

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1276 Issue Date: NOV - 8 2001 CBL: 415 A015001

Location of Construction: 8 Ledgewood Drive	Owner Name: Judith D. Shannon	Owner Address: <b>CITY OF PORTLAND</b>	Phone:
Business Name: n/a	Contractor Name: Christopher J. Ballard, Inc.	Contractor Address: 7 Terraway Falmouth	Phone: 2078383800
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <b>R-3</b>

Past Use: Vacant	Proposed Use: Single Family/ 24' x 50' ranch style with 24' x 22' garage	Permit Fee: \$906.00	Cost of Work: \$146,200.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <b>R-3</b> Type: <b>SB</b> <b>BOCA 1999</b>	

Proposed Project Description:  
Build New 24' x 50' ranch w/ 24' x 22' garage

Signature: \_\_\_\_\_ Signature: *T. Munson*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  *N/A*  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 10/15/2001	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<p style="text-align: center;"><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2001-0288</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>10/31/01</i>	<p style="text-align: center;"><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <i>N/A</i> <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>11/08/01</i>	<p style="text-align: center;"><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

\_\_\_\_\_  
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

2007 02 28 01 - 1276  
**All Purpose Building Permit Application**

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 8 Ledgewood Dr, Portland, Me.

Total Square Footage of Proposed Structure 1728 SF Square Footage of Lot 20,108 SF

Tax Assessor's Chart, Block & Lot Chart# 415 Block# A Lot# 015 Owner: Judith D. Shannon Telephone: 553-7357

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: Chris Ballard Cost Of Work: \$146,200.00  
7 Terra Way Fee: \$  
Falmouth, ME. 04105

Current use: vacant Bldg. Fee 906.00  
 If the location is currently vacant, what was prior use: none Site Fee 300.00  
 Approximately how long has it been vacant: always Cop Fee 500.00  
 Proposed use: single family home Total 1,256.00  
 Project description: A 24'x50' ranch style home with a 24'x22' garage.

Contractor's name, address & telephone: Christopher J. Ballard, Inc.  
7 Terra Way, Falmouth, ME. 207-781-8822  
 Who should we contact when the permit is ready: Chris Ballard  
 Mailing address: 7 Terra Way Phone: 781-8822  
Falmouth, ME. 04105

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Chris Ballard Pres. Date: 10-15-01

This is not a permit, you may not commence ANY work until the permit is issued  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 OCT 15 2001  
 RECEIVED  
 10/15/01

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

2001-0288  
Application I. D. Number

10/19/2001  
Application Date

Christopher J. Ballard  
Applicant  
7 Terraway, Falmouth, ME 04105  
Applicant's Mailing Address

8 Ledgewood Drive  
Project Name/Description

Consultant/Agent  
Applicant Ph: (207) 838-3800 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

8 - 8 Ledgewood Drive, Portland, Maine  
Address of Proposed Site  
415 A015001  
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) 24' x 50' ranch w/garage

1728 sq. ft. 20,168 sq. ft.  
Proposed Building square Feet or # of Units 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: 10/19/2001

**Zoning Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 10/31/2001 Approval Expiration 10/31/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Marge Schmuckal 10/31/2001  
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 Issued	_____		
	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

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

2001-0288

Application I. D. Number

10/19/2001

Application Date

8 Ledgewood Drive

Project Name/Description

Christopher J. Ballard

Applicant

7 Terraway, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 838-3800      Agent Fax:

Applicant or Agent Daytime Telephone, Fax

8 - 8 Ledgewood Drive, Portland, Maine

Address of Proposed Site

415 A015001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 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 \_\_\_\_\_, 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 street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Approval Conditions of Zoning**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3 No rear decks were shown as part of this application. No rear decks are part of this approval. Any future decks shall require a separate permit and review.
- 4 No daylight basement is being shown as part of this application. No daylight basement is allowed with this approval. Any change shall require a separate permit and approval.

Application ID Number: 1-1276

Department: Zoning

Status: Pending

Reviewer: Marge Schmuckal

Comments: 8 Ledgewood Drive

Approval Date: 10/31/2001

Given On Date: 10/26/2001

OK to Issue Permit Name: Marge Schmuckal Date: 10/31/2001 Date 2:

Conditions Section:

All conditions placed on the site plan approval sheets are still in force for building construction.

[Empty text area for conditions]

Create Date: 10/26/2001 By: jodinea Update Date: 10/31/2001 By: mes

Applicant: Christopher J. Ballard, INC Date: 10/31/01

Address: 8 Ledge wood Drive

C-B-L: 415-A-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 24' x 50' with garage ranch 22' x 24'

Sewage Disposal - Private - needs HNE 200

No Daylight Basement shown

Lot Street Frontage - 50' req - 91' shown

No Rear Decks shown

Front Yard - 25' min - 66' scaled

Rear Yard - 25' min - 111' scaled

exact check ->

Side Yard - 8' req. - 8' shown (1 story stream ally)

Projections - front entry - NO rear entry shown

Width of Lot - 75' - 91' shown

Height - 35' max - 18.5' to ridge

Lot Area - 6,500 sq ft min - 20,168 sq ft given

Lot Coverage/ Impervious Surface - 25% or 5,042 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/mixed

Shoreland Zoning/ Stream Protection - # 2001-0288 N/A

Flood Plains - Panel 2-Zone X

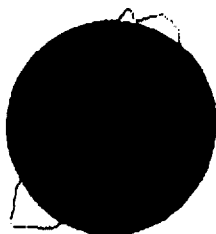
24' x 50' = 1200 sq ft

22' x 24' = 528

1728 sq ft

NOTE: Mike Nugent researched the Subdivision question with legal PL. The last lot created was in 1996 - This is NOT a Subdivision - Any other lot created within the next 5 years will require a site plan review subdivision

415-A-015



CONSULTING ARCHITECTS AND PLANNERS  
**Northeast Civil Solutions**  
INCORPORATED

153 U.S. Route 1  
Scarborough  
Maine 04074

December 4, 2001

**Tammy Munson, Inspections Office  
City of Portland  
389 Congress Street  
Portland, Maine 04101**

tel  
207.883.1000  
800.882.2227

**RE: Chris Ballard Property on Ledgewood Road**

fax  
207.883.1001

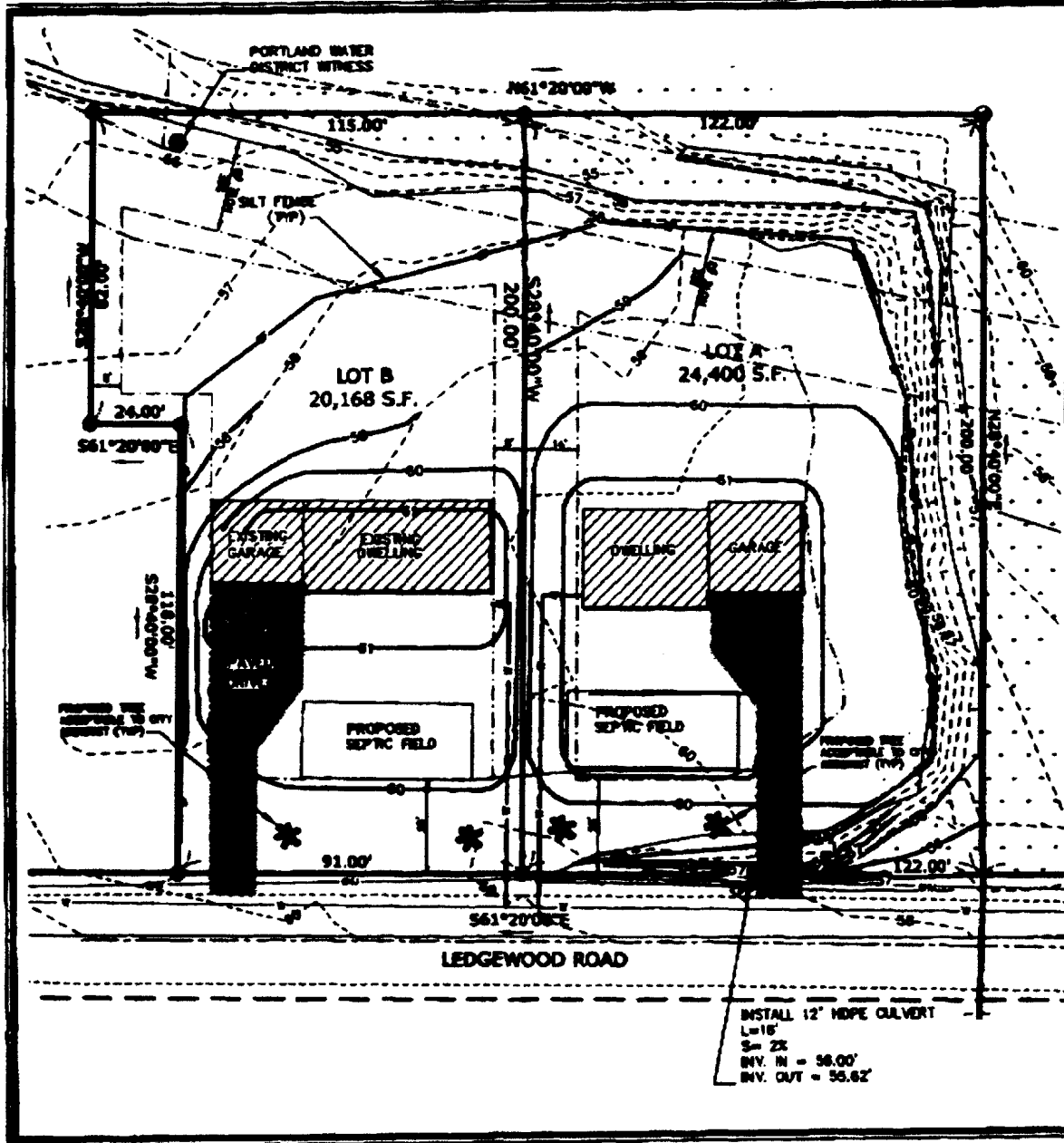
**Dear Ms. Munson:**

Per Chris Ballard's request, we field inspected the foundation forms yesterday located on Lot B on Ledgewood Road. We found the inside corners of the existing forms to be in conformance with the City of Portland setback requirements for a 1 to 1-1/2 story dwelling. The inside corners of the forms are well within the front and rear setback requirements. If you need additional information, please feel free to give us a call.

Sincerely,

**Camille C. Alden  
Project Manager**

c: Chris Ballard



**NOTES**

- BOUNDARY LINES BASED UPON PLAN REFERENCED IN NOTE 4.A. BELOW.
- DATUM:  
 HORIZONTAL- BASED UPON PLAN REFERENCED IN NOTE 4.A. BELOW.  
 VERTICAL- BASED UPON BENCH MARK AS SHOWN ON PLAN REFERENCED IN NOTE 4.B. BELOW. SAID DATUM IS CITY DATUM.
- THE REAR SET BACK AS SHOWN FOR LOTS A AND B IS BASED UPON A 25' SETBACK FROM THE TOP OF BANK OF THE WETLANDS.
- PLAN REFERENCES:  
 a. PLAN ENTITLED SKETCH PLAN OF LAND IN THE CITY OF PORTLAND, PREPARED FOR SUSAN FORBES DATED 8/28/01, BY NORTHEAST CIVIL SOLUTIONS, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 291, PAGE 349.  
 b. PLAN ENTITLED "TOPOGRAPHIC SURVEY AT THE INTERSECTION OF PRESUMPTOOT ST. & OCEAN AVENUE DATED OCTOBER, BY THE CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION.
- CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
- DWELLINGS SHALL BE SERVED BY OVERHEAD ELECTRICAL AND COMMUNICATIONS.

**GRADING PLAN OF LAND  
 IN  
 CITY OF PORTLAND  
 CUMBERLAND COUNTY  
 MAINE**

SCALE: 1" = 30'

PREPARED FOR: DAKE DALARD  
 2294 FALMOUTH ROAD  
 FALMOUTH, MAINE 04005

DATE: OCTOBER 11, 2001  
 REVISED: DECEMBER 4, 2001

OWNER: MABELLE A. FORBES  
 1002 OCEAN AVENUE  
 PORTLAND, MAINE 04060

JOB NUMBER: 22491 ACAD FILE: 22491



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: ncs@neciv.com





Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Mark Adelson & Alex Jaegermen  
Co-Directors

**CITY OF PORTLAND**

November 6, 2001

Christopher Ballard Inc.  
7 Terra Way  
Falmouth, Maine 04105

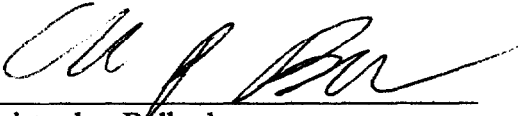
RE: 8 Ledgewood Drive  
CBL: 415-A-015


Dear Christopher Ballard:

As per our discussion on November 5, 2001 the following items were discussed and agreed upon:

1. The wall framing on the garage will be 2" x 6" 's 16" oc.
2. All window and door headers will be 3-2" x 10" 's and the garage door headers will be 3-2" x 12" 's.
3. Egress windows will have a net clear opening of 5.7sf.
4. Permits will be obtained for all heating, plumbing and electrical work.
5. The front stairs will have 36" guards or the elevation of the landing will be less than 15 1/2" above grade.
6. The minimum clearance around the chimney will be 2" from combustibles and have fire stopping at each level.
7. The stairs and landing in the garage will have 36" high guards protecting all areas above 15 1/2".
8. All stair landings will be a minimum of 36" in width.
9. All stairs will have a minimum of a 10" tread and 7 3/4" maximum rise.
10. The rafters on the front porch will be 2" x 8" 's - 16" oc.
11. The bathroom window will be safety glazing.
12. A minimum of 1/2 inch gypsum board or the equivalent is required to be applied to the garage side of the house to the ridge.

I agree to construct the above referenced house in accordance with the above changes.

  
\_\_\_\_\_  
Christopher Ballard

  
\_\_\_\_\_  
Witness

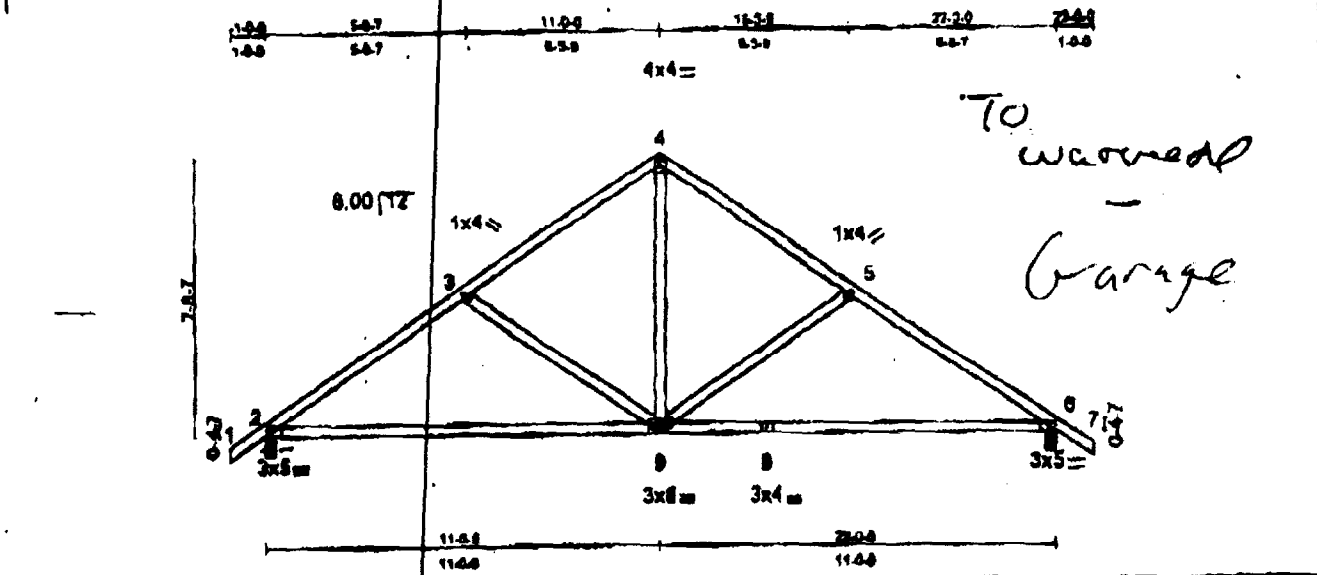


WICKES LUMBER

Fax:2077729715

Nov 6 2001 10:49 P.04

JOB	TRUSS	TRUSS TYPE	QTY	PLY	WOOD STRUCTURES STOCK TRUSS# 1/20/99	Sheet 10 of 20
ST58783	822	COMMON	1	5		



LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 0.0	2-0-0	TC 0.07	(in) (load) (defl)	M20	100/120
TCOL 7.0	Plates Increase 1.15	SC 0.07	VertLL -0.07 2 > 895		
BCLL 0.0	Lumber Increase 1.15	WB 0.40	VertTL -0.48 3-8 > 561		
BCSL 10.0	Reg Stress Iner YES		HorzTL 0.00 8 n/a		
	Code BOCA/ANSI93		1st LC LL Min Defl = 240		Weight: 78 lb

**LUMBER**  
 TOP CHORD 2 X 4 SPF No. 2  
 BOT CHORD 2 X 4 SPF No. 2  
 WEBS 2 X 6 SPF-3 Stud

**REACTIONS (k/ft)** 6=1388/0-3-8, 2=1388/0-3-8  
 Max Hory 2=388/foot case 2)  
 Max Uplift =-5750/foot case 4), 2=-5750/foot case 4)

**FORCES (lb) - Rwt Load Case Only**  
 TOP CHORD 1-2=27, 2-3=1300, 3-4=1131, 4-5=1131, 5-6=1590, 6-7=27  
 BOT CHORD 3-8=1300, 8-9=1300, 6-8=1300  
 WEBS 3-9=444, 4-9=727, 6-9=444

**BRACING**  
 TOP CHORD Staggered or 3-7-14 on center purlin spacing.  
 BOT CHORD Rigid purlin directly applied or 7-4-12 on center bracing.

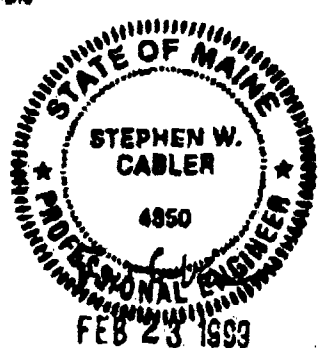
CHRISTOPHER BALLARD INC  
 7 TERRA WAY  
 FALMOUTH, ME 04105  
 828-3800

**NOTES**

- This truss has been checked for unbalanced loading conditions.
- This truss has been designed for the wind loads generated by 80 mph winds at 25 ft above ground level, using 8.0 psf top chord dead load and 6.0 psf bottom chord dead load. 0 psf from hurricane zone (wind on an occupancy category I, condition I enclosed building, of dimensions 66 ft by 24 ft with exposure D ASC 2 7-83 per BOCA/ANSI93 if wind vertical or cantilever exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase to 1.33, and the plate grip increase to 1.33
- All plates are M20 plates unless otherwise indicated.
- This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 2-6-0 between the bottom chord and any other members.
- Provide mechanical connection (by others) of chord to bearing plate capable of withstanding 875 lb uplift at joint 6 and 575 lb uplift at joint 3.
- This truss has been designed with ANSI/TPI 1-1998 criteria.

**LOAD CASES:** Standard

**DESIGN LOADING:**  
 TCLL/TOTAL (PSF)  
 42/59 @ 24' oc.  
 53/74 @ 19.2' oc.  
 63/89 @ 16' oc.

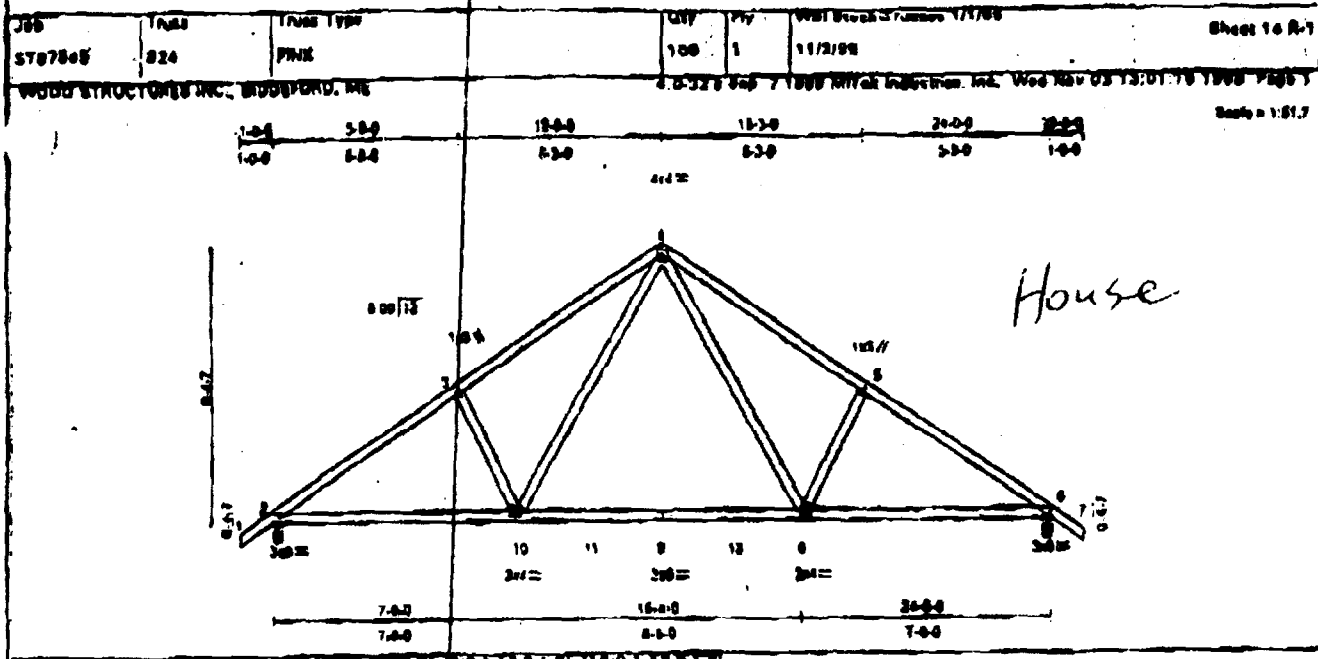


WICKES LUMBER

Fax:2077729715

Nov 6 2001 10:50 P.05

TOTAL P.02



House

<b>LOADING (psf)</b>	<b>SPACING</b> 2'-0"	<b>CSI</b>	<b>DEFL (in)</b>	<b>PLATES GRP</b>
TCLL 42.0	Plates Increase 1.15	TC 0.88	Vert(L) -0.34 8-10 > 849	M20 169/123
TCCL 7.0	Lumber Increase 1.15	BC 0.99	Vert(TL) -0.46 8-10 > 821	
BCLL 0.0	Res Stress Iner YES	WB 0.47	Horz(TL) 0.08 6 n/a	Weight: 89 lb
BCCL 10.0	Code @DCA/ANSI99	(Manual)	1st LCL Min Vdef = 240	

**LUMBER**  
 TOP CHORD 2 X 4 SPF 1600F 1.82  
 T CHORD 2 X 4 SPF No. 2  
 S 2 X 4 SPF-E Stud

**BRACING**  
 TOP CHORD Sheathed or 4-2-8 on center purlin spacing.  
 BOT CHORD Rigid bracing directly applied or 10-0-0 on center bracing.

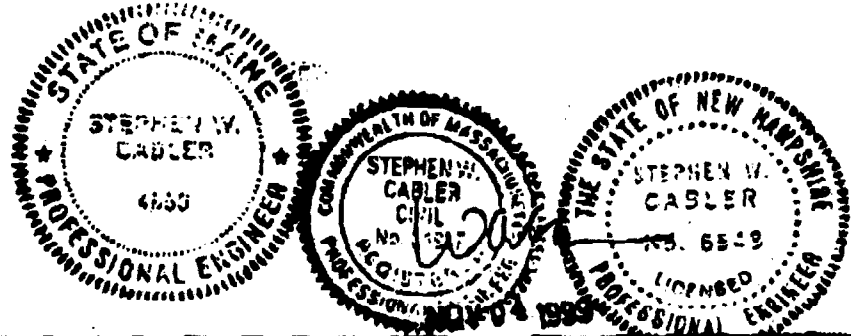
**CONNECTIONS (Material)** 2 = 1589/0-3-8, 6 = 1599/0-3-8

**FORCES (lb)** - First Load Case Only  
 TOP CHORD 1-2 = 83, 2-3 = 226, 3-4 = 2021, 4-5 = 2021, 5-6 = 2258, 6-7 = 50  
 BOT CHORD 2-10 = 1748, 10-11 = 1183, 8-11 = 1183, 9-12 = 1183, 8-12 = 1183, 0-8 = 1748  
 WEBS 3-10 = 464, 4-10 = 910, 4-9 = 810, 5-9 = 464

**CHRISTOPHER BALLARD INC**  
 7 TERRA WAY  
 FALMOUTH, ME 04105  
 838-3800

**NOTE**  
 1) This truss has been checked for unbalanced loading conditions.  
 2) All plates are M20 plates unless otherwise indicated.  
 3) This truss has been designed for a live load of 20 psf on the bottom chord in all areas with a clearance greater than 3'-6" between the bottom chord and any other members.  
 4) This truss has been designed with ANSI/TPI 1-1995 criteria.

**LOAD CASES:** Standard  
**DESIGN LOADING:**  
 TCELL TOTAL (PSF)  
 42.00 @ 20' oc.  
 53.74 @ 15.2' oc.  
 65.99 @ 10' oc.



## RESIDENTIAL CONSTRUCTION CONTRACT

THIS AGREEMENT made and entered into this 27<sup>th</sup> day of August, 2001, by and between Judith D. Shannon of Scarborough, Cumberland County, Maine ("Owner"), and Christopher J. Ballard, Inc., a Maine Corporation with a principle place of business in Falmouth, Cumberland County, Maine ("Contractor").

### WITNESSETH

That owners and Contractor, in consideration of the mutual covenants herein set forth and other valuable consideration, agree as follows:

#### I. DESCRIPTION OF WORK

Contractor agrees to construct for owner a residence on land owned by owner on, Ledgewood Drive, Portland, Cumberland County, Maine, described in Owner's deed recorded at the Cumberland County Registry of Deeds in Book 201, Page 349. Said dwelling will be constructed in accordance with the specifications and other documents (herein after collectively called ("Construction Documents")).

#### II. COMMENCEMENT OF WORK

Work shall be commenced on or about September 15<sup>th</sup>, 2001, and shall be completed on or about January 15<sup>th</sup>, 2002.

#### III. CONTRACT PRICE AND ALLOWANCES

The contract price is \$146,200.00 and is to be done as stated in the Construction Documents and as per plan. The parties understand and agree that additions, deletions and modifications to the work described in paragraph I will require written change orders per paragraph V below and will affect the contract price accordingly.

#### IV. PAYMENT SCHEDULE

A deposit of \$5000.00 (five thousand dollars), will be made at signing of contract. Funds will be requested in writing each month and will be signed by both the Owner and the Contractor. Payments will be due the 5<sup>th</sup> of each month and checks should be made out to: Christopher J. Ballard, Inc. The Contractor will submit a lien waiver for the amount of the previous payment to the Owner with each new funds request. Upon completion of contract and issuance of Occupancy Permit and prior to occupancy, the balance is due in full. All payments shall be made by the Owner promptly on their due date. Interest on payments not made within 15 days of their due date shall accrue at the rate of 18% annum until paid in full. Owner will recognize that the Contractor will have monetary commitments to satisfy from the payments due it under this agreement and Owner agrees that she shall not hold back any funds from Contractor based on any claimed breach including quality of construction or performance. All payments will be made to the Contractor in a timely manner and any such claims by Owner shall be resolved exclusively with institution of mediation between the parties as per paragraph XII below. If any payment is not made within 15 days of its due date, Contractor shall, at its option, have the right to claim a default in the terms of this agreement and Owner shall pay Contractor's costs I collecting all sums due including reasonable attorney's fees.

# RESIDENTIAL CONSTRUCTION CONTRACT

## V. WORK CHANGES

Owner reserves the right to order work changes in the nature of additions, deletions, or modifications, without invalidating the contract, provided that corresponding adjustments are made in the contract price and time. All changes requested by the Owner will be authorized by a written change order signed by then Owner and the Contractor. Any adjustment in the contract price resulting and a credit or a charge to the Owner shall be determined by mutual agreement of the parties before starting the work involved in the change.

## VI. INSURANCE

**A. Contractor's Insurance:** Contractor agrees to keep in force at his own expense, during the period of construction on the project, such insurance as will protect him and the owner from claims against Worker's Compensation and other employee benefit laws for bodily injury and death of such workers or employees.

**B. Owner's Termination:** Owner agrees to maintain in force their own liability insurance during the construction of the project for claims of personal injury or death arising out of their ownership of the property, without diminishing the Contractor's obligation to carry the insurance specified herein on his part to be carried. Additionally, Owner agrees to maintain at their expense during construction of the project, property damage insurance on the work site to its insurable value, including interest of Owner, Contractor and Subcontractors, against fire, vandalism and other perils ordinarily included in extended coverage. Losses under such insurance will be adjusted among the parties, as their interests shall appear. Owner shall provide a copy of all such policies to Contractor.

## VIII. TERMINATION

**A. Contractor's Termination:** Contractor may, on seven days written notice to Owner, terminate this contract before the completion date thereof, if Owner fails to make a payment within fifteen days of its due date as above provided, or otherwise breaches the terms of this Agreement. Upon such termination, Contractor may recover from Owner, payment for all work completed, and for any losses and damages sustained by Contractor as a result of the owner's breach, including losses for materials, equipment, tools or machinery, to the extent of actual loss thereon, plus Contractor's cost of collection including reasonable attorney's fees.

**B. Owner's Termination:** Owner may, on seven days written notice to Contractor, terminate this contract before the completion date hereof, if Contractor defaults in performance of any substantial provision herein. Owner shall pay Contractor for all work completed through the date such written notice is given. In the event of the contractor's breach, Owner shall be entitled to damages for such breach and their costs of collection, including reasonable attorney's fees.

## IX. DELAYS NOT ATTRIBUTABLE TO CONTRACTOR

Owner and Contractor agree that all work will be completed within a reasonable amount of time but delays caused by strikes, lockouts, common carriers, or other circumstances or conditions beyond the control of the contractor, will not be cause for breach of this Agreement.

# RESIDENTIAL CONSTRUCTION CONTRACT

## X. LIEN WAIVERS

Contractor agrees to submit alien waivers to Judith Shannon, relating to all claims for Contractor, subcontractors and material men.

## XI. NOTICES

All notices between parties shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is given, or on the third day of mailing if mailed to the party to whom notice is given by first class mail, postage prepaid, certain, return receipt requested, addressed as follows:

**TO CONTRACTOR:** Christopher J. Ballard, Inc.  
7 Terra Way  
Falmouth, Me. 04105

**TO OWNER:** Judith D. Shannon  
P.O. Box 1052  
Scarborough, Me. 04070-1052

Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described above.

## XII. MEDIATION

The parties agree that they shall mediate any claimed breach of this agreement provided, however, that the Contractor shall retain the right to institute suit to preserve and protect its mechanics lien rights prior to mediation. The mediation shall be instituted as per the rules of the Maine Real Estate Commission with the American Arbitration Association unless the parties mutually agree to another form of mediation. The parties shall initially share costs of the mediation but the prevailing party shall be entitled to reimbursement of costs and attorney fees from the other party.

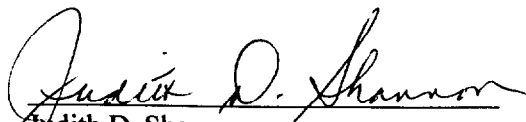
## XIII. ENERGY STANDARDS

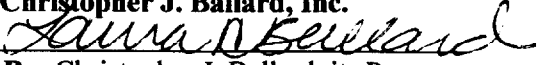
A. 10 M.R.S.A. Sec. 1411 - 1420 establishes energy efficiency building standards for new residential construction. The new building will meet or exceed those standards.

## XIV. BINDING EFFECT

This agreement shall be binding on the parties, their heirs, successors and assigns.

**IN WITNESS WHEREOF**, Contractor and Owner have executed this agreement as of the date first written above.

  
Judith D. Shannon

Christopher J. Ballard, Inc.  
  
By: Christopher J. Ballard, its Pres.  
Laura M. Ballard Sect/Treas.  
11/5

**WARRANTY DEED**  
**Maine Statutory Short Form**

**Know all Persons by these Presents,**

**That I, Madeline A. Forbes,** of Portland, County of Cumberland, State of Maine,  
for consideration paid, grant to:

**Judith D. Shannon**

of Scarborough, County of Cumberland, and State of Maine, whose mailing address is:  
P.O. Box 1052, Scarborough, Maine 04070, with **warranty covenants**, the land in Portland,  
County of Cumberland, and State of Maine, described as follows:

See attached Exhibit A for legal description.

**Witness** my hand and seal this 9th day of October, 2001.

**Signed, Sealed and Delivered**  
**in the presence of**

Antoinette M. Buttrick

Madeline A. Forbes  
**Madeline A. Forbes**

.....

.....

**State of Maine, County of Cumberland ss.**

October 9, 2001

Then personally appeared before me the above named **Madeline A. Forbes** and  
acknowledged the foregoing instrument to be her free act and deed.

Antoinette M. Buttrick  
Attorney at Law/Notary Public

Printed Name: \_\_\_\_\_



EXHIBIT A  
(Lot B)

A certain lot or parcel of land located on the southwesterly side of Ledgewood Drive in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Starting at a point at the intersection of the southwesterly right-of-way line of Ledgewood Drive and the northwesterly right-of-way line of Ocean Avenue, said point also being the most easterly corner of lands N/F of Madeline A. Forbes as recorded in Deed Book 3004, Page 342, Cumberland County Registry of Deeds;

Thence N 61°20'00"W along the southwesterly right-of-way line of Ledgewood Drive, also being the town line between the City of Portland and the Town of Falmouth, and the northeasterly line of said Forbes 162.93 feet to a set #5 rebar, said rebar being the TRUE POINT OF BEGINNING;

THENCE S 28°40'00"W along remaining lands of said Forbes 118.00 feet to a set #5 rebar;

THENCE S 61°20'00"E along remaining lands of said Forbes 24.00 feet to a set #5 rebar;

THENCE S 28°40'00"W along remaining lands of said Forbes 82.00 feet to a set #5 rebar;

THENCE N 61°20'00"W along remaining lands of said Forbes 115.00 feet to a set #5 rebar;

THENCE N 28°40'00"E along remaining lands of said Forbes 200.00 feet to a set #5 rebar on the southwesterly right-of-way line of Ledgewood Drive, also being the town line between the City of Portland and the Town of Falmouth;

THENCE S 61°20'00"E along the southwesterly right-of-way line of Ledgewood Drive, also being the City of Portland/Town of Falmouth town line, 91.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 20,168 square feet more or less.

The above mentioned "set #5 rebar" are set #5 rebar with plastic caps stamped "NCS, INC. PLS 1314."

Meaning and intending to describe a portion of lands conveyed from Lloyd E and Barbara L. Chandler to Kenneth T. and Madeline A. Forbes as recorded in Deed Book 3004, Page 342, Cumberland County Registry of Deeds. \*The above described parcel is shown as Lot B on a Sketch Plan of Land in Portland prepared for Susan Forbes by Northeast Civil Solutions, said Sketch Plan being recorded in Cumberland County Registry of Deeds in Plan Book 201, Page 349.

\*The said Kenneth T. Forbes deceased January 28, 1998 and Madeline A. Forbes acquired full title as surviving joint tenant.

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

2001-0288

Application I. D. Number

10/19/2001

Application Date

8 Ledgewood Drive

Project Name/Description

Christopher J. Ballard

Applicant

7 Terraway, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 838-3800

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

8 - 8 Ledgewood Drive, Portland, Maine

Address of Proposed Site

415 A015001

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) 24' x 50' ranch w/garage

1728 sq. ft.

Proposed Building square Feet or # of Units

20,168 sq. ft.

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 10/19/2001

**DRC Approval Status:**

Approved

See Attached

Denied

*Revised Plans Submitted (9)*

Approval Expiration 10/24/2002

Extension to \_\_\_\_\_

Additional Sheets Attached

Condition Compliance

Jay Reynolds  
signature

10/24/2001  
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	

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

2001-0288

Application I. D. Number

10/19/2001

Application Date

8 Ledgewood Drive

Project Name/Description

**Christopher J. Ballard**

Applicant

7 Terraway, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 838-3800

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

8 - 8 Ledgewood Drive, Portland, Maine

Address of Proposed Site

415 A015001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 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 \_\_\_\_\_, 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 street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

415 A 000015

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

State Department of Human Services  
 207-271-1000 FAX 207-271-1012

**PROPERTY LOCATION**

City, Town, or Plantation: **PORTLAND**

Street or Road: **LEDGEWOOD ROAD**

Subdivision, Lot #: **LOT B**

**OWNER/APPLICANT INFORMATION**

Name (last, first, MI): **N/F FORBES EVERETT** Owner

Mailing Address of: **1062 OCEAN AVE PORTLAND, ME 04103**

Daytime Tel. #: **774-9791**

PORTLAND PERMIT # 7851 APPLICANTS COPY

Date Permit Issued: **9/24/01** FEE **\$11000.00**  # Double Fee Charged

*[Signature]*  
 Local Plumbing Inspector Signature L.P.I. # **0111414**

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

**Owner or Applicant Statement**

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant \_\_\_\_\_ Date \_\_\_\_\_

**Caution: Inspections Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

**12/14/01**  
 (1st) Date Approved

Local Plumbing Inspector Signature \_\_\_\_\_ (2nd) Date Approved \_\_\_\_\_

**PERMIT INFORMATION**

<p><b>TYPE OF APPLICATION</b></p> <p>1. <input checked="" type="checkbox"/> First Time System          2. <input type="checkbox"/> Replacement System          Type Replaced: _____          Year Installed: _____</p> <p>3. <input type="checkbox"/> Expanded System          a. <input type="checkbox"/> One-time exempted          b. <input type="checkbox"/> Non exempted</p> <p>4. <input type="checkbox"/> Experimental System          5. <input type="checkbox"/> Seasonal Conversion</p>	<p><b>THIS APPLICATION REQUIRES (CEO REVIEW FOR USE OF FILL AS ORIGINAL SOIL- SECTION 405) SEE LETTER TO</b></p> <p>1. <input checked="" type="checkbox"/> No Rule Variance          2. <input type="checkbox"/> First Time System Variance <b>CEO DATED 7/18/01</b>          a. <input type="checkbox"/> Local Plumbing Inspector Approval          b. <input type="checkbox"/> State &amp; Local Plumbing Inspector Approval</p> <p>3. Replacement System Variance          a. <input type="checkbox"/> Local Plumbing Inspector Approval          b. <input type="checkbox"/> State &amp; Local Plumbing Inspector Approval</p> <p>4. <input type="checkbox"/> Minimum Lot Size Variance          5. <input type="checkbox"/> Seasonal Conversion Approval</p>	<p><b>DISPOSAL SYSTEM COMPONENT(S)</b></p> <p>1. <input checked="" type="checkbox"/> Complete Non-Engineered System          2. <input type="checkbox"/> Primitive System (graywater &amp; alt toilet)          3. <input type="checkbox"/> Alternative Toilet, specify: _____          4. <input type="checkbox"/> Non-Engineered Treatment Tank (only)          5. <input type="checkbox"/> Holding Tank, _____ Gallons          6. <input type="checkbox"/> Non-Engineered Disposal Field (only)          7. <input type="checkbox"/> Separated Laundry System          8. <input type="checkbox"/> Complete Engineered System (2000 gpd+)          9. <input type="checkbox"/> Engineered Treatment Tank (only)          10. <input type="checkbox"/> Engineered Disposal field (only)          11. <input type="checkbox"/> Pre-treatment, specify: _____          12. <input type="checkbox"/> Miscellaneous components</p>
<p><b>SIZE OF PROPERTY</b></p> <p><b>2068</b> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres</p>	<p><b>DISPOSAL SYSTEM TO SERVE</b></p> <p>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <b>3</b>          2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____          3. <input type="checkbox"/> Other: _____          SPECIFY _____</p>	<p><b>TYPE OF WATER SUPPLY</b></p> <p>1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private          4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:</p>
<p><b>SHORELAND ZONING</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)**

<p><b>TREATMENT TANK</b></p> <p>1. <input checked="" type="checkbox"/> Concrete          a. <input checked="" type="checkbox"/> Regular          b. <input type="checkbox"/> Low Profile          2. <input type="checkbox"/> Plastic          3. <input type="checkbox"/> Other: _____          CAPACITY <b>1000</b> gallons</p>	<p><b>DISPOSAL FIELD TYPE &amp; SIZE</b></p> <p>1. <input checked="" type="checkbox"/> Stone Bed 2. Stone Trench          3. <input type="checkbox"/> Proprietary Device          a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear          b. <input type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded          4. <input type="checkbox"/> Other: _____          SIZE <b>900</b> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.</p>	<p><b>GARBAGE DISPOSAL UNIT</b></p> <p>1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe          2. <input type="checkbox"/> Yes &gt;&gt; Specify one below:          a. <input type="checkbox"/> Multi-compartment tank          b. <input type="checkbox"/> Tank in series          c. <input type="checkbox"/> Increase in tank capacity          d. <input checked="" type="checkbox"/> Filter on tank outlet  <b>RECOMMENDED</b></p>	<p><b>DESIGN FLOW</b>  <b>270</b> gallons per day          BASED ON:          1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s))          2. <input type="checkbox"/> Table 501.2 (other facilities)          SHOW CALCULATIONS - for other facilities -</p> <p><b>3 BEDROOMS AT 90 GALLONS PER DAY EACH</b></p> <p>3. <input type="checkbox"/> Section 503.0 (meter readings)          ATTACH WATER-METER DATA</p>
<p><b>SOIL DATA &amp; DESIGN CLASS</b>          PROFILE CONDITION DESIGN  <b>12 / C /</b>          AT Observation Hole - <b>TP 4</b>          Depth <b>28</b> " Elevation <b>-50</b> "          OF MOST LIMITING SOIL FACTOR</p>	<p><b>DISPOSAL FIELD SIZING</b></p> <p>1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd          2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd          3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd          4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd          5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd</p>	<p><b>PUMPING</b></p> <p>1. <input type="checkbox"/> Not required          2. <input checked="" type="checkbox"/> May be required          3. <input type="checkbox"/> Required &gt;&gt; Specify only for engineered or experimental systems:          DOSE: _____ Gallons</p>	

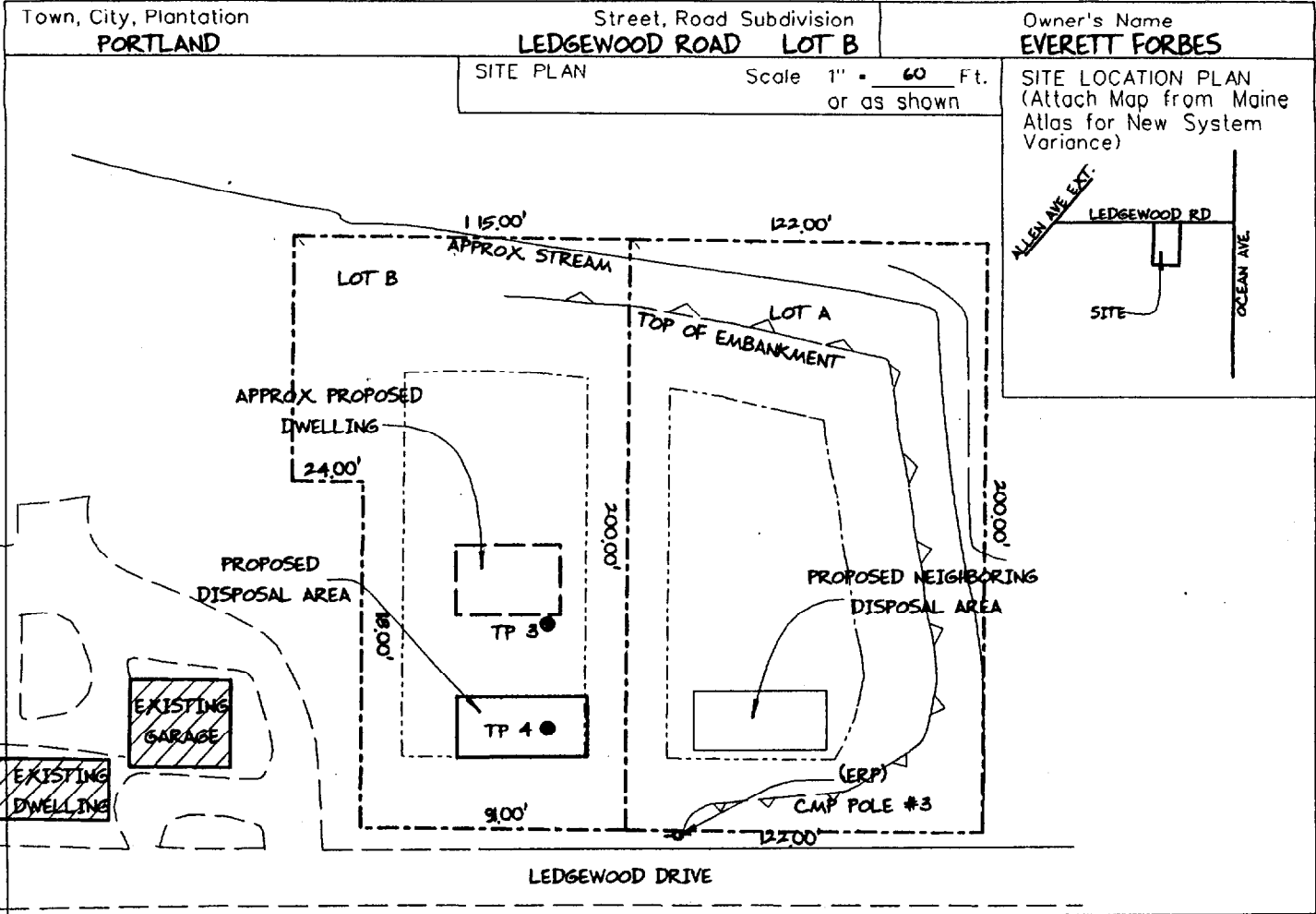
**SITE EVALUATOR STATEMENT**

I certify that on **6/25/2001** (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

*[Signature]* **163** **7/20/2001**  
 Site Evaluator Signature SE • Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 3  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY		VARIABLE	
	LOAMY		BROWN AND	
	SAND	FRIABLE	OLIVE	
10	(FILL)		BROWN	
	SILTY	SOMEWHAT		
20	CLAY LOAM	FRIABLE	VARIABLE	FEW,
	W/FINE	IN PLACES	OLIVE GRAY	DISTINCT
	SANDY		AND	
30	LOAM (FILL)		OLIVE	
	W/BROCKS			
40				
50				

Soil Classification: **12 C**  
Profile: **12** Condition: **C**  
Slope: **18** Limiting Factor: **18**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Observation Hole TP 4  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	LOAMY			
	SAND AND	FRIABLE	BROWN	
	SAND			
10	LOAMY			
	SAND W/	FIRM IN	OLIVE	
	SILTY	PLACES	GRAY	
20	CLAY			
	LENSES			
30	GRAVELLY			FEW,
	LOAMY			DISTINCT
	SAND AND			
40	SAND			
50				

Soil Classification: **12 C**  
Profile: **12** Condition: **C**  
Slope: **28** Limiting Factor: **28**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

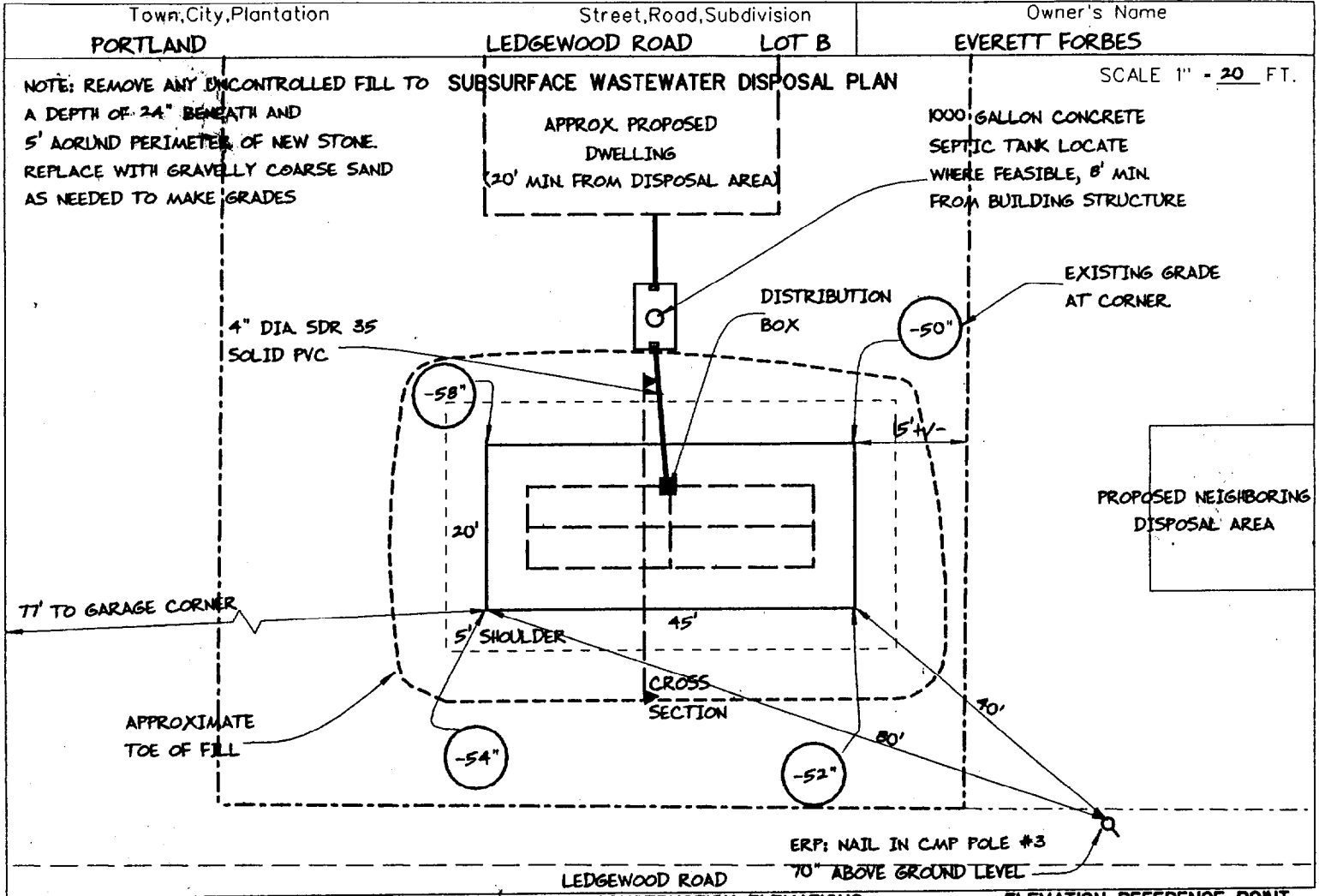
Site Evaluator Signature: *Albert Frick*

SE # **163**

Date: **7/20/2001**

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering



### FILL REQUIREMENTS

Depth of Fill (Upslope) ± 8" - 16"  
Depth of Fill (Downslope) ± 10" - 12"

### CONSTRUCTION ELEVATIONS

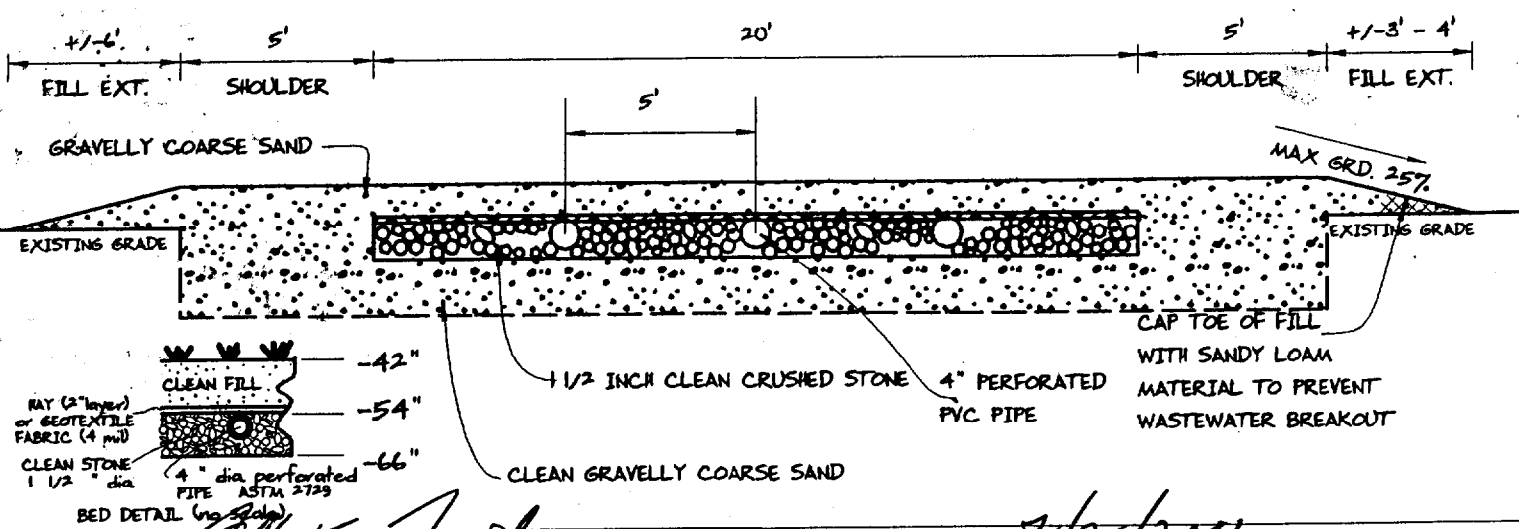
Finished Grade Elevation  
Top of Distribution Pipe or Proprietary Device  
Bottom of Disposal Area

### ELEVATION REFERENCE POINT

SEE **DETAIL BELOW** Location & Description CAMP POLE #3  
NAIL 70" ABOVE BASE  
Reference Elevation 00"

### DISPOSAL AREA CROSS SECTION

SCALE:  
VERTICAL: 1" = 5 FT  
HORIZONTAL: 1" = 5 FT



*Albert Frick*  
Site Evaluator Signature

163  
SE

*7/20/2001*  
Date



**Albert Frick Associates, Inc.**

**Soil Scientists & Site Evaluators**

95A County Road Gorham, Maine 04038

(207) 839-5563

PORTLAND  
TOWN

LEDGEMOOD ROAD  
LOCATION

SUSAN FORBES  
APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND  
TOWN

LEDGEWOOD ROAD  
LOCATION

SUSAN FORBES  
APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) + # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.

