

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

2002-0234
Application I. D. Number
10/29/2002
Application Date
1 2-story 4-unit building (lot 2)
Project Name/Description

C G B Properties Llc
Applicant
84 Country Ln , Portland , ME 04103
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine
Address of Proposed Site
292 F002001
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) _____

1,898 s.f. Proposed Building square Feet or # of Units **_____** Acreage of Site **_____** **R5** Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **11/01/2002**

Planning Approval Status:

Reviewer **Jay Reynolds**

- Approved Approved w/Conditions See Attached Denied

Approval Date **02/21/2003** Approval Expiration **02/21/2004** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jay Reynolds** signature **03/12/2003** date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	03/12/2003 date	\$2,820.00 amount	12/01/2003 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	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	

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

292 F002001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 See approval Letter

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 Your new street address is now 25-27-29 MAGGIE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 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.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 5 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.
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

292 F002001


Assessor's Reference: Chart-Block-Lot

Planning Comments

2/21/03, NEED Cost Estimate, PG, AND INSPECTION FEE.

3/12/03, Cost Est., PG, Inspection Fee, SUBMITTED.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: August 28, 2003

RE: C. of O. for 25-29 Maggie Lane, lot 2 Triplex
Lead CBL (292-F-002) ID# (2002-0234)

After visiting # 25-29 Maggie Lane, I have the following comments:

Site work complete.

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

File: O:\drc\maggielot2b.doc

6. SITE LIGHTING	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	\$ 200.00
Silt Fence	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____
9. LANDSCAPING	_____	_____	_____	_____	\$ 600.00
(Attach breakdown of plant materials, quantities, and unit costs)	2 TREES PER UNIT @ 100 EACH				120.00
	2 SHRUBS PER UNIT @ 20 EACH				150.00
10. MISCELLANEOUS	Paving				1500.00
TOTAL:	_____	_____	_____	_____	\$ 2,020.00
GRAND TOTAL:	_____	_____	_____	_____	_____

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:	—	300.00	300.00
Assessed by:	<u>J.R.</u>	<u>J.R.</u>	<u>J.R.</u>
	(name)	(name)	

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

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- 1 Application requires State Fire Marshal approval.

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

December 13, 2002

Jim Wolf
Diversified Properties, Inc.
P.O. Box 10127
Portland, ME 04104

Re: Lots #1 and #2 Maggie Lane
CBL: 292 F002001

Dear Jim:

We have reviewed the Maggie Lane subdivision plats on file in our office and have found no approval for the increase of units on Lot #2 from 3 units to 4 units, nor have we found an approval for the annexation of land adjacent to lot #1. We did, however, find the approved plat containing the 4th set of alterations (#201-498). This plat included changes to driveway easements and was approved administratively. On this plat, changes had been made to increase the number of units on lot#2 and to annex the adjacent land. These changes were not reviewed, nor were they approved.

According to state subdivision law 30A-MRSA 4401, and the Subdivision Ordinance, any addition of units or lots to a previously approved subdivision must be reviewed and approved by the Planning Board.

Should you decide to proceed with a subdivision amendment, we can schedule a workshop with the Planning Board for January 28, 2003, pending receipt of an application.

Please call if you have any questions.

Sincerely,

Sarah Hopkins
Development Review Services Manager

cc.: Lee Urban, Director of Planning and Development
Alexander Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator
✓ Jay Reynolds, Development Review Coordinator
Penny Littell, Associate Corporation Counsel
Inspections Division
Dwight Bracket, CGB Properties, LLC, 84 Country Lane, Portland, Me, 04103

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

November 27, 2002

Dwight Brackett
CGB Properties, LLC
84 Country Lane
Portland, Maine 04103

RE: Lot #2 Maggie Lane
(ID#2002-0234, CBL# 292-F-002)

Dear Mr. Brackett:

During the review of your new application to construct a four unit building on lot #2 of Maggie Lane, it has come to the city's attention that four units are not allowed on this particular lot. The maximum number, approved by the planning board, is three. Also, your submission is showing that a parcel of land has been added to the lot/subdivision, which was never approved by the planning board or planning authority.

Please contact me at your earliest convenience to discuss this matter.

** Also, Blkg. Envelope has
changed*

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Lee Urban, Director of Planning and Development
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Penny Littell, Associate Corporation Counsel
Rick Knowland, Senior Planner
Mike Nugent, Inspection Services Manager
Marge Schmuckal, Zoning Administrator
File

O:\DRCMAGGIELOT2A.doc

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0234
Application I. D. Number
10/29/2002
Application Date
1 2-story 4-unit building (lot 2)
Project Name/Description

C G B Properties Llc
Applicant
84 Country Ln , Portland , ME 04103
Applicant's Mailing Address

** 25, 27, 29, 31*

ISSUES w/ SUBDIVISION

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine
Address of Proposed Site
292 F002001
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) _____

1,898 s.f. 1,898 s.f. R5
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 11/01/2002

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit _____ 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 _____ 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 Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <u>LOT #2 MAGGIE LANE</u>		Zone:
Total Square Footage of Proposed Structure <u>1,898</u>	Square Footage of Lot <u>24,581 SQ. FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>F 002</u> Lot#	Property owner, mailing address: <u>DWIGHT BRACKETT</u> <u>84 COUNTRY</u> <u>PORTLAND ME</u>	Telephone: <u>772-8629</u>
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone: <u>772-8629</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME, 04103</u>	Project name: <u>4 UNIT</u>
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <u> </u> \$25.00 per lot \$ <u> </u> <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <u> </u> <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <u> </u> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00		
Major Development <input type="checkbox"/> \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <u>DWIGHT BRACKETT</u> Mailing address: <u>84 COUNTRY LANE</u> State and Zip: <u>PORTLAND ME 04103</u> Contact person: <u>DWIGHT</u> Phone: <u>772-8629</u>		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work 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 permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u><i>Dwight Brackett</i></u>	Date: <u>10/29/09</u>
---	-----------------------

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

D.A. Brackett & Co., Inc.
84 Country Lane
Portland, ME 04103
Phone: (207) 772-8629

PROPERTY DETAIL

October 29, 2002

RE: Four Unit Building on Maggie Lane, Portland, ME

I propose building a 26' x 73', two storey, four family building. Each unit having a kitchen and living room on the first floor and two bedrooms and a bathroom on the second floor. Each unit has a full basement.

Total square footage on first and second floors, 3,802 sq. ft. (includes four units).


SPACE AND BULK REQUIREMENTS – LOTS 1 & 2

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>
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements Lots 1 & 2
Project: MAGGIE LANE, PORTLAND

Figure No. 1



December 16, 2002

Mr. Jay Reynolds
City of Portland
389 Congress Street
Portland, ME 04101

RE: Maggie Lane Subdivision
Lots 1 & 2 – Forest Avenue

Dear Jay:

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments we received in an e-mail from Jim Seymour at Sebago Technics, regarding the above referenced project. For ease of review, each of the comments are repeated below followed by our response.

1. Stormwater Management

Comment 1 A - Is any stormwater detention proposed?

Response – A detention pond was designed as part of the Maggie Lane Subdivision assumed development of lots 1 and 2 as part of the design.

Comment 1 B - Based on existing development, the proposed multiplex units will contribute to more than 25 parking spaces. Stormwater quantity and quality treatment may be required depending on conditions set in previous stages of the subdivision development. These requirements will need to be revisited by the City based on prior review criteria and stipulations.

Response – The proposed development is for the construction of fourteen parking spaces to accommodate the two structures on Lots 1 & 2. As this is a stand alone project, stormwater quality treatment would not be required under the City regulations.

2. Road Access/Circulation

Comment 2A - Provide sidewalk connection between proposed multiplex units and existing sidewalk in Maggie Lane.

Response: - Similar lots within the Maggie Lane subdivision, which have been configured similarly have not required sidewalks, and therefore the applicant has elected not to construct a sidewalk at this time.

Mr. Jay Reynolds
December 16, 2002
Page 2 of 5

3. Grading/Erosion Control

Comment 3A - Locate/stake property line prior to construction along top of drawing where proposed drainage ditch runs between the proposed wall and property line to prevent grading being carried over the property line.

Response – A note has been added to the plan, which requires the contractor to stake or flag the rear property line, prior to clearing, as requested.

Comment 3B - Show appropriate BMP measures on plans.

Response – Silt fence and stone check dams have been added to the plan as required.

Comment 3C - Is any filling of wetlands proposed at the rear of the 4-unit multiplex? Both existing and proposed grades should be provided on the plans. What are the proposed grades at the building (basement FFE) relative to existing/proposed yard elevations/grades.

Response – No additional wetland fills are required at the rear of the 4 unit building, whereas the portion of the building that is depicted adjacent to the wetlands is an elevated deck. Basement finished floor elevations have been added to the plan. The grades along the rear of the building have been spot graded as requested.

Comment 3D - The driveway culvert should include riprap inlet/outlet aprons.

Response – Based upon conversation with City Staff, the roadside ditch, which is depicted on the grading plan does not exist in the field, therefore would not require a culvert under the proposed drive. The driveway culvert has been eliminated from the design.

Comment 3E - All ditches must be stabilized.

Response – Stone check dams have been added to the plan to stabilize the ditches during construction. All ditches will be stabilized after construction with grass or another acceptable measure.

4. Utility Installation/Location

Comment 4A - The existing catch basin and stormdrain infrastructure located up gradient of the driveway curb cut on Maggie Lane should be shown on the appropriate plans.

Response – The appropriated structures have been added to the plan.

Comment 4B - The proposed bollard located along the west side of the main fueling station will be embedded 48" according to the bollard detail. This bollard is shown within the trenching limits of the conduits (set at 37" below grade per detail C-C) to the light duty fuel dispenser.

Mr. Jay Reynolds
December 16, 2002
Page 3 of 5

Response – This comment does not appear to be applicable to this project.

Comment 4C - Are foundation drains proposed for multiplex units or blast rock walls?

Response – Locations of potential foundation drains have been added to the plans. It is noted that a basement drain for the four unit on Lot 2 would require pumping.

Comment 4D - We recommend that finished floor elevations be raised relative to sidewalk elevations. The Grading Plan indicates a 0.05' differential between the front edge of curb and F.F.E. Assuming the sidewalk will presumably have a cross slope of 1% to promote drainage, FFE will match the sidewalk grade. This is not an ideal situation.

Response – The finished floor elevations have been raised as requested to remedy the situation.

Comment 4E - The area between the 3-unit multiplex and the proposed rock face should be ditched to promote better drainage.

Response – Spot grades have been clarified to depict a swale to promote drainage behind the three unit building.

Comment 4F - Show proposed electric services into site.

Response – The approximate location of the existing transformer and potential electric services have been added to the plan.

Comment 4G - Specify culvert material type and provide trench detail.

Response – Not applicable, due to the removal of the culvert.

5. General

Comment 5A - Provide north arrow on plans?

Response – A north arrow has been added to both plans.

Comment 5B - What arrangements are in place to provide for trash removal from the proposed 3 and 4 multiplex units? It is our understanding Maggie Lane has not been accepted by the City as a public street and that trash will not be collected.

Response – It is anticipated that Maggie Lane will be an accepted street prior to completion of these lots, and trash will be collected by the same means as other City accepted streets.

Mr. Jay Reynolds
December 16, 2002
Page 4 of 5

Comment 5C - Railings need to be installed along the tops of blast rock retaining walls due to elevation drops.

Response – A railing has been added to the plan at the top of the steep slopes, as requested. The railing is intended to be a galvanized pipe railing.

Comment 5D - Are both units to be built on slabs, or are basements proposed?

Response – The three unit building is to be a slab-on-grade and the four unit is intended to have daylight basements.

Comment 5E - The blast rock wall shall be designed by a geotechnical/structural engineer and stamped drawings provided prior to construction.

Response – The blast rock walls have been revised to have approximately 1:1 slopes rather than be a vertical wall constructed of blasted material. A 1:1 rock slope has been used and approved by the City on other lots on this site.

Comment 5F - What are the FFEs of decks/balconies off the back of the 4-unit multiplex?

Response – The decks are intended to be at approximately the same elevation as the first floor (111.33).

Comment 5G - Is any screening proposed along the back of the 4-unit multiplex?

Response – Existing vegetation within the wetland will remain as buffer between the four-unit and the abutting lot. Three evergreen trees have also been proposed to increase the buffer.

Comment 5H - Have utilities been contacted and the ability to provide service been obtained/confirmed?

Response – This information was obtained as part of the Maggie Lane subdivision application.

Comment 5I - Show the subdivision mailbox kiosk on the plan. This is located near the proposed project entrance. Will a turnout be provided for the kiosk?

Response – Per discussions with City Staff, a mailbox kiosk is not proposed for these two lots, it is intended that mailboxes will be attached to the units.

Comment 5J - Indicate proposed landscaping on the appropriate plan.

Response – Landscaping has been added to the plan as required.

Mr. Jay Reynolds
December 16, 2002
Page 5 of 5

Comment 5K - Indicate snow storage locations?

Response – Based upon previous conversations with City Staff, snow storage locations would not be required. However, storage area is available in front of the four unit building.

Comment 5L - How many stories are multiplex units?

Response – Both buildings are intended to be two story buildings.

Comment 5M - We recommend that the applicant provide a 5 foot wide landscaped zone between multiplex units and sidewalks to allow for vehicle overhang and adequate/ADA passage along the sidewalk and ingress/egress to individual dwellings.

Response – Due to space constraints and conversations with City Staff, a landscape zone would not be required.

Comment 5N - Recommend a vegetated buffer along the property line at the top of page.

Response – If conditions in the field allow for placement of a buffer, this will be coordinated with the City Staff in the field.

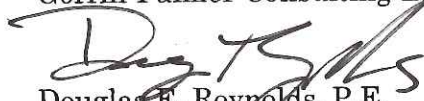
6. Details

Response – As discuss with City Staff, details are not required for the submission of a building permit application.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review. Should you have any questions or require any additional information please contact the office.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Douglas E. Reynolds, P.E.
Project Engineer

Enclosure

Copy: Dwight Brackett

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

292 F002001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 See approval Letter

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 Your new street address is now 25-27-29 MAGGIE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 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.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 5 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.
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

292 F002001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: _____ 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) _____

1,898 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

R5

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 11/01/2002

DRC Approval Status:

Reviewer Sebago Technic

- Approved Approved w/Conditions See Attached Denied

Approval Date 02/21/2003 Approval Expiration 02/21/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 02/21/2003
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 | |

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

February 21, 2003

Mr. Dwight Brackett
CGB Properties, LLC
84 Country Lane
Portland, ME 04103

RE: 25-29 Maggie Lane, Lot 2 Triplex
(CBL 292F002) (ID# 2002-0234)

Dear Mr. Brackett:

On February 21, 2003, the Portland Planning Authority granted minor site plan approval for the construction of a triplex on Maggie Lane lot 2.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway

From: Marge Schmuckal
To: Jay Reynolds
Date: 2/24/03 12:42PM
Subject: Maggie Lane lots #1 & #2

Jay,

Although this statement is not a zoning determination for any specific allowance to build (that would require a separate permit application), I have reviewed this alteration to the subdivision plan for basic zoning. I have found that the zoning of the R5 zone is being met. However I do have a question concerning what are apparently decks on the building shown on lot #2. There is a grade differential of about 9 feet from the front of the building to the rear of the building where the apparent decks are located. I am concerned about the height of these decks. The ordinance does not allow open stairways from above grade level. If these decks are not at grade level at the rear of this building, they SHALL NOT have open stairs going down to grade. I have not seen any elevations. I do not want the developer to assume that decks with stairs were somehow tacitly approved by the planning board when and if they approve this revision to the subdivision plan.

Marge Schmuckal
Zoning Administrator
2/24/04

CC: Sarah Hopkins

December 16, 2002

Mr. Jay Reynolds
City of Portland
389 Congress Street
Portland, ME 04101

RE: Maggie Lane Subdivision
Lots 1 & 2 – Forest Avenue

Dear Jay:

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments we received in an e-mail from Jim Seymour at Sebago Technics, regarding the above referenced project. For ease of review, each of the comments are repeated below followed by our response.

1. Stormwater Management

Comment 1 A - Is any stormwater detention proposed?

Response – A detention pond was designed as part of the Maggie Lane Subdivision assumed development of lots 1 and 2 as part of the design.

Comment 1 B - Based on existing development, the proposed multiplex units will contribute to more than 25 parking spaces. Stormwater quantity and quality treatment may be required depending on conditions set in previous stages of the subdivision development. These requirements will need to be revisited by the City based on prior review criteria and stipulations.

Response – The proposed development is for the construction of fourteen parking spaces to accommodate the two structures on Lots 1 & 2. As this is a stand alone project, stormwater quality treatment would not be required under the City regulations.

2. Road Access/Circulation

Comment 2A - Provide sidewalk connection between proposed multiplex units and existing sidewalk in Maggie Lane.

Response: - Similar lots within the Maggie Lane subdivision, which have been configured similarly have not required sidewalks, and therefore the applicant has elected not to construct a sidewalk at this time.

Mr. Jay Reynolds
December 16, 2002
Page 2 of 5

3. Grading/Erosion Control

Comment 3A - Locate/stake property line prior to construction along top of drawing where proposed drainage ditch runs between the proposed wall and property line to prevent grading being carried over the property line.

Response – A note has been added to the plan, which requires the contractor to stake or flag the rear property line, prior to clearing, as requested.

Comment 3B - Show appropriate BMP measures on plans.

Response – Silt fence and stone check dams have been added to the plan as required.

Comment 3C - Is any filling of wetlands proposed at the rear of the 4-unit multiplex? Both existing and proposed grades should be provided on the plans. What are the proposed grades at the building (basement FFE) relative to existing/proposed yard elevations/grades.

Response – No additional wetland fills are required at the rear of the 4 unit building, whereas the portion of the building that is depicted adjacent to the wetlands is an elevated deck. Basement finished floor elevations have been added to the plan. The grades along the rear of the building have been spot graded as requested.

Comment 3D - The driveway culvert should include riprap inlet/outlet aprons.

Response – Based upon conversation with City Staff, the roadside ditch, which is depicted on the grading plan does not exist in the field, therefore would not require a culvert under the proposed drive. The driveway culvert has been eliminated from the design.

Comment 3E - All ditches must be stabilized.

Response – Stone check dams have been added to the plan to stabilize the ditches during construction. All ditches will be stabilized after construction with grass or another acceptable measure.

4. Utility Installation/Location

Comment 4A - The existing catch basin and stormdrain infrastructure located up gradient of the driveway curb cut on Maggie Lane should be shown on the appropriate plans.

Response – The appropriated structures have been added to the plan.

Comment 4B - The proposed bollard located along the west side of the main fueling station will be embedded 48" according to the bollard detail. This bollard is shown within the trenching limits of the conduits (set at 37" below grade per detail C-C) to the light duty fuel dispenser.

Mr. Jay Reynolds
December 16, 2002
Page 3 of 5

Response – This comment does not appear to be applicable to this project.

Comment 4C - Are foundation drains proposed for multiplex units or blast rock walls?

Response – Locations of potential foundation drains have been added to the plans. It is noted that a basement drain for the four unit on Lot 2 would require pumping.

Comment 4D - We recommend that finished floor elevations be raised relative to sidewalk elevations. The Grading Plan indicates a 0.05' differential between the front edge of curb and F.F.E. Assuming the sidewalk will presumably have a cross slope of 1% to promote drainage, FFE will match the sidewalk grade. This is not an ideal situation.

Response – The finished floor elevations have been raised as requested to remedy the situation.

Comment 4E - The area between the 3-unit multiplex and the proposed rock face should be ditched to promote better drainage.

Response – Spot grades have been clarified to depict a swale to promote drainage behind the three unit building.

Comment 4F - Show proposed electric services into site.

Response – The approximate location of the existing transformer and potential electric services have been added to the plan.

Comment 4G - Specify culvert material type and provide trench detail.

Response – Not applicable, due to the removal of the culvert.

5. General

Comment 5A - Provide north arrow on plans?

Response – A north arrow has been added to both plans.

Comment 5B - What arrangements are in place to provide for trash removal from the proposed 3 and 4 multiplex units? It is our understanding Maggie Lane has not been accepted by the City as a public street and that trash will not be collected.

Response – It is anticipated that Maggie Lane will be an accepted street prior to completion of these lots, and trash will be collected by the same means as other City accepted streets.

Mr. Jay Reynolds
December 16, 2002
Page 4 of 5

Comment 5C - Railings need to be installed along the tops of blast rock retaining walls due to elevation drops.

Response – A railing has been added to the plan at the top of the steep slopes, as requested. The railing is intended to be a galvanized pipe railing.

Comment 5D - Are both units to be built on slabs, or are basements proposed?

Response – The three unit building is to be a slab-on-grade and the four unit is intended to have daylight basements.

Comment 5E - The blast rock wall shall be designed by a geotechnical/structural engineer and stamped drawings provided prior to construction.

Response – The blast rock walls have been revised to have approximately 1:1 slopes rather than be a vertical wall constructed of blasted material. A 1:1 rock slope has been used and approved by the City on other lots on this site.

Comment 5F - What are the FFEs of decks/balconies off the back of the 4-unit multiplex?

Response – The decks are intended to be at approximately the same elevation as the first floor (111.33).

Comment 5G - Is any screening proposed along the back of the 4-unit multiplex?

Response – Existing vegetation within the wetland will remain as buffer between the four-unit and the abutting lot. Three evergreen trees have also been proposed to increase the buffer.

Comment 5H - Have utilities been contacted and the ability to provide service been obtained/confirmed?

Response – This information was obtained as part of the Maggie Lane subdivision application.

Comment 5I - Show the subdivision mailbox kiosk on the plan. This is located near the proposed project entrance. Will a turnout be provided for the kiosk?

Response – Per discussions with City Staff, a mailbox kiosk is not proposed for these two lots, it is intended that mailboxes will be attached to the units.

Comment 5J - Indicate proposed landscaping on the appropriate plan.

Response – Landscaping has been added to the plan as required.

Mr. Jay Reynolds
December 16, 2002
Page 5 of 5

Comment 5K - Indicate snow storage locations?

Response – Based upon previous conversations with City Staff, snow storage locations would not be required. However, storage area is available in front of the four unit building.

Comment 5L - How many stories are multiplex units?

Response – Both buildings are intended to be two story buildings.

Comment 5M - We recommend that the applicant provide a 5 foot wide landscaped zone between multiplex units and sidewalks to allow for vehicle overhang and adequate/ADA passage along the sidewalk and ingress/egress to individual dwellings.

Response – Due to space constraints and conversations with City Staff, a landscape zone would not be required.

Comment 5N - Recommend a vegetated buffer along the property line at the top of page.

Response – If conditions in the field allow for placement of a buffer, this will be coordinated with the City Staff in the field.

6. Details

Response – As discuss with City Staff, details are not required for the submission of a building permit application.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review. Should you have any questions or require any additional information please contact the office.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.


Douglas E. Reynolds, P.E.
Project Engineer

Enclosure

Copy: Dwight Brackett

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

292 F002001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: _____ 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) _____

1,898 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R5

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Other _____

Fees Paid: _____ Site Plan _____ Review _____ Date 11/01/2002

DRC Approval Status

Approved Denied Sebago Technic

Approval Date 02/2003 Extension to _____ Additional Sheets Attached

Condition Compliant _____ /2003 _____

Performance Guarantees **Not Required**

* No building permit required 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	

Maggie
Lot 2

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

2002-0234

Application I. D. Number

10/29/2002

Application Date

1 2-story 4-unit building (lot 2)

Project Name/Description

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine

Address of Proposed Site

292 F002001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 See approval Letter

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 Your new street address is now 25-27-29 MAGGIE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 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.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 5 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.
- 6 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.
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- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2002-0234
Application I. D. Number

10/29/2002
Application Date

1 2-story 4-unit building (lot 2)
Project Name/Description

C G B Properties Llc
Applicant
84 Country Ln , Portland , ME 04103
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

25 - 25 Maggie Ln , Portland, Maine
Address of Proposed Site
292 F002001
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) _____

1,898 s.f. Proposed Building square Feet or # of Units **_____** Acreage of Site **_____** **R5** Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **11/01/2002**

Planning Comments

NEED COST ESTIMATE, PG, AND INSPECTION FEE.

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 | |

From: "James Wolf" <jmw1@maine.rr.com>
To: "Sarah Hopkins" <SH@ci.portland.me.us>
Date: 12/11/02 7:15AM
Subject: Lot 2 Maggie lane

Sarah/Jay

I have reviewed the recorded plats for Maggie Lane.

The original plan 199/499 was approved by the Board for 22 lots and 48 units. The final plan 201/498 was approved for 21 lots and 46 units. Thus, from beginning to end the number of lots decreased by 1 and the number of units decreased by 2.

The final plat, 201/498, was the culmination of approximately 6 months of work between myself and the Planning Staff reviewing plans to determine as built windows for existing buildings, as built driveways, drainage easements, landscape easements etc. A plan was highlighted outlining all changes including lot 2 and used to guide the surveyor, staff and I to the end product.

At the time, I believe staff felt that all of the changes complied with the code.

Finally, in addition to reviewing the plats I have found emails between Rick, Jay and myself which reinforce our understanding that the staff was unaware of and reviewed the changes we ultimately made to the plan. If desired, I can provide you copies.

Please contact me to discuss the next step.

As always, thank you for your cooperation.

Jim

cc. Dwight Brackett
James Wolf
Diversified Properties, Inc
1-207-773-4988
Fax 1-207-773-6875

CC: "Jay Reynolds" <JAYJR@ci.portland.me.us>, "Doug Re..."

February 27, 2001

Mr. Jim Wolf
Diversified Properties, Inc.
P.O. Box 10127
Portland, ME 04104

Re: Lot 22, Maggie Lane
(ID#20000192)

Dear Mr. Wolf:

On October 24, 2000, the Portland Planning Board voted 6-0 (Cole absent) to approve the revision to the Maggie Lane subdivision Plan to consolidate Lots 1, 2 and 3 into two (2) lots, with three (3) dwelling units to be built on each of the two lots. Alterations of original approval recording plat have been approved by the City of Portland in accordance with Section 14-496(3) of the Subdivision Ordinance.

The Planning Board also voted 6-0 (Cole absent) to approve your application for a 9 unit multiplex located at Lot 22, Maggie Lane. The Board found that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

Subdivision

- i. The design engineer of record, Gorrill-Palmer Consulting Engineers, Inc., shall provide a certification upon completion of construction that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied. The applicant shall retain the design engineer to provide construction phase services including but not limited to, periodic site inspection for adherence to all required erosion and sedimentation control measures and to address any changes in the field conditions which require modifications to the design.
- ii. Access to Lot 22 access drive, from other lots will be subject to approval by the Fire Department and Traffic Engineer.

Maggie lot 22 PBR # 55-00

5. Multiplex Standards

As mentioned in the Planning Board Report, staff is concerned with the design of this project in relationship to adequate open space for the individual units. The applicant has revised the plan to designate three (3) picnic/gardening areas on the site. The applicant has also submitted a open space calculation, which states that with the designated picnic/gardening areas, foundation planting areas, and patios and decks, the project has a total of approximately 3,415 sq. ft. of area to meet the open space requirements. However, these designated open space areas are smaller areas dispersed over the entire site. The Planning Board will have to determine if this area meets the multiplex standards for open space area.

6. Private Drive vs. Public Street

Earlier in the year, Princeton Pines had put a proposal before the Board for some additional apartment buildings on their site. At that time, it was recommended that Princeton Pines connect their access to Maggie Lane, so that the residents could access Forest Avenue at an intersection with a traffic light. Since then, because of economics, Princeton Pines option has lapsed. Since this is proposed as a private drive, it is being designed with a 20 ft. street and sidewalk on one side of the street. Fire has approved the width of 20 ft. for the drive. If the project is approved as proposed, it could foreclose any change of this drive becoming a public street unless the City obtain easements for a 50 ft. right-of-way through the site.

Motions for the Board to Consider

On the basis of plans and material submitted by the applicant and on the basis of information contained in Planning Report #55-00 and memo dated 10/24/00 relevant to the standards of Site Plan and Subdivision Review, the Planning Board finds:

- i. That the Planning Board [finds/does not find] that subdivision plan of Maggie Lane was revised to consolidate Lots 1, 2 and 3 into two (2) lots, with three (3) dwelling units to be built on each of the two lots. Alterations of original approved recording plat have been approved by the City of Portland in accordance with Section 14-496(3) of the Subdivision Ordinance.
- ii. That the proposed Maggie Lane, Lot 22 development [is/is not] in conformance with the Subdivision Ordinance of the Land Use Code

Potential Condition of Approval:

1. The design engineer of record, Gorrill-Palmer Consulting Engineers, Inc., shall provide a certification upon completion of construction that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied. The applicant shall also retain the design engineer to provide construction phase services including but not limited to, periodic site inspection for adherence to all required erosion and sedimentation control measures and to address any changes in field conditions which require modifications to the design.
- iii. That the proposed Maggie Lane, Lot 22 development [is/is not] in conformance with the Site Plan Ordinance of the Land Use Code

Potential Condition of Approval:

1. that the applicant contact the City Arborist prior to planting of landscaping, and that the City Arborist review and approve all planting locations.

of the increase in runoff the applicant proposed to reduce the size of one of the outlet pipes for the Maggie Lane detention basin and to raise the level of the berm by 9" to accommodate the development of Lot 22. These changes to the detention basin have been made and the DRC has inspected the alteration and has stated it is acceptable.

As shown in the grading plan for the development, steep grades are shown around each building, creating little useable open space.

The DRC submitted a review memo of the sketch plan submission for Lot 22 of Maggie Lane on June 5, 2000 in regards to more significant wetland impacts and better stabilization of the site. A potential condition of approval is:

- that the DRC review and approve the grading plan and stormwater management plan.

7. Solid Waste Disposal

The applicant is proposing a dumpster pad with stockade fence enclosure at the northwesterly corner of the parking area.

8. Scenic Beauty

This development will not cause an undue adverse effect on the scenic or natural beauty of the area aesthetics, historic sites, significant wildlife habitat or rare and irreplaceable natural area.

9. Comprehensive Plan

This development meets the requirements of the City of Portland Comprehensive Plan.

10. Financial Capability

A letter of Financial Capability is attached.

11. Groundwater

The development as proposed will not adversely affect the quality or quantity of groundwater.

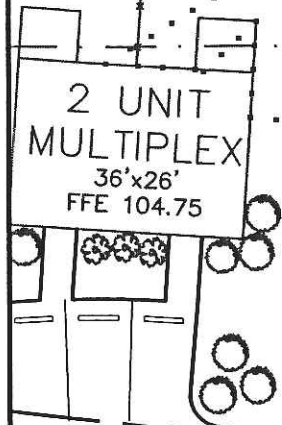
12. Wetlands

The applicant has shown the wetlands on the plan and is proposing to fill areas for access to Lot 22 and to allow for site grading.

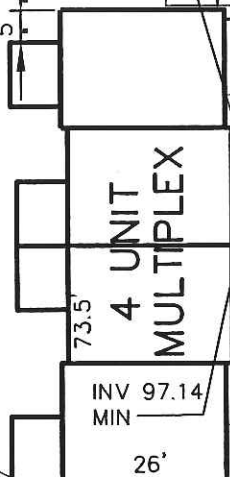
13. Revision to Subdivision Plat

The applicant is proposing to consolidate lots 1, 2 and 3 into 2 lots. Lot 2 is adjacent to lot 22. Three dwelling units would be built on each of the two lots. The earlier plan showed two family dwellings on each of the three lots (6 total units) so the overall density would remain the same.

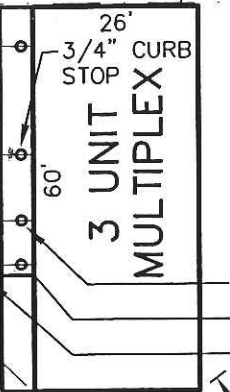
NOTES:
 1. EXACT BUILDING LOCATION TO BE WITHIN MINIMUM SETBACK AS SHOWN ON FIGURE 1.
 2. EXACT INVERT ELEVATIONS OF PROPOSED MANHOLE TO BE DETERMINED UPON TEST PIT INFORMATION ON EXISTING SERVICE.



Lot 2
24,568 SF
0.56 AC



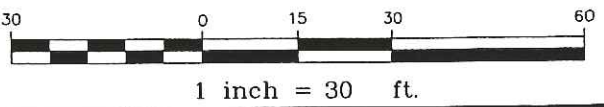
Lot 1
18,937 SF
0.44 AC



Lot 22
1.62 ACRES

6" SAN
L=76.5'
S=0.0104

2" CURB STOP
SMH
6" INV IN 96.74
6" INV IN 96.74
6" INV-OUT 96.64



Rev.	Date	Revision

Design: PDO/DER	Date: OCT 2002
Draft: DB/SGB	Job No.: 334
Checked: AMP	Scale: 1"=30'
File Name: 99103-all-lots2.dwg	

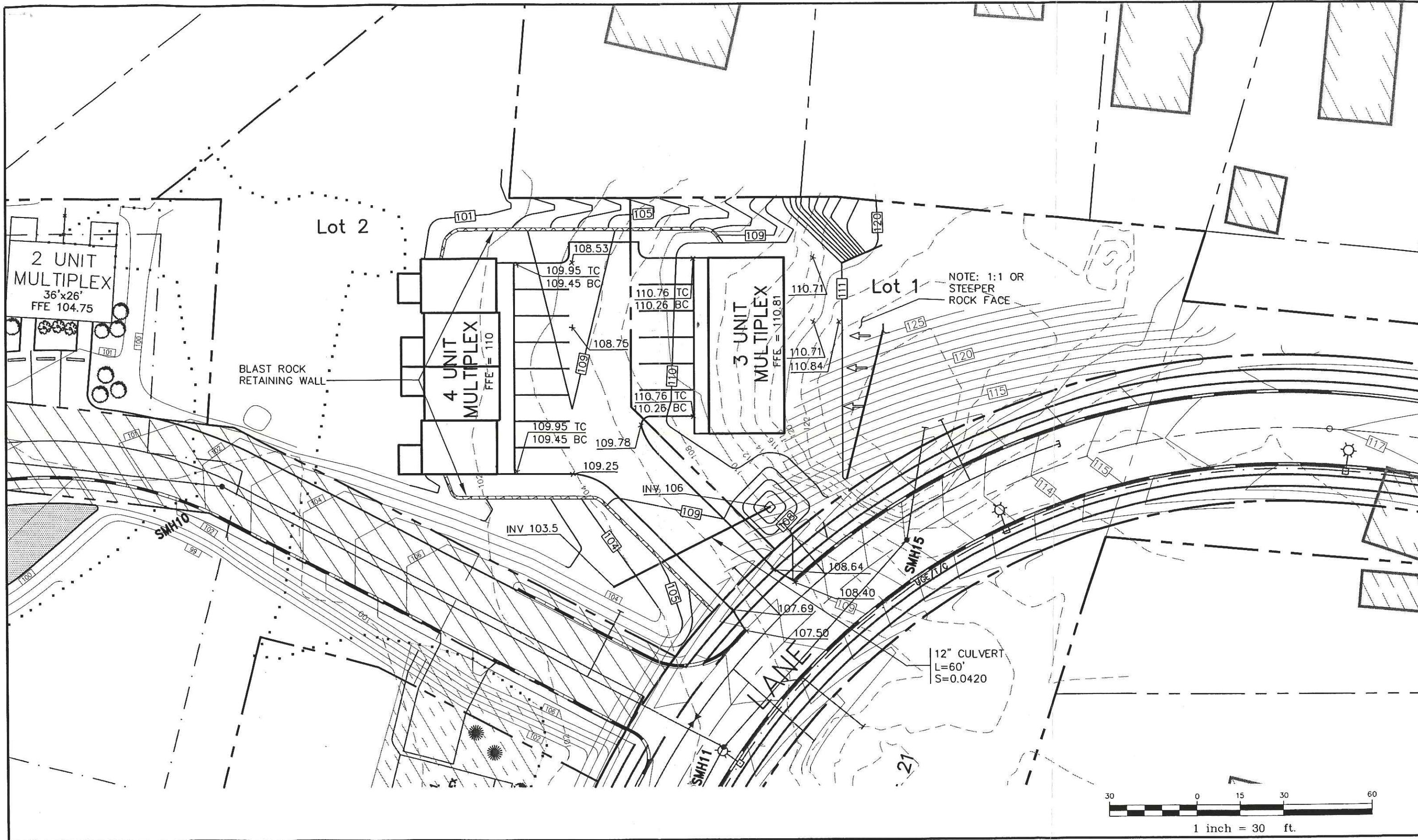
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com


Drawing Name:	Site Layout & Utility Plan, Lots 1 & 2
Project:	MAGGIE LANE, PORTLAND

Figure No.
2



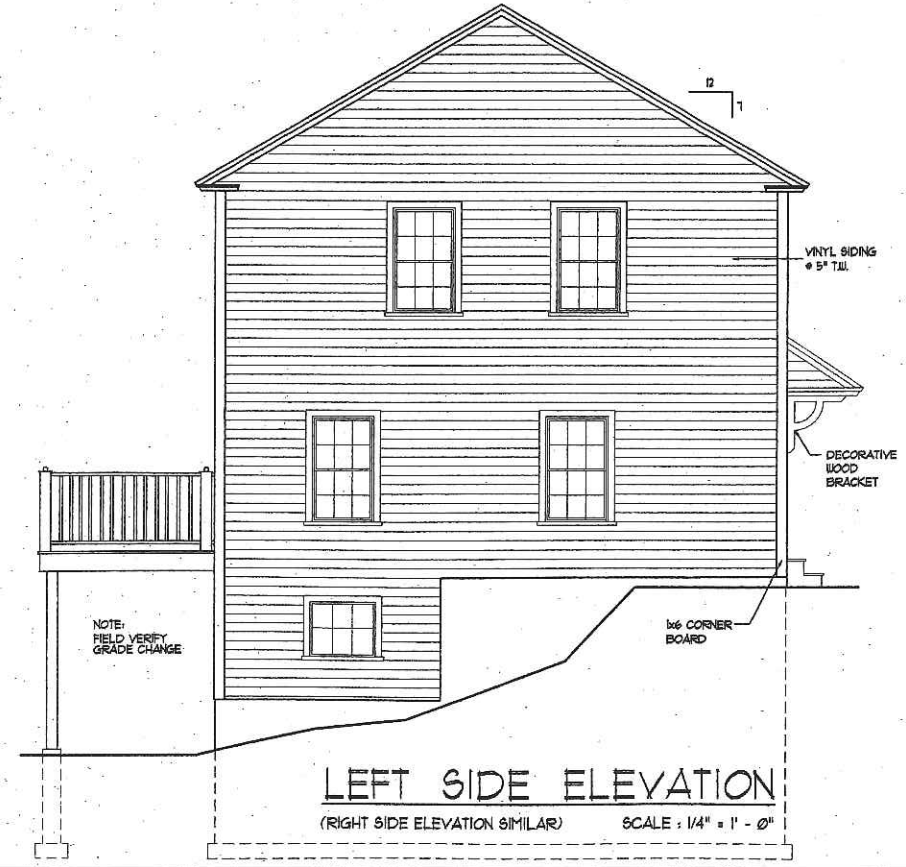
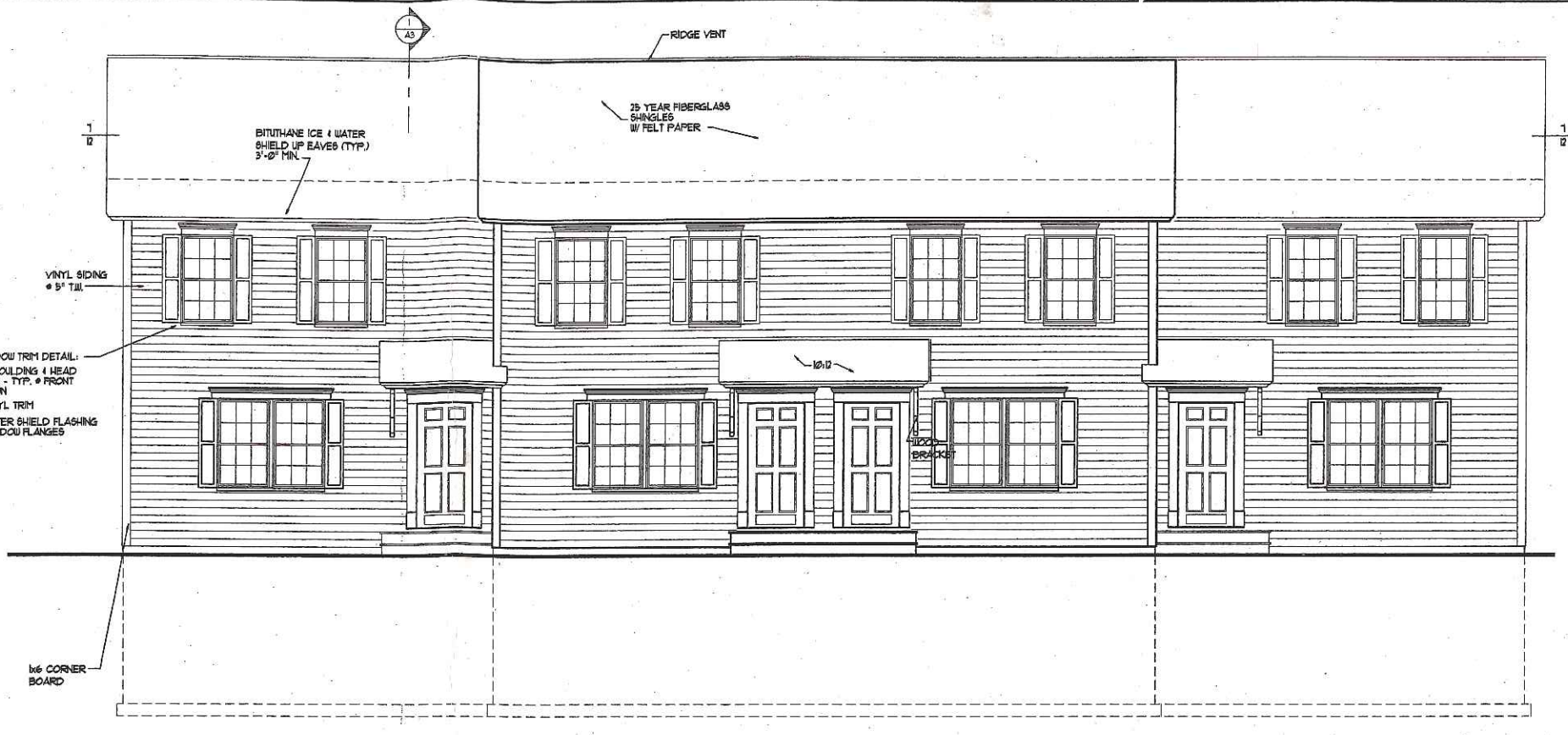
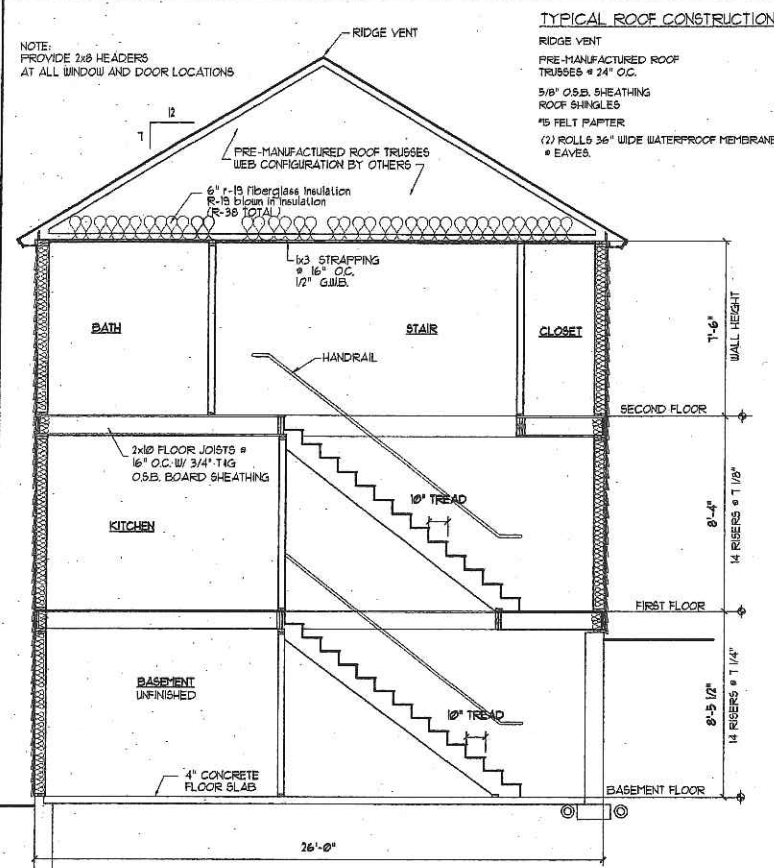
Rev.	Date	Revision
-	-	-

Design: PDO/DER	Date: OCT 2002
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Drawing Name:	Grading & Drainage Plan, Lots 1 & 2
Project:	MAGGIE LANE, PORTLAND

Figure No.
3



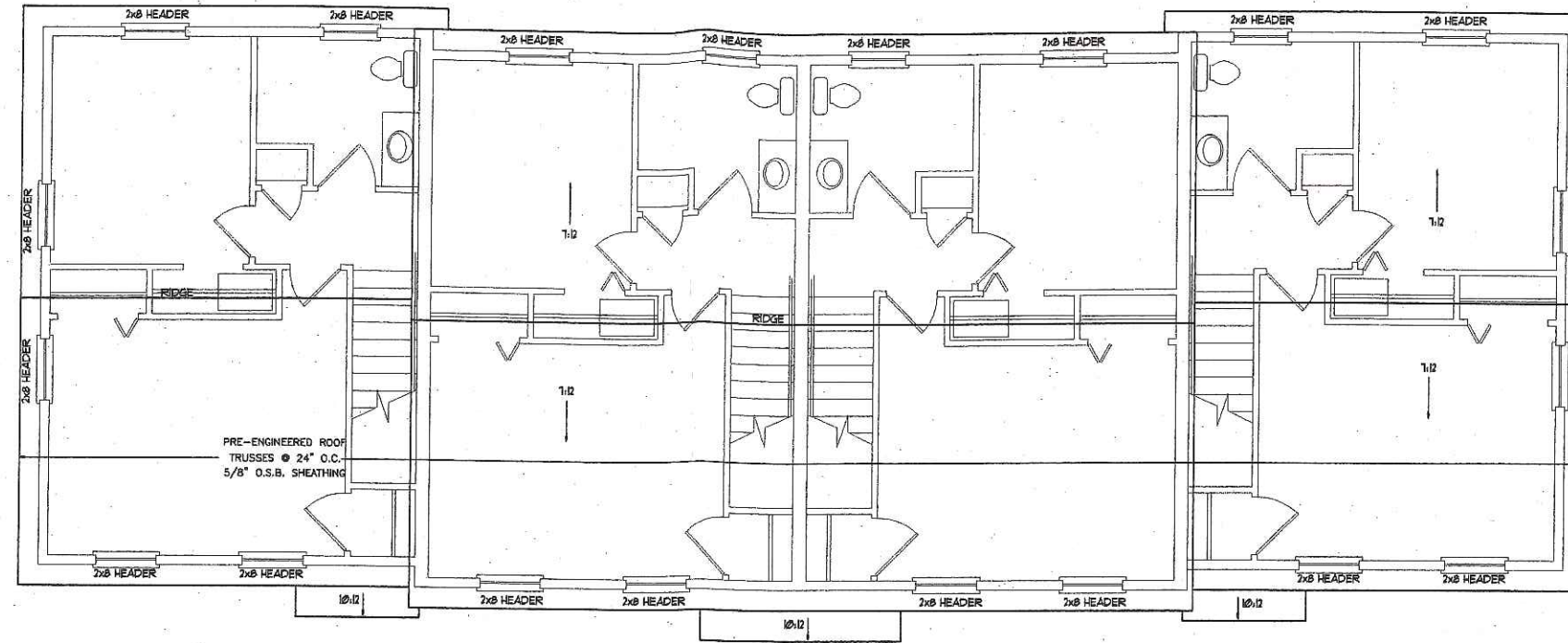
40011
 LOT 2

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/16" O.S.B. SHEATHING @ EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

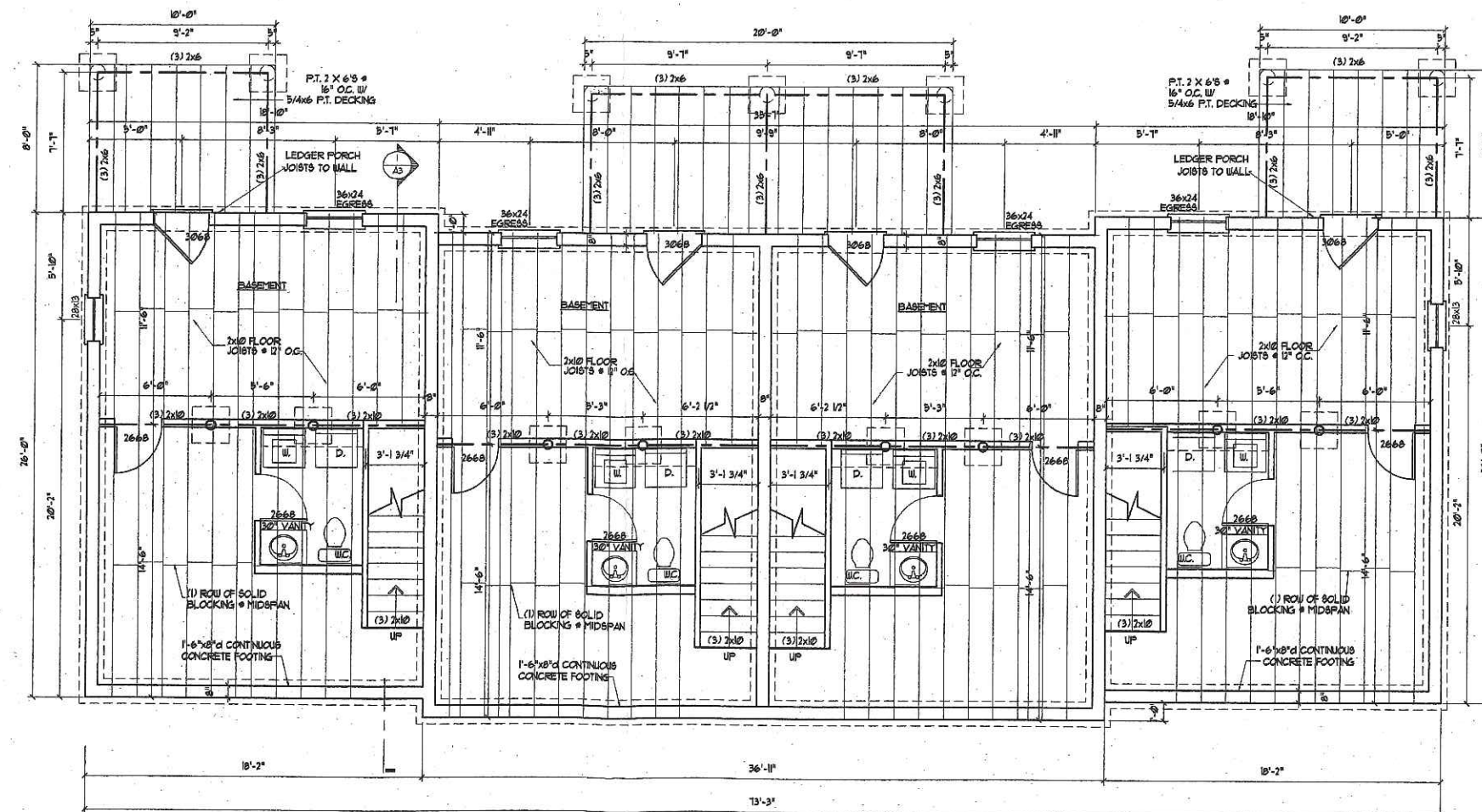
FOUNDATION NOTES:

1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM FACE OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
8. SET ALL FOOTINGS ON UNDISTURBED SOIL.
9. RADIANT HEAT IN SLAB.



ROOF FRAMING PLAN

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



FOUNDATION / FRAMING PLAN

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

FOUR UNIT

DRAWING THIS SHEET
FOUNDATION PLAN
ROOF PLAN
NOTES/DETAILS

NUMBER	DATE
N/A	10/23/02
DRAWN	CHECKED
DLP	DLP

A1