

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

DRC Copy

2002-0125

Application I. D. Number

5/20/02

Application Date

Single Family w/attached garage

Project Name/Description

Hoglund Peter E &

Applicant

*Frustaci / Girosi
107-2470 232-5343*

56 Lane Ave , Portland , ME 04103

Applicant's Mailing Address

204 - 204 Lane Ave , Portland, Maine

Address of Proposed Site

Consultant/Agent

Applicant Ph: (207) 797-8898 Agent Fax:

308 B051001

Applicant or Agent Daytime Telephone, Fax

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) _____

26' x 30'

Proposed Building square Feet or # of Units

Acresage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
- PAD Review 14-403 Streets Review

*Structural Review for Found. Allow
And fixed detail
6-6-02
Rec'd
6-20*

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **5/21/02**

DRC Approval Status:

Reviewer _____

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

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

Condition Compliance _____ 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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

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

August 20, 2003

Justin D. & Lynn A. Loranger
9 Alba Street
Portland, ME 04103

RE: 202 Lane Avenue
(Id# 2002-0125) (Cbl 308B051)

Dear Mr. and Mrs. Loranger,

The City's records indicate that your temporary certificate of occupancy for 202 Lane Avenue expired on June 30, 2003.

Your occupancy permit was conditional upon the completion of the site improvements (final grading, loam and seed, landscaping, paving, etc.).

Upon a recent site visit, the following item was noted as incomplete:


1. Landscaping installation: 2 Street trees along the property frontage as shown on the site plan and as required by Ordinance.

We look forward to the completion of this item, and the issuance of your certificate of occupancy.

Sincerely,


✓ Jay Reynolds
Development Review Coordinator

cc: Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Program Manager
Michael Nugent, Inspection Services Manager

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: January 30, 2003
RE: C. of O. for #202 Lane Avenue
Lead CBL (308-B-051) ID# (2002-0125)

After visiting #202 Lane Avenue, I have the following comments:

1. Miscellaneous site work incomplete.
 - a. Final Grading
 - b. Loam and Seed.
 - c. Landscaping.

Due to the time of year, many of these items cannot be completed. I anticipate these items can be completed by **June 30, 2003**.

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\204lane1.doc

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 05/21/2002

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 06/21/2002 Approval Expiration 06/21/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 06/21/2002 date

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount
- Building Permit Issue _____ date
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature
- Certificate Of Occupancy _____ date
- Performance Guarantee Released _____ date _____ signature
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature

**CITY OF PORTLAND, MAINE
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ADDENDUM**

2002-0125

Application I. D. Number

05/20/2002

Application Date

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Hoglund Peter E &

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56 Lane Ave , Portland , ME 04103

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Address of Proposed Site

308 B051001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

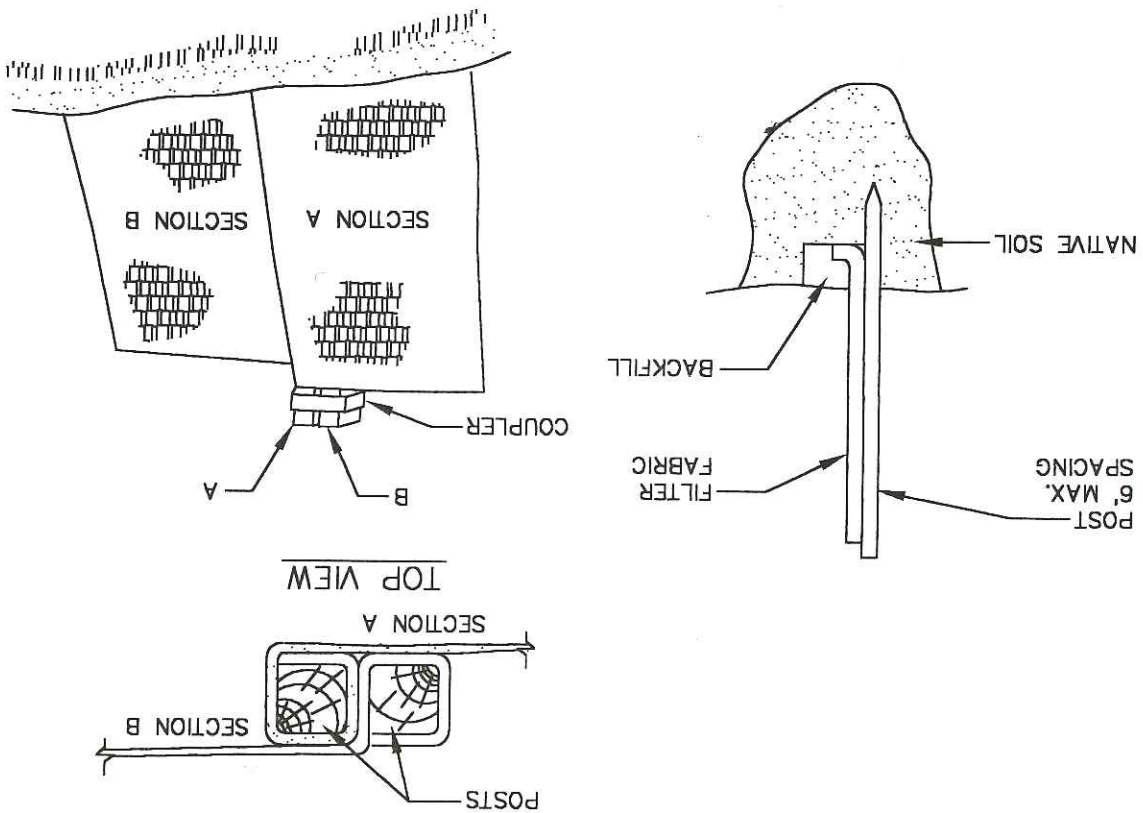
- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 204 LANE AVENUE, 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 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 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 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.

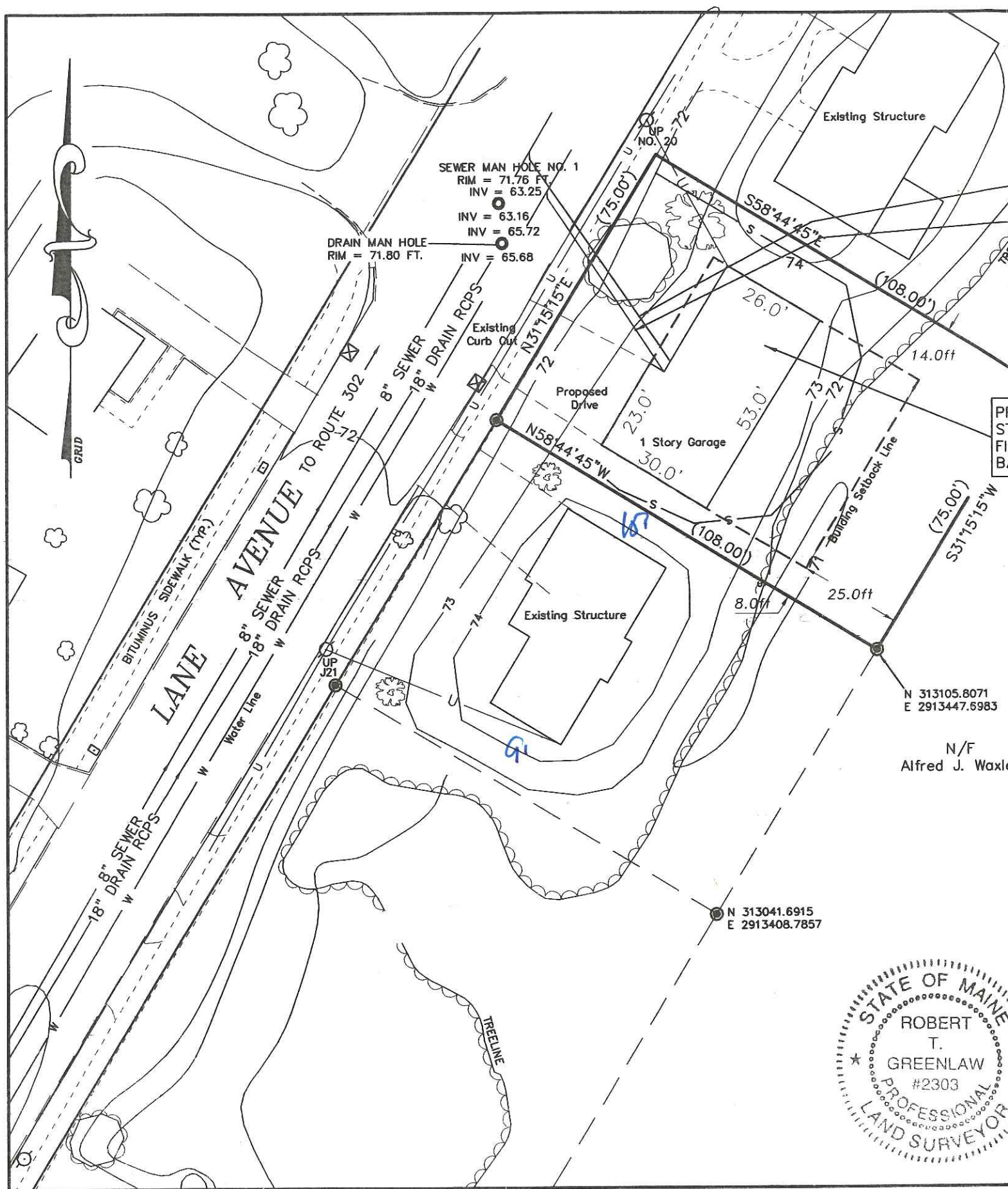
SILT FENCE DETAIL

NOT TO SCALE FILTER BARRIER

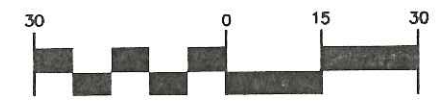
5. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.
- THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.

INSTALLATION:





GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.
GENERAL NOTES:

- OWNER OF RECORD: PETER E. & ANNETTE HOGLUND AS RECORDED IN BOOK 7292 PAGE 286 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS OF DEEDS
- THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA ELECTRONIC DISTANCE METER. LIETZ SDR 24 DATA COLLECTOR.
- BEARINGS ARE BASED UPON MAINE STATE PLANE COORDINATES SYSTEM (WEST ZONE) NAD 83.
- AREA OF THE PARCEL: 8,100 SQUARE FT. OR .19 ACRES.
- VERTICAL DATUM IS BASED UPON THE INVERTS OF SEWER MAN HOLE NO. 1. THE ELEVATION REFERENCE WAS OBTAINED FROM THE PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS PLAN DATED 1988 JOB NO. 51039.00.
- PARCEL FALLS WITHIN THE R-3 AND FH ZONES:
SIDE SETBACK = 14 FT. 2 STORY RES.
FRONT AND REAR SETBACKS = 25 FT.
- THE GARAGE IS CONSIDERED A 1 STORY STRUCTURE, THEREFORE THE SETBACK ON THE SOUTHWESTERLY SIDELINE IS 8 FT.
- SILT FENCE TO BE ADDED DURING CONSTRUCTION (SEE ATTACHED).
- PERIMETER DRAIN TO BE INSTALLED ALONG FOOTINGS OF FOUNDATION.
- EXISTING CONTOURS ARE TO REMAIN UNCHANGED WITH THE EXCEPTION OF LANDSCAPING.

LEGEND

- | | | | |
|-------|----------------------|----------|---|
| --- A | Abutter Line | ● | Capped 5/8" Rebar Found Registration Number 2303. |
| --- | Property Line | ○ | Iron Pipe or Solid Pin Found |
| --- | Street Line | ◁ | Survey Instrument Point |
| - u - | Overhead Utility | (50.00') | Distance from reference plan or deed. |
| ⊙ | Utility Pole | N/F | Now Or Formerly |
| --- | Edge of traveled way | A.G. | Above Grade |
| - s - | Silt Fence | B.G. | Below Grade |
| | | ☒ | Catch Basin |
| | | 🌳 | Deciduous tree to be added |



Robert T. Greenlaw
ROBERT T. GREENLAW, P.L.S.
PRESIDENT, BACK BAY BOUNDARY, INC.
REGISTRATION #2303

DATE: MARCH 30, 2002

MINOR SITE PLAN
SHOWING PROPOSED 2 STORY HOME
AT 204 LANE AVENUE PORTLAND, MAINE
FOR:
ARCHIE GIOBBI

DRAWN BY: TGB	CHECKED BY: RTG
SCALE: 1" = 30'	DATE: 03-30-2002
JOB NUMBER: 200228	SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010
DRAWER: 2002 NO: 28