

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

DRC Copy

Phil DiPierro

2008-0115

Application I. D. Number

7/28/2008

Application Date

Single Family Home - Lot 26 Rivers Ed

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Dan White

Consultant/Agent

Agent Ph: (207)671-7591

Agent Fax: (207) 772-5042

Applicant or Agent Daytime Telephone, Fax

15 - 15 Captains Landing , Portland, Maine

Address of Proposed Site

218 B056001

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 Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units

Acreage of Site

Proposed Total Disturbed Area of the Site

Zoning

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> Historic Preservation |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/28/2008

DRC Approval Status:

Reviewer _____

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

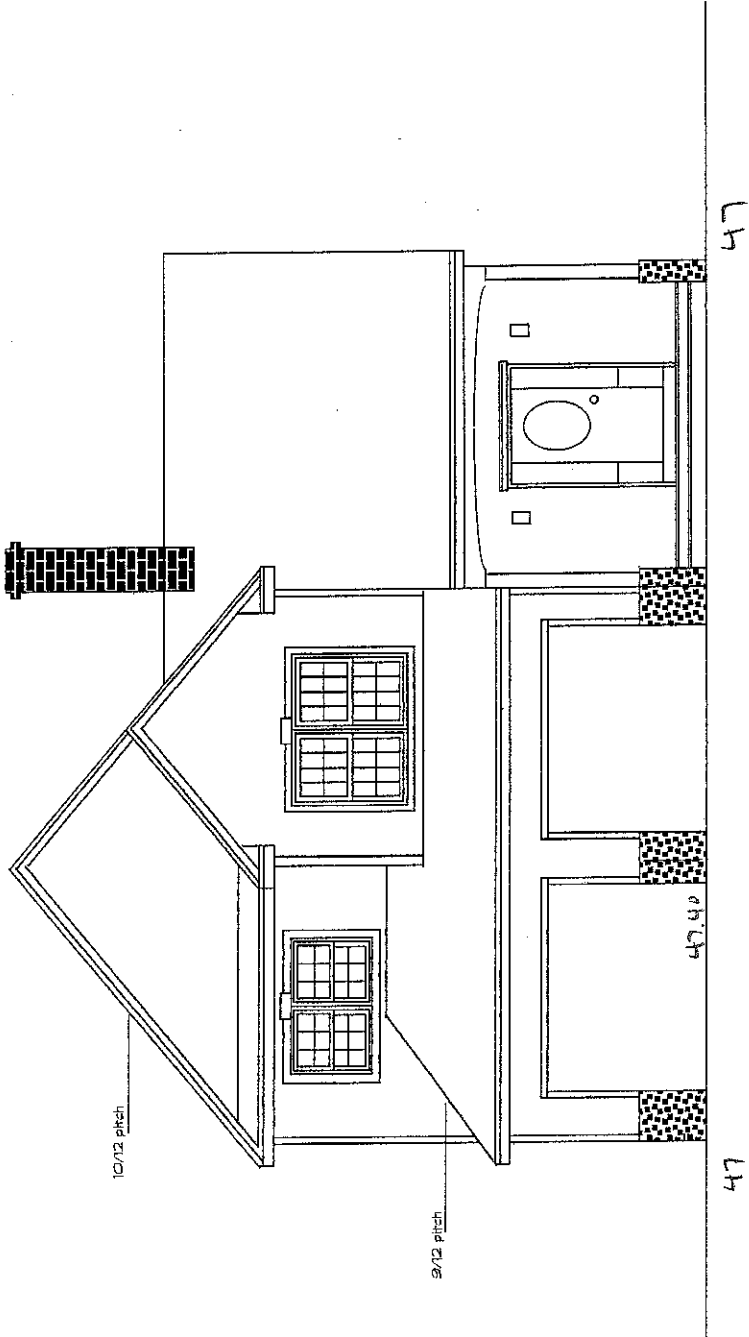
Approval Date 8/19/08 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Phil DiPierro 8/19/08
signature date

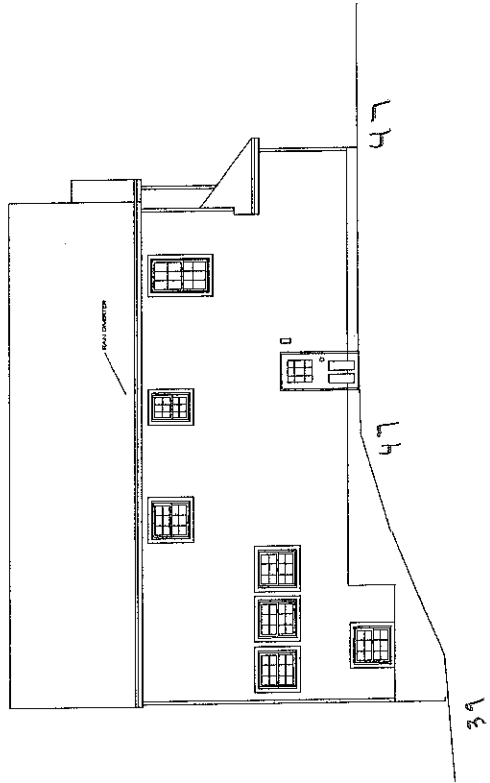
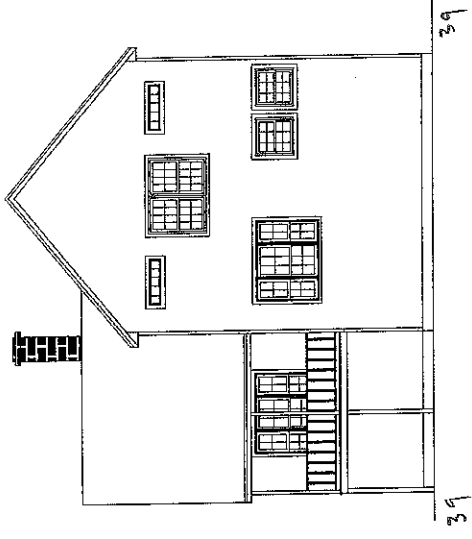
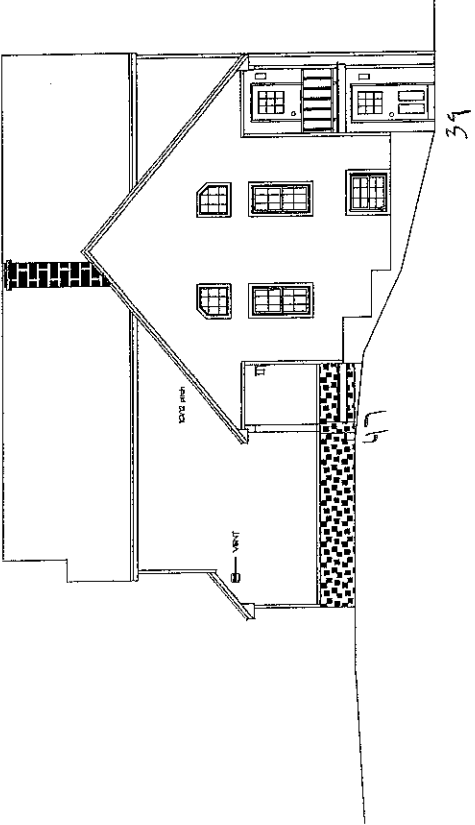
Performance Guarantee Required* **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|--|----------------|--|-----------------|
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released | _____ | _____ | _____ |
| | date | signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |



MACLEOD RESIDENCE LOT 28 RIVERS EDGE
BY HILDRETH & WHITE
SCALE: 1/4" = 1'-0"
DATE: 7/27/05
PAGE: A1



MACLEOD RESIDENCE
 LOT 26 RIVERS EDGE
 BY HILDRETH & WHITE
 SCALE 1/8" = 1'-0"
 DATE 7/27/08
 PAGE A2

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: June 11, 2009

RE: C. of O. for #15 Captains Landing, Lot #26,
(Id#2008-0115) (CBL 218 B 056001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: March 9, 2009

RE: C. of O. for #15 Captains Landing, Lot #26,
(Id#2008-0115) (CBL 218 B 056001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Driveway paving,
2. Final site grading,
3. Loam and seed,
4. Installation of the required street trees,
5. Confirmation that any damage to the ROW has been repaired.

I anticipate this work can be completed by **June 1, 2009**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

From: Lannie Dobson
To: C of O
Date: 3/4/2009 10:03:57 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 15 CAPTAINS LANDING
Parcel ID: 218 B0560

Date: 3/9/2009 Time: 6:00:00 AM

Note: Tim 15 Captains Lane lot 26 Scheduled for Monday the 9th 776-3900 Property Addr: 15
CAPTAINS LANDING Parcel ID: 218 B056001

Application Type: Prmt
Application ID: 80935

Contact:
Phone1: Phone2:

Owner Name: MACLEOD IAN D R &
Owner Addr: 511 CONGRESS ST STE 900
PORTLAND , ME 04101

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

**Zoning Copy
Marge Schmuckal**

2008-0115

Application I. D. Number

7/28/2008

Application Date

Single Family Home - Lot 26 Rivers Ed
Project Name/Description

Stroudwater Farms Assoc
Applicant

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Applicant or Agent Daytime Telephone, Fax

15 - 15 Captains Landing , Portland, Maine

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218 B056001

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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
		0	

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/28/2008

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <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 | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ 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 - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1203	Issue Date:	CBL: 218 B056001
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Location of Construction: 15 CAPTAINS LANDING	Owner Name: STROUDWATER FARMS ASSOC	Owner Address: 91 JOHNSON RD	Phone: 207-831-5384
Business Name:	Contractor Name: Hildreth & White	Contractor Address: PO Box 8433 Portland	Phone: 2076717591
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: C-8

Past Use: Vacant Land	Proposed Use: Single Family Home - Amendment to permit#080935. Revise Site Plan for Placement of Home	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 3	<i>using R zone</i>
Proposed Project Description: Amendment to permit#080935. Revise Site Plan for Placement of Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:		
		Signature:	Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:		Date:	

Permit Taken By: lmd	Date Applied For: 09/23/2008	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>within 250' but well beyond 75' from HWM</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>previous under 2008-0115</i></p> <p>Maj <input type="checkbox"/> Mjnor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>9/25/08</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation <i>to DA</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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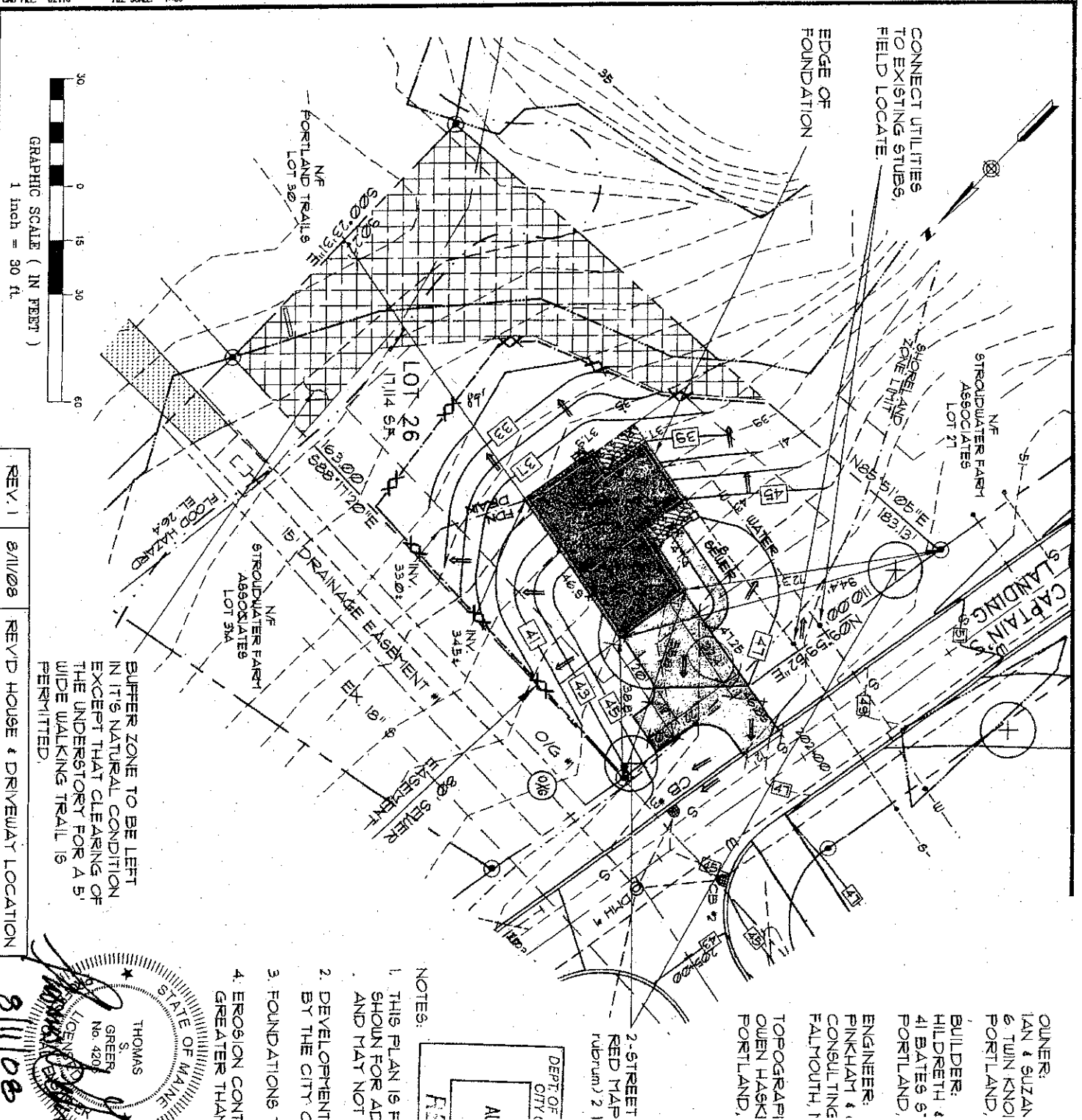
CERTIFICATION

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

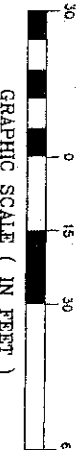
Previous Approval
under #08-0935

CAD FILE: 02110 FILE SCALE: 1=30



CONNECT UTILITIES TO EXISTING STUDS. FIELD LOCATE.

EDGE OF FOUNDATION



REV. 1 8/11/08 REV'D HOUSE & DRIVEWAY LOCATION

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

1. THIS PLAN IS F SHOWN FOR AC AND MAY NOT
2. DEVELOPMENT BY THE CITY C
3. FOUNDATIONS
4. EROSION CONT GREATER THAN

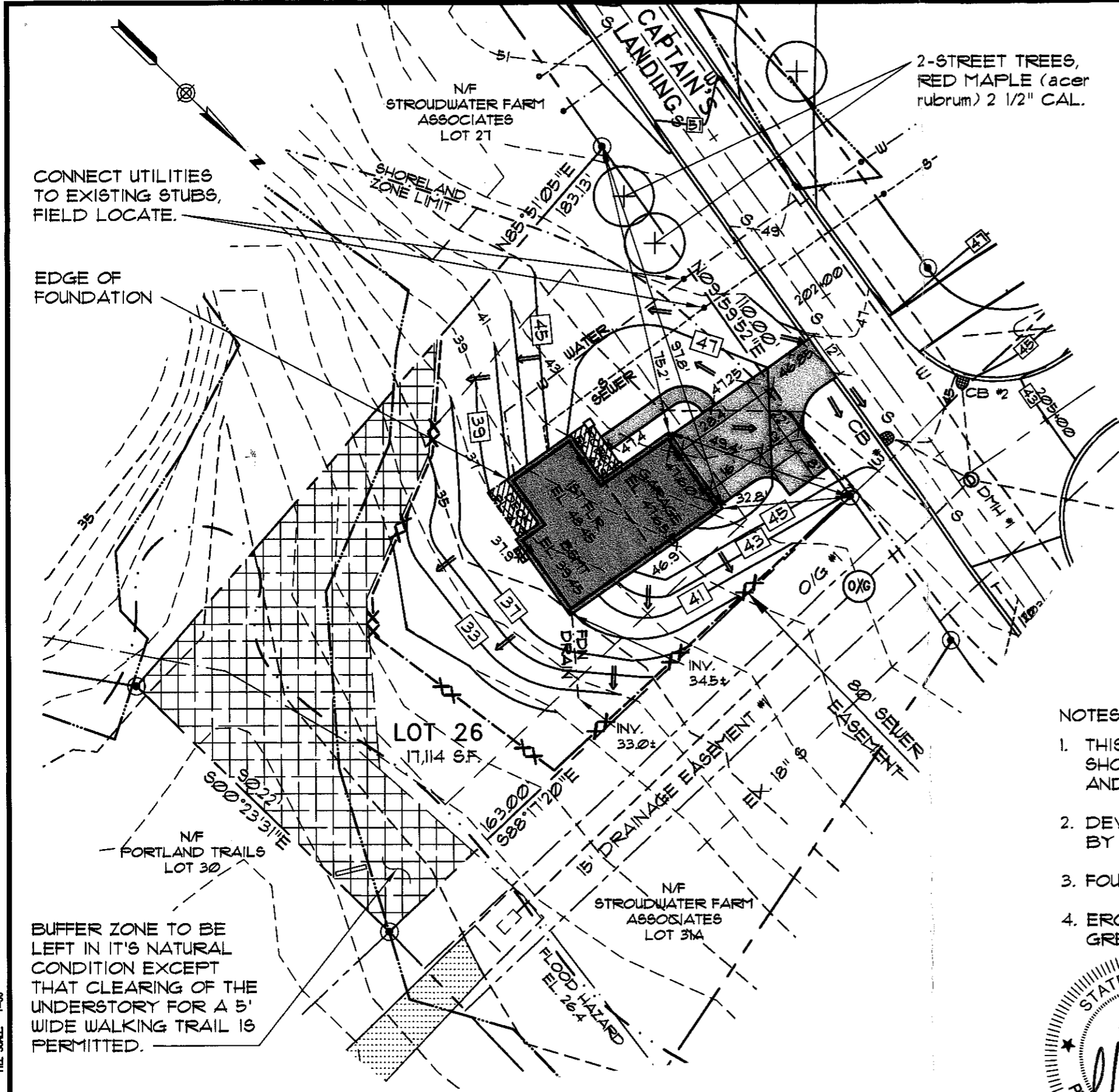
NOTES:



2-STREET RED MAP (Reference) 21

OWNER:
IAN & SUZAN & TWIN KNOI PORTLAND,
BUILDER:
HILDRETH & AL BATES S. PORTLAND,
ENGINEER:
PINKHAM & CONSULTING FALMOUTH, VT
TOPOGRAPHY:
QUEN HASKI PORTLAND,

THOMAS S. GREEN
LICENSED PROFESSIONAL ENGINEER
No. 4200
8/11/08



OWNER:
IAN & SUZANNE MACLEOD
6 TWIN KNOLLS LANE
PORTLAND, MAINE

BUILDER:
HILDRETH & WHITE
41 BATES STREET
PORTLAND, MAINE

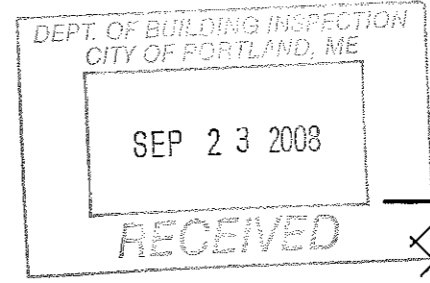
ENGINEER:
PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY &
BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

LEGEND

	LOT LINES
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	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
	CULVERT
	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

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 9/29/08



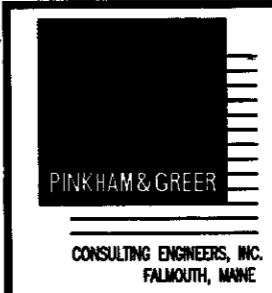
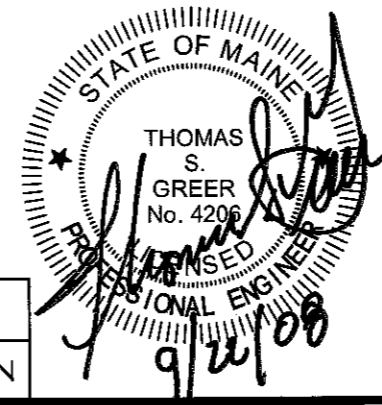
NOTES:

1. THIS PLAN IS FOR LOT 26 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT LOTS OR ROADS 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.
4. EROSION CONTROL MESH IS TO BE INSTALLED ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE.

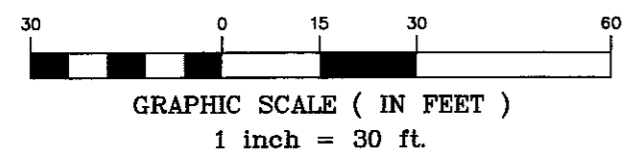
SITE PLAN LOT 26

RIVER'S EDGE
CAPTAIN'S LANDING

SCALE: 1"=30'
DATE: JULY 14, 2008
DESG BY:
PROJECT: 08127



REV. 2	9/22/08	REV'D HOUSE LOCATION
REV. 1	8/11/08	REV'D HOUSE & DRIVEWAY LOCATION



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

CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE.

EDGE OF FOUNDATION

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

FILE SCALE: 1"=30'
CAD FILE: 02110

LEGEND

- LOT LINES
- BUILDING SETBACK
- 100- EXISTING CONTOUR
- 100- PROPOSED CONTOUR
- ×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
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- ○ --- IRON PIPE FOUND
- ○ --- GRANITE MONUMENT SET
- ○ --- 5/8" IRON PIPE SET
- ○ --- PATH OF SURFACE DRAINAGE
- ○ --- SILT FENCE
- ○ --- NATURAL CONDITION
- ○ --- BUFFER ZONE

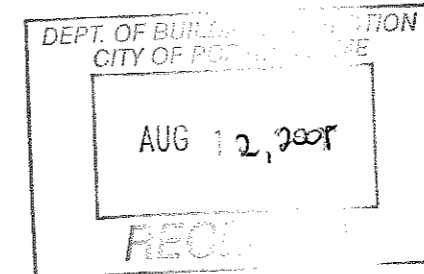
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6 TWIN KNOLLS LANE
PORTLAND, MAINE

BUILDER:
HILDRETH & WHITE
41 BATES STREET
PORTLAND, MAINE

ENGINEER:
PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

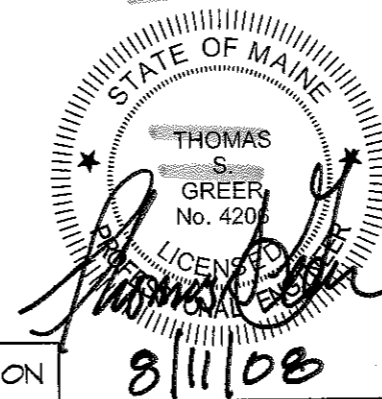
TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

2-STREET TREES,
RED MAPLE (acer
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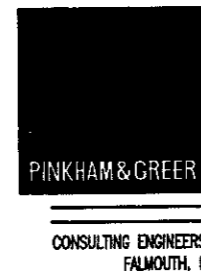


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SITE PLAN LOT 26



RIVER'S EDGE
CAPTAIN'S LANDING

SCALE: 1"=30'
DATE: JULY 14, 2008
DESIGNED BY: *ASB*
PROJECT: 08127

CONNECT UTILITIES
TO EXISTING STUBS,
FIELD LOCATE

EDGE OF
FOUNDATION

LOT 26
17,114 S.F.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8/19/08



GRAPHIC SCALE (IN FEET)

1 inch = 30 ft.

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

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