

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

20000221

I. D. Number

Hildreth & White

Applicant

PO Box 8433, Portland, ME 04101

Applicant's Mailing Address

Hildreth & white

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

12/11/00

Application Date

Garsoe Dr (lot#4)

Project Name/Description

35 - 35 Garsoe Dr, Auburn Pines, Portland, Maine

Address of Proposed Site

386A A004

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) **single fam. W/ garage & deck**

2,028

15,531

R-2

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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/11/00**

DRC Approval Status:

Reviewer **Chris Earle/Steve Bushey**

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date **12/13/00** Approval Expiration **12/13/01** Extension to _____ Additional Sheets Attached

Condition Compliance
 Chris Earle/Steve Bushey
12/13/00
 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 | | 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**

20000221

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Hildreth & White

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PO Box 8433, Portland, ME 04101

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12/11/00

Application Date

Garsoe Dr (lot#4)

Project Name/Description

35 - 35 Garsoe Dr, Auburn Pines, Portland, Maine

Address of Proposed Site

386A A004

Assessor's Reference: Chart-Block-Lot

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.

Your new street address is now 35 Garsoe Drive

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

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

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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.

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.

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

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

Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant shall coordinate with the developer and their contractor for all grading and utility locations and curb opening for compliance with the approved sub-division plans.

Applicant shall be responsible to clean up any mud and other debris tracked onto city streets as a result of this project.

Planning Conditions of Approval

Inspections Conditions of Approval

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

12/11/00

Application Date

Lot 4 Auburn Pines / Garsøe Dr

Project Name/Description

35 Garsøe Dr, Portland, Maine

Address of Proposed Site

386A A004

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) **New Single Family**

2,028

15,531

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
 Subdivision # of lots _____
 Flood Hazard
 Shoreland
 Zoning Conditional Use (ZBA/PB)
 Zoning Variance
 PAD Review
 Historic Preservation
 14-403 Streets Review
 DEP Local Certification
 Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/11/00**

DRC Approval Status:

- Approved
 Approved w/Conditions see attached
 Denied

Reviewer *Chris Smith reviewed by Steve Bushley*

Approval Date **12/13/00**
 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	_____		
	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	

Steve Bushley

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL**

APPLICANT: Hildreth + White
 ADDRESS: P.O. Box 8433 Portland, Me 04101
 SITE ADDRESS/LOCATION: (Lot 4) 35 Garsoe Drive
 DATE: 12/13/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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 35 Garsoe Drive, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
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5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. 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.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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

13. Applicant shall be responsible to install and maintain all necessary erosion control devices

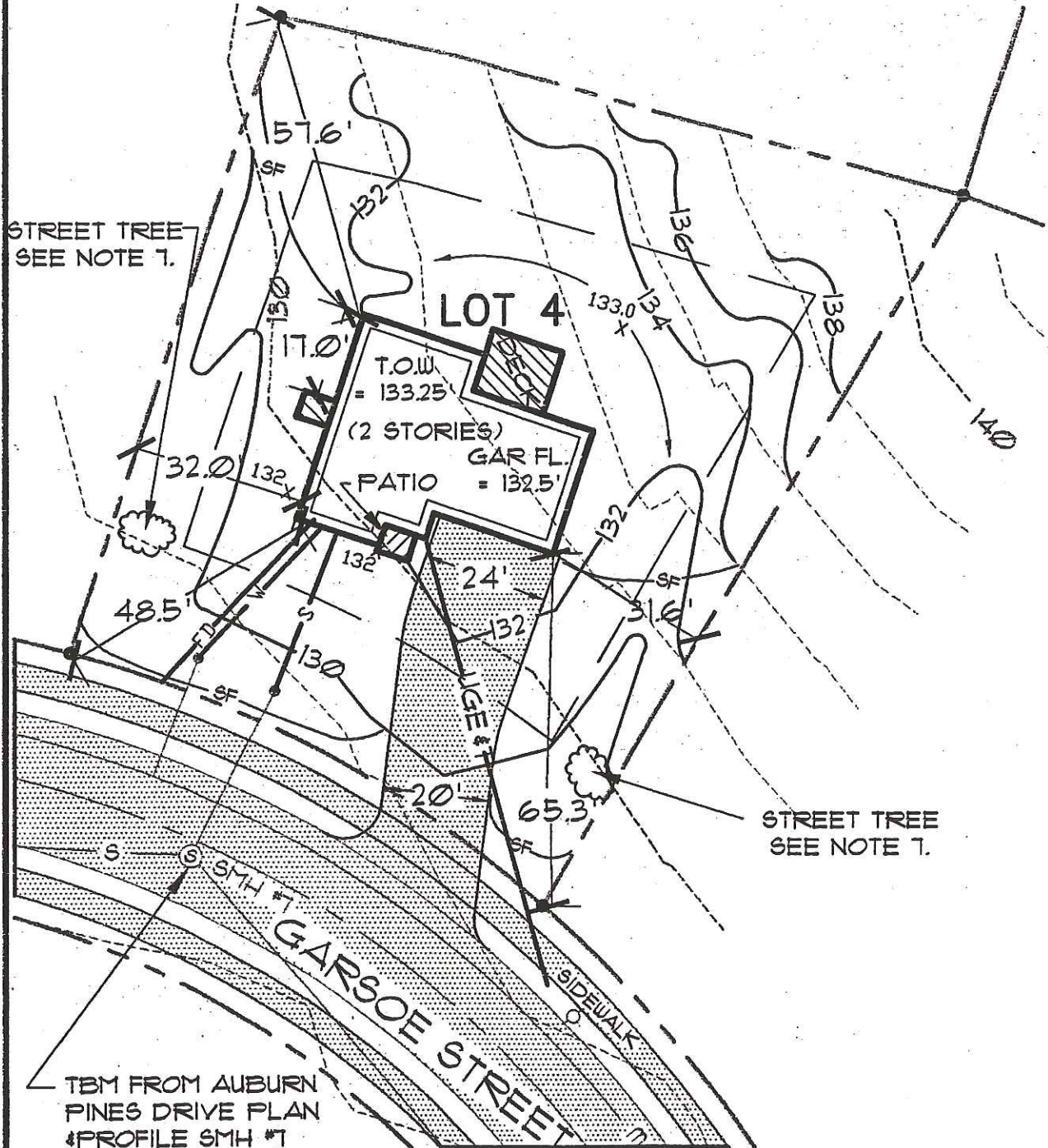
cc: Katherine Staples, P.E., City Engineer

14. Applicant shall coordinate with the developer and their contractor for all grading and utility locations and curb opening for compliance with the approved subdivision plans.

15. Applicant shall be responsible to clean up and mud or other debris tracked onto city streets as a result of this project.

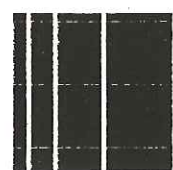
LEG
EXIST

STREET TREE
SEE NOTE 7.



STREET TREE
SEE NOTE 7.

TBM FROM AUBURN
PINES DRIVE PLAN
& PROFILE SMH #1
RIM EL. = 128.6 ±



Sebago Technics
Engineering & Planning for the Future

One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PLOT PLAN

OF:
LOT 4 AUBURN PINES SU
GARSOE STREET
PORTLAND, ME

FOR:
HILDRETH & WHITE

P.O. BOX 8433
PORTLAND, ME 04104

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: Hildreth + White
 ADDRESS: PO Box 8433 Portland, Me 04101
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cc: Katherine Staples, P.E., City Engineer

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15. Applicant shall be responsible to clean up and mud or other debris tracked onto city streets as a result of this project.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: July 10, 2001
RE: C. of O. for # 35 Garsoe Drive
CBL (86A-A-004) ID# (2000-0221)

After visiting the site, I have the following comments:

All work complete.

At this time, **I recommend issuing the Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager

File: O:\drc\35garsoe2.doc