

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

2004-0232  
Application I. D. Number  
  
11/17/2004  
Application Date

**Stroudwater Farms Assoc**  
Applicant  
**91 Johnson Rd , Falmouth , ME 04105**  
Applicant's Mailing Address

**Lot 2 Heritage Court**  
Project Name/Description

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

**Heritage Ct , Portland, Maine**  
Address of Proposed Site  
**218 D032001**  
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) \_\_\_\_\_

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 11/17/2004

**DRC Approval Status:**

Reviewer Jay Reynolds

Approved  Approved w/Conditions See Attached  Denied

Approval Date 12/22/2004 Approval Expiration 12/22/2005 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 12/22/2004  
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

2004-0232  
Application I. D. Number

11/17/2004  
Application Date

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Lot 2 Heritage Court

Project Name/Description

Consultant/Agent

Agent Ph: Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Heritage Ct , Portland, Maine

Address of Proposed Site

218 D032001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 Buffer zone shall remain in its natural condition; Foundation drain shall not be installed within the existing buffer zone.
- 2 Final landscaped buffer solution to be worked out at an on-site meeting with Deb Andrews and Jay Reynolds upon completion of house construction.
- 3 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4 Your new street address HAS NOT BEEN ASSIGNED TO DATE, HOWEVER, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.

① Add L.S. to Unincorporated Area Per HP Recommendation  
 ② All PD out of Unincorporated Zone

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 11/17/2004  
 Application Date  
 Lot 2 Heritage Court  
 Project Name/Description

Stroudwater Farms Assoc  
 Applicant  
 91 Johnson Rd, Falmouth, ME 04105  
 Applicant's Mailing Address

DRC Copy  
 Rec'd 12-20-04

Consultant/Agent  
 Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
 Applicant or Agent Daytime Telephone, Fax

Heritage Ct, Portland, Maine  
 Address of Proposed Site  
 218 D032001  
 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) \_\_\_\_\_

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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 11/17/2004

**DRC 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

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<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 _____	

SF = 9,024.77  
Sump to Sewer Not Allowed  
Visit for PPE + Drainage  
New PL ok, merge?

Consolidated OK - 210 LNE TO PL - Eric?

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

2004-0138  
Application I. D. Number  
6/30/2004  
Application Date  
Single Family Home  
Project Name/Description

Robinson Keith S Kw Vet  
Applicant  
18 Ninth St, Portland, ME 04103  
Applicant's Mailing Address  
Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: 7-8

Jay Reynolds  
#10

18-18 Ninth St, Portland, Maine  
Address of Proposed Site  
338 D004001  
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) \_\_\_\_\_

1352 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 \_\_\_\_\_

Steve Brad  
To Revise  
7-14

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

DRC Approval Status:  
 Approved  Approved w/Conditions See Attached  Denied  
Reviewer Jay Reynolds

Approval Date 7-15-05 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance signature Jay Reynolds date 7-15-05

Performance Guarantee  Required\*  Not Required

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<input checked="" type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input checked="" type="checkbox"/> Building Permit Issue	_____ date		
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<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

Jay Reynolds



CITY OF PORTLAND, MAINE  
Department of Public Works  
Street Numbering Notice

7/7 2004

Keith Robinson

18 Ninth St.

Portland, Me. 04103

You are hereby notified that the legal STREET NUMBER of your New  
building on Ninth St. is —

STREET NUMBER

LOT NUMBER

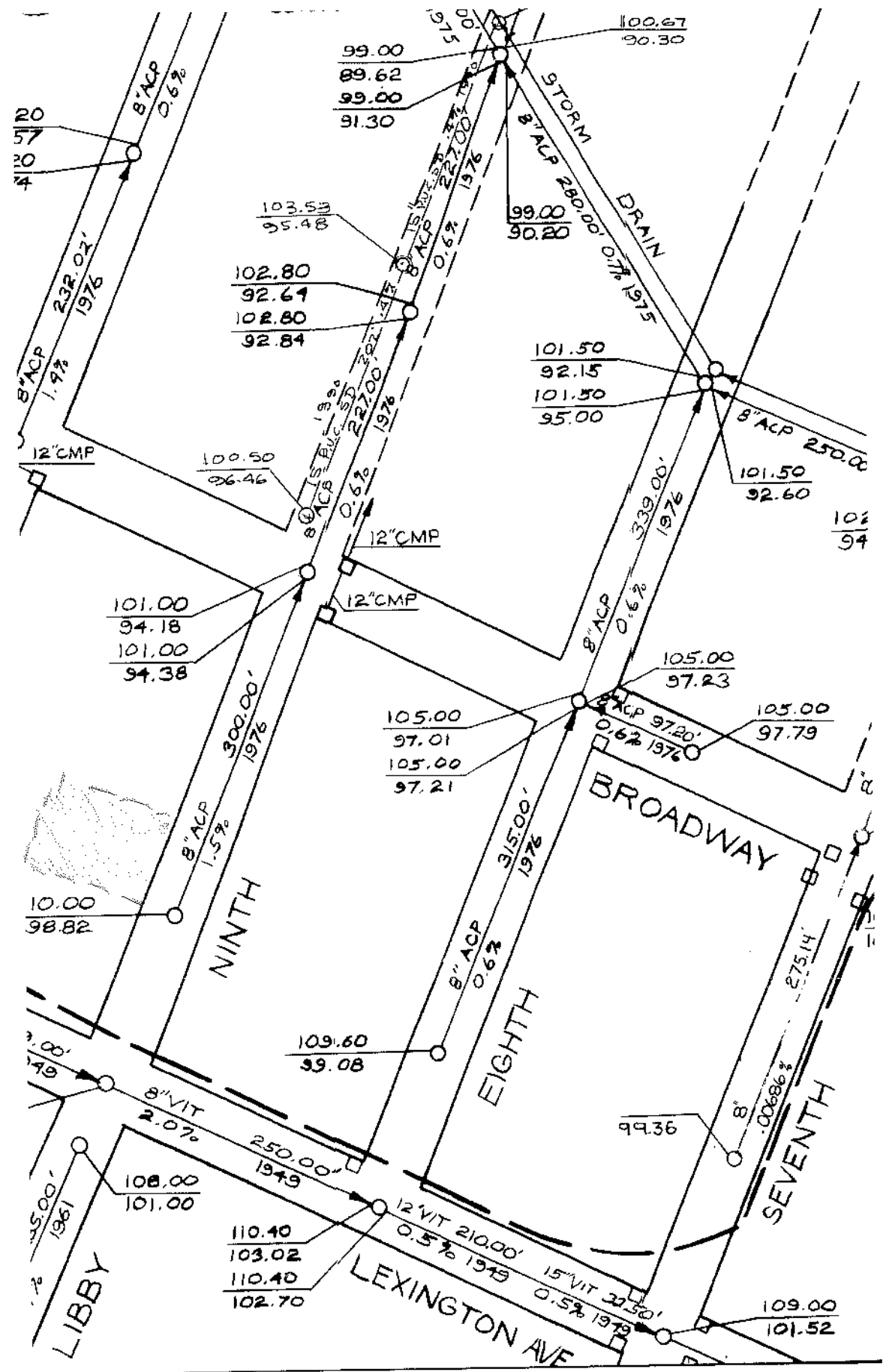
10

38

City ordinances direct the Director of Public Works to assign street numbers to all buildings and lots on all public streets in the City of Portland. The City Council may order any public street to be renumbered whenever they determine that the public convenience so requires. The ordinances require that the above number be plainly displayed on the building to which it has been assigned so as to be visible at all times, and the ordinances also provide a penalty for non-compliance.

James M. Robbins  
Archivist Public Works





# 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 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

CONNECT UTILITIES  
TO EXISTING STUBS,  
FIELD LOCATE.

### NOTES:

1. THIS PLAN IS FOR LOT 2 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 2

RIVER'S EDGE  
HERITAGE COURT

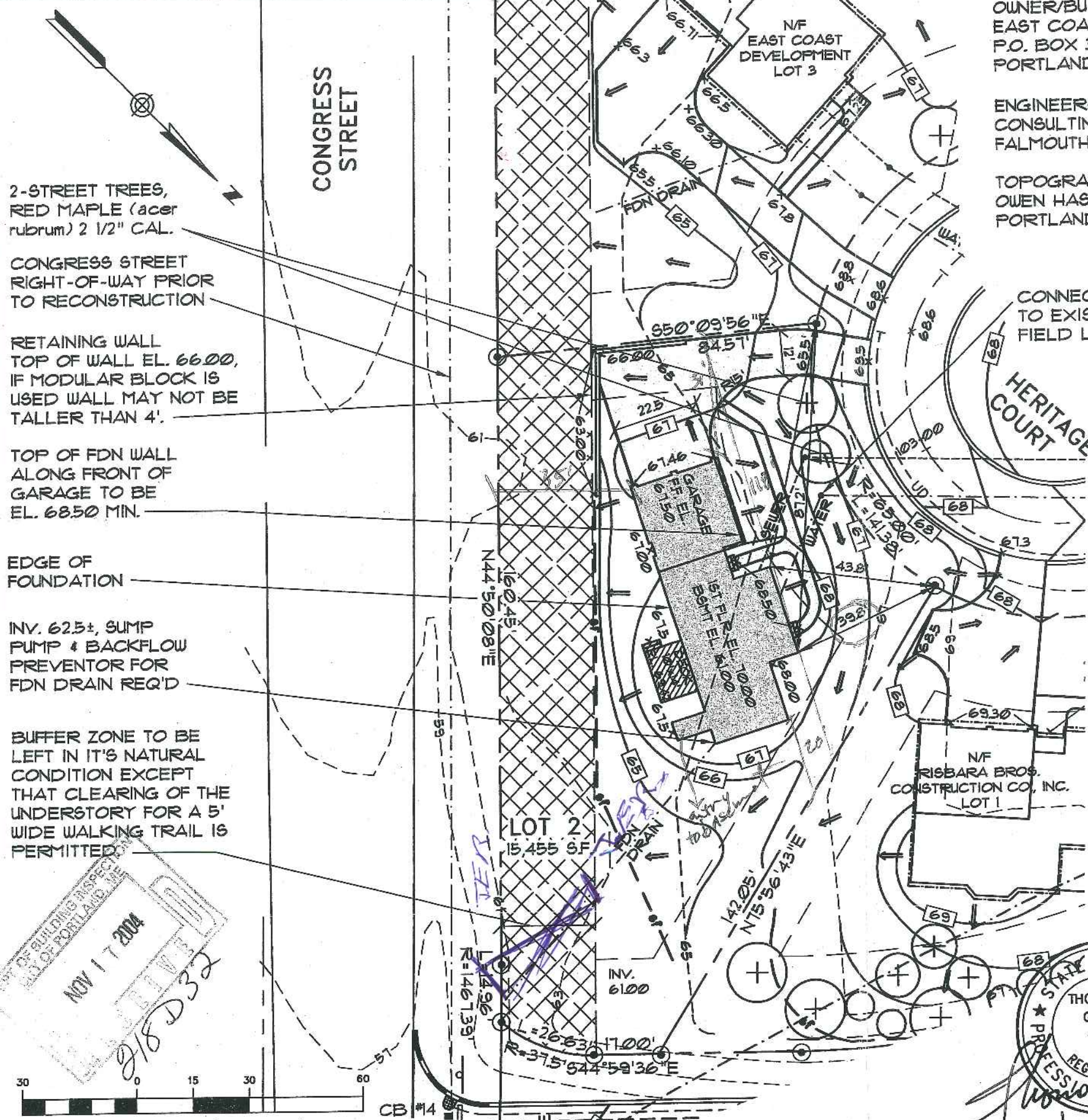
SCALE: 1"=30'  
DATE: NOVEMBER 15, 2004  
DESIGNED BY: TSG  
PROJECT: 02110

*used for zoning*

01

**PINKHAM & GREER**  
CONSULTING ENGINEERS, INC.  
FALMOUTH, MAINE

STATE OF MAINE  
THOMAS S. GREER  
4206  
REGISTERED PROFESSIONAL ENGINEER  
11/15/04



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

CONGRESS STREET RIGHT-OF-WAY PRIOR TO RECONSTRUCTION

RETAINING WALL TOP OF WALL EL. 6600, IF MODULAR BLOCK IS USED WALL MAY NOT BE TALLER THAN 4'.

TOP OF FDN WALL ALONG FRONT OF GARAGE TO BE EL. 6850 MIN.

EDGE OF FOUNDATION

INV. 625±, SUMP PUMP & BACKFLOW PREVENTOR FOR FDN DRAIN REQ'D

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

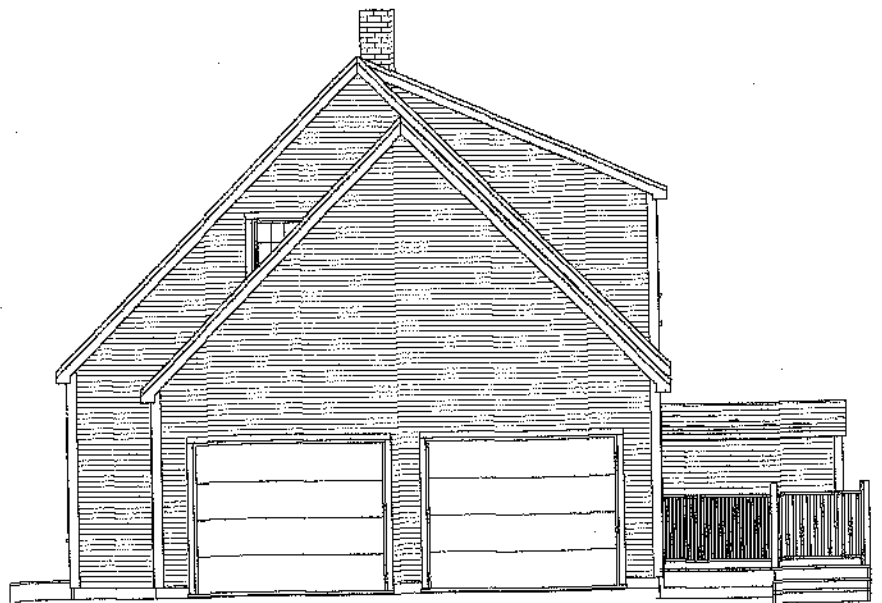
NOV 17 2004

218 D 32

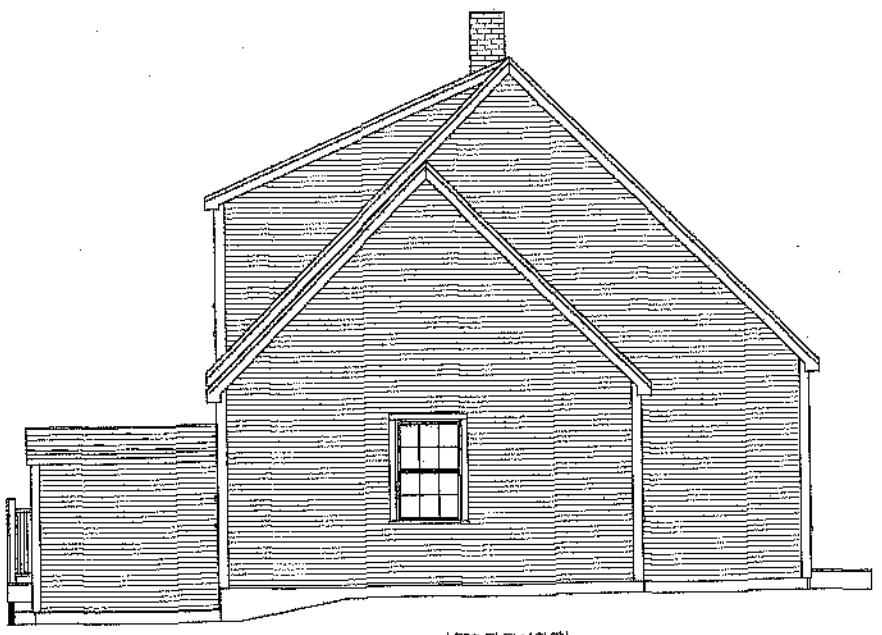
GRAPHIC SCALE ( IN FEET )  
1 inch = 30 ft.

FILE SCALE: 1"=30'  
CAD FILE: 01124

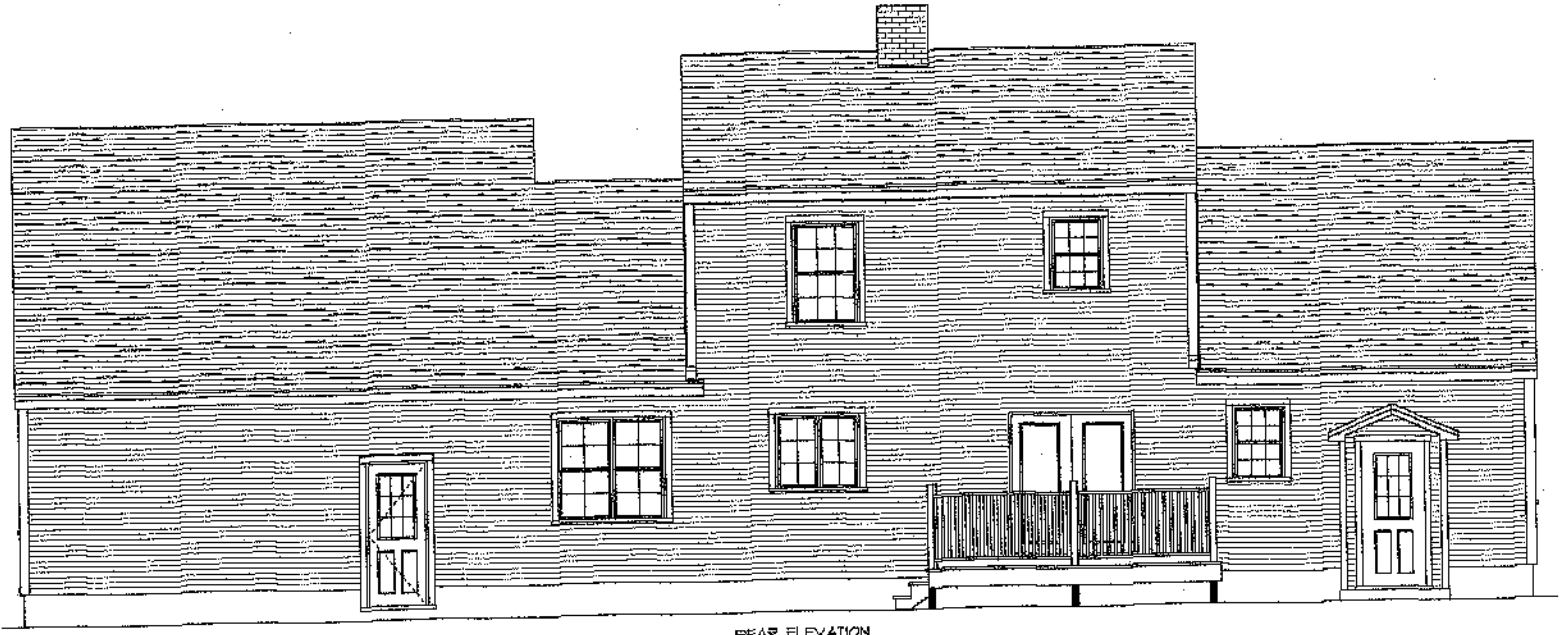




RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THEY ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNER CONSENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNER CONSENTS.

*Approval based on these plans*

LOT 2  
RIVERS  
EDGE

PROJECT NAME:  
MARDIGAN  
SPEC HOUSE

REVISIONS	
DATE	
SCALE	AS NOTED
DRAWN	
P.L.C.	
SHEET #	