

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

19990146

I. D. Number

Norman Berube Builders, Inc.

Applicant

87 Garso Dr, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

883-8270

Applicant or Agent Daytime Telephone, Fax

10/12/99

Application Date

single family w/ att garage

Project Name/Description

87 Garsoe Dr, Lot # 9

Address of Proposed Site

386A-A-009

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)

1608 sq feet

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: \_\_\_\_\_

DRC Approval Status:

Reviewer Steve Bushy

Approved  Approved w/Conditions see attached  Denied

Approval Date 10/22/99 Approval Expiration 10/22/00 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Steve Bushy signature 10/22/99 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			

CITY OF PORTLAND, MAINE  
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ADDENDUM

19990146

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**DRC Conditions of Approval**

Approved Subject to Site Plan Review (Addendum) 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.

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.

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.

Per sheet C3 of the original subdivision plans, lot 9 was to have been the location of a temporary stock pile. If necessary, the applicant shall relocate any stock piles to an alternative location. The grading plan shall be revised to direct runoff from the disturbed area of the lot towards the street. The applicant shall refer to sheet P1 of the Auburn Pines subdivision plans for the street grades. The applicant shall be responsible to avoid drainage impacts to abutting properties.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

APPLICANT: Norman Berube Builders Inc.  
ADDRESS: 87 GARSO DRIVE PORTLAND, ME 04103  
Auburn Pines Drive  
SITE ADDRESS/LOCATION: ~~87 GARSO DRIVE~~ LOT 9 (Auburn Pines)  
DATE: 10/22/99

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 \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
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.  Per sheet C3 of the original Subdivision Plans, lot 9 was to have been the location of a temporary stockpile. If necessary, the applicant shall relocate any stockpiles to an alternative location.  
The grading plan shall be revised to direct runoff from the disturbed area of the lot towards the street. The Applicant shall refer to sheet P1 of the Auburn Pines Subdivision plans for the street grades. The Applicant shall be responsible to avoid drainage impacts to abutting properties.

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

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

**1608 sq feet**

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: \_\_\_\_\_

**DRC Approval Status:**

Reviewer

*Steve Bushy*

- Approved     Approved w/Conditions  
see attached     Denied

Approval Date **10/22/99**    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           |  |                 |
| <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  |                 |



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

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## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Chris Earle, Construction Monitor  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** August 16, 2000

**RE:** Certificate of Occupancy – 87 Garsoe Drive

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On August 16, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.



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## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Gordon Smith, Director of Construction Services  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** February 14, 2000

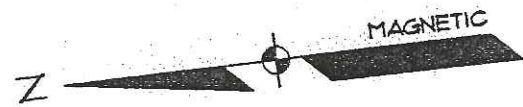
**RE:** Certificate of Occupancy - 87 Garso Drive

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On February 14, 2000, the site was reviewed for compliance with the conditions of approval dated October 10, 1999. My comments are:

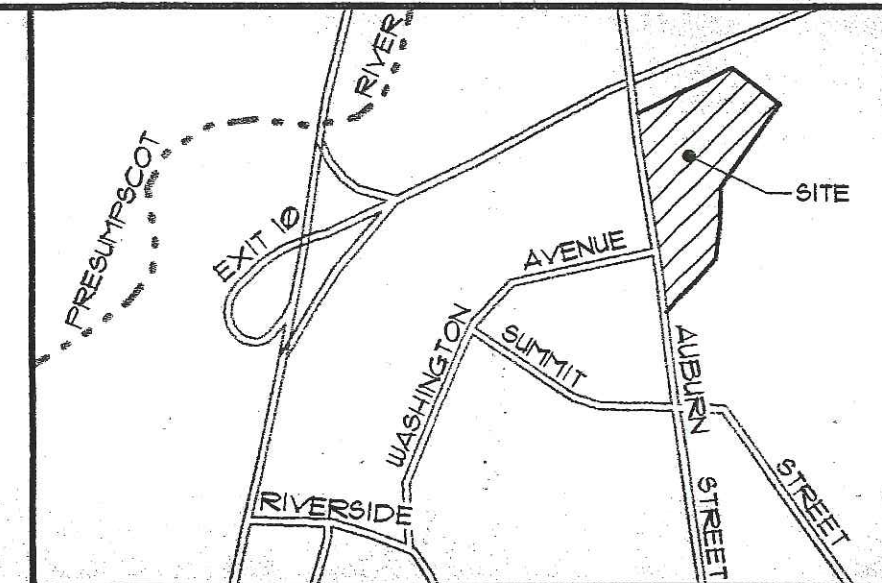
1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. Due to the snow cover, the condition of the curb and sidewalk in front of the house could not be inspected.
3. Due to the snow cover, the actual drainage courses, both to the left side and to the front of the lot could not be adequately inspected.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1, 2, and 3 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.



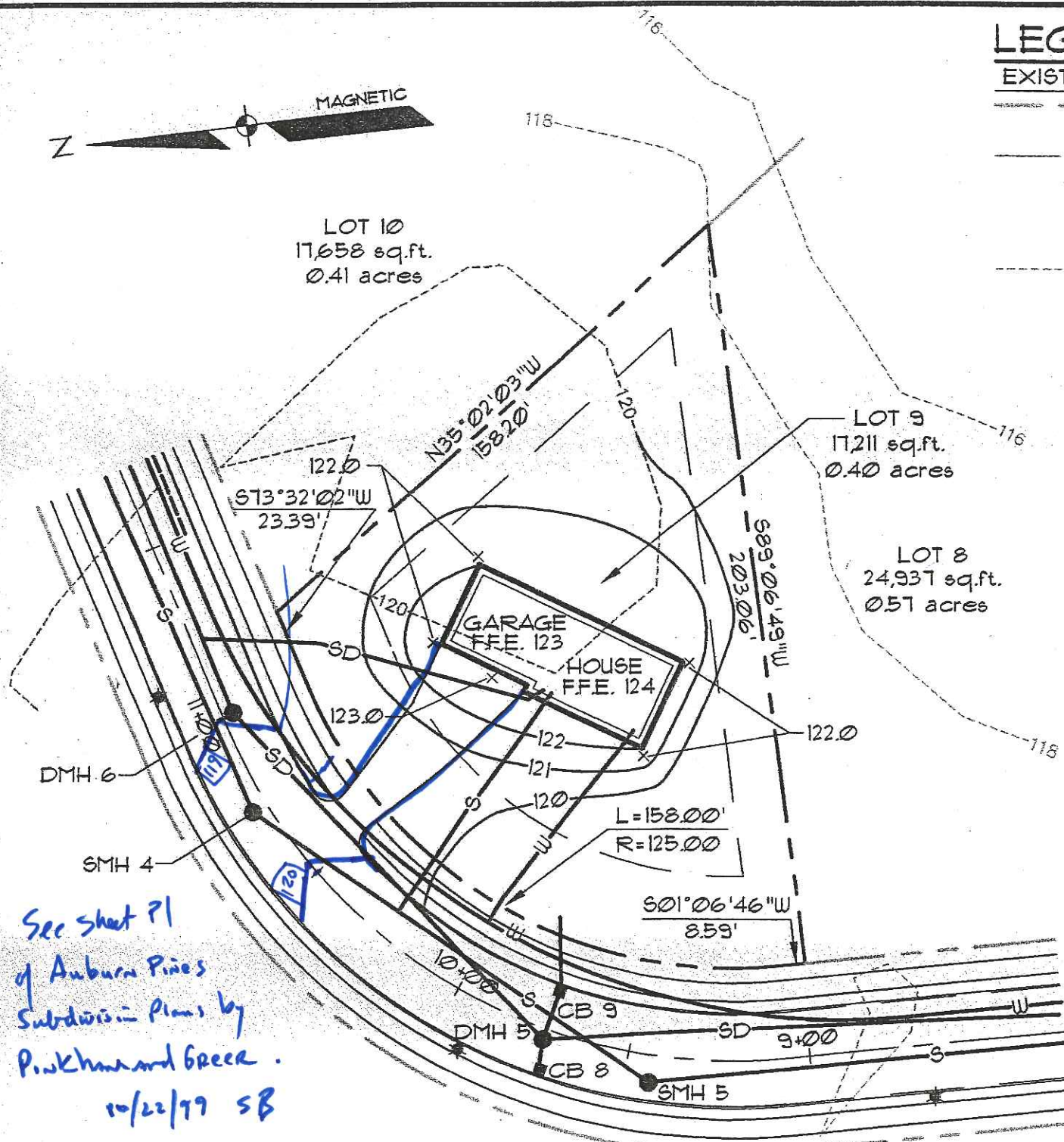
### LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	CENTERLINE	
	BUILDING	
	EDGE PAVEMENT	
	CURLINE	
	CONTOURS	
	WATER	8"W
	SEWER	8"S
	STORM DRAIN	12"SD
	CATCH BASIN	
	MANHOLE	
	SPOT GRADE	30x20



LOCATION MAP

N.T.S.



*See sheet P1  
of Auburn Pines  
Subdivision Plans by  
Pinkham & Greer.  
10/22/99 SB*

### GENERAL NOTES

1. APPLICANT: NORMAND BERUBE BUILDERS, INC.  
1040 U.S. RTE 1  
SACO, ME 04072
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 4A.
6. THIS PLAN INCORPORATES A POSITIVE DRAIN INTO THE PROPOSED STORM DRAIN SYSTEM.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

**Sebago Technics**  
Engineering & Planning for the Future  
12 WESTBROOK COMMON  
WESTBROOK, ME 04098-1339  
TEL (207) 856-0277

**PLOT PLAN**  
OF:  
**LOT 9 AUBURN PINES SUBDIVISION**  
AUBURN PINES DRIVE  
PORTLAND, ME  
FOR:  
**NORMAND BERUBE BUILDERS, INC.**  
1040 U.S. RTE 1  
SACO, ME 04072

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	NJG
DATE:	9-23-99
SCALE:	1"=40'
FIELD BK:	-----
PROJ. NO:	99484
DRAWING:	99484
<b>SHEET 1 OF 1</b>	

*Nancy J. Gilbert*  
10-7-99