

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

2001-0090
Application I. D. Number

5/14/01
Application Date

Maggie Ln. Lot #14
Project Name/Description

D.A. Brackett
Applicant
29 Primrose Ln, Portland, ME 04103
Applicant's Mailing Address

83-85-87

Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

85 - 85 Maggie Lane, Portland, Maine
Address of Proposed Site
341 A024001
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 26' x 54'**
1,404 sq. Ft. **18,233 sq.ft.**
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 **5/14/01**

Planning Approval Status:

Reviewer **Jonathan Spence**

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

Approval Date **6/12/01** Approval Expiration **6/12/02** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jonathan Spence** signature _____ date _____

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>6/12/01</u> date	<u>\$3,450.00</u> amount	<u>10/30/01</u> 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	_____ 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	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

PROPERTY DETAIL

May 14, 2001

RE: Triplex on Maggie Lane, Portland, ME

I propose building a 26' x 54', two storey, three family triplex. Each unit having a kitchen and living room on the first floor and two bedrooms and a bathroom on the second floor. Each unit has a full basement.

Total square footage on first and second floors, 2,808 sq. ft. (includes all three units).

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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date 05/14/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 06/15/2001 Approval Expiration 06/15/2002 Extension to Additional Sheets Attached
 Condition Compliance Jay Reynolds 06/15/2001
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>06/12/2001</u> date	<u>\$3,450.00</u> amount	<u>10/30/2001</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u> </u> date	<u> </u> amount	
<input type="checkbox"/> Building Permit Issue	<u> </u> date		
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<input type="checkbox"/> Temporary Certificate of Occupancy	<u> </u> date	<input type="checkbox"/> Conditions (See Attached)	<u> </u> expiration date
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<input type="checkbox"/> Defect Guarantee Released	<u> </u> date	<u> </u> signature	

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

2001-0090

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05/14/2001

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D.A. Brackett

Applicant

29 Primrose Ln, Portland, ME 04103

Applicant's Mailing Address

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Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

83-85-87

85 - 85 Maggie Lane, Portland, Maine

Address of Proposed Site

341 A024001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The building will include an additional 2 windows on each end unit. (one window per floor)
- 2 An additional 3 trees will be planted for a total of 6 trees

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 This approval is based upon the revised site plan received 6/6/01. There is a 5' deck around part of the rear of the structure.

Approval Conditions of DRC

- 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 _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) 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 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.
- 6 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.
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 6/4/01

Name of Project: LOT # 14 MAGGIE LAWE

Address/Location: LOT # 14 MAGGIE LAWE

Developer: D.A. BRACKETT CO.

Form of Performance Guarantee: CASH ESCROW

Type of Development: Subdivision _____ Site Plan (Major/Minor) X

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	_____	_____	_____	_____	_____	_____
Granite Curbing	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	_____	_____	_____
Street Opening Repairs	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
2. EARTH WORK						
Cut	_____	_____	_____	_____	_____	_____
Fill	_____	_____	_____	_____	_____	_____
3. SANITARY SEWER						
Manholes	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Connections	_____	_____	_____	_____	_____	_____
Main Line Piping	_____	_____	_____	_____	_____	_____
House Sewer Service Piping	_____	_____	_____	_____	_____	_____
Pump Stations	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
4. WATER MAINS						
_____	_____	_____	_____	_____	_____	_____
5. STORM DRAINAGE						
Manholes	_____	_____	_____	_____	_____	_____
Catchbasins	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Detention Basin	_____	_____	_____	_____	_____	_____
Stormwater Quality Units	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____

450

6. SITE LIGHTING				
7. EROSION CONTROL				
Silt Fence				
Check Dams				
Ripe Inlet/Outlet Protection				
Level Lip Spreader				
Slope Stabilization				
Geotextile				
Hay Bale Barriers				
Catch Basin Inlet Protection				
8. RECREATION AND OPEN SPACE AMENITIES				
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				1600
10. MISCELLANEOUS				
TOTAL:	250	1100		1400
GRAND TOTAL:				\$3450.00

6 TREES @ 200 EACH
 PLUS LANDSCAPING
 LAWN GRASSING

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	\$ 300.00
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

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: March 16, 2004
SUBJECT: Request for Release of Defect Guarantee
Maggie Lane Lot 14 Triplex, 83-85-87 Maggie Lane
ID# (2001-0090) Lead CBL# (341-A-024)

Please release the Escrow Account # 710-0000-233-25-00 for the Maggie Lane Triplex at 83-85-87 Maggie Lane.

Remaining Sum \$ 345.00


Approved:


Alexander Jaegerman
Planning Division Director

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

O:\PLAN\CORRESP\DRC\PERFORM\MAGGIELOT14B.DOC

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: November 9, 2001

RE: C. of O. for # 83-85-87 Maggie Lane
Lead CBL (341A024) ID# (2001-0090)

After visiting #83-85-87 Maggie Lane, I found all the work to be completed.

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

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

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\maggielot14a.doc


SPACE AND BULK REQUIREMENTS - LOT 14

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 NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

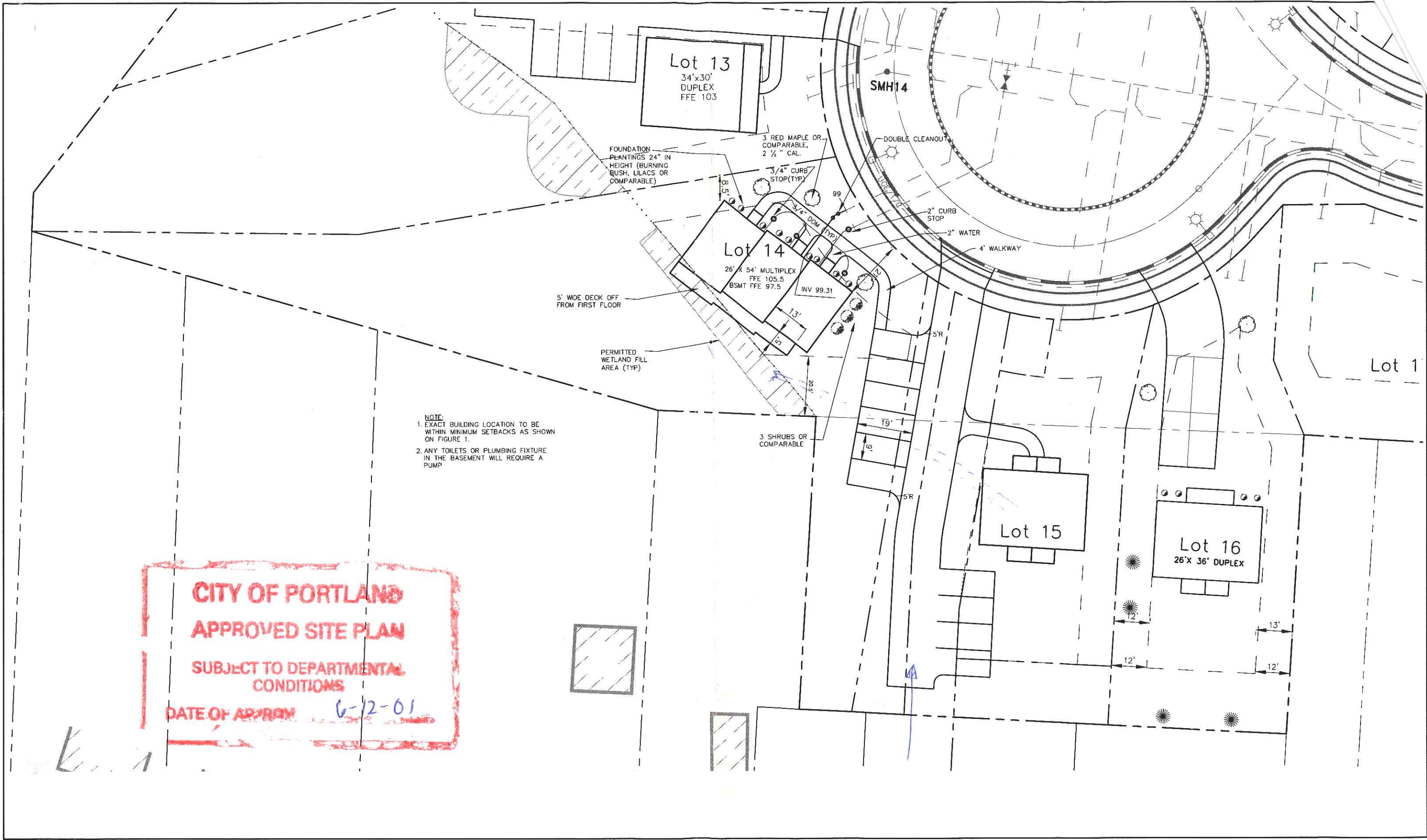
Design: DER	Date: MAY 2001
Draft: RAT	Job No.: 334
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

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

Drawing Name: Space & Bulk Requirements Lot 14
Project: MAGGIE LANE, PORTLAND

Figure No.

1



CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 6-12-01

Rev.	Date	Revision

Design:	DER	Date:	APR 2001
Draft:	RAT	Job No.:	99103
Checked:	AMP	Scale:	1"=30'
File Name: 99103-ALL-LOTS2.DWG			

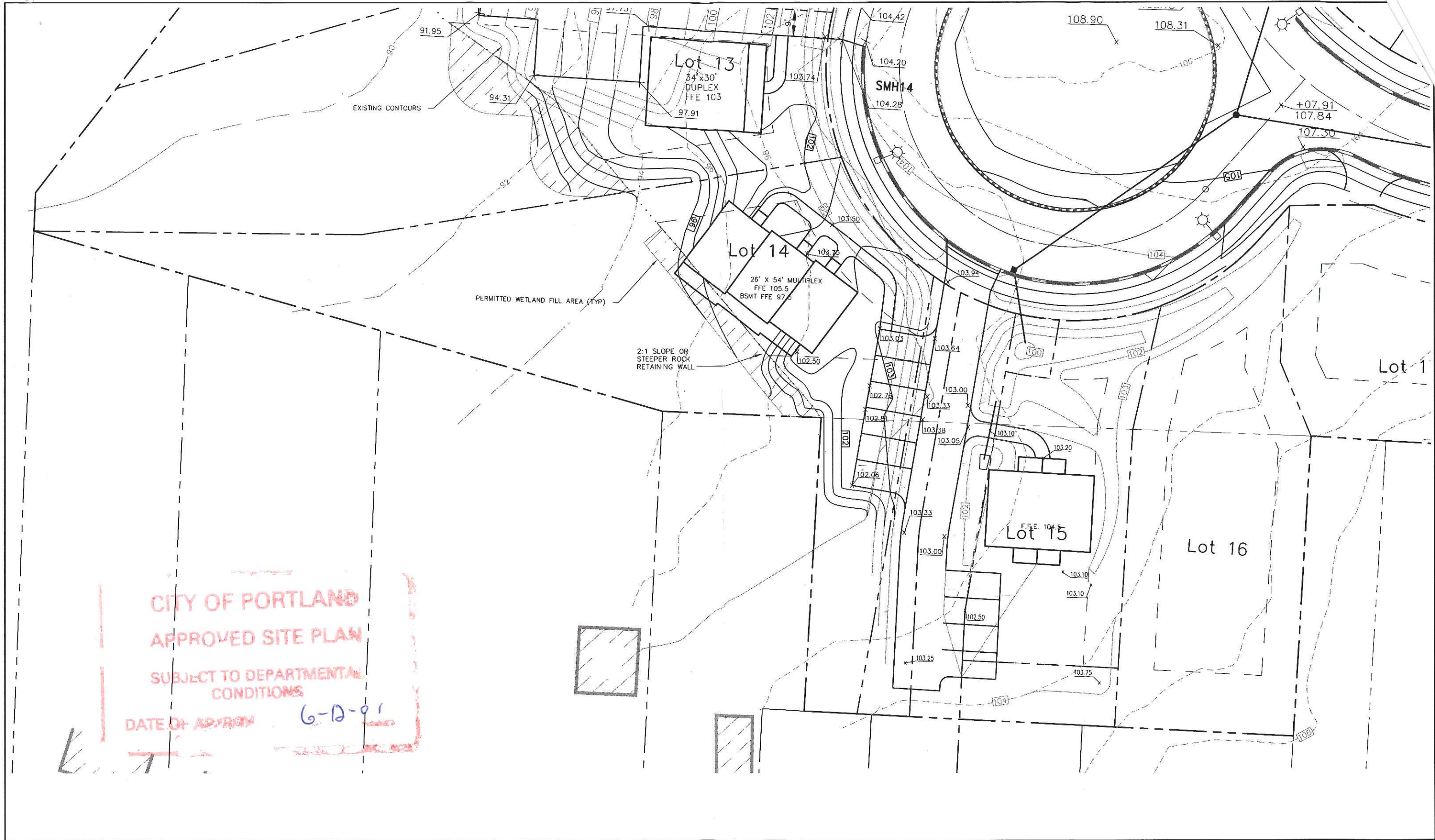
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
26 Main Street
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpce@maine.rr.com

Drawing Name:	Layout & Utilities Lot 14
Project:	MAGGIE LANE DEVELOPMENT, LLC.

Figure No.
2



Rev.	Date	Revision
-	-	-

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=30'
File Name: 99103-ALL-LOTS2.DWG	

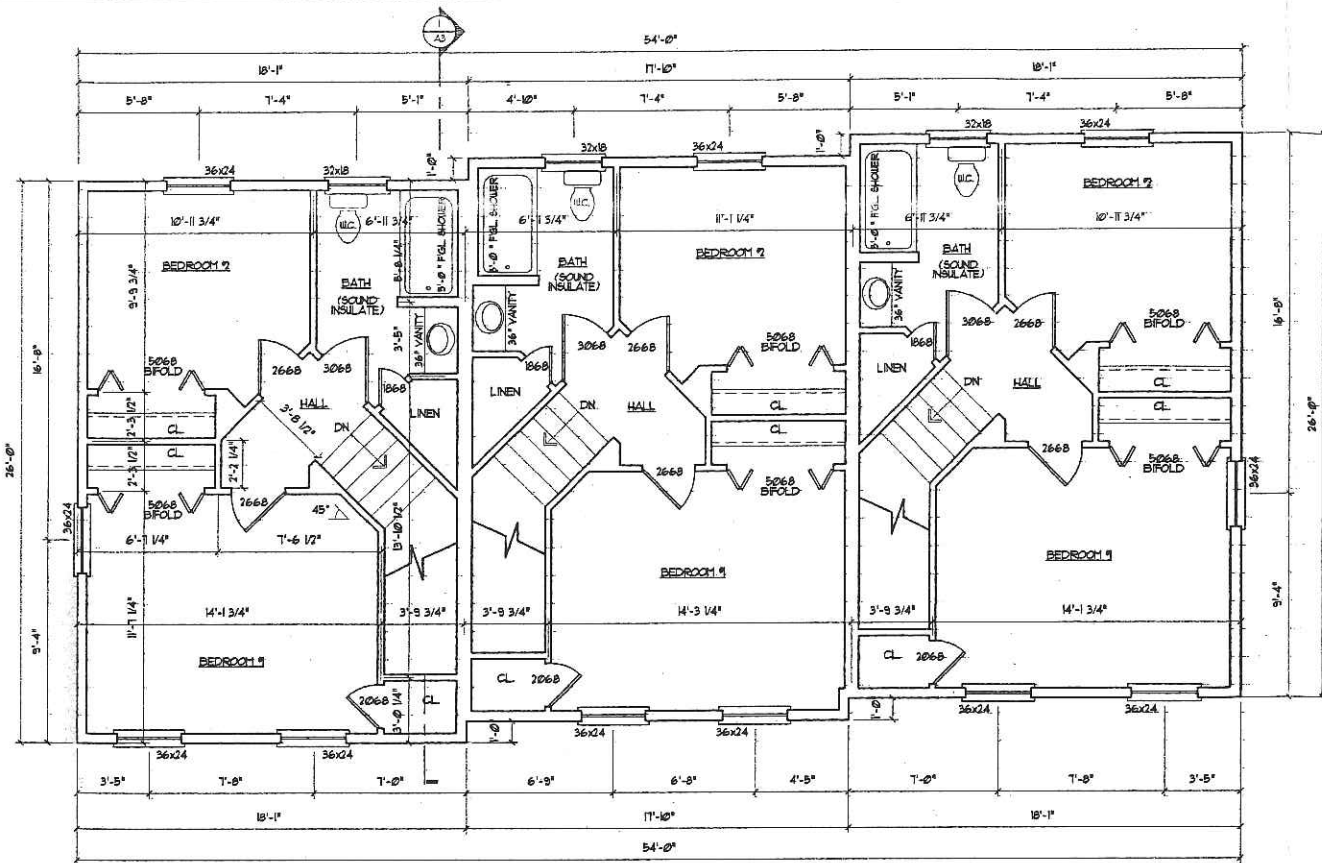
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 26 Main Street
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading & Drainage Lot 14
Project:	MAGGIE LANE DEVELOPMENT, LLC.

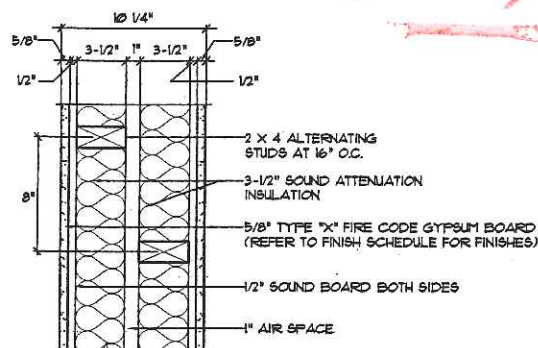
Figure No.
3



SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"

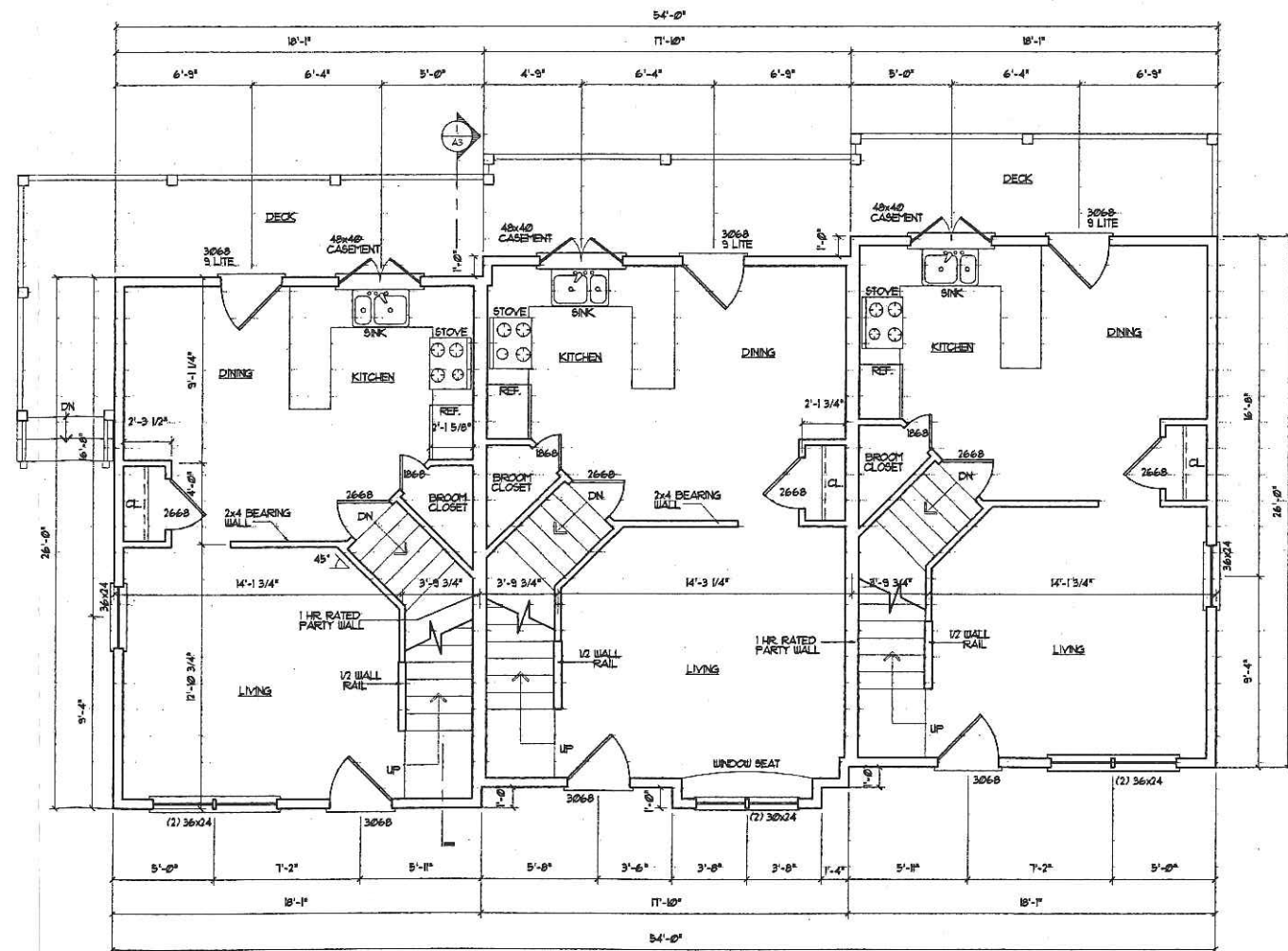
CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL **6-2-07**



1 PARTY WALL (1) HRRATED 1 1/2" = 1' - 0"

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/16" O.S.B. SHEATHING @ EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.



FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"

NO.	DATE	DESCRIPTION	NOTE REVISIONS
1	5/9/01		

3 UNIT MULTIPLEX

DRAWINGS THIS SHEET
FIRST FLOOR PLAN /
SECOND FLOOR PLAN

NUMBER	DATE
N/A	04/23/01
DRAWN	CHECKED
DL5	DL5

A2