

**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

8 - 8 Ledgewood Drive, Portland, Maine

Address of Proposed Site

415 A015001

Assessor's Reference: Chart-Block-Lot

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

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

Acreeage 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"/> HistoricPreservation | <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**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **10/24/2001** Approval Expiration **10/24/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **10/24/2001**
 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 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
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ADDENDUM**

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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.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: March 12, 2002

RE: C. of O. for # 4 Ledgewood Drive
Lead CBL (415-A-015) ID# (2001-0288)

After visiting # 4 Ledgewood Drive, I have the following comments:

1. Final Grading Incomplete.
2. Loam and Seed Incomplete.
3. Landscaping Incomplete.

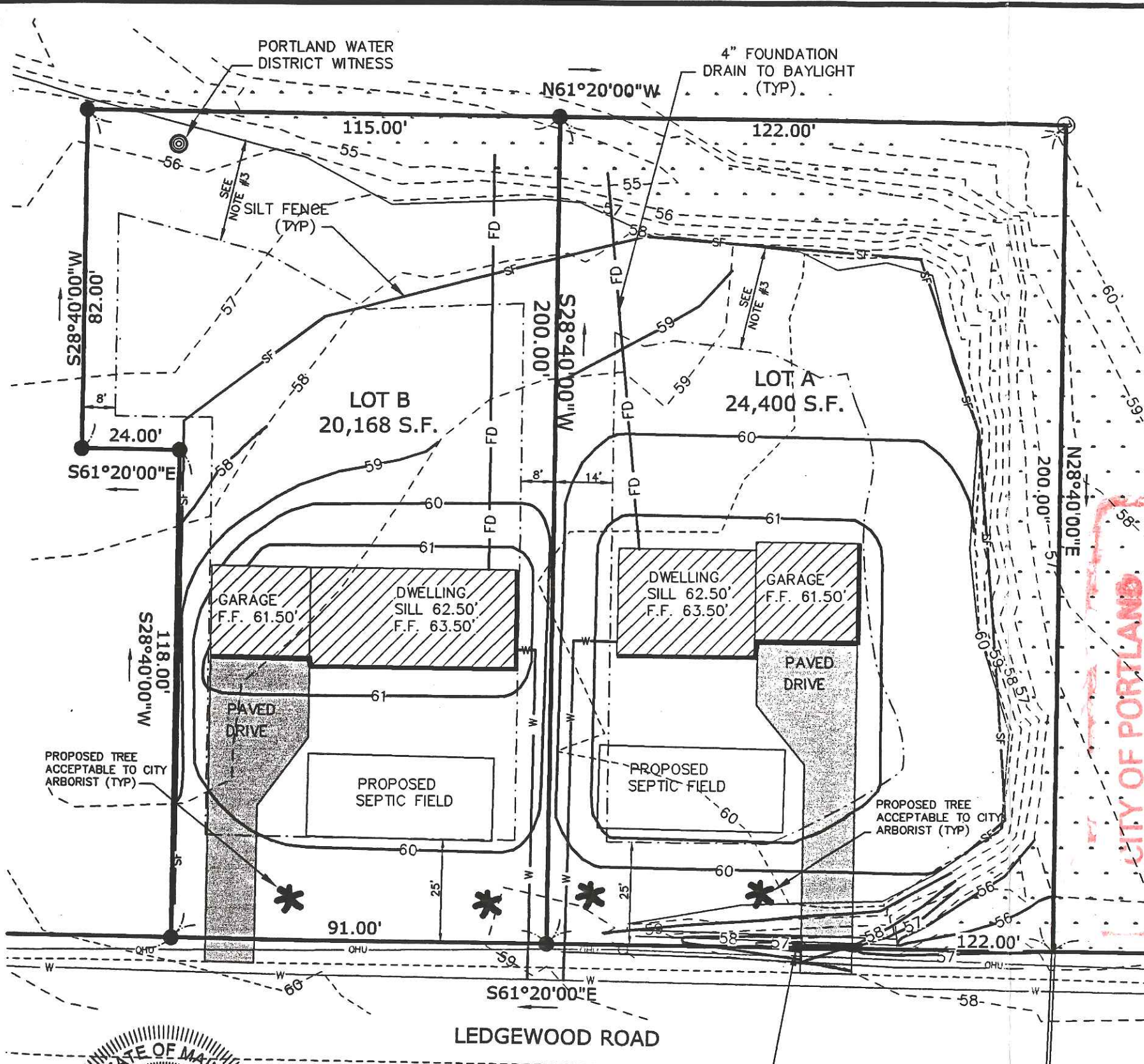
Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 15, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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

File: O:\drc\4ledgewood1.doc



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 201, PAGE 349.
b. PLAN ENTITLED " TOPOGRAPHIC SURVEY AT THE INTERSECTION OF PRESUMPCOT 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.

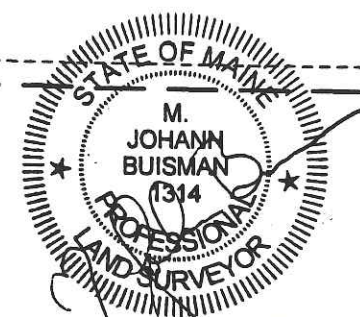
LEGEND	
	EXISTING PROPOSED
EDGE OF PAVEMENT	---
CONTOUR	---
SANITARY	-S-S-
WATER	-W-W-
OVERHEAD UTILITIES	-OHU-OHU-
STORM DRAIN	-SD-SD-
SILT FENCE	-SF-

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 10-24-2001

GRADING PLAN OF LAND IN CITY OF PORTLAND CUMBERLAND COUNTY MAINE

SCALE: 1" = 30'
OCTOBER 11, 2001
REVISED OCTOBER 24, 2001
PREPARED FOR: MATT PIERSOL
237 ALLEN AVENUE, #6
PORTLAND, MAINE 04103
OWNER: MADELINE A. FORBES
1062 OCEAN AVENUE
PORTLAND, MAINE 04103

JOB NUMBER: 22383 ACAD FILE: 22383



INSTALL 12" HDPE CULVERT
L=16'
S= 2%
INV. IN = 56.00'
INV. OUT = 55.62'



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

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