

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

20000157  
I. D. Number

Tom Built Homes of Maine

licant

27 Main Street, Windham, ME

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-1383

Applicant or Agent Daytime Telephone, Fax

7/26/00

Application Date

Maggie Lane lot 12

Project Name/Description

77

Maggie Ln, Portland Maine

Address of Proposed Site

341-A-022

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) 3 unit

24,136

Proposed Building square Feet or # of Units      Acreeage of Site      Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid:    Site Plan \$400.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: 7/26/00

**DRC Approval Status:**

Reviewer *Chris Gurd*

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

Approval Date 9/13/00      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		
<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

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

APPLICANT: Custom Built Homes of Maine  
 ADDRESS: 27 Main St Windham, Me  
 SITE ADDRESS/LOCATION: 77 Maggie Lane (Lot #12)  
 DATE: 9/13/00

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 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. X 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. X 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. X Your new street address is now 77 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X 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. X Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. X 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. X 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. X 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. X 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. X 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. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X The applicant coordinate with the developer and the developer's contractor for all grading, utilities and curb openings to insure compliance with approved subdivision plans.

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

- 14 X The applicant shall be responsible for installation and maintenance of erosion control devices. The applicant shall be responsible to clean up any tracking of mud or debris onto Maggie Lane or Forest Ave. as result of this project - street sweeping may be required.
- 15 X The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff 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.

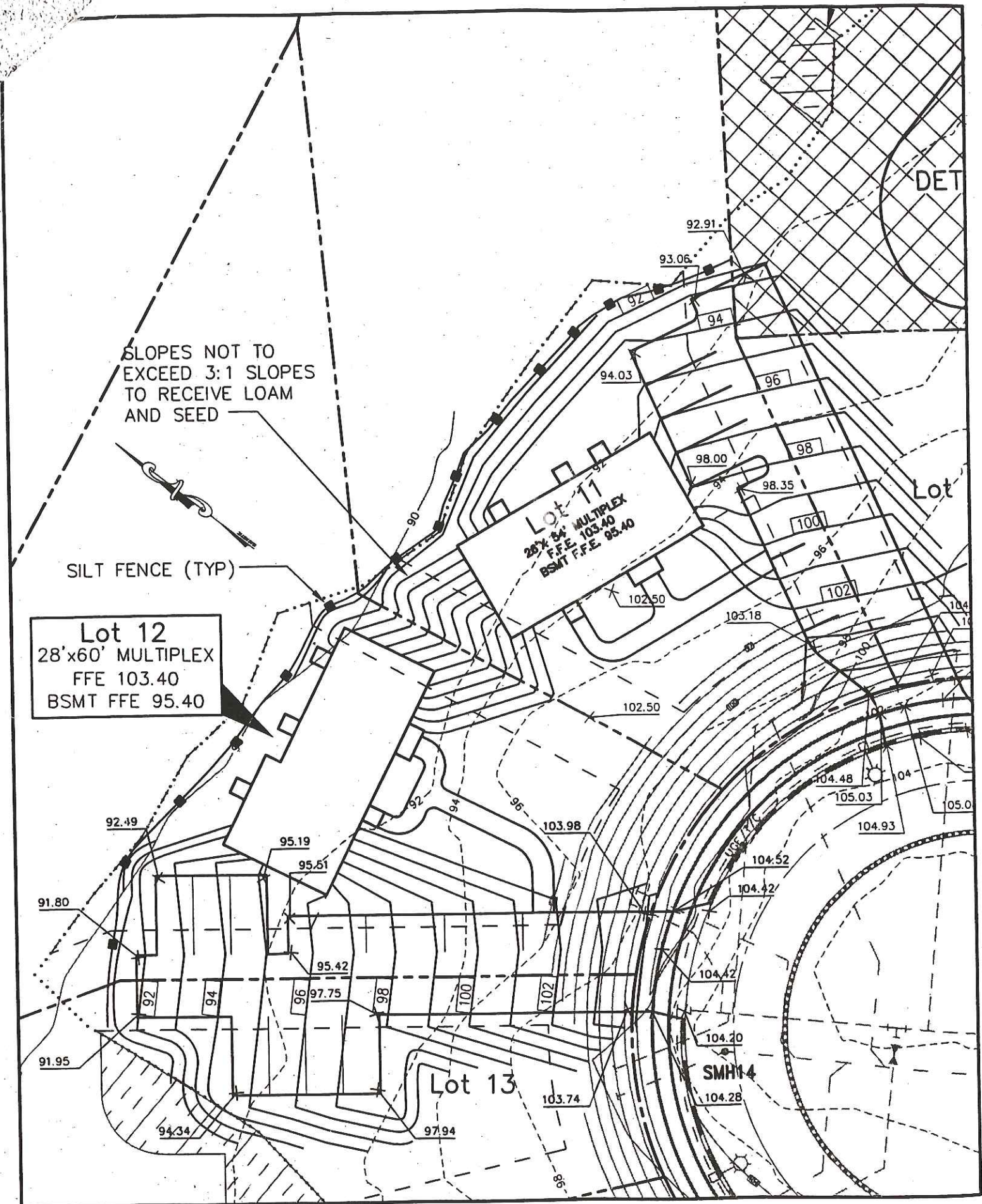
All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, 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.





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'x64' MULTIPLEX  
FFE 103.40  
BSMT FFE 95.40

**Lot 13**

SMH-4

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**

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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**20000157**

I. D. Number

from **Built Homes of Maine**

Agent

**27 Main Street, Windham, ME**

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Applicant or Agent Daytime Telephone, Fax

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**Maggie Ln, Portland Maine**

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**7/26/00**

Application Date

**Maggie Lane lot 12**

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**24,136**

Proposed Building square Feet or # of Units      Acreage of Site      Zoning

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- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
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- Zoning Variance
- PAD Review
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**DRC Approval Status:**

Reviewer *Chris Gurdle*

- Approved
- Approved w/Conditions** see attached
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Approval Date 9/13/00    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached

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

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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

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We appreciate your prompt compliance with these requirements.

## SPACE AND BULK REQUIREMENTS – LOT 12

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

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

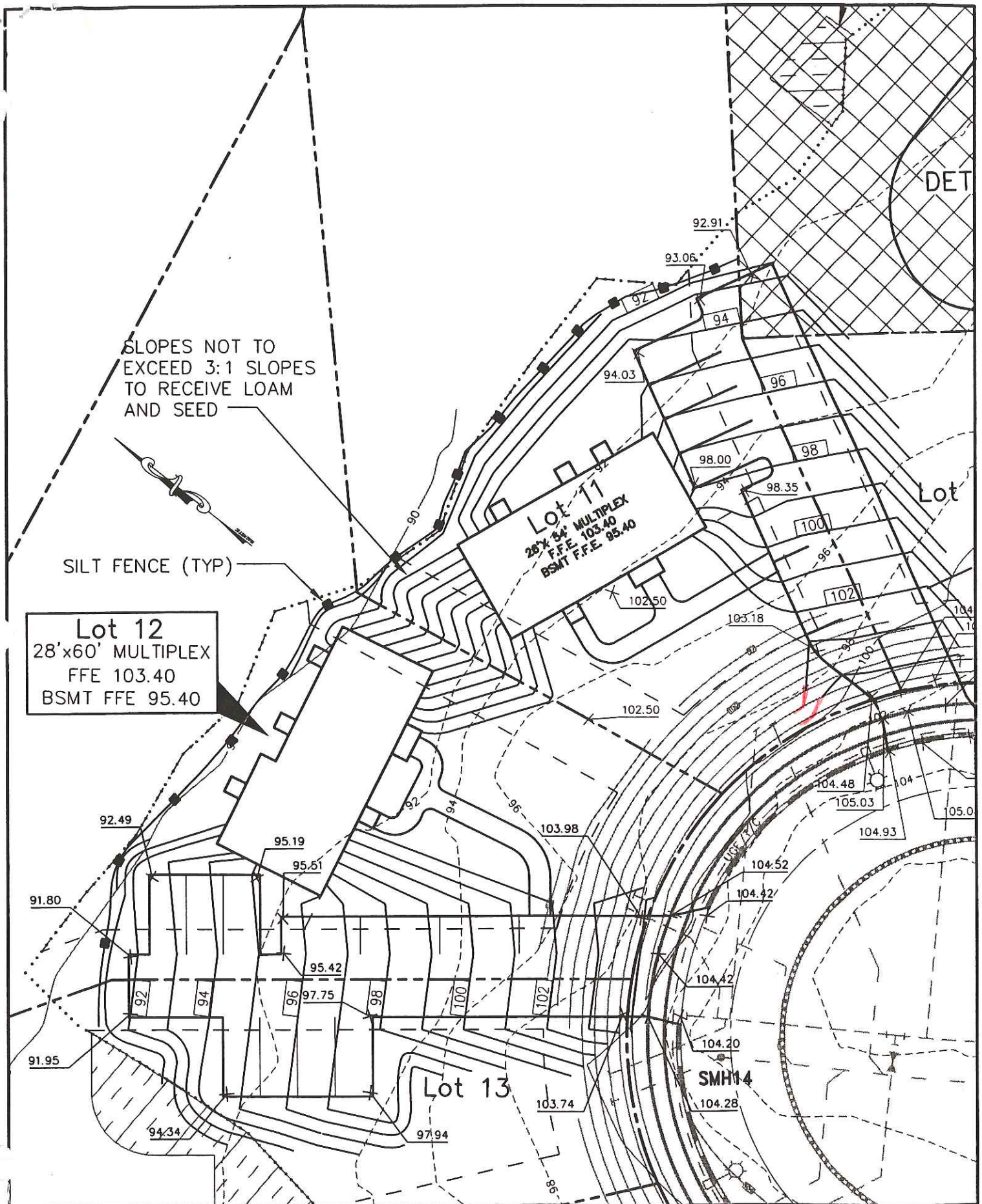
Design: DER	Date: APR 2000
Draft: LAN	Job No.: 155
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name: <b>Space &amp; Bulk Requirements Lot 12</b>
Project: <b>MAGGIE LANE, PORTLAND</b>

Figure No. <b>1</b>
------------------------





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

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

SILT FENCE (TYP)

Design: DER	Date: MAR 2000
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**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**

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:** October 8, 2002  
**SUBJECT:** Request for Release of Performance Guarantee  
Maggie Lane lot 12 Triplex  
ID# 2000-0157      Lead CBL#341-A-022  
(Custom Built Homes of Maine)

Please release the Escrow Account #710-0000-233-23-00 in the amount of \$200.00 for Triplex at Lot 12 Maggie Lane.

**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\DRCPERFORM\MAGGIELOT12B.DOC



Finance Department



Duane G. Kline  
Director

## CITY OF PORTLAND

October 23, 2002

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

Re: City Account #710-0000-233-23-00  
Lot #12, Maggie Lane

The Planning Department has authorized me to release the performance guarantee for the above-named project. Enclosed please find a check in the amount of \$2,000.00, which closes out your account.

If you have any questions or require further information, please call my assistant, Jennifer Babcock, at 874-8645.

Sincerely,

A handwritten signature in cursive script that reads 'Kevin A. Markee'.

Kevin Markee  
Treasury Director

KRM,jlb

pc: Jay Reynolds, Development Review Coordinator

Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

August 29, 2001

Mierla & Fotaq Cala  
75 Maggie Lane  
Portland, Maine 04103

RE: 75A, 75B and 77 Maggie Lane  
CBL: 341-A-022

CERTIFIED MAIL: 70001670000030721783

Dear Mr. & Mrs. Cala,

Our records indicate that the temporary certificate of occupancy required pursuant to building permit # 01-0096 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 75A, 75B, 77 Maggie Lane CBL: 341-A-022

Issued to Custom Built Homes

Date of Issue April 26, 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. 010096, 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

Entire Premises

APPROVED OCCUPANCY

Use Group R2

Type 5B

Bpca 1999

3 Family Residential

Limiting Conditions:

1. Landscaping must be completed.
2. Grass catch must be completed.
3. Driveway must be paved.
4. Grading / elevation pertaining to common driveway need revised plan from applicant.

This certificate supersedes certificate issued (Temporary certificate expires on June 30, 2001)


Approved:

4/26/01  
(Date)

*Jonathan J. Red*  
Inspector

.....  
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.

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: April 20, 2001  
RE: C. of O. for # 75A, 75B, 77 Maggie Lane (341-A-022)

---

After visiting #75A, 75B, 77 Maggie Lane, I found the following:

1. Landscaping Incomplete.
2. Grass catch incomplete.
3. The driveway is not paved.
4. Grading/elevation changes pertaining to the common driveway need to be addressed (proposed grades do not coincide with approved plan; considerable change in design). Awaiting revised plan from applicant.

I would estimate that these items could be completed by June 30, 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\maggielot12.doc



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

20000157  
I. D. Number

Custom Built Homes of Maine

Applicant  
27 Main Street, Windham, ME  
Applicant's Mailing Address  
Danny McCarthy  
Consultant/Agent  
892-1383

7/26/00  
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Maggie Lane lot 12  
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77 Maggie Ln, Portland Maine  
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Proposed Development (check all that apply):  
 New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) 3 unit  
24,136  
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: 7/26/00

DRC Approval Status:

Reviewer: Chris Earl

Approved       Approved w/Conditions see attached       Denied  
Approval Date 9/13/00      Approval Expiration 9/13/01      Extension to \_\_\_\_\_       Additional Sheets Attached  
 Condition Compliance      Chris Earl      9/13/00  
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		
<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			

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

20000157  
I. D. Number

**Custom Built Homes of Maine**

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

**7/26/00**  
Application Date  
**Maggie Lane lot 12**  
Project Name/Description

**77 Maggie Ln, Portland Maine**  
Address of Proposed Site  
**341-A-022**  
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 77 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.

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.

The applicant coordinate with the developer and the developer's contractor for all grading utilities and curb openings to insure compliance with approved subdivision plans.

The applicant shall be responsible for installation and maintenance of erosion control devices. The applicant shall be responsible to clean up any tracking of mud or debris onto Maggie Lane or Forest Avenue as result of this project-street sweeping my be required.

The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff onto adjacent properties.

**Planning Conditions of Approval**

1. that the buiding roof shall have a minimum roof pitch of 7 in 12.
2. that the buiding elevations on the left and right shall have a minimum of 4 windows per side.
3. foundation plantings along the front side of the building shall total 6.

**Inspections Conditions of Approval**



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

**20000157**

I. D. Number

**Custom Built Homes of Maine**

Applicant

**27 Main Street, Windham, ME**

Applicant's Mailing Address

**Danny McCarthy**

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Applicant or Agent Daytime Telephone, Fax

**7/26/00**

Application Date

**Maggie Lane lot 12**

Project Name/Description

**77**

**Maggie Ln, Portland Maine**

Address of Proposed Site

**341-A-022**

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) **3 unit**

**24,136**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid:    Site Plan **\$400.00**    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: **7/26/00**

**DRC Approval Status:**

Reviewer

*Chris Gault*

- Approved     Approved w/Conditions  
see attached     Denied

Approval Date **9/13/00**    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance    signature \_\_\_\_\_    date \_\_\_\_\_

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<input type="checkbox"/> Certificate Of Occupancy	_____		
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	date	signature	
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**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL**

APPLICANT: Custom Built Homes of Maine  
 ADDRESS: 27 Main St Windham, Me  
 SITE ADDRESS/LOCATION: 77 Maggie Lane (Lot #12)  
 DATE: 9/13/00

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 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 77 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. X 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. X 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. X 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. X 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. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X The applicant coordinate with the developer and the developer's contractor for all grading, utilities and curb openings to insure compliance with approved subdivision plans.

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

14. X The applicant shall be responsible for installation and maintenance of erosion control devices. The applicant shall be responsible to clean up any tracking of mud or debris onto Maggie Lane or Forest Ave. as result of this project - street sweeping may be required.
15. X The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff onto adjacent properties.

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

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 ADDRESS: 27 Main St Windham, Me  
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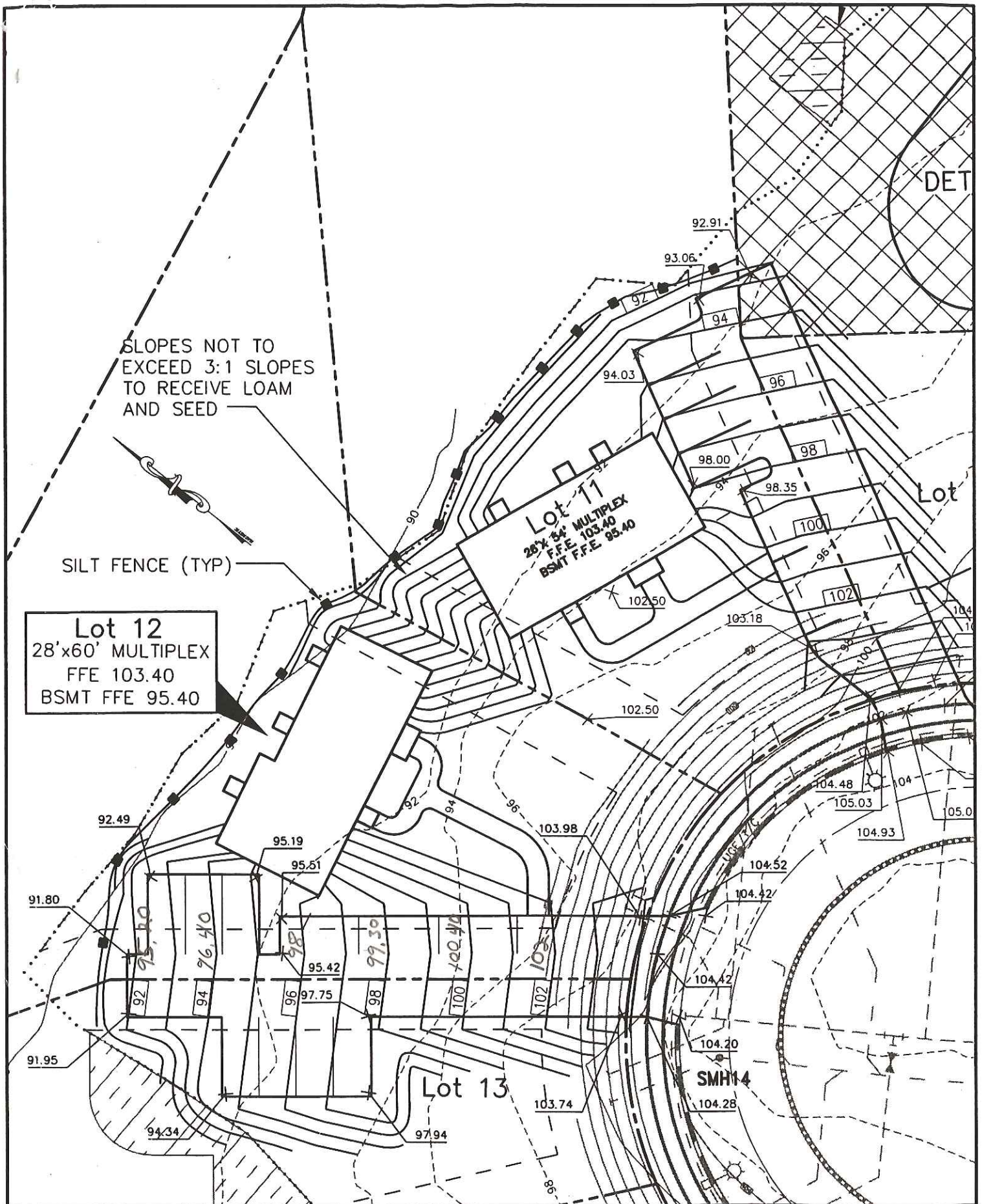
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Design: DER	Date: MAR 2000
Draft: DB	Job No.: 165
Checked: AMP	Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG	

**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**