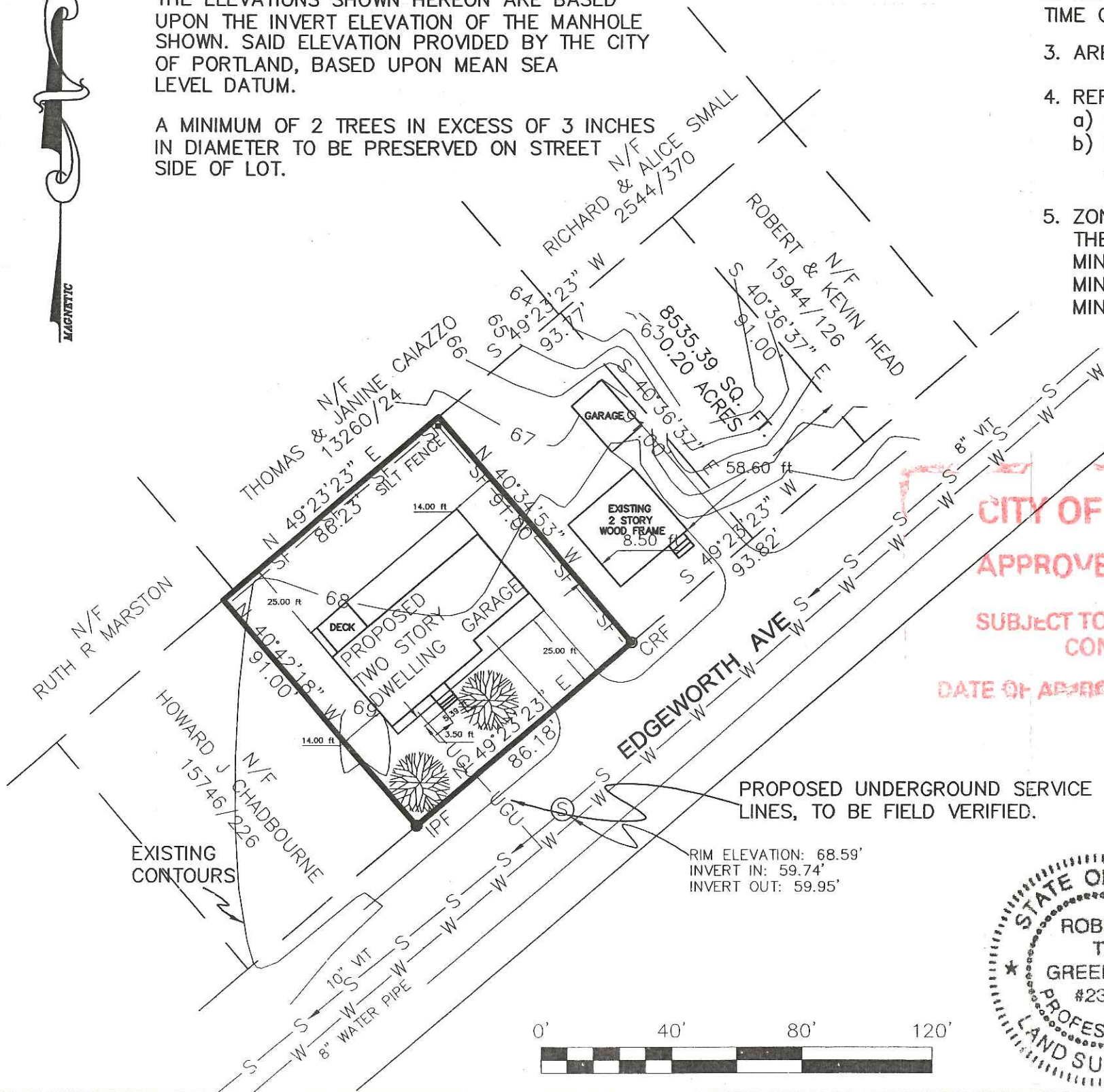
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A MINIMUM OF 2 TREES IN EXCESS OF 3 INCHES IN DIAMETER TO BE PRESERVED ON STREET SIDE OF LOT.

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: PAUL FRENCH AS DESCRIBED IN BOOK 14584, PAGE 72 RECORDED IN THE COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
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THE SUBJECT PARCEL IS CURRENTLY LOCATED IN RESIDENTIAL ZONE- R-3  
MINIMUM FRONT YARD 25 FEET  
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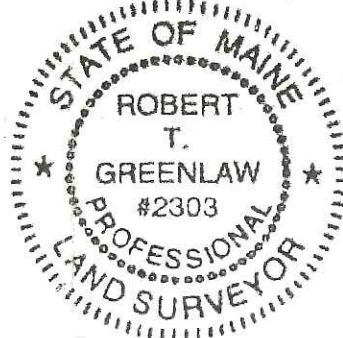
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**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL CONDITIONS  
 DATE OF APPROVAL 3-26-03

- LEGEND**
- Capped 5/8" Rebar Found
  - Iron Pipe or Solid Pin Found
  - △ Survey Instrument Point
  - Abutter Line
  - Property Line
  - Street Line
  - (50.00') Distance from reference plan or deed.
  - N/F Now Or Formerly
  - A.G. Above Grade
  - B.G. Below Grade
  - u — Overhead Utility
  - ⊙ Utility Pole
  - Edge of traveled way
  - Ⓜ Man Hole

PROPOSED UNDERGROUND SERVICE LINES, TO BE FIELD VERIFIED.  
 RIM ELEVATION: 68.59'  
 INVERT IN: 59.74'  
 INVERT OUT: 59.95'



**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b)

*Robert T. Greenlaw*

DATE: 03-24-2003

ROBERT T. GREENLAW P.L.S.  
 PRESIDENT BACK BAY BOUNDARY, INC.

REVISION 3 (03.24.03): ADDED ENTRY DECK TO THE FRONT OF PROPOSED HOUSE  
 REVISION 2 (03.20.03): CHANGED FINISHED FLOOR ELEVATION AND ADDED NOTES.  
 REVISION 1 (02.14.03): LOCATED EXISTING CONTOURS AND UTILITIES

**MINOR SITE PLAN / LOT SPLIT**  
**AT 100 EDGEWORTH AVE PORTLAND, MAINE**

FOR: PAUL FRENCH

DRAWN BY: RJS  
 CHECKED BY: RTG  
 SCALE: 1" = 40'  
 DATE: 02-14-2003  
 JOB #: 200307  
 SHEET:

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 PROFESSIONAL LAND SURVEYING  
 65 NEWBURY STREET  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 07

PROPOSED FINISHED FIRST FLOOR ELEVATION: 70.00'

NO CHANGES TO EXISTING CONTOURS PLANNED WITH THE EXCEPTION OF FINAL LANDSCAPING. FINAL GRADING TO REFLECT THE POSITIVE ABSORPTION OF STORM WATER.

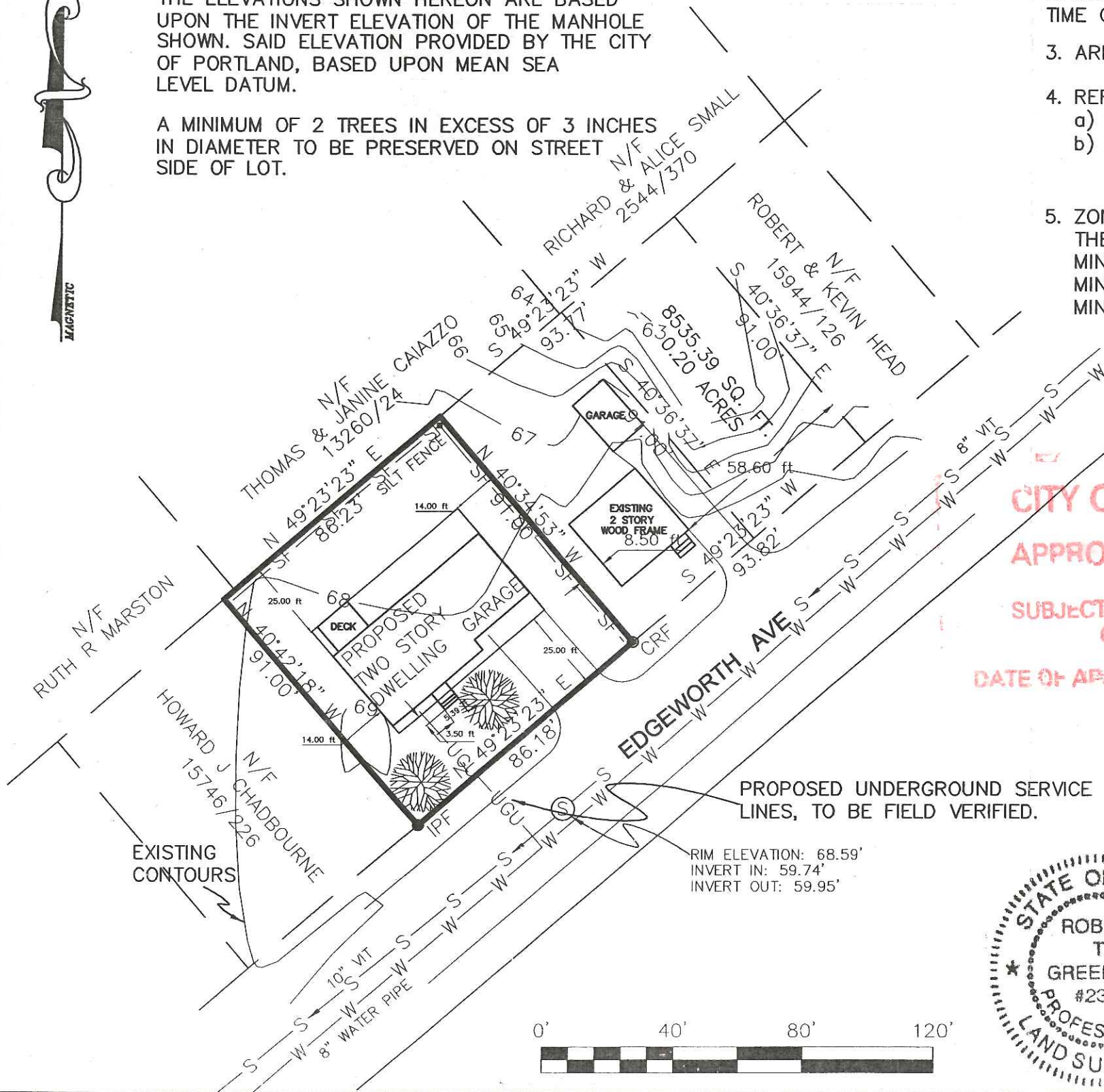
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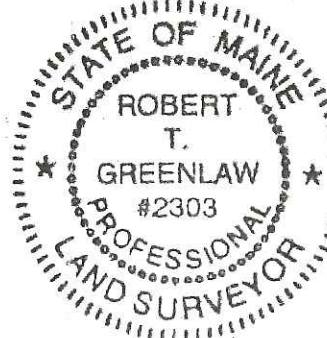
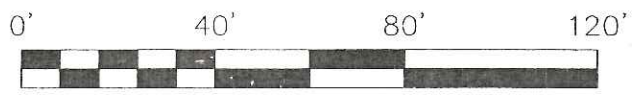


**CITY OF PORTLAND  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL  
CONDITIONS  
DATE OF APPROVAL 3-26-03**

- LEGEND**
- Capped 5/8" Rebar Found
  - Iron Pipe or Solid Pin Found
  - △ Survey Instrument Point
  - Abutter Line
  - Property Line
  - Street Line
  - (50.00') Distance from reference plan or deed.
  - N/F Now Or Formerly
  - A.G. Above Grade
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  - u — Overhead Utility
  - Utility Pole
  - Edge of traveled way
  - ⊕ Man Hole

PROPOSED UNDERGROUND SERVICE LINES, TO BE FIELD VERIFIED.

RIM ELEVATION: 68.59'  
INVERT IN: 59.74'  
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PAUL FRENCH

DRAWN BY: RJS
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SCALE: 1" = 40'
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DRAWER: 2003 NO: 07



PROPOSED FINISHED FIRST FLOOR ELEVATION: 103.00'

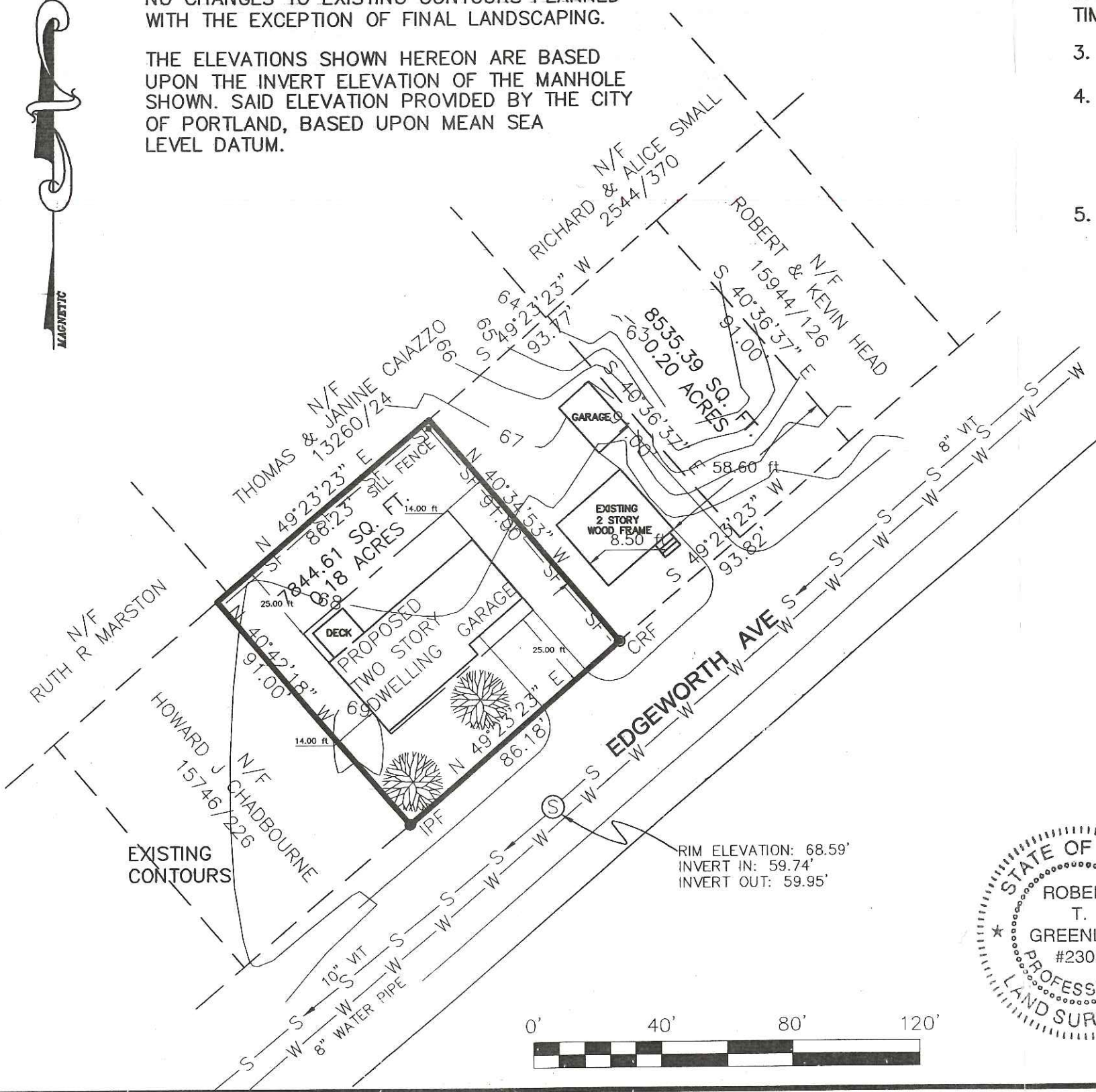
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**LEGEND**

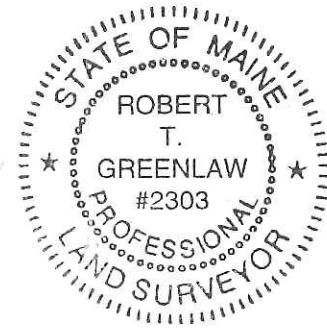
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DATE: 02-14-2003



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REVISION 1 (02.14.03); LOCATED EXISTING CONTOURS AND UTILITIES

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FOR: PAUL FRENCH

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CHECKED BY: RTG
SCALE: 1" = 40'
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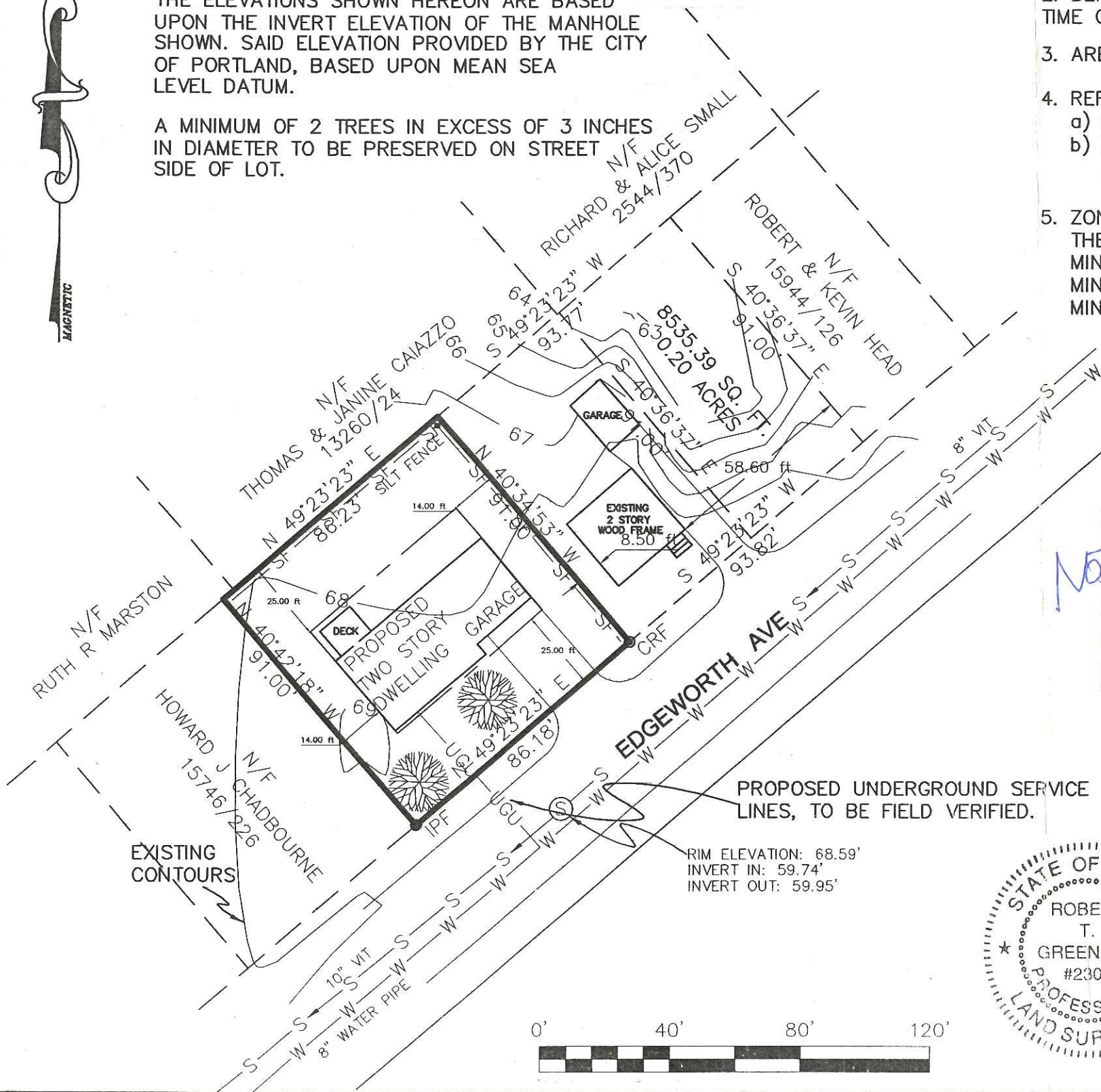
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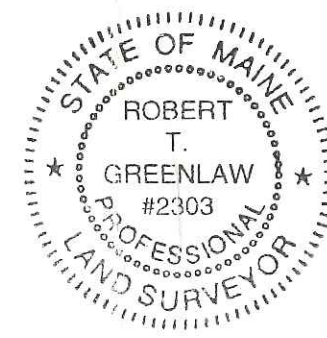


*Not the latest*

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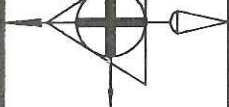
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