

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

2003-0010

Application I. D. Number

01/22/2003

Application Date

Riverside Sub.
Riverside (lot #1)

Project Name/Description

Tim Halpin

Applicant

PO Box 485, Scarborough, ME 04070

Applicant's Mailing Address

3 Heritage Ct, Portland, Maine

Address of Proposed Site

218 D031001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: 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) _____

2692 sq. Ft.

14,433 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 01/22/2003

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 02/10/2003 Approval Expiration 02/10/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 02/10/2003 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) _____ expiration date
 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
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ADDENDUM**

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Heritage Ct , Portland, Maine

Address of Proposed Site


218 D031001

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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 #3 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.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: July 9, 2003

RE: C. of O. for # 3 Heritage Court, Lot 1 River's Edge Subdivision
Lead CBL (218D031) ID# (2003-0010)

Pertaining to # 3 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\heritage3a .doc



170 U.S. Route One
 Falmouth, Maine 04105
 Tel: (207)781-5242
 Fax: (207)781-4245

Date: 02-07-03
Job No: 02415
Attention: Mr. Jay Reynolds
Re: River's Edge Heritage Court

TO: Mr. Jay Reynolds
 Planning and Development Department
 Planning Division
 City of Portland -City Hall
 389 Congress St., 4th Floor
 Portland, ME 04101-3503

LETTER OF TRANSMITTAL

WE ARE SENDING YOU Attached Under separate cover via the following items:

Copies	Date	Description	Action
3	01-15-03	Site Plan Lot 1 - 11x17	For your use

IF TRANSMITTALS ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.

REMARKS:

COPIES TO: Rocco Risbara - Risbara Brothers Construction Co., Inc./3 copies

Signed: Tom Green (jrl)

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1/22/2003
Application Date
Riverside (lot #1)
Project Name/Description

J
Tim Halpin
Applicant
PO Box 485, Scarborough, ME 04070
Applicant's Mailing Address

for Nancy + David Swift

River's Edge

Blk. #?

#3 Heritage Ct, Portland, Maine
Address of Proposed Site
218 D031001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
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- Defect Guarantee Released _____ date _____ signature _____

*Forced Tom Greer 2-5
Add L.S. Per HP Approval*

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

**City of Portland
Planning and Development Department
Planning Division**

Fax

To: Mr. Thomas Grier Company: Parkman + Greer
Fax: 781-4245 Date: 2-5-03
From: Jay Reynolds

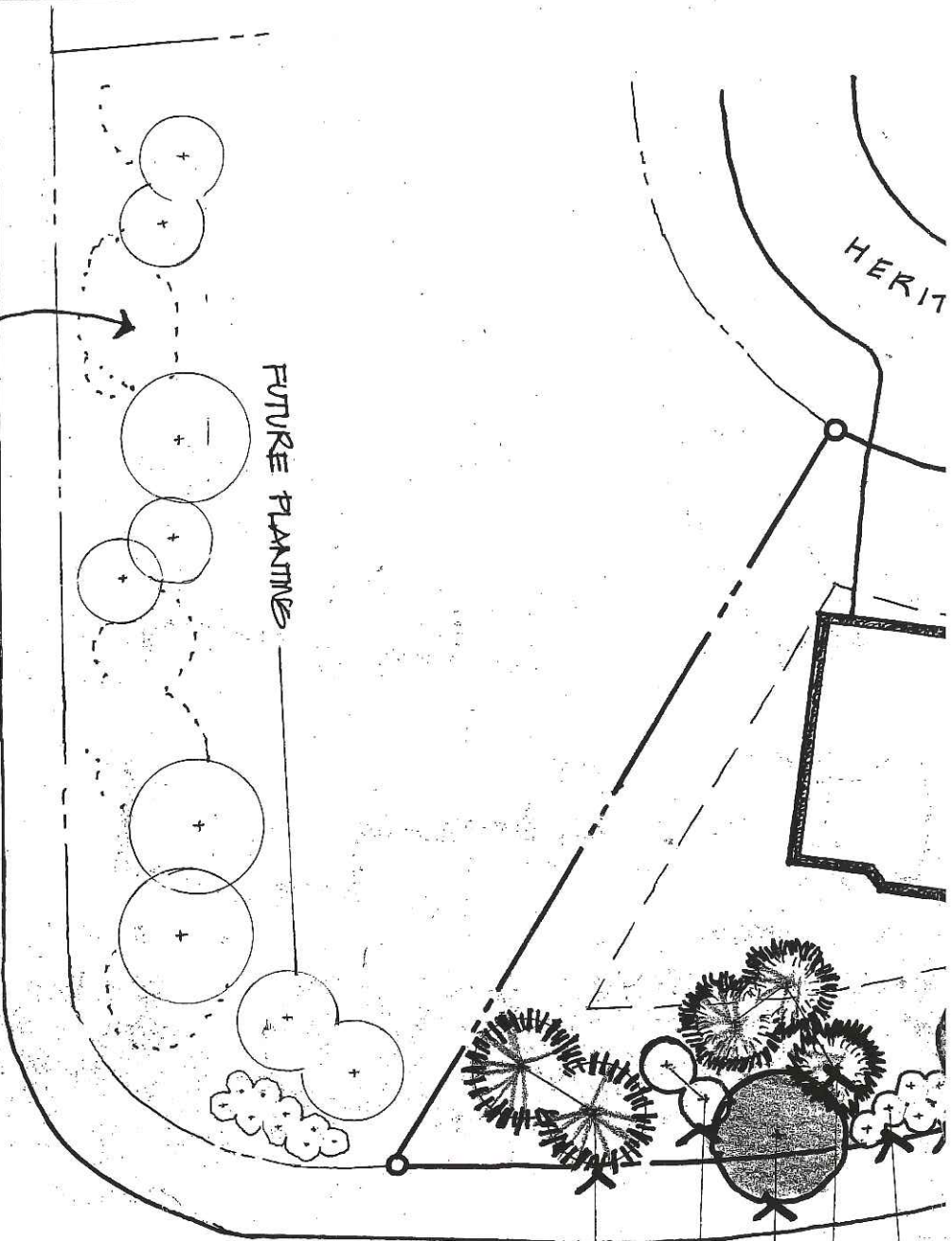
Comments:

Tom,
Attached is the Approved Landscaping Plan, Per
Historic Reservation's Approval.
Please Incorporate this plan with your Site Plan.
Thank You.

Jay

You should receive 4 page(s), including this cover sheet. If you do not receive all
of the pages, please call (207)874-8721.

HERIT



- 3 RED TWIG DOGWOOD (3' HT)
- 3 BALSAM FIR (6' HT)
- 1 GREEN ASH (2" CAL)
- 2 SHADBLUSH (5-6' HT. MULTI-STEM)
- 2 WHITE PINE (7-8' HT.)



FUTURE PLANTING

RETAIN EXISTING UNDERSTORY VEGETATION

CONGRESS STREET

LOT 1, RIVER'S EDGE SUBDIVISION

Heritage Court

Portland, Maine

TITLE:
PLANTING BUFFER

EXHIBIT:
L1



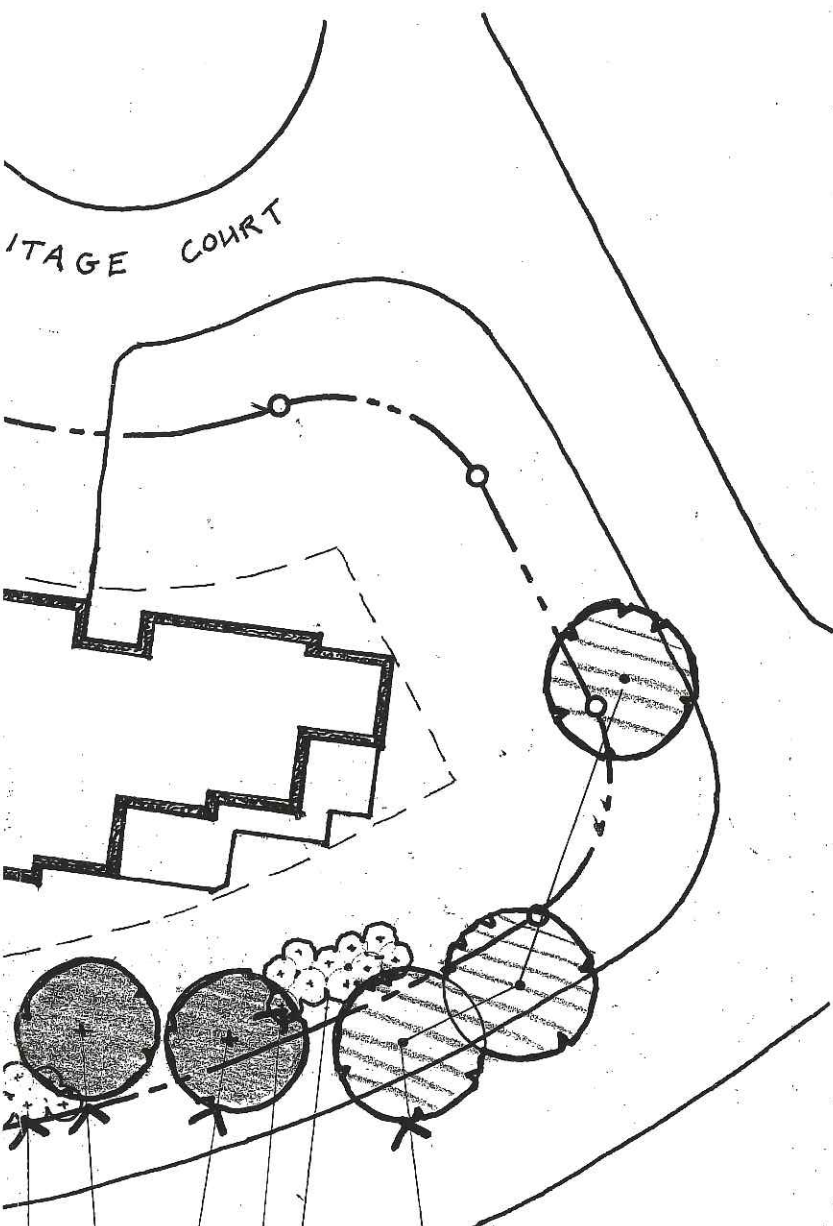
MOYER & SEABORN
Landscape Architects, Inc.

18 Pleasant Street, Portland, Maine 04101
ph: 1.207.571.0003
fax: 1.207.571.1419

DATE: 01/03/2003

SCALE: 1" = 30'

ITAGE COURT



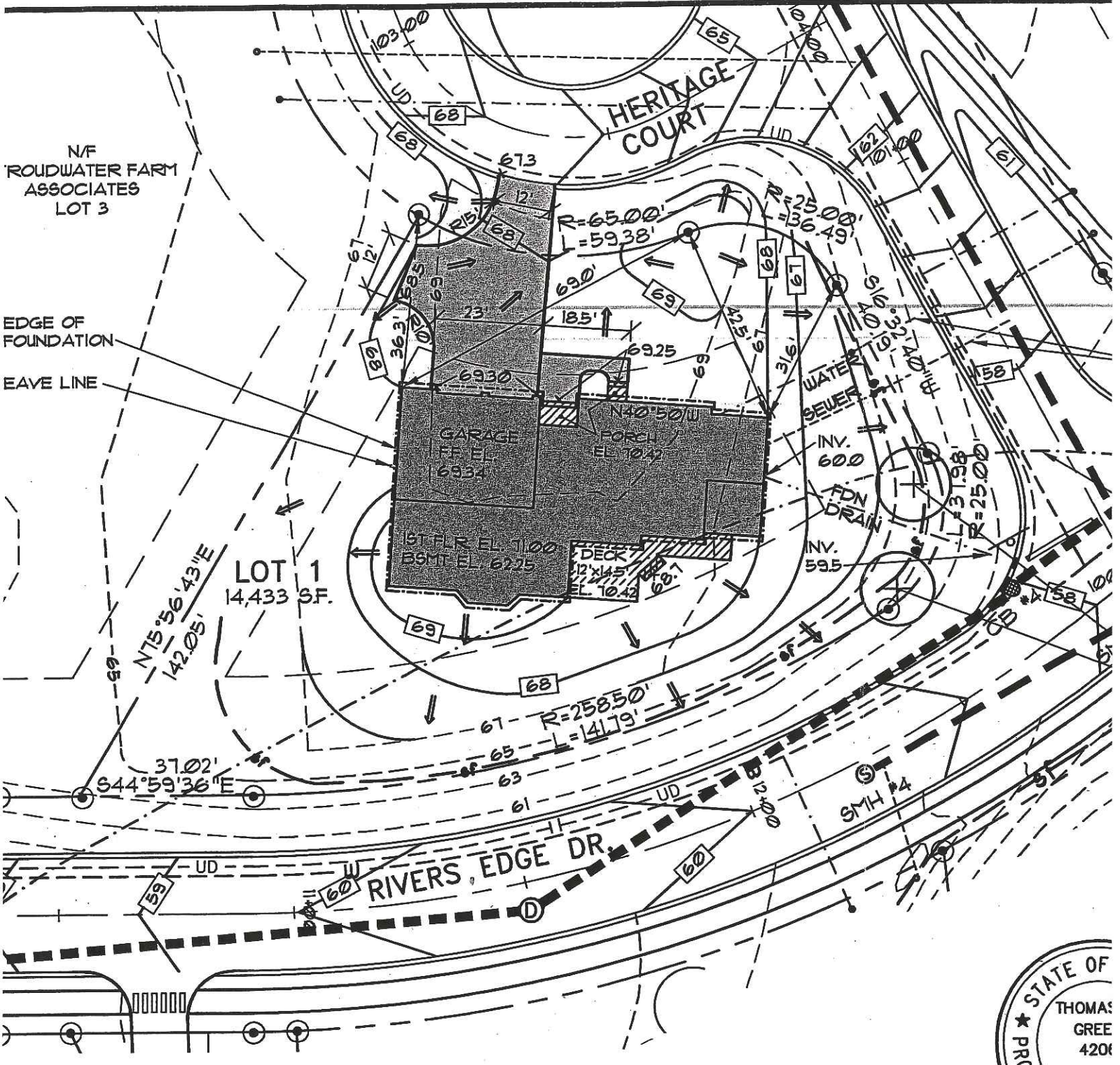
LOT 1:

- 3 RED MAPLE (2 1/2" CAL)
(PER SUBDIVISION PLAN REQMTS)
- 7 RED TWIG DOGWOOD (3' HT.)
- 3 YELLOW TWIG DOGWOOD (2' HT.)
- 1 RED OAK (2 1/2" CAL)
- 1 GREEN ASH (2" CAL)
- 5 VARIEGATED DOGWOOD (2' HT)

N/F
ROUDWATER FARM
ASSOCIATES
LOT 3

EDGE OF
FOUNDATION

EAVE LINE



PLAN IS FOR LOT 1 ONLY. GRADING OR
DRAINAGE SHOWN FOR ADJACENT
LOTS IS FOR INFORMATION ONLY AND MAY NOT
REPRESENT ACTUAL FIELD CONDITIONS.

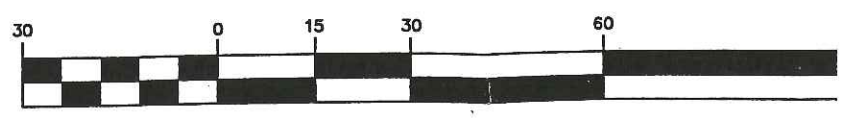
DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS
SUBJECT TO REVIEW BY THE CITY OF PORTLAND
HISTORIC PRESERVATION COMMITTEE.

CONTRIBUTIONS TO BE LAID OUT BY A
REGISTERED PROFESSIONAL SURVEYOR



Thomas Gree
1/15/11

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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
	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

CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE.

SHORELAND ZONE LIMIT

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

N/F STROUDWATER FARM ASSOCIATES LOT 3

EDGE OF FOUNDATION
EAVE LINE

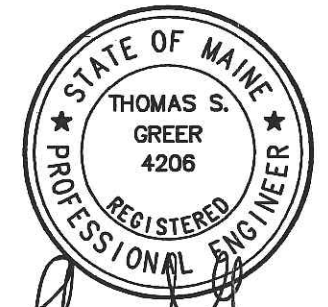
LOT 1
14,433 S.F.

GARAGE FF EL 6934
PORCH EL 1042
1ST FLR EL 1100
BSMT EL 6225
DECK 12'x14.5' EL 1042

OWNER/BUILDER:
RISBARA BROS.
CONSTRUCTION CO., INC.
P.O. BOX 485
SCARBOROUGH, MAINE 04074

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE



Thomas S. Greer
1/15/03

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTES:

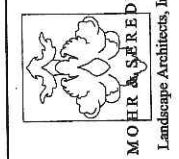
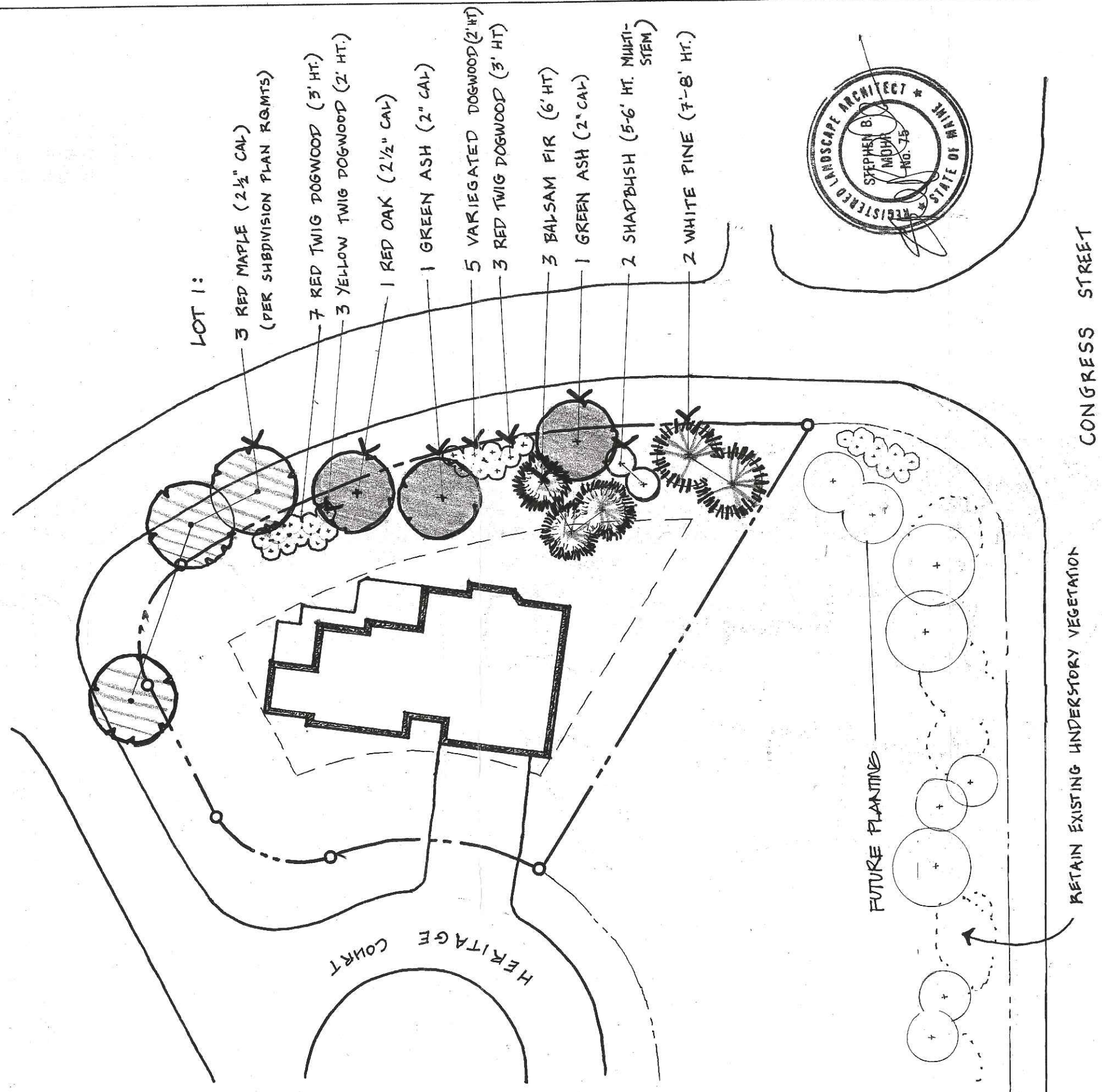
1. THIS PLAN IS FOR LOT 1 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROADS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID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

SITE PLAN LOT 1

RIVER'S EDGE HERITAGE COURT

SCALE: 1"=30'
DATE: JANUARY 15, 2003
DESG BY: TSG
PROJECT: 02415





18 Pleasant Street, Portland, Maine 04101
 ph: 1.207.871.0003
 fax: 1.207.871.1419

LOT 1, RIVER'S EDGE SUBDIVISION
 Heritage Court
 Portland, Maine

DATE: 01/03/2003

SCALE: 1" = 30'

TITLE:
 PLANTING BUFFER

EXHIBIT:
 L1

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

January 21, 2003

Karen M. Walsh
Stroudwater Farms Associates
18 Carroll Street
Falmouth, Maine 04105
Portland, ME 04102

Re: Lot # 1, River's Edge Subdivision – Historic Preservation condition of approval

Dear Ms. Walsh:

On January 21, 2003 this office reviewed and approved the proposed buffer/landscape plan prepared by Mohr & Sereidin for Lot #1 at River's Edge Subdivision. Submission of the plan satisfies the Historic Preservation Committee's 11/21/02 condition of approval for this project.

All improvements shall be carried out as shown on the submitted landscape/buffer plan. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Building Inspector
Approval File

STROUDWATER FARMS ASSOCIATES
18 Carroll Street
Falmouth, Maine 04105
(207) 781-2071

January 16, 2003

Deborah Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Lot #1, River's Edge Subdivision
Nancy and David Swift

Dear Deb:

Enclosed please find a copy of Steve Mohr's letter to me along with the landscape/buffer Plan he has prepared for Lot 1. Please let me know whether this satisfies the Committee's concerns raised at the public hearing on November 21, 2002. I look forward to hearing from you.

Sincerely,



Karen M. Walsh

/kmw
Enclosures

M O H R & S E R E D I N

Landscape Architects, Inc.

January 8, 2003

Ms. Karen Walsh
Greater Portland Development Group
18 Carroll St.
Falmouth, ME 04105

RE: Stroudwater River's Edge Lot 1 Landscape Plan per HPC Conditional Approval

Dear Karen:

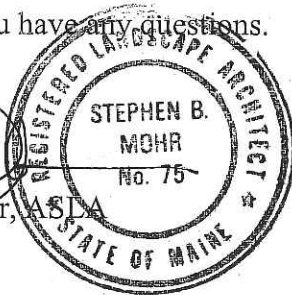
As you requested, we have prepared a landscape/buffer plan for Lot 1 which addresses the concerns put forth in the Historic Preservation Committee's approval letter of November 21, 2002. We have prepared and sealed the attached site plan showing planting proposed for the easterly edge of Lot 1.

The proposed planting is designed to provide four-season visual screening between the new house and Congress Street. Evergreens (white pine and balsam fir) are placed closest to Congress Street and deciduous shade trees (ash, oak and maple) are used adjacent to the private road. We have included several shrub masses to provide lower-level, understory screening. We have selected plans that are horticulturally correct for the location, but will also provide a rough, natural appearance to the property edge.

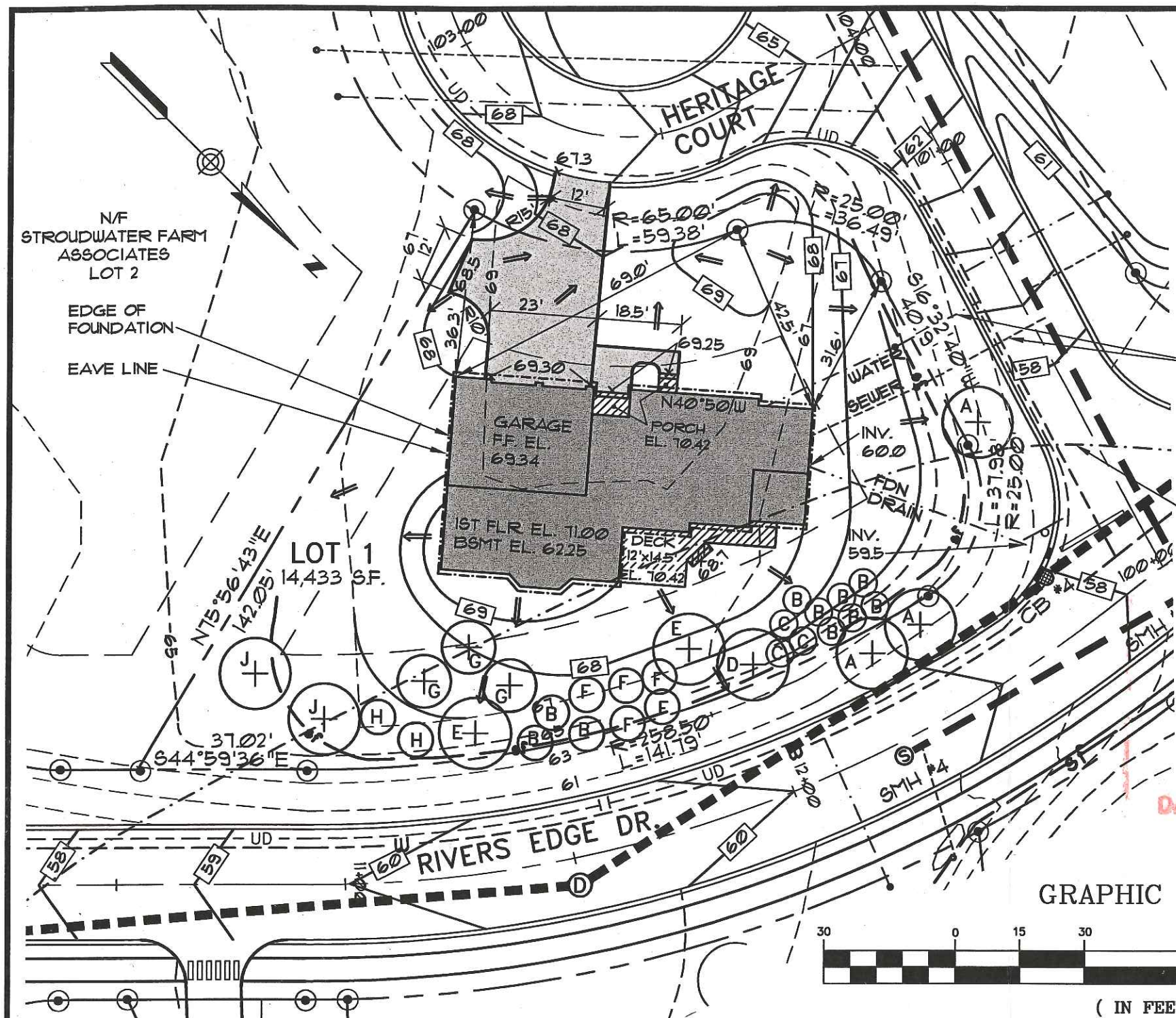
Please call if you have any questions.

Sincerely,

Stephen B. Mohr, ASLA



Document2



OWNER/BUILDER:
 RISBARA BROS.
 CONSTRUCTION CO., INC.
 P.O. BOX 485
 SCARBOROUGH, MAINE 04074

ENGINEER: PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
 OWEN HASKELL ASSOC.
 PORTLAND, MAINE

CONNECT UTILITIES
 TO EXISTING STUBS,
 FIELD LOCATE.

SHORELAND
 ZONE LIMIT

CITY OF PORTLAND
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
 CONDITIONS

DATE OF APPROVAL 2-10-03

LEGEND

- LOT LINES
- - - BUILDING SE
- - - EXISTING CON
- - - PROPOSED CC
- x 100.5 SPOT GRADE
- - - WETLAND BOUND
- - - SHORELAND ZONE
- - - 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
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- - - 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

PLANT LEGEND

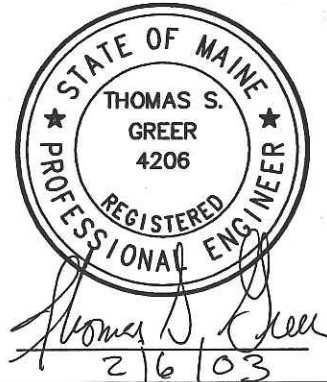
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4. PLANT ARRANGEMENT AND TYPES TAKEN FROM "LOT 1 RIVER'S EDGE SUBDIVISION" "PLANTING BUFFER" BY MOHR & SEREDIN LANDSCAPE ARCHITECTS, INC. DATED 01/03/2003.



SITE PLAN LOT 1

**RIVER'S EDGE
 HERITAGE COURT**

SCALE: 1"=30'
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REV. 1 2/6/03 ADDED PLANTING BUFFER