

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

20000104

I. D. Number

**Custom Built Homes of Maine**

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Daniel McCarthy

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

6/9/00

Application Date

Maggie Lane lot 5

Project Name/Description

39- 41 Maggie Ln, Portland Maine 04103

Address of Proposed Site

292-G-005

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 unit duplex**

1,040

.30

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 Subdivisio \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 6/9/00

**Planning Approval Status:**

Reviewer rk

Approved  Approved w/Conditions See Attached  Denied

Approval Date 9/13/00 Approval Expiration 9/13/00 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permi *Richard Kunkin* signature 10-18-00 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		
<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**

20000104

I. D. Number

**Custom Built Homes of Maine**

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Daniel McCarthy

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

6/9/00

Application Date

Maggie Lane lot 5

Project Name/Description

39- 41 Maggie Ln, Portland Maine 04103

Address of Proposed Site

292-G-005

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet.

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 39-41 Maggie Lane, , the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable. schedule an inspector for your site.

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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall coordinate with Diversified Properties Inc and their contractor, A. H. Grover for all grading, utility connections and curb opening to insure compliance with the approved subdivision plan.

The applicant shall identify and seek out the existing wetland limits by means of orange construction fencing prior to cleaning or foundation preparation.

The applicant shall be responsible for all erosion control measures including, but not limited to, silt fence, haybales and stablized construction entrance. The applicant shall be responsible to clean up any tracking of mud onto Maggie Lane or Forest Avenue as a result of this project.

**Planning Conditions of Approval**

1. Roof of building shall have a minimum 7 in 12 pitch.
2. The right and left building elevation shall have a minimum of 4 windows per side.
3. Two deciduous trees shall be planted in the front yard meeting the "arboricultural specifications and standards of practice" of the city of portland technical and design standards and guidelines. tree shall be classified as salt tolerant.

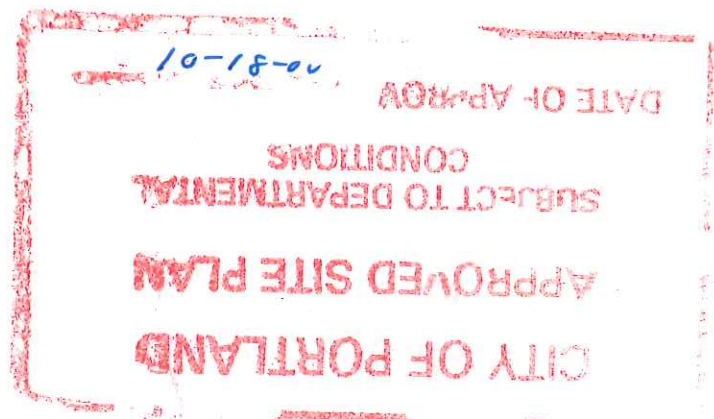
**Inspections Conditions of Approval**



# SPACE AND BULK REQUIREMENTS - LOT 5

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 NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.



Design: DER	Date: FEB 2000
Draw: LAN	Job no.: 166
Checked: AMP	Scale: NONE
File Name: 9910J-ALL-LOISZLOWG	

**GP** Traffic and Civil Engineering Services  
PO Box 1237, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: **Space & Bulk Requirements Lot 5**  
Project: **MAGGIE LANE, PORTLAND**

Figure No.

**1**

10/11/00

NOTE:  
EXACT BUILDING  
LOCATION TO BE WITHIN  
MINIMUM SETBACKS AS  
SHOWN ON FIGURE 1.

2 UNIT 2 STORY  
DUPLEX  
36' x 24'  
FFE BSMT 94.7  
FFE FIRST FLOOR 103.00

Lot 5  
48.4 D.T.M.  
INV 97.4  
10/17/2000

Lot 6

Lot 4

3/4" CURB  
STOP  
4'x10' ENTRY

3/4" CURB STOP  
3/4" DOWNWAT

DOUBLE CLEANOUT

2" CURB  
STOP

2" SPRINKLER  
6" SAN

20'  
18'  
5'  
INV 57.45

MAGGIE

CITY OF PORTLAND  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL  
CONDITIONS

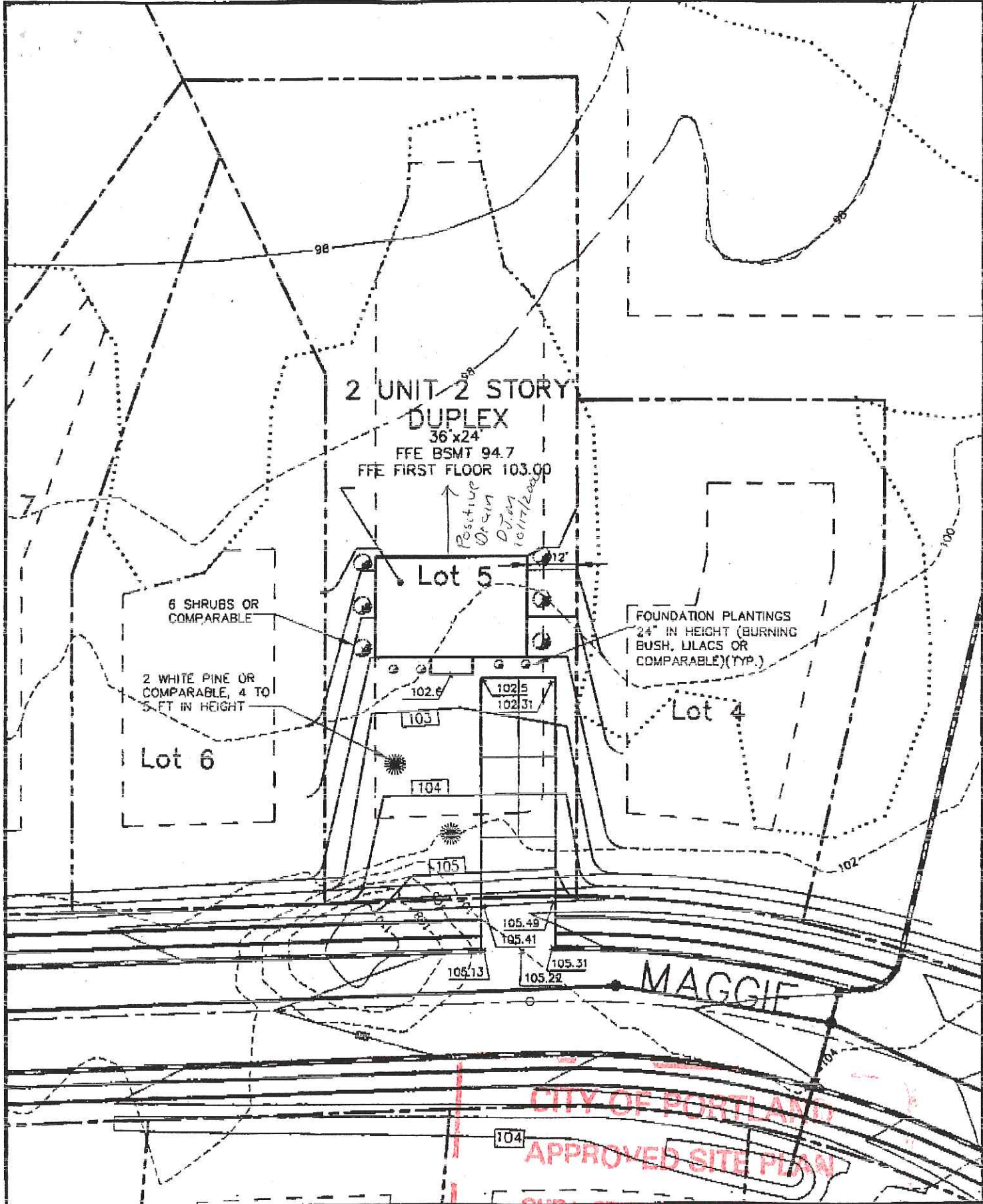
Design: DER	Date: MAR 2000
Drawn: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOUIS2.DWG	

**GP** Gorrell-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1217, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: **Layout & Utilities - Lot 5**  
Project: **MAGGIE LANE, PORTLAND**

Figure No.  
**2**





Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

**GP** Garrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: Grading & Drainage - Lot 5  
 Project: MAGGIE LANE, PORTLAND  
 10-18-01

Figure No. 3


## SPACE AND BULK REQUIREMENTS - LOT 5

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 NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS  
 DATE OF APPROV *10-18-00*

Design: DER	Date: FEB 2000
Drawn: LAN	Job No.: 165
Checked: AMP	Scale: NONE
Name: 99103-ALL-LOT52.DWG	


**Traffic and Civil Engineering Services**  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: <b>Space &amp; Bulk Requirements Lot 5</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

Figure No. <b>1</b>
------------------------



10/11/00

NOTE:  
EXACT BUILDING  
LOCATION TO BE WITHIN  
MINIMUM SETBACKS AS  
SHOWN ON FIGURE 1.

2 UNIT 2 STORY  
DUPLEX  
36'x24'  
FFE BSMT 94.7  
FFE FIRST FLOOR 103.00

Lot 5  
98.4 DTM  
INV 97.4  
10/17/2000

Lot 6

Lot 4

3/4" CURB STOP  
4'x10' ENTRY

3/4" CURB STOP  
3/4" DOWNWAT  
DOUBLE CLEANOUT

2" SPRINKLER  
6" SAN

2" CURB STOP

INV 97.45

MAGGIE

CITY OF PORTLAND

APPROVED SITE PLAN

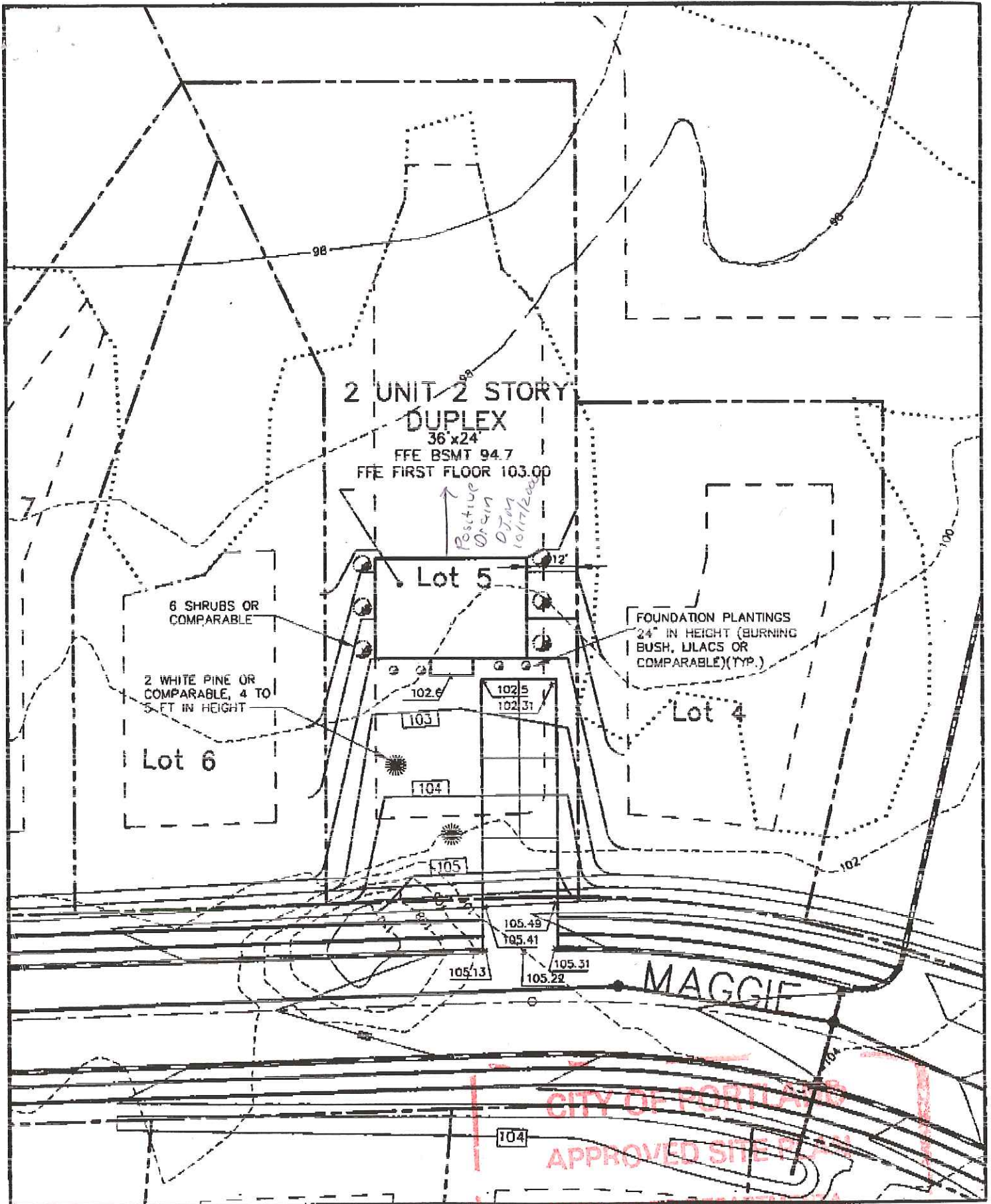
SUBJECT TO DEPARTMENTAL

Design: DER	Date: MAR 2000
Draft: QB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOUIS2.0WG	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237, 26 Main Street  
Gray, ME 04038  
207-657-8910

Drawing Name: **CONDITIONS**  
Layout & Utilities - Lot 5  
Project: **DA** **APPROV** 16-18-00  
MAGGIE LANE, PORTLAND

Figure No.  
**2**



Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

**GP** Corroll-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: **Grading & Drainage - Lot 5**  
 Project: **MAGGIE LANE, PORTLAND**  
 10-18-00

Figure No.  
**3**





DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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

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

---

## MEMORANDUM

**TO:** Rick Knowland - Planning  
**FROM:** Chris Earle, Assistant Development Review Coordinator  
**DATE:** October 12, 2000  
**RE:** 39/41 Maggie Lane (Lot 5)

---

After reviewing site plans received on 10/11/00 the following questions are raised:

1. Sewer inverts – elevation at street 97.45 – elevation at structure 97.4?
  2. Abutting Lot #4 – wetland – has this been permitted and what impact will this have on Lot 5?
  3. Applicant should coordinate with earthwork contractor for location of curb opening for the driveway.
  4. Foundation drain – where will water go?
- c: Marge Schmuckal  
Applicant

10-11-00

not approved by

Chm 1 -  
11 rowin

# SPACE AND BULK REQUIREMENTS - LOT 5

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 NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

Design: DER	Date: FEB 2000
Draft: LAN	Job No.: 169
Checked: AMP	Scale: NONE
File Name: B9103-ALL-LOIS2.DWG	

**GP** Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: **Space & Bulk Requirements Lot 5**  
 Project: **MAGGIE LANE, PORTLAND**

Figure No.  
**1**



**NOTE:**  
 EXACT BUILDING  
 LOCATION TO BE WITHIN  
 MINIMUM SETBACKS AS  
 SHOWN ON FIGURE 1.

**2 UNIT 2 STORY  
 DUPLEX**  
 36'x24'  
 FFE BSMT 94.7  
 FFE FIRST FLOOR 103.00

Lot 5

INV 97.4

3/4" CURB  
 STOP  
 4'x10' ENTRY

Lot 6

2" SPRINKLER  
 6" SAN

3/4" CURB STOP

3/4" DOWNWAT

Lot 4

DOUBLE CLEANOUT

2" CURB  
 STOP

INV 87.45

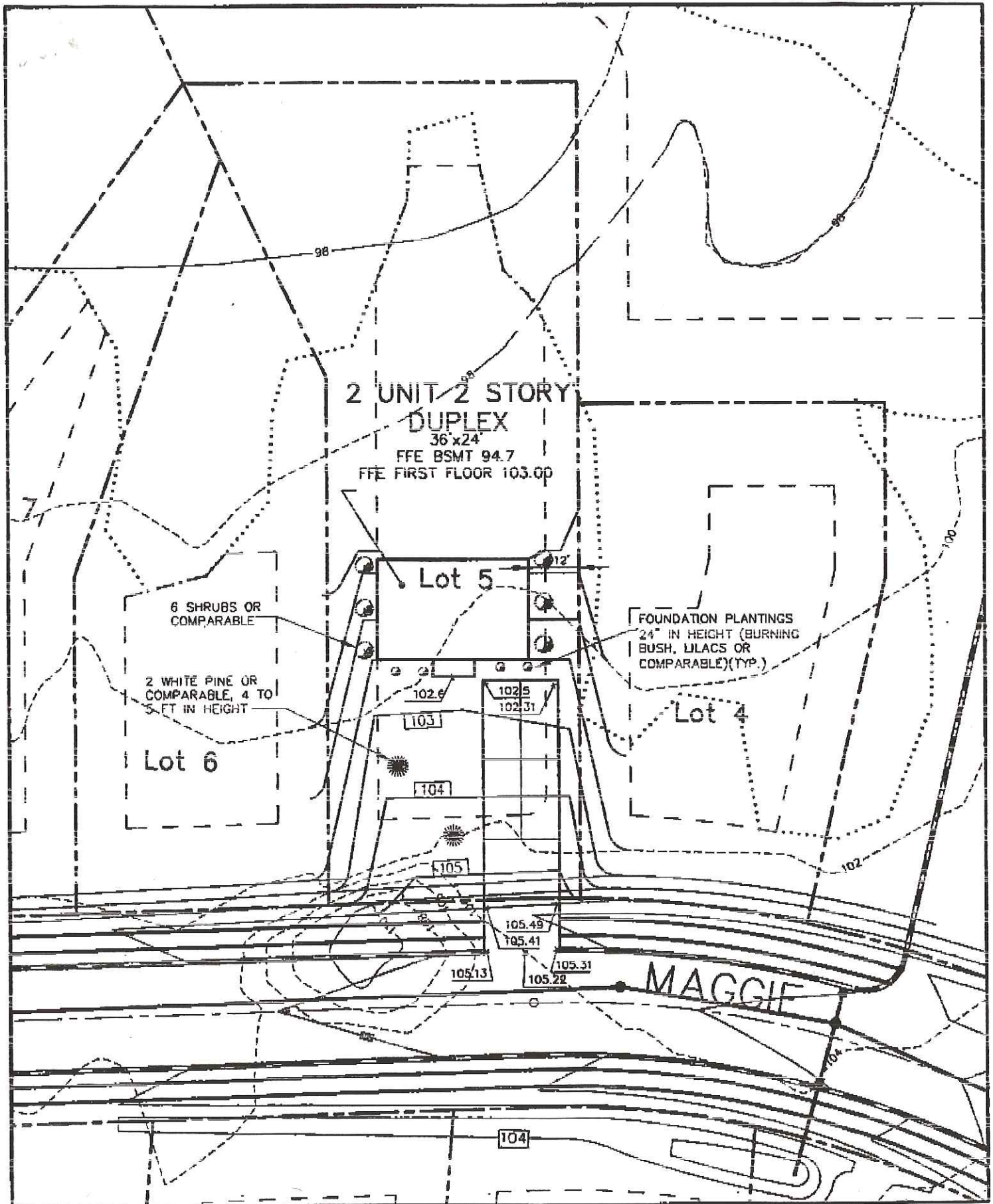
MAGGIE

Design: DER	Date: MAR 2000
Draft: DG	Job No.: 165
Checked: AMF	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.UNG	

**GFP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Layout & Utilities - Lot 5**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**



Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

**GP** Gorill-Palmer Consulting Engineers, Inc.  
*Traffic and Civil Engineering Services*  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Grading & Drainage - Lot 5**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**



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

20000104  
I. D. Number

Custom Built Homes of Maine

Applicant  
27 Main Street, Windham, ME  
Applicant's Mailing Address  
Daniel McCarthy  
Consultant/Agent  
892-3149  
Applicant or Agent Daytime Telephone, Fax

6/9/00

Application Date  
Maggie Lane lot 5  
Project Name/Description

39- 41 Maggie Ln, Portland Maine 04103  
Address of Proposed Site  
292-G-005  
Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet.

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 39-41 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable. schedule an inspector for your site.

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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall coordinate with Diversified Properties Inc and their contractor, A. H. Grover for all grading, utility connections and curb opening to insure compliance with the approved subdivision plan.

The applicant shall identify and seek out the existing wetland limits by means of orange construction fencing prior to cleaning or foundation preparation.

The applicant shall be responsible for all erosion control measures including, but not limited to, silt fence, haybales and stablized construction entrance. The applicant shall be responsible to clean up any tracking of mud onto Maggie Lane or Forest Avenue as a result of this project.

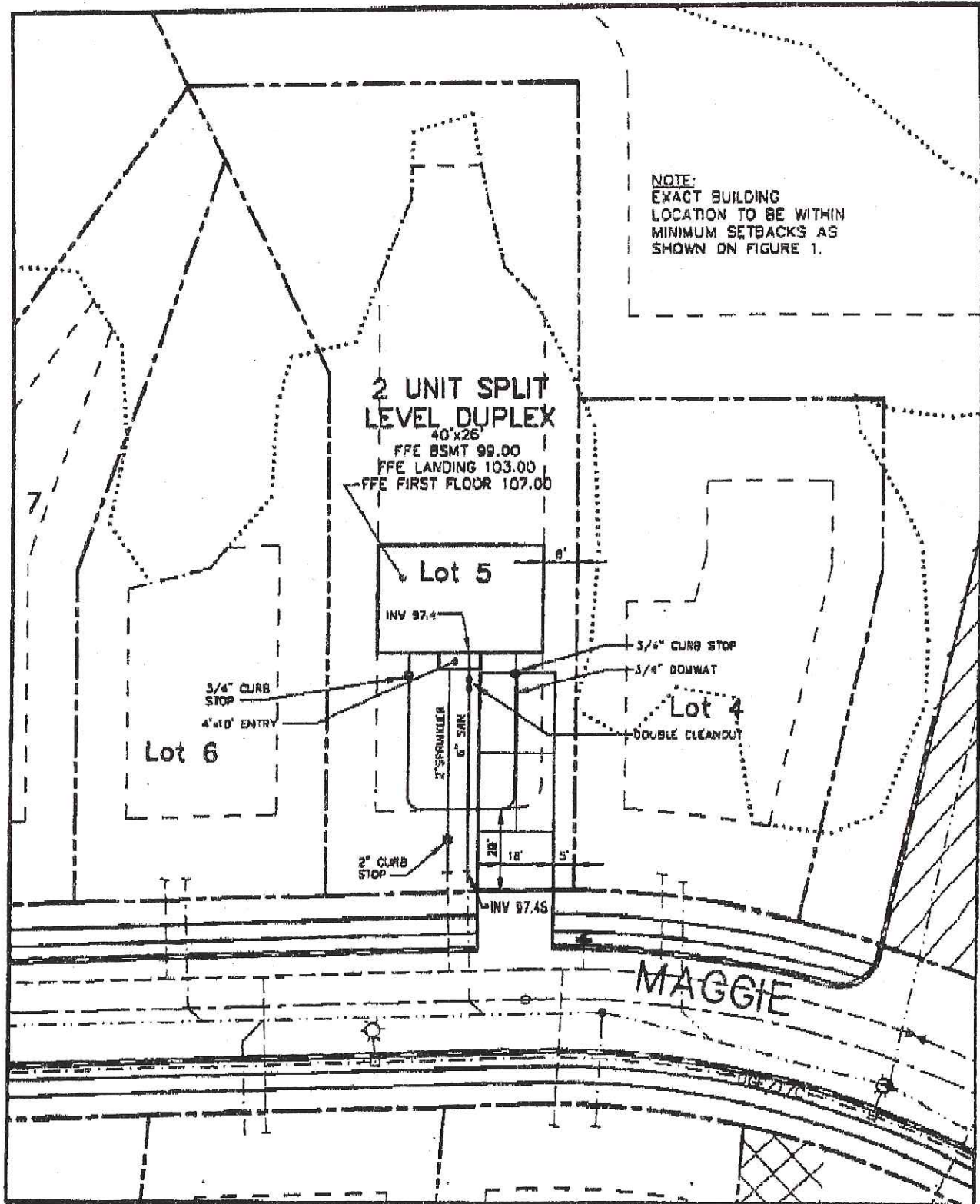
*Side setback must  
total 24 feet here  
4ft short  
min. 8.*

**Planning Conditions of Approval**

1. Roof of building shall have a minimum 7 in 12 pitch.
2. The right and left building elevation shall have a minimum of 4 windows per side.
3. Two deciduous trees shall be planted in the front yard meeting the "arboricultural specifications and standards of practice" of the city of portland technical and design standards and guidelines. tree shall be classified as salt tolerant.

**Inspections Conditions of Approval**

*side*  
*2 windows per floor*



Design: DCR	Date: MAR 2000
Draft: DB	Job No.: 185
Checked: AMP	Scale: 1" = 30'
File Name: 85103-ALL-LOTS.DWG	

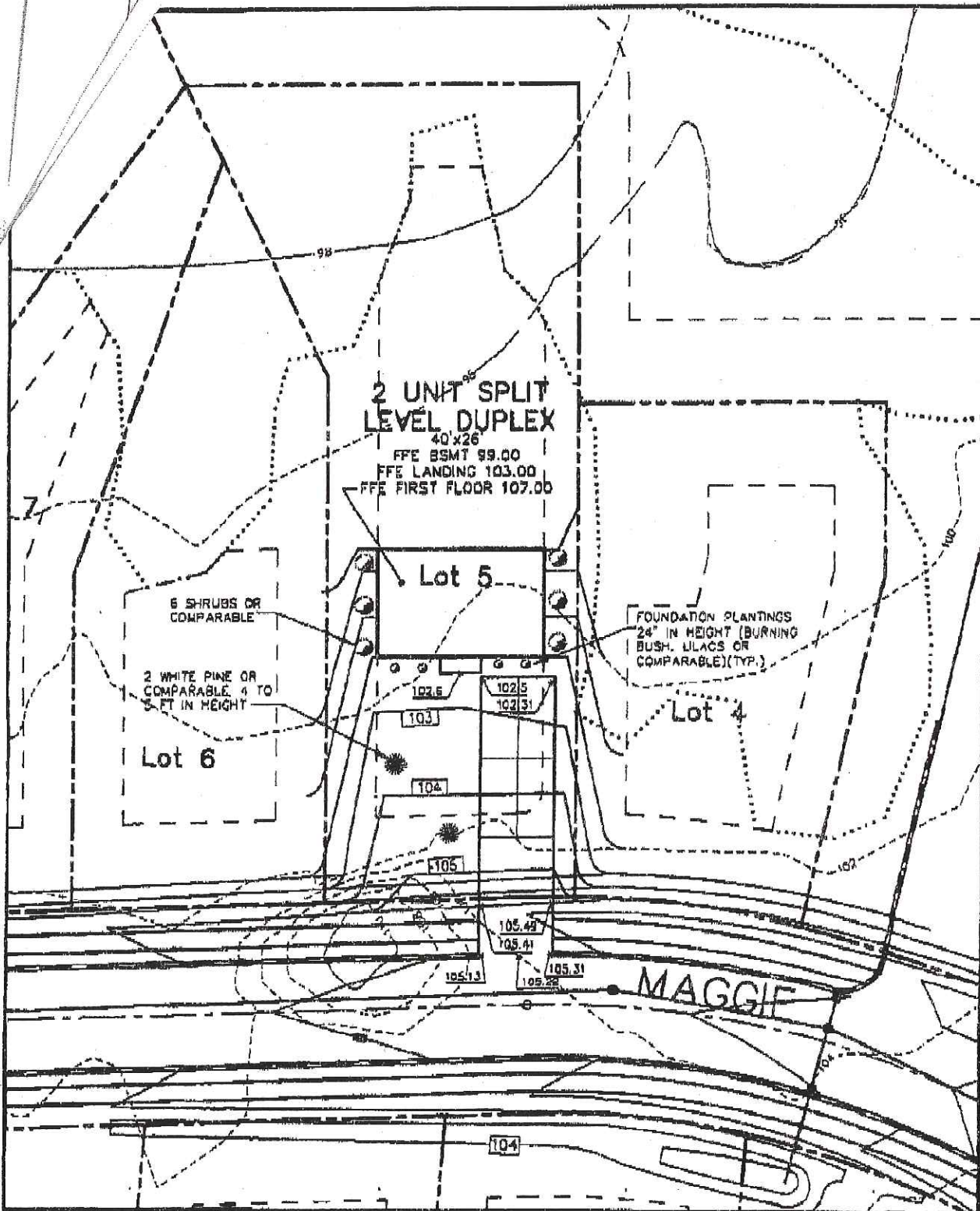
**GP** Gerrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

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

Drawing Name: <b>Layout &amp; Utilities - Lot 5</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

Figure No. <b>2</b>
------------------------





Design: DCA	Date: MAR 2000
DRAWN: DB	Job No.: 185
Checked: AMP	Scale: 1" = 30'
File Name: 80103-ALL-LET152.DWG	

**GP** Corroll-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Grading & Drainage - Lot 5**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**

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

**20000104**

I. D. Number

**Custom Built Homes of Maine**

Applicant

**27 Main Street, Windham, ME**

Applicant's Mailing Address

**Daniel McCarthy**

Consultant/Agent

**892-3149**

Applicant or Agent Daytime Telephone, Fax

**6/9/00**

Application Date

**Maggie Lane lot 5**

Project Name/Description

**39- 41 Maggie Ln, Portland Maine 04103**

Address of Proposed Site

**292-G-005**

Assessor's Reference: Chart-Block-Lot

---

**Fire Conditions of Approval**



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

20000104

I. D. Number

**Custom Built Homes of Maine**

Applicant  
**27 Main Street, Windham, ME**  
Applicant's Mailing Address  
**Daniel McCarthy**  
Consultant/Agent  
**892-3149**  
Applicant or Agent Daytime Telephone, Fax

**6/9/00**  
Application Date  
**Maggie Lane lot 5**  
Project Name/Description

**39- 41 Maggie Ln, Portland Maine 04103**  
Address of Proposed Site  
**292-G-005**  
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 unit duplex**  
**1,040** **.30** **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** Subdivisio \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **6/9/00**

**Planning Approval Status:**

Reviewer **rk**

Approved  Approved w/Conditions See Attached  Denied

Approval Date **9/13/00** Approval Expiration **9/13/00** Extension to \_\_\_\_\_  Additional Sheets Attached  
 OK to Issue Building Permi \_\_\_\_\_ 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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	
<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 _____	

Finance Department



Duane G. Kline  
Director

**CITY OF PORTLAND**

October 1, 2001

Custom Built Homes of Maine  
27 Main Street  
Windham, ME 04062

Re: 39-41 Maggie Lane/Lot #5  
City Account # 710-0000-233-13-00

Enclosed please find a check in the amount of \$1,800, which represents the reduction in your performance guaranty authorized by the Planning Department. A balance of \$200 remains in your account.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Kline".

Duane G. Kline  
Finance Director

DGK.jlb

pc: Jay Reynolds



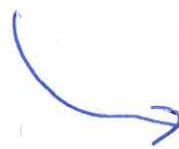
## SPACE AND BULK REQUIREMENTS – LOT 5

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 NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THIS PLAN SUPERSEDES THE  
STAMPED PLAN DATED 10-18-00.  
THE ORIGINAL CONDITIONS OF  
APPROVAL STILL APPLY.

RK



CITY OF PORTLAND  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL  
CONDITIONS

DATE OF APPROVAL 12-14-00

Design: DER	Date: FEB 2000
Draft: LAN	Job No.: 165
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

<b>GP</b>	Traffic and Civil Engineering Services
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements Lot 5
Project: MAGGIE LANE, PORTLAND

Figure No. <b>1</b>
------------------------

NOTE:  
EXACT BUILDING  
LOCATION TO BE WITHIN  
MINIMUM SETBACKS AS  
SHOWN ON FIGURE 1.

2 UNIT 2 STORY  
DUPLEX  
36'x24'  
FFE BSMT 99.5  
FFE FIRST FLOOR 107.50

Lot 5  
INV 97.4

Lot 6

Lot 4

3/4" CURB  
STOP  
4'x10' ENTRY

3/4" CURB STOP  
3/4" DOMWAT  
DOUBLE CLEANOUT

2" CURB  
STOP

INV 97.45

2" SPRINKLER  
6" SAN

MAGGIE

CITY OF PORTLAND  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL  
CONDITIONS

Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
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, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: 12-14-00  
**Layout & Utilities - Lot 5**  
Project: **MAGGIE LANE, PORTLAND**

Figure No.  
**2**



NOTE:

GRADING REVISED DUE TO INSTALLATION OF FILL ON LOTS 4, 5, 6 & 7. EXISTING GRADING, NO LONGER APPLICABLE

2 UNIT 2 STORY DUPLEX

36'x24'  
FFE BSMT 99.5  
FFE FIRST FLOOR 107.50

104.5 104.5

Lot 5

107

107.0

107.0

106.86

106

105.49

105.41

105.13

105.31

105.22

MAGGIE

CITY OF PORTLAND  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL  
CONDITIONS

6 SHRUBS OR COMPARABLE

2 WHITE PINE OR COMPARABLE, 4 TO 5 FT IN HEIGHT

Lot 6

FOUNDATION PLANTINGS 24" IN HEIGHT (BURNING BUSH, LILACS OR COMPARABLE)(TYP.)

Lot 4

Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
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, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: **Grading & Drainage - Lot 5**  
Project: **MAGGIE LANE, PORTLAND**

Figure No. **3**

CITY OF PORTLAND

Site Plan \ Subdivision Performance Guaranty

CASH ESCROW AGREEMENT<sup>1</sup>

Developer's Tax Identification Number: 01-0359647

Developer's Name and Mailing Address: CUSTOM BUILT HOMES OF MA.  
27 MAIN ST.  
WINDHAM, MA. 04062

Amount to be Escrowed: \$ 2000.00

City Account Number:<sup>2</sup> 710-0000-233-13-00

Treasurer's Report of Receipts Number: 13387

Project Job Number:  
(from Site Plan Application Form) 2000014

Project Location: Lot # 5 Maggie Lane

Project Description:  
(Attach Approval Letter) \_\_\_\_\_

This Escrow Agreement was completed by Rick Knowland 10-2, 2000.

This Agreement entered into this 10 day of October, 2000, by and between \_\_\_\_\_

(hereinafter "Developer"), and the City of Portland, a body politic and corporate, having a place of business in the County of Cumberland and the State of Maine (hereinafter "Escrow Agent").

In consideration of their mutual promises, covenants and agreements, and other good and valuable consideration, receipt of which is hereby acknowledged, the said parties agree, as

(Rev. Jan. 2000)





**From:** "James Wolf" <buca@maine.rr.com>  
**To:** "Rick Knowland" <RWK@ci.portland.me.us>  
**Date:** Thu, Nov 30, 2000 2:14 PM  
**Subject:** Lot 5 Maggie Lane

Rick

As discussed, the change of topo at lot 5 was picked up by CHUM when they were on the site doing construction. Once discovered, they contacted Deluca Hoffman thru Gorilla Palmer and confirmed that the needed changes would be acceptable. Deluca required a sketch for there records which was provided. It was the understanding of CBHM that they were free to proceed as the project inspector was satisfied.

At the suggestion of Gorrill Palmer we asked Titcomb Associates to complete additional topo on the lots affected by the road fill being placed on several of the lots. Because the lots were not under city review or under contract we did not put a rush on the job. Our intent was to provide the city and Deluca copies of the plan. The plan should be ready any day now and I will forward you several copies once available. We should all keep in mind that the grades are not shown on the recording plat and any reference to them were conceptual only; similar to the parking areas.

Please consider allowing CBHM move forward on lot 5. They have followed the rules and did not realize that it was necessary to involve your office. We all felt that if the inspector was satisfied no issue would materialize.

Thank you for your help.

Jim

James M. Wolf  
Diversified Properties, Inc.  
1-207-773-4988





Daniel McCarthy  
Custom Built Homes of Maine, Inc.  
27 Main Street  
Windham ME 04062

**CITY OF PORTLAND**

RE: Maggie Lane, Lot 5

Dear Mr. McCarthy:

This letter is to confirm that the Portland Planning Authority has approved the site plan application for a two unit dwelling for lot 5 of Maggie Lane subject to the following conditions:

1. The building shall have a minimum 7 in 12 pitch.
2. The right and left building side elevations shall have a minimum of 4 windows per side.
3. Two deciduous trees shall be planted in the front yard meeting "arboricultural specifications and standards of practice" of the City of Portland technical and design standards and guidelines. Trees shall be classified as salt tolerant.
4. Requirements of the Development Review Coordinator.

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

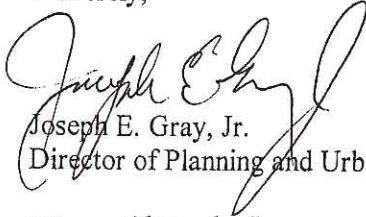
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant 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 preconstruction 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 preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact

Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
✓ Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File

10-24-00

JENNIFER

ATTACHED IS A CHECK FOR \$2300 FOR THE INSPECTION FEE (\$300) AND CASH SURROW ACCOUNT (\$2,000) FOR LOT #5 OF MAGGIE LANG BY CUSTOM BUILT HOMES OF MAINE. THIS MAY HAVE ALREADY BEEN ASSIGNED A NUMBER BY PAUL COLPITT BUT I DON'T HAVE IT.

CUSTOM BUILT HOMES OF MAINE, INC.  
27 MAIN STREET  
WINDHAM, MAINE 04062

DATE	INVOICE	AMOUNT

12290

52-7451  
2112

PAY  
AMOUNT OF

DOLLARS

DATE  
9-28-00

TO THE ORDER OF

CITY OF WINDHAM

GROSS AMT.	ALLOW.	DISC.	CHECK AMOUNT
2300			2300

*Maggie Lang Lot 5*  
*[Signature]*

Security features included. Details on back.

**NORWAY SAVINGS BANK** - NORWAY, MAINE 04268

⑈012290⑈ ⑆211274515⑆0699 0021617⑈

351440-12-99



CITY OF PORTLAND

Site Plan \ Subdivision Performance Guaranty

CASH ESCROW AGREEMENT<sup>1</sup>

Developer's Tax Identification Number: 01-0359647

Developer's Name and Mailing Address: CUSTOM BUILT HOMES OF MA.

27 MAIN ST.

WINDHAM MA. 04062

Amount to be Escrowed: \$ 2000.00

City Account Number:<sup>2</sup> \_\_\_\_\_

Treasurer's Report of Receipts Number: \_\_\_\_\_

Project Job Number:  
(from Site Plan Application Form) \_\_\_\_\_

Project Location: Lot # 5 Maggie Lane

Project Description:  
(Attach Approval Letter) \_\_\_\_\_

This Escrow Agreement was completed by \_\_\_\_\_ on 10-2, 2000.

This Agreement entered into this 10 day of October, 2000, by and between \_\_\_\_\_

\_\_\_\_\_  
(hereinafter "Developer"), and the City of Portland, a body politic and corporate, having a place of business in the County of Cumberland and the State of Maine (hereinafter "Escrow Agent").

In consideration of their mutual promises, covenants and agreements, and other good and valuable consideration, receipt of which is hereby acknowledged, the said parties agree, as

(Rev. Jan. 2000)

- (a) Developer should fail to complete satisfactorily by [Date: Within two years but in no event between November 15 and April 15 of any given year] the required site improvements described in Paragraph 1;
- (b) The Developer should fail to request the City to conduct inspections of the required site improvements described in Paragraph 1; or
- (c) The Developer should fail to provide a surety bond, letter of credit or escrow account equal in value to ten percent (10%) of the estimated cost of the required site improvements, pursuant to sections 14-501 and 14-525.

**REDUCTION OF ESCROW ACCOUNT**

10. At the direction of the Director of Planning and Urban Development, the Director of Finance may either reduce or release the amount of the escrow account, pursuant to section §14-501.

**COSTS OF ESCROW ACCOUNT**

11. All costs associated with establishing, maintaining and disbursing funds from the escrow account will be borne by the Escrow Agent.

**PERIOD OF WITHDRAWAL**

12. The City of Portland may draw against the escrow account during a period, not to exceed ninety days (90) following the expiration of the deadline for completing improvements (hereinafter "deadline"), provided that the Developer has given the City written notice of the deadline, at least ninety (90) days prior thereto, by certified mail, addressed to the Director of Planning and Urban Development. In the absence of such a notice, the City of Portland may draw against the account for a period, not to exceed ninety (90) days beyond the expiration date, which will commence to run from and after the date the City has received written notice of the pending expiration of the deadline.

(Rev. Jan. 2000)



follows:

### PUBLIC IMPROVEMENTS

1. Pursuant to the project approval letter referred to above, the Developer is obligated to make certain required site improvements, all as more fully described therein.
2. The estimated cost of completing the improvements is: \$  
\$2,000,00
3. The deadline for completing the improvements is :  
10-02-01

### APPOINTMENT OF ESCROW AGENT

4. The Developer hereby appoints the City of Portland to act as its Escrow Agent.

### DUTIES OF ESCROW AGENT

5. During the term of this Agreement, the Escrow Agent will hold and disburse the escrowed funds in accordance with the terms and provisions hereof.

### LIMITATION OF LIABILITY

6. The Developer agrees that the Escrow Agent assumes no liability in connection with its performance under this Agreement, except for gross negligence or willful misconduct.

### INTEREST

7. The Escrow Agent will not pay interest on the escrowed funds.

### INSPECTION OF COMPLETED WORK

8. The Developer has the duty to advise either the City of Portland's Planning Department or its Department of Public Works, whichever is appropriate, when the required site improvements either have been completed or are otherwise ready for inspection.

### DISBURSEMENT OF ESCROW FUNDS

9. The City of Portland may draw against the escrow account at the direction of the Director of Planning in the event that:

(Rev. Jan. 2000)

## TERMINATION OF ESCROW AGREEMENT

13. This escrow account will terminate either on [a date which is either ninety (90) days after the date for completion of the required site improvements, but which does not fall between September 15th and April 15th] or as extended, pursuant to paragraph 12. The Agreement may also be terminated and the funds released, prior to either of the foregoing dates when either the Director of Planning and Urban Development or the Department of Public Works, which ever is appropriate, has certified in writing to the Developer that the required site improvements have been completed in accordance with the project approval letter.

Developer

by  
its

C. J. [Signature]  
President

City of Portland

by  
its

Duane Kline  
Director of Finance

### Distribution

1. This Form will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, Chief Accountant, at x8665.
3. The Agreement will be executed in duplicate originals.
4. The duplicate originals, each signed by the Developer, will be delivered to the Finance office, together with a check or the funds representing the escrowed amount.
5. The Director of Finance or his designated agent will sign the escrow agreement in duplicate, acknowledge receipt of funds and deposit them into a City account.
6. The Director of Finance will retain one duplicate original.
7. The Director of Finance will return the other duplicate original to Planning. Planning will retain a copy and mail the other duplicate original to the Developer.

(Rev. Jan. 2000)