

**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

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:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **11/21/00**

DRC Approval Status:

- Approved **Approved w/Conditions**
see attached

Reviewer *Chris Smith reviewed by Steve Bush*
 Denied

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.

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

**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 sub-division plans
16. Site grading shall be accomplished to avoid any ponding of water or concentrated flow of run off onto adjacent properties

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

SILT FENCE (TYP)

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

Can this be in det. cement

DET

rights to build road

Lot

Step

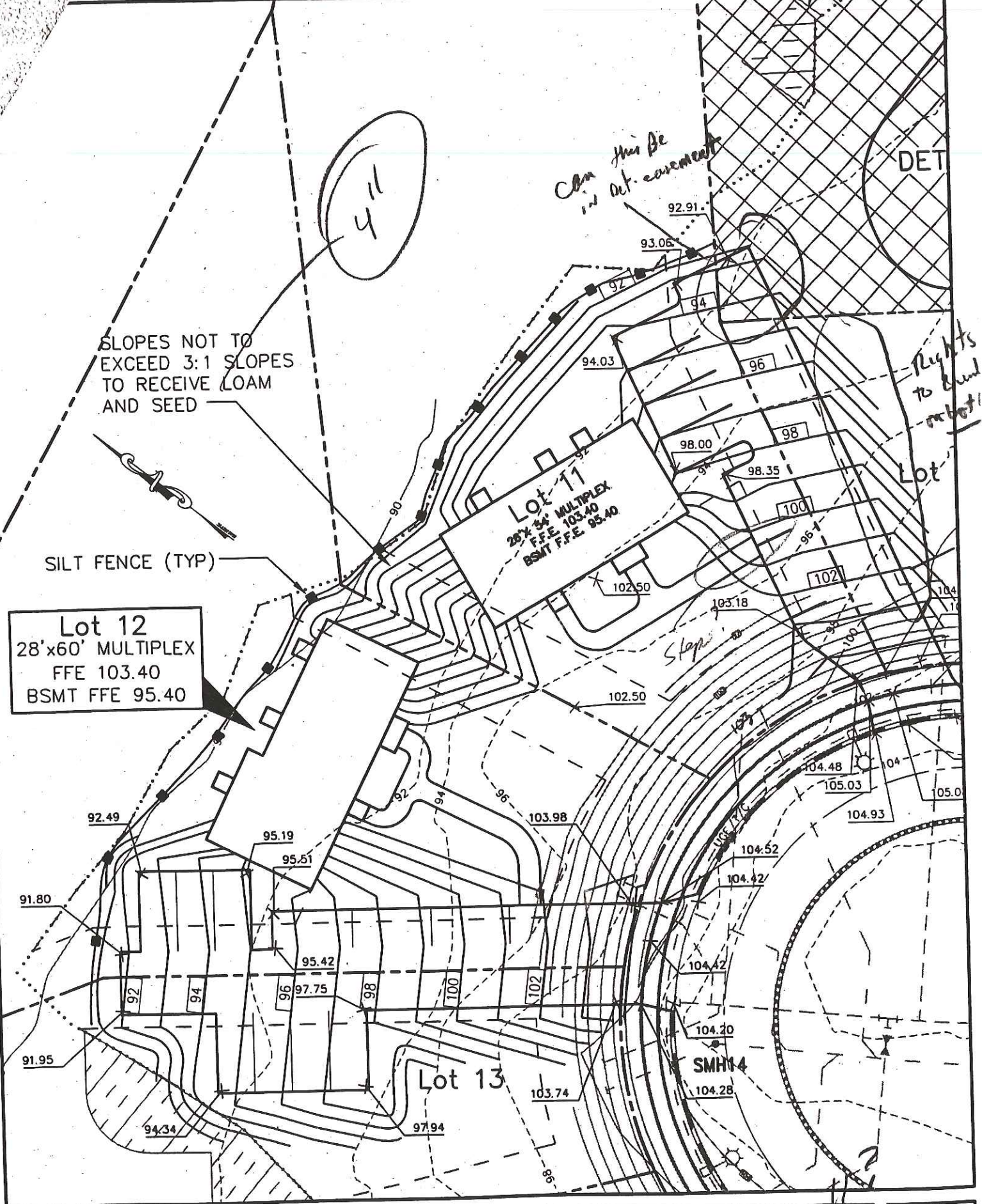
USE P.C.

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

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 sub-division plan.

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

Finance Department



Duane G. Kline
Director

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



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

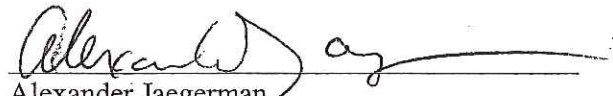
John N. Lufkin
Economic Development

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

O:\PLAN\CORRESP\DRC\PERFORM\MAGGIELOT11A.DOC

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

CERTIFIED MAIL: 70001670000030721776

Dear Mr. Rousseau,

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.

Sincerely,


Mike Nugent
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
Use Group R-3 Type 5B
(Boca 99)

Limiting Conditions:

Temporary C of O. Will Expire on June 30, 2001. All remaining sitework must be completed At th**AT** TIME

This certificate supersedes
certificate issued

Approved:

5/21/01

(Date)


Jon Reed
Inspector

[Signature]
Inspector of Buildings

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.

05/21/01
[Handwritten initials]

[Handwritten initials]

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