

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

2001-0067

Application I. D. Number

04/25/2001

Application Date

Maggie Lane lot 13

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

n/a

Consultant/Agent

Agent Ph: Agent Fax:

Applicant or Agent Daytime Telephone, Fax

79 - 79 Maggie Ln , Portland, Maine

Address of Proposed Site

341 A023001

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) 200 cubic yards

n/a

Proposed Building square Feet or # of Units

n/a

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input 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 _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 05/02/2001 Approval Expiration 05/02/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 05/02/2001 date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2001-0048

Application I. D. Number

03/23/2001

Application Date

30 c.y. of fill

Project Name/Description

Sanford Mary Ann Revoc Trust

Applicant

635 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Terrance Edwards

Consultant/Agent

Agent Ph: (207) 766-5660

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

632 - 632 Island Ave, Peaks Island, Portland, Maine

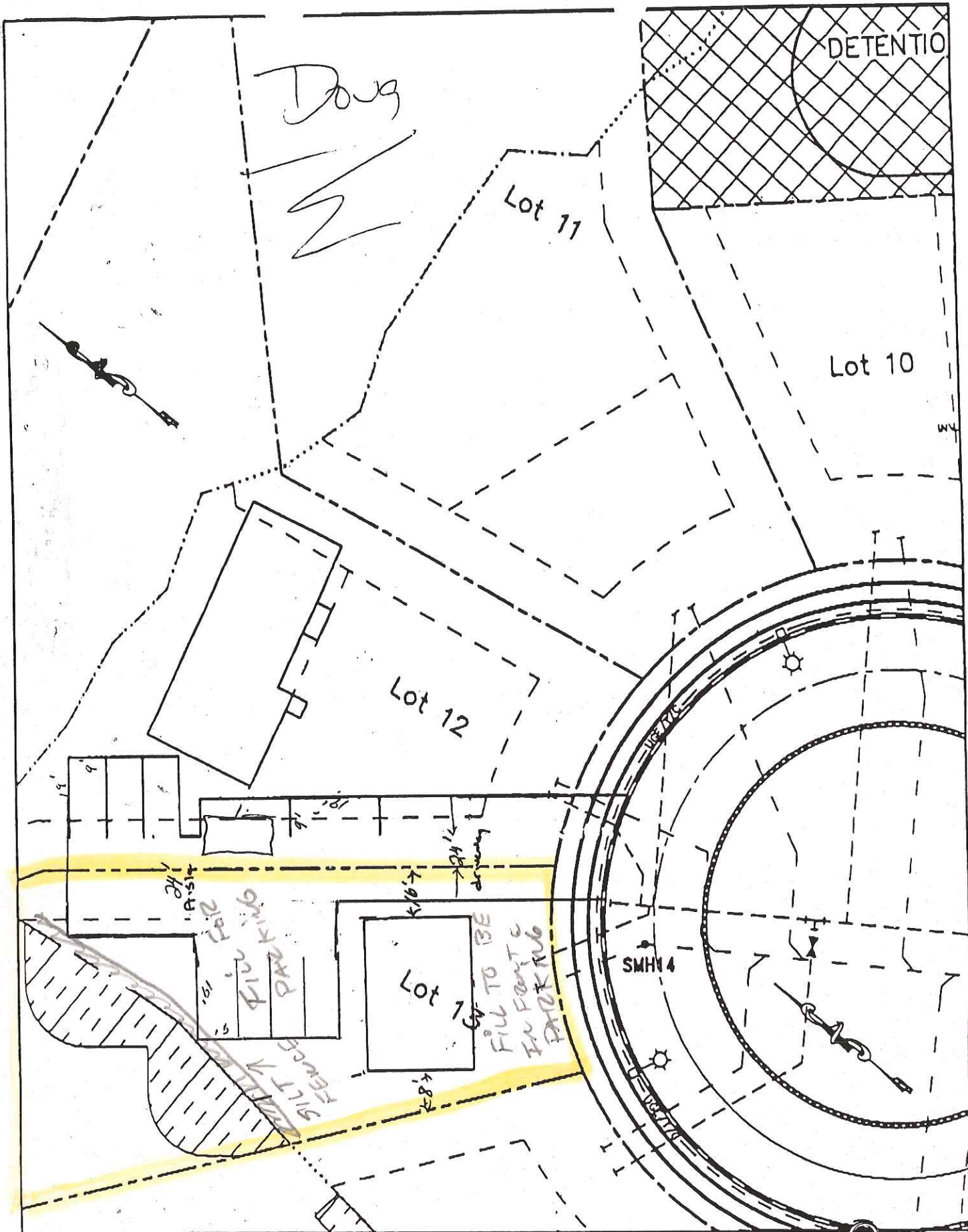
Address of Proposed Site

092 A011001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 Applicant must conform to the city of portland fill permit guidelines for proposed filled areas under 500 cubic yards (see below)
- 2 Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 sideslope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
- 3 The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditchline, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
- 4 Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling within the drainage course under the opinion of the Development Review Coordinator shall be removed and restored to its original condition at the owner's expense.
- 5 Siltation fence shall be installed and maintained at all times. The siltation fence shall be located along the entire downstream limits of the filled area or around the perimeter of the filled area to protect the disturbed area from siltation and possible erosion. Installation shall be initially reviewed by the Development Review Coordinator (DRC) and must be in accordance with the Best Management Practices for Construction Erosion and Sediment Control.
- 6 Erosion control (silt fence) shall be maintained on a regular basis. Silt fence may not be removed until the lawn area or disturbed area is 80% revegetated or is approved by the DRC.
- 7 Any alteration of a drainage course, or rerouting will require the plan to be reviewed by the Planning staff as a minor site plan and will require a stamped professional engineered plan and calculations for drainage discharge, channel sizing, and location.
- 8 The applicant shall disclose the amount, a description of type, and the origin of the proposed fill material. Fill material shall consist of non-contaminated soils free of large debris. Only under special exceptions shall sources of inert construction debris (concrete, brick, mortar, ceramics, etc.) be utilized for fill. Special exception fill material shall be reviewed by the Development Review Coordinator prior to actual placement for approval.
- 9 The fill material shall not remain exposed without a temporary erosion and sedimentation control or seeding application for more than 14 days. Temporary erosion control such as hay mulching must also occur on stock piled material if the time of exposure is to be greater than 14 days.
- 10 The filled area must be covered with 3-4" layer of loam material, free of clay, stone, roots, or wood debris. Loamed areas shall be seeded within 7 days following final grading or be covered with a hay mulch until the area is ready for final seeding. If the area fails to grow grass within 14 days, the area shall be re-seeded.
- 11 A copy of the boundary survey shall be submitted showing the approximate limits of filling. No filling shall be allowed within any public right of way, easement, or on any land other than the lot owned by the applicant.
- 12 The applicant shall complete all construction, grading, and seeding activities by September 1, or a date agreed to by the Development Review Coordinator. Failure to complete will require the applicant to apply for a permit extension.
- 13 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 14 Please take notice that these are only guidelines and that the review of each applicant is different and is dependent on field conditions and topography. Conditions or requirements requested may exceed these guidelines in certain circumstances, by addressing the above items the applicant will be better prepared to understand the fill permit approval process. Prior to actual construction it would be helpful if you contacted the DRC 874-8300 ext. 8632 to establish your anticipated construction schedule. If you have any questions or need further assistance please call the above number.



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 12
 Project:
MAGGIE LANE, PORTLAND

Figure No.
1

D.A. Brackett & Co., Inc.
84 Country Lane
Portland, ME 04103
Phone: (207) 772-8629

Jay -
Mike N. thought
that this made
sense.
Can you write
a letter to them
saying its OK?
- S

May 9, 2001

Jay Reynolds
Development Review Coordinator
Planning & Urban Development
389 Congress Street
Portland, ME 04101

RE: Maggie Lane Development

Dear Mr. Reynolds:

Per our discussion, D.A. Brackett & Co., Inc., is proceeding to build a duplex unit on Maggie Lane, Lot #9, which requires blasting per the lot plan. However, while evaluating the building layout on the adjacent Lot #10, we have determined that the ledge present on Lot #9, runs through Lot #10 as well. The ledge runs continuous through both lots and is very high on the property line.

We propose blasting on Lot #10 at the same time as the blasting occurs on Lot #9. The major reason is that blasting on Lot #10 can be very disruptive to any foundation and/or building existing on Lot #9. There will be only 18 feet separating the two building foundations.

If you have any questions about what we propose, please feel free to call me at the number listed above.

Sincerely,



Dwight A. Brackett
President

2001-0067

01-0430

(FOR FULL PERMITS ONLY)

Site Review Pre-Application Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

DWIGHT BIZACKET

4/23/01

Applicant
84 COUNTRY LANE PORT. 04103

Application Date
MAGGIE LANE

Applicant's Mailing Address

Project Name/Description
LOT 13 MAGGIE LANE

Consultant/Agent
772-8629

Address Of Proposed Site
LOT 13

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot#
341 A 023

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) Full permit

200 CY

Proposed Building Square Footage and/or # of Units

Acreege of Site

Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
 - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 extra Site Plans
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Dwight Bizacket</u>	Date: <u>4/24/01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

* 500 cy or less - \$ 50.00
500 cy or more - \$ 100.00