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

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Applicant 27 Main St, Windham, ME 04062 Applicant's Mailing Address Danny McCarthy Consultant/Agent Applicant Address of Proposed Site Application Date Maggie Lane lot 11 Project Name/Description Address of Proposed Site	3
Applicant's Mailing Address Danny McCarthy Consultant/Agent 7 / A - B - 73 Project Name/Description Maggie Ln, Portland, Maine Address of Proposed Site	
Danny McCarthy Maggie Ln, Portland, Maine Consultant/Agent Address of Proposed Site	
Consultant/Agent Address of Proposed Site	
000 440 900 910 910 914 B-004	
892-3149 892-1383 341-A-021	
Applicant or Agent Daytime Telephone, Fax Assessor's Reference: Chart-Block-Lot	10
Proposed Development (check all that apply): Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 2 story town houses 2808 R3 Proposed Building square Feet or # of Units Acreage of Site Zoning	ii
Check Review Required:	
✓ Site Plan	W
(major/minor) # of lots	72
☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification	nn.
	813
☐ Zoning Conditional ☐ Zoning Variance ☐ Other ☐ Use (ZBA/PB)	
Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date: 11/21/00	
DPC Approval Status: Reviewer //www Sal never A lov	9
DRC Approval Status: Reviewer Inno June Mukus Aby	
Approved Approved woondings	
see attached	29
Approval Date 12/12/0C Approval Expiration Extension to Additional Sheets	
Attached	
Condition Compliance signature date	20
Signature date	
Performance Guarantee Required* Not Required	
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CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM D.R.C. Copy

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I. D. Number

			1/21/00	
Applicant		Application Date		
27 Main St, Windham, ME 04062 Applicant's Mailing Address Danny McCarthy Consultant/Agent 892-3149 892-1383 Applicant or Agent Daytime Telephone, Fax		Maggie Lane lot 11 Project Name/Description		
		Address of Proposed Site		
		341-A-021		
		Assessor's Reference: Chart-Block	-Lot	
		Proposed Development (check all that apply) Office Retail Manufactur 2808	A	
Proposed Building square Feet or # of Units	Acre	age of Site	Zoning	
Check Review Required:				
Site Plan (major/minor)	Subdivision # of lots	PAD Review	☐ 14-403 Streets Review	
☐ Flood Hazard ☐	Shoreland	HistoricPreservation	☐ 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 Expiration1:	2/12/01 Extension to	✓ Additional Sheets	
✓ Condition Compliance Chris Ear	le/Steve Bushey	12/12/00	Attached	
s	signature	date		
Performance Guarantee	signature Required*			
	Required*	date Not Required		
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CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM ADDENDUM

20000211	
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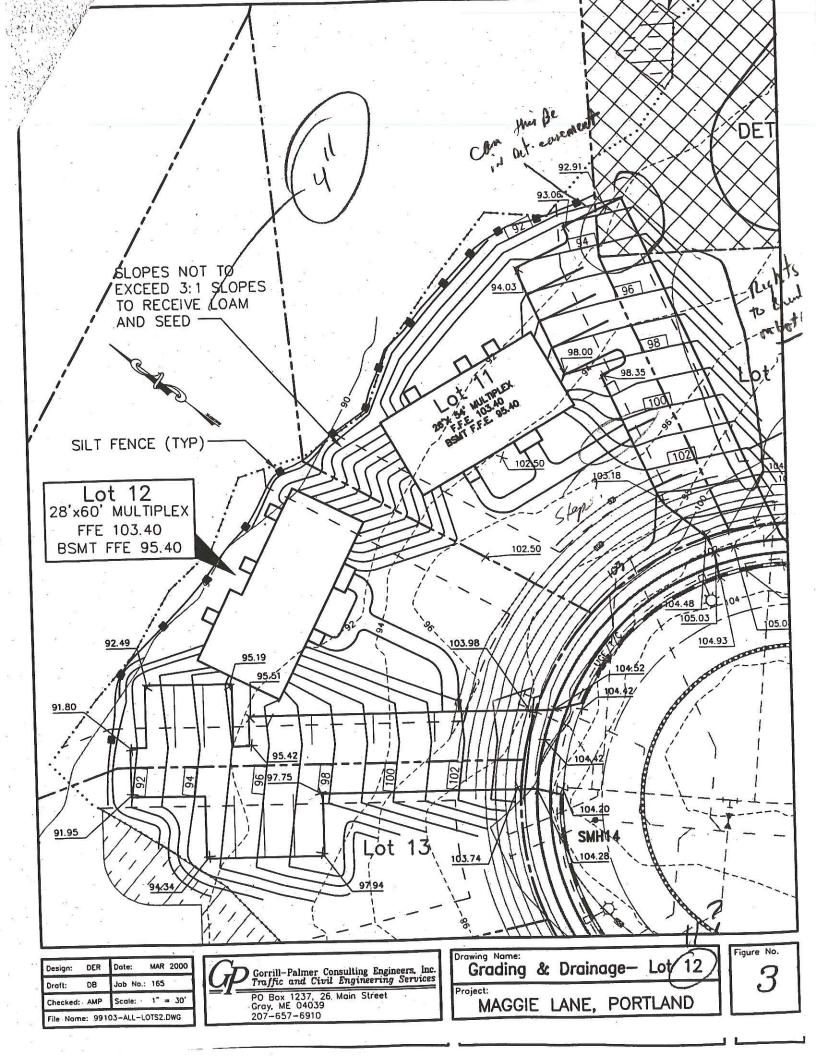
Custom Built Homes of Maine 11/21/00 Applicant Application Date 27 Main St, Windham, ME 04062 Maggie Lane lot 11 Applicant's Mailing Address Project Name/Description Danny McCarthy 71 - 73 Maggie Ln, Portland, Maine Consultant/Agent Address of Proposed Site 892-3149 341-A-021 892-1383 Applicant or Agent Daytime Telephone, Fax 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.

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

APPLICANT: Custom Built Homes of Maine
ADDRESS: 27 Main St Windham, Me 04067
SITE ADDRESS/LOCATION: Lot 11 - Maggie Lane
DATE: 12/12/00
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 rumoff 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.
Your new street address is now 7/19 73 Macq 1e Lane, the number must be displayed on the street frontage of your house prior to issuance of 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.
5 Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
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.)

e 1/	As-built record information for sewer and stormwater service connections must be submitted
0/_	As-built record information for sewer and stormwater services and approved prior to to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to
	issuance of a Certificate of Occupancy.
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	above the finish street/curb elevation to allow for positive drainage away from carrie
	footprint of building.
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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
	elevation (SE) set by the building contractor to provide for positive design of positive
	entire footprint of building.
1/	A drainage plan shall be submitted to and approved by Development Review Coordinator
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	drainage handling drainage handling and pauls, drainage strates,
	grading, existing and proposed contours, diamage patterns and locations and outlets 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
14.	other drainage improvements as necessary due to field conditions.
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13.	Applicant shall be responsible to install
17 107	and maintain all necessary emsion control
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8	To the R.E. City Project
	erine Staples, P.E., City Engineer
	Applicant shall be responsible to clean
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	debris resulting from this project. Applicant shall coordinate with developer and developer and eveloper and eveloper and ordinate with developer and developer and interest and corb examing contractor for all grading and utilities and corb examplant on the approved sub-division plants on some compliance with approved sub-division plants
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CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

APPLICANT:_	CUSTOM BUILT NOMES DI MANINE
ADDRESS:	27 Main 5+ Windham, Me 04062
SITE ADDRESS	S/LOCATION: Lot 11 - Maggie Lane
DATE:	12/12/00
only and does no	Development Review Coordinator is for General Conformance with ordinances and standards of relieve the applicant, his contractors or agents from the responsibility to provide a hed site, including but not limited to: increasing or concentrating of all surface runoff onto instream properties, issues regarding vehicle sight distance, location of public utilities and attions.
CONDITI	ONS 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 $\frac{7/A-B}{3}$ $\frac{73}{Magqle}$ 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. <u>Please</u> 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. <u>Please</u> 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.)

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- 1/	As-built record information for sewer and stormwater service connections must be submitted	
8/_	As-built record information for sewer and stormwater served Street) and approved prior to	
	As-built record information for sewer and statement to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to	
	issuance of a Certificate of Occupancy.	1000 1000 1000 1000 1000 1000 1000 100
0 1/	The building contractor shall check the subdivision recording plat for pre-determined first	
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10	basement windows to be in conformance with the first floor elevation (FFE) and sill	
	basement windows to be in conformance with the first floor of the desirage away from	
	elevation (SE) set by the building contractor to provide for positive drainage away from	
	entire footprint of building.	
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1/	A drainage plan shall be submitted to and approved by Development Review Coordinator	
11.	A drainage plan shall be submitted to and approved by Bottospan lot	
	A drainage plan shall be submitted to and approve by showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot	
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	grading, existing and proposed contours, drainings patterns and locations and outlets grades at or near abutting property lines, erosion control devices and locations and outlets	
	granes at or near abattag property	
	for the drainage from the property.	
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12.	The Development Review Coordinator reserves the right to require additional lot grading or	
	other drainage improvements as necessary due to field conditions.	
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cc: Kathe	erine Staples, P.E., City Engineer	
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CITY OF PORTLAND

November 8, 2002

Custom Built Homes of Maine 27 Main Street Windham, ME 04062

Re:

Maggie Lane, Lot #11

City Account #710-0000-233-18-00

Enclosed please find a check in the amount of \$2,000, which the Planning Department has authorized me to release from the above-named project. This closes out your account for this project.

Sincerely,

Duane G. Kline Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator

Department of Planning & Development Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP Planning

John N. Lufkin

Ecomonic Development

CITY OF PORTLAND

TO:

Duane Kline, Finance Department

FROM:

Alexander Jaegerman, Planning Division Director

DATE:

November 5, 2002

SUBJECT:

Request for Release of Performance Guarantee

71-75 Maggie Lane, Lot 11 Triplex

ID# 2000-0211

Lead CBL #341-A-021

(Custom Built Homes of Maine)

Please release the Escrow Account #710-0000-233-18-00 for the Triplex at 71-75 Maggie Lane.

Current Balance

\$ 2,000.00

Approved:

Alexander Jaegerman

Planning Division Director

cc:

Sarah Hopkins, Development Review Services Manager Jay Reynolds, Development Review Coordinator Todd Merkle, Public Works Code Enforcement

File

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Inspection Services Michael J. Nugent Manager



Department of Urban Development Joseph E. Gray, Jr. Director

CITY OF PORTLAND

August 29, 2001

Scott Rousseau 71 Maggie Lane Portland, Maine 04103

RE: 71A, 71B and 71C Maggie Lane

CBL: 341-A-021

Dear Mr. Rousseau,

CERTIFIED MAIL: 70001670000030721776

Our records indicate that the temporary certificate of occupancy required pursuant to building permit # 01-0034 has expired. Please be advised that the occupancy of the portion of the premises covered by the permit without the Certificate of Occupancy is a violation of Section 108.1 of the City Building Code (1999 BOCA).

This is a notice of violation pursuant to Section 116.2 of the Code. All referenced violations shall be corrected within 10 days of the date of this notice. Our records will be reviewed again on September 10, 2001.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121 of the Code. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Manager of Inspection Services

Cc: Custom Built Homes

Jay Reynolds, Development Review Coordinator

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 71A,71B,71C Maggie Lane CBL(341-A-021)

Issued to Custom Built Homes Of Maine

Date of Issue May 21, 2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered - changed as to use under Building Permit No. 010034 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Structure(3 units)

Residential Dwelling Usa Group R-3 Type 5B (Boca 99)

Limiting Conditions:

Temporary C of O. Will Expire on June 30, 2001. #11 remaining sitework must be completed At that TIME

This certificate supersedes

certificate issued

Approved:

5/21/01 (Date)

nspector

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar. TO:

Inspections

FROM:

Jay Reynolds, Development Review Coordinator

DATE:

May 30, 2001

RE:

C. of O. for 71/71A/73 Maggie Lane (341-A-021)

After visiting the site, I have the following comments:

- 1. Landscape Incomplete.
- 2. Loam/seed Incomplete.
- 3. driveway unpaved.

I would estimate that these items could be completed by July 10, 2001. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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

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

Cc: Sarah Hopkins, Development Review Services Manager

File: O:\drc\maggielot11a.doc