

Permit No **970914**

PERMIT ISSUED

Permit issued: **AUG 21 1997**

CITY OF PORTLAND

Zone: **CEZ** CBL: **333-K-008**

Zoning Approval: *ok*

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone *N/A*
 Subdivision
 Site Plan maj minor mm

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: *8/19/97*

CEO DISTRICT 7 *K. Carroll*

Location of Construction: **# 117 Beverly St (L#148)** Owner: **R.J. Grondin** Phone: _____

Owner Address: _____ Lessee/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: **Custom Built Homes of Maine** Address: **27 Maine St Windham, N 04062, 892-3149** Phone: _____

Past Use: **Vacant Land** Proposed Use: **Single Family**

COST OF WORK: \$ 80,000.00 **PERMIT FEE: \$ 420.00**

FIRE DEPT. Approved Denied **INSPECTION: Use Group: _____ Type: _____**

Signature: _____ Signature: *all Done*

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

Signature: _____ Date: _____

Permit Taken By: **Mary Gresik** Date Applied For: **13 August 1997**

Proposed Project Description:
Construct Single Family Dwelling

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..

PERMIT ISSUED WITH LETTER

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

David J. McCarthy
 19 August 1997 - Permit Routed

13 August 1997

SIGNATURE OF APPLICANT *David J. McCarthy* ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

9/22/97 - Foundation An - ok to *handwritten*

COMMENTS

Lined area for handwritten notes and comments.

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 8/21/97

ADDRESS: 117 Beverly Street (lot #148)

REASON FOR PERMIT: Construct single family dwelling - No garage

BUILDING OWNER: R. J. Grandin

CONTRACTOR: Custom Built Homes of MAINE

PERMIT APPLICANT: Danny McCarthy APPROVAL: with conditions DENIED #1, 2, 4, 6, 8, 9, 10, 11, 12, 16, 21, 22, 26, 27

CONDITION(S) OF APPROVAL

- 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16.

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) Precaution must be taken to protect concrete from freezing. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996) All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Headroom in habitable space is a minimum of 7'6". Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. The minimum headroom in all parts of a stairway shall not be less than 80 inches. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations): In the immediate vicinity of bedrooms In all bedrooms In each story within a dwelling unit, including basements In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.

28.

29.

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 21, 1997

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

RE: 117 Beverly Street (lot #148)

Dear Sirs,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL
REQUIREMENTS OF THIS LETTER ARE MET**

Site Plan Review Requirements

Bldg. Inspection/Zoning: Approved with conditions: See attached requirements. M. Schmuckal
Development Review Coordinator: Approved with conditions attached. J. Wendel

Building Code Requirements

Please read and implement attached building permit requirements #1, 2, 4, 6, 8, 9, 10, 11, 12 16, 21, 22, 26, 27.

Sincerely,

Marge Schmuckal
Assistant Chief of Inspection Services

cc: P. Hoffses, J. Wendel

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

19970057

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Glen

Consultant/Agent

892-3149

892-1387

Applicant or Agent Daytime Telephone, Fax

8/13/97

Application Date

117 Beverly St (Lot #148)

Project Name/Description

Beverly St

Address of Proposed Site

333-K-008

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits are required for future decks, garages, and/or pools.

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

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Application Date

Beverly St (Lot #148)

Project Name/Description

Beverly St

Address of Proposed Site

333-K-008

Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval #1, 2, 3 (117 Beverly Street), 4, 5,
6, 8, 9 (see also requirement #15), 10 (in accordance with the approved plan), 11, 12, 13 which states: Eroded
soil shall be contained on site. Beverly Street shall be kept clean of tracked soil from vehicles; 14 which states:
Silt fence shall be installed in the back yard down gradient of all disturbed soil; 15 which states: The lowest
building opening elevation and the T.F.W. elevation shall be increased by 6", to 73.5 and 75.0 respectively; and
16 which states: The relocation of the existing curb cut shall conform to City of Portland Technical Standards.

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

APPLICANT: Custom Built Homes of ME
 ADDRESS: 27 Main St. WINDHAM, ME 04062
 SITE ADDRESS/LOCATION: 117 BEVERLY ST LOT 148
 DATE: 8/18/97

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 117 BEVERLY 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.
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. *SEE REQ'T # 15.*
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. *IN ACCORDANCE WITH THE APPROVED PLAN.*
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.
BEVERLY ST SHALL BE KEPT CLEAN
OF TRACKED SOIL FROM VEHICLES.

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

14. SILT FENCE SHALL BE INSTALLED IN THE BACK YARD DOWN GRADIENT OF ALL DISTURBED SOIL.
15. THE LOWEST BLDG OPENING ELEVATION AND THE T.F.W. ELEV. SHALL BE INCREASED BY 6", TO 73.5 AND 75.0 RESPECTIVELY.
16. THE RELOCATION OF THE EXISTING CURB CUT SHALL CONFORM TO CITY OF PORTLAND TECHNICAL STANDARDS.

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."

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

I. D. Number _____

Custom Built Homes of Maine

Applicant _____

27 Main St, Windham, ME 04062

Applicant's Mailing Address _____

Glen

Consultant/Agent _____

892-3149 **892-1387**

Applicant or Agent Daytime Telephone, Fax _____

8/13/97

Application Date _____

Beverly St (Lot #148)

Project Name/Description _____

Beverley St

Address of Proposed Site _____

333-K-008

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) _____

Proposed Building square Feet or # of Units 15,322 Sq Ft 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 \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 8/13/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 8/18/97 Approval Expiration 8/18/97 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 8/18/97
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 | _____ | _____ | |
| | date | signature | |

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

19970057

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Glen

Consultant/Agent

892-3149 892-1387

Applicant or Agent Daytime Telephone, Fax

8/13/97

Application Date

117 Beverly St (Lot #148)

Project Name/Description

Beverley St

Address of Proposed Site

333-K-008

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)

Proposed Building square Feet or # of Units 15,322 Sq Ft Acreage of Site R-2 Zone Zoning

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: 8/13/97

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 8/20/97 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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ submitted date _____ amount _____ expiration date _____

Applicant: DANNY McCarthy

Date: 8/20/97

Address: 117 Beverly St (Lot 140) C-B-L: 333-K-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New single family dwelling - no garage - no decks shown

Sewage Disposal - City

Lot Street Frontage - 50' min = 80' shown

Front Yard - 25' req - 40' shown

Rear Yard - 25' req - 100' shown

Side Yard - 14' req. - 17' & 27' shown

Projections - Right side stoop & steps - front stoop & steps

Width of Lot - 80' req - 80' shown

Height - 35' max - 2 story shown - 22' shown

Lot Area - 10,000 sq ft req 15,322 sq ft shown

Lot Coverage/ Impervious Surface - 20% max.

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

