

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

2001-0185  
Application I. D. Number  
  
08/02/2001  
Application Date  
  
183 Regan Lane  
Project Name/Description

Nueslein Christien M  
Applicant  
108 Primrose Lane, Portland, ME 04103  
Applicant's Mailing Address

185  
~~183 - 183 Regan Lane, Portland, Maine~~  
Address of Proposed Site  
350 B013001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) 24' x 32' Colonial

1536 sq. ft. \_\_\_\_\_ 11051 \_\_\_\_\_  
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 \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 08/07/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 08/16/2001 Approval Expiration 08/16/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 08/16/2001  
signature date

Performance Guarantee  Required\*  Not Required

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

<input 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**

2001-0185

Application I. D. Number

08/02/2001

Application Date

183 Regan Lane

Project Name/Description

Nueslein Christien M

Applicant

108 Primrose Lane, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

183 - 183 Regan Lane, Portland, Maine

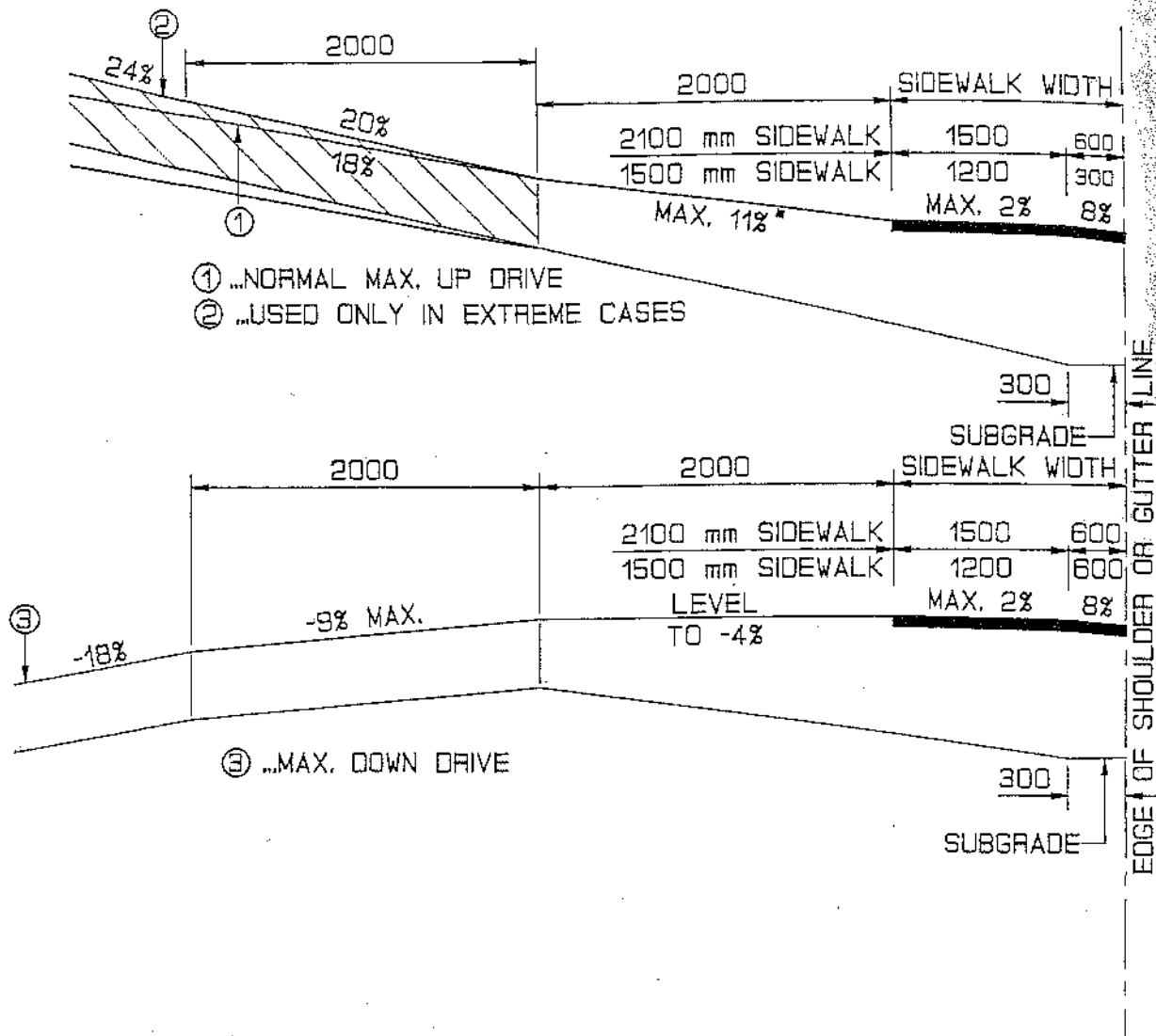
Address of Proposed Site

350 B013001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- ✓ 1 DRIVEWAY DESIGN SHALL MEET THE ATTACHED STANDARDS, IN PARTICULAR, THE ALLOWABLE SLOPES.
- ✓ 2 IF EXISTING TREES IN THE FRONT OF THE PROPERTY ARE TO REMAIN, THEY SHOULD BE BUFFERED FROM THE CONSTRUCTION AND PROTECTED DURING THE CONSTRUCTION.
- ✓ 3 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.
- ✓ 4 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.
- ✓ 5 Your new street address is now 183 Regan Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- ✓ 6 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.
- ? 7 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.
- ? 8 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.
- ✓ 9 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.
- ✓ 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



GENERAL NOTES:

1. THE SIDEWALK WIDTH SHALL BE PAVED IN ALL CASES.
2. ALL RESIDENTIAL OR COMMERCIAL DRIVES 10% AND OVER SHALL BE PAVED.

NOTES ON MAXIMUM DRIVEWAY PROFILES:

1. THESE PROFILES ARE A GUIDE FOR THE MAJORITY OF CASES, BUT SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
2. GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THESE MAXIMUM CASES.
3. WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILES THE FOLLOWING RULE OF THUMB SHOULD BE USED. DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 2000 mm INCREMENT OF DRIVEWAY LENGTH. THIS APPLIES TO BOTH UP AND DOWN PROFILES.

## DRIVES ON SIDEWALK SECTIONS

800(1)

## SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD\*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:  
OTHER USES: 75 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: JULY 2001
Draft: TAP	Job No.: 390
Checked: AMP	Scale: NTS
File Name: 390-SP.dwg	


	Gorrill-Palmer Consulting Engineers, Inc.
	Traffic and Civil Engineering Services
	PO Box 1237, 26 Main Street
	Gray, ME 04039 207-657-6910

Drawing Name:	Space & Bulk Requirements
Project:	REGAN LANE, PORTLAND

Figure No.

1

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: June 4, 2002

RE: C. of O. for # 185 Regan Lane  
Lead CBL (350-B-013) ID# (2001-0185)

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After visiting # 185 Regan Lane, I have the following comment:

Site work 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

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TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: January 7, 2002

RE: C. of O. for # 185 Regan Lane  
Lead CBL (350-B-013) ID# (2001-0185)

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After visiting # 185 Regan Lane, I have the following comment:

1. Final Grading/Loam and Seed Incomplete.

Due to the time of year, these items cannot be completed. I anticipate these items can be completed by **June 1, 2002**.

**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  
Mike Nugent, Inspection Services Manager  
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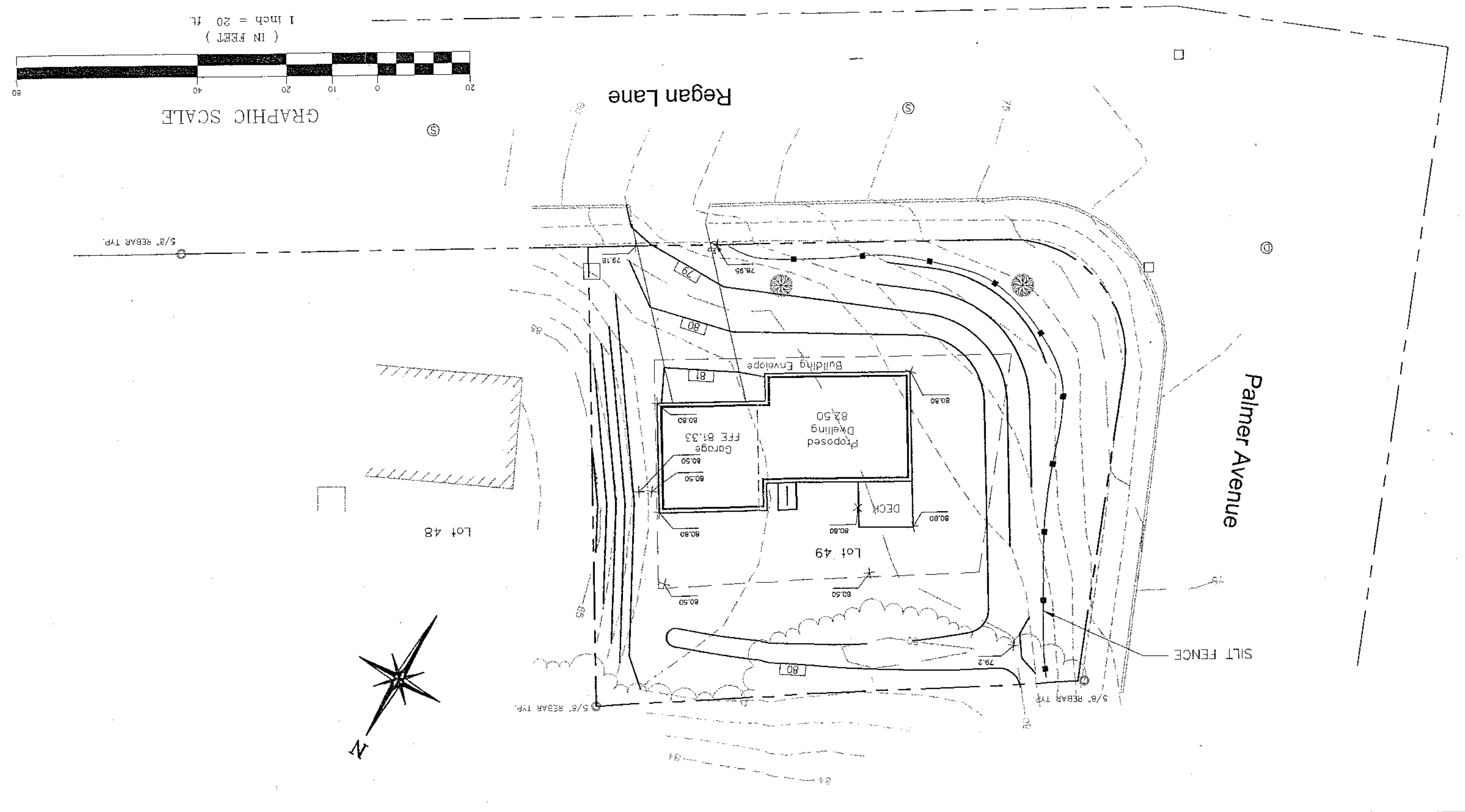
Rev.	Date	Revision

Design: DCR	Date: JULY 2001
Draft: TAP	Job No.: 390
Checked: AMP	Scale: 1"=20'
File Name: 390-SF.dwg	

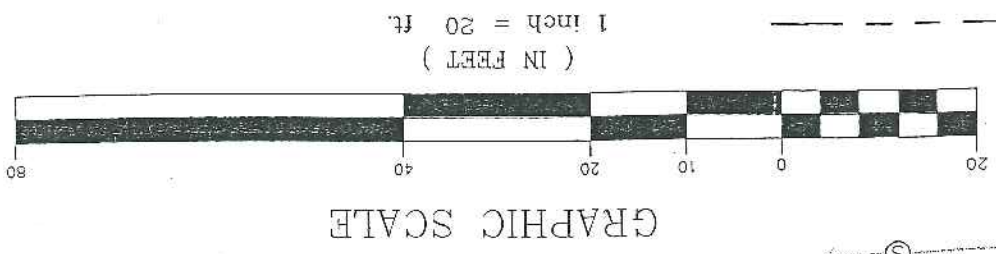
**GP** Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: gpc@palmer.com

Drawing Name: *Grading & Drainage Plan*  
 Project: *REGAN LANE, PORTLAND MAINE*

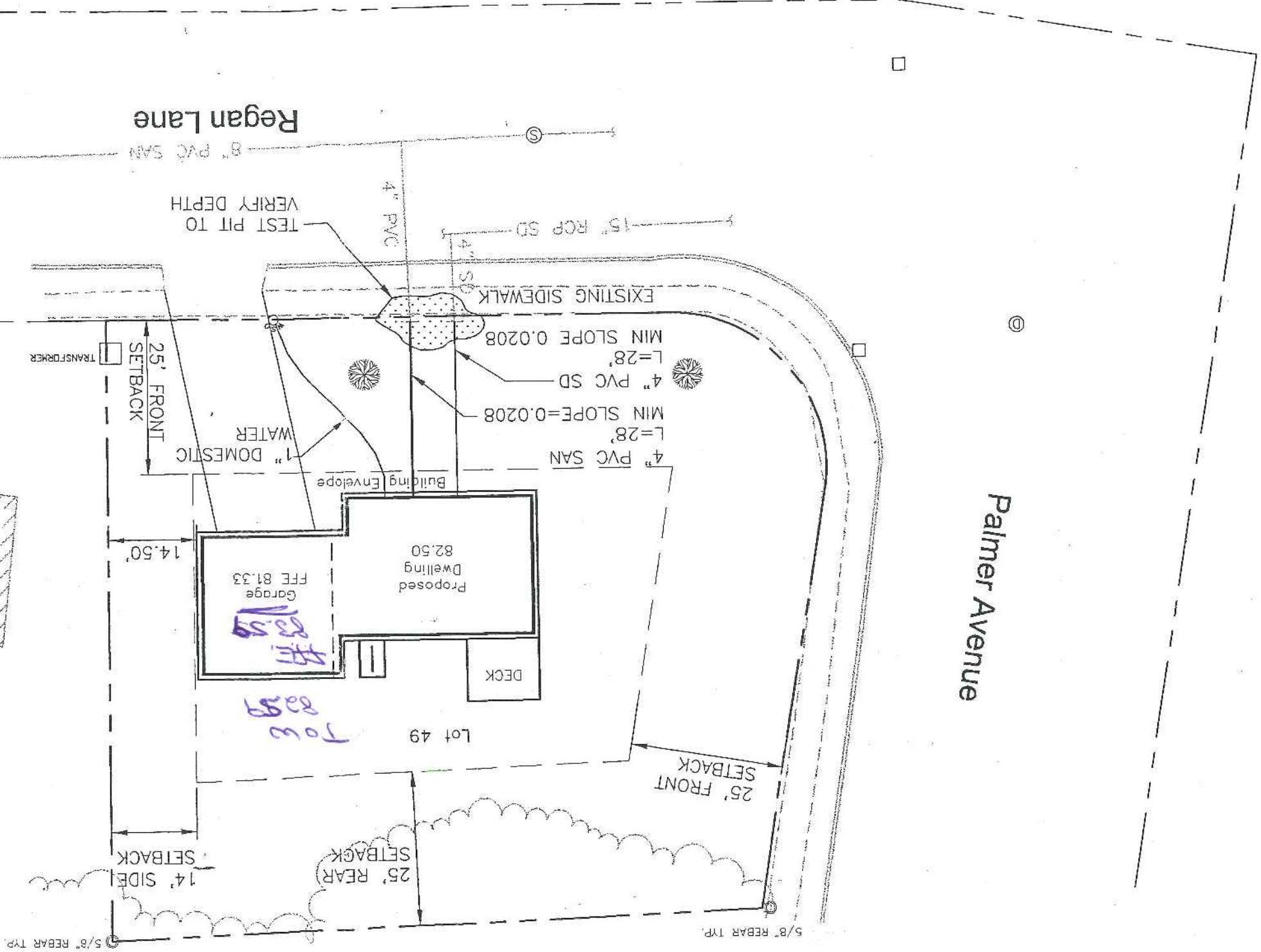
Figure No. **3**



Rev.	Date	Revision



- NOTES:
1. EXACT LOCATION OF BUILDING TO BE WITHIN MINIMUM SETBACKS AS SHOWN ON FIGURE 1.
  2. STORM DRAIN AND SANITARY SEWER STUB INVERTS ARE UNKNOWN. INSTALL PIPE WITH MINIMUM SLOPE SHOWN. PROVIDE 2" OF RIGID INSULATION OVER SERVICE FOR EACH FOOT OF DEPTH LESS THAN 4'-0" MINIMUM COVER. CONTRACTOR SHALL VERIFY PROPOSED INVERT AT DWELLING WILL ALLOW GRAVITY SERVICE PRIOR TO START OF WORK.



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

Palmer Avenue

Regan Lane