

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

2001-0275
Application I. D. Number

10/04/2001
Application Date

Maggie Lane Lot # 6
Project Name/Description

Maggie Lane Development Llc
Applicant
Po Box 10127, Portland , ME 04104
Applicant's Mailing Address
Gervais, Glen
Consultant/Agent
Applicant Ph: (207) 892-3149 Applicant Fax: (207) 892-1383
Applicant or Agent Daytime Telephone, Fax

43 - 45 Maggie Ln , Portland, Maine
Address of Proposed Site
292 A036001
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) **2 units**

2040 sq. ft. **8361 sq. ft.**
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 **\$400.00** Subdivision _____ Engineer Review _____ Date **10/04/2001**

DRC Approval Status: Reviewer **Jay Reynolds**
 Approved Approved w/Conditions See Attached Denied
Approval Date **10/25/2001** Approval Expiration **10/25/2002** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **10/25/2001**
signature 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 **10/25/2001** **\$2,000.00** **10/25/2002**
date amount expiration date
 Inspection Fee Paid _____
date amount
 Building Permit Issue _____
date
 Performance Guarantee Reduced _____
date remaining balance signature
 Temporary Certificate of Occupancy _____
date Conditions (See Attached) _____
expiration date
 Final Inspection _____
date signature
 Certificate Of Occupancy _____
date
 Performance Guarantee Released _____
date signature
 Defect Guarantee Submitted _____
submitted date amount expiration date
 Defect Guarantee Released _____
date signature

**CITY OF PORTLAND, MAINE
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ADDENDUM**

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Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Gervais, Glen

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Applicant Ph: (207) 892-3149 Applicant Fax: 2078921383

Applicant or Agent Daytime Telephone, Fax

43 - 45 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A036001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of

- 1 1. building roof shall have a min.7 in 12 pitch
- 2 2. the right and left building side elevations shall have a min. of 3 windows per side.

Approval Conditions of Planning

- 1 2. the right and left building side elevations shall have a min. of 2 windows per floor (4 windows per side)

Approval Conditions of DRC

- 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 PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 43-45 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) 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 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.
- 6 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.
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

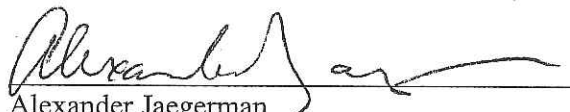
TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: May 6, 2002
SUBJECT: Request for Release of Performance Guarantee
#43/45 Maggie Lane, Lot 6
(ID#2002-0275)(CBL@292-G006)

A request by Walnut Hill Investments has been made for a reduction of Escrow Account # 710-0000-233-35-00 for #43/45 Maggie Lane.

Original Sum	\$ 2,000.00
<u>Reduction Amount</u>	\$ 1,800.00
Remaining Sum	\$ 200.00


This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: ✓ Sarah Hopkins, Development Review Services Manager
✓ Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
File

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: February 14, 2002

RE: C. of O. for # 43-45 Maggie lane, lot 6 Duplex
Lead CBL (292-G-006) ID# (2001-0275)

After visiting # 43-45 Maggie Lane, I have the following comments:

1. Loam and Seed Incomplete.
2. Landscaping Incomplete.
3. C.M.P. Transformer needs to be backfilled.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 1, 2002**. 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
Mike Nugent, Inspection Services Manager
file

File: O:\drc\maggielot6a.doc



P.O. Box 307 • Cumberland Ctr., Maine 04021
 TEL. 829-3373 • FAX 829-5502

233-6463

City of Portland
 Building and Planning
 Attn: Mike Nugent/Jay Reynolds

RE: Lot #6, Maggie Lane

This is a request by A.H. Grover, Inc. to have permission to start digging the foundation at Lot#6, Maggie Lane Subdivision, on November 10, 2001. We have contacted Glen Gervais at Custom Built Homes concerning the concrete issues with the building permit, and he will be getting in touch with you. Please contact our office if you have any questions.

Sincerely,

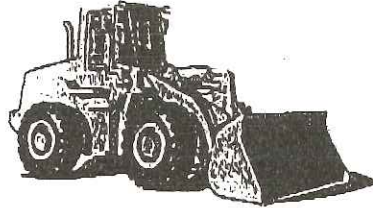
Benjamin C. Grover

Benjamin C. Grover
 Vice-President
 A.H. Grover, Inc.

BCG/mg

(mg)

*OK 11-9
 V.P.*



A.H. GROVER, INC.
P.O. BOX 307
CUMBERLAND, ME 04021
207-829-3373 (Phone)
207-829-5502 (FAX)

Fax Transmission

No. of pages incl. this one: 2

To: City of Portland
Company: Mike Nugent
Fax number: 874-8816

Voice:

From: Martha Grover
Date: 11/8/01
Subject: Lot #6 - Maggie Lane

Request Permission for digging -

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED IN A SPECIAL WHITE INK.

OFFICIAL CHECK

HOLD THE DOCUMENT AT A SMALL ANGLE TO SEE THIS SECURITY FEATURE.
23-97
1020



371832966-1

Oxford Bank & Trust
a division of Peoples Heritage Bank

DATE	IN PAYMENT OF/REMITTER	PAY EXACTLY
10-25-01	Inspection, Walnut Hill Lot 6	***\$300.00**

TO THE ORDER OF PHE 300dall's 00cts

City of Portland

Drawer: Peoples Heritage Bank

AUTHORIZED SIGNATURE

Issued By Integrated Payment Systems Inc., Englewood, Colorado
Bank One Colorado N.A., Denver, Colorado

⑈ 200164⑈ ⑆ 102000979⑆ 68003718329660⑈

THE VARIABLE TONE BACKGROUND AREA OF THIS DOCUMENT CHANGES COLOR GRADUALLY AND SMOOTHLY FROM DARKER TONES AT BOTH TOP AND BOTTOM TO THE LIGHTEST TONE IN THE MIDDLE.

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED IN A SPECIAL WHITE INK.

OFFICIAL CHECK

HOLD THE DOCUMENT AT A SMALL ANGLE TO SEE THIS SECURITY FEATURE.
23-97
1020



371832964-3

Oxford Bank & Trust
a division of Peoples Heritage Bank

DATE	IN PAYMENT OF/REMITTER	PAY EXACTLY
10-25-01	Escrow Walnut Hill Lot 6	***\$2,000.00**

TO THE ORDER OF PHE 2,000 doll's 00 cts

City of Portland

Drawer: Peoples Heritage Bank

AUTHORIZED SIGNATURE

Issued By Integrated Payment Systems Inc., Englewood, Colorado
Bank One Colorado N.A., Denver, Colorado

⑈ 200164⑈ ⑆ 102000979⑆ 68003718329642⑈

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**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

Custom Built Home of ME.
Applicant

Oct 27, 01
Application Date

27 Main Street
Applicant's Mailing Address

Glen Gervais
Consultant/Agent

Lot #6 Maggie Ln
Address Of Proposed Site

892 -3149
Applicant/Agent Daytime telephone and FAX

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) _____

2000 # 2 Units 8361 #
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

Major Site Plan _____ Minor Site Plan

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Glen Gervais</u>	Date: <u>Oct 27, 01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

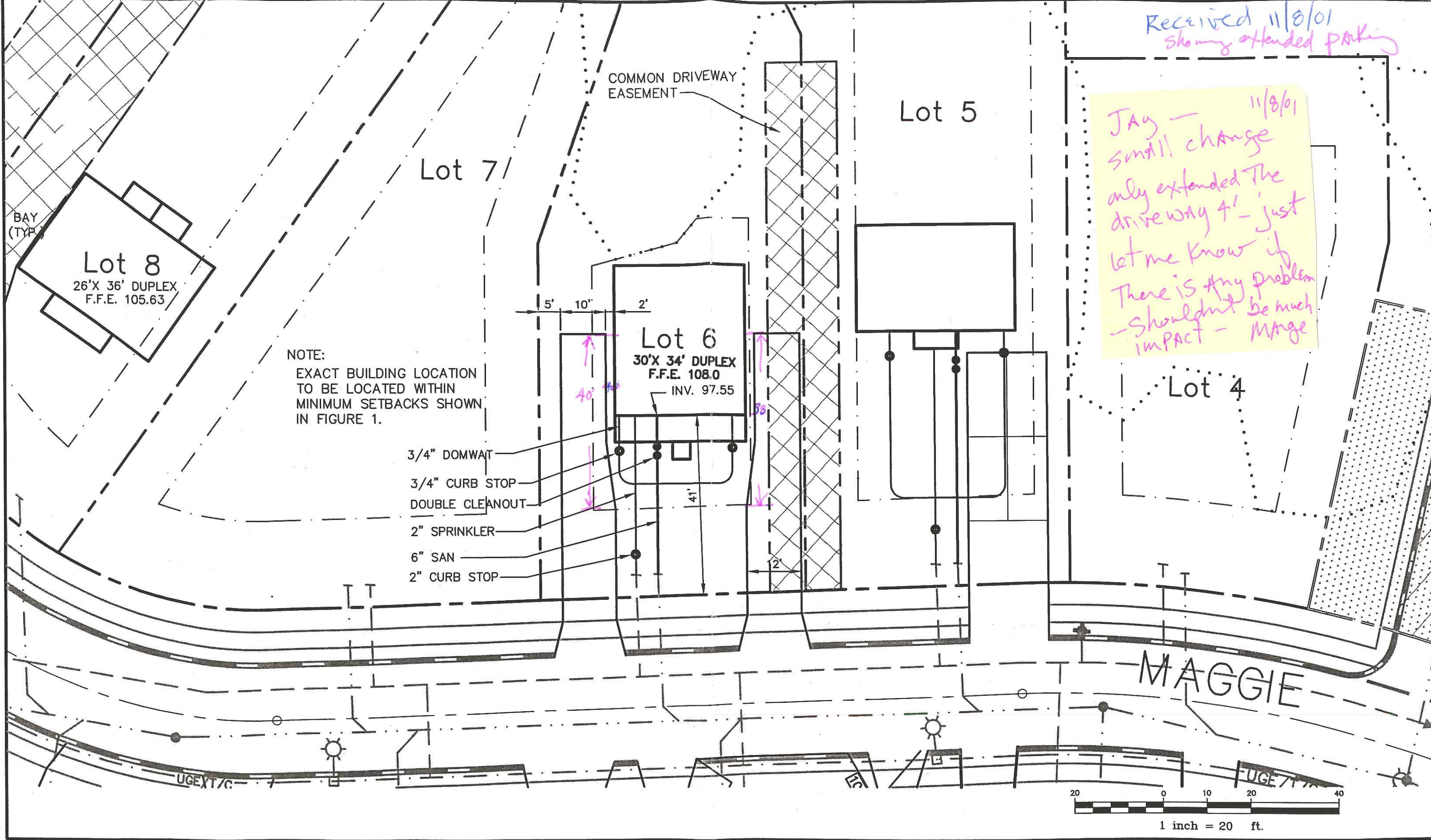
6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL						
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Ripe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (four street trees and four foundation plantings)	_____	_____	_____	_____	125	1,000
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	_____	_____	2,000	_____
GRAND TOTAL:	_____	_____	_____	_____	2,000	_____

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	<u> X </u>	<u>300.00</u>	<u>300.00</u>
Assessed by:	<u>J.R.</u>	<u>J.R.</u>	<u>J.R.</u>
	(name)	(name)	

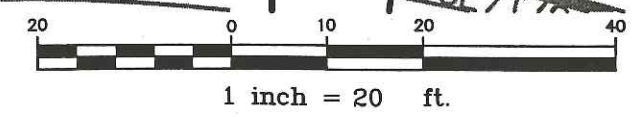
Received 11/8/01
showing attended parking

Jay - 11/8/01
small change
only extended the
driveway 4' - just
let me know if
there is any problem
- shouldn't be much
impact - Marge



NOTE:
EXACT BUILDING LOCATION
TO BE LOCATED WITHIN
MINIMUM SETBACKS SHOWN
IN FIGURE 1.

- 3/4" DOMWAT
- 3/4" CURB STOP
- DOUBLE CLEANOUT
- 2" SPRINKLER
- 6" SAN
- 2" CURB STOP



Rev.	Date	Revision

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 392
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

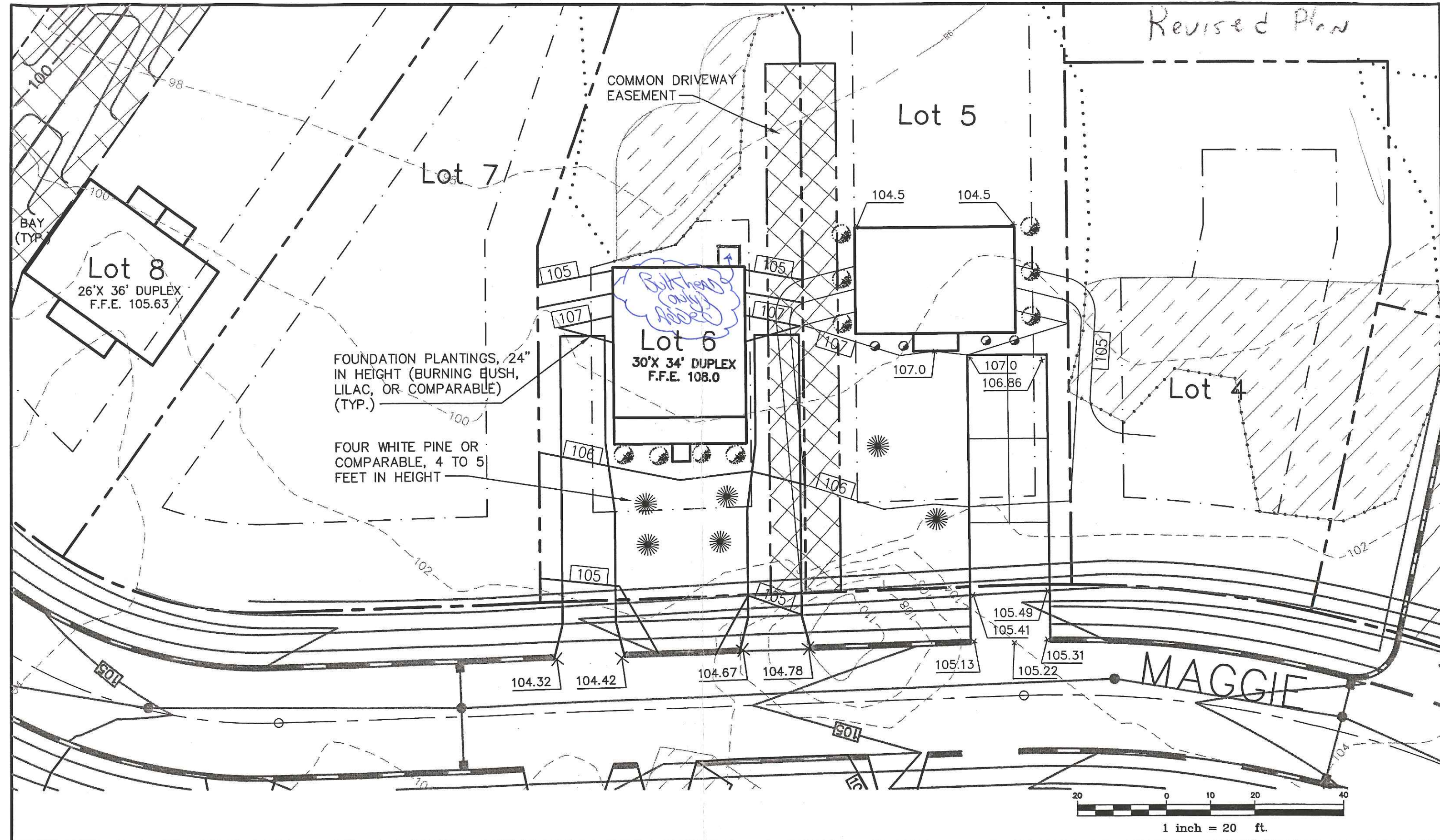
PO Box 1237
 26 Main Street
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Layout & Utilities Lot 6
Project:	MAGGIE LANE, PORTLAND

Figure No.
2

Revised Plan



Rev.	Date	Revision

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 392
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

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 Traffic and Civil Engineering Services

PO Box 1237
 26 Main Street
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name: Grading & Drainage Lot 6

Project: MAGGIE LANE, PORTLAND

Figure No.
3


SPACE AND BULK REQUIREMENTS – LOT 6

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

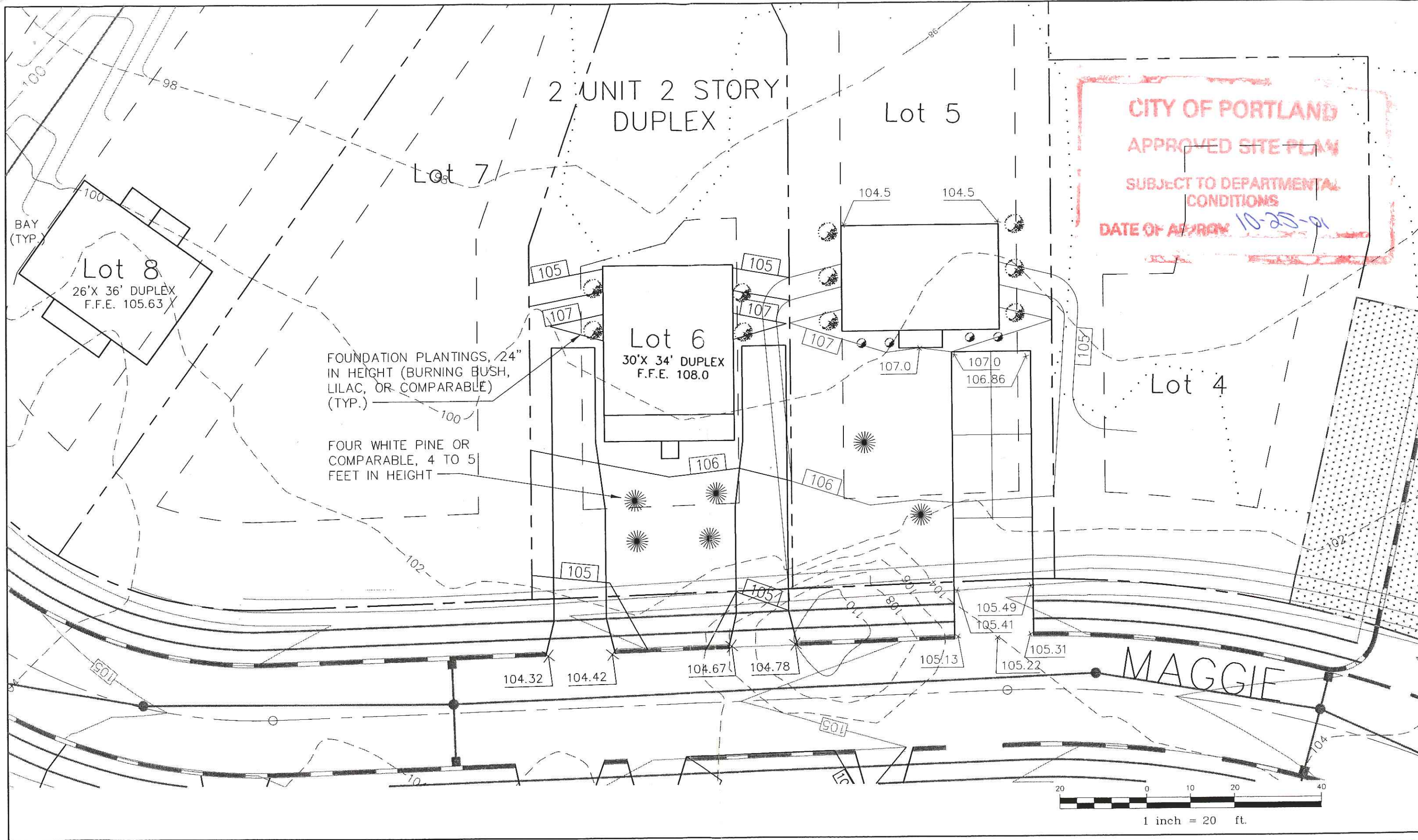
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JUL 2001
Draft: RAT	Job No.: 334
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name: Space & Bulk Requirements Lot 6
Project: MAGGIE LANE, PORTLAND

Figure No. 1



Rev.	Date	Revision

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 392
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

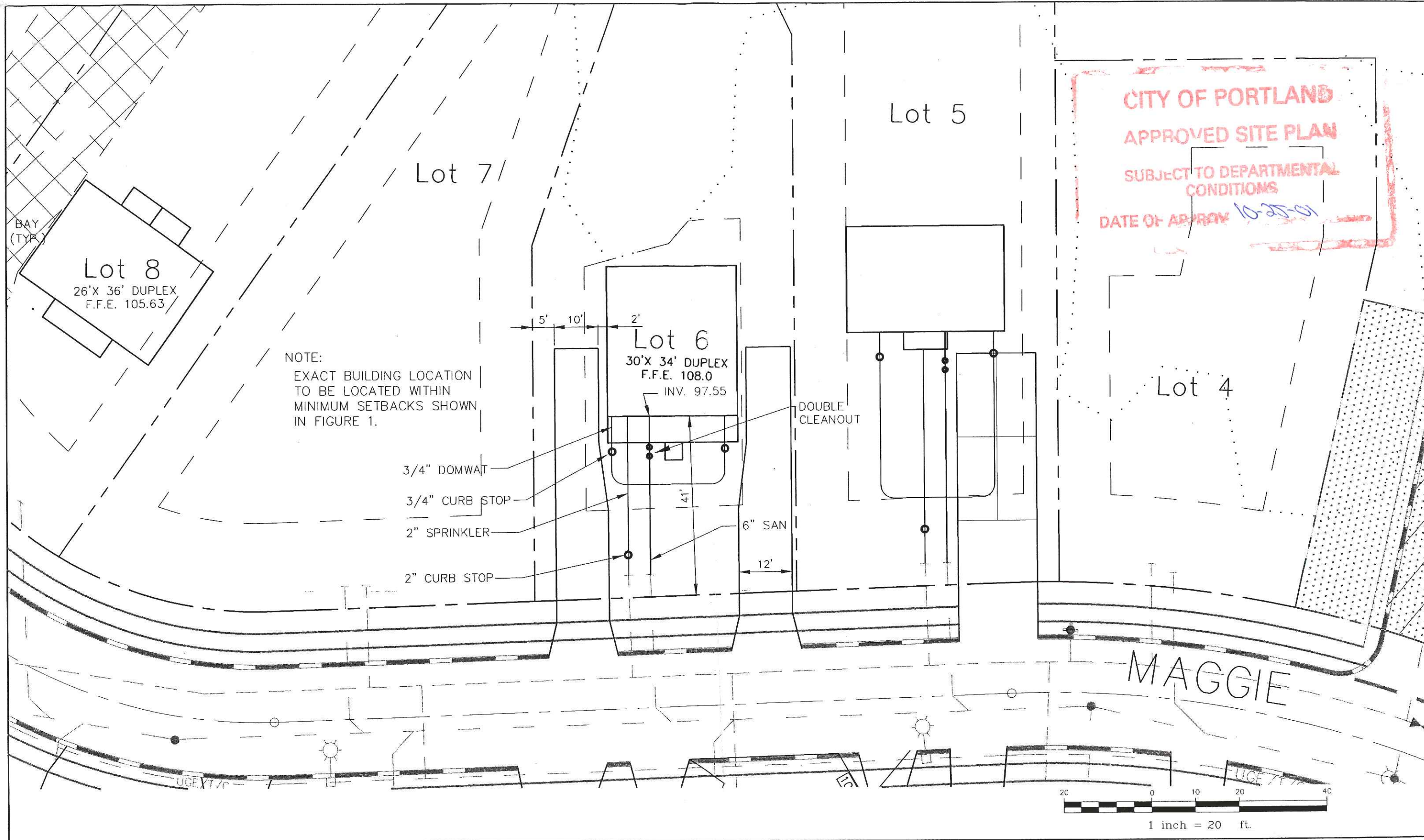
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 26 Main Street
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading & Drainage Lot 6
Project:	MAGGIE LANE, PORTLAND

Figure No.
3



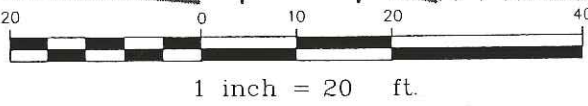
CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 10-25-01

NOTE:
 EXACT BUILDING LOCATION
 TO BE LOCATED WITHIN
 MINIMUM SETBACKS SHOWN
 IN FIGURE 1.

- 3/4" DOMWAT
- 3/4" CURB STOP
- 2" SPRINKLER
- 2" CURB STOP

DOUBLE
 CLEANOUT

MAGGIE



Rev.	Date	Revision

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 392
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

Gorrill-Palmer Consulting Engineers, Inc.
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 207-657-6910
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Drawing Name:	Layout & Utilities Lot 6
Project:	MAGGIE LANE, PORTLAND

Figure No.
2