

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

20000058

I. D. Number

**Emery & Eileen Donatelle**  
Applicant  
**121 Deepwoods Drive, Portland, ME 04103**  
Applicant's Mailing Address  
**Emery Donatelle**  
Consultant/Agent  
**797-2597**  
Applicant or Agent Daytime Telephone, Fax

Application Date  
**Garsoe Drive/ Lot # 25**  
Project Name/Description

**Portland, Maine 04103**  
Address of Proposed Site  
**386A - B - 025**  
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 Family W/Attached**  
**2,900 Sq. Ft.** **18,989**  
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: **4/10/00**

**DRC Approval Status:**

Reviewer **Gordon Smith**

Approved  Approved w/Conditions see attached  Denied  
Approval Date **4/14/00** Approval Expiration **4/14/01** Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Gordon Smith** **4/14/00**  
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			

CITY OF PORTLAND, MAINE  
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ADDENDUM

20000058  
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Garsoe Drive/ Lot # 25

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, Portland, Maine 04103

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Assessor's Reference: Chart-Block-Lot

**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 76 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.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures.

The applicant shall minimize and be responsible to sweep all tracking of mud onto City streets.

The driveway treatment shall include bituminous asphalt paving to the right of way limit as a minimum, with handicap accessible ramps at the sidewalk.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

APPLICANT: Emery & Eileen Donatelle  
 ADDRESS: 121 Deepwoods Drive Portland, Me. 04103  
 SITE ADDRESS/LOCATION: (Lot 25) 76 GARSOE DRIVE  
 DATE: 4-14-00

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. X 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. X 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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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 Sweep all Tracking of Mud onto City Streets.

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

14. X the Driveway treatment shall include Bituminous Asphalt paving to the Right of Way limit as a minimum, with handicap accessible ramps at the side walk -

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*Gordon Smith*

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Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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GARSOE DRIVE / LOT 25 AUBURN PINES

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

APPLICANT: Emery & Eileen Donatelle  
 ADDRESS: 121 Deepwoods Drive Portland, ME, 04103  
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cc: Katherine Staples, P.E., City Engineer

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TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: July 27, 2001

RE: C.O. inspection for 76 Garsoe Drive  
(CBL 386A B025) (2000-0058)

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Upon inspection of the #76 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\76garsoe2.doc



TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: May 8, 2001  
RE: C. of O. for 76 Garsoe Drive (386A-B-025)

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After visiting 76 Garsoe Drive, I have the following comments:

1. Landscaping Incomplete.
2. Final Grading/Earth berm along back property line incomplete.
3. Loam and Seed incomplete.

I would estimate that these items could be completed by June 15, 2001. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, **I recommend issuing a temporary 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\76garsoe1.doc

Steve Bushy  
DeLuca Hoffman Associates, Inc.  
778 Main Street  
Suite 8  
So. Portland, Maine 04106

Date May 06, 00

Dear Steve,

This letter is to inform you of the plan, regarding positive drainage of surface water, from lot 25, in a direction such that its flows in the area between property pins 2 and 3. To accomplish this an earthen berm will be constructed as follows:

- The berm will be located on lot # 25, approximately 2-3 feet above the rear property line (see attached site plan).
- The berm will run parallel to this property line.
- The berm will begin at property line pin #1 and end approximately two (2) feet beyond property pin #2. The total run of the berm is approximately 82 feet.
- The height of the berm will be constructed such that it provides positive drainage to the area between property pins #2 and #3.

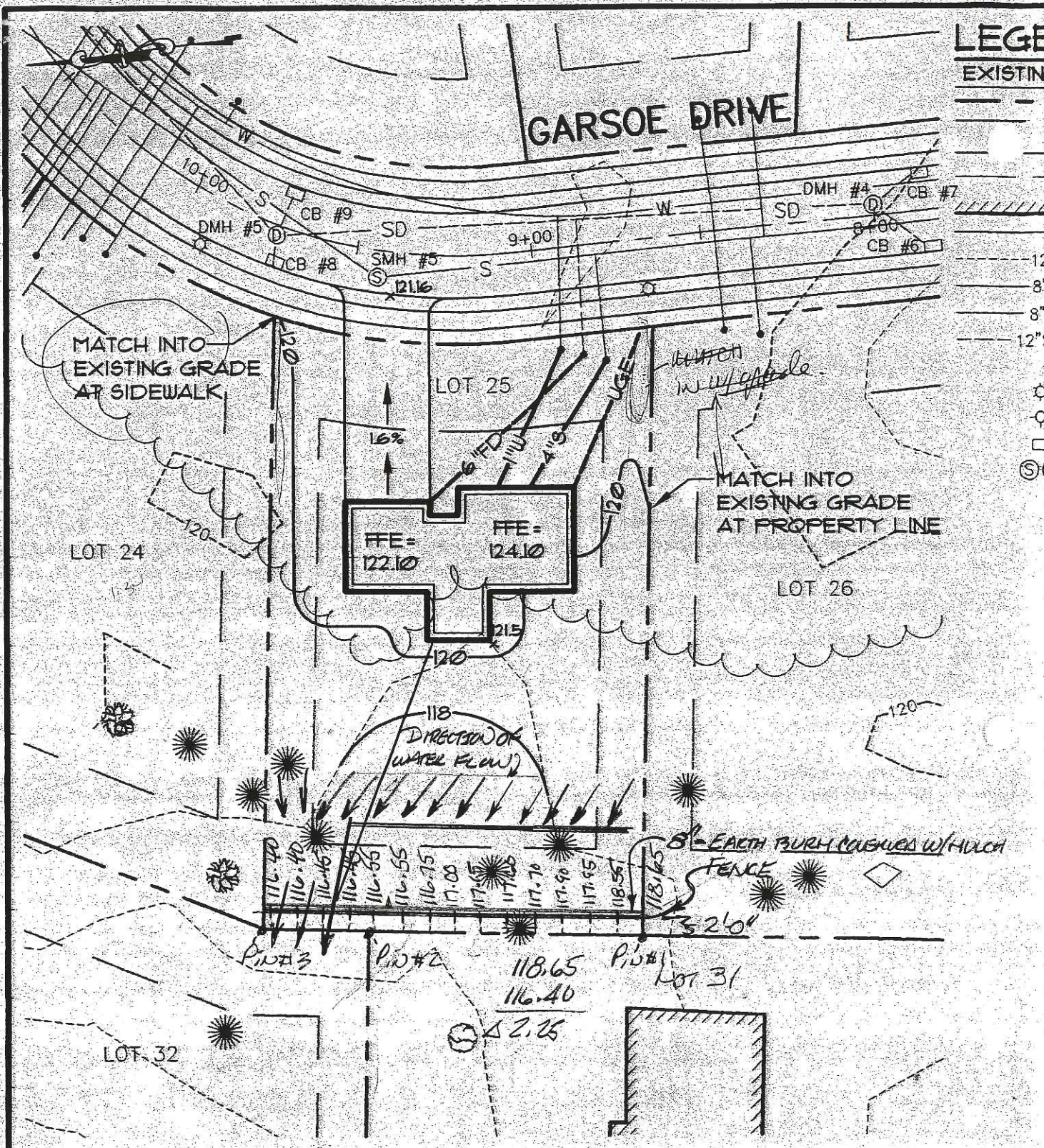
This plan will be put into effect on May 12, 2000, unless I here from you otherwise.

Thank you,

  
Emery J. Donatelli

cc:

Gordon Smith, Deluca Hoffman  
Jon Reed, City of Portland Code Enforcement Office  
Dave Cuddell, City of Portland Code Inforcement Office

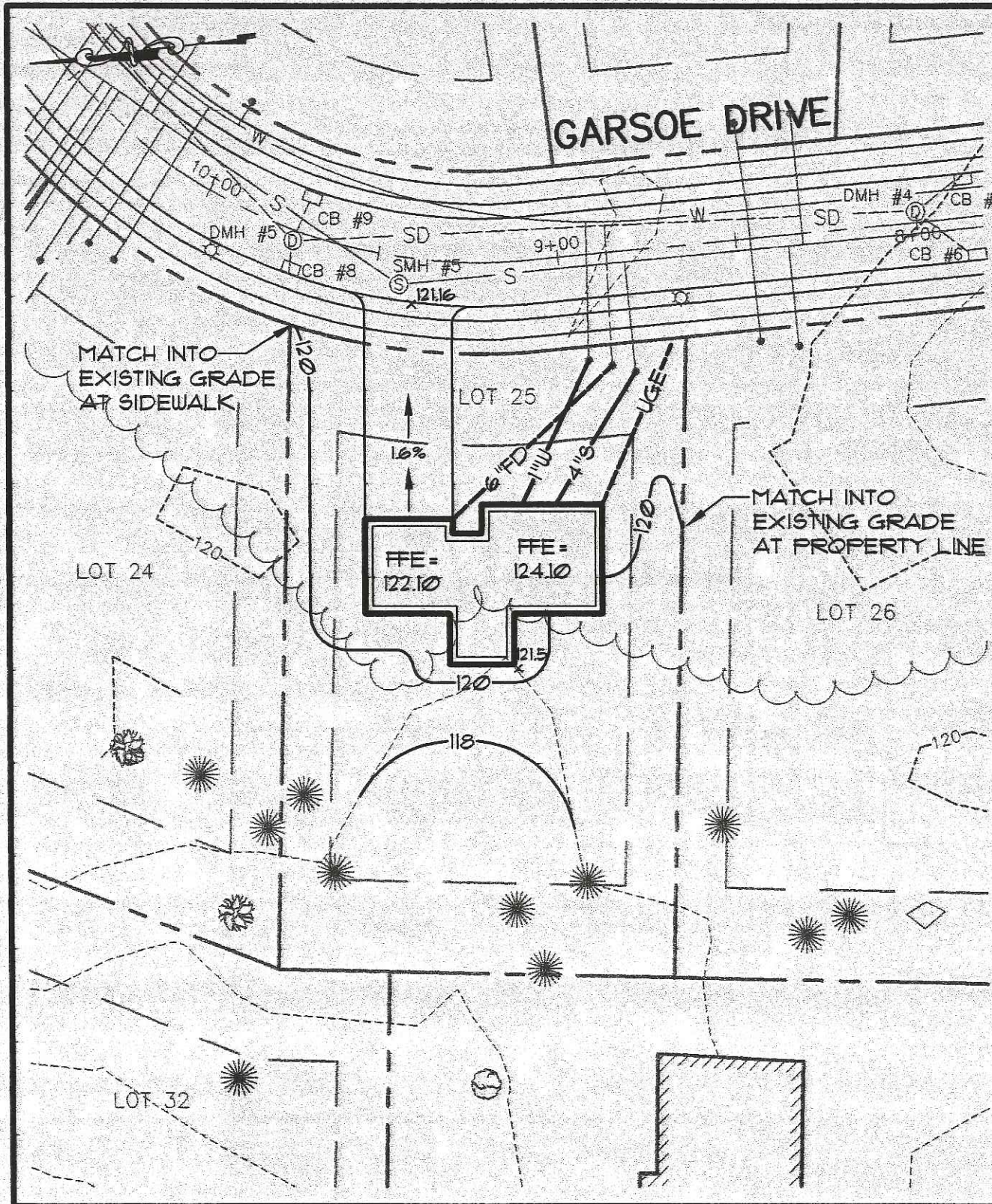


# Sebago Technics

*Engineering & Planning for the Future.*  
 One Chobot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

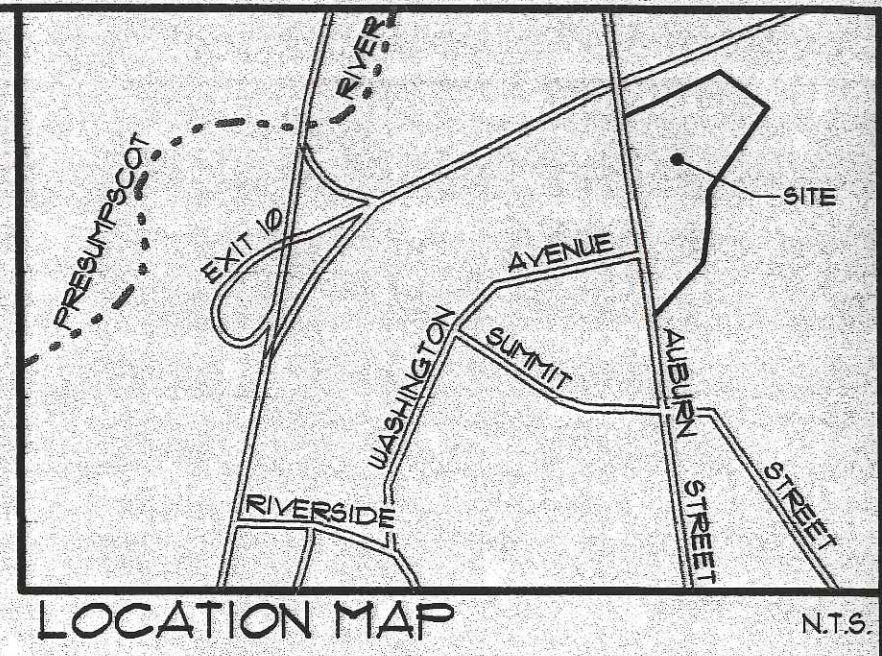
## PLOT PLAN

OF:  
**LOT 25 AUBURN PINES**  
 GARSOE DRIVE  
 PORTLAND, ME  
 FOR:  
**EMERY DONATELLE**  
 121 DEEPWOOD DRIVE  
 PORTLAND, ME 04103



### LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FND. DRAIN	---
⊙	LIGHT POLE	⊙
⊙	HYDRANT	⊙
□	CATCH BASIN	□
⊙	MANHOLE	⊙
⊙	SPOT GRADE	30x20



### GENERAL NOTES

1. APPLICANT: EMERY DONATELLE  
121 DEEPWOOD DRIVE  
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. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.
6. FOUNDATION DRAIN SHALL BE EQUIPPED WITH SUMP PUMP.

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**PLOT PLAN**  
OF:  
**LOT 25 AUBURN PINES SUBDIVISION**  
GARSOE DRIVE  
PORTLAND, ME  
FOR:  
**EMERY DONATELLE**  
121 DEEPWOOD DRIVE  
PORTLAND, ME 04103

DESIGN BY:	
DRAWN BY:	BRF
CHECKED BY:	NJG
DATE:	04-04-00
SCALE:	1"=40'
FIELD BK:	-----
PROJ. NO:	00138
DRAWING:	00138S
<b>SHEET 1 OF 1</b>	

*Nancy J. Gilbert*  
4/10/00