

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

2003-0037

Application I. D. Number

02/24/2003

Application Date

River Edge Lot #5

Project Name/Description

Byrnes Mary Lou

Applicant

23 Arbor View Ln , Scarborough , ME 04074

Applicant's Mailing Address

#6 Heritage Ct , Portland, Maine

Address of Proposed Site

217 A035001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 575-6269 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)

2794 sq. Ft.

15,352 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 Plan \$50.00 Subdivision Engineer Review \$250.00 Date 02/26/2003

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 03/10/2003 Approval Expiration 03/10/2004 Extension to Additional Sheets Attached

Condition Compliance Jay Reynolds 03/10/2003
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**

2003-0037

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Applicant or Agent Daytime Telephone, Fax

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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 #6 HERITAGE COURT, 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 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.
- 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 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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Planning Copy**

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2794 sq. Ft.

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Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-43 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 02/26/2003

Planning Approval Status:

Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied

Approval Date 03/10/2003 Approval Expiration 03/10/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Jay Reynolds signature 03/10/2003 date

Performance Guarantee Required* Not Required

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<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
Historical Copy**

2003-0037
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02/24/2003
Application Date

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Byrnes Mary Lou
Applicant
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Applicant Ph: (207) 575-6269 Agent Fax:
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Heritage Ct , Portland, Maine
Address of Proposed Site
217 A035001
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) _____

2794 sq. Ft. 15,352 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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 02/26/2003

Historical Approval Status:

Reviewer Deborah Andrews

Approved Approved w/Conditions See Attached Denied

Approval Date 03/10/2003 Approval Expiration 03/10/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Deborah Andrews signature 03/10/3003 date

Performance Guarantee Required* Not Required

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	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
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	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	
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	date	signature	

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

2-27-03

X Reference lot 4 site plan
Aim PD towards CS
NP All set
Shows on map

Byrnes Mary Lou

Applicant

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Application Date

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Project Name/Description

Consultant/Agent

Applicant Ph: (207) 575-6269

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Heritage Ct, Portland, Maine

Address of Proposed Site

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Assessor's Reference: Chart-Block-Lot

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2794 sq. Ft.

Proposed Building square Feet or # of Units

15,352 sq. Ft.

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- 14-403 Streets Review
- Historic Preservation
- DEP Local Certification
- Other _____

Fees Paid: Site Pla \$50.00 Subdivision Engineer Review \$250.00 Date 2/24/2003

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

_____ signature _____ date

Performance Guarantee Required* Not Required

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	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
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	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	

2-27 Visit
LARGE TREES @ CORNER
KEEP SOME?
NOT REQUIRED

Approve w/conditions

#? #6

Hildreth & White
P.O. Box 8433
Portland, Maine 04104

August 6, 2003

Jay Reynolds
City of Portland
Planning Dept.
Portland, Maine 04102

Re: Curbing at 6 Heritage Court

Dear Mr. Reynolds,

Hildreth & White will repair the bituminous curbing at 6 Heritage court on or before August 15, 2003.

Sincerely,



Daniel H. White
President

DHW/ld

Fax

FROM Dan White
 Hildreth & White
 DATE 8/06/03
 TIME
 PAGES 2

TO Jay Reynolds
 COMPANY Planning Dept
 VOICE City of Portland
 FAX 756-8258

re: G Heritage Court

Hildreth & White
 POB 8433
 Portland, ME 04104
 Tel: 2071772-0657, Fax: 2071772-5042

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: August 6, 2003
RE: C. of O. for #6 Heritage Court, River's Edge Lot 5
Lead CBL (217A035); Id# (2003-0037)

Pertaining to #6 Heritage Court, 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\riversedgelot5a.doc

OWNER/BUILDER:
HILDRETH & WHITE
41 BATES STREET
PORTLAND, MAINE

ENGINEER:
PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

LEGEND

- LOT LINES
- - - - BUILDING SETBACK
- - - - EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- 100 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
- S 18" SANITARY SEWER
- S 8" SANITARY SEWER & MANHOLE
- D STORMDRAIN & MANHOLE CATCH BASIN
- W 8" WATER LINE
- UD 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
- PATH OF SURFACE DRAINAGE
- SILT FENCE

EAVE LINE

EDGE OF FOUNDATION

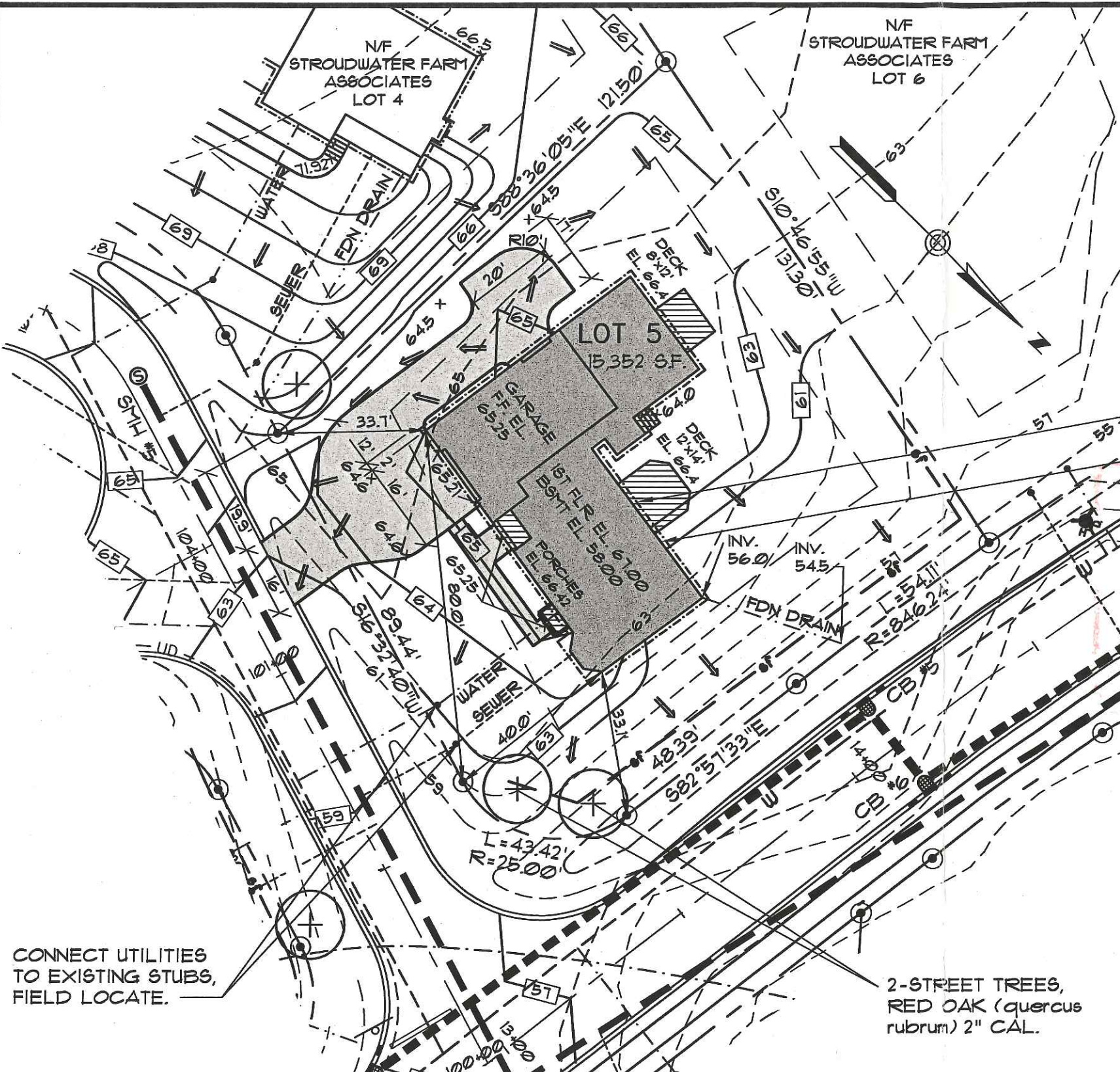
CITY OF PORTLAND
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL 3-10-03

NOTES:

1. THIS PLAN IS FOR LOT 5 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROADS 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.



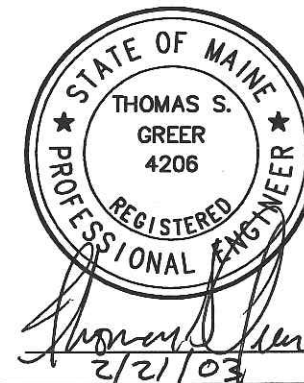
CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE.

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

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SITE PLAN LOT 5

RIVER'S EDGE HERITAGE COURT

SCALE: 1"=30'
DATE: FEBRUARY 21, 2003
DESG BY: TSG
PROJECT: 02110/5

