



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ROBERT LEE WEBSTER

Located At 12 QUAKER LN UNIT

Job ID: 2011-11-2724-ALTR

CBL: 372-A-006-012

has permission to Replace and enlarge deck to 10' x 12'
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

11/30/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

*do to close
Screw
MA*

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

1. Footings/Setbacks prior to pouring concrete
2. Close In Elec/Plmb/Frame prior to insulate or gyp
3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2724-ALTR

Located At: 12 QUAKER LN
UNIT

CBL: 372- A-006-012

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling as part of a 15 dwelling unit Planned Residential Unit Development (PRUD). Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Fastener schedule per the IRC 2009.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere
5. This is a residential Property the max rise is 7 ¾", minimum tread is 10". Nosing is permitted but shall not exceed 1 ¼".

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-11-2724-ALTR	Date Applied: 11/14/2011	CBL: 372- A-006-012	
Location of Construction: 12 QUAKER LN - UNIT#12	Owner Name: ROBERT LEE WEBSTER	Owner Address: 12 Quaker Lane, Portland, ME 04103	Phone: 809-9695
Business Name:	Contractor Name: TVK Construction	Contractor Address: 29 Pine St., Portland, ME 04102	Phone: 252-7375
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3 PRUD
Past Use: PRUD with 15 D.U.	Proposed Use: Same: PRUD with 15 D.U. of which this is one D.U. - to replace 6'x7" rear deck with a 10'x12' rear deck	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: B3 DEC 2001 Signature: <i>M/C</i>
Proposed Project Description: Replace and enlarge deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
___ Maj ___ Min ___ MM Date: <i>OK with conditions</i> <i>11/29/11</i>	Date:	Date: <i>[Signature]</i>

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

P-3 PRWD

Location/Address of Construction: <u>12 Quaker Lane</u>		
Total Square Footage of Proposed Structure/Area <u>120'</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>372</u> Block# <u>A</u> Lot# <u>6</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Robert Webster</u> Address <u>12 Quaker Lane</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-809-9695</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4103.00</u> C of O Fee: \$ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous user? _____ Proposed Specific use: <u>deck</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Quaker Lane Condo Assn</u> Project description: <u>replace & enlarge deck</u>		
Contractor's name: <u>TVK Construction</u> Address: <u>29 Pine St.</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: <u>252-7375</u> Who should we contact when the permit is ready: <u>Robert Webster</u> Telephone: <u>809-9695</u> Mailing address: <u>12 Quaker Lane, Portland, ME 04103</u>		

RECEIVED
NOV 14 2011
Dept of Building Inspection
City of Portland

11.8.11

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Robert Webster Date: 11/10/11

This is not a permit; you may not commence ANY work until the permit is issued

TVK Construction
Terry V. Keezer
29 Pine St.
Portland, ME 04102
252-7375

Job Description:

1. Contractor to remove existing pressure treated deck and break down the top of existing footings to allow installation of the new deck.
2. Contractor to remove any siding or trim needed to allow proper flashing of deck and save for re-use.
3. Contractor to dig two new 12" sauna tubes and big foot footings and pour with sakrete high strength concrete. 48" below grade, 9' from buildings, (West Room sides)
Z. may 6x6 stand off
4. Contractor to frame new deck using pressure treated lumber and using grk star head screws for framing fasteners.
1x12 ledger attach w/ 1/2 lag or 5/8" screw
5. Contractor to use joist-hangers along back of house for deck supports.
2x10 headers & joists
6. Contractor to flash new deck using grace ice and water shield and aluminum where needed.
7. Contractor to fasten new deck boards using deck-mate screws for pressure treated or color matched screws if engineered decking is used.
8. Contractor to install new railing with square balusters 42" high and screwed to match the deck. Spaced 4" or less
stairs - 48" wide 11" tread, 7" riser nosing 3/4" - 1" - NO NOSING
9. Contractor to re-install any siding or trim re-moved for deck installation and use new pieces if needed.
10. Contractor to remove all debris created from this project.

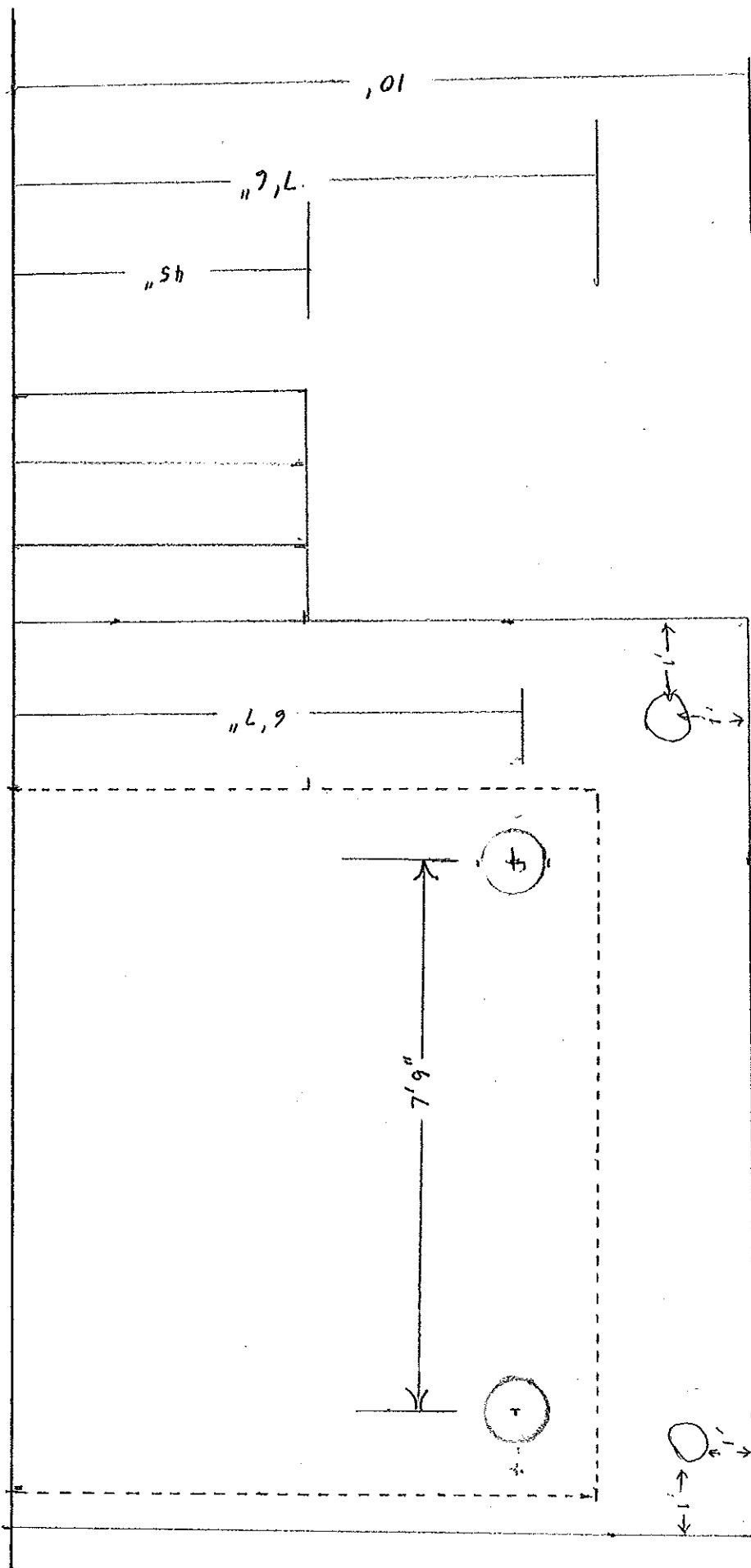
Job cost:

Deck #1 framed using 2x8's and decked with pressure treated: \$2,257.00

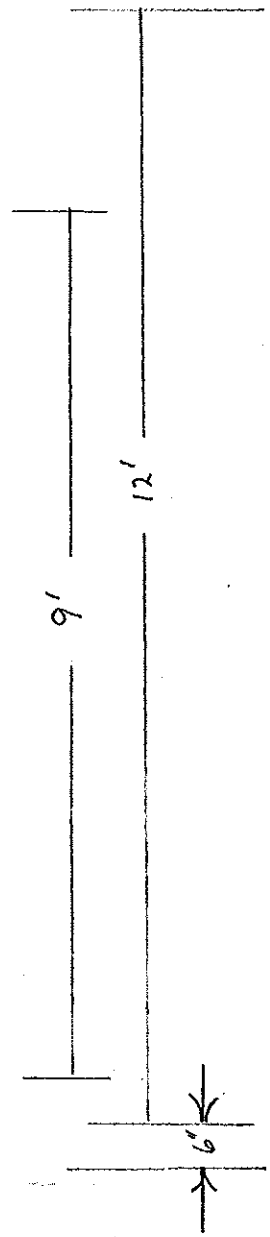
Deck #2 bigger foot plan and framed with 2x10's: \$2,775.00

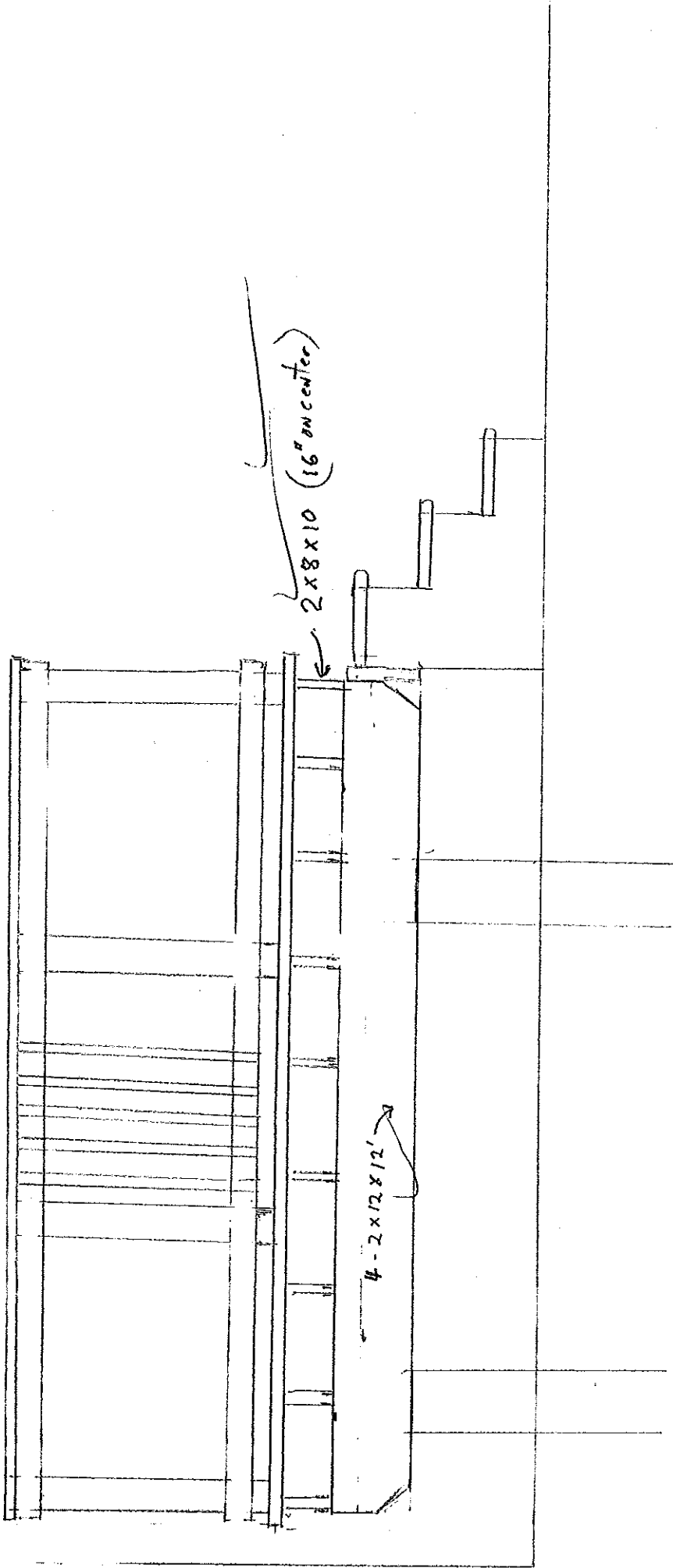
Deck #3 bigger foot plan, framed with 2x10's, decked with engineered decking (color picked by customer): \$4,183.00

Foundation



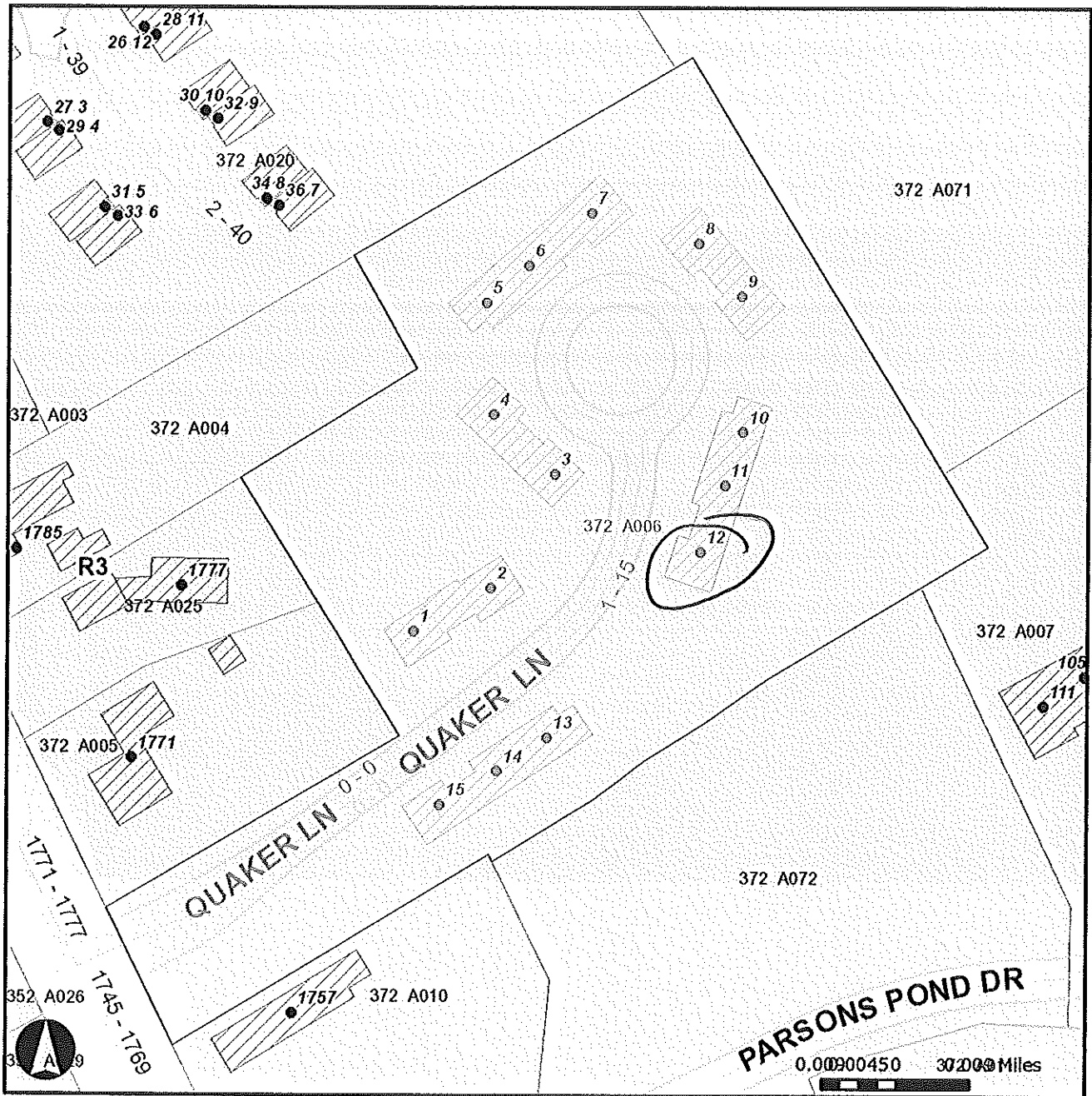
Top
Webster deck
12





Elevation
Webster deck
#12

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input type="checkbox"/> Interstate	<input type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
<input type="checkbox"/> Streets	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
<input type="checkbox"/> Buildings	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
<input checked="" type="checkbox"/> Out Building	<input type="checkbox"/> I-TS	<input type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
	<input type="checkbox"/> I-R2	Space	<input type="checkbox"/> C31



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: _____

PROJECT ADDRESS: 12 Quaker Lane, Portland ME CHART/BLOCK/LOT: 372-A-6

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

replace & enlarge deck

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Robert L. Webster

Address: 12 Quaker Lane

Portland, ME 04103

Work #: _____

Cell #: 207-809-9695

Fax #: _____

Home #: _____

E-mail: blwebby@yahoo.com

CONSULTANT/AGENT

Name: _____

Address: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

Criteria for an Administrative Authorizations:
(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division
Y(yes), N(no), N/A

	Y(yes), N(no), N/A	Y(yes), N(no), N/A
a) Is the proposal within existing structures?	_____	<u>N</u>
b) Are there any new buildings, additions, or demolitions?	_____	<u>expanding deck</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>yes</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>N</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	_____	<u>N/A</u>
g) Is there any additional parking?	_____	<u>N</u>
h) Is there an increase in traffic?	<u>N</u>	<u>N</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>N</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>N</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Y</u>
l) Are there any zoning violations?	<u>N</u>	<u>N</u>
m) Is an emergency generator located to minimize noise?	<u>N</u>	<u>N/A</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>N</u>	<u>N/A</u>

Signature of Applicant: _____	Date: _____
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Planning Division Use Only

Authorization Granted _____ Partial Exemption _____ Exemption Denied _____

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. The application must be accompanied by an application fee of \$50.
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
 (Sec Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

a) Is the proposal within existing structures?	n/a	no
b) Are there any new buildings, additions, or demolitions?	n/a	Expanding deck
c) Is the footprint increase less than 500 sq. ft.?	Yes	yes
d) Are there any new curb cuts, driveways or parking areas?	No	no
e) Are the curbs and sidewalks in sound condition?	Yes	yes
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	n/a	no
h) Is there an increase in traffic?	No	no
i) Are there any known stormwater problems?	No	no
j) Does sufficient property screening exist?	Yes	yes
k) Are there adequate utilities?	Yes	yes
l) Are there any zoning violations?	No	no
m) Is an emergency generator located to minimize noise?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	n/a

The Administrative Authorization for 12 Quaker Lane was approved by Barbara Barhydt, Development Review Services Manager on November 25 with the following Standard Condition of Approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

TVK Construction
Terry V. Keezer
29 Pine St.
Portland, ME 04102
252-7375

Job Description:

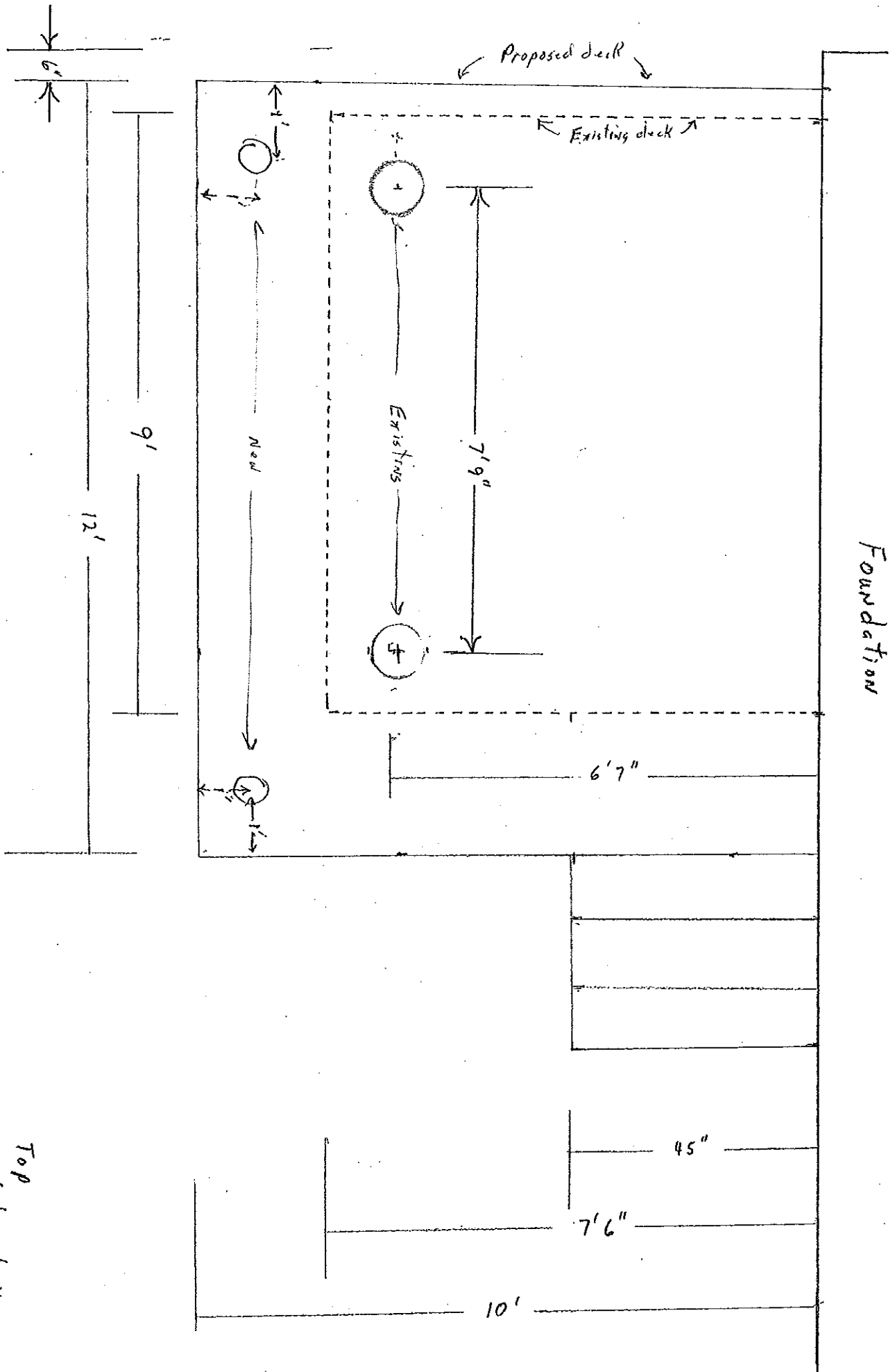
1. Contractor to remove existing pressure treated deck and break down the top of existing footings to allow installation of the new deck.
2. Contractor to remove any siding or trim needed to allow proper flashing of deck and save for re-use.
3. Contractor to dig two new 12" sauna tubes and big foot footings and pour with sakrete high strength concrete. *48" below grade; 9' from building, (about 2m sides)*
Z max 6X6 stand over
4. Contractor to frame new deck using pressure treated lumber and using grk star head screws for framing fasteners.
1x12 ledger attach w/ 1/2 lag or 5/8" screw
5. Contractor to use joist-hangers along back of house for deck supports.
2x10 headers & joists
6. Contractor to flash new deck using grace ice and water shield and aluminum where needed.
7. Contractor to fasten new deck boards using deck-mate screws for pressure treated or color matched screws if engineered decking is used.
8. Contractor to install new railing with square balusters 42" high and screwed to match the deck. *spaced 4" or less*
stairs - 48" wide 11" tread; 7" riser nosing 3/4" - 1"
9. Contractor to re-install any siding or trim re-moved for deck installation and use new pieces if needed.
10. Contractor to remove all debris created from this project.

Job cost:

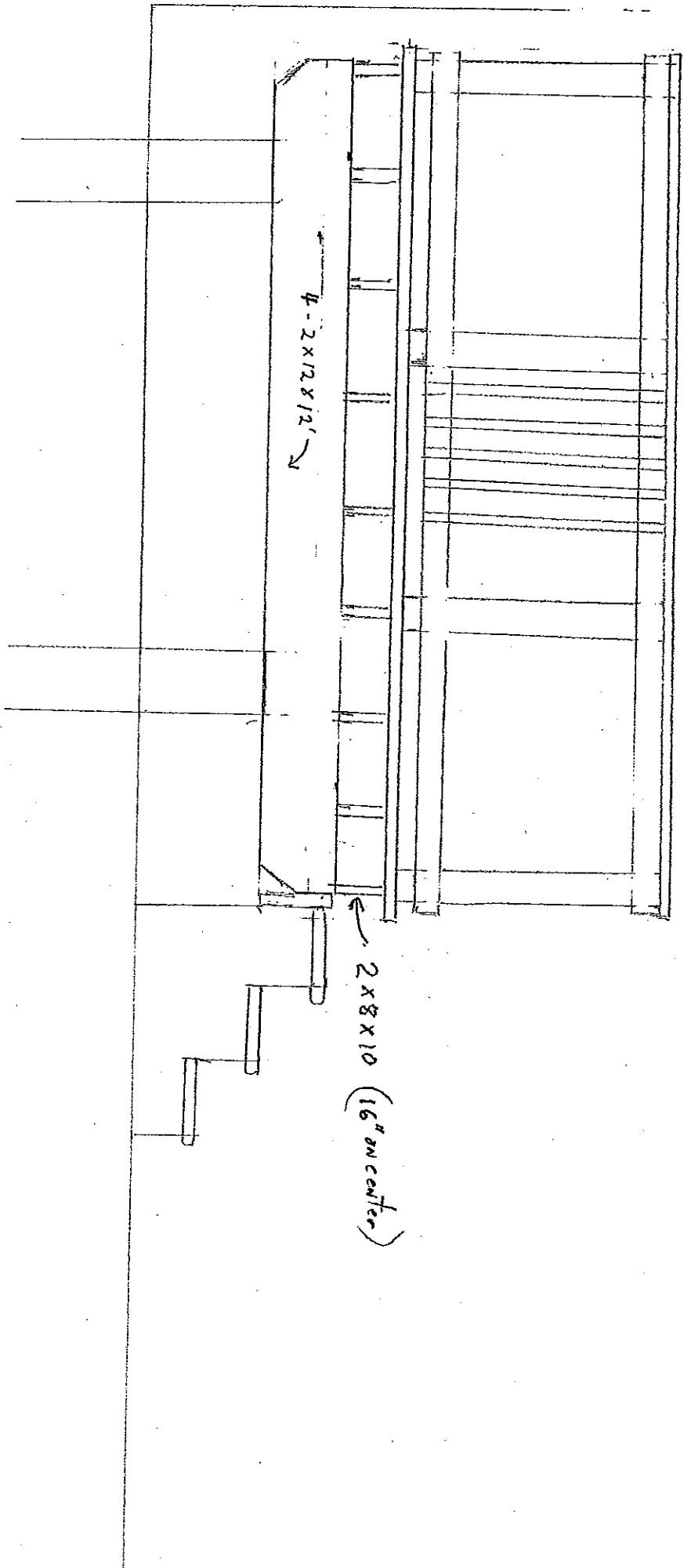
Deck #1 framed using 2x8's and decked with pressure treated: \$2,257.00

Deck #2 bigger foot plan and framed with 2x10's: \$2,775.00

Deck #3 bigger foot plan, framed with 2x10's, decked with engineered decking (color picked by customer): \$4,183.00



Top
 Webster deck
 # 12



Elevation
Webster deck
#12

12/4/17

OK to fax search
WCR

ALTERATION NO.	DATE	DESCRIPTION	APPROVED BY DIRECTOR OF PLANNING & URBAN DEVELOPMENT	RECORDED BOOK	CHART
1	4/22/88	CHANGED NAME OF PROJECT FROM PHEASANT RUN TO QUAKER LANE			
2	1/17/88	MINOR REVISIONS TO F.F. OF UNITS			
3	4/22/88	MINOR DIM. CHANGES TO ROADWAY			
4	4/23/88	REVISIONS TO NORTHERLY/SOUTHERLY DIMENSIONS OF CUT PARCEL			
5	5/2/88	NOTE ON COMPLETION OF SITE WORK W/ 2 YEAR PERIOD			
6	8/16/89	PROPOSED PROPERTY LINE ADDED ADDED AREA TO PRIVATE LOT			
7	9/14/89	BLDG'S 12 SHIFTED DUE TO BOUNDARY CHANGES			
8	10/18/91	CHANGE OF OWNERSHIP & PHASING PLAN FOR PLANNING BOARD APPROVAL			

LAND N/F OF
STEPHEN R. & MARGARET M. SMITH
DB 2982, P 111

APPROVED BY THE CITY OF
PORTLAND PLANNING BOARD

DATE _____
[Signature]
[Signature]
[Signature]
[Signature]

THIS PLAN RECORDED IN
CUMBERLAND COUNTY
REGISTRY OF DEEDS IN
PLAN BOOK 191 PAGE 179
DATE 11-18-91 TIME 2:38 AM
ATTESTED *[Signature]*

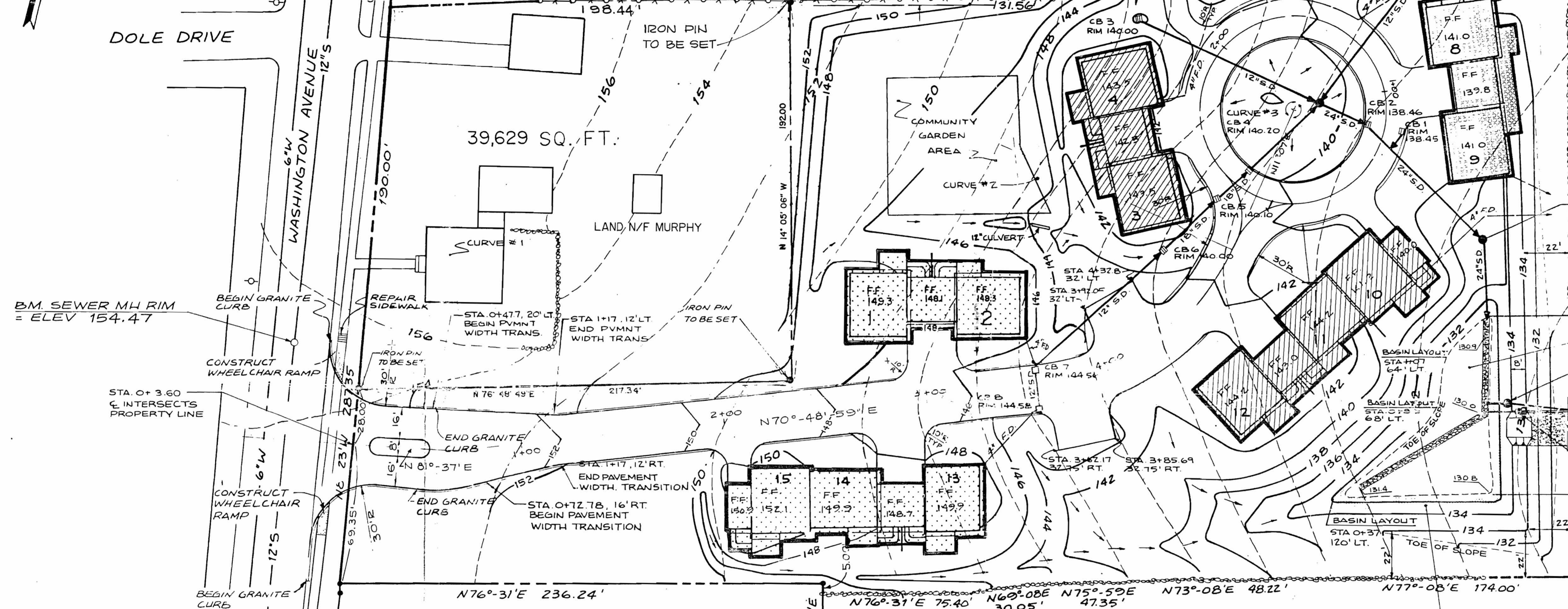
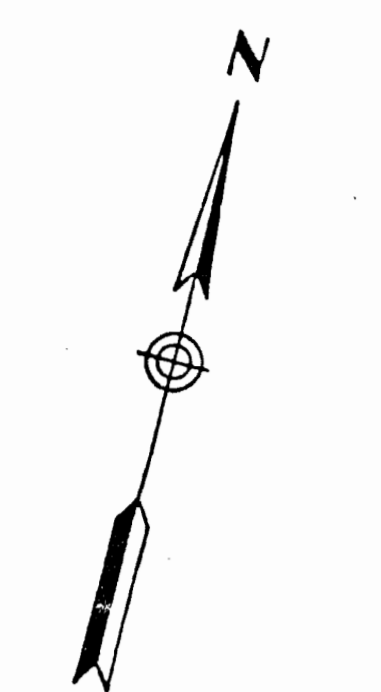
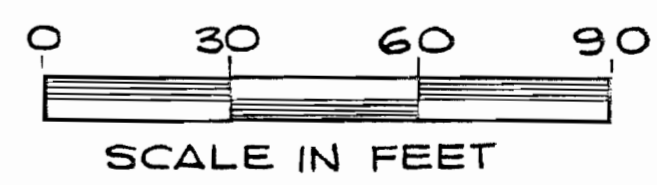
LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

LAND N/F OF
UTTERSTROM REALTY CO.

- BASIN LAYOUT STA. 1+27, 44' LT.
- 2 YR STAGE ELEV. 131.5
- 25 YR OUTLET CONTROL STRUCTURE STA. 0+85, 34' LT.
- FUTURE 24" PIPELINE (BY OTHERS) (NOT REQUIRED FOR THIS DRAINAGE SYSTEM)
- 2 YR OUTLET CONTROL STRUCTURE STA. 0+81, 26' LT.
- DETENTION BASIN LAYOUT STA. 0+41, 42' LT.

NOTE: DETENTION BASIN LAYOUT AXIS IS REAR PROPERTY LINE. STA. 0+00 IS THIS CORNER.



BM. SEWER MH RIM = ELEV. 154.47

LAND N/F OF
HERBERT M. & MARGARET L. TYLER
DB 2125, P 128

LAND N/F OF
UTTERSTROM REALTY CO.

- The applicant is Mr. George Buccì.
- The total area of the parcel is 151,998 sq. ft.
- The project is within the R-3 zone. Net residential density for the condition is as follows:

Green Area	344,411
Less 20%	275,529
Net Area	175,529
Required Area per unit	6,500 sq. ft.
Number of Units Permitted	27
Number of Units Proposed	15

- The project will be phased as follows:
 - Phase 1 - Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 - To be recorded within 3 years after Planning Board approval.
 - Phase 2 - Units 16, 17, 18, 19, 20, 21, 22 - To be recorded within 5 years after Planning Board approval.
 - Phase 3 - Units 23, 24, 25 - To be recorded within 5 years after Planning Board approval.

- The units will each have a basic size of 32 x 26 feet. Garage located between abutting units will have a basic size of 24 x 22 feet. Garages which are attached to the end of units will have a basic dimension of 32 x 22 feet. The ground coverage of the 2 unit buildings is 2149 sq. ft. The ground coverage of the 3 unit buildings is 3288 sq. ft. Total area of buildings (including deck and porch) is 31,456 sq. ft.
- There are no existing easements of record on the site.
- Solid waste will be handled by private curbside pickup once a week.
- Refer to the sanitary and water service plan for information regarding the applicant's evaluation of off-site public facilities for water and sewer.
- The stormwater management proposed for the site includes the use of a detention facility on the southeast corner of the parcel. The outlet of this system is in close proximity to a house's inlet to a 24 inch storm drain which will be constructed as part of the Parsons Pond Housing Project.
- The elevation of the site ranges from 139.54' to 156.54' +/- . The proposed development will be terraced into the slope.
- The development will include outdoor lighting along the roadway and at the entrance of each home. Refer to landscaping plan.
- The development will include an Association and include covenants to achieve the following objectives:
 - Maintenance of the infrastructure including:
 - Drainage facilities
 - Lighting
 - Water systems
 - Sanitary sewers and the pump station
 - Solid waste removal
 - Snow removal
 - Ground maintenance
 - Maintenance of the building units.
- An erosion, sedimentation, and dust control program is contained in the stormwater management report for the project.
- Perimeter boundaries taken from plan by Peter Webber.
- The project was originally recorded in Book 5174, Page 1, of May 21, 1990 in the Cumberland County Registry of Deeds. At the date of this plan, October 18, 1991, the following items were completed:
 - Units 10, 11, and 12
 - The foundations to units 3 and 4
 - All infrastructure, except the walks associated with the units that have not been constructed, and the finish course of hot bituminous pavement.

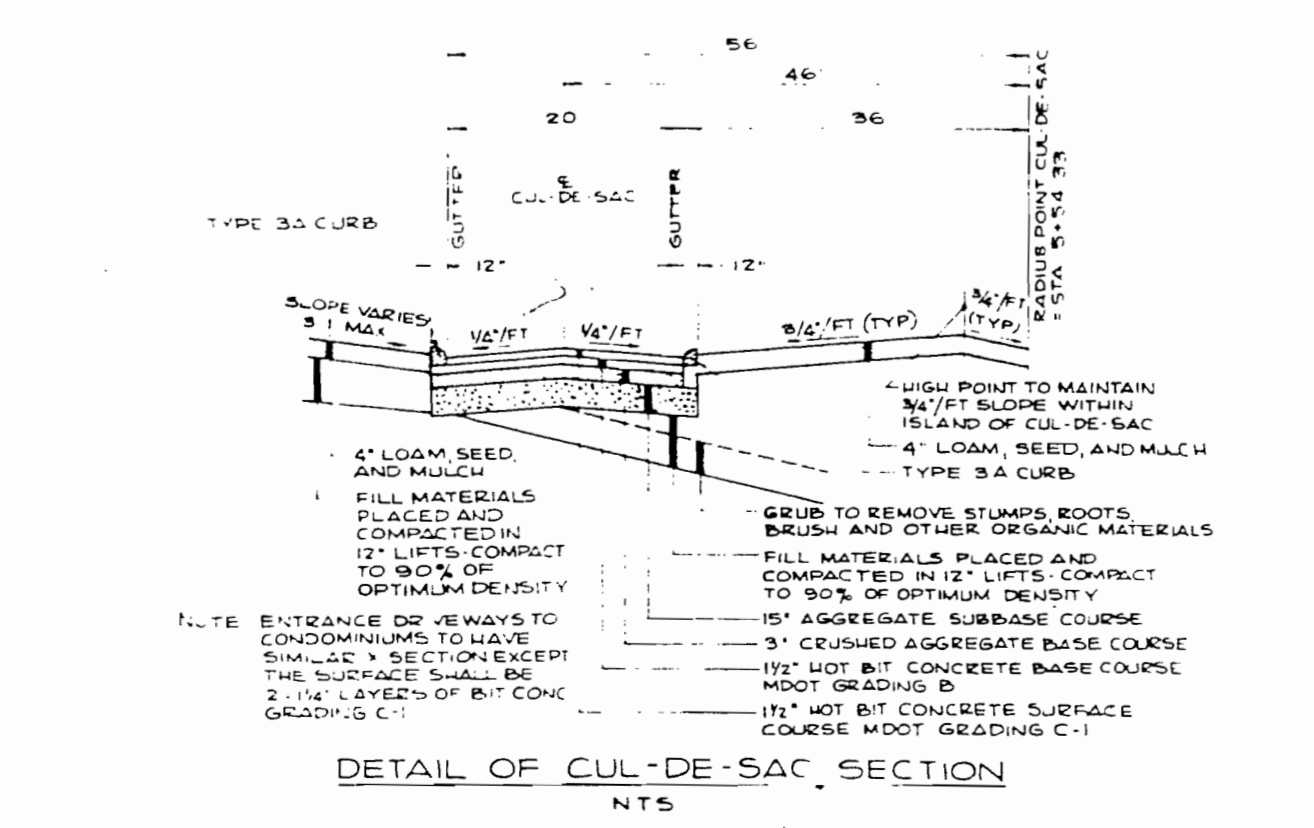
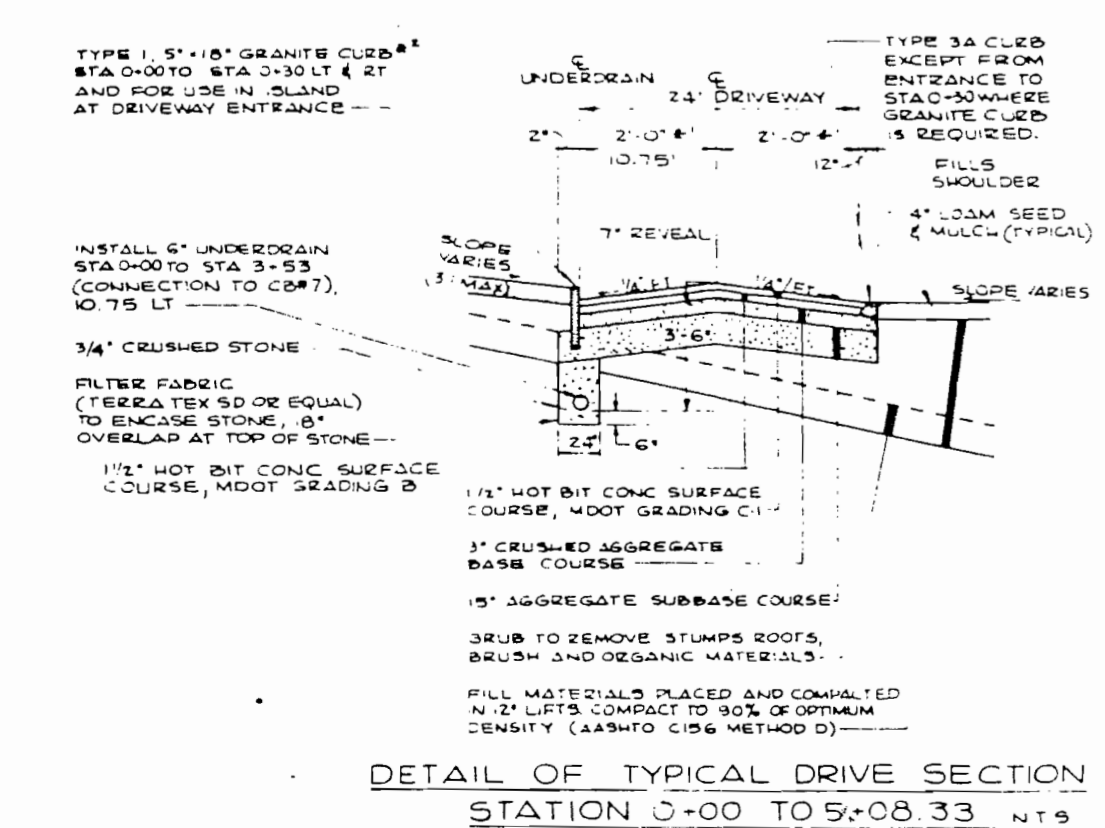
CURVE DATA

Curve	Stationing	Radius	Length of Curve	Chord	Offset
Curve 1	10+48.00 to 59+41.59	100.00'	10.74'	10.40'	1.637'
Curve 2	12+72.17 to 48+73.77	110.00'	20.74'	16.37'	29.91'
Curve 3	12+72.17 to 31+75.17	110.00'	10.40'	6.74'	1.637'

NOTES ON CURBING

- Vertical Type 1 Granite curbing is to be used in the following locations:

Cut	From	To	Length
30' Radius	Sta. 0+3.00 +/-	50' RT	47.12'
Tangent	Sta. 0+27	20' LT	20.7'
4' Radius	Sta. 0+26.18	4' RT	12.57'
Tangent	Sta. 0+26.18	4' RT	12.57'
30' Radius	Sta. 0+26.18	4' RT	12.57'
Tangent	Sta. 0+26.18	4' RT	12.57'
30' Radius	Sta. 0+27	20' RT	20.7'
Tangent	Sta. 0+27	20' RT	20.7'
Tangent	Property line @ edge of Washington Avenue	Sta. 0+3.00 +/-	20' +/-
- Use 4' transitions at end of tangent.
- Use 1" reveal nominal, depress to 0" reveal for sidewalk crossings.
- Use Type 3b bituminous curb along w/o of roadway in all other areas.
- No curbing is required at the entrance driveways to individual condominium units.



PREPARED FOR: GEORGE H. BUCCI
240 MOUNT SPRING RD.
TOLLAND, CT 06084

QUAKER LANE
WASHINGTON AVENUE PORTLAND, MAINE
RECORDING PLAT

DeLUCA - HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
1266 Congress Street, Portland, Maine
(207) 775-1121

SHEET NUMBER **1** OF

SCALE: 1" = 30'
DATE: 10/18/91
DRAWN: _____ CHECKED: _____