



CITY OF PORTLAND

March 30, 2001

Mr. Brent Cyr
Chase Custom Homes
1 Percy Hawks Road
Windham, ME 04062

RE: 49-51 Maggie Lane, lot 7 Duplex (CBL 292 G007001)

Dear Mr. Cyr:

On March 30th, 2001, the Portland Planning Authority granted minor site plan approval for the Duplex at 49 Maggie Lane.

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.