

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

20000197
I. D. Number

Mark Axelson II
Applicant
5 Bramblewood, Portland, ME 04103
Applicant's Mailing Address
Schiavi Homes
Consultant/Agent
878-0014
Applicant or Agent Daytime Telephone, Fax

10/24/00
Application Date
New single family ranch
Project Name/Description
119 Tarbell Ave, Portland Maine 04103
Address of Proposed Site
330 G004
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) **pre fab home**

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 **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **10/24/00**

DRC Approval Status:

Reviewer **Chris Earle**

Approved Approved w/Conditions see attached Denied

Approval Date **11/2/00** Approval Expiration **11/2/01** Extension to _____ Additional Sheets Attached

Condition Compliance **Chris Earle** **11/2/00**
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	_____		
	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		
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**CITY OF PORTLAND, MAINE
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ADDENDUM**

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Mark Axelson II

10/24/00

Applicant

Application Date

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Project Name/Description

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DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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.

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.

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Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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Planning Conditions of Approval

Inspections Conditions of Approval

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Approved **Approved w/Conditions** Denied
 see attached
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 Condition Compliance signature _____ date _____

Reviewer *Chris Galt*

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CONDITIONS OF APPROVAL

APPLICANT: Mark Axelsson II
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 SITE ADDRESS/LOCATION: 119 Tarbell Ave.
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12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X Applicant shall install and maintain all necessary erosion control devices

cc: Katherine Staples, P.E., City Engineer

14. X Applicant shall minimize and be responsible to clean up and tracking of mud or other debris onto city streets as a result of this project.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

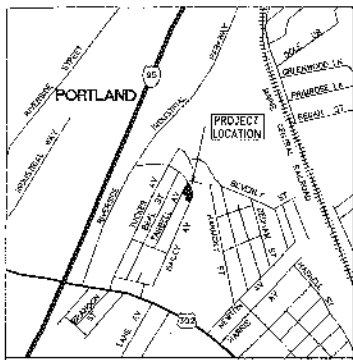
Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

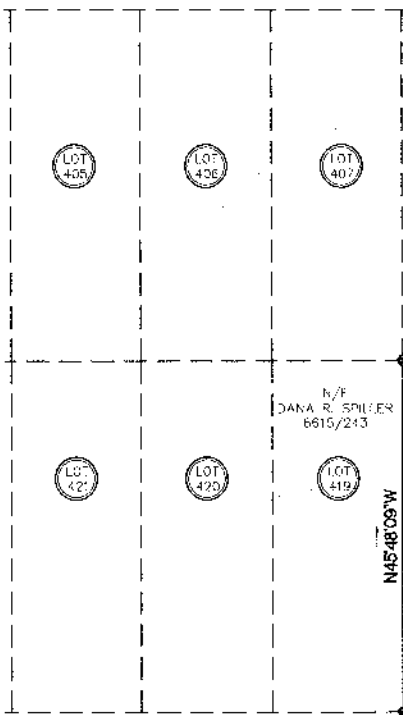
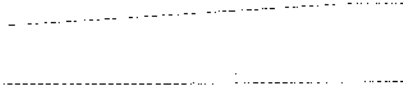
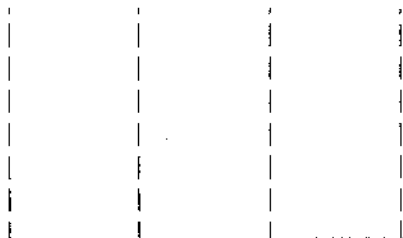
We appreciate your prompt compliance with these requirements.



VICINITY MAP
SCALE: 1" = 1/4 MILE



HE
FO
ALL



LEGEND

- SET #8 REBAR WITH PLASTIC CAP STAMPED "DES LAURIERS PLS 1214"
- FOUND #5 REBAR WITH PLASTIC CAP
- ⊕ FOUND IRON ROD
- ⊗ FOUND 4" X 4" BRANKE MONUMENT W/DRIPL HOLE
- FOUND #5 REBAR
- FOUND IRON PIPE
- FOUND IRON PIPE WITH CAP
- UTILITY POLE
- () PARENTHESES DENOTE RECORD DATA
- - - - - ASSETER OR RIGHT-OF-WAY LINE
- — — — — BOUNDARY LINE
- N/F NOW OR FORMERLY OWNED BY THE COURSE
- ⋯⋯⋯ TRAVELLED WAY
- ⊕ WATER SHUT-OFF VALVE
- ⊕ WATER METER
- 1243/567 DEED BOOK AND PAGE (CCRD)
- ⊕ LOT NUMBER FROM PLAN REFERENCED IN NOTE 4c. BELOW
- ⊕ WOODEN STAKE FOUND
- ⊕ SPOT GRADE (EXISTING)

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS 1096 MAGNETIC NORTH MERIDIAN.
2. DTD AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTER OF DEEDS. (CCRD)
3. RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN A DEED FROM THE CITY OF PORTLAND TO BARBARA AXELSON, DATED MARCH 24, 1975 AND RECORDED IN DEED BOOK 3660, PAGE 188. (CCRD)
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "FOREST HARBOR TERRACE NORTH AND MAIN, OWNED BY J.W. WILBUR" DATED MAY 7, 1970, SHEETS 1 AND 2, RECORDED IN PLAN BOOK 12, PAGE 5 & 6. (CCRD)
 - b. "STANDARD BOUNDARY SURVEY, HILLOREST WEST, PORTLAND, MAINE, AMENDED RECORDING PLAN," BY LAND USE CONSULTANTS, DATED MAY 19, 1988 AND RECORDED IN PLAN BOOK 178, PAGE 52. (CCRD)
5. THE LOCUS PARCELS ARE IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 330. PARCELS 4,5,6,8,9,10,11,12 AND 13.
6. THE LOCUS PARCELS ARE LOCATED IN THE RESIDENTIAL 2 DISTRICT (R2).
7. EXCEPT TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - a. NO SURVEY REPORT WAS WRITTEN.
8. FOR RECORD LAYOUT OF TARBELL AVENUE AND BAKLEY AVENUE, SEE PLAN REFERENCED IN NOTE 4c. ABOVE. THE RIGHT-OF-WAY WIDTH FOR BOTH ROADS IS 50'
9. DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
MINIMUM LOT SIZE: 10,000 S.F.
SETBACKS:
FRONT: 25'
REAR: 25' (SIDE SETBACK)
SIDE: 12' (1 AND 1-1/2 STORY DWELLING)
14' (2 STORY DWELLING)
16' (2-1/2 STORY DWELLING)

SETBACKS FOR THESE TWO LOTS VARY DEPENDING ON SIZE AND ORIENTATION OF BUILDING TO THE STREET. THE SETBACKS SHOWN ON THIS PLAN ARE TWO FRONT SETBACKS OF 25' AND TWO SIDE SETBACKS OF 14'.
10. WE BELIEVE WHEN THIS SUBDIVISION (NOTE 4c. ABOVE) WAS CREATED NO MONUMENTATION WAS SET FOR EITHER THE SUBDIVISION LOTS OR THE BLOCK CORNERS. WE LOCATED A VARIETY OF MONUMENTS FOUND IN THE AREA BUT ULTIMATELY USED THE GRANITE MONUMENT FOUND ON THE SOUTHWEST CORNER SIDE OF DOVER AVENUE FOR BASELINE CONTROL. SEE OVERVIEW MAP FOR MONUMENT LOCATION.
11. NO RESEARCH WAS CONDUCTED TO DETERMINE BAILEY AVENUE'S STATUS AS A PAPER STREET.

STANDARD BOUNDARY SURVEY/ LOT SPLIT
AND TOPOGRAPHIC SURVEY
AT
115-127 TARBELL AVENUE
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

SCALE: 1"=20' OCTOBER 13, 2000

OWNER:
BARBARA AXELSON
317 S 4TH AVENUE
ST. CHARLES, IL 60174

PREPARED FOR:
MARK AXELSON II
5 BRAMBLEWOOD DRIVE
PORTLAND, ME 04103

JOB NUMBER: 20841 ACAD FILE: 20841.dwg SOFDESK PROJECT: 20841

DES LAURIERS & ASSOCIATES, INC.
155 US ROUTE 1
SCARSDALE, ME 04074-8954
(207) 887-2727 PHONE
(207) 883-1000 PHONE
(207) 885-1001 FAX
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS

CERTIFICATE

DES LAURIERS & ASSOCIATES, INC. HEREBY CERTIFIES THAT THIS SURVEY CONFORMS TO THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS, CATEGORY No. 1, CONFORMING TO STANDARD BOUNDARY SURVEY.

PRELIMINARY

M. JOHANN BUSHMAN DATE

CITY OF PORTLAND, MAINE
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9. X 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.

10. X The site contractor shall establish finish grades at the building 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.

11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. X Applicant shall install and maintain all necessary erosion control devices

cc: Katherine Staples, P.E., City Engineer

14. X Applicant shall minimize and be responsible to clean up and tracking of mud or other debris onto city streets as a result of this project.

NUE

SEWER

WATER

N44°11'51"E

193.76'
(193.76')

PARCEL A

12,226 S.F.
0.28 ACRES

N/F
BARBARA AXELSON
P/O 3660/168

BUILDING
ENVELOPE
SEE NOTE 9

PROPOSED
28'x50'
1 STORY
DWELLING
SILL = 71.5

PORCH

EXISTING
TREE

EXISTING
TREE

SILT FENCE
& HAYBALE
SEE DETAIL

TBM #1 NAIL FOUND
IN 18" PINE
1' ABOVE GROUND
ELEV. = 70.40

(PAPER

AVENUE

N44°11'51"E
111.88'
(111.88')

(114.48')
114.47

300°09' E

PLS 1314"

BUILDING
ENVELOPE
SEE NOTE 9

