

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

2006-0126
Application I. D. Number

7/10/2006
Application Date

56 Ballpark Dr. Lot#6
Project Name/Description

Dodi Sidelinger
Applicant
1424 Washington Ave, Portland, ME 04103
Applicant's Mailing Address
Mark Moran
Consultant/Agent
Applicant Ph: (207) 878-3595 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

56 - 56 Ballpark Dr , Portland, Maine
Address of Proposed Site
371 A036001
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) _____

Proposed Building square Feet or # of Units 32128 Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/10/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 8/11/2006 Approval Expiration 8/11/2007 Extension to _____ Additional Sheets
Attached
 Condition Compliance Jay Reynolds 8/11/2006
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 | |

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 31, 2007

RE: C. of O. for #56 Ballpark Drive, lot #6 Haverly Subdivision
(Id#2006-0126) (CBL 371 A 036001)

After visiting the site, I have the following comments:

Site work complete

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

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

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

2006-0126

Application I. D. Number

7/10/2006

Application Date

56 Ballpark Dr. Lot#6

Project Name/Description

Dodi Sidelinger

Applicant

1424 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Mark Moran

Consultant/Agent

Applicant Ph: (207) 878-3595 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

56 - 56 Ballpark Dr , Portland, Maine

Address of Proposed Site

371 A036001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 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.
- 4 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.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6 THE FOUNDATION DRAIN INSTALLATION SHALL NOT DISTURB THE 75-FOOT STREAM PROTECTION ZONE.

From: Lannie Dobson
To: C of O; tmm
Date: 5/3/2007 9:39:12 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 56 BALLPARK DR Parcel ID:
371 A036001

Date: 5/7/2007 Time: 6:00:00 AM

Note: 408-9535 Mark Property Addr: 56 BALLPARK DR Parcel ID: 371 A036001

Application Type: Prmt
Application ID: 61016

Contact:
Phone1: Phone2:

Owner Name: SIDELINGER DODI S
Owner Addr: 1424 WASHINGTON AVE
PORTLAND , ME 04103

No House numbers

Trees too small

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.



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



THE FOUNDATION DRAIN INSTALLATION SHALL NOT DISTURB THE 75-FOOT STREAM PROTECTION ZONE.





PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Mark Moran - 408-9535
Mainely Properties and Construction, LLC
P.O. Box 6012
Falmouth, ME 04105

July 19, 2006

Dear Mr. Moran:

RE: Application for single family house, 56 Ball Park Drive, Lot #6

Upon review of the site plan, the City's Planning Division has the following comments:

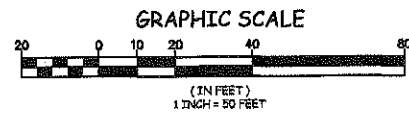
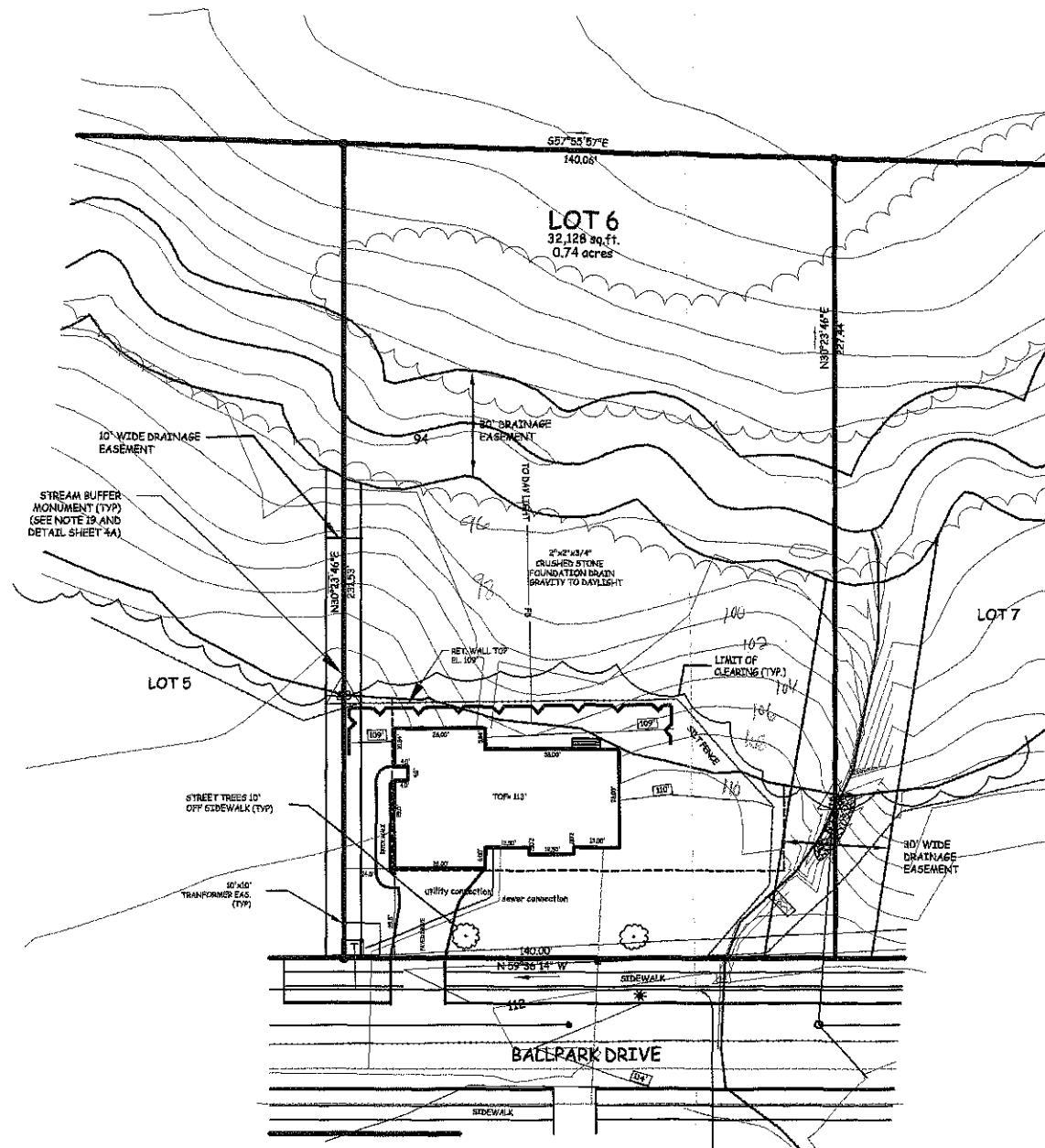
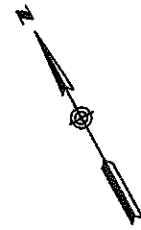
1. Please take note that there is a 75' stream protection zone in the rear of the property and that your proposed retaining wall is only 3 feet from it. It will be important to limit your construction area along the wall so that you remain in compliance.
2. Please redesign the outlet of the foundation drain so that it does not affect the stream protection zone. Based on your proposed foundation height, it looks like the discharge of the foundation drain can be located near the 103' contour. This can be achieved outside of the stream protection zone.
3. Where a new structure/retaining wall exceeds 4-feet in vertical drop, a guard rail is required for safety purposes. Please add this to your plan, as your wall appears to have areas where it exceeds 4-feet of vertical drop.
4. If possible, please provide a greater scale (1"=40', 1"=30, etc.) site plan.

Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

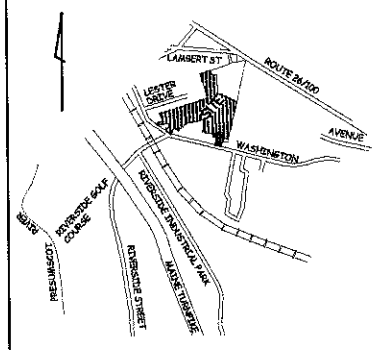
cc: Sarah Hopkins, Development Review Services Manager



T. O'Hara D.E.F./PP

LEGEND:

●	IRON PIPE OR ROD FOUND
○	IRON ROD SET
⊙	WATER VALVE
⊕	UTILITY POLE
⊖	MAN-HOLE
⊗	CATCH BASIN
—	FENCE
—	CURB
—	PROPOSED CONTOURS
—	EXISTING 1' CONTOUR
—	OVERHEAD WIRES
—	WATER LINE
—	SILT FENCE
—	FOUNDATION DRAIN
○	2" RED MAPLE (PROPOSED)



LOCATION MAP
(NOT TO SCALE)

NOTES:

- (1) Source Deed Reference: Book 22100, Page 073
Cumberland County Registry of Deeds
 - (2) Owner of Record: Dadi S. Sidelinger
1424 Washington Avenue
Portland, Maine 04103
 - (3) Area of Surveyed Parcel: .74 acres
 - (4) Bearings are Per Plan Reference #3
 - (5) All Book, Plan Book and Page References are of the
Cumberland County Registry of Deeds in Portland, Maine
 - (6) R-2 Residential Zone: 10,000 square feet
50' minimum street frontage
25' setback Front & Rear
12' side setback for 1 or 1 1/2 story
14' side setback for 2 story
16' side setback for 2 1/2 story
 - (7) Elevations are based on City of Portland Datum
 - (8) FEMA/FIRM panel number 230051 0002 C
revised December 8, 1998
Subject parcel lies in Zone X and is Outside the 500 year
flood plain
 - (9) All Utilities and Design contours are from Design Plans
- REFERENCES:
- (1) City of Portland, Maine
County of Cumberland and State of Maine
 - (2) Tax Map 371 Block A Lot 36
 - (3) The Haverly Estate Property
BALLPARK DRIVE SUBDIVISION
prepared for: Margaret Haverly
prepared by: URS Corporation
dated: November 22, 2004
revised: November 17, 2004
recorded at GCRD in Plan Book 204 Page 856
 - (4)

CERTIFICATION:

- (1) THE SURVEY CONFORMS TO THE BOARD OF
LICENSEURE FOR PROFESSIONAL LAND SURVEYORS
WITH EXCEPTION OF NO WRITTEN REPORT.

PROJECT: **SITE PLAN**
Lot 6 - #56 Ballpark Drive
PORTLAND, MAINE

PREPARED FOR:
Mainely Properties & Construction
P.O. Box 6012
Falmouth, Maine 04105

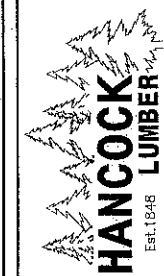
PREPARED BY: **TKM**
LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04092
TEL: (207) 854-4900

DESIGNED: T.D. JOB NUMBER: 06-33

DRAWN: RC DATE: JUNE 2006

CHECKED: T.D. SCALE: 1" = 50'

THOMAS DEFLIPP, PLS 2246
NOT VALID UNLESS
EMBOSSED



FRONT AND RIGHT ELEVATIONS
SIDELINGER RESIDENCE
PORTLAND, ME



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



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

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Revisions:

04/20/06	ADDED GARAGE DOORS AND PORCH
07/06/06	REVISED HOUSE FIGURES 5'-0"

Date : 07/06/06
Scale : 1/4" = 1'-0"
Drawn By: JTM
Project: CLH041306
Sheet Number: