

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

I. D. Number

10/30/97

Application Date

Webb St

Project Name/Description

Holmes, Peter

Applicant

, Portland, ME

Applicant's Mailing Address

Sunrise Homes/Ken

Consultant/Agent

774-8908

Applicant or Agent Daytime Telephone, Fax

137  
Webb St

Address of Proposed Site

262-B-020

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing

New Building

Building Addition

Change Of Use

Residential

Warehouse/Distribution

Parking Lot

Other (specify)

10,647 Sq Ft

Acreage of Site

Zoning

Proposed Building square Feet or # of Units

**Check Review Required:**

Site Plan  
(major/minor)

Flood Hazard

Zoning Conditional  
Use (ZBA/PB)

Subdivision  
# of lots \_\_\_\_\_

Shoreland

Zoning Variance

PAD Review

Historic Preservation

14-403 Streets Review

DEP Local Certification

Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00

Subdivision

Engineer Review \$100.00

Date: 10/30/97

Reviewer

*Jim Wendel*

Denied

**DRC Approval Status:**

Approved

Approved w/Conditions  
see attached

Extension to \_\_\_\_\_

Additional Sheets  
Attached

Approval Date \_\_\_\_\_

Approval Expiration \_\_\_\_\_

date

Condition Compliance

signature

**Performance Guarantee**

Required\*

Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit

date

remaining balance

signature

Performance Guarantee Reduced

date

Conditions (See Attached)

Temporary Certificate Of Occupancy

date

signature

Final Inspection

date

Certificate Of Occupancy

date

signature

Performance Guarantee Released

date

amount

expiration date

Defect Guarantee Submitted

submitted date

signature

Defect Guarantee Released

date

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** February 9, 1998

**RE:** Request for Certificate of Occupancy  
137 Webb Street (262-B-020)

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On February 9, 1998 the site was reviewed for compliance with the conditions of approval dated 10/31/97; my comments are:

1. The street number needs to be placed on the house.
2. Final site grading and landscaping, including installation of two Portland accepted trees, have not been completed; given the time of year and the snow cover, the work should be delayed till spring but shall be completed by May 31, 1998. The applicant shall coordinate the work with the DRC prior to starting. The applicant shall note that the conditions of approval required that the drive within the right of way slope towards the street.
3. Public Works has indicated that they do not have ties and did not observe the sewer and storm service installations. Applicant is required to expose the services to the satisfaction of Public Works personnel; This work shall be coordinated with the final landscape work noted in item 2.
4. The original approval required a boundary survey; also a medium high retaining wall has been installed and the location of the services has changed. Therefore an "asbuilt" site plan must be submitted to the DRC showing the actual locations of the house relative to the property line based on the boundary survey, the utility services(i.e. sewer, water, storm and electric) and the retaining wall. The plan shall include the boundary survey information and the surveyor's stamp.

*Handwritten notes:*  
10/31/97  
262-B-020

5. The applicant significantly disturbed abutting property. This area shall be repaired to the satisfaction of the property owner. Documentation in the form of a letter signed by the abutter that his property has been satisfactorily repaired is required. This work shall be coordinated with item 2.

It is my opinion that when items 1 and 4 are satisfactorily completed a **temporary certificate of occupancy could be issued** and assuming code enforcement has no outstanding issues. Items 2, 3 and 5 shall be completed by May 31, 1998.

JN1350.10/disk3/137webb.doc

De Filipo

Joe Robinson -  
Relative

Steve McBrady  
Worship @  
SAB

~~B~~

5 A-13 Drawings No. 1003-1101 M.S. 5114 1003 100 06-1 10 03 08 09 1997

8' OFFSIDE SETBACK

FOR CONSTRUCTION

NUYGEN  
1 STORY  
HOUSE  
SILL

RAND ROAD

R-3

DRAINAGE

4" DIA

4" DIA

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**R.W. EATON ASSOCIATES, INC.**  
*Land Surveying and Real Estate*

**DEED DESCRIPTION : LAND OF PETER HOLMES**

*RWEaton*

A certain lot or parcel of land located southeast of Rand Road and northwest of Webb Street in the City of Portland, County of Cumberland and State of Maine and more particularly described as follows:

**Beginning** at a 5/8 inch rebar found with cap with # 1183 at the southeast corner of land of Cuc Nguyen described in book 13006 page 121 and also being the most southerly corner of lot 22 of plan of Home Gardens recorded in map plan book 12 page 17 at the Cumberland County Registry of Deed.

1) **Thence** S42<sup>^</sup>-58'-34"W eighty nine and fifty one hundredths 89.51' feet, along the north bounds of Webb Street and land of Judith Difilippo described in book 2733 page 167 to a 5/8 inch rebar set with cap.

2) **Thence** N47<sup>^</sup>-01'-26W one hundred twenty two and forty one hundredths 122.41' feet, along other land of Peter Holmes to a 5/8 inch rebar set with cap on the southeast bounds of Rand Road.

3) **Thence** N32<sup>^</sup>-10'-05"E ninety one and zero hundredths 91.00' feet along the southeast bounds of Rand Road to a 5/8 inch rebar set with cap.

4) **Thence** S47<sup>^</sup>-04'-34"E thirteen and eighteen hundredths 13.18' feet, to a 5/8 inch rebar found with cap # 1183 at the northwest corner of land of Nguyen and lot 22 of Home Gardens, thence continue on the same course one hundred twenty six and twenty eight hundredths 126.28' feet, along lot 22 and also land of Nguyen to the point of beginning.

**Containing** 11,712 square feet or zero and twenty seven hundredths 0.27 acres and being land of Peter Holmes described in deed book 12943 page 127.

**Also** excepting and reserving an easement twenty 20' feet wide located along the southeast bounds of land described above and adjacent to Webb Street and land of Difilippo to land adjacent to and southwest of land described above, now owned by grantor for sewer line and maintenance.

RICHARD W. EATON PLS #2075

PRESIDENT

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**R.W. EATON ASSOCIATES, INC.**  
*Land Surveying and Real Estate*

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**SURVEY REPORT : LAND OF HOLMES**

There is a gap of land between the subdivision of Home Gardens and Rand Road as shown on plan. The southwest bounds of lot 22 of Home Gardens has only 125.93' feet and thus the subdivision fall short of the southeast bounds of Rand Road. The plan of Rand Road State Highway Map shows what I have on the map, and also the map of Rand Road that is on file at Portland Water District shows the gap. The tax map does not show the gap and has no legal standing. The land of Peter Holmes is not part of the Home Gardens subdivision and will not come under the same principles of boundary location.

*RW Eaton*

12 ROCHESTER STREET • P.O. BOX 1040 • WESTBROOK, MAINE 04098  
(207) 854-2402 Fax: (207) 856-1109

08/28/95 10:50

Portland Water District 225 Douglas Street - Portland, ME 04103 (207) 774-5901 • FAX (207) 761-8307		Date	8/28/95	# of Pages	1
To		From	NORM TWADDEL		
Company		Dept			
COLDWELL BANKER		FAX #	775-6117		

PORT WATER DST

RAND ROAD

BRIGHTON AVE

1687

WEBB ST

Lot 22

Gap

EMERY WATERHOUSE  
5600 - D. 310A  
M.C.R.R.

C.R.O.W.

C.R.O.W.

BRIGHTON AVE. TA

LORENKO

MT. DIV. RAILROAD

1/2 Bend  
1 1/2 A.V. - RR Ave. - 1/4  
20' 1/2 Bend  
22 x 16 1/2 Bend with by the Smith  
30' 6 1/2

20' C.I. 120' 1/2 Bend  
6' 1/2  
0.573

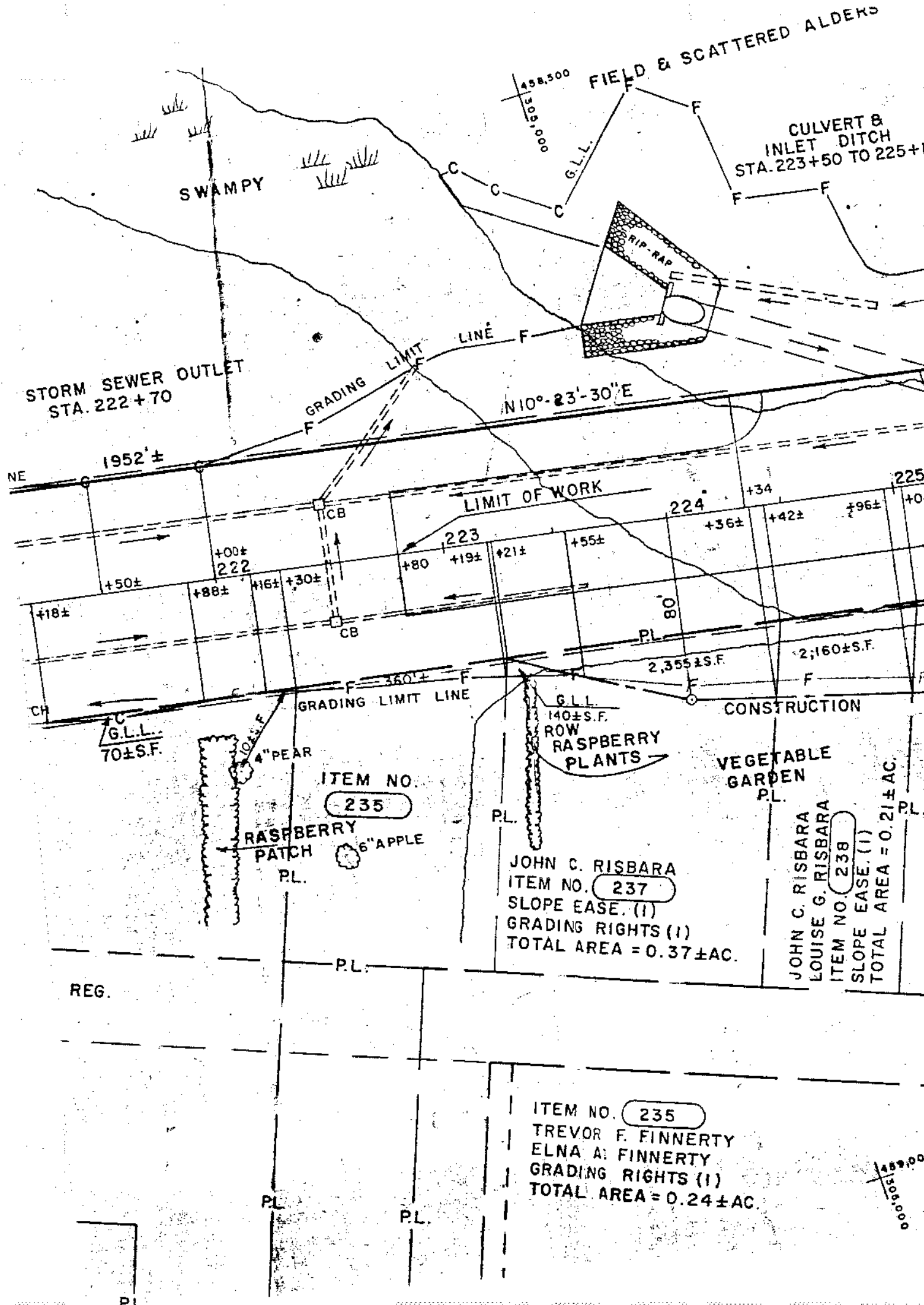
20' 1/2 Bend  
2-20' 1/2 Bends  
2-20' 1/2 Bends

M.P.  
8 1/2 A.V.

5' 0" 1/2  
6' 1/2 A.V.

200  
1/2  
A.V.





STORM SEWER OUTLET  
STA. 222+70

CULVERT &  
INLET DITCH  
STA. 223+50 TO 225+10

NE 1952'±

N10°-23'-30"E

+18±

+50±

+88±

+16±

+30±

+80

+19±

+21±

+55±

80'

2,355±S.F.

2,160±S.F.

G.L.L.  
70±S.F.

GRADING LIMIT LINE

G.L.L.

140±S.F.  
ROW  
RASPBERRY  
PLANTS

CONSTRUCTION

VEGETABLE  
GARDEN  
P.L.

RASPBERRY  
PATCH  
P.L.

4" PEAR

6" APPLE

ITEM NO. 235

JOHN C. RISBARA  
ITEM NO. 237  
SLOPE EASE. (1)  
GRADING RIGHTS (1)  
TOTAL AREA = 0.37±AC.

JOHN C. RISBARA  
LOUISE G. RISBARA  
ITEM NO. 238  
SLOPE EASE. (1)  
TOTAL AREA = 0.21±AC.

REG.

ITEM NO. 235  
TREVOR F. FINNERTY  
ELNA A. FINNERTY  
GRADING RIGHTS (1)  
TOTAL AREA = 0.24±AC.

458,500  
305,000

**R.W. EATON ASSOCIATES, INC.**  
*Land Surveying and Real Estate*



Deed Description : For Water Line

Beginning at a 5/8 inch rebar set at the south east corner of lot of land of Peter Holmes described in book 12943 page 127 also being S42<sup>^</sup>-58'-34"W eighty nine and fifty one hundredths 89.51' feet from the north west corner of end of Webb Street.

- 1) Thence N47<sup>^</sup>-01'-26"W four and zero hundredths 4.00' feet along the west bounds of land of Peter Holmes described in book 12943 page 127 to a point.
- 2) Thence S42<sup>^</sup>-58'-34"W five and zero hundredths 5.00' feet along other land of Peter Holmes to a point.
- 3) Thence S47<sup>^</sup>-01'-26"E sixteen and zero hundredths 16.00' feet along other land of Peter Holmes to a point.
- 4) Thence N42<sup>^</sup>-58'-34"E five and zero hundredths 5.00' feet along other land of Peter Holmes to a point on the west bounds of land of Difilippo described in book 2733 page 167.
- 5) Thence N47<sup>^</sup>-01'-26"W twelve and zero hundredths 12.00' feet along land of Difilippo to the point of beginning.

Containing eighty 80 square feet and being a portion of land of Peter Holmes and formerly Bernice McInain described in book 2373 page 167.

Excepting and reserving an easement to Portland Water District.

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

APPLICANT: PETER HOLMES

ADDRESS: PORTLAND, ME

SITE ADDRESS/LOCATION: 137 WEBB ST (262-B-020)

DATE: 10/31/97

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 137 WEBB ST, 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. SEE CONDITION 15.
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.  ERODED SOIL SHALL BE CONTAINED ON-SITE.  
WEBB ST SHALL BE KEPT CLEAR OF  
TRACKED SOIL FROM VEHICLES.

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

14.  A CATEGORY ONE BOUNDARY SURVEY IS REQUIRED.

15.  ALL SERVICES (WATER, SEWER, ETC) SHALL SERVICE THE LOT FROM THE PUBLIC RIGHT OF WAY OF WEBB ST.

16.  EXTENSION OF THE GRAVITY SEWER MUST BE APPROVED BY PUBLIC WORKS AND THE SEWER DEPARTMENT

17.  THE DRIVEWAY WITHIN THE RIGHT OF WAY SHALL HAVE A SLOPE TOWARDS THE ROAD.

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.



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."

Permit No: \_\_\_\_\_

Permit Issued: \_\_\_\_\_

Zone: CBL-262-B-20

Zoning Approval: \_\_\_\_\_

Special Zone or Reviews:

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  Minor  Omm

Zoning Appeal

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT

Location of Construction: \_\_\_\_\_

137 Webb

Owner: Peter Holmes

Business Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Lessee/Buyer's Name: \_\_\_\_\_

Phone: 774-8908

Address: 211 Holm Ave., Portland 04102

**PERMIT FEE:** \$320.00

**COST OF WORK:** \$60,000.00

**INSPECTION:** Use Group: \_\_\_\_\_ Type: \_\_\_\_\_

**FIRE DEPT.**  Approved  Denied

Signature: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):**  Approved with Conditions:  Approved  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Proposed Project Description:

Move home onto vacant lot

Proposed Use:

Move a 24x50 ranch home on lot

Vacant lot

Date Applied For: 10/16/97

Permit Taken By: Vicki Dover

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Notify when ready (774-8908), drop in mail

**CERTIFICATION**

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Ken Beesley

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

DATE: 10/16/97

PHONE: \_\_\_\_\_

DATE: \_\_\_\_\_

Inspector: \_\_\_\_\_

8'-0" SIDE SETBACK NUGEN

90.00'  
N 32 10' 05" E  
R-3

S 47 01' 26" E  
26'-4"

110.00'

EXISTING SS  
MH INV. 61.58.63  
46.32

.....P.A.C.T.S.  
HOUSE  
24' x 30'  
SINGLE  
STORY

SS  
25'-0" W  
N 42 58' 34" E  
30.00'

NEW SS. EXTEND 100'  
DEAD END

WEBB

12'-6"  
S 47 01' 26" E

8X4 Y  
MH

EXISTING 12" dia.  
CHERRY TREE  
EXISTING TRIPLE  
14" dia. APPLE TREE

PROPOSED 1  
STORY  
WAREHOUSE  
A

EXISTING DOUBLE  
16" dia. WILLOW TREE  
EXISTING DOUBLE  
16" dia. WILLOW TREE

WATER

EXISTING TRIPLE  
8" dia. APPLE TREE  
EXISTING QUADRUPLE  
10" dia. OAK TREE

B

1/60' x 120'  
300 SF

12X17 OVERALL  
99.00'

DIPH

DUMPSTERS

STANLEY

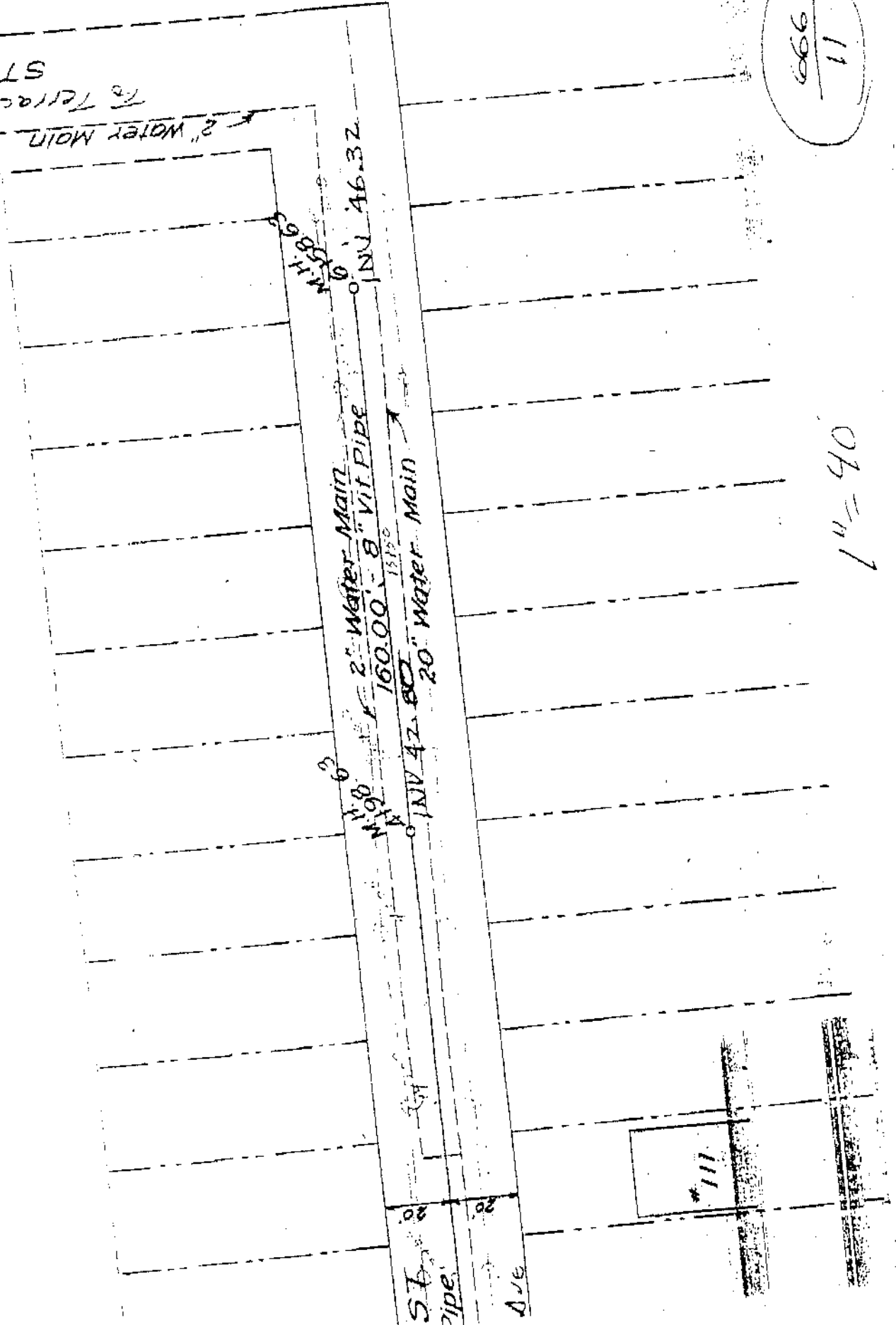
79.78'  
N 47 01' 26" E

12 58' 34" W



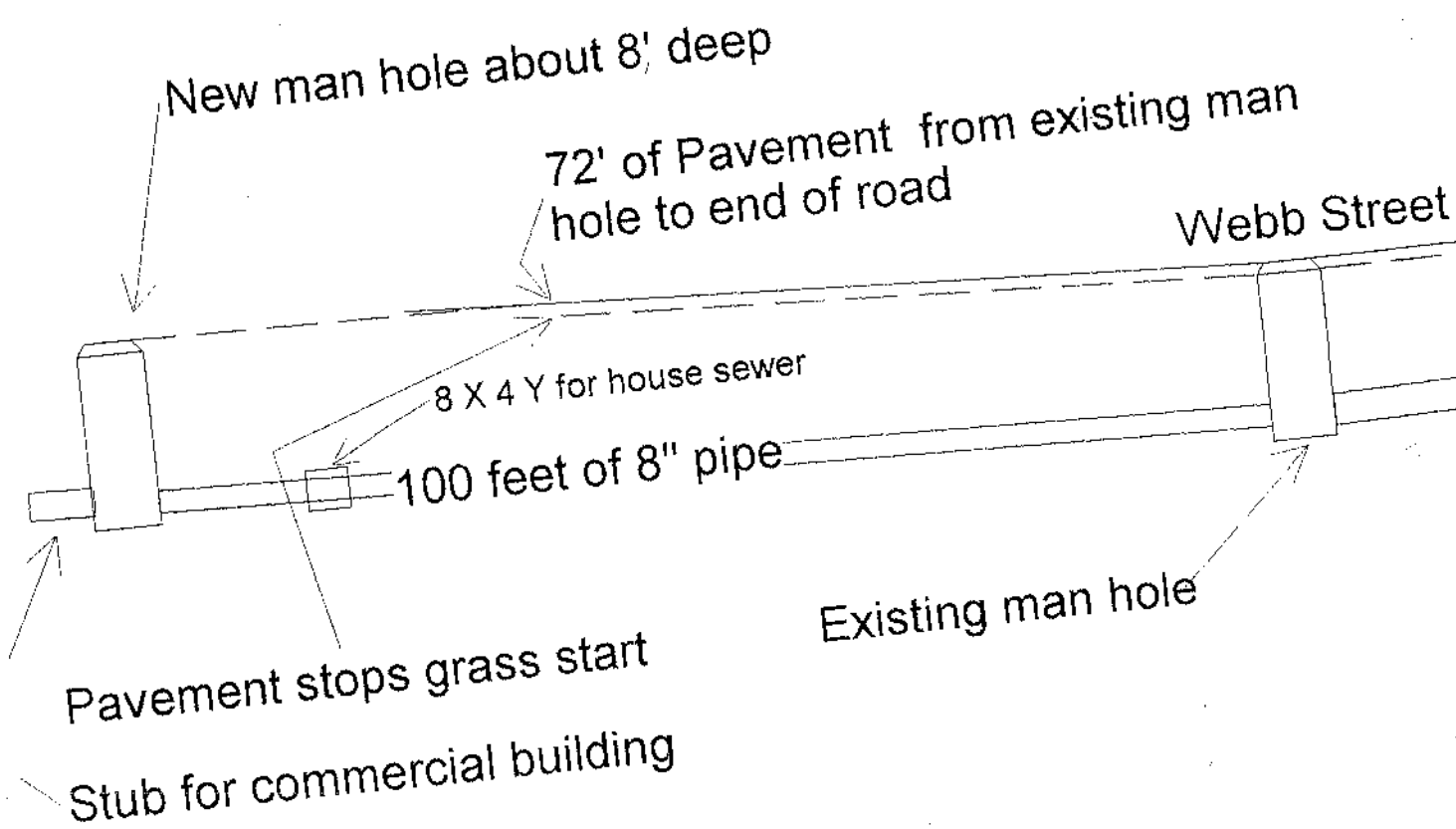
11 / 996

STREET  
TO Terrace Ave



1" = 40'

#111



New man hole about 8' deep

72' of Pavement from existing man hole to end of road

Webb Street

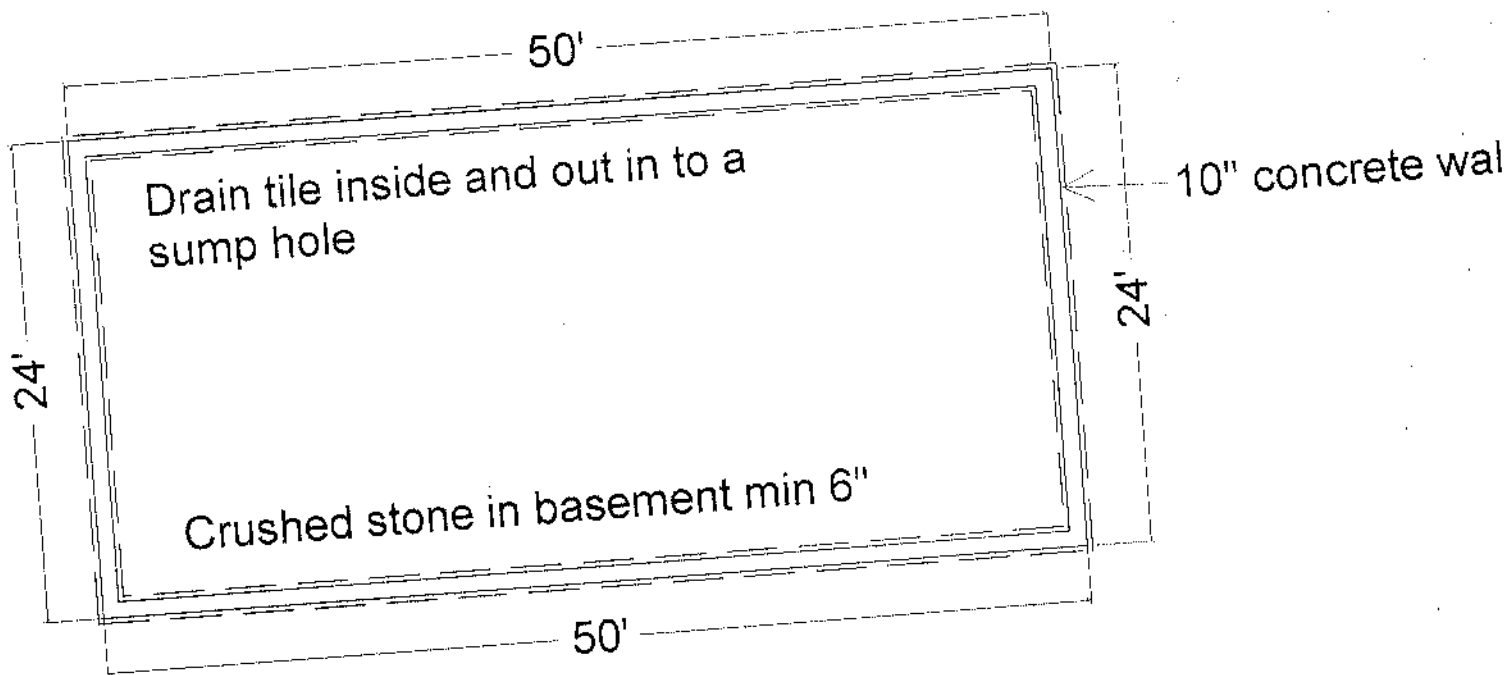
8 X 4 Y for house sewer

100 feet of 8" pipe

Pavement stops grass start

Existing man hole

Stub for commercial building



Foundation



#137  
Webb

ALLEN AVE. (PRVTC)

PORTLAND

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DIRECTIONS: HOUSE CAN BE SEEN AT PORTLAND ARTS & TECH. H.S. (PRVTC) IN PORTLAND.

REMARKS: 29'x50'  
Ranch Built By students  
at PRVCT

Ranch

Rooms	: 5	YearBuilt+/-	: 1997
Bdrms	: 3	LotSize+/-	: 2,14
Baths	: 1	RoadFrnt+/-	: 90
1/2Bath	: 0	Cars	:
3/4Bath	: 1	Garage	:
FloodZone	: U	Taxes	:
Seasonal	: U	TaxYear	:
Surveyed	: U	TaxReduction:	
Color	: NAT	SchoolDistrict:	
Glaag+/-	: 1200		

FEATURES:

Garage	:
Exterior	: Clapbd, Wood
Basement	: Other
Roof	: Shngl
Water	: Public
Wtr Heater	:
Heat Sys	: FHW
Lot Desc.	:
Equipment	:
Amenities	: MbdR w/Bath, Skylight

Driveway	:
Foundation	: 20' concrete
Fnd. Size+/-	: 29' x 50'
Sewerage	: City
Fuel	: Oil
Electric	: CirBrkr
Construction	: WdFrm
Roads	: Other

ROOM DIMENSIONS  
(APPROXIMATE)

LivRm	:	Bedrm1	:
DinRm	:	Bedrm2	:
Kitchen	:	Bedrm3	:
Fam/Rec	:	Bedrm4	:
OtherRm	:	Bedrm5	:

ROOM LOCATIONS:

3rd Lvl	:
2nd Lvl	:
1st Lvl	: LivRm, Kit, MBdr, 2ndBdr, 3rdBdr
Grd Lvl	:

LOCATION

Map	: 262	7
Block	: 5	1
Lot	: 20	
Book	:	
Page	:	

Subject to errors, omissions, prior sale, change or withdrawal without notice.

4/12 ROOF TRUSS 24" O.C.

NOTE: 7'

FIBERGLASS SHINGLES  
 15# ASPHALT FELT  
 FIRE+ICE 3' UP  
 5/8" CDX SHEATH  
 8" GAL DRIPEDGE  
 1X4  
 1X8  
 3/8" AC PLYWOOD  
 2" VENT STRIP  
 TRIM

12" FIBERGLASS INSULATION  
 STRAPPING 24" O.C (DOUBLE)  
 1/2" DRYWALL  
 VAPOR BARRIER  
 6" FIBERGLASS INSULATION

SUBFLOOR TO C  
7'-4"

6" CEDAR BEVEL SIDING  
 (4" EXP.)  
 5/8" CDX SHEATH  
 AIR INFILTRATION BARRIER

BASEBOARD  
 3/8" CDX  
 5/8" UNDERLAYMENT  
 2X8 16" O.C.  
 1X5 TRIM BOARD

DOUBLE HEADER  
 AL DRIP RAP

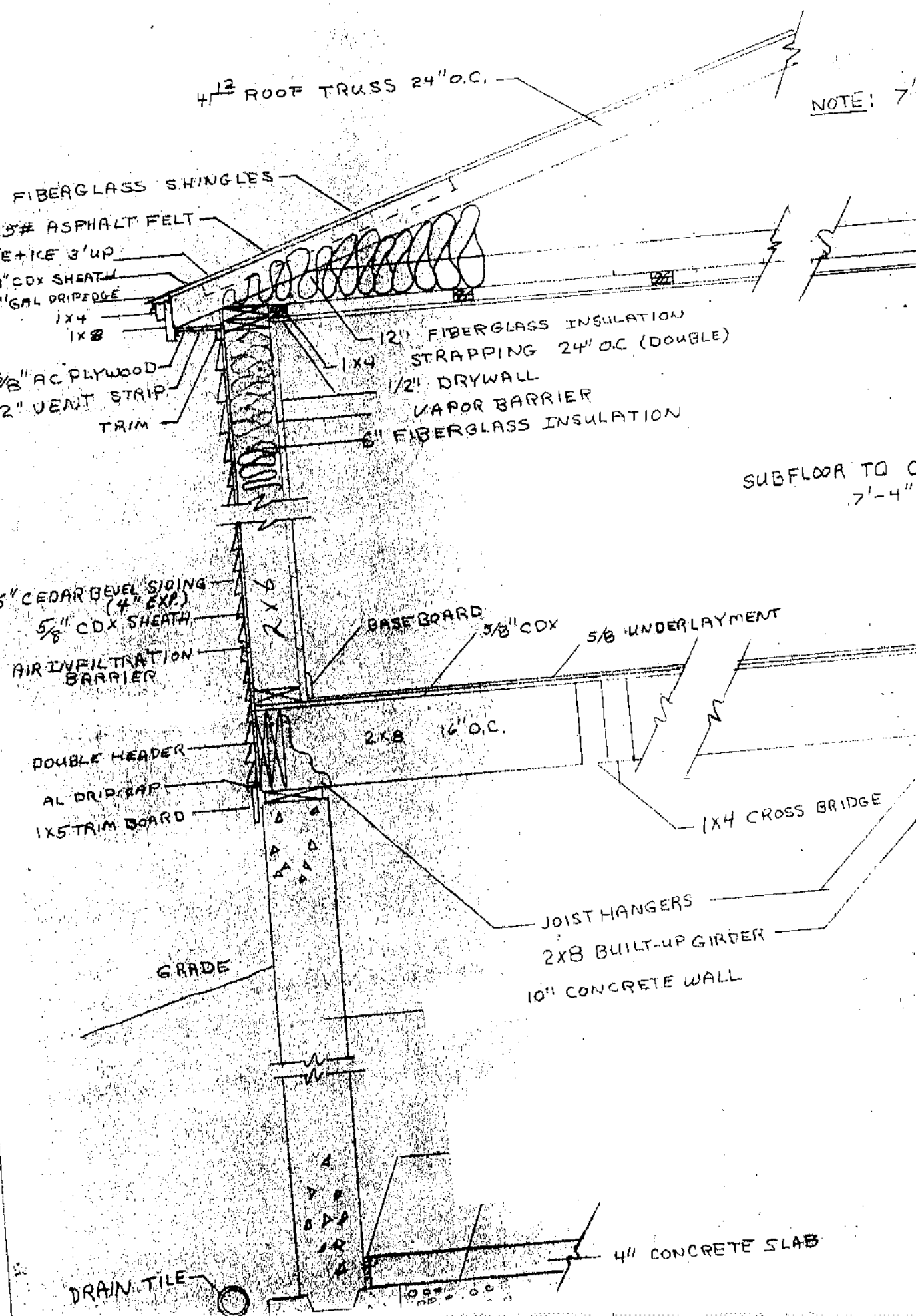
1X4 CROSS BRIDGE

GRADE

JOIST HANGERS  
 2X8 BUILT-UP GIRDER  
 10" CONCRETE WALL

DRAIN TILE

4" CONCRETE SLAB



C:\p13\Drawings\Holmes\HOLMES-SITE-HOUSE Thu Oct 30 09:08:09 1997

8'-0" SIDE SETBACK

**FOR CONSTRUCTION**

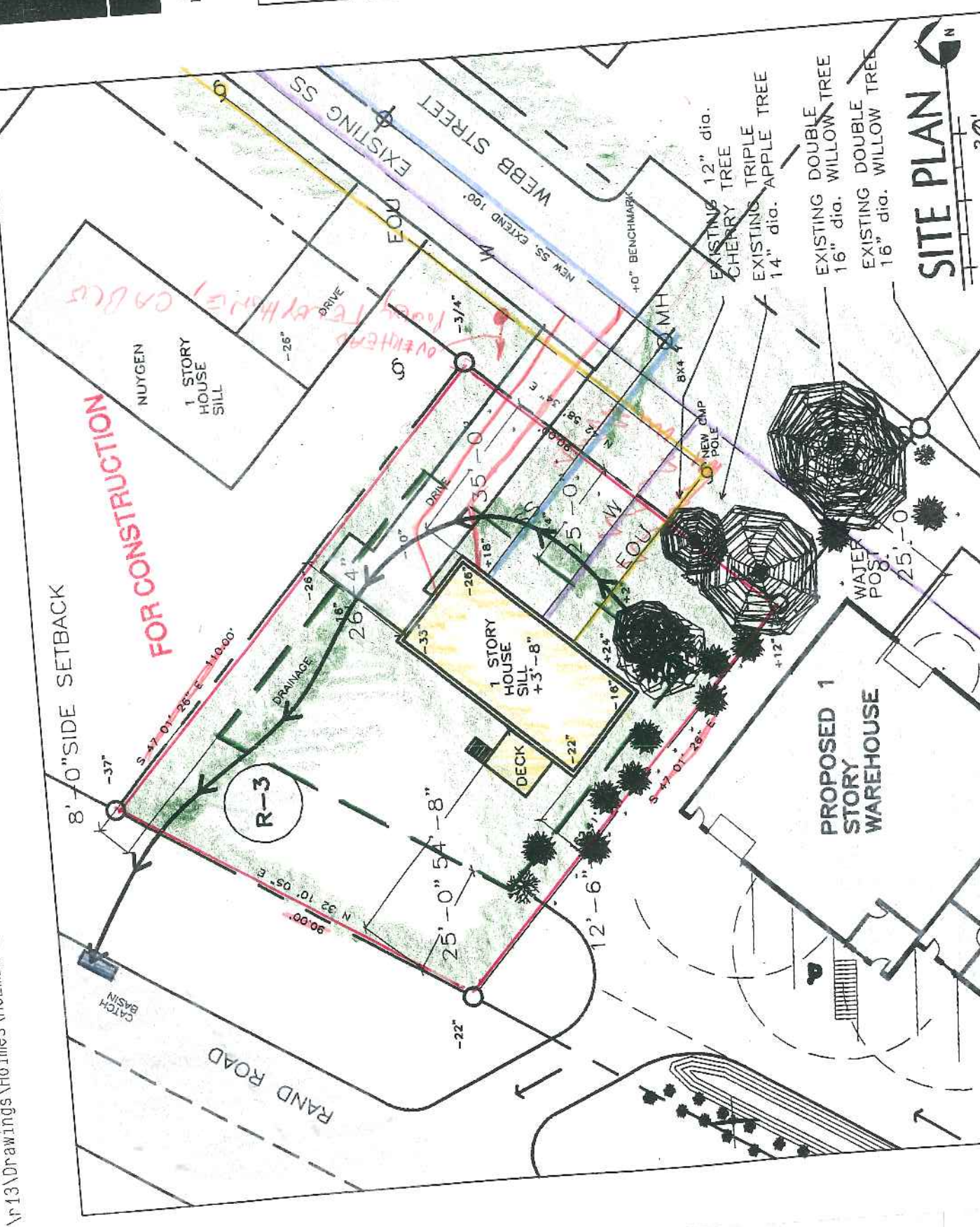
NUYGEN  
1 STORY HOUSE  
SILL

R-3

1 STORY HOUSE  
SILL -8"

DECK

PROPOSED 1  
STORY WAREHOUSE



**SITE PLAN**  
A-1

PORT  
CITY

71 FEDERAL STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 761.2010  
portcity@portcity.com

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**HOUSE SITE PLAN**  
WEBB STREET  
PORTLAND, MAINE

JOB: 91108-B  
DATE: 10/30/97

## SCHEDULE A

a certain lot or parcel of land situated in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point in a continuation of the division line between the lots two hundred sixty-five and two hundred sixty-six in Brighton Avenue Terrace, so-called, (See Plan Book 11, Page 13, in said Registry of Deeds), which said point is distant northerly from the side line of Brighton Avenue Terrace, so-called, about two hundred thirty and sixty-six hundredths (230.66) feet, and is at the intersection of said continuation of the division line between said lots two hundred sixty-five and two hundred sixty-six, and the southerly side line of land now or formerly owned by Clinton Mosher; thence from said point north twenty-six degrees ten minutes ( $26^{\circ} 10'$ ) east by said land now or formerly owned by said Clinton Mosher and ninety (90) feet to a point in a continuation of the division line between lots two hundred sixty-two and two hundred sixty-three in said Brighton Avenue Terrace; thence southerly by a continuation of said division line between said lots two hundred sixty-two and two hundred sixty-three to a point which is one hundred twenty (120) feet from the northerly side line of said Brighton Avenue Terrace; thence westerly on a line parallel with the northerly side line of Brighton Avenue Terrace to a point which would be in a continuation of the division line between lots two hundred sixty-five and two hundred sixty-six in said Brighton Avenue Terrace; thence by the course of a continuation of said division line between said lots two hundred sixty-five and two hundred sixty-six to the point of beginning.

Being the same premises conveyed to John C. Risbara, Louise G. Risbara and Grace H. Risbara by deed of Thomas J. DeCosta and Alice R. DeCosta dated September 16, 1981 and recorded in Book 4855, Page 58. John C. Risbara died on March 3, 1995 and Louise G. Risbara died on June 5, 1992, leaving Grace H. Risbara as surviving joint tenant.

RECEIVED  
RECORDED REGISTRY OF DEEDS

97 FEB 12 PM 1:44

CUMBERLAND COUNTY

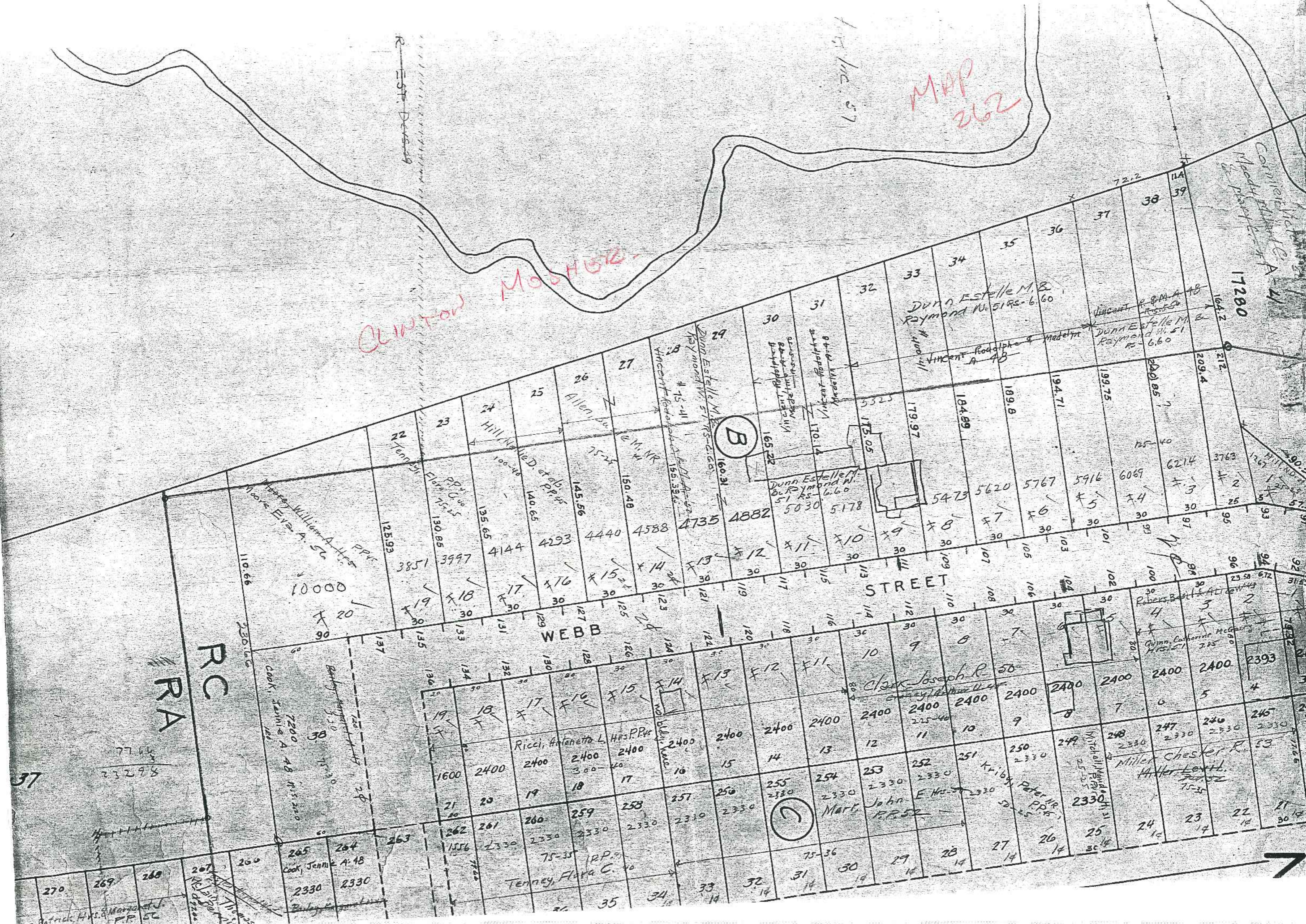
John B. O'Brien



MAP 262

CLINTON Moshitz

17280



37

RC  
RA

WEBB STREET

STREET

17280

265  
Cook, Jennie A. AB  
2330

259  
Tenney, Flora C. 10  
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John  
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Miller, Chester R.  
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see Patrick Hrs. A. 50  
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