

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

2002-0056

Application I. D. Number

DRC Copy

02/28/2002

Application Date

Stroudwater Farms Association

Applicant

18 Carroll St, Falmouth, ME 04105

Applicant's Mailing Address

Douty, Dick

Consultant/Agent

Applicant Ph: (207) 781-2071 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1823 Congress St.

Project Name/Description

1823 - 1823 Congress St, Portland, Maine

Address of Proposed Site

217 A008001

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) _____

2,500 sq. ft.

22,259 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 03/04/2002

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 03/26/2002 Approval Expiration 03/26/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 03/26/2002
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
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

2002-0056

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Approval Conditions of DRC

- 1 REMOVAL OF TREES OR VEGETATION IN THE NO CUT BUFFER WILL OCCUR ONLY FOR THE INSTALLATION OF THE FOUNDATION DRAIN.
- 2 APPLICANT/OWNER SHOULD BE AWARE THAT NO CERTIFICATE OF OCCUPANCY CAN BE ISSUED UNTIL ALL UNDERGROUND UTILITIES AND BASE COAT OF PAVEMENT HAVE BEEN INSTALLED IN THE ROADWAY.
- 3 Your new street address is now # 58 RIVER'S EDGE DRIVE, 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 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.
- 6 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 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.
- 9 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.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: June 2, 2003
RE: C. of O. for #58 River's Edge Drive
Lead CBL (217A008); Id# (2002-0056)

After visiting #58 River's Edge Drive, 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

File: O:\drc\riversedge58a.doc

BUFFER ZONE TO BE LEFT IN ITS NATURAL CONDITION EXCEPT THAT CLEARING OF THE UNDERSTORY FOR A 5' WIDE WALKING TRAIL IS PERMITTED.

N/F JOSEPH C. PIZZO, JR.
SHARON A. PIZZO

LOCATE THE FOUNDATION DRAIN OUTLET IN THE PERMITTED CLEARING AREA, INV. 52.5.

OWNER: DOUGLAS & BAYARD
DOUTY PARTNERS
10 PORTLAND FISH PIER
PORTLAND, MAINE 04101

BUILDER: C4S PROPERTIES
P.O. BOX 262
SACO, MAINE 04072

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

LOT 8
22,259 S.F.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

- LOT LINES
- - - ABUTTERS PROPERTY
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - SPOT GRADE
- - - WETLAND BOUNDARY
- - - SHORELAND ZONE LINE
- - - EASEMENT
- - - BUFFER LINE
- - - FLOOD HAZARD LINE
- - - STREAM
- - - EDGE OF PAVEMENT
- - - VERTICAL GRANITE CURB
- - - SLOPED BITUMINOUS CURB
- - - ROAD CENTERLINE
- - - 18" SANITARY SEWER
- - - 8" SANITARY SEWER & MANHOLE
- - - STORMDRAIN & MANHOLE
- - - CATCH BASIN
- - - 8" WATER LINE
- - - HYDRANT
- - - UNDERDRAIN
- - - FOUNDATION DRAIN
- - - SEWER HOUSE SERVICE
- - - WATER HOUSE SERVICE
- - - BOUND FOUND
- - - IRON PIPE FOUND
- - - GRANITE MONUMENT TO BE SET
- - - 5/8" IRON PIPE TO BE SET
- - - TREELINE
- - - PATH OF SURFACE DRAINAGE
- - - SILT FENCE

N/F STROUDWATER FARM ASSOCIATES LOT 1

N/F STROUDWATER FARM ASSOCIATES LOT 9

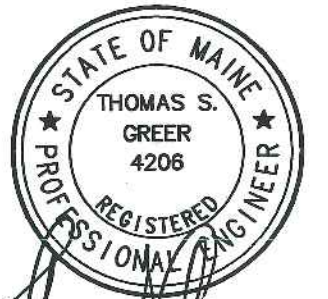
EDGE OF FOUNDATION

EAVE LINE

CONNECT UTILITIES TO EXISTING STUBS (TYP.)

2-STREET TREES, RED MALE (acer rubrum) 2 1/2" CAL.

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL
P.R. 3-26-02



Thomas S. Greer
3/20/02

SITE PLAN LOT 8

RIVER'S EDGE
RIVER'S EDGE DRIVE

SCALE: 1"=30'
DATE: FEB. 21, 2002
DESG BY: TSG
PROJECT: 02110

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

1	3/21/02	REV'D PER CITY REVIEW
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NF
JOSEPH C. PIZZO, JR.
SHARON A. PIZZO

S44°06'03"E
129.01'

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22,259 SF.

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FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

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LEGEND

- LOT LINES
- - - ABUTTERS PROPERTY
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x 2915 SPOT GRADE
- - - WETLAND BOUNDARY
- - - SHORELAND ZONE LINE
- - - EASEMENT
- - - BUFFER LINE
- - - FLOOD HAZARD LINE
- - - STREAM
- - - EDGE OF PAVEMENT
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- W - CATCH BASIN
- W - 8" WATER LINE
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- UD - UNDERDRAIN
- UD - FOUNDATION DRAIN
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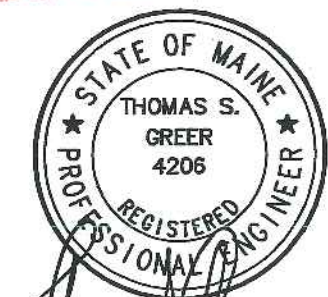
NF
STROUDWATER FARM ASSOCIATES
LOT 7

NF
STROUDWATER FARM ASSOCIATES
LOT 9

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3-20-02



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