

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

20000062

I. D. Number

Don & Ellen Miller

Applicant
144 Dendron Road, Peacedale, RI 02883

Applicant's Mailing Address
Stephen Peters

Consultant/Agent
(207) 799-8230

Applicant or Agent Daytime Telephone, Fax

Application Date

Garsoe Drive Lot #5

Project Name/Description

Garsoe Dr, Portland, Maine 04103

Address of Proposed Site

386A - A - 005

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-attached 2 car**
2,108 **15,944**

Proposed Building square Feet or # of Units **2,108** Acreage of Site **15,944** 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: 4/12/00

DRC Approval Status:

Reviewer Gordon Smith

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 4/20/00 Approval Expiration 4/20/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith signature 4/20/00 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 _____ date
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
- Temporary Certificate Of Occupancy _____ date Conditions (See Attached)
- Final Inspection _____ date _____ signature
- Certificate Of Occupancy _____ date
- Performance Guarantee Released _____ date _____ signature
- Defect Guarantee Submitted _____ date _____ amount _____ expiration date
- Defect Guarantee Released _____ submitted date _____ amount _____ expiration date

**CITY OF PORTLAND, MAINE
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ADDENDUM**

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DRC Conditions of Approval

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 45 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 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.

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.)

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 for all installation and maintenance of necessary erosion control measures.

Applicant shall minimize and be responsible to sweep all tracking of mud onto city streets.

Planning Conditions of Approval

Inspections Conditions of Approval

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

APPLICANT: DON & Ellen Miller
 ADDRESS: 144 Dendron Rd. Peacedale, RI 02883
 SITE ADDRESS/LOCATION: 45 GARSOE DRIVE
 DATE: 4-20-2000

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.
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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. X 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. 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 be Responsible For All installation and Maintenance of Necessary Erosion Control Measures
Applicant shall minimize and be responsible to sweep all TRACKING of MUD onto city streets.

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

CITY OF PORTLAND, MAINE
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 CONDITIONS OF APPROVAL

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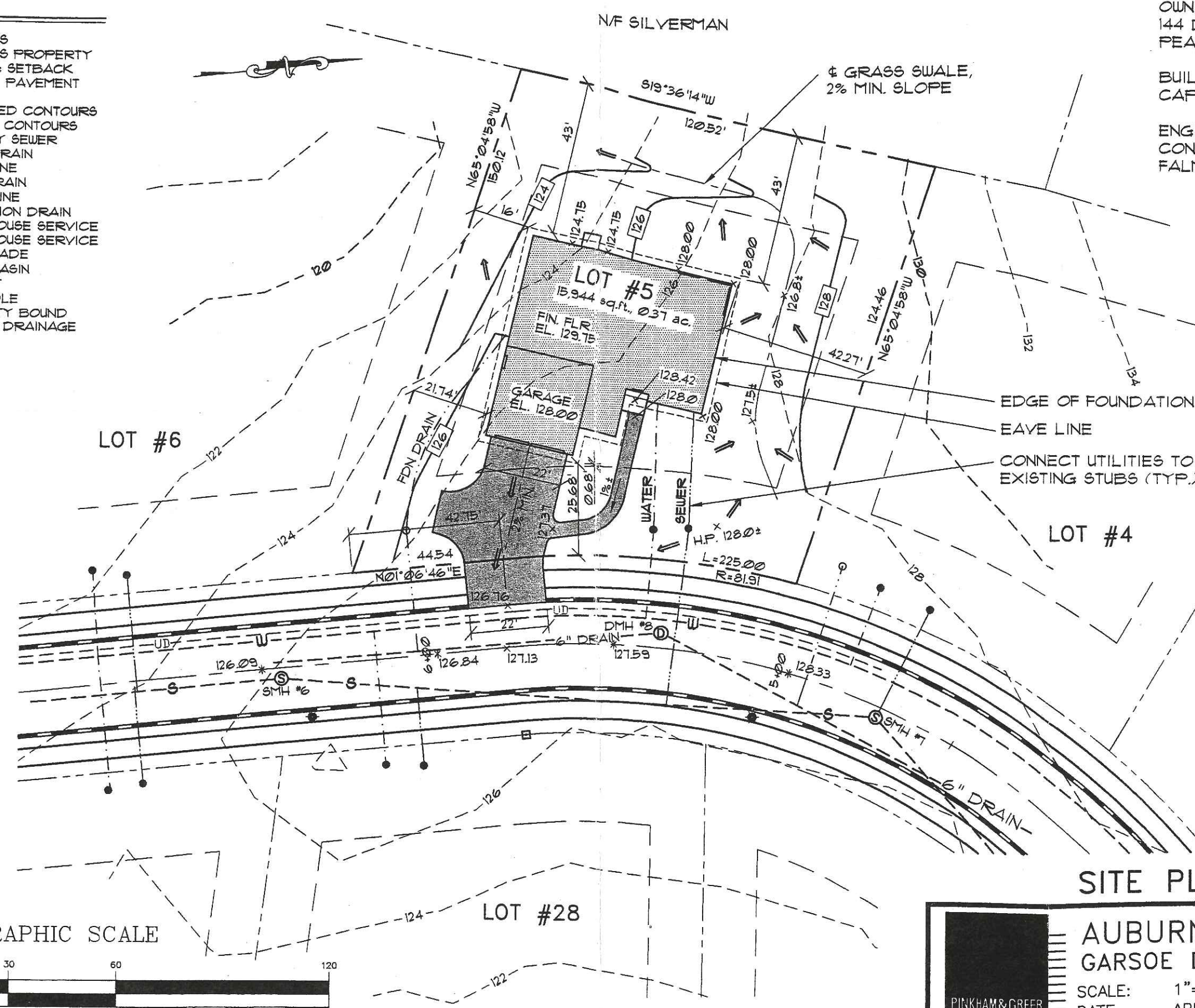
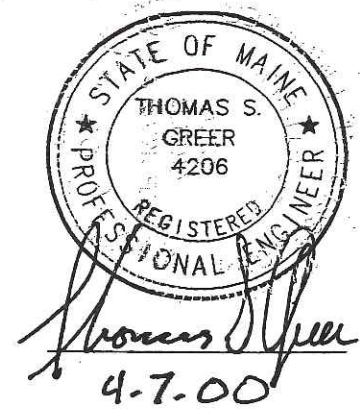
LEGEND

- LOT LINES
- - - ABUTTERS PROPERTY
- - - BUILDING SETBACK
- - - EDGE OF PAVEMENT
- CURB
- 230 — PROPOSED CONTOURS
- 200 — EXISTING CONTOURS
- S — SANITARY SEWER
- 6" — 6" DRAIN
- W — WATER LINE
- UD — UNDERDRAIN
- - - CENTERLINE
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- x 291.5 — SPOT GRADE
- — CATCH BASIN
- ★ — HYDRANT
- — LIGHT POLE
- PROPERTY BOUND
- SURFACE DRAINAGE

OWNER: DON & ELLEN MILLER
144 DENDRON ROAD,
PEACE DALE, R.I. 02883

BUILDER: STEVE PETERS
CAPE ELIZABETH, MAINE

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE



EDGE OF FOUNDATION
EAVE LINE
CONNECT UTILITIES TO
EXISTING STUBS (TYP.)

LOT #4

LOT #6

LOT #28

SITE PLAN, LOT 5

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

**AUBURN PINES
GARSOE DRIVE**
SCALE: 1"=30'
DATE: APRIL 6, 2000
DESIGNED BY: TSG
PROJECT: 00123

CAD FILE: 00123 FILE SCALE: 1"=30'