

HP? YES  
Any Additional L.S. Read? POSSIBLY  
Bldg. elev. S? YES  
Bldg. #?

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

2004-0055

DRC Copy

3-23-04

Application I. D. Number

3/19/2004

Application Date

Rivers Edge Lot #3

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Agent Ph: Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Heritage Ct, Portland, Maine

Address of Proposed Site

217 A033001

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) \_\_\_\_\_

2800 sq. Ft.

17832 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 Pla \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 3/23/2004

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ 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) \_\_\_\_\_
- 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  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2004-0055

Application I. D. Number

03/19/2004

Application Date

Rivers Edge Lot #3

Project Name/Description

**Stroudwater Farms Assoc**

Applicant

91 Johnson Rd , Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**Heritage Ct Lot #3, Portland, Maine**

Address of Proposed Site

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 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

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Proposed Building square Feet or # of Units

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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 checked="" 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 \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 03/23/2004

**DRC Approval Status:**

Reviewer Jay Reynolds

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

Approval Date 03/31/2004 Approval Expiration 03/31/2005 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 03/31/2004  
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  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2004-0055

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03/19/2004

Application Date

Rivers Edge Lot #3

Project Name/Description

**Stroudwater Farms Assoc**

Applicant

91 Johnson Rd , Falmouth, ME 04105

Applicant's Mailing Address

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Agent Ph:

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**Heritage Ct Lot #3, Portland, Maine**

Address of Proposed Site

217 A033001

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 #22 HERITAGE COURT, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 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 Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2-STREET TREES, RED OAK (quercus rubrum) 2" CAL.

N/F  
ROBERT L. KELLY-ROSENBERG  
ANDREA H. KELLY-ROSENBERG  
6470/325

N/F  
PETER RASZMANN  
LOT 4

LOT 3  
17,832 S.F.

EDGE OF FOUNDATION

EAVE LINE

INV. 62.6±, SUMP PUMP & BACKFLOW PREVENTOR FOR FDN DRAIN REQ'D

CONGRESS STREET

CONGRESS STREET RIGHT-OF-WAY PRIOR TO RECONSTRUCTION

N/F  
STROUDWATER FARM ASSOCIATES  
LOT 2

CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE. (TYP.)

HERITAGE COURT

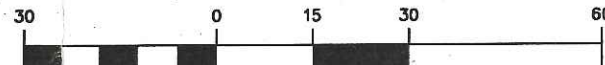
# LEGEND

- LOT LINES
- BUILDING SETBACK
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- x 100.5 SPOT GRADE
- WETLAND BOUNDARY
- SHORELAND ZONE LIMIT
- EASEMENT
- BUFFER LINE
- FLOOD HAZARD LINE
- STREAM
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- 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 SET
- 5/8" IRON PIPE SET
- PATH OF SURFACE DRAINAGE
- SILT FENCE
- NATURAL CONDITION BUFFER ZONE

OWNER/BUILDER:  
EAST COAST DEVELOPMENT  
P.O. BOX 3561  
PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

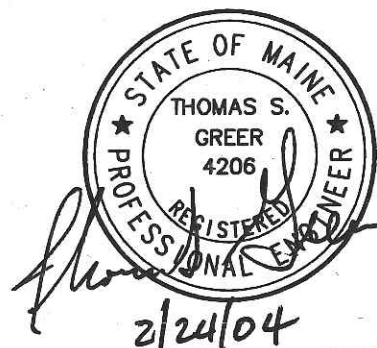
TOPOGRAPHY & BOUNDARY:  
OWEN HASKELL ASSOC.  
PORTLAND, MAINE



GRAPHIC SCALE ( IN FEET )  
1 inch = 30 ft.

NOTES:

1. THIS PLAN IS FOR LOT 3 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROAD OR LOTS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR



## SITE PLAN LOT 3

### RIVER'S EDGE HERITAGE COURT

SCALE: 1"=30'  
DATE: FEBRUARY 24, 2004  
DESIGNED BY: TSG  
PROJECT: 02415

