

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

20000181

I. D. Number

Auburn Pines Lot #2

Applicant

7 Bramhall Terrace, Portland, ME 04103

Applicant's Mailing Address

Ted Libby

Consultant/Agent

839-6051

Applicant or Agent Daytime Telephone, Fax

9/22/00

Application Date

Auburn Pines Lot#2

Project Name/Description

23 Garsoe Dr, Portland, Maine 04103

Address of Proposed Site

386-AA-002

Assessor's Reference: Chart-Block-Lot

Inspection

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2,183sf 18,758
 Proposed Building square Feet or # of Units 18,758 Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 9/22/00

DRC Approval Status:

Reviewer Chris Earle

- Approved Approved w/Conditions
see attached Denied

Approval Date 9/26/00 Approval Expiration 9/26/01 Extension to _____ Additional Sheets Attached

Condition Compliance Chris Earle 9/26/00
signature date

Performance Guarantee Required* Not Required

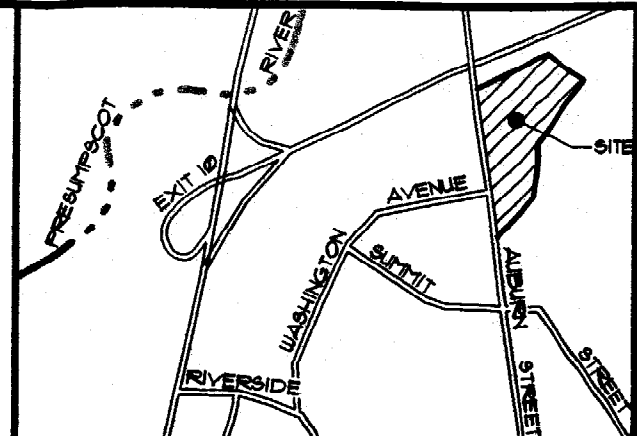
* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <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 | | |
| <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 | | | |

LEGEND

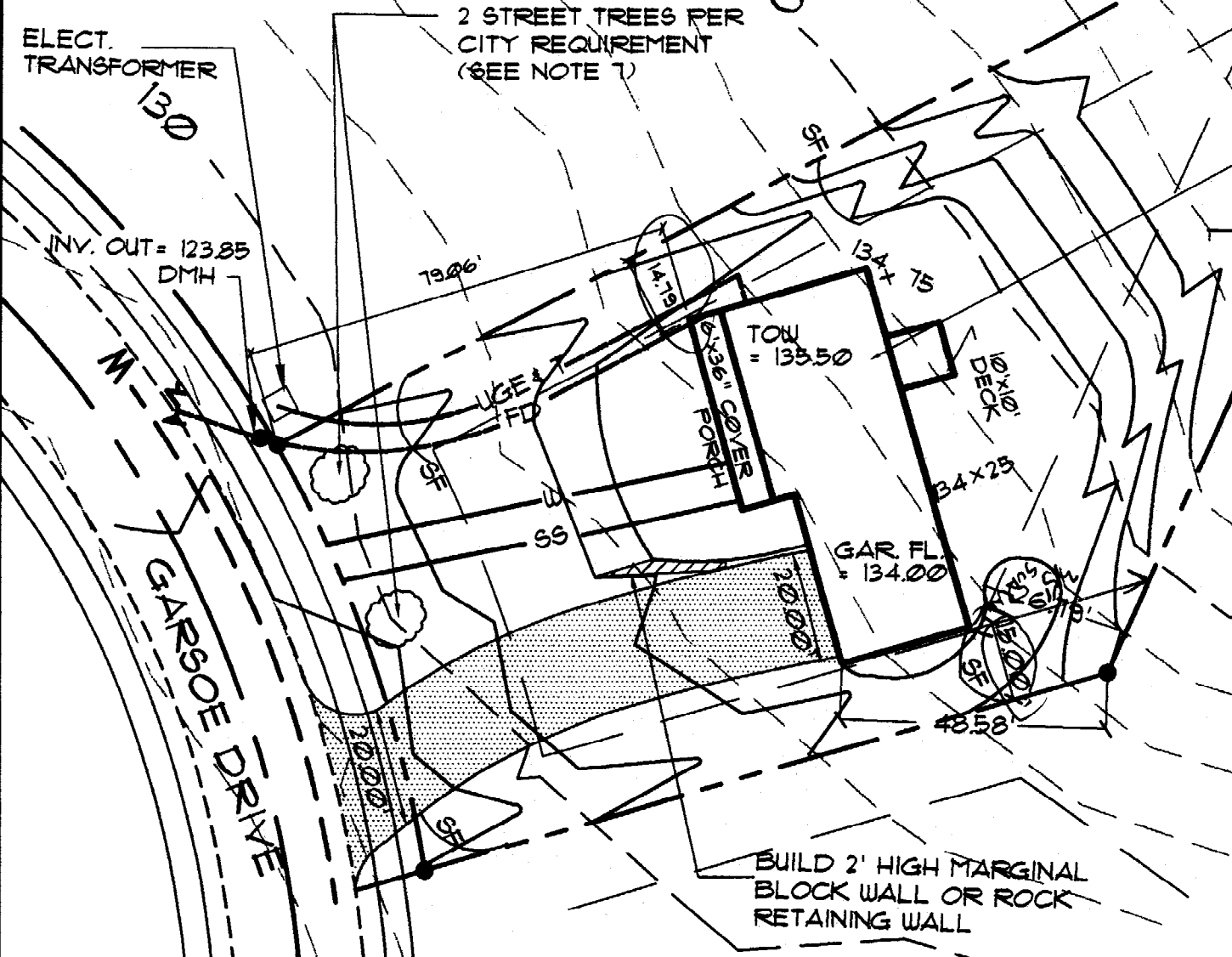
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	SPOT GRADE	---
---	CATCH BASIN	---
---	MANHOLE	---

---	124	---	124
---	W	---	W
---	SS	---	SS
---	SD	---	SD
---	FD	---	FD
---	SF	---	SF
---	TOW	---	TOW
---	FFE	---	FFE



LOCATION MAP N.T.S.

REQUIRED R-2 ZONE SETBACKS
 FRONT YARD - 25'
 SIDE YARD - 14'
 REAR YARD - 25'
 FROM WETLAND - 25'



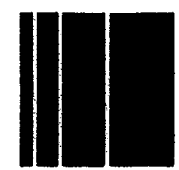
GENERAL NOTES

1. APPLICANT: TIM HILTZ/PATTY LAGE
202 WARREN AVE.
PORTLAND, ME 04103
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN RM-1 ELEVATION 122.31 N.A.V.D. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A.
6. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES (B.M.P.S.) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
7. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

PLOT PLAN

OF:
LOT 2 AUBURN PINES SUBDIVISION
 GARSOE DRIVE
 PORTLAND, ME
 FOR:
TIM HILTZ/PATTY LAGE
 202 WARREN AVE
 PORTLAND, ME 04103

DESIGN BY:	JRS
DRAWN BY:	KAF
CHECKED BY:	
DATE:	9-7-00
SCALE:	1"=30'
FIELD BK:	
PROJ. NO:	00439
DRAWING:	00439LOT2
SHEET 1 OF 1	



Sebago Technics
 Engineering & Planning for the Future
 One Chabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

30' UTILITY EASEMENT FOR WATER & SEWER SERVICE TO LOTS 32, 33 & 34 OVER LOTS 23 & 24.

30' UTILITY EASEMENT FOR WATER & SEWER SERVICE AND DRIVEWAY EASEMENT TO LOT 34 OVER LOT 32 & 33.

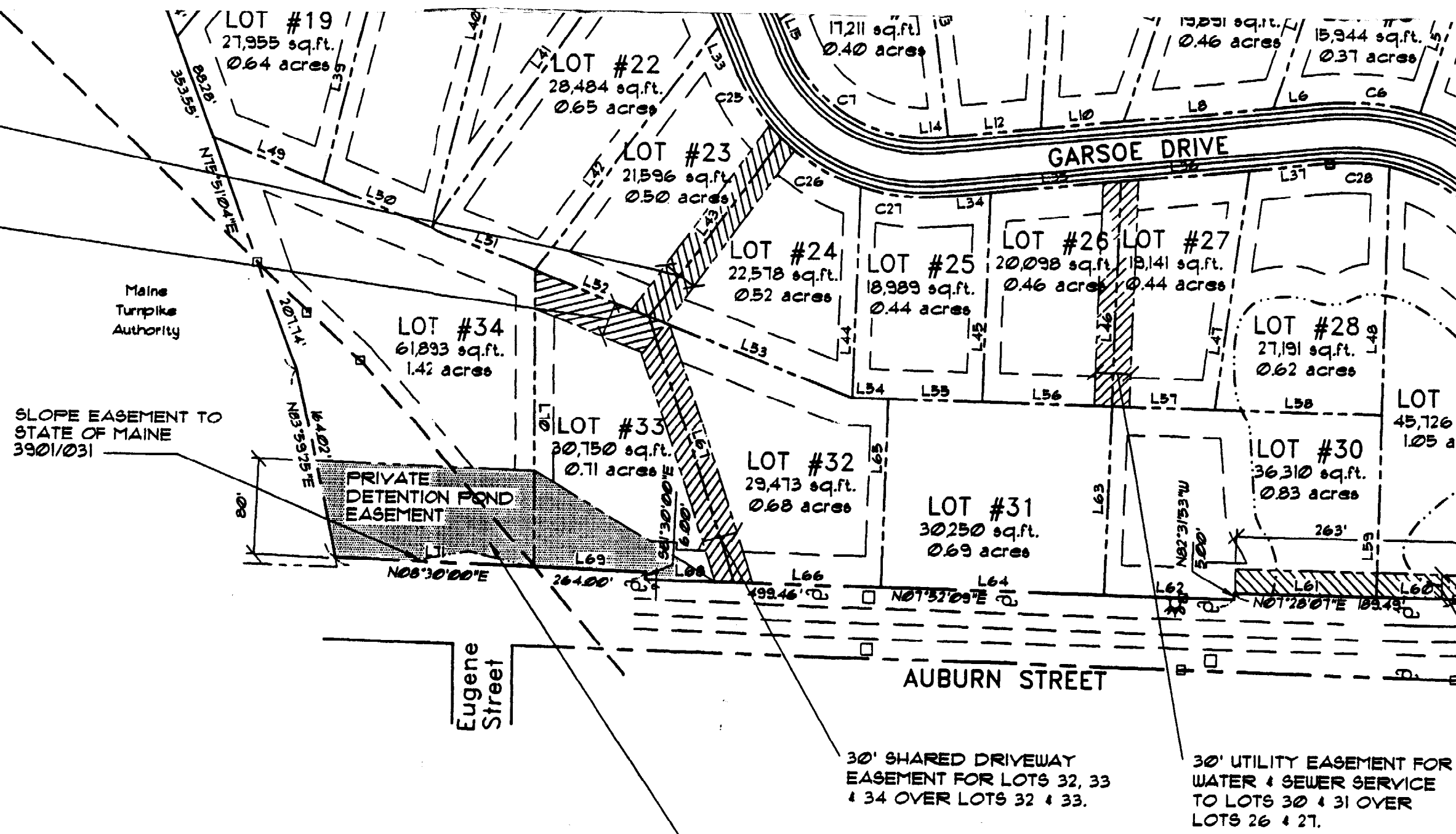
LINE TABLE

LINE	LENGTH	BEARING
L1	169.86	S82°07'19"E
L2	130.50	S09°22'42"E
L3	253.62	S20°58'09"E
L4	153.01	N52°33'49"W
L5	124.46	N65°04'58"W
L6	44.54	N01°06'46"E
L7	150.12	N65°04'58"W
L8	127.56	N01°06'46"E
L9	190.75	N65°04'58"W
L10	70.25	N01°06'46"E
L11	298.89	S80°55'25"E
L12	78.92	N01°06'46"E
L13	203.04	N89°06'49"E
L14	8.59	N01°06'46"E
L15	23.42	N73°32'02"E
L16	193.40	S35°02'28"E
L17	122.61	S35°02'28"E
L18	109.49	N73°32'02"E
L19	159.81	S35°02'03"E
L20	96.06	N73°32'02"E
L21	86.12	N54°51'51"E
L22	99.98	N54°51'51"E
L23	167.31	N73°32'02"E
L24	275.74	N73°32'02"E
L25	100.00	N73°32'02"E
L26	157.31	N34°00'07"W
L27	281.29	N73°32'02"E
L28	223.72	N54°00'26"E
L29	133.26	S02°56'20"W
L30	175.73	N45°33'11"W
L31	70.68	N73°32'02"E
L32	116.07	N73°32'02"E
L33	38.23	N73°32'02"E
L34	40.63	N01°06'46"E
L35	110.81	N01°06'46"E
L36	109.54	N01°06'46"E
L37	68.88	N01°06'46"E
L38	169.84	S82°07'19"E
L39	265.90	N69°39'47"W
L40	346.66	N69°22'53"W
L41	338.99	S40°11'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	32.74	20.00

DATE: 7/7/99



SLOPE EASEMENT TO STATE OF MAINE 3901/031

30' SHARED DRIVEWAY EASEMENT FOR LOTS 32, 33 & 34 OVER LOTS 32 & 33.

30' UTILITY EASEMENT FOR WATER & SEWER SERVICE TO LOTS 30 & 31 OVER LOTS 26 & 27.

PRIVATE DRAINAGE EASEMENT FOR LOTS 32, 33 AND 34. IN THE EVENT THE HOMEOWNERS FAIL TO MAINTAIN THE DRAINAGE SYSTEM THE CITY OF PORTLAND MAY, AT ITS OPTION, MAINTAIN THE SYSTEM AND CHARGE THE HOMEOWNERS ANY ASSOCIATED COSTS.



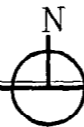
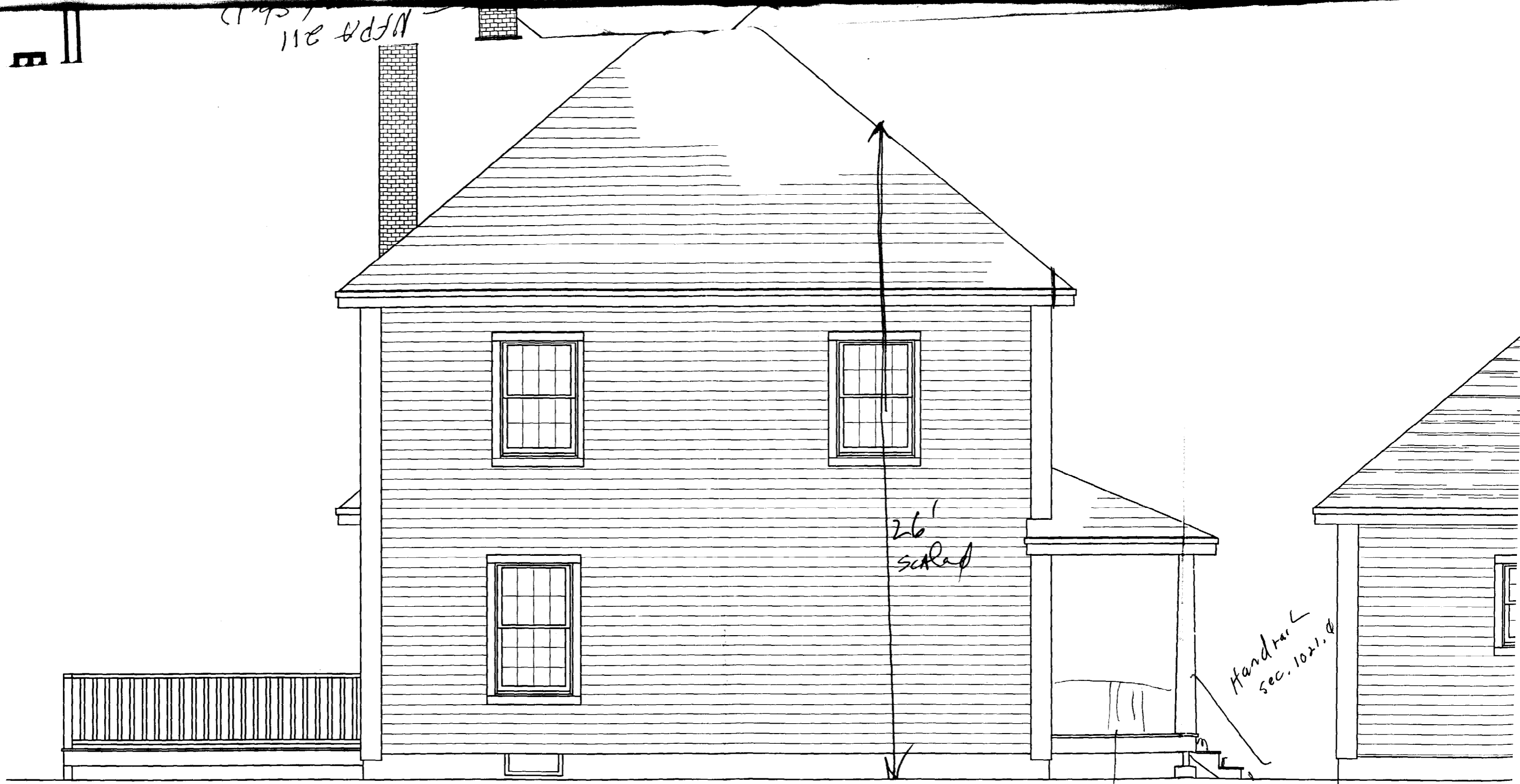
Engineering Resource Center

Copying • Plotting • Scanning

75 Bishop St. Ste 3 • Portland, ME 04103

(207)878-8511 • FAX (207)878-8515

118 8750
11/21/11



LEFT ELEVATION

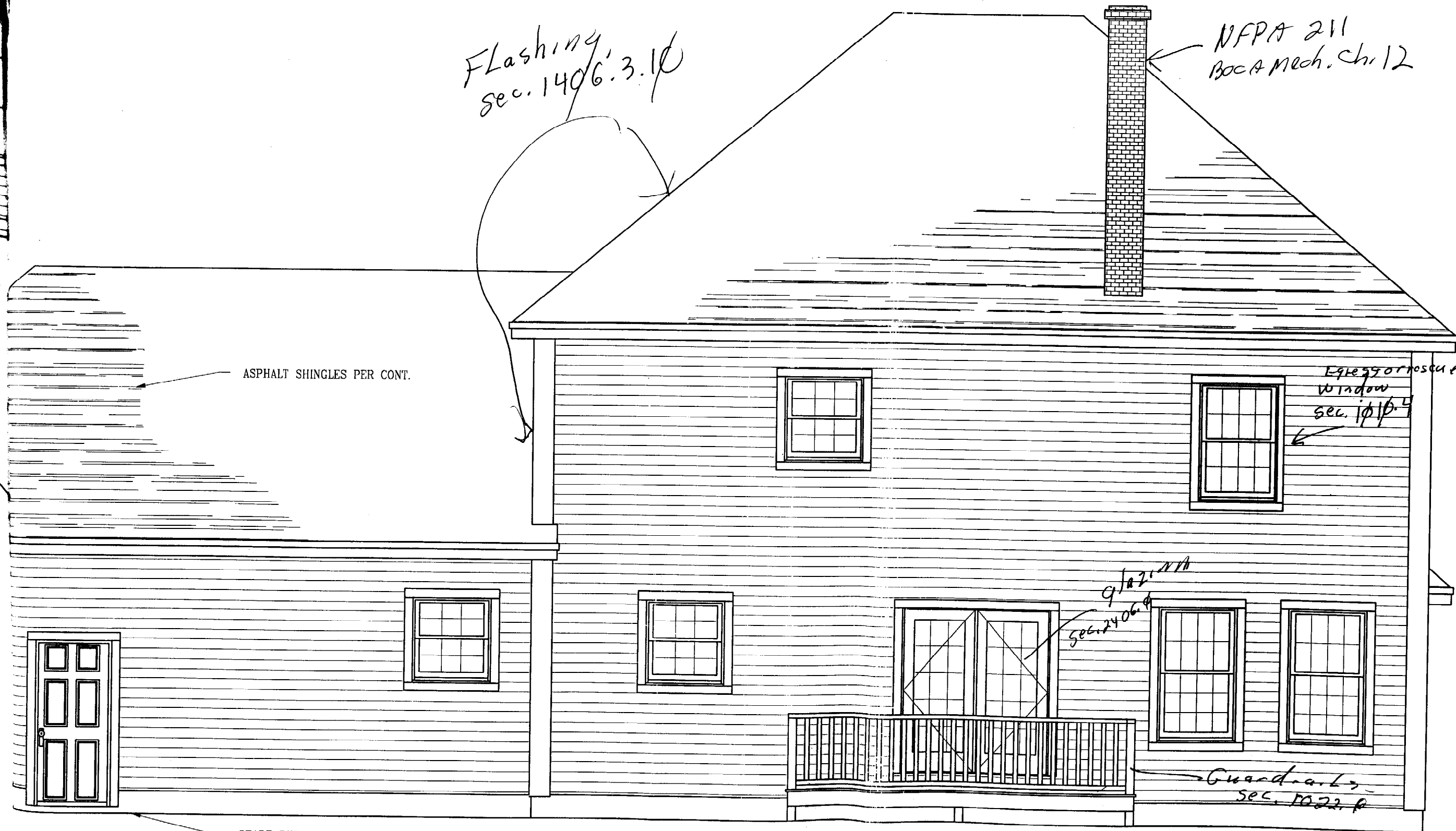
SCALE: 1/4" = 1'-0"

Guardrail

Handrail
sec. 1021.0

NOTE:

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY
FOR LOCAL CODE COMPLIANCE.
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR
CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT
AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.



ASPHALT SHINGLES PER CONT.

Flashing,
sec. 1406.3.10

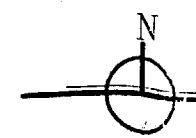
NFPA 211
Boc A Mech. Chr 12

Egress or rescue
window
sec. 1016.4

9/22/10
sec. 2406.4

Guardrails
sec. 1022.0

GRADE PER CONT. PER SITE CONDITIONS



REAR ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS
CODE: '9
PORTLAND