

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

2001-0261
Application I. D. Number

09/21/2001
Application Date

Maggie Lane Lot # 21
Project Name/Description

Chase Custom Homes And
Applicant
One Percy Hawkes Rd , Windham , ME 04062
Applicant's Mailing Address
Northeast Civil Solutions, Inc.
Consultant/Agent
Applicant Ph: (207) 892-2700 Agent Fax: (207) 883-1001
Applicant or Agent Daytime Telephone, Fax

28-30
30-30 Maggie Ln , Portland, Maine
Address of Proposed Site
292 A041001
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) **Duplex**

1,374 sq. ft. **11,347 sq. ft.** **R-5**
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 **\$300.00** Date **10/09/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

Approved **Approved w/Conditions** Denied
See Attached

Approval Date **10/05/2001** Approval Expiration **10/05/2002** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **10/05/2001**
signature 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	<u>10-09-2001</u> date	<u>\$2,550.00</u> amount	<u>08/04/2001</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>10-5-01</u> date	<u>300.00</u> amount	
<input checked="" type="checkbox"/> Building Permit Issue	<u>?</u> date	<i>* PG info is wrong (I think) on Jay R's PG spreadsheet</i>	
<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**

2001-0261

Application I. D. Number

09/21/2001

Application Date

Maggie Lane Lot # 21

Project Name/Description

Chase Custom Homes And

Applicant

One Percy Hawkes Rd , Windham , ME 04062

Applicant's Mailing Address

Northeast Civil Solutions, Inc.

Consultant/Agent

Applicant Ph: (207) 892-2700 Agent Fax: 2078831001

Applicant or Agent Daytime Telephone, Fax

30 - 30 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A041001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage. Currently only an 8' x 12' left side deck is shown.
- 3 A daylight basement is not being shown and is therefore not being approved.
- 4 Your driveway pavement is required to be extended two (2) feet in order to accommodate 4 parking spaces that are 9' x 19'. That would mean the length of the parking area shall be 38' not 36'.

Approval Conditions of DRC

- 1 2 Foundation plantings per unit is required.
- 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 Two (2) City of Portland approved species and size trees PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 28-30 MAGGIE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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 Applicant must show hydrant within 500' path of travel.

2

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 (Attach breakdown of plant materials, quantities, and unit costs)					300 ⁰⁰
10.	MISCELLANEOUS					
	TOTAL:					2,550 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:	0	300.00	300.00
Assessed by:	AR	AR	AR
	(name)	(name)	

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 9, 2002

Douglas E. Reynolds
Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Lot 21 Maggie Lane
(ID#2001-0261, CBL#292-A-041)

Dear Mr. Reynolds:

Pertaining to the revision to the approved site plan of the project located at 28-30 Maggie Lane: As required, and stated on the Maggie Lane Subdivision Plat, the recently approved changes to the drainage easement must also be approved in writing by Maggie Lane Development, LLC.

Please forward this information to your applicant.

Thank You.

Sincerely,

Jay Reynolds
Development Review Coordinator

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Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

CITY OF PORTLAND

John N. Lufkin
Economic Development

December 2, 2002

Douglas E. Reynolds
Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Lot 21 Maggie Lane
(ID#2001-0261, CBL#292-A-041)

Dear Mr. Reynolds:

This letter is to confirm the revision to the approved site plan of the project located at 28-30 Maggie Lane. The approved revision includes the addition of a catch basin within the drainage easement located on lot 21. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Jay Reynolds, Development Review Coordinator, at 874-8632.

Sincerely,

Alexander Jaegerman
Planning Division Director

O:\PLANDEVREVWMAGGIELOT21\REVISIONLETTER12-02-02.DOC

From: Jay Reynolds
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia
Date: Tue, Oct 22, 2002 11:49 AM
Subject: Re: Lot 21 Maggie Lane

Hi Doug,

I passed your plans along to Tony Lombardo from public works to review, just after receiving it.

ALSO, I also stated that I didn't think the lot has enough room and setback for a driveway on this side of the building, as you had stated as well. This is an important detail. the applicant shouldn't proceed with the assumption that the driveway will be approved in the future. Therefore, he or she may want to re-consider going to the expense of adding the CB, regrading, etc.

Jay Reynolds
Development Review Coordinator
Department of Planning and Urban Development
City of Portland
207-874-8632
jayjr@ci.portland.me.us

>>> "Doug Reynolds" <DReynolds@gorrillpalmer.com> 10/22 11:25 AM >>>

Jay,

If I remember correctly, the latest plan that we sent you included the addition of the TYPE F catch basin at the drainage easement. The last time we spoke about this lot he was asking about putting in a driveway. You had said basically no way on the driveway for five years. Therefore, the applicant would like to just do the regrading and add the catch basin at this time. Please let me know what you need, such that he can start the work.

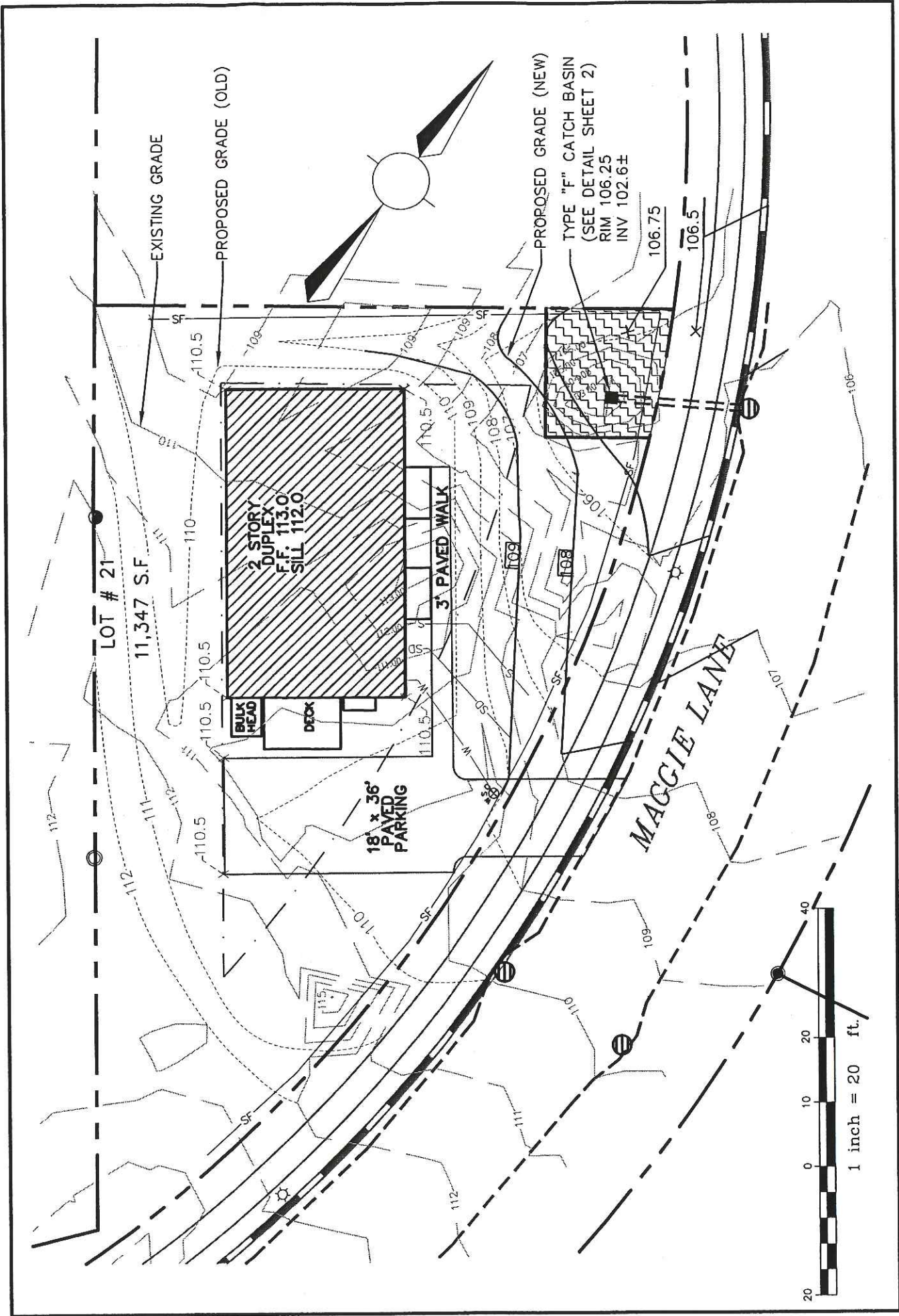
Thanks

Doug Reynolds

Gorrill-Palmer Consulting Engineers, Inc.
15 Shaker Road
PO Box 1237
Gray, ME 04039
(207) 657-6910
(207) 657-6912 (Fax)

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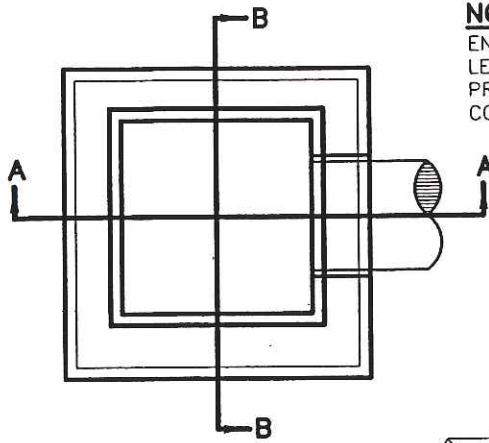
CC: Anthony Lombardo; Marge Schmuckal



Design: DER	Date: JULY 2002
Draft: SGB	Job No.: 597
Checked: AMP	Scale: 1" = 20'
File Name: lot21moggie.dwg	

<p>GP Gorrill-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910</p>	
Drawing Name:	Lot 21 - Revised Grading Plan
Project:	MAGGIE LANE, PORTLAND

Figure No.	1
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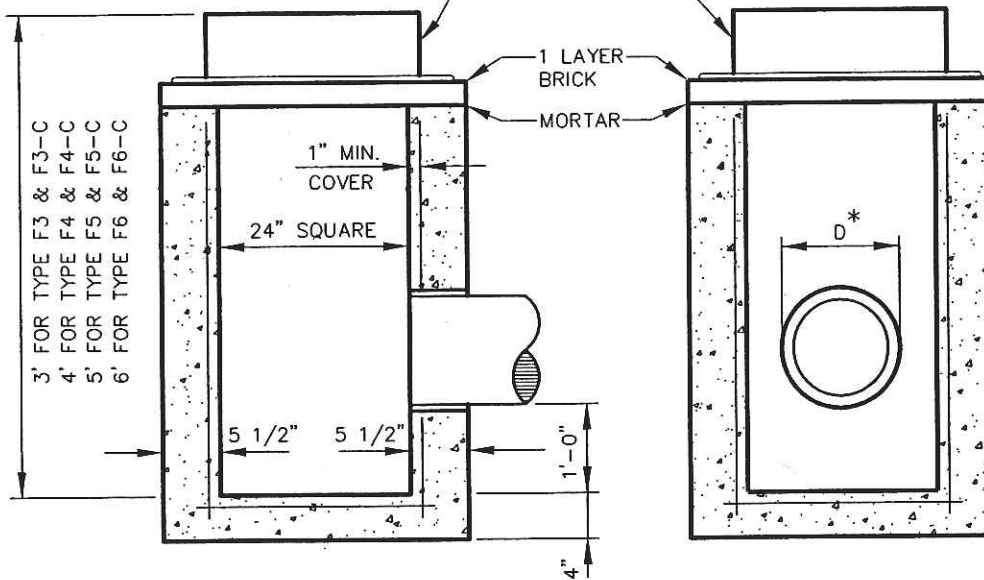


NOTE:

ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS SINGLE PORTLAND CEMENT CONCRETE UNIT.

PLAN VIEW

LEBARON FOUNDRY, INC. # LF278 FRAME AND GRATE OR APPROVED EQUIVALENT. (ROUND FLANGE AT CORNERS TO PROVIDE MAXIMUM 3'-4" DIMENSION.)



SECTION A-A

SECTION B-B

CATCH BASIN TYPE "F"

N.T.S.

* DIAMETER OF HOLE (D) TO BE 3" LARGER THAN THE INSIDE DIAMETER OF FLEXIBLE PIPE OR THE OUTSIDE DIAMETER OF RIGID PIPE.

Design: DER	Date: JULY 2002
Draft: SCB	Job No.: 597
Checked: AMP	Scale: NONE
File Name: lot21maggie	

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

PO Box 1237 Phone: 207-657-6910
 15 Shaker Road Fax: 207-657-6912
 Gray, ME 04039 Email: mailbox@gorrillpalmer.com

Drawing Name:
Type "F" Catch Basin Detail

Project:
MAGGIE LANE, PORTLAND

Figure No.
2

From: Anthony Lombardo
To: Jay Reynolds
Date: Mon, Dec 2, 2002 7:43 AM
Subject: Lot 21 Maggie Lane

Jay,

I have reviewed the lot grading plan for Lot 21, which included the proposed installation of a type "f" catch basin adjacent to Maggie Lane. Public Works is approving this design.

Douglas Hannan
28 Maggie Lane
Portland, ME 04103

30 May 2002

Mr. Jay Reynolds
Development Review Coordinator
City of Portland
Planning Dept.
389 Congress St.
Portland, ME 04101

Dear Mr. Reynolds:

I have recently completed construction of my multi-family home on Lot 21 of Maggie Lane, located at the junction of Warren Ave. and Forest Ave. in Portland. I am writing this correspondence to address my concern surrounding the existence of a large drainage hole in my front yard which seems to serve no apparent purpose, as the lot itself drains naturally to the street, and away from my home.

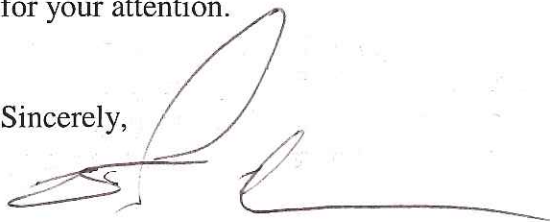
I have spoken to several developers, Civil Engineers (those used by Diversified Properties), and city officials about the matter, all of whom agree that the drainage hole is not needed, considering the aggressively drained topology of the lot itself. The hole is also close to an existing city drain, testament again that it is not needed.

Also, there is the aesthetic appearance of the property to take into account. It is my desire to keep my home looking attractive and inviting, a desire not easily accomplished by the presence of the drainage hole, which effects both myself and my tenants.

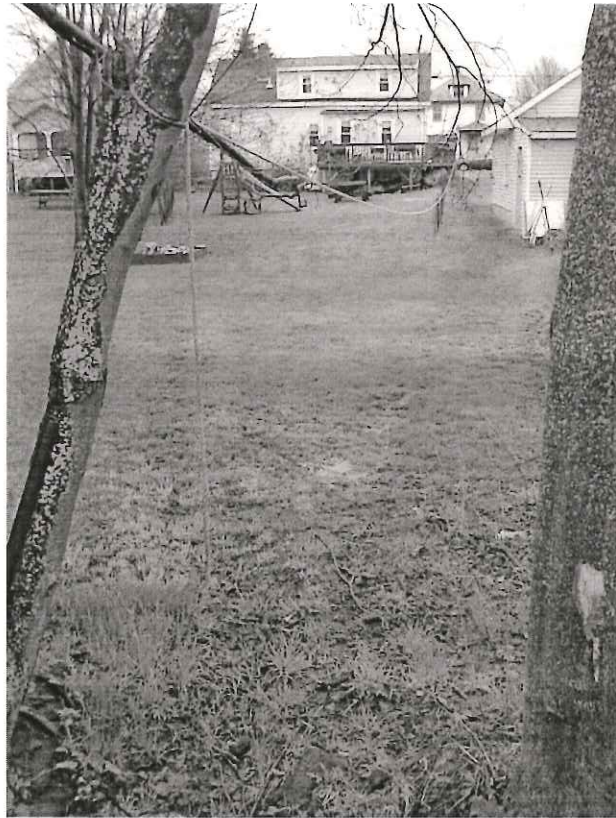
Most importantly, a serious liability and safety issue exists on my property as a result of the presence of said drainage hole. Maggie Lane is heavily populated with children, many of whom ride bicycles, skateboards, etc., and who consistently ride by my property. The drainage hole is less than two feet away from the city sidewalk where these children play, and presents an alarming risk to their well being.

For the above reasons, it is my request that the drainage hole be filled in a reasonable manner, such that it matches the existing grade of the land. If my request is approved, it would be a large improvement in the development and décor of Maggie Lane. Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Hannan', with a long horizontal flourish extending to the right.

Douglas Hannan



Assess lot 21



From: Jeff Tarling
To: Jay Reynolds
Date: Fri, May 31, 2002 1:35 PM
Subject: Maggie Lane (Lot 2)

Jay,

I inspected the trees behind 1281 Forest Avenue at the Maggie Lane development. The trees had some mechanical damage from the construction site work, however the dead branches appear to have been there prior to construction due to the over story of larger trees around them. The site work root damage would likely not show up for a couple of years after the construction damage. In addition the trees were leafing out late because of the species type being Ash which will usual leaf out late May or early June. The site would benefit from some minor grading around the tree line edge and allowing the water to drain from the adjacent property and the tree root zone. The site would benefit from the planting of 5 White Pines 5-6' in height to screen the property on Forest Avenue.

Jeff tarling

CC: Sarah Hopkins

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

June 5, 2002

Mr. John Chase
Chase Custom Homes
1 Percy Hawkes Road
Windham, ME 04062

Subject: Maggie Lane lot 21 Completion (ID # 2001-0261)(CBL# 292-A-041)

Dear Mr. Chase:

This letter is to summarize our site visits at Maggie Lane lot 21 and #21 Quiet Lane.

Maggie Lane lot 21, we agreed on the following:

1. Chase custom homes would do some minor regrading/channelizing along the rear property line to improve drainage.
2. Chase custom homes would pull the fill material away from a few of the existing trees.
3. Chase custom homes would plant two trees in the front yard, and the other two along the rear property line.
4. Finishing/Cleaning up the rip-rap/field inlet would not be done at this time, per the owner's current request to the city to fill in the area.

#21 Quiet Lane:

1. Two trees are needed.
2. Minor grading/loam and seed at the toe of slope.
3. Remove tree/branch pile near turnaround.

Thank you for your assistance in working with the City to resolve these items.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jay Reynolds', is written over a horizontal line.


Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Inspections Department
file

O:\DRC\maggielot21c.doc

- 1 -

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: April 5, 2002

RE: C. of O. for # 28-30 Maggie Lane
Lead CBL (292-A-041) ID# (2001-0261)

After visiting # 28-30 Maggie Lane, I have the following comments:

1. Final Grading Incomplete.
2. Loam and Seed Incomplete.
3. Landscaping incomplete.
4. CMP Transformer needs to be backfilled.
5. Rip-Rap area around field inlet needs to be redone.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\maggielot21b.doc



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

September 19, 2001

153 U.S. Route 1
Scarborough
Maine 04074

City of Portland, ME
389 Congress St.
Portland, ME 04101
Attn: Planning Department

RE: Lot 21, Maggie Lane Subdivision

tel
207.883.1000
800.882.2227

To Whom It May Concern:

Enclosed please find the Minor Site Review and Building Permit Application for Lot 21, Maggie Lane, shown on Portland's assessing map 292, block A, parcel 41.

fax
207.883.1001

We are proposing a 1344 S.F., 2 story duplex (28' X 48') on Lot 21, Maggie Lane. This lot is 11,347 S.F. We are also proposing an 18' X 36' paved parking area to accommodate 4 vehicles.

We feel this application is complete and conforms to the zoning ordinances of the City of Portland.

Please call me at (207) 883-1000 with any questions regarding this project.

Thank you in advance for your expedient approval of this project.

Sincerely,

Dick Hamilton
Project Manager

Enclosures

DH/nmw

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

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

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

Chase Custom Homes & Finance, Inc.
Applicant

9/18/01
Application Date

One Percy Hawkes Road, Windham, ME 04062
Applicant's Mailing Address

Lot 21, Maggie Lane
Project Name/Description

Northeast Civil Solutions, Inc.
Consultant/Agent
883-1000
883-1001 FAX

Lot 21, Maggie Lane
Address Of Proposed Site

Applicant/Agent Daytime telephone and FAX

292-A-41
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) _____

1,374 SF/ 2 Units
Proposed Building Square Footage and /or # of Units

11,347 SF
Acreage of Site

R5
Zoning

Major Site Plan _____

Minor Site Plan

You must Include the following with you application:

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

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

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

Signature of applicant: 	Date: <u>9.18.01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

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

All Purpose Building Permit Application

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

Location/Address of Construction: LOT 21, MAGGIE LANE SUBDIVISION

Total Square Footage of Proposed Structure 1,374 S.F.	Square Footage of Lot 11,347 S.F.
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Tax Assessor's Chart, Block & Lot Chart# 292 Block# A Lot# 41	Owner: Chase Custom Homes & Finance	Telephone: (207) 892-2700
--	-------------------------------------	------------------------------

Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: C.C.H. & F., Inc. 1 Percy Hawkes Road Windham, ME 04062	Cost Of Work: \$ 239,400.00 Fee: \$
-------------------------------------	--	--

Current use: Vacant lot in subdivision

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Duplex-Residential

Project description:

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Jim Fisher

Mailing address: Northeast Civil Solutions, Inc.
153 U.S. Route 1
Scaborough, ME 04074 Phone: 883-1000

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: 9.18.01
---	---------------

This is not a permit, you may not commence ANY work until the permit is issued



**CHASE CUSTOM HOMES
& FINANCE INC.**
1 PERCY HAWKES ROAD
WINDHAM, MAINE 04062
(207) 892-2700

INVOICE	AMOUNT	INVOICE	AMOUNT
Hannover Permit			

52-60/112

1154

PAY Three hundred 00/100 DOLLARS

DATE	TO THE ORDER OF	CHECK NO.	GROSS PAYABLE	GROSS DIRECT	DISCOUNT	CHECK AMOUNT
10/5/01	City of Portland	1154				300 00



KeyBank National Association
PRIVATE BANKING
PORTLAND, MAINE

[Signature]

⑈001154⑈ ⑆011200608⑆ 191774003039⑈



**CHASE CUSTOM HOMES
& FINANCE INC.**
1 PERCY HAWKES ROAD
WINDHAM, MAINE 04062
(207) 892-2700

INVOICE	AMOUNT	INVOICE	AMOUNT
Hannover Permit			

52-60/112

1153

PAY Two thousand five hundred fifty 00/100 DOLLARS

DATE	TO THE ORDER OF	CHECK NO.	GROSS PAYABLE	GROSS DIRECT	DISCOUNT	CHECK AMOUNT
10/5/01	City of Portland	1153				2,550 00



KeyBank National Association
PRIVATE BANKING
PORTLAND, MAINE

[Signature]

⑈001153⑈ ⑆011200608⑆ 191774003039⑈

PERFORMANCE GUARANTEE
with the City of Portland

Developer's Tax Identification Number: _____

Developer's Name and Mailing Address: Chase Custom Homes
1 Percy Howley Rd.
Windham Me 04062

City Account Number: _____

Treasurer's Report of Receipts Number: _____

Project Job Number: _____
(from Site Plan Application form)

Application of Chase Custom Homes [applicant] for
Lot 21 Massie Lane [insert street/project name] at
[address], Portland, Maine.

The City of Portland (hereinafter the "City") will hold the sum of \$ 2550.00 [amount of performance guarantee] on behalf of Chase Custom Homes [applicant] in a non-interest bearing account established with the City. This account shall represent the estimated cost of installing Lot 21 Duplex Massie Lane [insert: subdivision and/or site improvements (as applicable)] as depicted on the subdivision/site plan, approved on 10/5/01 [date] as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete by 08/02 [date: within two years] the work on the improvements contained within the Lot 21 Massie Lane [insert: subdivision and/or site improvements (as applicable)] approval, dated 10/5/01 [insert date]; or 08/04/02 BRC

2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525, or
4. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one.

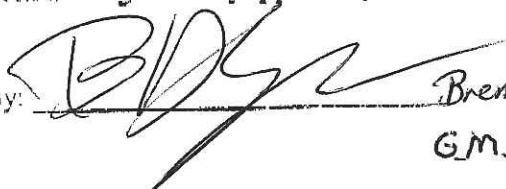
The Director of Planning and Urban Development may draw on this guarantee, at his option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment provided that the Applicant will give the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given. Provided, however, that the City shall notify the Applicant of its intention to call on the guarantee and to retain the monies posted as guarantee. The City shall provide the Applicant thirty (30) days from the date of such notice in which to complete the noted improvements.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the City to reduce the available amount of the escrowed money by a specified amount.

This Escrow will automatically expire upon the earlier of:

1. the written notification from Portland's Director of Planning and Urban Development that said work contained within the lot 21 Maggie Lane [insert: subdivision and/ or site improvements as applicable] approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications; or
2. the expiration date of 08/02/02 [date may not fall between October 30 and April 15] or any automatically extended date as specified herein.

Seen and Agreed to: [Applicant]

By:  Brent D Cyr
G.M. CCHF

Reviewed pursuant to Portland Code of Ordinances, Chapter 14 §§501, 525:

By: _____
Director of Planning and Urban Development

Date: _____

By: _____
Director of Finance

Date: _____

By: _____
Corporation Counsel

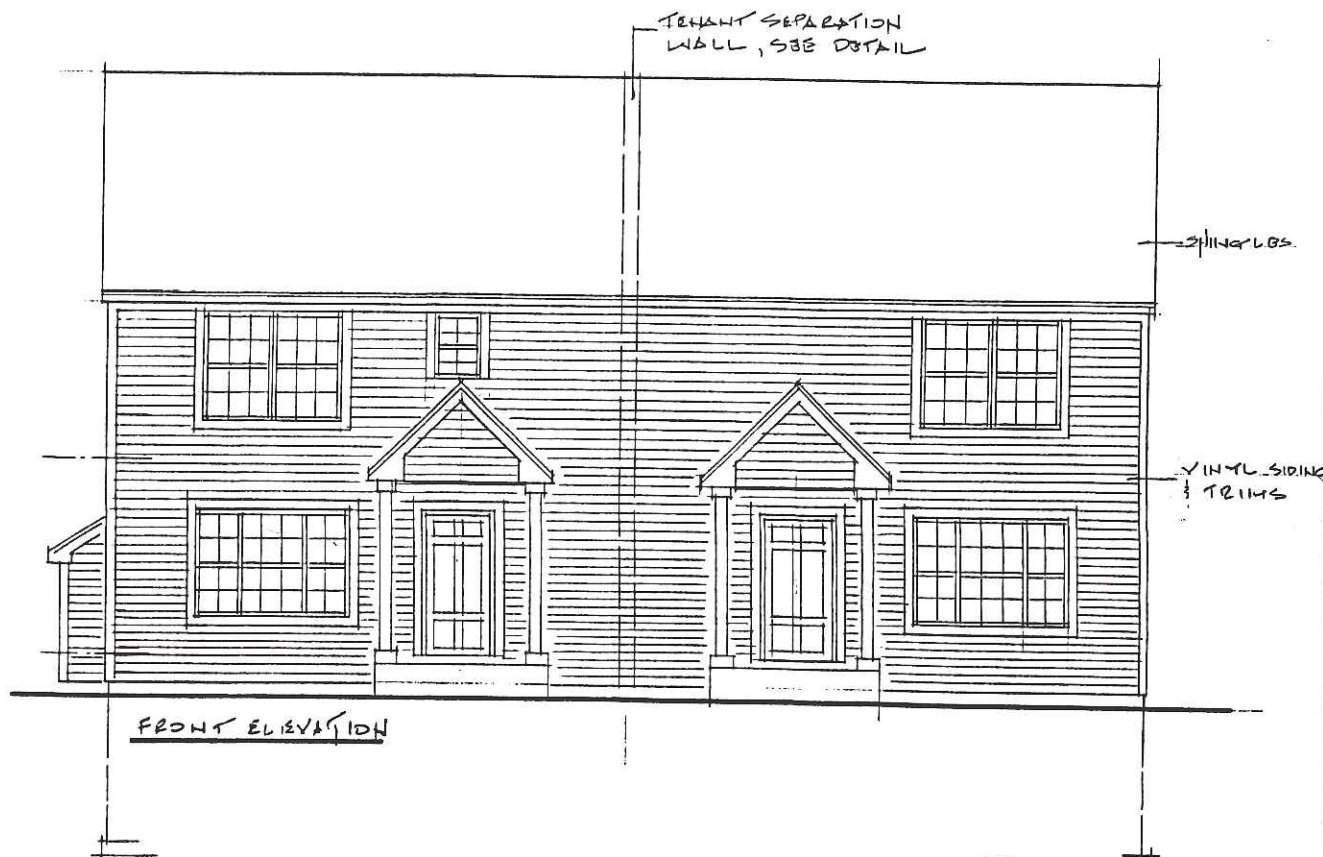
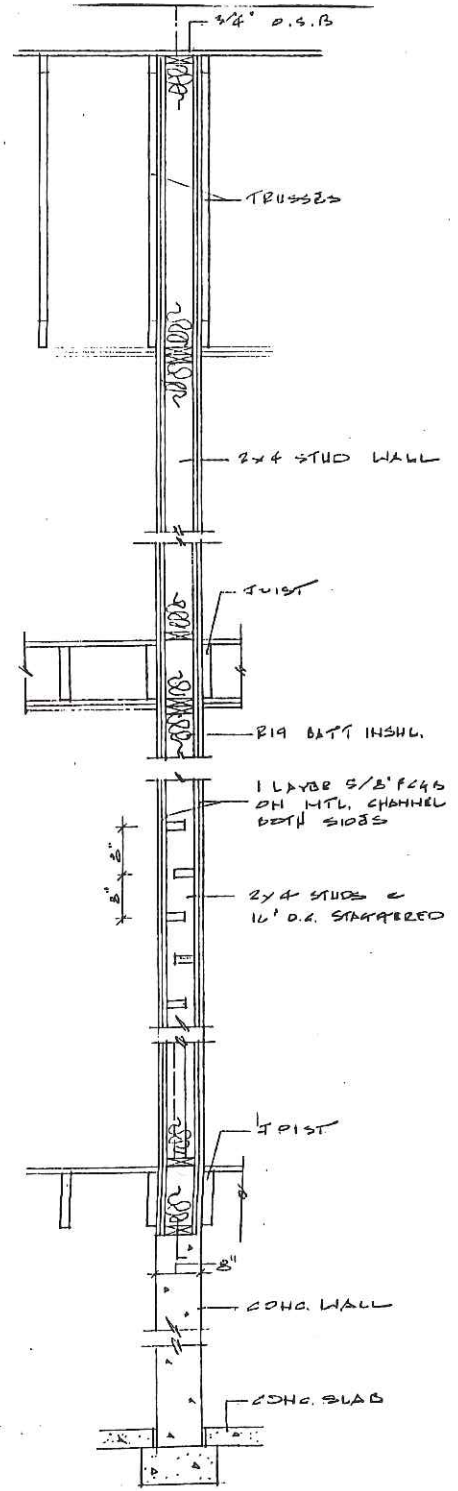
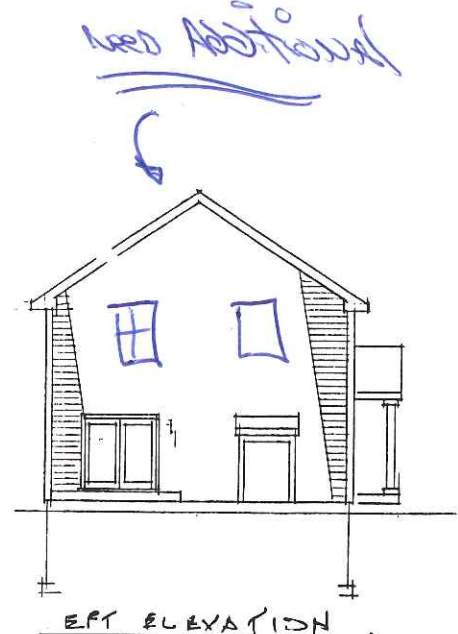
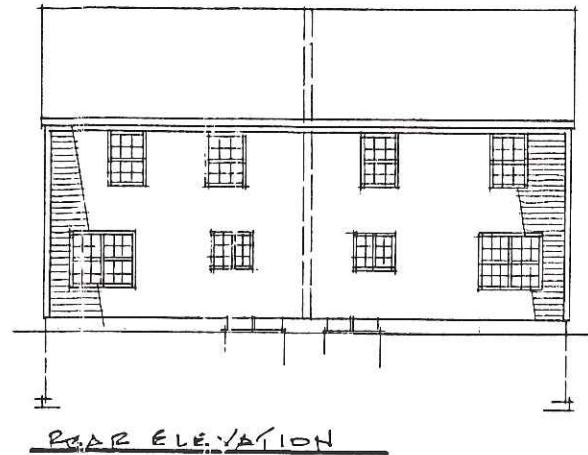
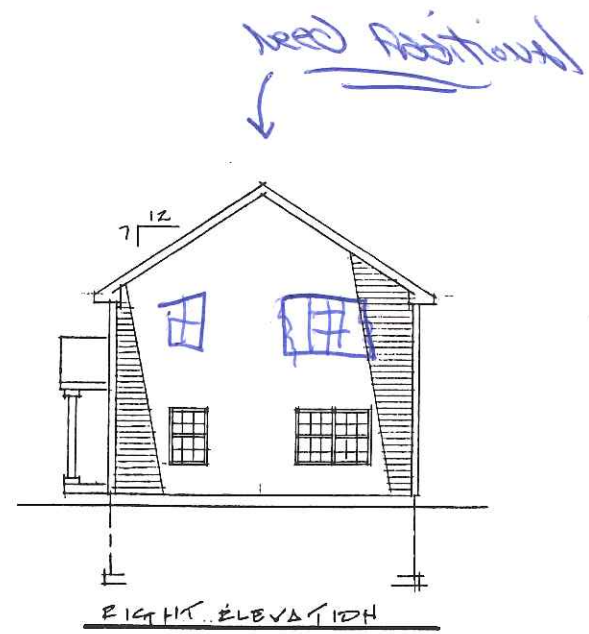
Date: _____

Attach **Letter of Approval and Estimated Cost of Improvements** to this form.

Distribution

1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies, retain the original for their files and deliver the other signed copy to the Planning Office.
6. The Planning Office will keep one copy for their files and the original signed copy will be mailed to the Developer.

- GENERAL NOTES**
- Plans are designed to comply with the 1999 BOCA code. Compliance with other codes and ordinances shall be the responsibility of the general contractor.
 - All site, mechanical, electrical and utility design shall be by others.
 - Unless otherwise certified on the plans, all structural beams, columns and frame members shall be verified by a structural engineer.
 - Contractor shall consult kitchen / bath millwork plans for framing around adjacent walls.
 - Contractor shall verify all dimensions prior to construction.
 - Contractor shall insure that fireplace/chimney construction conforms to the latest NFPA ch. 211 standards.
 - All manufactured structural lumber and trusses shall be installed in accordance with manufacturer instructions. Openings cut in members shall meet recommended guidelines.

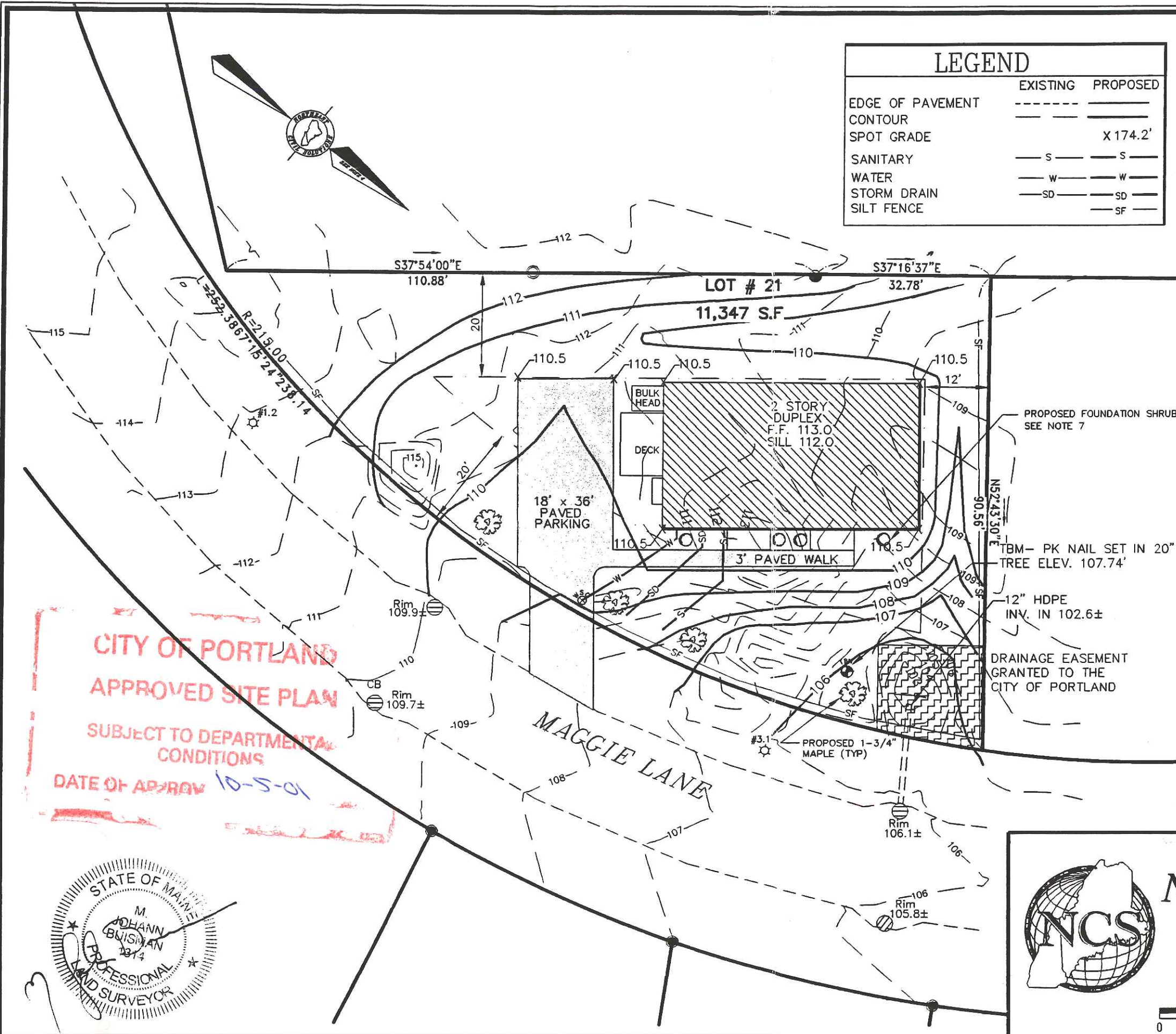


1/2" DETAIL - TENANT WALL
IUC. RM. 10

ORIGINAL P.I.N.

DUPLEX TOWNHOUSE
FIELD / HAWKIN
DESIGNER: PLANNING / DESIGN ASSOCIATES
35 PARTRIDGE ROAD, WINDHAM, NH 03092-2140

Date 6.10.01
Scale 1/4"
Drawn
Job
Sheet 1
ELEVATIONS



LEGEND	
	EXISTING PROPOSED
EDGE OF PAVEMENT	-----
CONTOUR	-----
SPOT GRADE	X 174.2'
SANITARY	— S — S —
WATER	— W — W —
STORM DRAIN	— SD — SD —
SILT FENCE	— SF —

- ### NOTES
- BOUNDARY LINES BASED UPON PLAN REFERENCED IN NOTE 3.A BELOW.
 - DATUM:
HORIZONTAL— BASED UPON PLAN REFERENCED IN NOTE 3.A BELOW.
VERTICAL— BASED UPON PLAN REFERENCED IN NOTE 3.A BELOW.
 - PLAN REFERENCES:
A. PLAN ENTITLED "MAGGIE LANE SUBDIVISION FOREST AVENUE, PORTLAND, MAINE," DATED 02/02/99 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 250 PAGE 460.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR BEST MANAGEMENT PRACTICE.
 - ALL UTILITIES SHALL BE CONNECTED TO EXISTING STUBS AS SHOWN.
 - THE CURB AND SIDEWALK WERE NOT CONSTRUCTED AT THE TIME OF THIS SURVEY. GRADES WILL CHANGE IN THIS AREA
 - FOUNDATION SHRUBS SHALL BE OF ACCEPTABLE QUALITY TO THE CITY OF PORTLAND'S ARBORIST.

SITE PLAN OF LAND IN PORTLAND MAINE

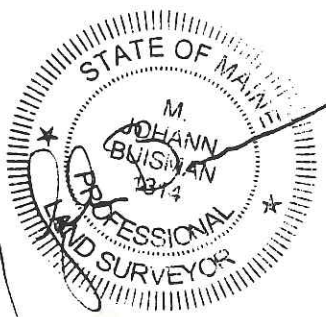
DATE: SEPTEMBER 17, 2001
REVISED: OCTOBER 5, 2001

SCALE: 1" = 20'

PREPARED FOR: CHASE CUSTOM HOMES & FINANCE INC.
ONE PERCY HAWKES ROAD
WINDHAM, MAINE 04062

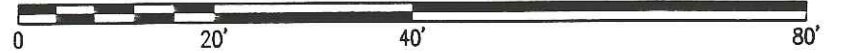
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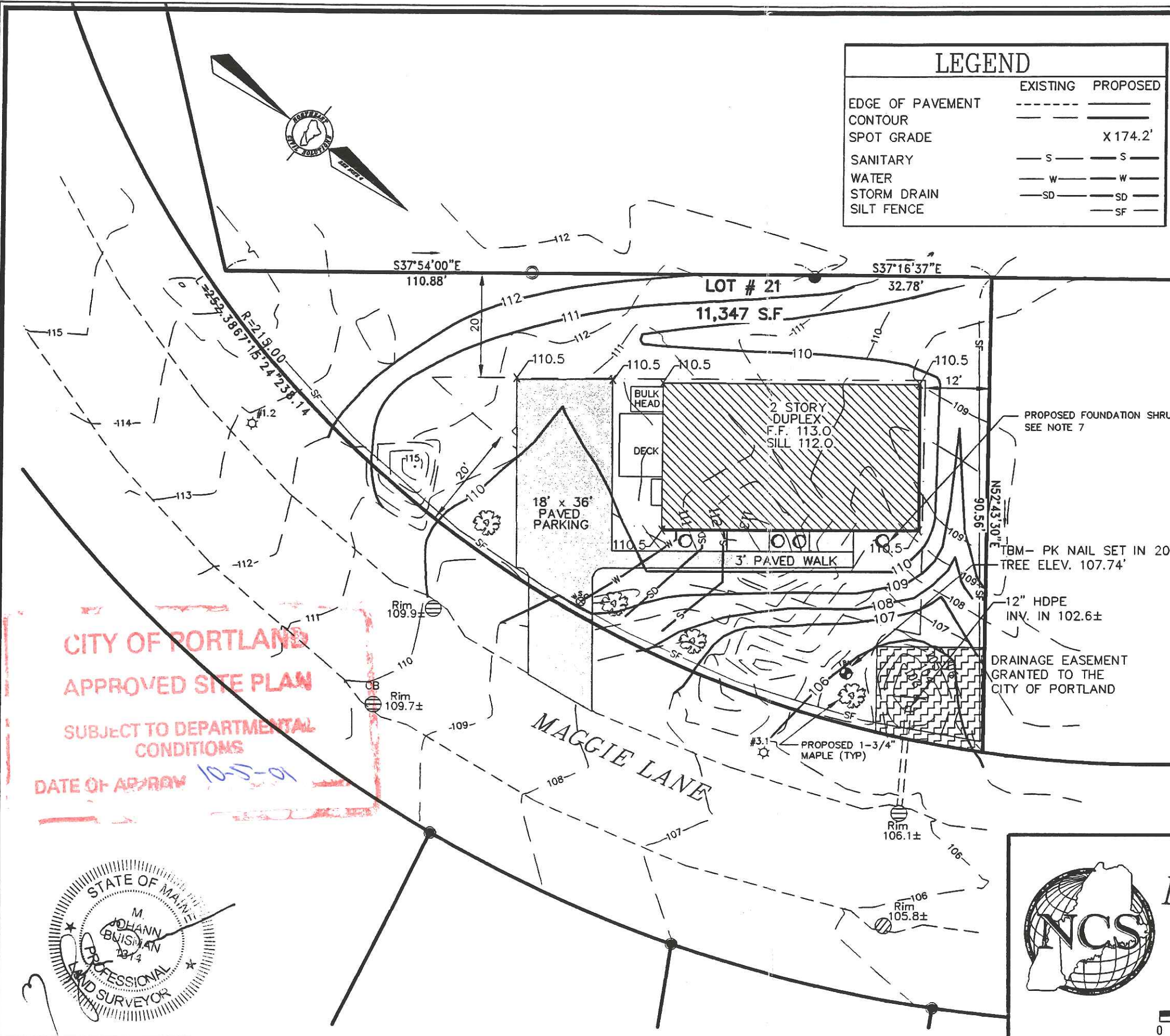
CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 10-5-01



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227





LEGEND	
	EXISTING PROPOSED
EDGE OF PAVEMENT	----- _____
CONTOUR	----- _____
SPOT GRADE	----- _____ X 174.2'
SANITARY	--- S --- --- S ---
WATER	--- W --- --- W ---
STORM DRAIN	--- SD --- --- SD ---
SILT FENCE	--- SF --- --- SF ---

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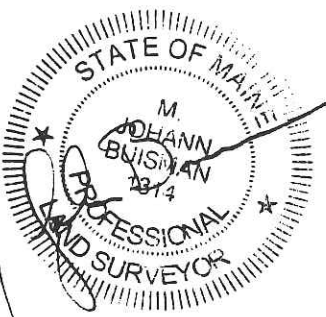
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