

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

**20000211**

I. D. Number

**Custom Built Homes of Maine**

Applicant \_\_\_\_\_

**27 Main St, Windham, ME 04062**

Applicant's Mailing Address \_\_\_\_\_

**Danny McCarthy**

Consultant/Agent \_\_\_\_\_

**892-3149** **892-1383**

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

**11/21/00**

Application Date

**Maggie Lane lot 11**

Project Name/Description

**Maggie Ln, Portland, Maine**

Address of Proposed Site

**341-A-021**

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) **2 story town houses**

**2808** **26.768** **R3**  
 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 \_\_\_\_\_ Date: **11/21/00**

**Planning Approval Status:**

Reviewer \_\_\_\_\_

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

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ 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 Issued	_____ 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 _____	

Defect Guarantee Submitted

Defect Guarantee Released

\_\_\_\_\_  
submitted date

\_\_\_\_\_  
amount

\_\_\_\_\_  
expiration date

\_\_\_\_\_  
date

\_\_\_\_\_  
signature

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
D.R.C. Copy**

**20000211**

I. D. Number

**Home Built Homes of Maine**  
Applicant  
**27 Main St, Windham, ME 04062**  
Applicant's Mailing Address  
**Danny McCarthy**  
Consultant/Agent  
**892-3149** **892-1383**  
Applicant or Agent Daytime Telephone, Fax

**11/21/00**  
Application Date  
**Maggie Lane lot 11**  
Project Name/Description

**71A-B-73**

**Maggie Ln, Portland, Maine**  
Address of Proposed Site  
**341-A-021**  
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) **2 story town houses**  
**2808** **26.768** **R3**  
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 \_\_\_\_\_ Date: **11/21/00**

**DRC Approval Status:**

Approved  **Approved w/Conditions** see attached  Denied  
Approval Date **12/12/00** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance  
signature \_\_\_\_\_ date \_\_\_\_\_

Reviewer *Chris Emala reviewed by Steve Bishop*

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	_____ 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 _____	

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL**

APPLICANT: Custom Built Homes of Maine  
 ADDRESS: 27 Main St Windham, ME 04062  
 SITE ADDRESS/LOCATION: Lot 11 - Maggie Lane  
 DATE: 12/12/05

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

**CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN**

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 71A-B 73 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) 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.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your 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.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. ✓ 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.
10. ✓ The site contractor shall establish finish grades at the building 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.
11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ Applicant shall be responsible to install and maintain all necessary erosion control devices

cc: Katherine Staples, P.E., City Engineer

14. ✓ Applicant shall be responsible to clean city streets of any mud or other debris resulting from this project.
15. ✓ Applicant shall coordinate with developer and developer's contractor for all grading and utilities and curb openings to insure compliance with approved subdivision plans
16. ✓ Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

**TO:** Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** April 5, 1995

**SUBJECT:** Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.


## SPACE AND BULK REQUIREMENTS – LOT 11

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.

12/5 /2000

Design: DER	Date: APR 2000
Draft: LAN	Job No.: 165
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

	<i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: <b>Space &amp; Bulk Requirements Lot 11</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

Figure No.

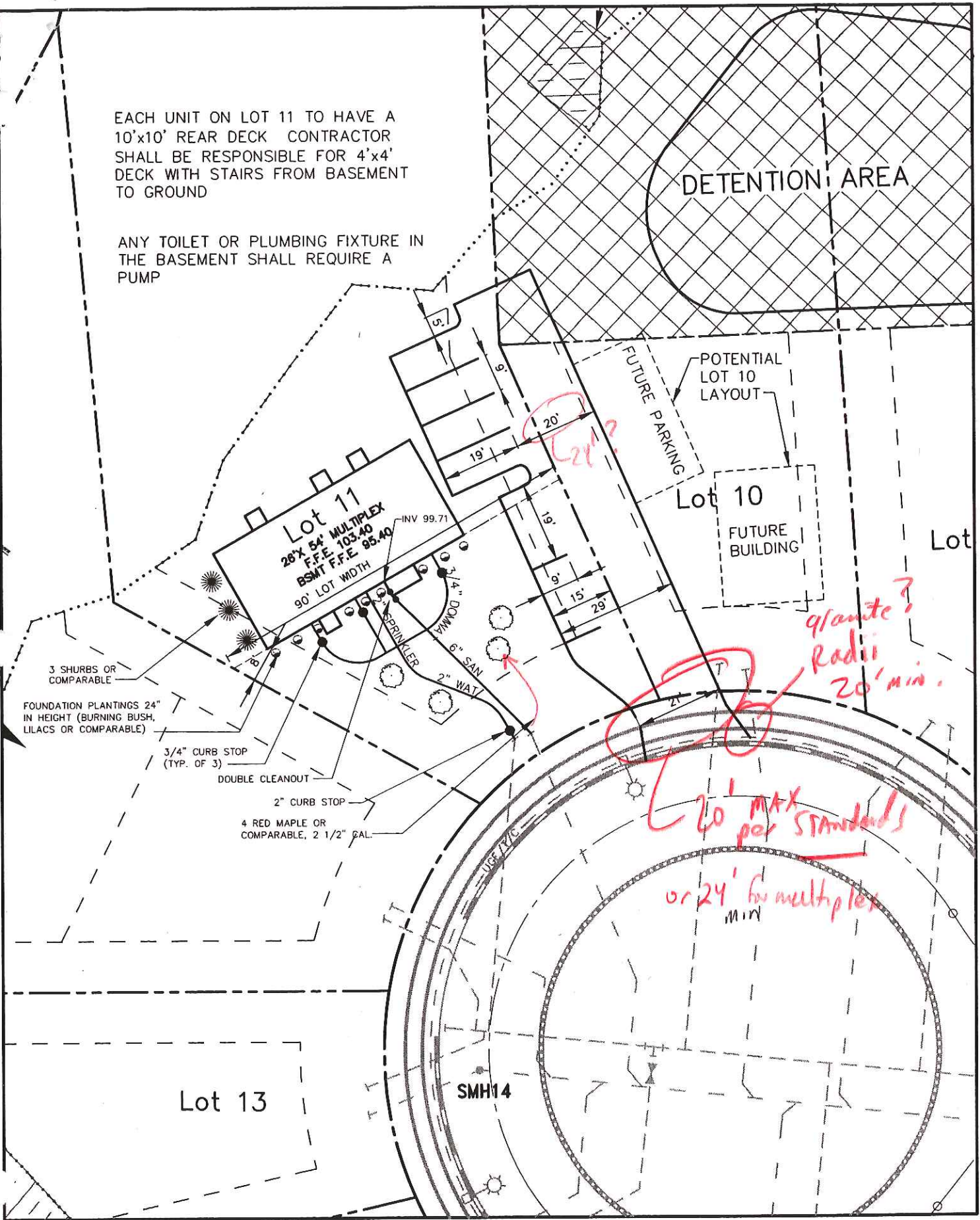
1



EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP

DETENTION AREA



3 SHRUBS OR COMPARABLE

FOUNDATION PLANTINGS 24" IN HEIGHT (BURNING BUSH, LILACS OR COMPARABLE)

3/4" CURB STOP (TYP. OF 3)

DOUBLE CLEANOUT

2" CURB STOP

4 RED MAPLE OR COMPARABLE, 2 1/2" GAL.

Lot 13

SMH14

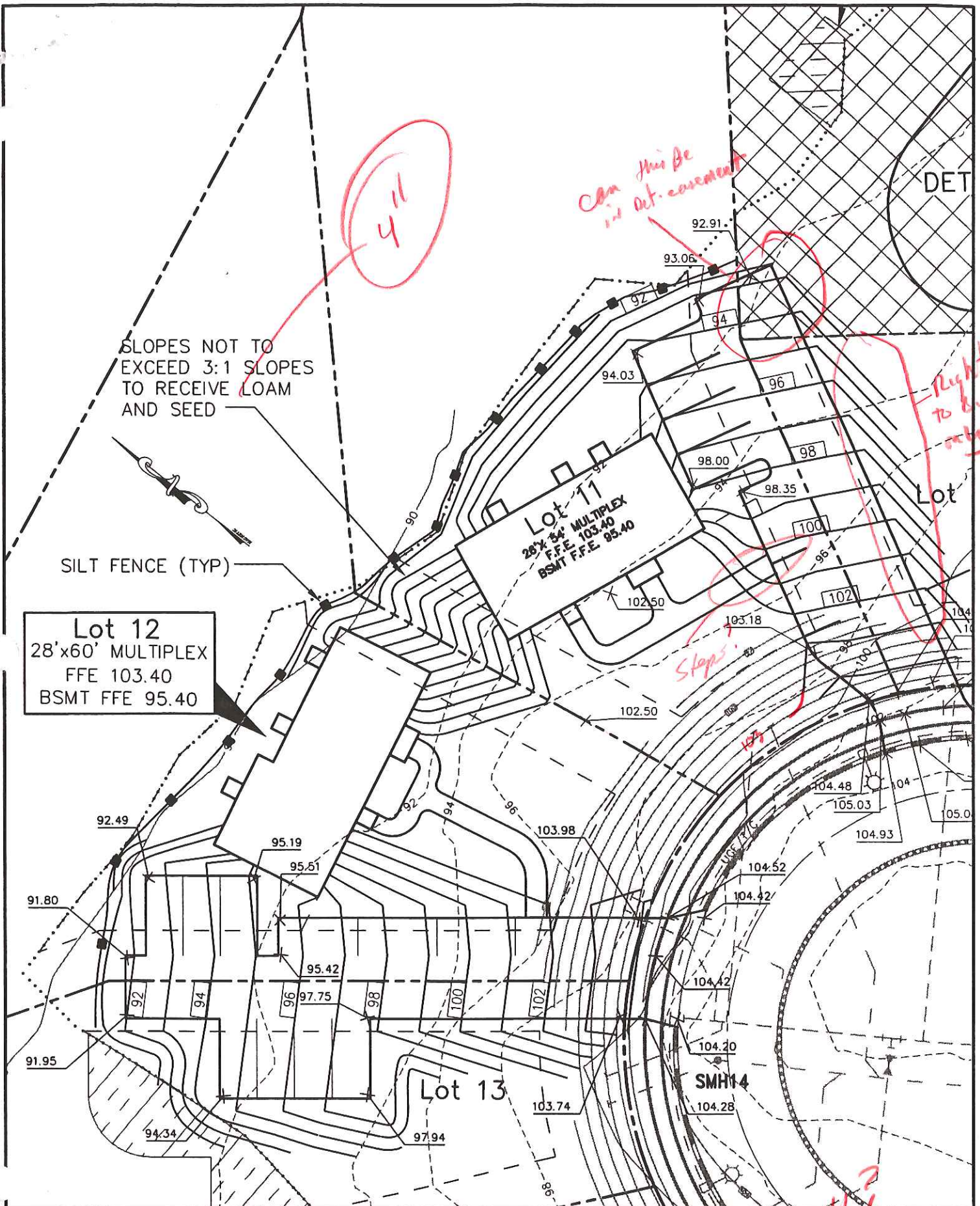
*Handwritten notes:*  
 granite?  
 Radii 20' min.  
 20' MAX per standard  
 or 24' for multiplex min

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

**GP** Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: **Layout & Utilities - Lot 11**  
 Project: **MAGGIE LANE, PORTLAND**

Figure No. **2**



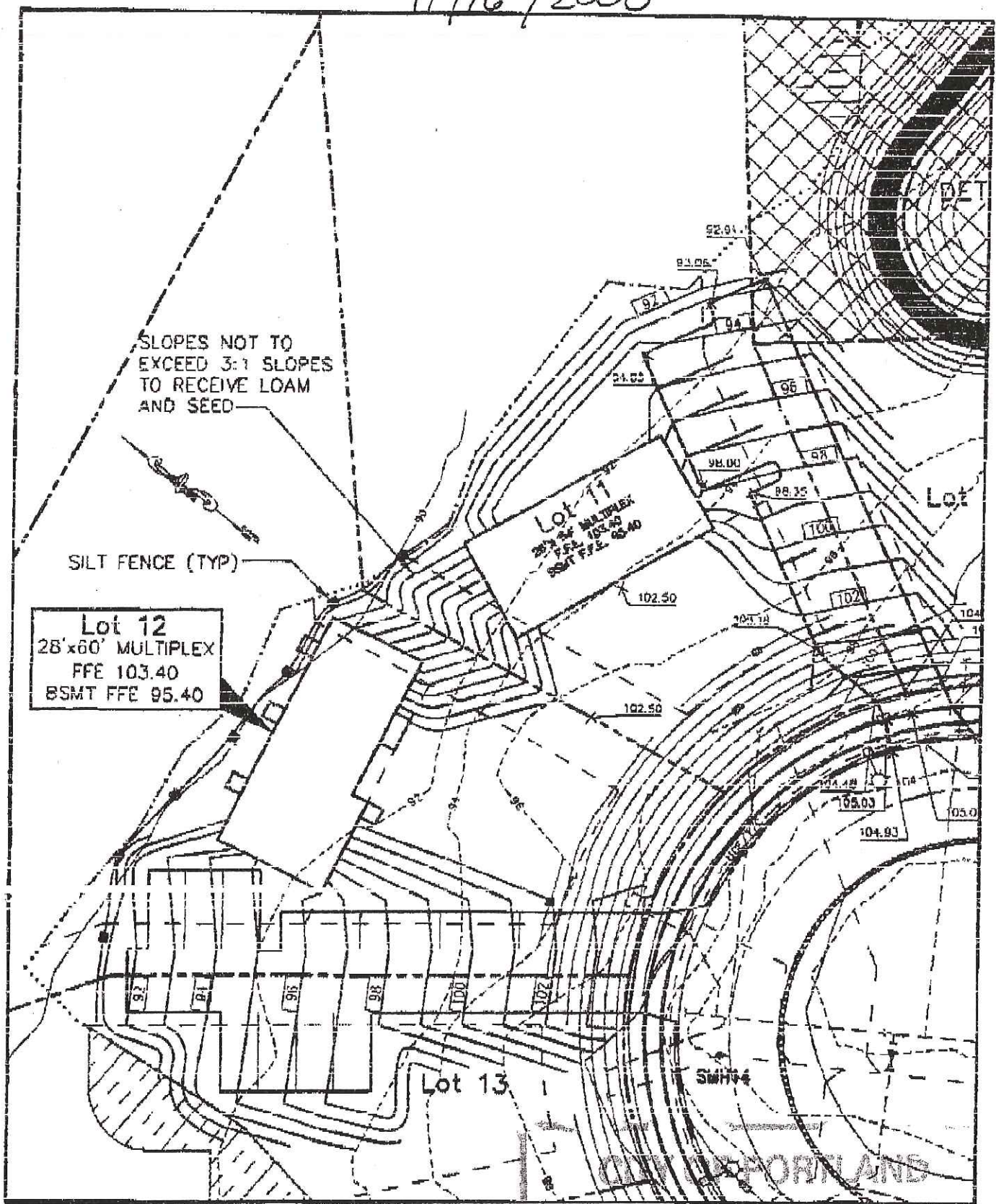
Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

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

Drawing Name:  
**Grading & Drainage- Lot 12**  
 Project:  
 MAGGIE LANE, PORTLAND

Figure No.  
**3**

11/16/2000



**Lot 12**  
 28'x60' MULTIPLEX  
 FFE 103.40  
 BSMT FFE 95.40

**Lot 11**  
 28'x60' MULTIPLEX  
 FFE 103.40  
 BSMT FFE 95.40

Lot 13

Division	DER	Date	MAR 2000
Drawn	DB	Job No.	185
Checked	ALP	Scale	1" = 30'
File Name	99103-ALL-LOTSLOWE		

**GP** GRIFFIN-PALMER CONSULTING ENGINEERS, INC.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 28 Main Street  
 Gray, ME 04039  
 207-857-8910

Drawing Name: **APPROVED SITE PLAN**  
 Figure No.:  
 Project: **MAGGIE LANE, PORTLAND, ME**  
 Conditions:

DATE OF APPROVAL 11-16-00

11/14/2000

EACH UNIT ON LOT 12 MAY HAVE A FUTURE REAR DECK WITH OPTIONAL STEPS TO THE GROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR 4"x4" DECK WITH STAIRS FROM BASEMENT TO GROUND

NOTE:  
EXACT BUILDING LOCATION TO BE WITHIN MINIMUM SETBACKS AS SHOWN ON FIGURE 1.

**Lot 12**  
28'x60' MULTIPLEX  
FFE 103.40  
BSMT FFE 95.40

Lot

DIV. B  
5'x10'  
(TYP.)  
3/4"  
(TYP.)

DOUBLE  
2" CURB  
T

Lot 11  
3 SHRUBS OR COMPARABLE

FOUNDATION PLANTINGS 24" IN HEIGHT (BURNING BUSH, LILACS OR COMPARABLE)

3/4" CURB STOP (TYP. OF 3)

DOUBLE CLEANOUT

4 RED MAPLE OR COMPARABLE, 2 1/2" CAL.

2" CURB STOP

6" SAN

INV. 99.71

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

3/4" DOWNWAT

Lot 13

CITY OF PORTLAND  
SMH 4  
APPROVED SITE PLAN  
SUBJECT TO DEPARTMENTAL CONDITIONS

Design	DER	DATE	MAR 2000
Draft	DE	JOB NO.	105
Checked	RRP	Scale	1" = 30'
File Name	RR102-ALL-LOTS2.DWG		

**GP** Carrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237, 28 Main Street  
Oray, ME 04036  
207-657-6910

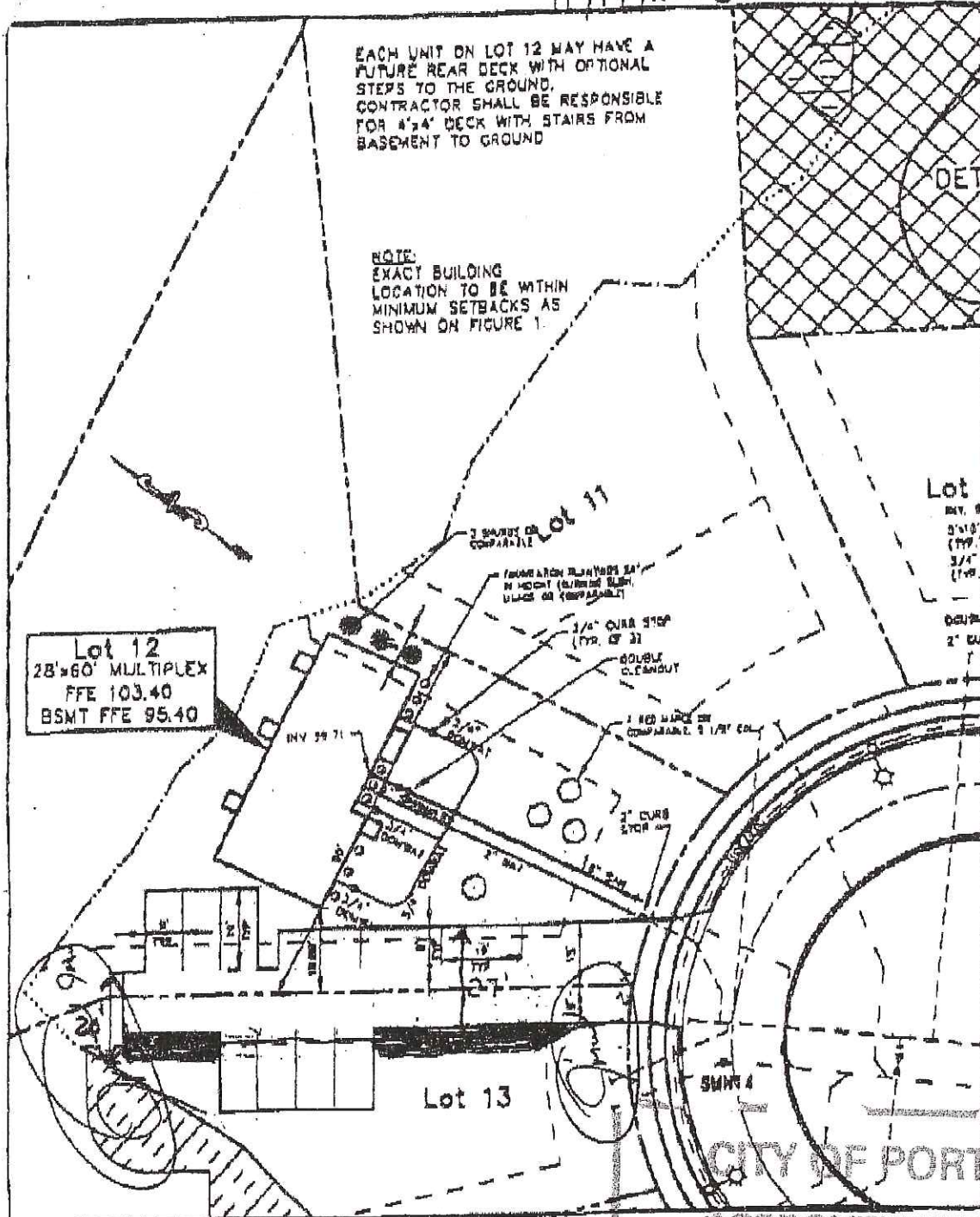
City of Portland  
Layout & Utilities - Lot 12 & 13  
MAGGIE LANE, PORTLAND

Figure No.  
**2**

756

11/14/2000 10:00 AM

11/14/2000



Lot 12  
28x60' MULTIPLEX  
FFE 103.40  
BSMT FFE 95.40

EACH UNIT ON LOT 12 MAY HAVE A FUTURE REAR DECK WITH OPTIONAL STEPS TO THE GROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR 4x4 DECK WITH STAIRS FROM BASEMENT TO GROUND

NOTE:  
EXACT BUILDING LOCATION TO BE WITHIN MINIMUM SETBACKS AS SHOWN ON FIGURE 1.

FOUNDATION SHALL BE 24" IN HEIGHT (MINIMUM 24" UNLESS OTHERWISE SPECIFIED)

1/4" CURB STOP (TYP. OF 3)

DOUBLE CLEARDOUT

1 RED MARKER OR COMPARABLE 3/4" COL.

2" CURB STOP

Lot 13

Lot

REV. 9  
3'x10'  
(TYP.)  
3/4"  
(TYP.)

DOUBLE  
2" CURB

CITY OF PORTLAND

Design	DDP	Date	April 1988
Drawn	DDP	Date	April 1988
Checked	DDP	Date	1" x 3/4"
File Name	PORTLAND-11-14-2000-1.000		

**GP** Geotechnical Planning Engineering Inc.  
Professional Engineering Services  
10 Box 1237, 30 Main Street  
Portland, ME 04108  
207-857-8998

Project: **Layout & Utilities-Lot 12 & 13**  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**

CONDITIONS

10:57:48 AM 11/14/2000

NOV-14-2000 01:14:11 PM FROM: 20789221385

SPACE AND BULK REQUIREMENTS - LOT 11

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.

Danny

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9/21/2000

Design: DEP	Date: APR 2000
Draft: LAM	Job No.: 163
Checked: AMP	Scale: NONE
File Name: 99103-AL1-10TSL.DWG	

**GP** Traffic and Civil Engineering Services  
PO Box 1237, 25 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: Space & Bulk Requirements Lot 11
Project: MAGGIE LANE, PORTLAND

Figure No. 1
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EACH UNIT ON LOT 11 MAY HAVE A FUTURE REAR DECK WITH OPTIONAL STEPS TO THE GROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

DETENTION AREA

Lot 10

Lot

Lot 11  
25'x 34' MULTIFLEX  
T.F.E. 103.40  
R.O.T.F.E. 98.40

3 SHRUBS OR COMPARABLE

FOUNDATION PLANTINGS 24" IN HEIGHT (BURNING BUSH, ULAGS OR COMPARABLE)

3/4" CURB STOP (TYP. OF 3)

DOUBLE CLEANDOUT

2" CURB STOP

1 RED MAPLE OR COMPARABLE 2 1/2" BAL

Lot 13

SMH4

Design: DEX	Date: MAR 2000
Draft: DB	Job No.: 145
Checked: ANP	Scale: 1" = 30'
File Name: 99103-ALL-LOT52.DWG	

**GP** Gerritt-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name:  
**Layout & Utilities - Lot 11**  
Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**

9/21/2000

STATUTORY WARRANTY DEED

**COPY**

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

CUSTOM BUILT HOMES OF MAINE, INC., a Maine corporation with a mailing address of 27 Main Street, Windham, Maine 04062

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 11 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412.

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC to Portland Water District dated April 11, 2000 and recorded in Book 15413, Page 104.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.



5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 412.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 412.
8. Common Driveway Easement with Lot 10 as shown on said plan. The lot herein conveyed and said Lot 10 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 11 shall be limited to not more than three (3) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by James Wolf, its Member thereunto duly authorized this 16 day of Nov., 2000.

MAGGIE LANE DEVELOPMENT, LLC

Joyce M. Yates

By: [Signature]  
Its Member, James Wolf

STATE OF MAINE  
CUMBERLAND, SS.

, 2000

Then personally appeared the above-named James Wolf, Member of MAGGIE LANE DEVELOPMENT, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2003



27 Main Street  
Windham, Maine 04062  
(207) 892-3149  
1-877-892-3149  
Fax: (207) 892-1383  
E-mail: cbhm@zwi.net

10/21/00

TO: City of Portland

RE: Lot # 11 Maggie Lane

Custom Built Homes of Maine proposes to build a multiple single-family 3-unit townhouse style building. Each unit will consist of 2 bedrooms 1 bath, with a future bath in the basement. Each Unit will have a 10'x10' P.T. decks with no stairs. Total size of building is 26'x54' with each unit being 18'x26'

Daniel J. McCarthy

FFE 103.40 } 3.69'  
→ SS Inv 99.71 } 3.31  
BSEMT FFE 96.40 } 7.0'

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

20000211  
I. D. Number

**Custom Built Homes of Maine**

Applicant  
**27 Main St, Windham, ME 04062**  
Applicant's Mailing Address  
**Danny McCarthy**  
Consultant/Agent  
**892-3149**                                **892-1383**  
Applicant or Agent Daytime Telephone, Fax

**11/21/00**  
Application Date  
**single family lot 11**  
Project Name/Description

**71 - 73 Maggie Ln, Portland, Maine**  
Address of Proposed Site  
**341-A-021**  
Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet.

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.

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.

Your new street address is now 71A 71B, 73 Maggie Lane  
, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828.  
(Only excavators licensed by the City of Portland are eligible.)

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.

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.

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant shall be responsible to clean city streets of any mud or other debris resulting from this project.

Applicant shall coordinate with developer and developer's contractor for all grading and utilities and curb openings to insure compliance with approved sub-division plans.

Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties.

---

**Planning Conditions of Approval**

1. The roof shall have a minimum of 7 in 12 pitch.
2. Applicant shall submit a revised subdivision recording plat featuring a revised common driveway easement for lots 10 and 11 for planning staff review and approval prior to any certificate of occupancy for lot 11.

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

**20000211**

I. D. Number

**Custom Built Homes of Maine**

Applicant

**27 Main St, Windham, ME 04062**

Applicant's Mailing Address

**Danny McCarthy**

Consultant/Agent

**892-3149**

**892-1383**

Applicant or Agent Daytime Telephone, Fax

**11/21/00**

Application Date

**single family lot 11**

Project Name/Description

**71 - 73 Maggie Ln, Portland, Maine**

Address of Proposed Site

**341-A-021**

Assessor's Reference: Chart-Block-Lot

---

---

**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 

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**Fire Conditions of Approval**

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

20000211

I. D. Number

**Custom Built Homes of Maine**

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-3149 892-1383

Applicant or Agent Daytime Telephone, Fax

11/21/00

Application Date

single family lot 11

Project Name/Description

71 - 73 Maggie Ln, Portland, Maine

Address of Proposed Site

341-A-021

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) **2 story town houses-no gara**

2808

26.768

R5

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 Subdivisio \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 11/21/00

**Planning Approval Status:**

Reviewer rk

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 1/10/01 Approval Expiration 1/10/02 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permi knowland signature 1/10/01 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  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
D.R.C. Copy**

20000211

I. D. Number

**Custom Built Homes of Maine**

Applicant  
**27 Main St, Windham, ME 04062**  
Applicant's Mailing Address  
**Danny McCarthy**  
Consultant/Agent  
**892-3149** **892-1383**  
Applicant or Agent Daytime Telephone, Fax

~~3112100~~  
Application Date  
**Maggie Lane lot 11**  
Project Name/Description

**71A-B-73**  
**Maggie Ln, Portland, Maine**  
Address of Proposed Site  
**341-A-021**  
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) **2 story town houses**  
**2808** **26.768** **R3**  
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 \_\_\_\_\_ Date: **11/21/00**

**DRC Approval Status:**

Approved  **Approved w/Conditions** see attached  Denied *Chris Smith reviewed by Steve Bishop*  
Approval Date **12/12/00** 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	_____		
	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	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
D.R.C. Copy**

**20000211**  
I. D. Number

**Custom Built Homes of Maine**

Applicant  
**27 Main St, Windham, ME 04062**  
Applicant's Mailing Address  
**Danny McCarthy**  
Consultant/Agent  
**892-3149** **892-1383**  
Applicant or Agent Daytime Telephone, Fax

**11/21/00**  
Application Date  
**Maggie Lane lot 11**  
Project Name/Description

**71 - 73 Maggie Ln, Portland, Maine**  
Address of Proposed Site  
**341-A-021**  
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) **2 story town houses-no garag**  
**2808** **26.768** **R5**  
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 \_\_\_\_\_ Date: **11/21/00**

**DRC Approval Status:**

Reviewer **Chris Earle/Steve Bushey**

Approved  Approved w/Conditions see attached  Denied

Approval Date **12/12/00** Approval Expiration **12/12/01** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Chris Earle/Steve Bushey** **12/12/00**  
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	_____		
	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	



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

20000211

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-3149

892-1383

Applicant or Agent Daytime Telephone, Fax

11/21/00

Application Date

Maggie Lane lot 11

Project Name/Description

71 - 73 Maggie Ln, Portland, Maine

Address of Proposed Site

341-A-021

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet.

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Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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Applicant shall be responsible to install and maintain all necessary erosion control devices.

Applicant shall be responsible to clean city streets of any mud or other debris resulting from this project.

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Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties.

**Planning Conditions of Approval**

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: Custom Built Homes of Maine  
 ADDRESS: 27 Main St Windham, Me 04062  
 SITE ADDRESS/LOCATION: Lot 11 - Maggie Lane  
 DATE: 12/12/05

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

**CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN**

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 71A-B 73 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
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6.  A sewer permit is required for your 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.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. ✓ 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.

10. ✓ The site contractor shall establish finish grades at the building 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.

11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ✓ Applicant shall be responsible to install and maintain all necessary erosion control devices

cc: Katherine Staples, P.E., City Engineer

14. ✓ Applicant shall be responsible to clean city streets of any mud or other debris resulting from this project.

15. ✓ Applicant shall coordinate with developer and developer's contractor for all grading and utilities and curb openings to insure compliance with approved subdivision plan.

16. ✓ Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties.

411

Can this be  
in det. easement

DET

SLOPES NOT TO  
EXCEED 3:1 SLOPES  
TO RECEIVE LOAM  
AND SEED

Right  
to be  
sub

SILT FENCE (TYP)

**Lot 12**  
28'x60' MULTIPLEX  
FFE 103.40  
BSMT FFE 95.40

**Lot 11**  
28'x34' MULTIPLEX  
FFE 103.40  
BSMT FFE 95.40

**Lot 13**

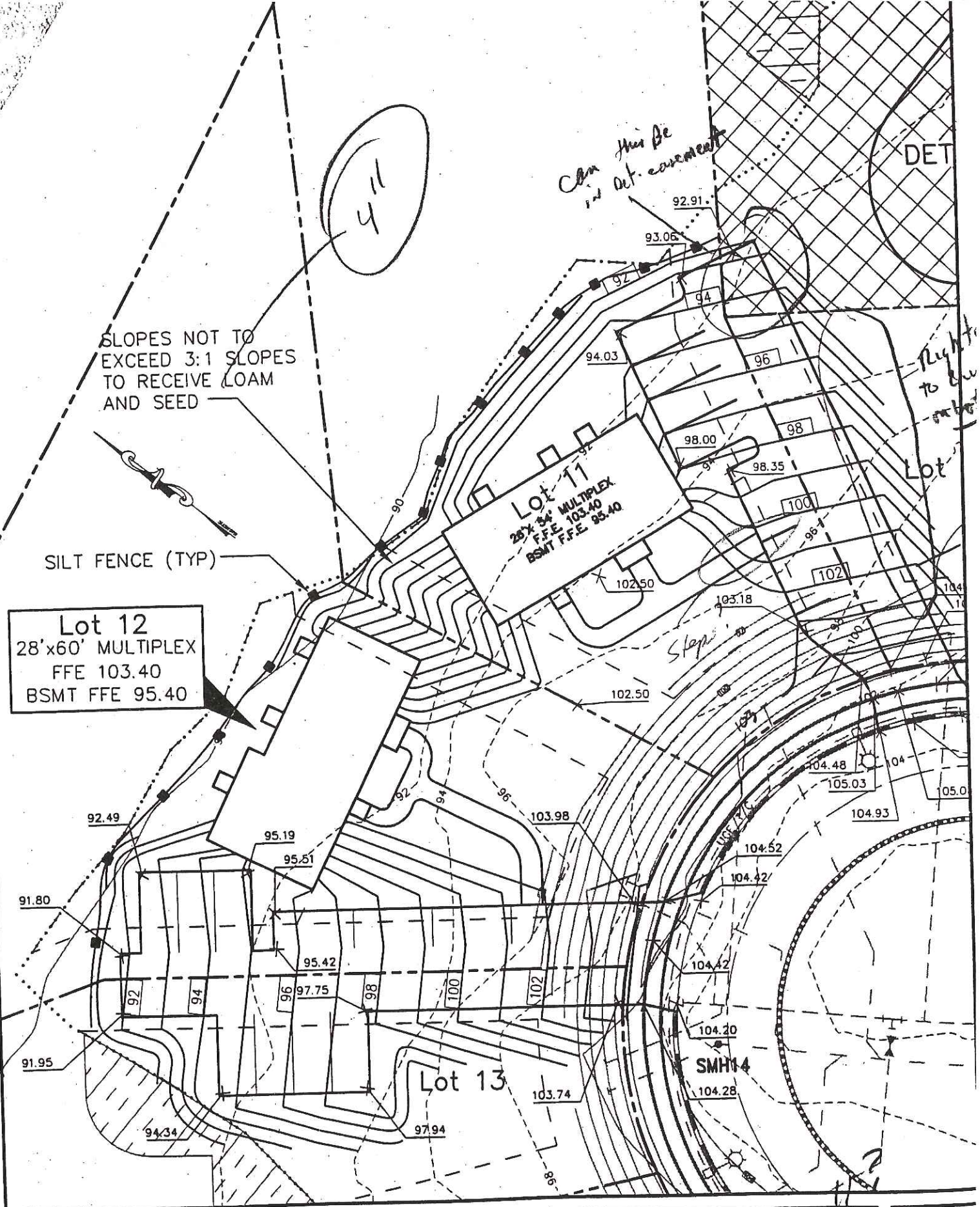
SMH14

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

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

Drawing Name: **Grading & Drainage- Lot 12**  
Project: **MAGGIE LANE, PORTLAND**

Figure No.  
**3**



CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: Custom Built Homes of Maine  
 ADDRESS: 27 Main St Windham, ME 04062  
 SITE ADDRESS/LOCATION: Lot 11 - Maggie Lane  
 DATE: 12/12/05

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

**CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN**

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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 71A-B 73 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) 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.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your 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.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

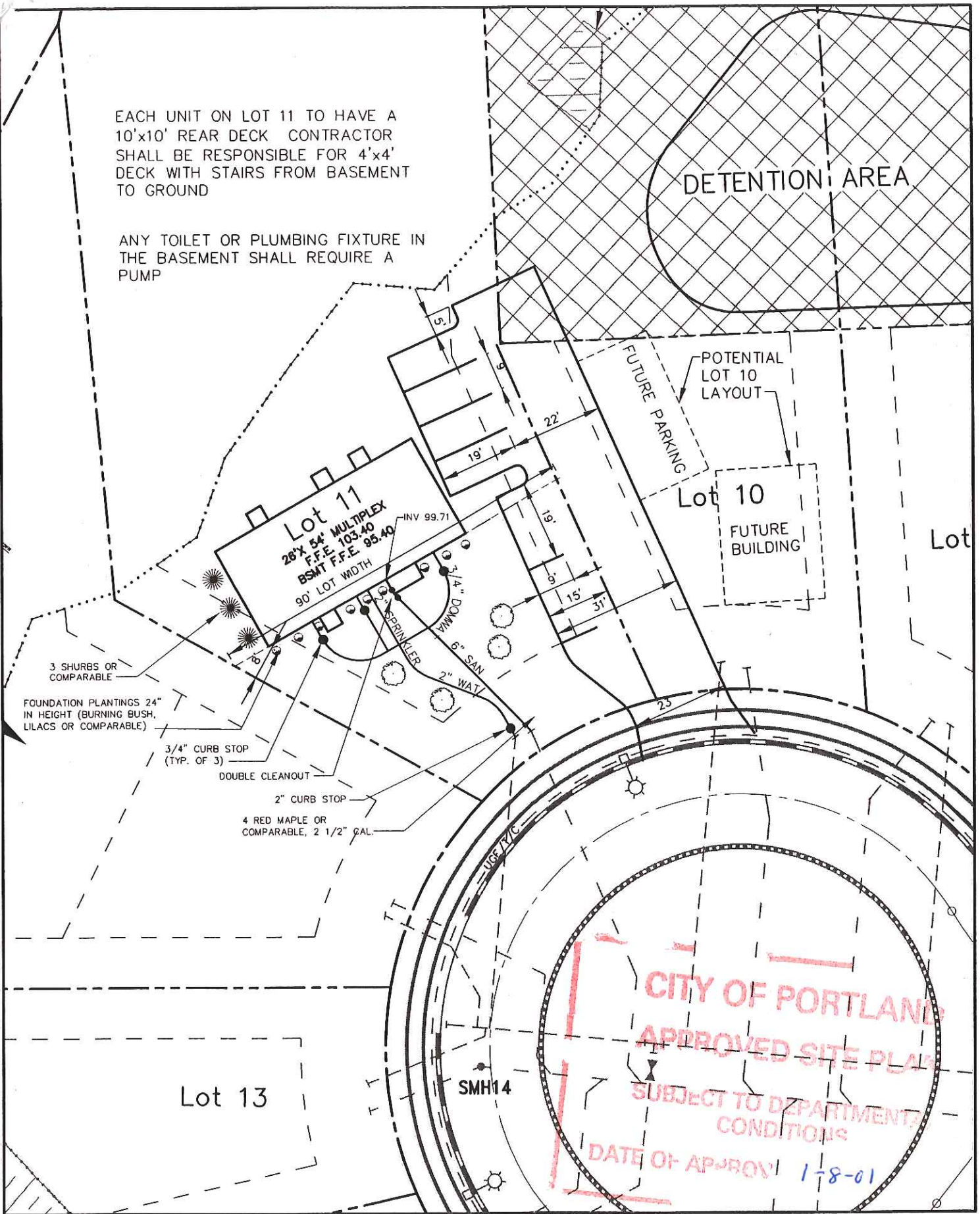
8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. ✓ The building contractor shall check the subdivision recording plat for 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.
10. ✓ The site contractor shall establish finish grades at the building 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.
11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ Applicant shall be responsible to install and maintain all necessary erosion control devices

cc: Katherine Staples, P.E., City Engineer

14. ✓ Applicant shall be responsible to clean city streets of any mud or other debris resulting from this project.
15. ✓ Applicant shall coordinate with developer and developer's contractor for all grading and utilities and curb openings to insure compliance with approved subdivision plan.
16. ✓ Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties.

EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP



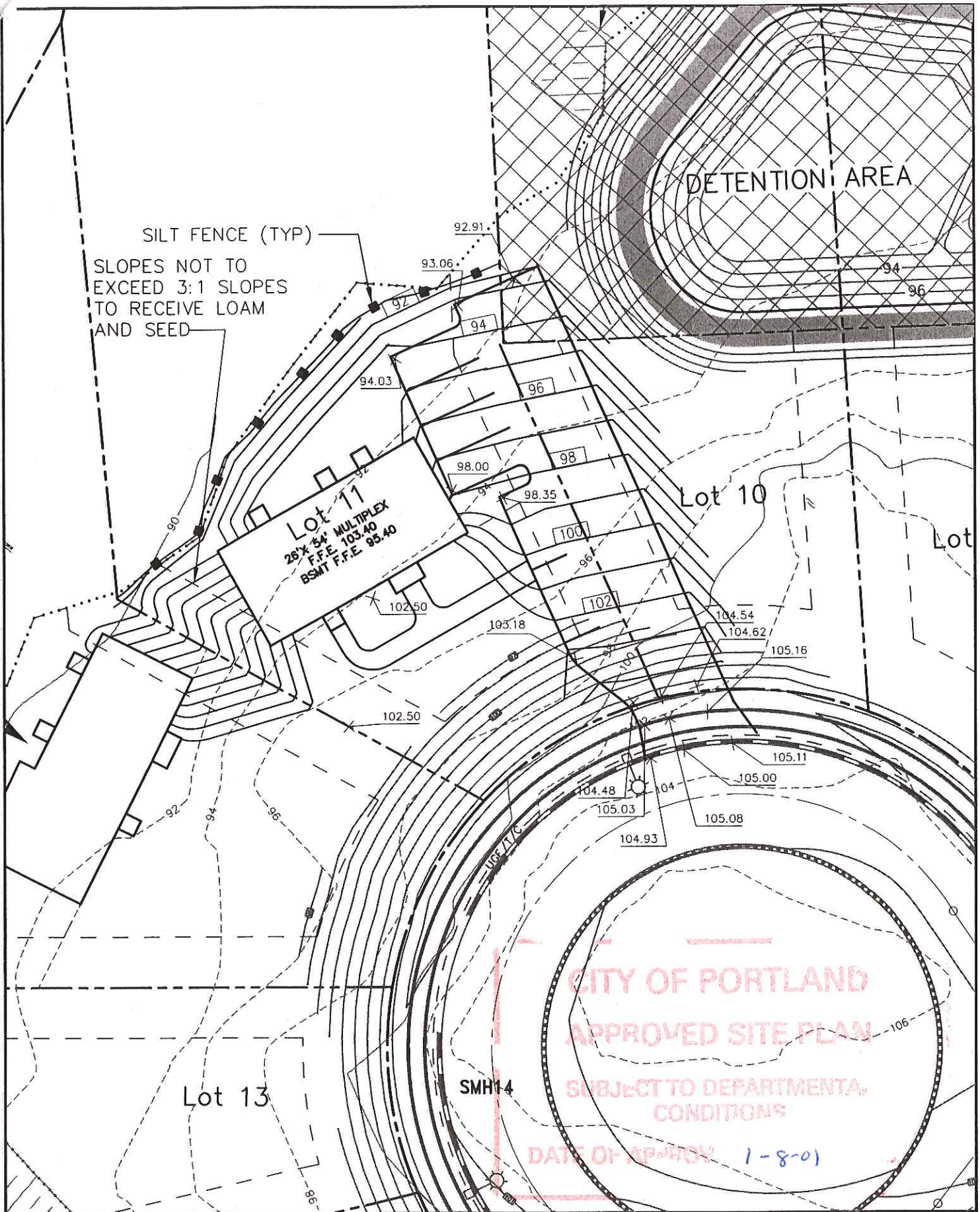
**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENT  
 CONDITIONS  
 DATE OF APPROVAL 1-8-01

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.**  
*Traffic and Civil Engineering Services*  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:	<b>Layout &amp; Utilities - Lot 11</b>
Project:	<b>MAGGIE LANE, PORTLAND</b>

Figure No.  
**2**



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

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

Drawing Name: <b>Grading &amp; Drainage - Lot 11</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

Figure No. <b>3</b>
------------------------



P.O. Box 10127  
Portland, ME 04104  
TEL. (207) 773-4998  
FAX (207) 773-6875

**Diversified Properties, Inc.**

# Fax

To: Rick Knowland From: Jim Wolf  
Fax: \_\_\_\_\_ Pages: 3  
Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
Re: \_\_\_\_\_ CC: \_\_\_\_\_

Urgent     For Review     Please Comment     Please Reply     Please Recycle

• Comments:

0078537

EC15133PG062

**DRAINAGE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that **MAGGIE LANE DEVELOPMENT, LLC**, of Portland, Cumberland County, State of Maine, for consideration paid, grants to the **CITY OF PORTLAND**, a municipal corporation organized under the laws of the State of Maine, whose mailing address is 389 Congress Street, Portland, Maine 04101, its successors and assigns forever, the right to enter upon those certain lots or parcels of land situated off of Maggie Lane in Portland, Cumberland County, State of Maine, bounded and described as follows:

Parcel 1: A certain lot or parcel of land shown as "Drainage Easement" area extending across Lots 8, 9 and 10, as such "Drainage Easement" area and lots are depicted on the standard boundary survey titled "Maggie Lane Subdivision" made for the Grantor herein dated February 2, 1999, to be recorded in the Cumberland County Registry of Deeds.

Parcel 2: A certain lot or parcel of land shown as "Drainage Easement" area extending across Lot 15, as such "Drainage Easement" area and lot is depicted on the said standard boundary survey titled "Maggie Lane Subdivision."

Parcel 3: A certain lot or parcel of land shown as "Drainage Easement" area extending across Lot 21, as such "Drainage Easement" area and lot is depicted on the said standard boundary survey titled "Maggie Lane Subdivision."

Notwithstanding the fact that the drainage system on the above described parcels is to be constructed by the Grantor herein, the easement conveyed shall include the right of the Grantee to construct and perpetually maintain through, under, across and upon said parcels pipes, ditches or the like, for conveying drainage water, and to lay, relay, repair, alter, enlarge, maintain and remove said drainage systems upon or under said parcels with all necessary fixtures and appurtenances; to trim, cut down and remove bushes and trees growing on said parcels, to remove grass and crops growing on said parcels and to excavate or fill said parcels, all to such extent as in the judgment of the Grantee herein is necessary for any of the above purposes; and to enter upon said parcels at any and all times for any of the foregoing purposes.

This conveyance is subject to the duty of the City of Portland to maintain as necessary the detention basin located within the so-called "Drainage Easement" described in Parcel 1 as shown on the above described plan.

Reserving to the Grantor herein, its successors and assigns, the use and enjoyment of said parcels for such purposes as will in no way interfere with the safe and proper use thereof by the Grantee for the purposes above mentioned, provided that no building or

BK 15133PG053

any kind of permanent structure, including fences, shall be erected on said parcels by the Grantor, its successors and assigns. By acceptance of this deed, Grantor expressly understands that two certain common driveways may be constructed, maintained, repaired and replaced upon and across those portions of the easement described in Parcel 1 herein as are shown as "common driveway easements" on said plan of "Maggie Lane Subdivision."

The rights herein conveyed shall be exercised so as to minimize the interference with the use by the Grantor of the premises owned by the Grantor, whether then owned by the Grantor or others.

DATED this 20<sup>th</sup> day of October, 1999.

Maggie Lane Development, LLC

*Joyce M. Yates*  
Witness

By: *Lloyd B. Wolf*  
Lloyd B. Wolf, Member

STATE OF MAINE  
CUMBERLAND, ME

October 20, 1999

Personally appeared before me the above named Lloyd B. Wolf and acknowledged the foregoing to be his free act and deed in said capacity.

Before me,

*Joyce M. Yates*  
Notary Public / Agent-at-Law

JOYCE M. YATES

Print Name BY COMMISSION EXPIRES SEPTEMBER 10, 2000

RECEIVED  
RECORDED REGISTRY OF DEEDS

1999 OCT 27 PM 31 48

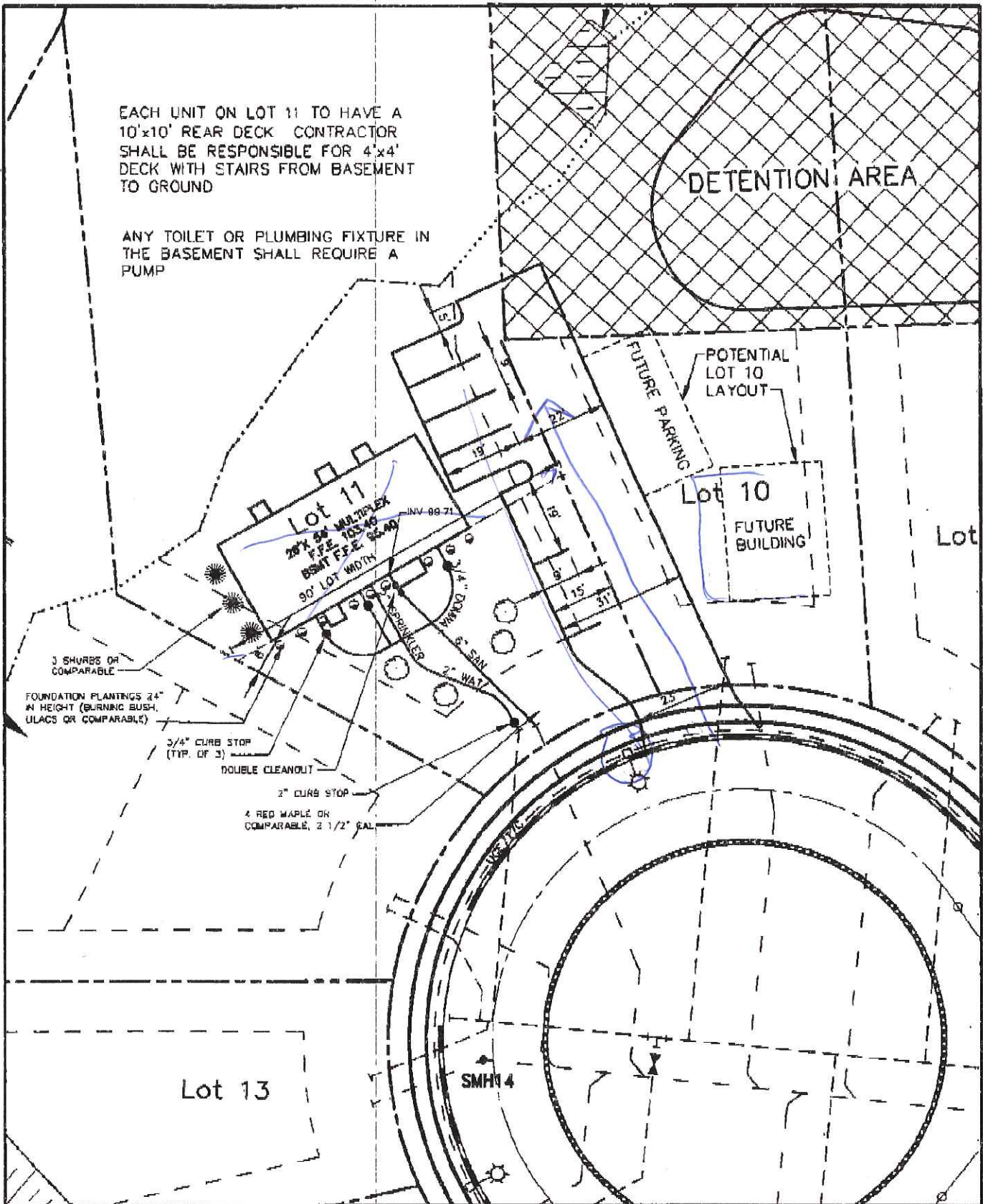
CUMBERLAND COUNTY

*John B. O'Brien*

SEAL

EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP

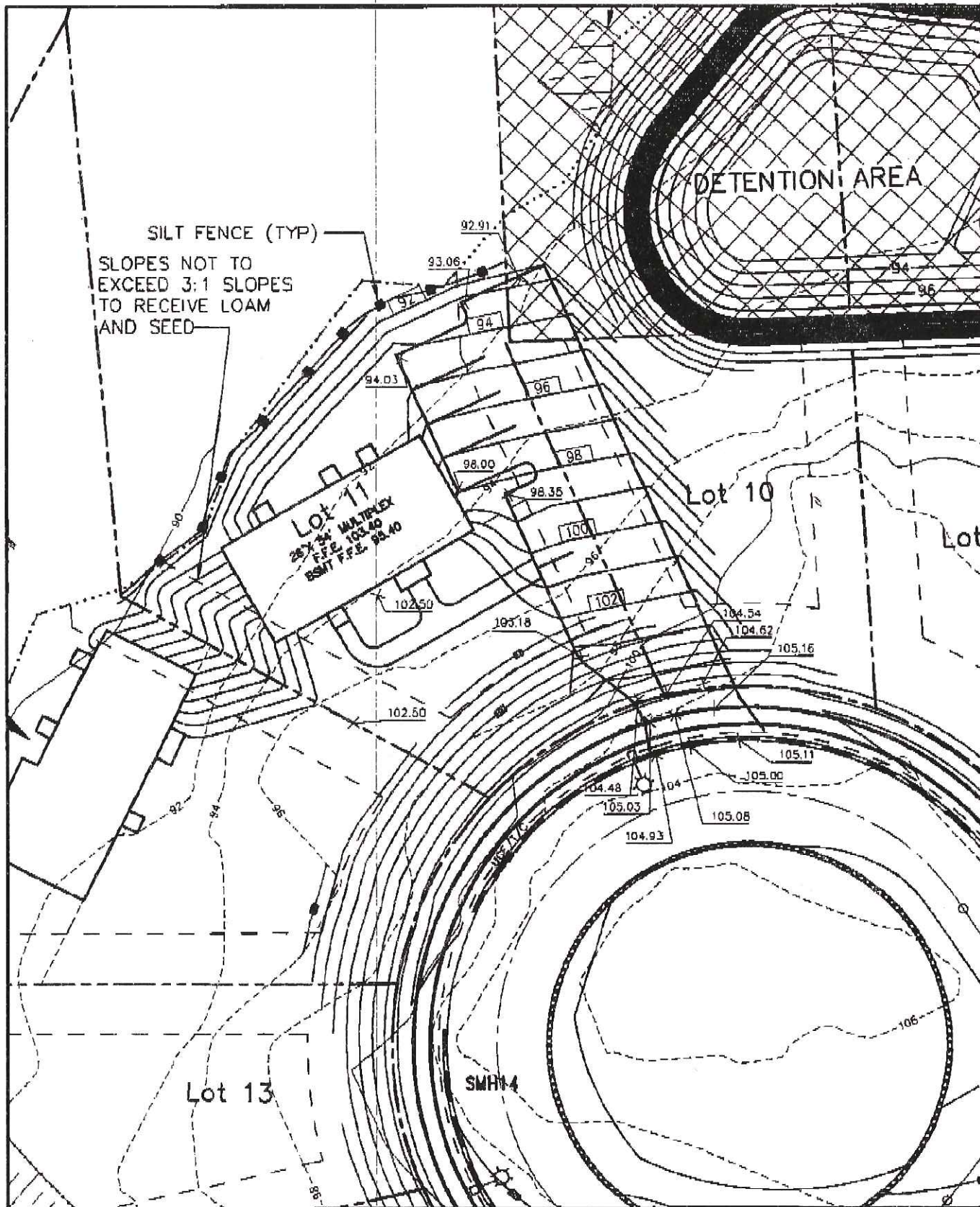


Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOT52.DWG	

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

Drawing Name:  
**Layout & Utilities - Lot 11**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**



Design: DER	Date: MAR 2000
Draft: DB	Job No.: 185
Checked: AMP	Scale: 1" = 30'
File Name: 00103--ALL--LOTS2.DWG	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Grading & Drainage - Lot 11**

Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**

GORRILL-PALMER CONSULTING  
ENGINEERS INC.  
PO BOX 1237  
GRAY, MAINE 04039

TELEPHONE # 207-657-6910 FAX # 207-657-6912  
EMAIL - GPCEI@MAINE.RR.COM

FACSIMILE TRANSMITTAL SHEET

To: Rick Knowlton Fax: 756-8258  
Danni McIntyre 892-1383

From: Doug Reynolds Pages: 3

Re: Lot 11 - WAGHE Line Date: 12/18/00

Urgent  For Review  Please Comment  Please Reply  For Your Information

Revised DRIVEWAY  
AS REQUESTED

EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP

DETENTION AREA

FUTURE PARKING

POTENTIAL LOT 10 LAYOUT

Lot 10

FUTURE BUILDING

Lot

Lot 11  
28'x54' MULTIPLEX  
F.F.E. 103/40  
BSMT F.F.E./88/40  
90' LOT WIDTH

INV 99.71

3 SHRUBS OR COMPARABLE

FOUNDATION PLANTINGS 24" IN HEIGHT (BURNING BUSH, LILACS OR COMPARABLE)

3/4" CURB STOP (TYP. OF 3)

DOUBLE CLEANDOUT

2" CURB STOP

4 RED MAPLE OR COMPARABLE, 2 1/2" CAL

Lot 13

SMH14

Design: DER	Date: MAR 2000
Draft: DB	Job No: 182
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

**GP** Gorill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: **Layout & Utilities - Lot 11**  
Project: **MAGGIE LANE, PORTLAND**

Figure No. **2**


## SPACE AND BULK REQUIREMENTS – LOT 11

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.

12/5/2000

Design: DER	Date: APR 2000
Draft: LAN	Job No.: 165
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

 <b>GP</b>	<i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: <b>Space &amp; Bulk Requirements Lot 11</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

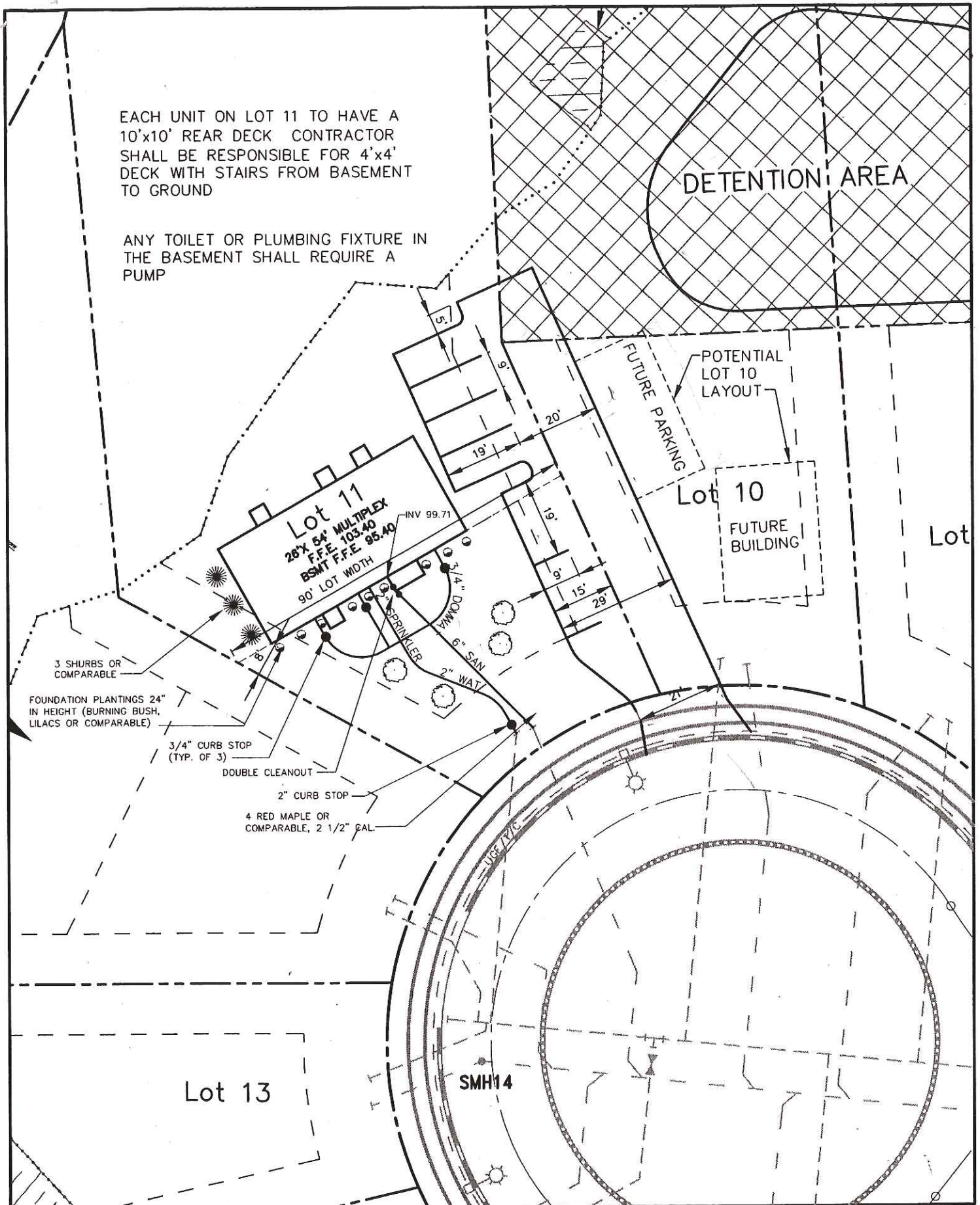
Figure No.

**1**



EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP

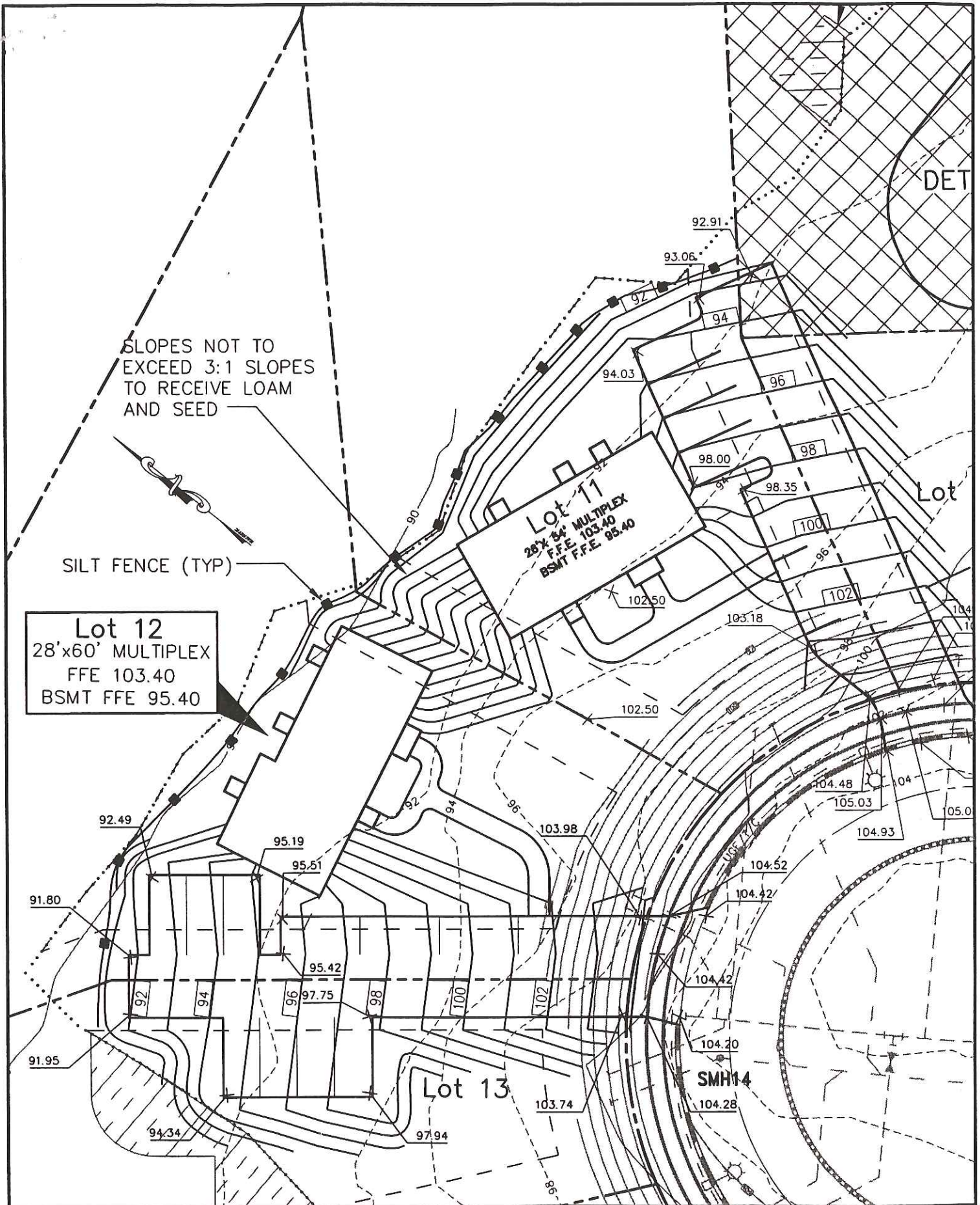


Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	


**GP** Gorrell-Palmer Consulting Engineers, Inc.  
*Traffic and Civil Engineering Services*  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Layout & Utilities - Lot 11**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**



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.**  
*Traffic and Civil Engineering Services*  
 PO Box 1237, 26. Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Grading & Drainage- Lot 12**

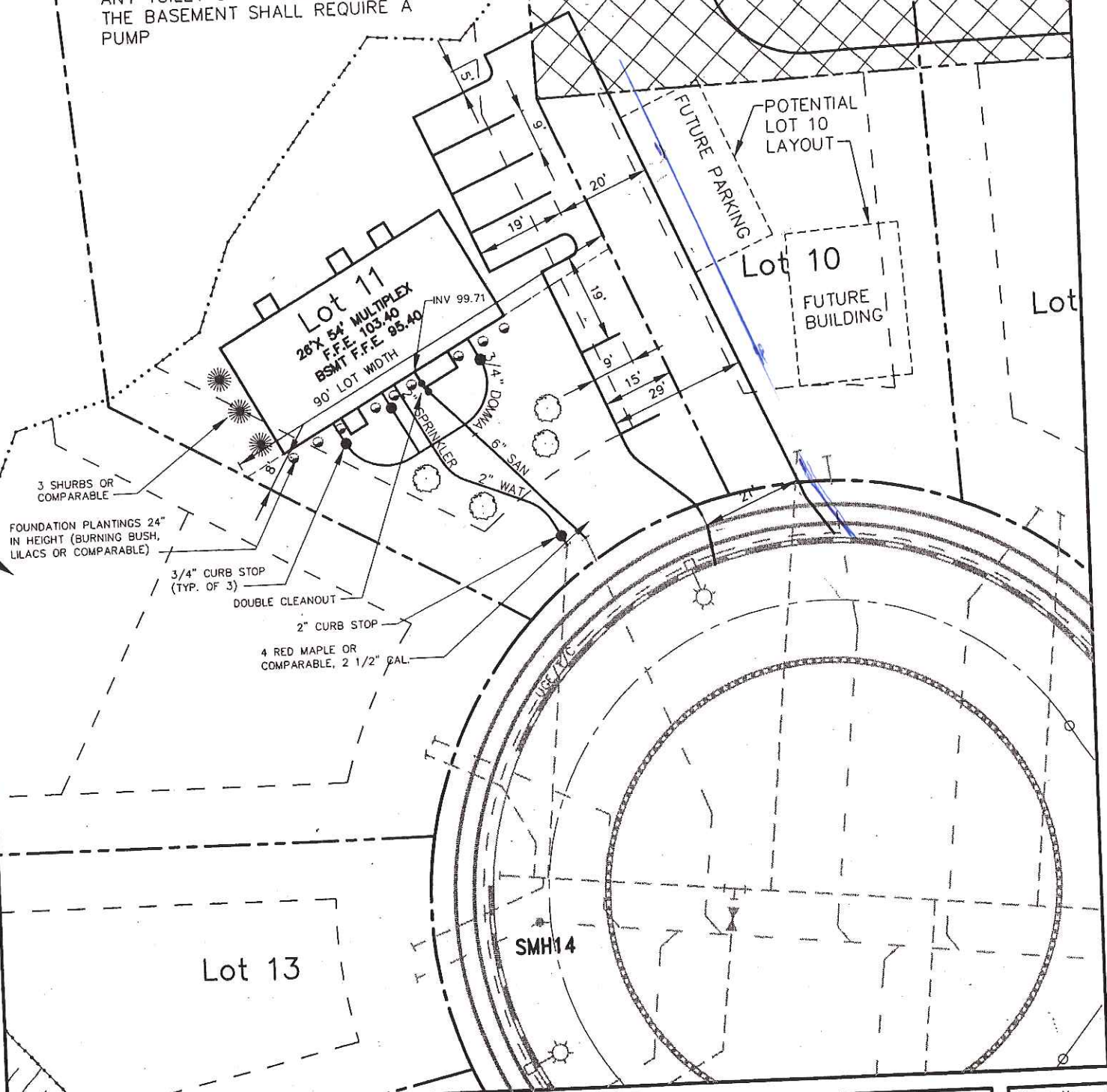
Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**

EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP

DETENTION AREA



3 SHURBS OR COMPARABLE  
FOUNDATION PLANTINGS 24" IN HEIGHT (BURNING BUSH, LILACS OR COMPARABLE)

3/4" CURB STOP (TYP. OF 3)  
DOUBLE CLEANOUT  
2" CURB STOP  
4 RED MAPLE OR COMPARABLE, 2 1/2" GAL.

Lot 11  
28' X 54' MULTIPLEX  
F.F.E. 103.40  
BSMT F.F.E. 95.40  
90' LOT WIDTH  
INV 99.71

POTENTIAL LOT 10 LAYOUT  
Lot 10  
FUTURE BUILDING  
FUTURE PARKING

Lot 13

SMH14

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

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

Drawing Name:  
**Layout & Utilities - Lot 11**  
Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**



27 Main Street  
Windham, Maine 04062  
(207) 892-3149  
1-877-892-3149  
Fax: (207) 892-1383  
E-mail: cbhm@gwi.net

12/5/00

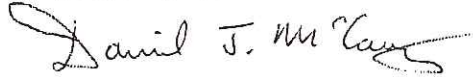
TO: Rick Knowland

From : Danny McCarthy

RE: Staff Comments on lot # 11, Maggie Lane

1. The 90' lot width measurement was added.
2. Stair notes added to page # 2.
3. Footprints have been changed to match front entrances.
4. Drawing is to scale, picked up the originals, no faxed copies.
5. Note has been added ~~to~~ for pump in basement.
6. Driveway has been enlarged and future driveway for lot # 10 has been added.

Thank you

  
Danny McCarthy

11-30-00

TO: DAN MCCARTHY

FROM: RICK KNOWLAND

RE: STAFF COMMENTS ON LOT #11 OF MAGGIE LANG

1. SHOW THE 90 FOOT LOT WIDTH MEASUREMENT THROUGH THE BUILDING.
2. ON SHEET #2, REVISE THE NOTE REGARDING OUTSIDE STAIRS / STAIRWAY. THERE CAN BE NO OPEN OUTSIDE STAIRWAYS. TAKE OUT THIS REFERENCE.
3. BUILDING FOOTPRINT ON THE SITE PLAN DOES NOT MARK THE BUILDING ELEVATION. RE: FRONT ENTRANCES ALONG THE BUILDING. THIS MAY ALSO CHANGE THE SIDEWALK LOCATION.
4. IS THIS DRAWING TO SCALE? IF NOT IT SHOULD BE ALSO DON'T SEND US REDUCED DRAWINGS.
5. A NOTE SHOULD BE ADDED TO THE PLAN, STATING THAT ANY TOILET OR PLUMBING FIXTURE INSTALLED IN THE BASEMENT SHALL REQUIRE A PUMP.
6. THE MANEUVERING AISLE FOR THE PERPENDICULAR
7. Show driveway 20' width
8. Show driveway for lot 10

Custom Built Homes of Maine, Inc.  
27 Main Street Windham, Maine 04062  
Phone: (207) 892-3149  
Fax: (207) 892-1383  
E-MAIL: [cbhm@qwi.net](mailto:cbhm@qwi.net)



To: Mary Smuckle

Fax#: \_\_\_\_\_

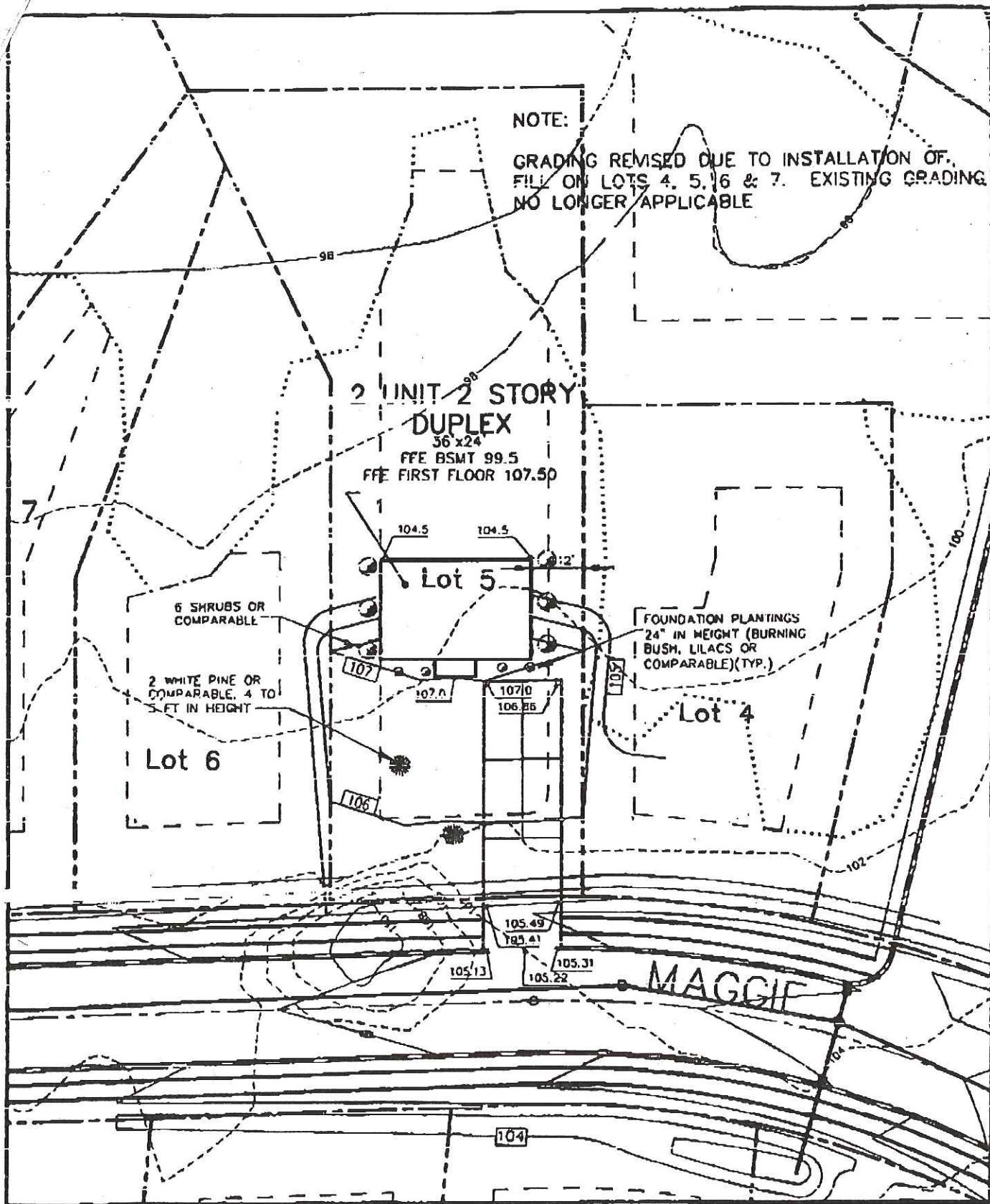
From: Danny McCarthy

Date: \_\_\_\_\_

Re: \_\_\_\_\_

\_\_\_\_ Page(s) including cover

received /  
12/1/00



Design: <b>CS</b>	Date: <b>11/11/00</b>
Draft: <b>DB</b>	Job No.: <b>165</b>
Checked: <b>AMP</b>	Scale: <b>1" = 30'</b>
File Name: <b>99103-ALL-10752.dwg</b>	

**GP** Gerrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name:  
**Grading & Drainage - Lot 5**

Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**

**NOTE:**  
 EXACT BUILDING  
 LOCATION TO BE WITHIN  
 MINIMUM SETBACKS AS  
 SHOWN ON FIGURE 1.

**2 UNIT 2 STORY  
 DUPLEX**

F.F.E. FIRST FLOOR 107.50  
 F.F.E. BSMT 99.50

**Lot 5**

INV 97.4

3/4" CURB  
 STOP  
 4'x10' ENTRY

**Lot 6**

2" SPRINKLER

6" SAN

3/4" CURB STOP

3/4" DOWNEY

**Lot 4**

DOUBLE CLEANOUT

2" CURB  
 STOP

20'

18'

8'

INV 97.45

**MAGGIE**

Design: DFR	Date: MAR 2000
Draft: DB	Job No.: 103
Checked: AMW	Scale: 1" = 30'
File Name: 98103-ALL-10753.DWG	

**GP** Garrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-8910

Drawing Name:  
**Layout & Utilities - Lot 5**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**2**



# City of Portland Planning Department

389 Congress Street, 4th Floor  
Portland, ME 04101  
(207)874-8721 or (207)874-8719  
Fax: (207)756-8258

## FAX TRANSMISSION COVER SHEET

Date: 12-1-00

To: DAN MC CARTHY

Company: CUSTOM BUILT HOMES

Fax #: 892-1383

From: RICK KNOWLING

RE: DAN - SEE ATTACHED COMMENT FOR LOT #11  
OF MAGGIE LANE. SHOULD OTHER COMMENTS  
ARISE I WILL FORWARD THEM TO YOU.

RLK

YOU SHOULD RECEIVE 3 PAGE(S),  
INCLUDING THIS COVER SHEET.  
IF YOU DO NOT RECEIVE ALL THE PAGES,  
PLEASE CALL (207)874-8721 OR (207)874-8719.

11-30-00

TO: DAN MCCARTHY

FROM: RICK KNOWLAND

RE: STAFF COMMENTS ON LOT #11 OF MAGGIE LANE

1. SHOW THE 90 FOOT LOT WIDTH MEASUREMENT THROUGH THE BUILDING.
2. ON SHEET #2, REVISE THE NOTE REGARDING OUTSIDE STOPS / STAIRWAY. THERE CAN BE NO OPEN OUTSIDE STAIRWAYS. TAKE OUT THIS REFERENCE.
3. BUILDING FOOTPRINT ON THE SITE PLAN DOES NOT MATCH THE BUILDING ELEVATION. RE: FRONT ENTRANCE ALONG THE BUILDING. THIS MAY ALSO CHANGE THE SIDEWALK LOCATION.
4. IS THE DRAWING TO SCALE? IF NOT IT SHOULD BE. ALSO DON'T SEND US REDUCED DRAWINGS.
5. A NOTE SHOULD BE ADDED TO THE PLAN, STATING THAT ANY TOILET OR PLUMBING FIXTURE INSTALLED IN THE BASEMENT SHALL REQUIRE A PUMP.
6. THE MANEUVERING ANGLE FOR THE PERPENDICULAR

PARKING SPACES NEED TO BE WIDENED TO 20 FEET  
SO THAT CARS HAVE ENOUGH ROOM TO BACK UP.  
THIS WILL AFFECT THE COMMON DRIVEWAY EASEMENT

7. A REVISED <sup>COMMON</sup> DRIVEWAY EASEMENT NEEDS TO BE  
SUBMITTED FOR LOTS 10 AND 11 (SEE #6 ABOVE)
8. SHOW CONCEPT LAYOUT FOR LOT 10 SO WE ALL  
KNOW THAT IT WORKS.
9. IF PARALLEL PARKING SPACES ARE STRIPED THEY  
SHOULD BE A MINIMUM 20 FEET LONG
10. THE DRIVEWAY IS LOCATED WITHIN A CITY DRAINAGE  
EASEMENT, WILL NEED TO CONFIRM PARKING IS OK

SHOULD OTHER REVIEW COMMENTS ARISE, I WILL  
LET YOU KNOW.



27 Main Street  
Windham, Maine 04062  
(207) 892-3149  
1-877-892-3149  
Fax: (207) 892-1383  
E-mail: cbhm@gwi.net

10/21/00

TO:City of Portland

RE: Lot # 11 Maggie Lane

Custom Built Homes of Maine proposes to build a multiple single-family 3-unit townhouse style building. Each unit will consist of 2 bedrooms 1 bath, with a future bath in the basement. Each Unit will have a 10'x10' P.T. decks with no stairs. Total size of building is 26'x54' with each unit being 18'x26'

Daniel J. McCarthy

SPACE AND BULK REQUIREMENTS - LOT 11

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.

Danny

---

---

9/21/2000

Design: DER	Date: APR 2000
Draft: LAN	Job No.: 162
Checked: AJP	Scale: NONE
File Name: 99163-ALS-LOTS2.DWG	

**GP** Traffic and Civil Engineering Services  
PO Box 1237, 28 Main Street  
Gray, ME 04039  
207-657-6910

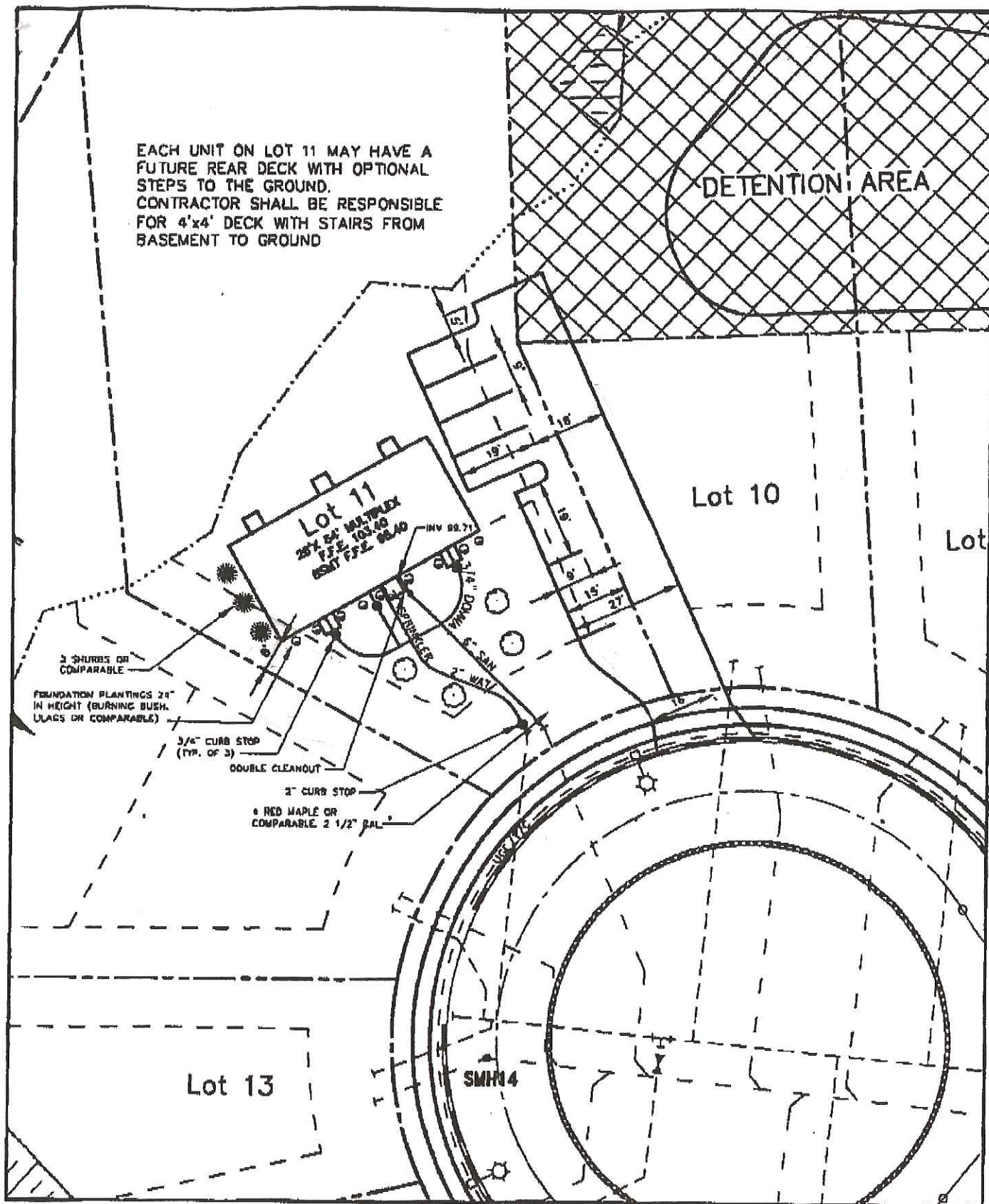
Drawing Name: Space & Bulk  
Requirements Lot 11  
Project: MAGGIE LANE, PORTLAND

Figure No.

1

EACH UNIT ON LOT 11 MAY HAVE A FUTURE REAR DECK WITH OPTIONAL STEPS TO THE GROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

DETENTION AREA



27  
9  
118

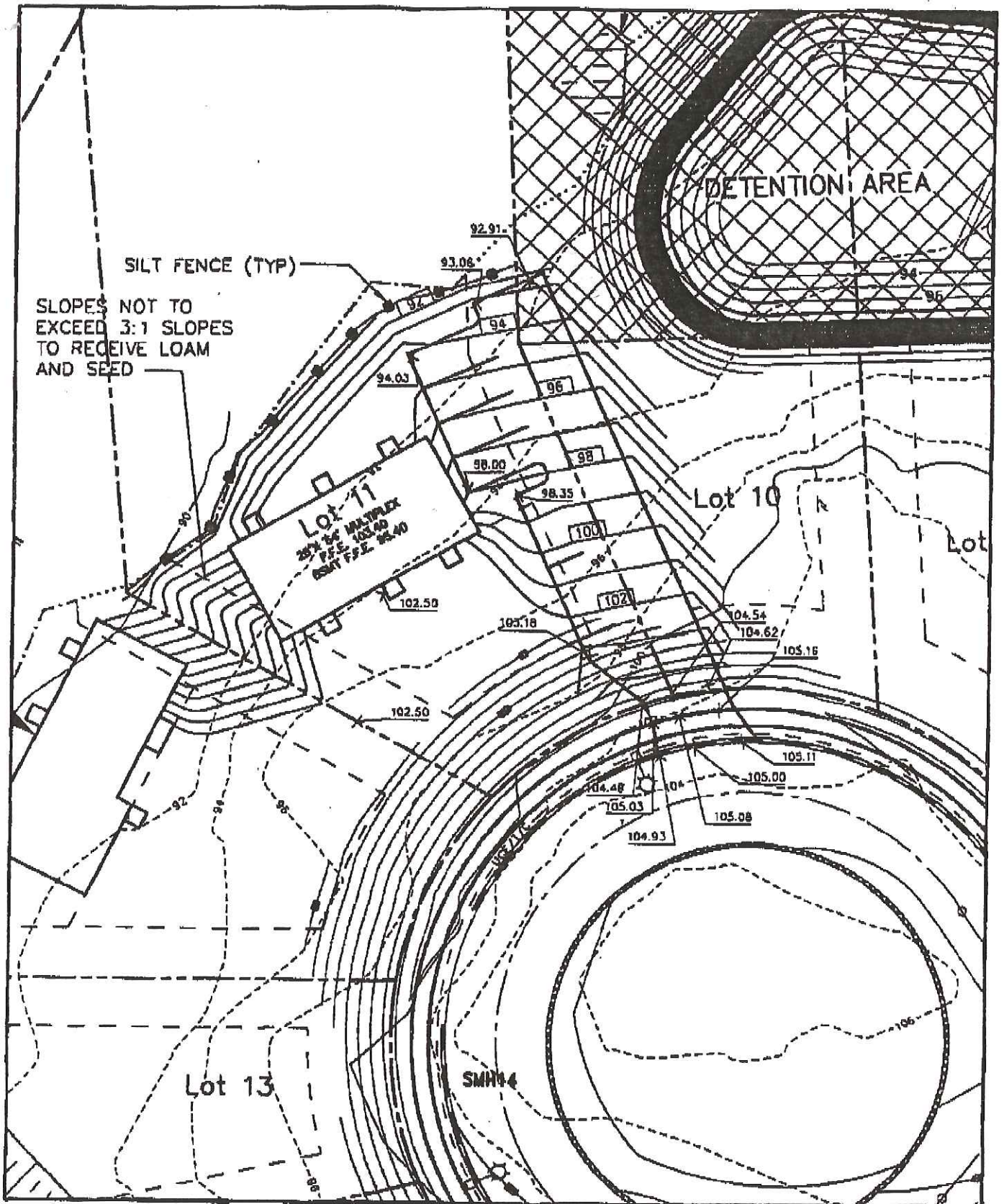
Design: DEX	Date: MAR 2000
Draft: DB	Job No.: 163
Checked: AMP	Scale: 1" = 30'
File Name: 89103-ALL-LOTS2.DWG	

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

Drawing Name: **Layout & Utilities - Lot 11**  
Project: **MAGGIE LANE, PORTLAND**

Figure No. <b>2</b>
------------------------

9/21/2000



Design: DER	Date: MAR 2000
Draft: DB	Job No.: 195
Checker: ANP	Scale: 1" = 30'
File Name: 99103-ALL-LOT53.DWG	

**GP** Carrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Grading & Drainage - Lot 11**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**

9/21/2000

STATUTORY WARRANTY DEED

**COPY**

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

CUSTOM BUILT HOMES OF MAINE, INC., a Maine corporation with a mailing address of 27 Main Street, Windham, Maine 04062

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 11 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412.

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC to Portland Water District dated April 11, 2000 and recorded in Book 15413, Page 104.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.



5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 412.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 412.
8. Common Driveway Easement with Lot 10 as shown on said plan. The lot herein conveyed and said Lot 10 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 11 shall be limited to not more than three (3) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by James Wolf, its Member thereunto duly authorized this 16 day of Nov., 2000.

MAGGIE LANE DEVELOPMENT, LLC

Joyce M. Yates

By: [Signature]  
Its Member, James Wolf

STATE OF MAINE  
CUMBERLAND, SS.

, 2000

Then personally appeared the above-named James Wolf, Member of MAGGIE LANE DEVELOPMENT, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

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

20000211

I. D. Number

**Custom Built Homes of Maine**

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-3149 892-1383

Applicant or Agent Daytime Telephone, Fax

11/21/00

Application Date

Maggie Lane lot 11

Project Name/Description

Maggie Ln, Portland, Maine

Address of Proposed Site

341-A-021

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) **2 story town houses**

2808 26.768 R3  
 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 Date: 11/21/00

*Don Hall - Assessors*

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 Issued	_____		
	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	

Defect Guarantee Submitted

\_\_\_\_\_  
submitted date

\_\_\_\_\_  
amount

\_\_\_\_\_  
expiration date

Defect Guarantee Released

\_\_\_\_\_  
date

\_\_\_\_\_  
signature



27 Main Street  
Windham, Maine 04062  
(207) 892-3149  
1-877-892-3149  
Fax: (207) 892-1383  
E-mail: cbhm@gwi.net

10/21/00

TO:City of Portland

RE: Lot # 11 Maggie Lane

Custom Built Homes of Maine proposes to build a multiple single-family 3-unit townhouse style building. Each unit will consist of 2 bedrooms 1 bath, with a future bath in the basement. Each Unit will have a 10'x10' P.T. decks with no stairs. Total size of building is 26'x54' with each unit being 18'x26'

Daniel J. McCarthy

## SPACE AND BULK REQUIREMENTS - LOT 11

MINIMUM LOT SIZE:	6,000 S.F.
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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.


Danny

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9/21/2000

Design: DER	Date: APR 2000
Draft: LAN	Job No.: 163
Enclaved: AWP	Scale: NONE
File Name: 99103-ALL-LOT11.DWG	

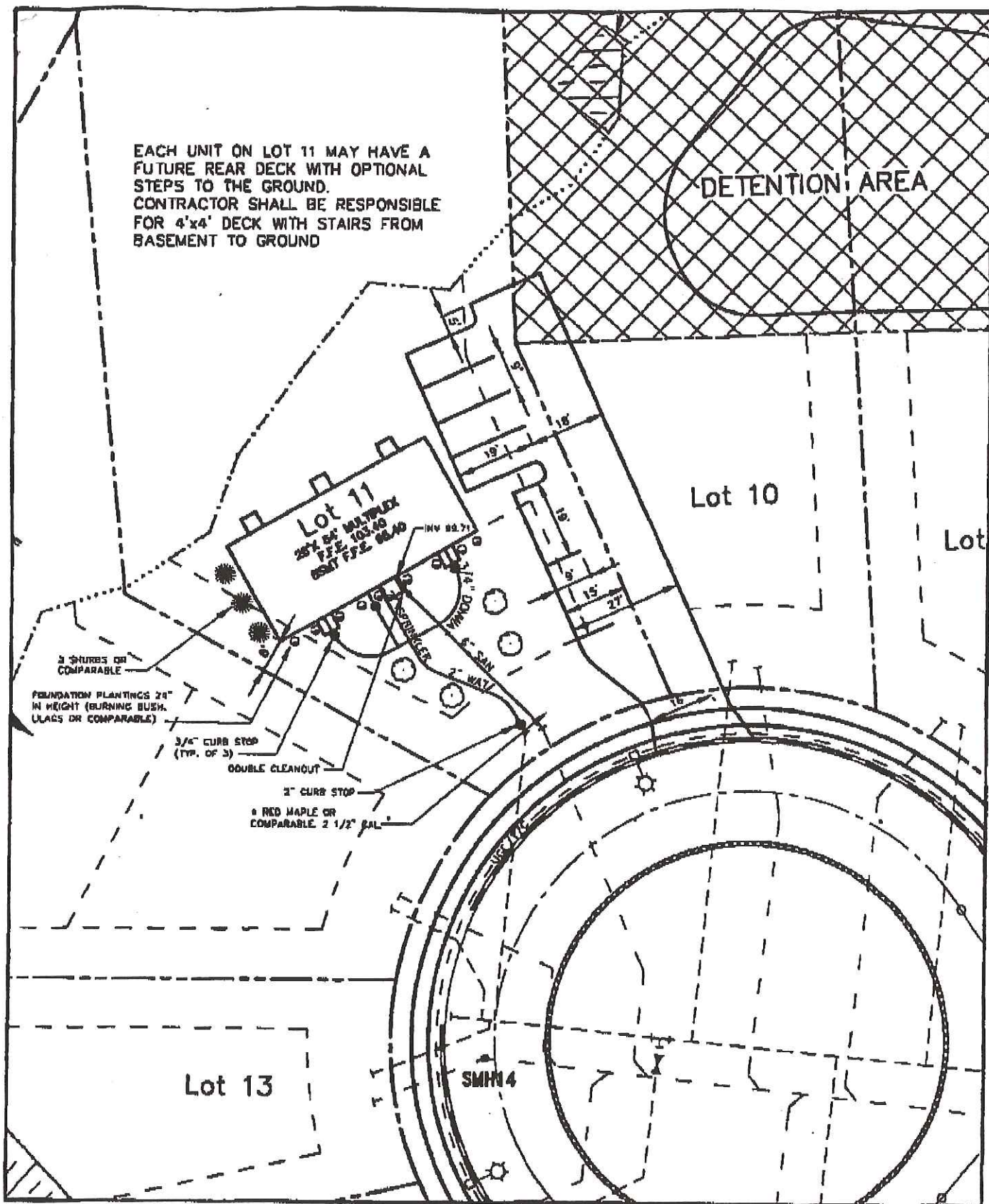
 <b>GP</b> Traffic and Civil Engineering Services
PO Box 1237, 28 Main Street Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements Lot 11
Project: MAGGIE LANE, PORTLAND

Figure No. 1
-----------------

EACH UNIT ON LOT 11 MAY HAVE A FUTURE REAR DECK WITH OPTIONAL STEPS TO THE GROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

DETENTION AREA



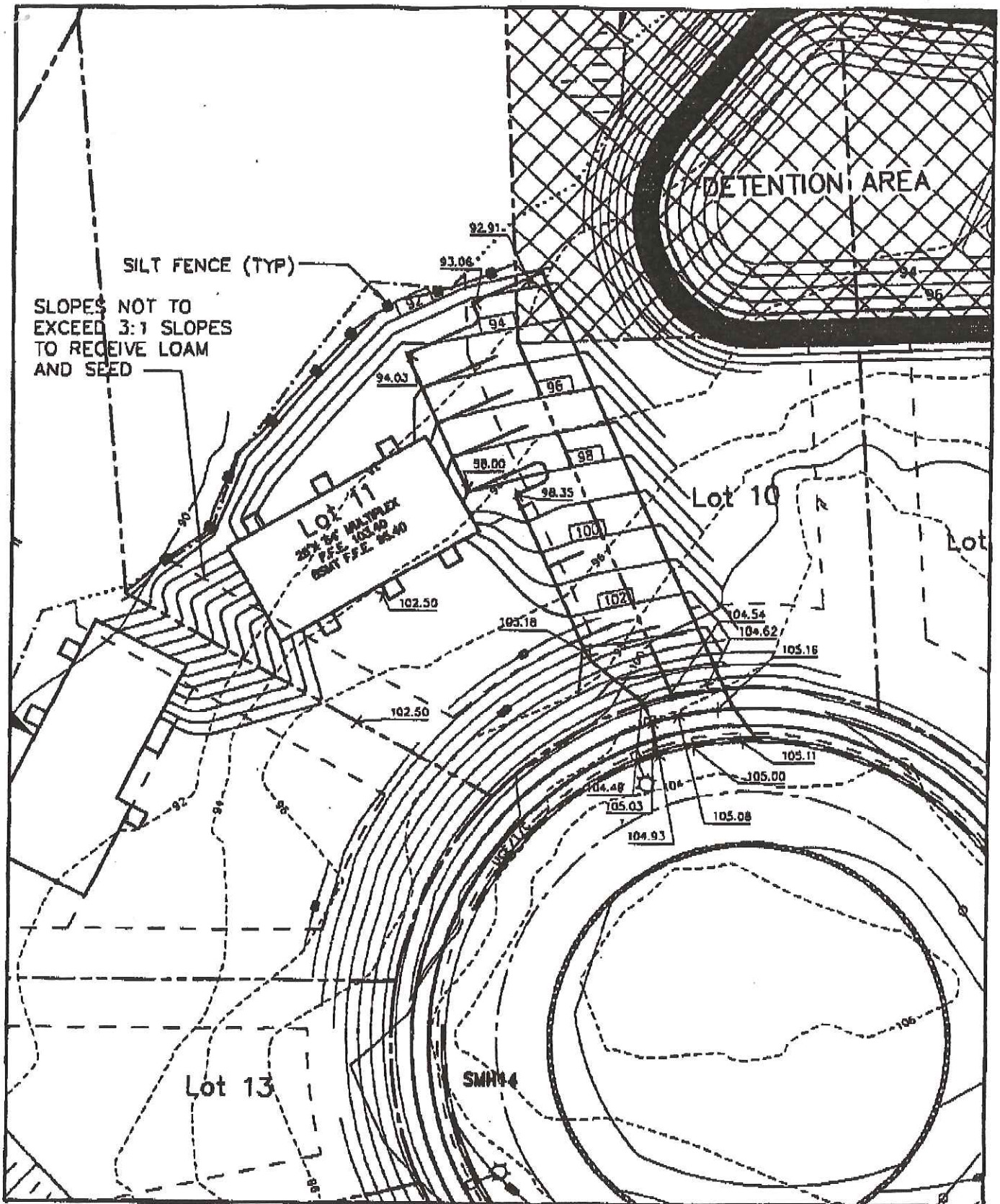
Design: DER	Date: MAR 2000
Draft: DS	Job No.: 163
Checked: AMP	Scale: 1" = 30'
File Name: 89103-ALL-LOTS2.DWG	

**GP** Gerrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1337, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: **Layout & Utilities - Lot 11**  
 Project: **MAGGIE LANE, PORTLAND**

Figure No. **2**

9/21/2000



Design: DER	Date: MAR 2000
Draft: BB	Job No.: 185
Checked: AMP	Scale: 1" = 30'
File name: 99103-ALL-LOTS2.DWG	

**GP** Corzili-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Grading & Drainage - Lot 11**  
 Project:  
**MAGGIE LANE, PORTLAND**

Figure No.  
**3**

9/21/2000



STATUTORY WARRANTY DEED

**COPY**

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

CUSTOM BUILT HOMES OF MAINE, INC., a Maine corporation with a mailing address of 27 Main Street, Windham, Maine 04062

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 11 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412.

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC to Portland Water District dated April 11, 2000 and recorded in Book 15413, Page 104.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.

5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 412.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 412.
8. Common Driveway Easement with Lot 10 as shown on said plan. The lot herein conveyed and said Lot 10 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 11 shall be limited to not more than three (3) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by James Wolf, its Member thereunto duly authorized this 16 day of Nov., 2000.

MAGGIE LANE DEVELOPMENT, LLC

Joyce M. Yates

By: [Signature]  
Its Member, James Wolf

STATE OF MAINE  
CUMBERLAND, SS.

, 2000

Then personally appeared the above-named James Wolf, Member of MAGGIE LANE DEVELOPMENT, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

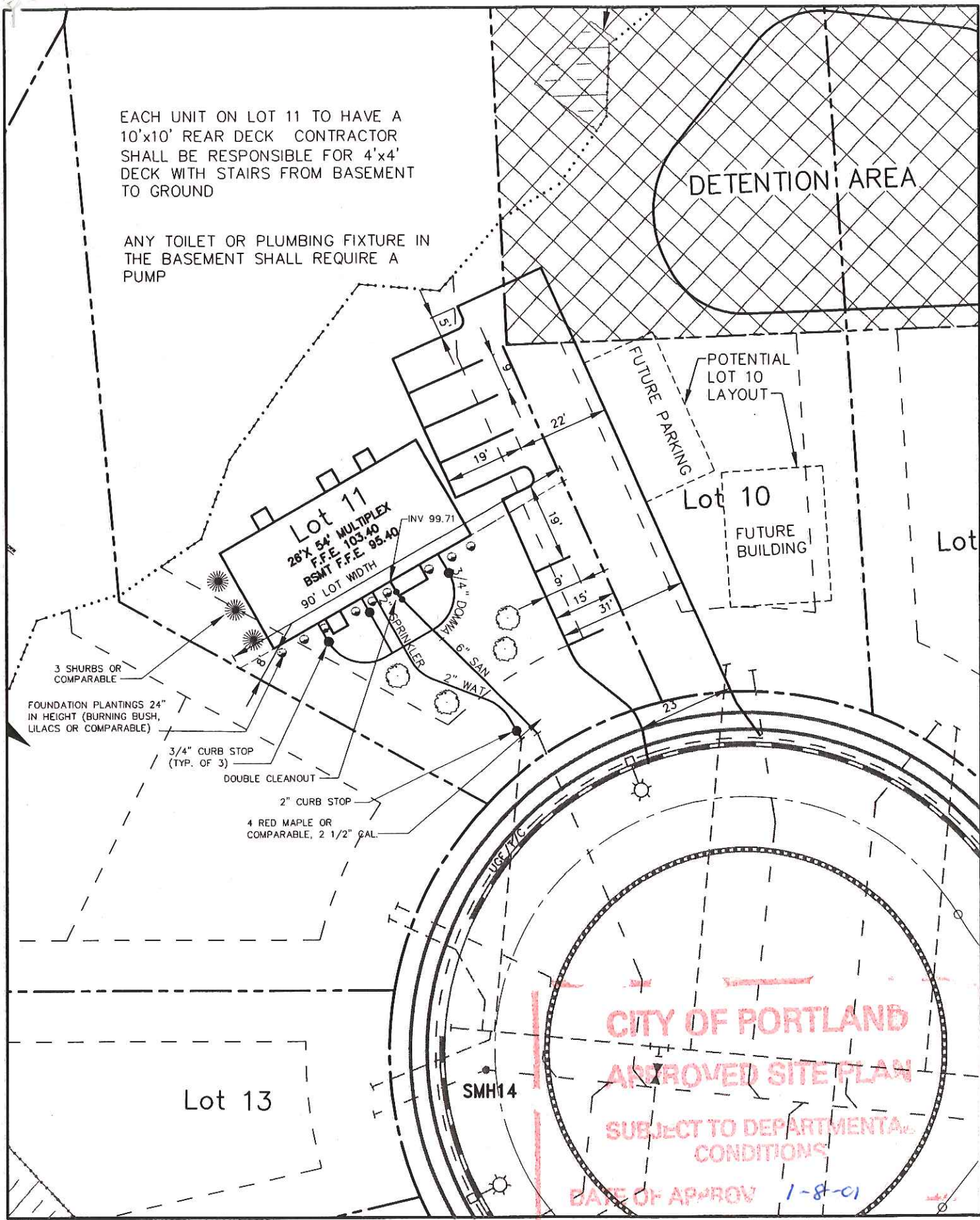
Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

EACH UNIT ON LOT 11 TO HAVE A 10'x10' REAR DECK CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

ANY TOILET OR PLUMBING FIXTURE IN THE BASEMENT SHALL REQUIRE A PUMP



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS

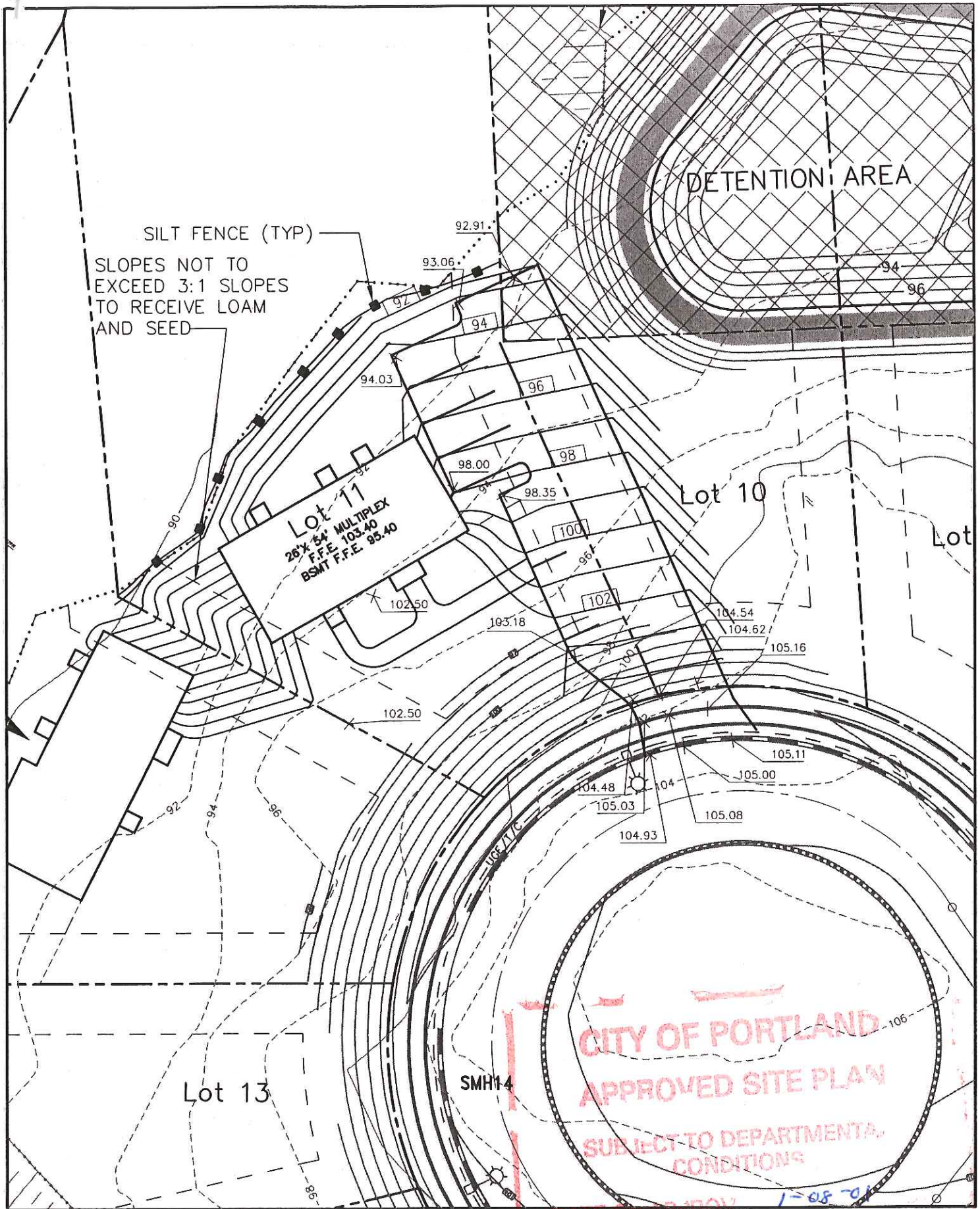
DATE OF APPROV 1-8-01

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

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

Drawing Name: <b>Layout &amp; Utilities - Lot 11</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

Figure No. <b>2</b>
------------------------



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

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

Drawing Name: **Grading & Drainage - Lot 11**  
 Project: **MAGGIE LANE, PORTLAND**

Figure No. **3**

CITY OF PORTLAND

Site Plan \ Subdivision Performance Guaranty

CASH ESCROW AGREEMENT<sup>1</sup>

Developer's Tax Identification Number: 01-359647

Developer's Name and Mailing Address: CUSTOM BUILT HOMES OF MAINE  
27 MAIN STREET  
WINDHAM, ME 04062

Amount to be Escrowed: \$2,000.00

City Account Number:<sup>2</sup> 710-0000-233-18-00

Treasurer's Report of Receipts Number: 13406

Project Job Number: 20000211  
(from Site Plan Application Form)

Project Location: MAGGIE LANE (LOT #11)

Project Description:  
(Attach Approval Letter) \_\_\_\_\_

This Escrow Agreement was completed by CITY OF PORTLAND on JANUARY 12, 2000.

This Agreement entered into this 12th day of JANUARY, 2000, by and between CUSTOM BUILT HOMES OF MAINE, INC.

\_\_\_\_\_ (hereinafter "Developer"), and the City of Portland, a body politic and corporate, having a place of business in the County of Cumberland and the State of Maine (hereinafter "Escrow Agent").

In consideration of their mutual promises, covenants and agreements, and other good and valuable consideration, receipt of which is hereby acknowledged, the said parties agree, as

follows:

### PUBLIC IMPROVEMENTS

1. Pursuant to the project approval letter referred to above, the Developer is obligated to make certain required site improvements, all as more fully described therein.

2. The estimated cost of completing the improvements is: \$

\$2,000,00

3. The deadline for completing the improvements is :

SEPT 1, 2001

### APPOINTMENT OF ESCROW AGENT

4. The Developer hereby appoints the City of Portland to act as its Escrow Agent.

### DUTIES OF ESCROW AGENT

5. During the term of this Agreement, the Escrow Agent will hold and disburse the escrowed funds in accordance with the terms and provisions hereof.

### LIMITATION OF LIABILITY

6. The Developer agrees that the Escrow Agent assumes no liability in connection with its performance under this Agreement, except for gross negligence or willful misconduct.

### INTEREST

7. The Escrow Agent will not pay interest on the escrowed funds.

### INSPECTION OF COMPLETED WORK

8. The Developer has the duty to advise either the City of Portland's Planning Department or its Department of Public Works, whichever is appropriate, when the required site improvements either have been completed or are otherwise ready for inspection.

### DISBURSEMENT OF ESCROW FUNDS

9. The City of Portland may draw against the escrow account at the direction of the Director of Planning in the event that:

(Rev. Jan. 2000)

- (a) Developer should fail to complete satisfactorily by [Date: Within two years but in no event between November 15 and April 15 of any given year] the required site improvements described in Paragraph 1;
- (b) The Developer should fail to request the City to conduct inspections of the required site improvements described in Paragraph 1; or
- (c) The Developer should fail to provide a surety bond, letter of credit or escrow account equal in value to ten percent (10%) of the estimated cost of the required site improvements, pursuant to sections 14-501 and 14-525.

#### REDUCTION OF ESCROW ACCOUNT

10. At the direction of the Director of Planning and Urban Development, the Director of Finance may either reduce or release the amount of the escrow account, pursuant to section §14-501.

#### COSTS OF ESCROW ACCOUNT

11. All costs associated with establishing, maintaining and disbursing funds from the escrow account will be borne by the Escrow Agent.

#### PERIOD OF WITHDRAWAL

12. The City of Portland may draw against the escrow account during a period, not to exceed ninety days (90) following the expiration of the deadline for completing improvements (hereinafter "deadline"), provided that the Developer has given the City written notice of the deadline, at least ninety (90) days prior thereto, by certified mail, addressed to the Director of Planning and Urban Development. In the absence of such a notice, the City of Portland may draw against the account for a period, not to exceed ninety (90) days beyond the expiration date, which will commence to run from and after the date the City has received written notice of the pending expiration of the deadline.



## TERMINATION OF ESCROW AGREEMENT

13. This escrow account will terminate either on [a date which is either ninety (90) days after the date for completion of the required site improvements, but which does not fall between September 15th and April 15th] or as extended, pursuant to paragraph 12. The Agreement may also be terminated and the funds released, prior to either of the foregoing dates when either the Director of Planning and Urban Development or the Department of Public Works, which ever is appropriate, has certified in writing to the Developer that the required site improvements have been completed in accordance with the project approval letter.

Developer

by David J. McLaughlin  
its agent

City of Portland

D. Kline  
by Duane Kline  
its Director of Finance

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### Distribution

1. This Form will be completed by Planning Staff.
  2. The account number can be obtained by calling Paul Colpitts, Chief Accountant, at x8665.
  3. The Agreement will be executed in duplicate originals.
  4. The duplicate originals, each signed by the Developer, will be delivered to the Finance office, together with a check or the funds representing the escrowed amount.
  5. The Director of Finance or his designated agent will sign the escrow agreement in duplicate, acknowledge receipt of funds and deposit them into a City account.
  6. The Director of Finance will retain one duplicate original.
  7. The Director of Finance will return the other duplicate original to Planning. Planning will retain a copy and mail the other duplicate original to the Developer.
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