

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 10 Stuart St 21		Owner: Neighborhood Planner Inc	Phone: 856-1600	Permit No: 951213
Owner Address: 19 Dolly Brook Farm Westbrook ME 04092	Leasee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED NOV 17 1995 CITY OF PORTLAND </div>
Contractor Name:	Address:	Phone:		
Past Use: vacant lot	Proposed Use: 1-fam modular home	COST OF WORK: \$ 35,000	PERMIT FEE: \$ 195	Zone: CBL: R-3 337-C-020-071 Zoning Approval: 11/15/95 OK S Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: construct 1-fam dwlg (modular)_ M M SP \$50		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 5B BOCA 93 Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____ <input type="checkbox"/> Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
Permit Taken By: L Chase	Date Applied For: 10/27/95			

1. This permit application doesn't 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.

THIS IS A
MODULAR
HOME

**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 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: [Signature]
SIGNATURE OF APPLICANT

ADDRESS: _____ DATE: 10-27-95 PHONE: _____

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

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: 11/16/95

CEO DISTRICT 7

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 10 Stuart St 21		Owner: Neighborhood Planner Inc	Phone: 856-1600	Permit No: 951213
Owner Address: 19 Dolly Brook Farm Westbrook ME 04092	Leasee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 17 1995 CITY OF PORTLAND </div>
Contractor Name:	Address:	Phone:		
Past Use: vacant lot	Proposed Use: 1-fam modular home	COST OF WORK: \$ 35,000	PERMIT FEE: \$ 195	Zone: CBL: R-3 237-C-1120-1911 Zoning Approval: <i>OK</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: construct 1-fam dwlg (modular)_		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A3</i> Type: <i>SB</i> <i>BOC 293</i>	
M M SP 550		Signature:	Signature: <i>Hoffe</i>	
Permit Taken By: L Chase		Date Applied For: 10/27/95		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

1. This permit application doesn't 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 months of the date of issuance. False information may invalidate a building permit and stop all work.

THIS IS A
MODULAR
HOME

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 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

L. Chase
SIGNATURE OF APPLICANT

16 November 1995
10-27-95
ADDRESS: _____ DATE: _____ PHONE: _____

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

CEO DISTRICT 7

COMMENTS

11-22-95 no work yet. (check on st. #5) 11-28-95 Street Excavation in progress

Trash container / on site City of Port License 1994-1995 PWS # 2319

12-27-95 no work yet.

3-19-95 no work yet / 4-23-96 no work / 5-20-96 - Flgs in (Keyed) 8" Forms

5-23-96 - Forms placement in progress, Setbacks appear OK

5-28-96 - All damp proofing on / drainage tile in Ext + Int. / Check to be set.

6-15-96 - Seal under kitchen sink Maine State Manufactured (Housing Board Lic # MF70000070)

(Mettle Leave Homes) / no egress windows in day lite basement no bedrooms? Plans do not show

deck on rear (door / slider in) / outdoor hot tub / no Plumbing / Building permit needed

8-19-96 - Garage looks completed / no prints in folder for garage Framing?

8-23-96 - Garage Siding completed

~~Heating / plumbing permits??~~ not needed - find in Mod Unit -

11/18/96 Work Completed -

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 17, 1995

Neighborhood Planner, Inc.
19 Dolly Brook Farm
Westbrook, ME 04092

RE: Stuart Street
Portland, Maine

Dear Sir,

Your application to construct a single family modular dwelling has been reviewed and a permit is herewith issued subject to the requirements listed below. 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

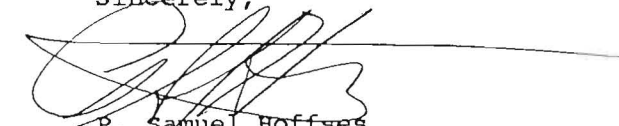
Code Enforcement - Approved - M. Schmuckal
Development Review Coordinator - Please see attached standard conditions - location and outlet/connection of foundation drain (note B) ex curb cut shall be utilized for driveway entrance (note 14) lot grading needs to be shown (both existing and proposed) and approved by the Development Review Coordinator - J. Seymour

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, Asst Chief, Insp Svcs
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: November 17, 1995 **ADDRESS:** Stuart Street (337-11-20 & part of 17)

REASON FOR PERMIT: To install a single family modular home

BUILDING OWNER: Neighborhood Planner, Inc.

CONTRACTOR: Neighborhood Planner, Inc. **APPROVED:** See Items #1,2,7,9,10,11,13,14,15 and 16

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *2. Precautions must be taken to protect concrete from freezing.
- 3. 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.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
- 5. 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.
- 6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 7. 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 square feet.
- 8. 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.
- * 9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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.

7. ✓ A street opening permit(s) is required for your site. Please contact Carol Poliskey 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. OK! 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. ✓ FOUNDATION DRAIN MUST SHOWN ON PLAN AND HOW IT WILL DRAIN. (POSITIVE DAYLIGHT OUTLET OR TIE INTO AN EX. STORM DRAIN)

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

14. ✓ Applicant shall use existing curb cut for driveway location. Driveway should be delineated with a few spot grades on the plan. If the Applicant wishes to widen curb cut wider than existing, all plans must be submitted to Public Works and the Development Review Coordinator showing the intended width. Until plans are submitted the existing curb cut shall remain the same width.

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

APPLICANT: Neighborhood Planner Inc.
 ADDRESS: 19 Dolly Brook Farm, Westbrook, ME 04092
 SITE ADDRESS/LOCATION: Stuart St.
 DATE: 11/1/95

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. *"To BE DETERMINED"*
- * 3. Your new street address is now _____, 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 Poliskey 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.

- *10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
- *11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses
Chief, Inspection Services



DeLUCIA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

*Site Study
11/14/96*

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

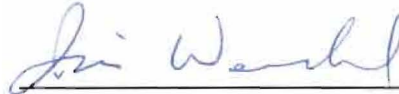
DATE: November 5, 1996

RE: Request for Certificate of Occupancy
21 Stuart Street

On November 4, 1996 I reviewed the site for compliance with the conditions of approval dated November 15, 1995. Some additional work is needed. My comments are:

1. The final grading as currently completed is acceptable; however the grading of the lot is not complete; the area left of the drive from the front property line to the back corner of the garage has not been graded. Erosion of the ground at the foundation wall is occurring around the house due to a lack of ground cover and the lack of gutters. The site should be heavily mulched for the winter. It also appears that the lawn needs to be re-seeded.
2. The site plan must be updated to show the locations of the services as well as the location of the foundation drain as specified in conditions 5 and 13.
3. A copy of the sewer permit must be submitted to the development review coordinator; this will be used as proof that Public Works has the as-built data for the service connections.
4. Currently there is only one tree (two required) planted in the front yard; it appears to be a willow. Request that the City arborist verify the acceptance of this tree as meeting condition number 2; otherwise two trees will be needed.

It is my opinion that a temporary certificate of occupancy could be issued assuming that code enforcement has no outstanding issues.



James T. Wendel, P.E

c: Kandi Talbot, Planning Department
Jeffrey Tarling, City Arborist

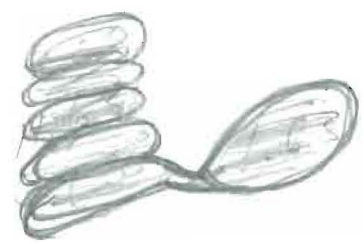
JN1350.1021stuart

Applicant: Conrad Clark

Date: 11/16/95

Address: Stuart St.

Assessors No.: 337-C-11, 20; Part of 17



CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - 1 family Home with attached garage

Sewage Disposal - City

Rear Yards - 25' req - 28' + shown

Side Yards - 8' on garage side req - 9' shown / left side considered 1/2 stories per submitted plan 8' req - 9' shown

Front Yards - 25' req - 26' shown

Projections - None shown

Height - 1 1/2 stories

Lot Area - 6,500# req. 6,500# per survey

Building Area - max 25% of lot size. 1625#

Area per Family - 6,500#

Width of Lot - 75' req - 77.06' shown

Lot Frontage - 50' req - 77.06' shown

Off-street Parking - 2 spaces

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - Zone C
of 17 panels

$$\begin{array}{r}
 23 \times 22 = 506 \\
 26 \times 21 = 546 \\
 16 \times 30 = 480 \\
 \hline
 1532 \#
 \end{array}$$



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

I. D. Number _____

Address: _____

Neighborhood Planner Inc 856-1600

10/27/95

Applicant
19 Dolly Brook Farm - Westbrook ME 04092

Application Date

Applicant's Mailing Address
Conrad C Clark

Project Name/Description

Consultant/Agent

Stuarat St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____

37' x 30' x 26'

6500 sq ft

Proposed Building Square Feet or # of Units _____

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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50 subdivision _____

Approval Status:

Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

- PLEASE SEE ATTACHED STANDARD CONDITIONS
- LOCATION AND OUTLET/CONNECTION OF FOUNDATION DRAIN (NOTE 13)
- EX. CURB CUT SHALL BE UTILIZED FOR DRIVEWAY ENTRANCE (NOTE 14)
- LOT GRADING NEEDS TO BE SHOWN (BOTH EXISTING & PROPOSED) AND APPROVED
- Street Address - needs to be determined

Approval Date 11/6/95 Approval Expiration 11/96 Extension to _____ date

Additional Sheets BY THE Attached DEVELOPMENT REVIEW COORDINATOR.

Condition Compliance James R. Seymour 11/15/95 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |



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

I. D. Number

Neighborhood Planner Inc 856-1600

10/27/95

Applicant
19 Dolly Brook Farm - Westbrook ME 04092

Application Date

Applicant's Mailing Address
Conrad C Clark

Project Name/Description

Consultant/Agent

10 Stuart St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

337-C-11, 20 PART of 17
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 Other (specify) _____

37' x 30' x 26'

6500 sq ft

R-3

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Address: Stuart St

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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50 subdivision _____

Approval Status:

Reviewer Marge Schmuckel

- Approved Approved w/Conditions listed below Denied

- _____
- _____
- _____
- _____

Approval Date 11/16/95 Approval Expiration _____ date Extension to _____ date 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

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

FOREST
INTOWN

AVE

UTY
CMP#1

PAVED
APRON

PAVED
APRON

BIT. CONC. PAVED SIDEWALK

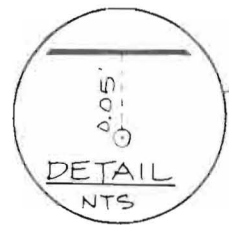
N 28° 58' 09" E

#5 STEEL
REBAR, SET

8 W50

170.00'

75.00 EXIST. 77.06' (PROP.)



1.1.P.
FD.
UP 8"

PROPOSED SALE TO CANUSA HOMES
6500 SF AFTER LINE REDEFINITION
(6327 SF PRIOR TO REDEFINITION)

FORMER
LOT LINE

REDEFINED
LOT LINE

SEE
FLORENCE M. BAILEY
TO
ALFRED R WIGGIN
(CCRD 3106-280)

PAVED DRIVE

19.5' ±

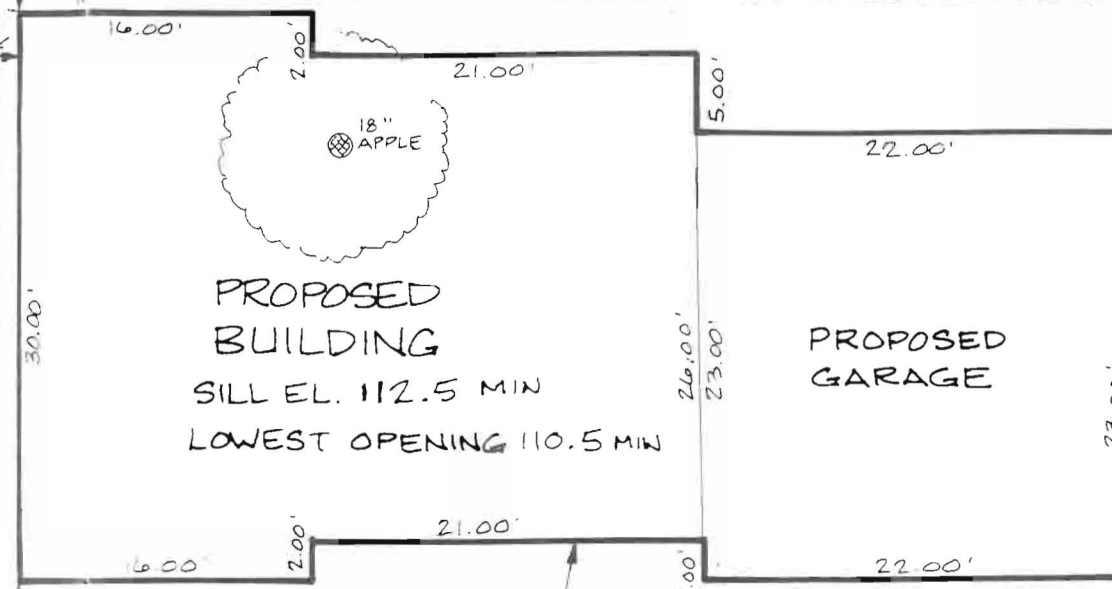
19.21' (PROP.)
(21.27' EXIST.)

EXISTING
10'-WIDE BIT CONC.

EX ST

NOW OR FORMERLY
MARTHA J.
HUTCHINS
CCRD 2876-230

NEIGHBOR'S FENCE
N 61° 01' 46" W
84.30'



PROPOSED
BUILDING
SILL EL. 112.5 MIN
LOWEST OPENING 110.5 MIN

PROPOSED
GARAGE

BUILDING OUTLINE IS
FOUNDATION AT GROUND.
CONSTRUCTION OUTSIDE
OF THESE LINES (STEPS,
OVERHANGS, DECKS, ETC.)
MUST MEET YARD SETBACKS.

4.03' OFFSET (EX.)
1.97' OFFSET (PROP.)

REMOVE 7' OF
EXISTING GARAGE

EXISTING
GARAGE

4.05' OFFSET (EXIST.)
2.00' OFFSET (PROP.)

IRON PIPE
FOUND
1.39' OFF LINE

75.00' TO FORMER LOT LINE 77.06' (PROP.)

S 29° 03' 45" W

NOW OR FORMERLY
HARRISON
BUTTERWORTH
CCRD 7616-056

BIT CONC. PAVED SIDEWALK PAVED APRON PAVED APRON GRANITE CURB (TYP) GRASS ESPLANADE SIDEWALK

N 28° 58' 09" E

75.00 EXIST. 77.06' (PROP.)

00.00 EXIST. 97.94' (PROP.)

26' (PROP.)
25' SETBACK

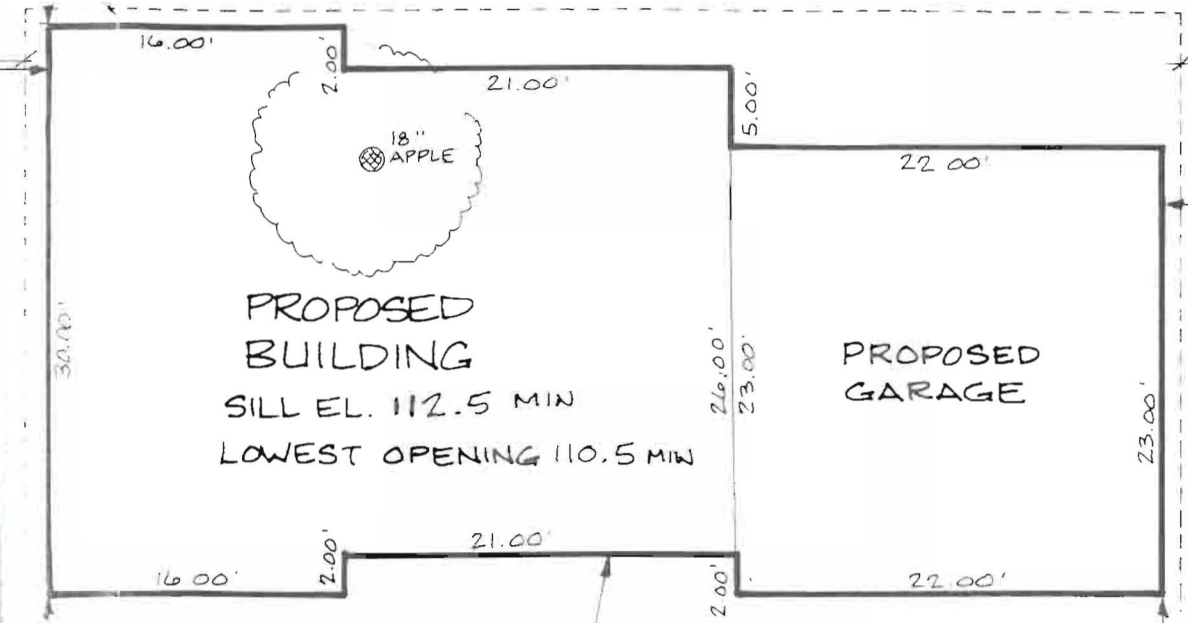
PROPOSED SALE TO CANUSA HOMES
6500 SF AFTER LINE REDEFINITION
(6327 SF PRIOR TO REDEFINITION)
SEE
FLORENCE M. BAILEY
TO (CCRD 3106-280)
ALFRED R WIGGIN

FORMER LOT LINE
REDEFINED LOT LINE

#5 STEEL REBAR, SET

WSO

SIDEWALK



PROPOSED BUILDING
SILL EL. 112.5 MIN
LOWEST OPENING 110.5 MIN

PROPOSED GARAGE

BUILDING OUTLINE IS FOUNDATION AT GROUND. CONSTRUCTION OUTSIDE OF THESE LINES (STEPS, OVERHANGS, DECKS, ETC.) MUST MEET YARD SETBACKS.

PAVED DRIVE

19.21' (PROP.)
(21.27' EXIST.)

19.5' ±

EXISTING 10'-WIDE BIT CONC.

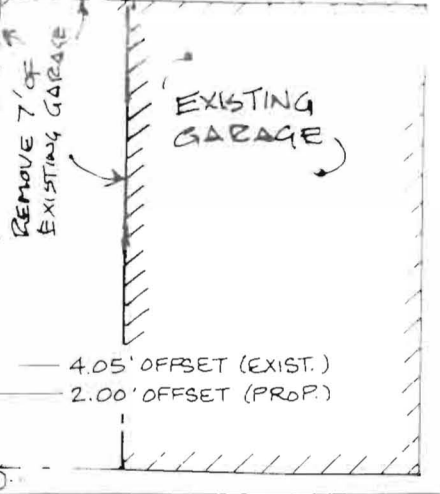
EXISTING DWELLING

18.09' (PROP.)
(20.15' EXIST.)

4.03' OFFSET (EX)
1.97' OFFSET (PROP.)

JOHN H HUTCHINS
ALFRED R. & MARILYN WIGGIN
8449 SF (PRIOR TO REDEFINITION)
CCRD 9786-102 (PARCELS II & III)
8276 SF REMAINING LAND OF
ALFRED R. & MARILYN WIGGIN
(AFTER LOT LINE REDEFINITION)

N 61° 01' 46" W → 84.42'
← 84.41'
S 61° 01' 46" E



EXISTING GARAGE

IRON PIPE FOUND 1.39' OFF LINE

75.00' TO FORMER LOT LINE 77.06' (PROP.)

00.00' EXIST. 97.94' (PROP.)

S 29° 03' 45" W

OWN OR FORMERLY
HARRISON
WITTERWORTH
CCRD 9616-056