

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

2002-0095

Application I. D. Number

04/09/2002

Application Date

Maggie Lane (Lot # 4) 2 unit

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

35 - 35 Maggie Ln , Portland, Maine

Address of Proposed Site

292 G004001

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**

2040 sq. ft.

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 Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 04/09/2002

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 04/29/2002 Approval Expiration 04/29/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 05/10/2002 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>05/10/2002</u> date	<u>\$2,000.00</u> amount	<u>09/01/2003</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u>5-10-02</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input checked="" type="checkbox"/> Final Inspection	<u>8-27-02</u> date	<u>J.R.</u> signature	
<input checked="" type="checkbox"/> Certificate Of Occupancy	<u>8-27-02</u> 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
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ADDENDUM**

2002-0095

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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 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.
- 3 Your new street address is now 35/37 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 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.
- 6 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.
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: August 28, 2002

RE: C. of O. for 35/37 Maggie Lane
Lead CBL (292G004) ID# (2002-0095)

After visiting 35-37 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\Maggielot4b.doc

6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
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)	_____	_____	_____	_____	_____	_____
	2 TREES		\$ 500. ⁰⁰			
	6 SHRUBS 50 EACH					
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
				PAVING UNIT 4	1500	
				e PARKING		
TOTAL:	_____	_____	_____	_____	_____	_____
GRAND TOTAL:	_____	_____	_____	\$ 2000. 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>or</u>			
B:	Alternative Assessment:	_____	_____	_____
	Assessed by:	_____	_____	_____
	(name)	(name)		

PERFORMANCE GUARANTEE
with the City of Portland

Developer's Tax Identification Number: 010546257

Developer's Name and Mailing Address: A.H. GROVER INC.

82 DOUGLASS ROAD

NORTH PORTSMOUTH ME. 04097

City Account Number: ¹ _____

Treasurer's Report of Receipts Number: ¹ _____

Project Job Number: ¹ _____
(from Site Plan Application form)

Application of A.H. GROVER INC. [Applicant] for LOT #4 MAGGIE LAWE [Insert street/Project Name] at MAGGIE LAWE SUB DIVISION [Address], Portland, Maine.

The City of Portland (hereinafter the "City") will hold the sum of \$ 2000.⁰⁰ [amount of performance guarantee] on behalf of A.H. GROVER INC. [Applicant] in a non-interest bearing account established with the City. This account shall represent the estimated cost of installing LOAMESEED-DRAIN [insert: subdivision and/ or site improvements (as applicable)] as depicted on the subdivision/site plan, approved on 4/29/02 [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 9/1/03 [date: within two years] the work on the improvements contained within the LOT #4 [insert: subdivision and/ or site improvements (as applicable)] approval, dated 4/29/02 [insert date]; or
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.

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 4 MARGUERITE [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 9/1/03 [date may not fall between **October 30 and April 15**] or any automatically extended date as specified herein.

Seen and Agreed to: [Applicant]

By: 

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.

WALNUT HILL INVESTMENTS LLC
 P.O. BOX 307
 CUMBERLAND, MAINE 04021
 (207) 829-3373

EXPLANATION	AMOUNT

52-150/112
1021

PAY AMOUNT OF *Two thousand dollars, no/100* DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
6.10.02	City of Portland	Escrow Acct #4 Maggie	1021

\$ **2000.00**

MAINE BANK & TRUST
 • a member bank for public people.
 PORTLAND, MAINE

James S. Erickson

⑈001021⑈ ⑆011201500⑆ 005718B 5⑈

WALNUT HILL INVESTMENTS LLC
 P.O. BOX 307
 CUMBERLAND, MAINE 04021
 (207) 829-3373

EXPLANATION	AMOUNT

52-150/112
1022

PAY AMOUNT OF *Three hundred dollars no/100* DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
5.10.02	City of Portland	Minor Site Review #4 Maggie	1022

\$ **300.00**

MAINE BANK & TRUST
 • a member bank for public people.
 PORTLAND, MAINE

James S. Erickson

⑈001022⑈ ⑆011201500⑆ 005718B 5⑈

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Applicant's Mailing Address

Dwight Brackett
Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

35 - 35 Maggie Ln , Portland, Maine
Address of Proposed Site

292 G004001
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**

2040 sq. ft. Proposed Building square Feet or # of Units **R5** 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 **04/09/2002**

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date **4-29**

Performance Guarantee

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

<input checked="" type="checkbox"/> Required*	<input checked="" type="checkbox"/> Not Required
<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) _____ 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 _____

Show both sides
batch 3 dotted line?
Grading @ driveway/s-slope
Driveway opening bank
Driveway enclosure needed
Where's the property line?

Give DWG to DEP 4-29

Rec- 4-29

Approved 4-29

2002 0095

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: LOT #4 MAGGIE LANE SUB DIVISION Zone: 2 UNIT		
Total Square Footage of Proposed Structure 2040	Square Footage of Lot 8,081	
Tax Assessor's Chart, Block & Lot Chart# 292 Block# G Lot# 004	Property owner, mailing address: WALNUT HILL INVESTMENT PO. BOX 307 UMBERLAND ME. 04021	Telephone: 829-3373
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone: D.A. BRACKETT CO 84 COUNTRY LANE PORTLAND ME 04103	Project name: 2 UNIT LOT #4 MAGGIE LANE
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 checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ <input type="checkbox"/> <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <input type="checkbox"/> <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <input type="checkbox"/> <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 <input checked="" type="checkbox"/> Minor Development \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: WALNUT HILL INVESTMENTS Mailing address: PO. BOX 307 State and Zip: UMBERLAND ME, 04021 Contact person: BER DWIGHT Phone: 772-8629		

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)

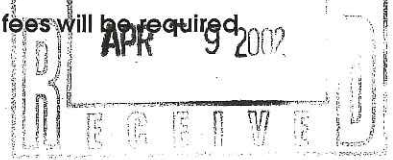
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

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: 	Date: 4/8/02	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
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	date	amount	
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	date		
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	date	remaining balance	signature
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	date		expiration date
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2002 0095

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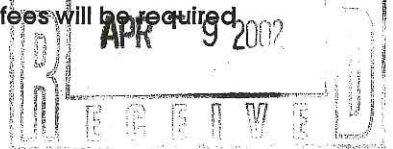
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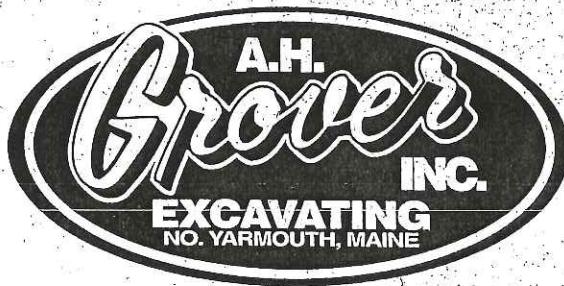
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Signature of applicant: 	Date: 4/8/02	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.





P.O. Box 307 • Cumberland Ctr., Maine 04021
TEL. 829-3373 • FAX 829-5502

August 13, 2002

COPY

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

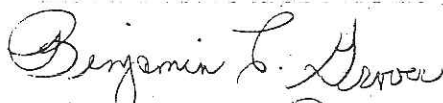

RE: Maggie Lane/Lot #22

Dear Jim,

I am writing in response to the City of Portland's letter dated August 7, 2002 which you faxed to us regarding item #2...bituminous curb repair and loam & seed. YES, A. H. Grover, Inc. will make these repairs in conjunction with the paving on Lot #4 which will be completed by September 1, 2002.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Benjamin C. Grover
Vice President 

cc: Jay Reynolds, City of Portland, Development Review Coordinator
Todd Merkle, City of Portland, Public Works

BCG/jec

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

PLANNING AND DEVELOPMENT DEPARTMENT

April 29, 2002

Mr. Dwight Brackett
84 Country Lane
Portland, ME 04103

RE: Maggie Lane Lot 4, 35/37 Maggie Lane
ID #2002-0095, CBL #292-G-004

Dear Mr. Brackett:

On April 29, 2002, the Portland Planning Authority granted minor site plan approval for the proposed duplex located at 35/37 Maggie Lane with the following conditions:

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.

Finance Department

Duane G. Kline
Director



CITY OF PORTLAND

November 4, 2002

A.H. Grover, Inc.
82 Doughty Road
North Yarmouth, ME 04097

Re: Performance Guarantee for Maggie Lane, Lot #4
City Account #710-0000-233-41-00

Enclosed please find a check in the amount of \$1,800, which the Planning Department has authorized released from the above-named project. A balance of \$200 remains in your account.

If you require any further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Kline'.

Duane G. Kline
Finance Director

DGK,jlb

pc: Jay Reynolds, Development Review Coordinator

SPACE AND BULK REQUIREMENTS - LOT 4

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.

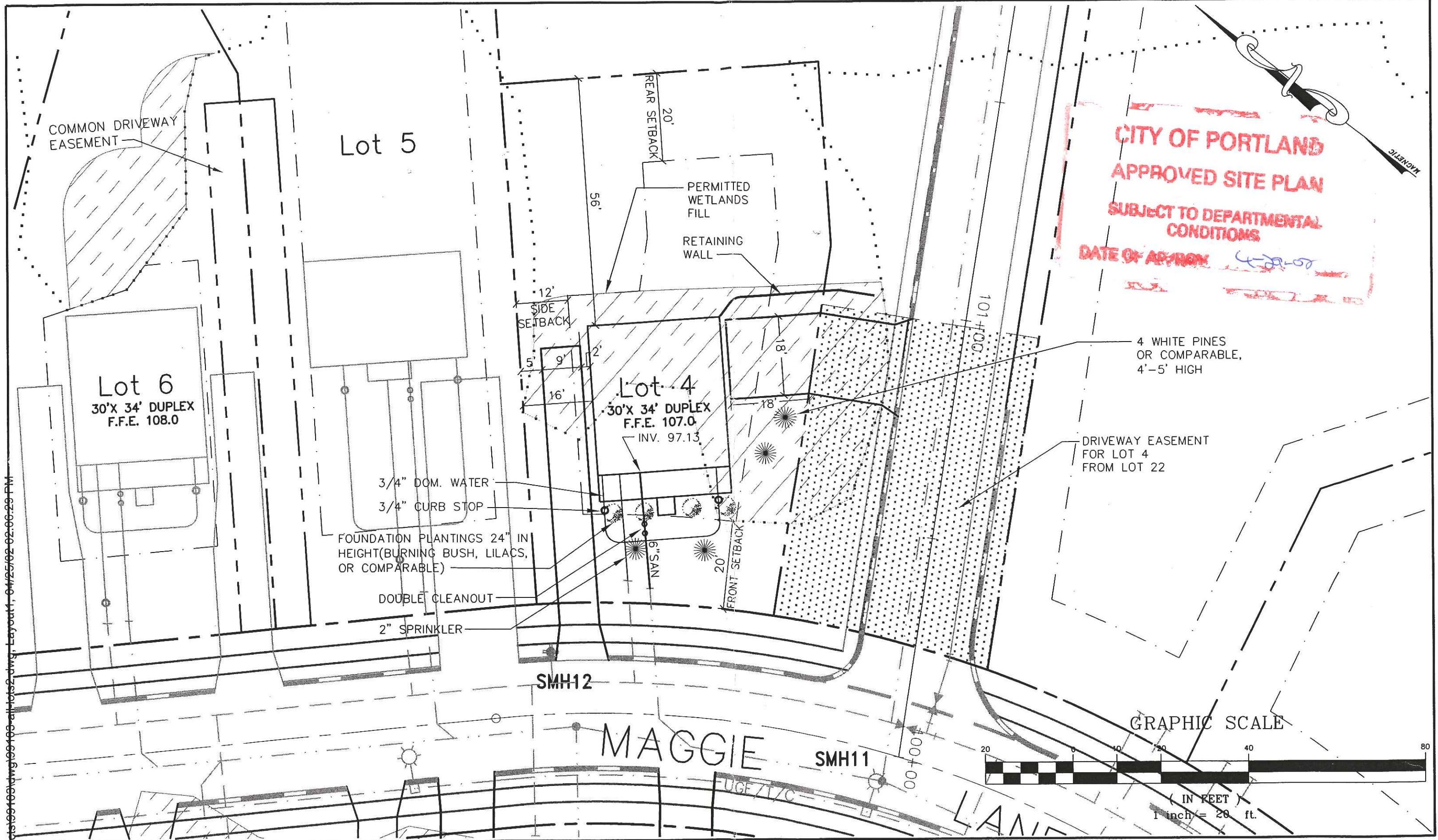
* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

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

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

Drawing Name: Space & Bulk Requirements Lot 4
Project: MAGGIE LANE, PORTLAND

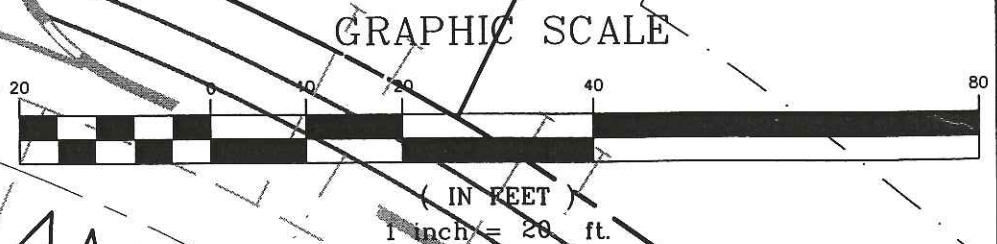
Figure No. 1



CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL: 4-22-02

4 WHITE PINES
OR COMPARABLE,
4'-5' HIGH

DRIVEWAY EASEMENT
FOR LOT 4
FROM LOT 22



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Rev.	Date	Revision

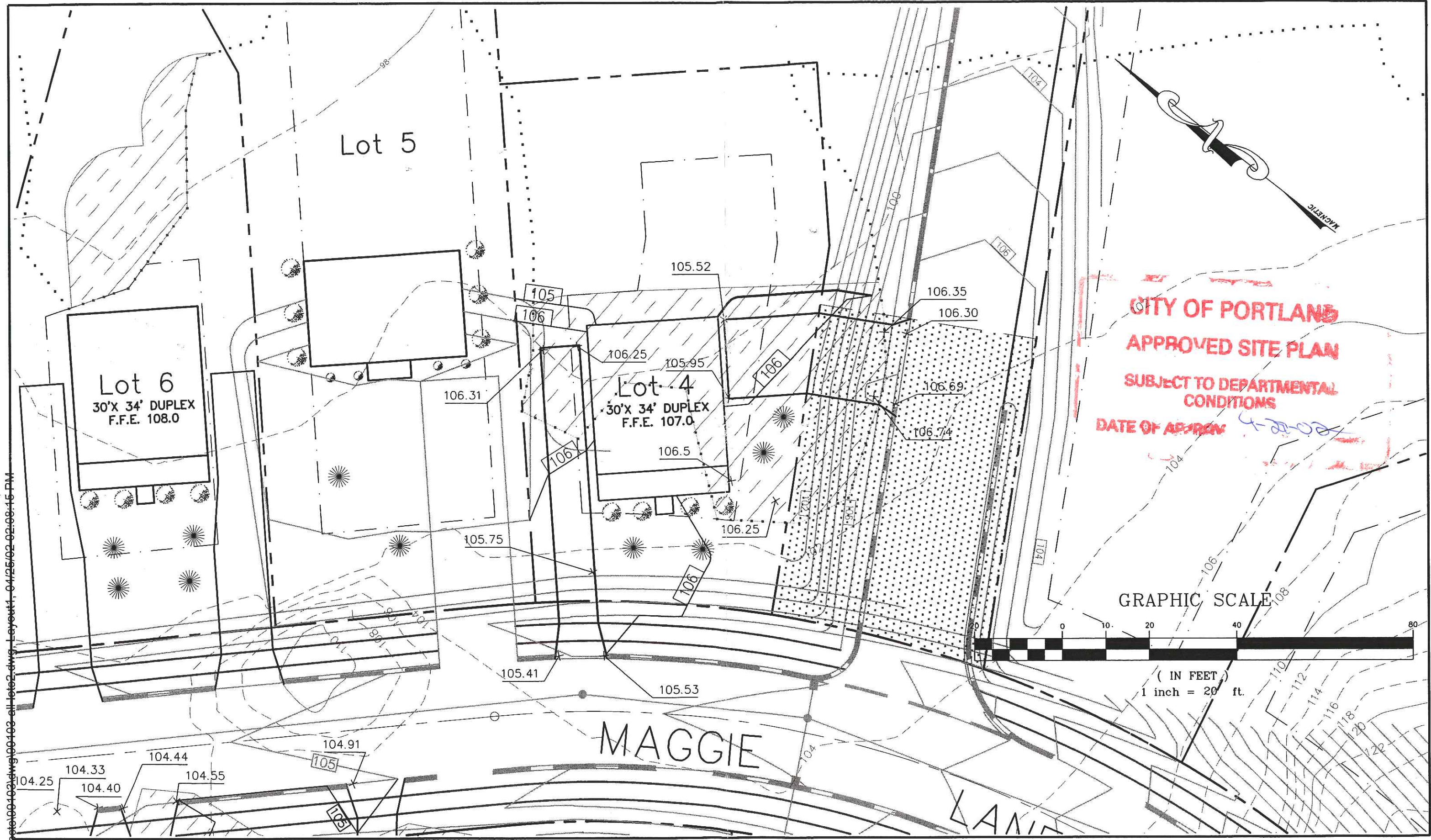
Design: DER	Date: MAR 2002
Draft: GJL	Job No.: 513
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

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: gpcei@maine.rr.com

Drawing Name:	Site Layout & Utilities Lot 4
Project:	MAGGIE LANE, PORTLAND


Figure No.
2



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 L:\land\proj\99103\all\lot2.dwg 99103 all lot2.dwg 99103 all lot2.dwg

Rev.	Date	Revision

Design: DER	Date: MAR 2002
Draft: GJL	Job No.: 513
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	


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 E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading & Drainage Lot 4
Project:	MAGGIE LANE, PORTLAND

Figure No.
3