



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

2001-0030

Application I. D. Number

03/02/2001

Application Date

Maggie Ln #7 Duplex 2 Family

Project Name/Description

Chase Custom Homes of Windham

Applicant

1 Percy Hawks Road, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 892-2700      Applicant Fax: 2078928900

Applicant or Agent Daytime Telephone, Fax

49 - 49 Maggie Ln, Portland, Maine

Address of Proposed Site

292 G007001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 2 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3 No garages are shown with this property.
- 4 Two 8' x 12' decks are shown on the rear along with two rear bulkheads.
- 5 The power vents from the chimney shall require a separate application for approval. It SHALL NOT extend more than two (2) feet into the required side setbacks.

**Approval Conditions of DRC**

- 1 Applicant must submit Engineering Review and Inspection fees prior to the issuance of a building permit.
- 2 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.
- 3 Your new street address is now 49-51 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 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.

Finance Department

Duane G. Kline  
Director

**CITY OF PORTLAND**

October 11, 2001

Chase Custom Homes  
1 Percy Hawk's Rd.  
Windham, ME 04062

Re: Performance Guarantee for Lot 7, Maggie Lane

Enclosed please find a check in the amount of \$2,295.00, representing the reduction authorized by the Planning Department in the above-named account. There is a balance of \$255.00 remaining in your account.

If you have any questions, please give me a call.

Sincerely,



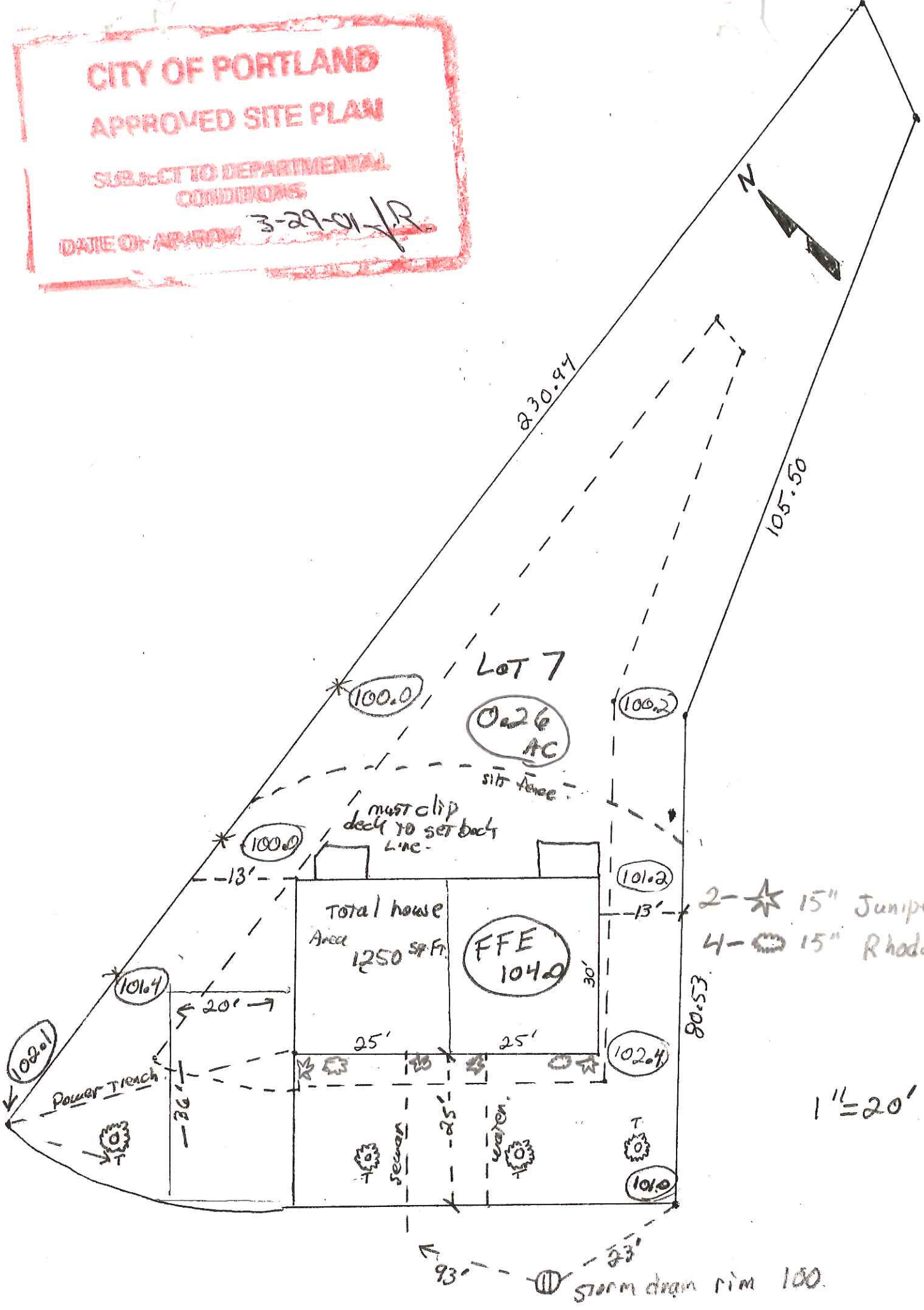
Duane G. Kline  
Finance Director

DGK,jlb

pc: ✓ Jay Reynolds, Development Review Coordinator  
Sarah Hopkins, Development Review Services Manager



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS  
 DATE OF APPROVAL 3-29-01 J.R.



2-★ 15" Juniper.  
 4-⊙ 15" Rhododendron

1" = 20'

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# facsimile transmittal

**To:** Brent Cyr **Fax:**  
\_\_\_\_\_  
**From:** Jay Reynolds *J.R.* **Date:** 03/29/2001  
\_\_\_\_\_  
**Re:** Maggie Ln., lot 7 **Pages:** 5  
\_\_\_\_\_  
**CC:**  
\_\_\_\_\_

Urgent     For Review     Please Comment     Please Reply     Please Recycle

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Brent, included is the cost estimate form, with asterisks next to where you need to fill out.

I've also included a sample form that goes along with the Performance guarantee (once the cost estimate is filled out). This is for an escrow account to be held by the city. Note: Applicant has the option of setting up a letter of credit through a bank, but for a project this size, the City typically sees escrow accounts.

I look forward to seeing you this afternoon to proceed with the issuance of a building permit.

Please call if you have any questions.

Jay

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Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 3/30/01

Name of Project: 49-51 Maggie Lane.  
 Address/Location: Lot 7 Maggie Lane.  
 Developer: Chase Custom Homes  
 Form of Performance Guarantee: ERROW (INTERNAL)  
 Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) \_\_\_\_\_

TO BE FILLED OUT BY THE APPLICANT:

Item	Quantity	PUBLIC		Quantity	PRIVATE	
		Unit Cost	Subtotal		Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	_____	_____	_____	_____	_____	_____
Granite Curbing	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	_____	_____	_____
Street Opening Repairs	_____	_____	_____	_____	_____	_____
Other <u>Driveways</u>	_____	_____	_____	* 500 <sup>00</sup>	500 <sup>00</sup>	500 <sup>00</sup>
2. EARTH WORK						
Cut	_____	_____	_____	* 0	0	0
Fill	_____	_____	_____	* 1000	1000	1000
3. SANITARY SEWER						
Manholes	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Connections	_____	_____	_____	_____	_____	_____
Main Line Piping	_____	_____	_____	_____	_____	_____
House Sewer Service Piping	_____	_____	_____	* 250	250	250
Pump Stations	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes	_____	_____	_____	_____	_____	_____
Catchbasins	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Detention Basin	_____	_____	_____	_____	_____	_____
Stormwater Quality Units	_____	_____	_____	_____	_____	_____
Other <u>Sanitary drain</u>	_____	_____	_____	* 300	300	300

6. SITE LIGHTING	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____
Silt Fence	_____	_____	_____	* 200
Check Dams	_____	_____	_____	200
Ripe Inlet/Outlet Protection	_____	_____	_____	200
Level Lip Spreader	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	* 300
	_____	_____	_____	300
	_____	_____	_____	300
10. MISCELLANEOUS	_____	_____	_____	_____
TOTAL:	_____	_____	_____	* 2,550.00
GRAND TOTAL:	_____	_____	_____	2,550.00

INSPECTION FEE (to be filled out by the City)

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