

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

20000074

I. D. Number

Charles & Wendy Cathcart

Applicant

1094 Roosevelt Trail, Windham, ME 04072

Applicant's Mailing Address

5/2/00

Application Date

New Single Family lots 7 & 8

Project Name/Description

Consultant/Agent

773-1400

Applicant or Agent Daytime Telephone, Fax

63 Garsoe Dr, Portland, Maine

Address of Proposed Site

386A-A-007

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) w/att garage & deck

3408

49.245

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 \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 5/2/00

DRC Approval Status:

Reviewer Gordon Smith/Steve Bushey

- Approved Approved w/Conditions see attache Denied

Approval Date 5/17/00 Approval Expiration 5/17/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith/Steve Bushey signature 5/17/00 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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
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**CITY OF PORTLAND, MAINE
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ADDENDUM**

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DRC Conditions of Approval

Approved subject to site plan review 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 63 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.

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

The Applicant shall be responsible for all installation and maintenance of necessary erosion control measure. The Applicant shall minimize and be responsible to sweep all tracking of mud onto city streets.

The approved plan for lots 7 & 8 is the plan that was revised by Pinkham and Greer revision dated 5/15/00.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Note that there is a 20' wide drainage easement along the right rear property line that shall be maintained. Any changes to this area would first require a written approval from the planning division. The owner shall be notified of this requirement.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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

APPLICANT: Charles and Wendy Cathcart
 ADDRESS: 1094 Roosevelt Trail Windham Maine 04072
 SITE ADDRESS/LOCATION: 63 Garsoe Drive Lots 7 & 8
 DATE: 5-17-00

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.
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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. 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 ~~The applicant shall be responsible for all installation and maintenance of necessary Erosion Control measures. The applicant shall minimize and be responsible to cleanup all tracking of mud onto city streets.~~

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

14. X The approved plan for lots 7 & 8 is the plan that was revised by Pinkham and Green Revision Dated 5-15-00.

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- Approved Approved w/Conditions see attached **Plan Rev. 5-15-00** Denied
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Reviewer **Gordon Smith / Steve Busley**

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

14. X The approved plan for lots 7 & 8 is the plan that was revised by Pinkham and Green Revision Dated 5-15-00.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: July 27, 2001

RE: C.O. inspection for 63 Garsoe Drive
(CBL 386A A007) (2000-0074)

Upon inspection of the #63 Garsoe Drive residence, I have the following comments:

All work completed.

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

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

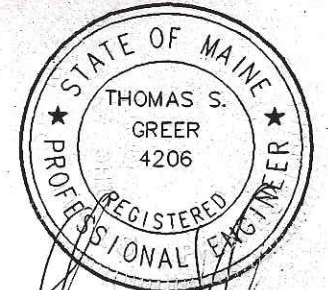
Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\drc\63garsoe1.doc

OWNER: CHARLES & WENDY CATHCART
 1094 ROOSEVELT TRAIL
 WINDHAM, MAINE 04062

BUILDER: HUGHES CONSTRUCTION CO., INC.
 328 ROYAL ROAD
 NO. YARMOUTH, MAINE 04097

ENGINEER: PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE



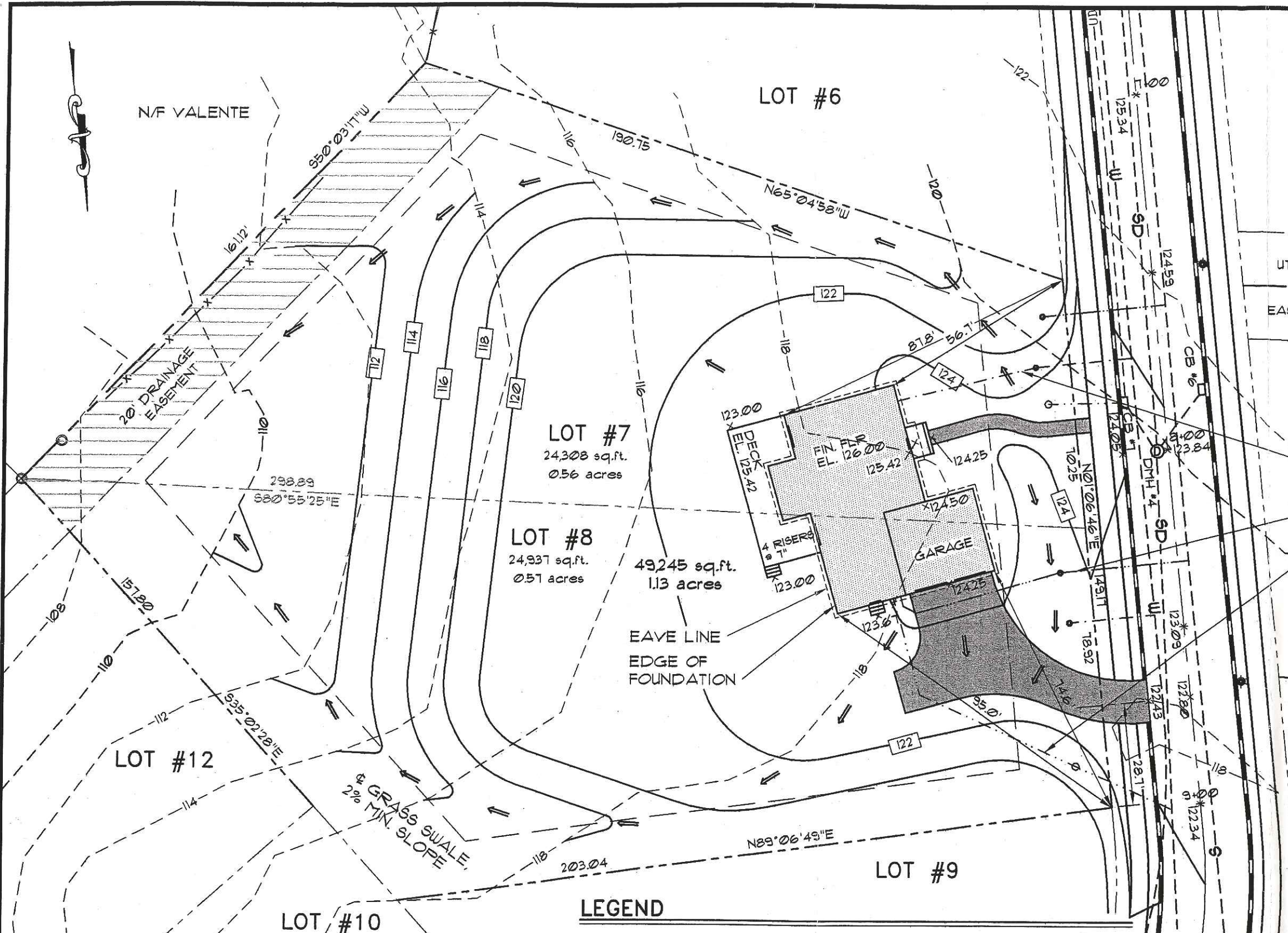
Thomas S. Greer
 5-15-00

UTILITY
 EASEMENT

CONNECT UTILITIES TO
 EXISTING STUBS (TYP.)

REV. 1 5/15/00 ADJUSTED GRADING PER
 PLANNING DEPT. REVIEW

SITE PLAN FOR LOTS 7 & 8



LEGEND

- | | | | |
|-------|----------------------|-------|---------------------|
| — | LOT LINES | — | CENTERLINE |
| - - - | ABUTTERS PROPERTY | - - - | FOUNDATION DRAIN |
| — | BUILDING SETBACK | - - - | SEWER HOUSE SERVICE |
| — | EDGE OF PAVEMENT | - - - | WATER HOUSE SERVICE |
| — | CURB | — | SPOT GRADE |
| — | PROPOSED CONTOURS | — | CATCH BASIN |
| - - - | EXISTING CONTOURS | — | HYDRANT |
| — | SANITARY SEWER | — | LIGHT POLE |
| — | 6" DRAIN—STORM DRAIN | — | PROPERTY BOUND |
| — | WATER LINE | — | SURFACE DRAINAGE |
| — | UNDERDRAIN | | |

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

FILE SCALE: 1"=30'
 CAD FILE: 00124

PINKHAM & GREER
 CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE

**AUBURN PINES
 GARSOE DRIVE**

SCALE: 1"=30'
 DATE: APRIL 18, 2000
 DESG BY: TSG
 PROJECT: 00124

N/F VALENTE

LOT #6

LOT #7
24,308 sq.ft.
0.56 acres

LOT #8
24,937 sq.ft.
0.57 acres

49,245 sq.ft.
1.13 acres

LOT #9

LOT #12

LOT #10

GRAPHIC SCALE



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LEGEND

- LOT LINES
- ABUTTERS PROPERTY
- - - BUILDING SETBACK
- - - EDGE OF PAYEMENT
- CURB
- 250 — PROPOSED CONTOURS
- 200 — EXISTING CONTOURS
- 5 — SANITARY SEWER
- 6" DRAIN — STORM DRAIN
- W — WATER LINE
- UD — UNDERDRAIN
- CENTERLINE
- - - FOUNDATION DRAIN
- - - SEWER HOUSE SERVICE
- - - WATER HOUSE SERVICE
- x 2315 SPOT GRADE
- CATCH BASIN
- * HYDRANT
- LIGHT POLE
- PROPERTY BOUND
- SURFACE DRAINAGE

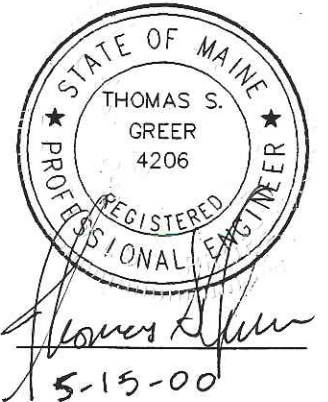
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UTILITY
 EASEMENT

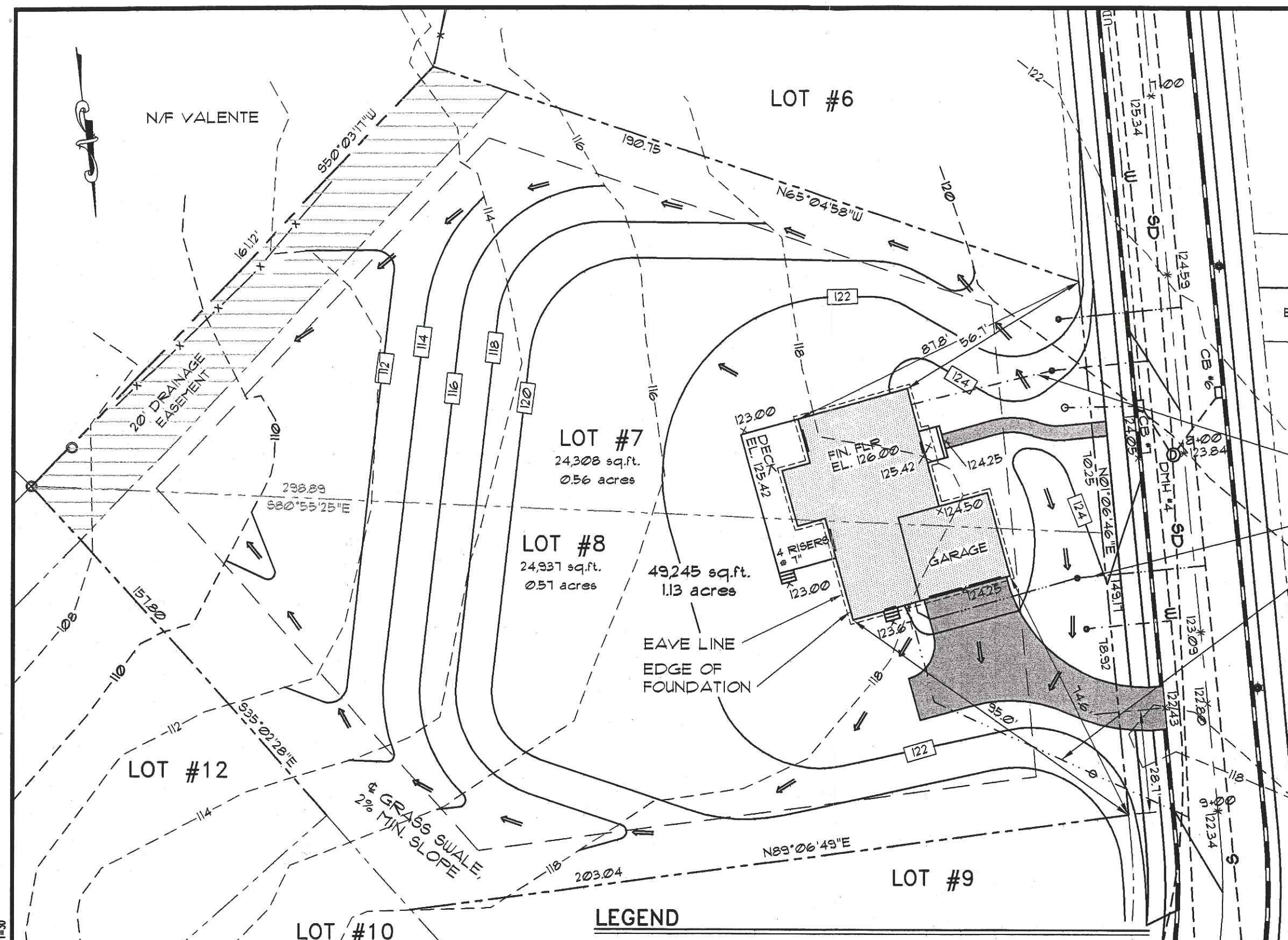
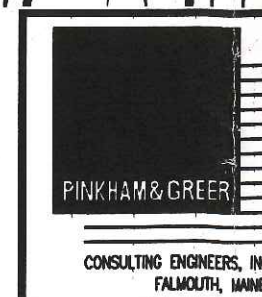
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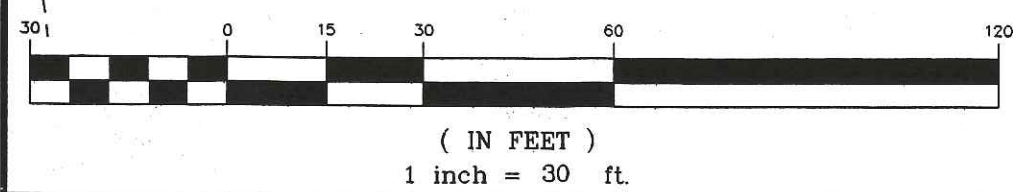
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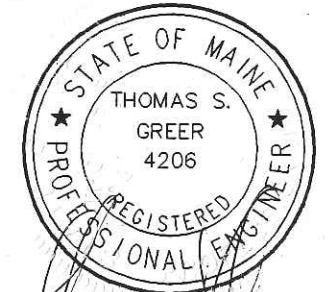


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Thomas S. Greer
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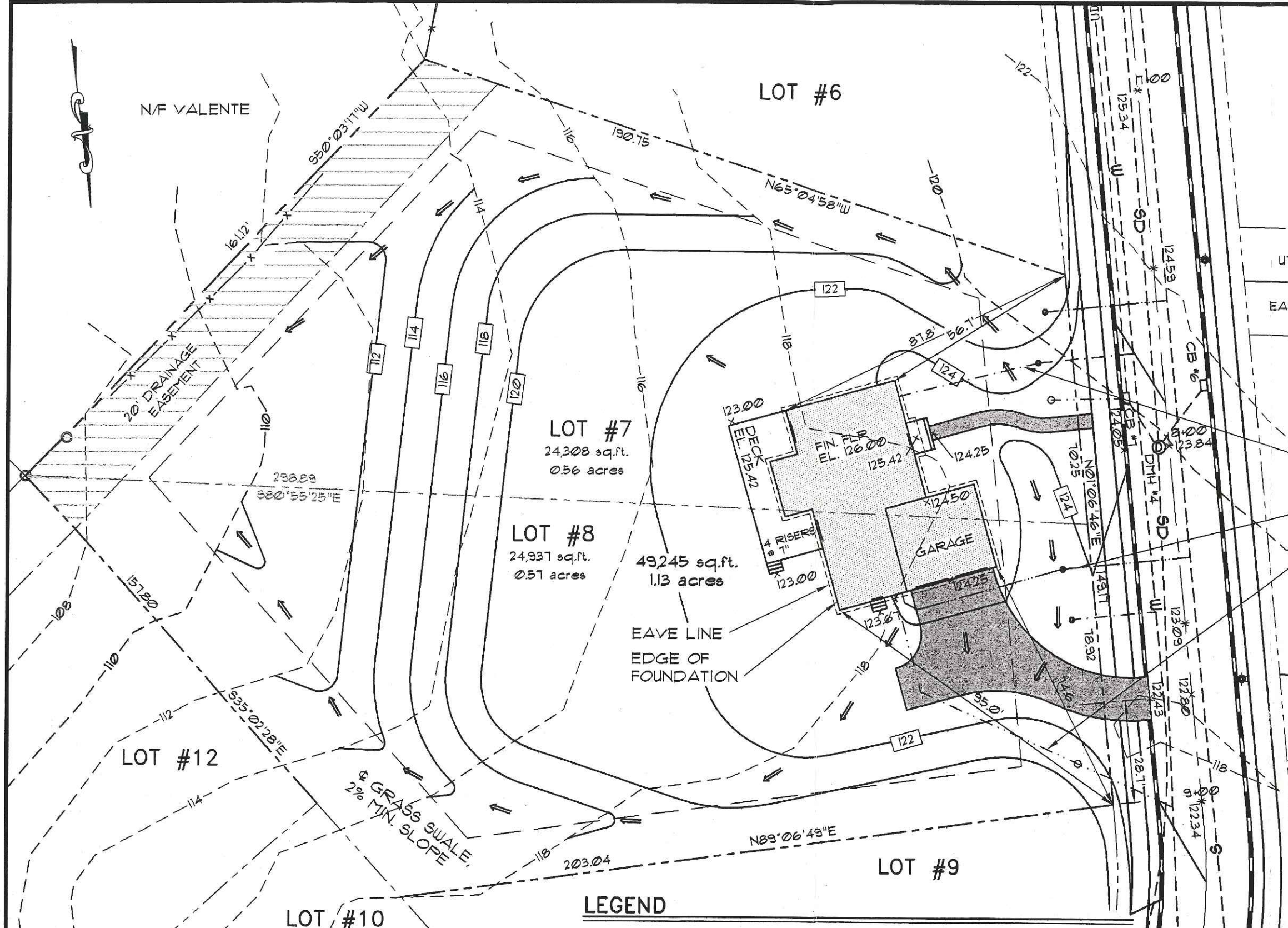
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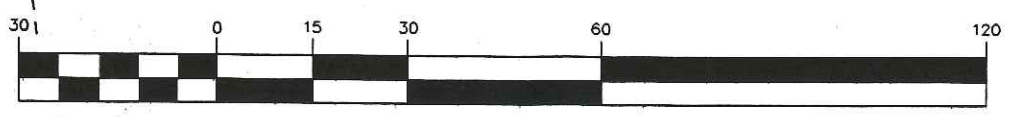
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