

217-B-54

2003-0058

20 Farm House Lane
Site Plan - SF
Jim Lombardo

① 2nd St. Tree
 ② silt fence
 ③ Turn Contours to Administrative board
 North (Behind Gate)

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

DRC Copy

2004-0063

Application I. D. Number

3/30/2004

Application Date

Lot #2 Farm house Lane

Project Name/Description

Lombardo James A

Applicant

69 Milton St, Portland, ME 04103

Applicant's Mailing Address

Farm House Ln, Portland, Maine

Address of Proposed Site

376 A052001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 329-5484

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

2200 SF

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 Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 3/30/2004

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date _____ 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 Issue	_____		
	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	

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Proposed Building square Feet or # of Units Acreage of Site Zoning

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Reviewer **Jay Reynolds**

Approved **Approved w/Conditions** See Attached Denied

Approval Date **04/28/2004** Approval Expiration **04/28/2005** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **04/28/2004**
signature date

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	date		
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	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	



Front Elevation

Scale: 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
APR 12 2004
RECEIVED

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.

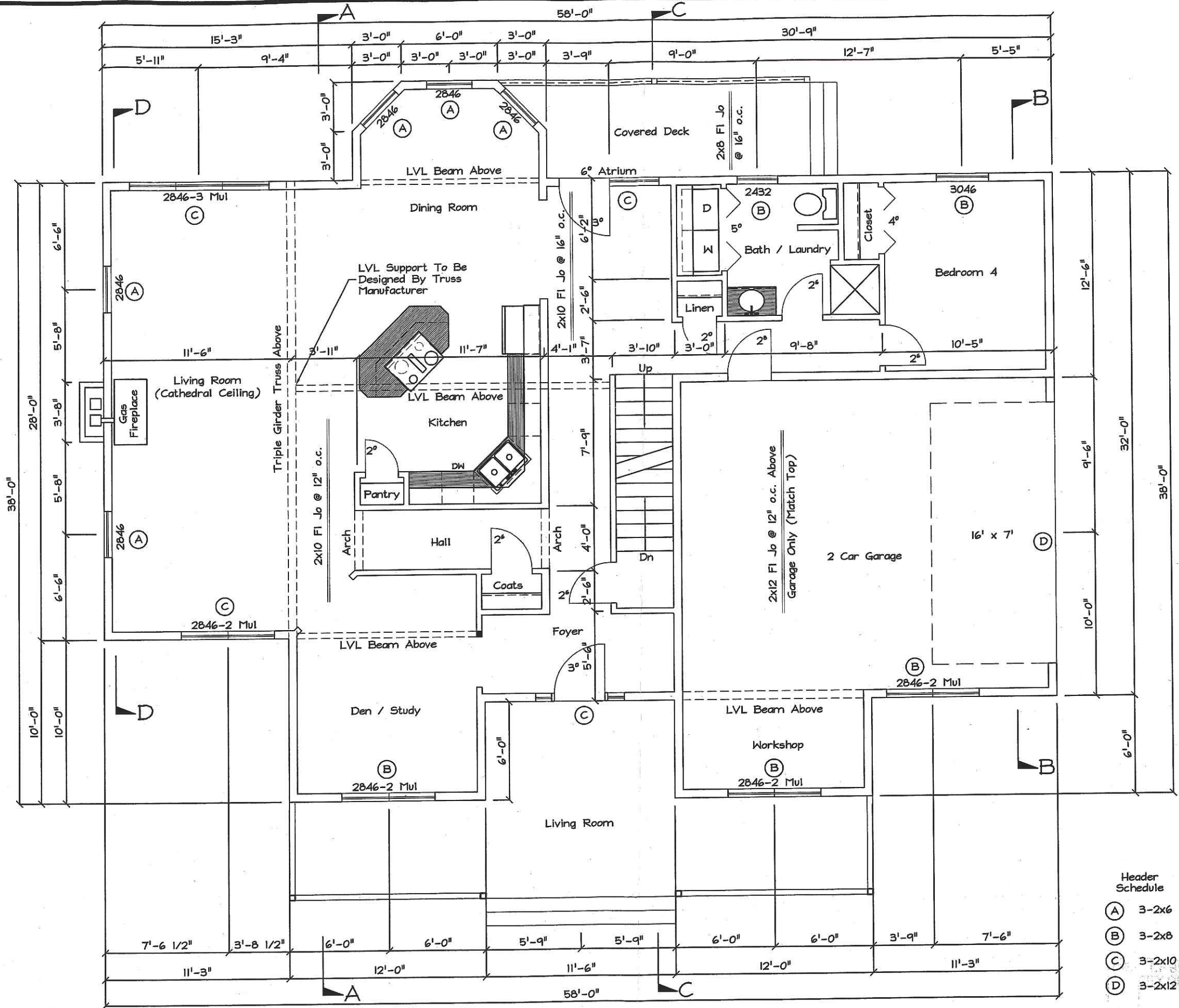
Contractor: **Jim Lombardo**

Rogosienski Residence
Portland
Maine

Approvals

Drafting Plus
14 Cathedral Oaks Drive
Biddeford, ME 04005
Tel. (207) 282-7744
Fax. (207) 282-3777

Date: 2/03/04
Issued: 2/25/04
Dr. By: **John A. Perron**
Sheet No. **1/12**



First Floor Plan

Scale: 1/4" = 1'-0"

Header Schedule

(A)	3-2x6
(B)	3-2x8
(C)	3-2x10
(D)	3-2x12

APR 2 2004

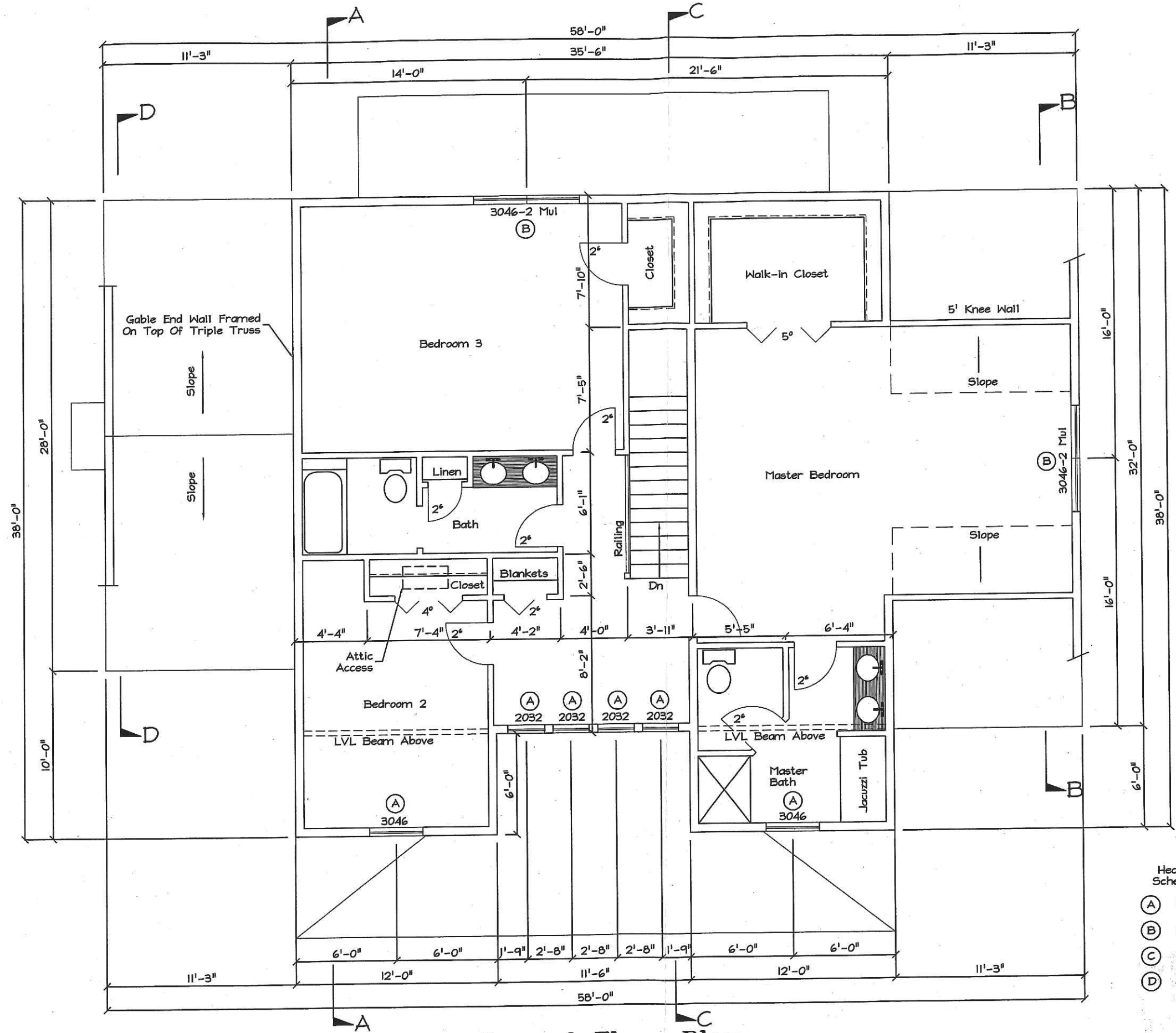
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Contractor: **Jim Lombardo**
Rogosienski Residence
 Portland Maine

Approvals

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 Issued: 2/25/04
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 Sheet No. **5/12**



Second Floor Plan

Scale: 1/4" = 1'-0"

Header Schedule

(A)	3-2x6
(B)	3-2x8
(C)	3-2x10
(D)	3-2x12

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Contractor: **Jim Lombardo**

Rogosienski Residence
Portland Maine

Approvals

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14 Cathedral Oaks Drive
Biddeford, ME 04005
Tel. (207) 282-7744
Fax. (207) 282-3777

Date: 2/03/04
 Issued: 2/25/04
 Dr. By: **John A. Perron**
 Sheet No. **6/12**

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

August 3, 2004

Jim Lombardo
69 Milton Street
Portland, ME 04103

Dear Mr. Lombardo:

RE: 20 Farm House Lane, Northgate Farms Subdivision- Lot 2
(CBL#217B054) (ID#2003-0058)

Upon an inspection, it was noticed that the site buildout at 20 Farm House Lane is not in accordance with your approved site plan.

In particular, the following was observed:

1. No erosion control measures installed.
2. Lot clearing and grading has occurred all the way to the rear property line. As approved in the Northgate Farms Subdivision and in your building site plan, a 10' strip of land was to remain undisturbed. It is evident that this undisturb zone has been encroached upon, thus violating both approvals. Also, it appears that some disturbance to existing trees and vegetation may have occurred on the abutting property owned by the Unitarian Universalist Church.

Please consider this letter a Stop Work Order pursuant to section 14-525 (l) and 14-528 (a) of the land use ordinance (adherence to the approved site plan). The Undisturb zone will have to be restored to its' original condition, re-vegetated and landscaped according to the City Arborist's recommendations. Also, proper erosion control measures must be installed according to your submitted site plan.

Once these items are resolved, the City will re-instate your building permit.

Sincerely,

Alexander Jaegerman
Planning Division Director

O:\PLAN\DRC\farmhouset2a.doc - 1 -

cc: Lee Urban, Planning and Development Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Michael Nugent, Inspection Services Manager
Penny Littell, Associate Corporation Counsel
Wilfred Audet, Audet Land Co., LLC, 400 Allen Avenue, Portland, ME 04103

Lot 2 Farmhouse Ln.



10' Undisturbed
from RR

Lot 2 Farmhouse Ln.

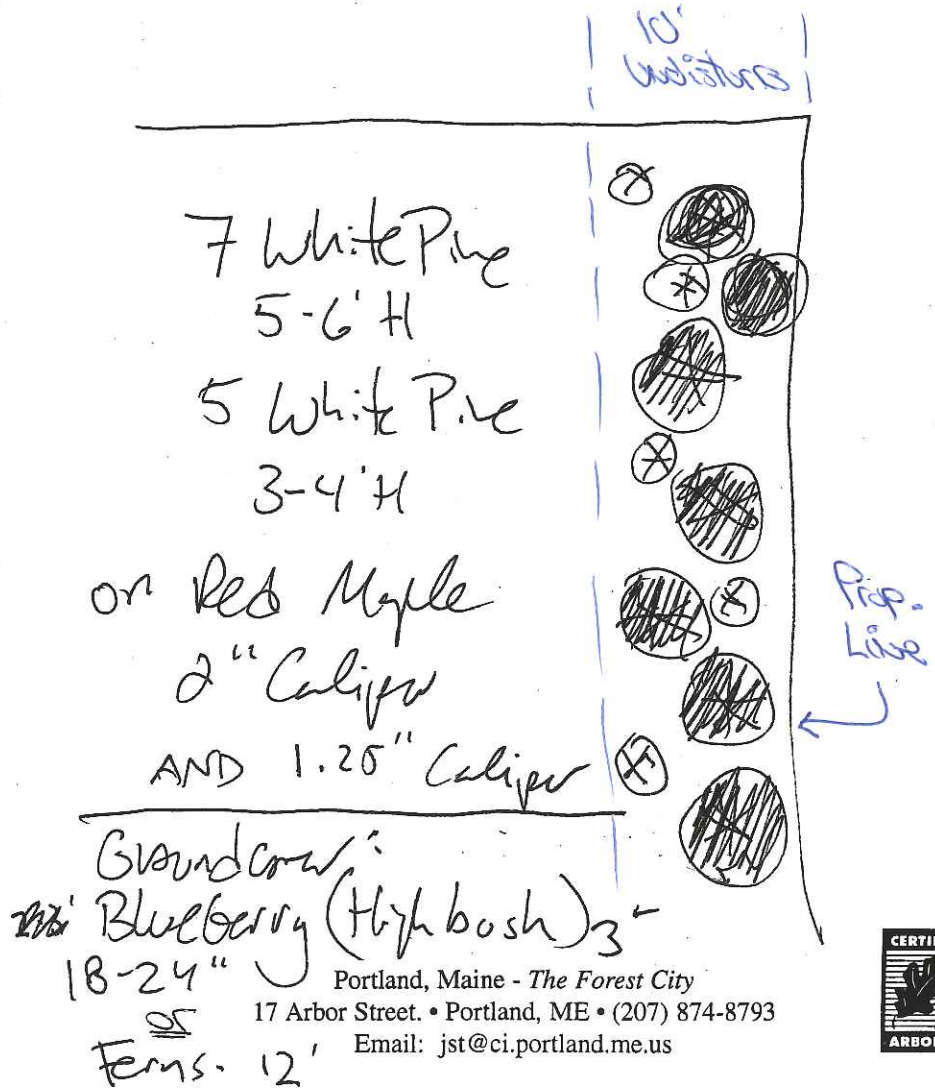


15' Unobstructed
Zone from R





FARMHOUSE



**City of Portland
Department of Planning and Development
Planning Division**

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Jim Lombardi

Company: _____

Fax #: 797-2929

Date: 8-10-04

From: Py Reynolds

You should receive 2 page(s) including this cover sheet.

Comments: Restoration Plan for Lot 2, Farmhouse Lane.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

July 2, 2004

Russell Ross
25 Porch St.
Portland, ME 04102

RE: Lot 2 Farmhouse Lane

Dear Russell:

On April 28, the Planning Authority approved the site plan application for Lot 2 Farmhouse Lane and construction has recently begun. Given your proximity to the site and our concerns regarding drainage in the area, I wanted to give you an update on the construction progress.

When the application was received, the Planning Division asked for a number of amendments, given the sensitivity to drainage in the area. The applicant was asked to install a retaining wall in order to direct as much runoff flow to the rear of the property (west) instead of to the south. Also, the applicant was directed to maintain a 110 topographical elevation within the house lot in order to provide more storage area for stormwater running through the swale adjacent to your property.

These amendments should reduce the amount of runoff entering the low area adjacent to your property. However, we do suggest that you continue to keep the culvert next to your home clear of leaves and debris so that the drainage can continue to flow as originally designed.

Please don't hesitate to call if you have any questions.

Sincerely,

Sarah Hopkins
Development Review Coordinator

cc.: Alexander Jaegerman, Planning Division Director
Jay Reynolds, Development Review Coordinator