

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

*\$120 54 Yd for bridge sidewalk
\$35 for curbs*

2009-0072

Application I. D. Number

10/5/2009

Application Date

New Singl Family

Project Name/Description

Drinkwater Scott B

Applicant

Po Box 10932 , Portland , ME 04104

Applicant's Mailing Address

79 - 79 Longview Dr, Portland, Maine

Address of Proposed Site

387 A010001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 650-1651 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/7/2009

DRC Approval Status:

Reviewer Philip DiPiero

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date 10/28/09 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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2009-0072

Date: 10/28/2009

See conditions.

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

- 4 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.

- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions, including the installation of a drywell or other acceptable measures required to mitigate potential drainage issues or problems.

- 8 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 21, 2010

RE: C. of O. for # 79 Longview Drive, Drinkwater Single Family
(Id#2009-0072) (CBL 387 A 010001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

Philip DiPierro - RE: Re: 79 Longview Drive Single Family Review - Revision List

From: "Action Electric Inc." <scott@actionelectricmaine.com>
To: "Philip DiPierro" <PD@portlandmaine.gov>
Date: 10/28/2009 8:15 AM
Subject: RE: Re: 79 Longview Drive Single Family Review - Revision List

Hi Phil,

Thank you for calling yesterday.

I'm trying to understand the possible impact to my neighbor.

Virtually 100% of the neighbor's lot is flat and has about 50% more land area than mine, it's a larger lot.

I have never seen the neighbors land flooded or even have standing water. My lot in relation to the neighbors' lot is a very gently sloping lot.

I grew up on this land, moving here in 1960. It's the back yard of the house I grew up in. It's the second lot. I recall the neighbors' house being built around 1968.

I understand that with a house on my property some water might be displaced.

I sure hope you can take into account all the positive improvements I will be making.

If the land received 100 gallons of rainfall in its present state, x amount of water might run down hill.

X is a small amount of any rain fall to start with and if we keep reducing x, there will be less impact.

If the land received 100 gallons of rainfall with a house on it, it would still 100 gallons.

With a perimeter drain around the house, a percent of x will go into the drain.

What percentage I don't know, but some water will go into the drain, otherwise what's the purpose of the drain.

With the pitched of the driveway to the street, another percent of x will have the ability to run off into the street. 60% of the front half of the property is above the driveway. What part of that 60% would x represent in lessening the impact when factoring in the driveway?

The easement by the driveway is proposed to have a more gradual pitch, lessening the impact.

The paved apron presently on the lot will be removed and seeded, lessening the impact.

The area directly behind the garage will be flat and not sloped like it is now. Flat land will hold more water, therefore lessening the impact.

An 8' long retaining wall will slightly raise the area directly behind the house and would slope to the existing natural slop to the hedge. This too will hold more water because of a greater amount of soil than is presently there. Most of the top half of the back yard will be flat. If the back yard slopes now and is level in the future, less water will flow toward the neighbor leaving more water to seep directly into the ground... lessening the impact.

Sure are a lot of positives. The way I see it, virtually everything I will be doing lessens the impact.

It's not like all the water from my lot is going to be placed on my neighbors door step. Far from it, almost any potential will be retained evenly on my property. I just don't see a greater impact to the neighbor than what presently exists.

I sure would like my concerns about this matter be presented at today's meeting.

Thanks,

Scott Drinkwater

Hi Phil,

I talked to Ann yesterday and we're all set on her end.

I guess all we need to do is resolve the water impact issue.

I talked to Greg Siroonian the architect. He said that I'm not changing the natural flow of the water on the back side. With the perimeter drain and the pitch of the driveway it's his opinion that I would be lessening the impact.

I have talked to Todd in public works several times and have met with him and have gone over the site plan and prints. In our conversation yesterday, he said that I'm not changing the course of the water on the back side and doesn't see a change in the impact to my neighbor.

If you would like, I can meet you anytime at the site.

Sure would like to get this resolved.

Thanks,

Scott Drinkwater

From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Thursday, October 15, 2009 4:44 PM
To: scott@actionelectricmaine.com

Cc: Ann Machado

Subject: Fwd: Re: 79 Longview Drive Single Family Review - Revision List

Hi Scott, it was a pleasure meeting with you today. As was discussed, following are the comments on your site plan, and the revisions that need to be made for approval.

Please contact me with any questions.

Thanks.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> Ann Machado 10/15/2009 12:17:03 PM >>>
Phil -

I spoke to Scott Drinkwater.

On the site plan, I need

- the footprint of the front porch that extends over the patio.

- The living room roof has an overhang of 2' 3", so the front setback has to be measured from that, and the overhang should be indicated on the siteplan. The front setback has to be 25' from the front property line to the edge of the roof overhang, so the building footprint might have to be moved back.

Ann

>>> Philip DiPierro 10/15 10:49 AM >>>

Hi Ann, following are my comments for the site plan review of this project. Feel free to add to it and I will forward it to the applicant.

- The grading plan needs to be revised so that the drainage from the site does not impact the neighbors. The drainage should be pitched toward Longview Drive.
- Erosion control measures, ie. silt fence or EC mix, need to be shown on the site plan.
- The City needs confirmation that the sewer connection can be made into the easement area. Please submit a copy of the deed.
- 2 Street trees meeting the City's minimum standards need to be shown on the site plan.
- The finish floor or sill elevations need to be shown on the site plan, the print on the current plan is too small to read.
- The outlet for the perimeter drain needs to be shown on the site plan. Please note that the foundation drain or surface drains cannot be tied into the City's sanitary system.
- The existing driveway between the two lots needs to be closed and should be noted on the site plan.

- The proposed new driveway is too wide. The maximum allowable width is 20' at the property line and can be flared 2' on either side at the curb line.

Thanks.

Phil

Philip DiPierro - Fwd: Re: 79 Longview Drive Single Family Review - Revision List

From: Philip DiPierro
To: scott@actionelectricmaine.com
Date: 10/15/2009 4:44 PM
Subject: Fwd: Re: 79 Longview Drive Single Family Review - Revision List
CC: Machado, Ann

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10/26/09
 - Per applicant
 Todd suggested tying foundation
 drain into sewer line.
 - Surface drainage not addressed

- ✓ The finish floor or sill elevations need to be shown on the site plan, the print on the current plan is too small to read.
- ⊙ The outlet for the perimeter drain needs to be shown on the site plan. Please note that the foundation drain or surface drains cannot be tied into the City's sanitary system.
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From: "Action Electric Inc." <scott@actionelectricmaine.com>
To: "Philip DiPierro" <PD@portlandmaine.gov>
Date: 10/27/2009 8:22 AM
Subject: RE: Re: 79 Longview Drive Single Family Review - Revision List

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389 Congress Street
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- The proposed new driveway is too wide. The maximum allowable width is 20' at the property line and can be flared 2' on either side at the curb line.

Thanks.

Phil

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that PHYLLIS M. DRINKWATER and LLOYD I. DRINKWATER both of Portland in the County of Cumberland and State of Maine, for valuable consideration, GRANT to **Scott B. Drinkwater** of Portland, County of Cumberland, and the State of Maine, whose mailing address is 304 Eastern Promenade, Apt. 2, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land with any buildings or appurtenances thereon in Portland, County of Cumberland, and the State of Maine, described as follows:

A certain lot or parcel of land situated on the Southeasterly side of Longview Drive, so-called, in said City of Portland and being Lot No. 60 as shown on Plan of Valley View Heights, Extension A, made for Philip E. Hamlin by H. I. and E. C. Jordan dated December 14, 1959, and recorded in Cumberland County Registry of Deeds in Plan Book 52, Page 36.

Meaning and intending to convey the same premises as conveyed to the Grantors by virtue of a Deed from Hamlin Land Development Corporation, dated June 5, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3061, Page 208. .

Witness our hands and seals this 5 day of June 2007.

Shari Veguè
Witness

Phyllis M. Drinkwater
Phyllis M. Drinkwater

Shari Veguè
Witness

Lloyd I. Drinkwater
Lloyd I. Drinkwater

RECEIVED

OCT 20 2009

June 5, 2007

STATE OF MAINE
County of Cumberland, SS.

**Dept. of Building Inspections
City of Portland Maine**

Then, personally appeared before me the above-named Phyllis M. Drinkwater and Lloyd I. Drinkwater, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged the foregoing instrument to be their free act and deed.

Before me,

SEAL

[Signature]
Notary Public ~~Attorney at Law~~

Received
Recorded Register of Deeds
Jun 25, 2007 01:36:00P
Cumberland County
Pamela E. Lovley

MY COMMISSION EXPIRES ON 2/23/14

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

THE MUNICIPAL OFFICERS OF THE CITY OF PORTLAND hereby give notice of their intention to take by eminent domain proceedings a right-of-way as described below through lands of persons and corporations for the purpose of providing a location within which the Virginia-Carter Sanitary Sewer from Abby Lane to Patricia Lane may be constructed and maintained.

Said hearing will be held on Monday, August 2, 1976 at 7:00 p.m. in the City Council Chamber, City Hall, Portland, Maine.

Said taking is described as the right perpetually to enter at any and all times upon the following described right-of-way for the purpose of constructing, maintaining, repairing and replacing therein the Virginia-Carter Sanitary Sewer as shown on plan entitled "Virginia-Carter Street Interceptor Sewer, Abby Lane to Patricia Lane," Sheets 1 and 2, dated April 9, 1976, bearing number 498/1 on file in the office of the Director of Public Works, City Hall, Portland, Maine:

Beginning at a point on the centerline of Gass Drive; said point being the intersection point of the centerline of Gass Drive and the easterly sideline of Abby Lane; said intersection point being distant north $43^{\circ} 56' 45''$ west, 228.78 feet when measured along the easterly sideline of Abby Lane from the intersection of the easterly sideline of Abby Lane and the northerly sideline of Curtis Road; thence north $35^{\circ} 38' 15''$ east along the centerline of Gass Drive 121.05 feet to a point, said point being the northeasterly terminus of the dedicated portion of Gass Drive; thence continuing along the same course, through land conveyed to Robert L. Adam by Philip E. and Mildred M. Hamlin by deed dated January 19, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3356, Page 277, 21.30 feet to a point; thence north $43^{\circ} 56' 45''$ west, 179.69 feet to a point; said right-of-way centerline to be 40 feet northeasterly and parallel to the northwesterly sideline of Lots 15 and 17 as shown on plan of "Valley View Heights, Curtis Road Ext 3 and Abby Lane", dated March 15, 1961 and recorded in the Cumberland County Registry of Deeds in Plan Book 59, Page 22; thence north $7^{\circ} 32' 45''$ west, continuing through Adams' land 155.65 feet to a point; thence north $36^{\circ} 50' 15''$ west, 106.82 feet to a point on the southeasterly sideline of Lot #31 as shown on plan of "Crest View Acres Section 5", dated December 24, 1969 and recorded in Cumberland County Registry of Deeds in Plan Book 81, Page 23; said point being on the centerline of and the beginning of an existing sewer easement as shown on said plan; thence continuing along same course and along the centerline of said sewer easement 107.50 feet to a point on the southerly sideline of Pamela Road; thence across said Pamela Road north $36^{\circ} 50' 15''$ west, 50 feet to a point on the northerly sideline of Pamela Road, said point being 10 feet southerly, when measured along the northerly sideline of Pamela Road, from the most southerly corner of Lot #44 as shown on plan of "Crest View Acres Section 5"; thence continuing along same course along the centerline of said sewer easement 210.57 feet to a point;

thence north $0^{\circ} 8'$ east continuing along the centerline of the existing sewer easement 106.09 feet to a point on the common sideline between Lots #45 and 46 as shown on said plan of "Crest View Acres Section 5"; thence north $39^{\circ} 58' 15''$ west, along the common sideline of Lots #45 and 46, 58.00 feet to a point on the southerly sideline of Crest View Drive, said point being the common northerly corner of Lots #45 and 46; thence continuing along same course 25.00 feet to a point on the centerline of Crest View Drive; thence at right angles to the last described course north $50^{\circ} 01' 45''$ east, along the centerline of Crest View Drive 100.00 feet to a point; thence at right angles to the last described course north $39^{\circ} 58' 15''$ west; 25.00 feet to a point on the northerly sideline of Crest View Drive, said point being on the centerline of the existing sewer easement as shown on plan of "Crest View Acres Section 5"; thence continuing along the center of the existing sewer easement north $39^{\circ} 58' 15''$ west, 251.24 feet to a point on the southerly sideline of Carter Street, said point being the common northerly corner of Lots #47 and 48 as shown on plan of "Crest View Acres Section 5", said point being the end of the existing sewer easement as shown on said plan; thence continuing along same course 25.00 feet to a point on the centerline of Carter Street; thence north $23^{\circ} 03' 42''$ west, 26.13 feet to a point on the northerly sideline of Carter Street; said point being 7.6 feet northerly, when measured along the northerly sideline of Carter Street, from the most northeasterly corner of Lot #37; thence continuing along same course through land conveyed to Patricia A. Lewis by deed dated March 10, 1969 and recorded in Cumberland County Registry of Deeds in Book 3482, Page 253 and through land conveyed to Nina C. Christensen by deed dated December 20, 1973 and recorded in Cumberland County Registry of Deeds in Book 3508, Page 126, 104.52 feet to a point on the common sideline of Lots #33 and 34 as shown on plan of "Valley View Heights", dated June 21, 1957 and recorded in Cumberland County Registry of Deeds in Plan Book 47, Page 6; thence north $40^{\circ} 15' 15''$ west, along the common sideline of Lots #33 and 34, 100 feet to a point on the southerly sideline of Caron Street, said point being the common northerly corner of Lots #33 and 34; thence continuing along same course 25.00 feet to a point on the centerline of Caron Street; thence north $54^{\circ} 49' 42''$ west, 25.83 feet to a point on the northerly sideline of Carter Street, said point being 6.21 feet northerly, when measured along the northerly sideline of Caron Street from the most northeasterly corner of Lot #23; thence continuing along same course through land conveyed to Ben F. and Ellen A. Eaton by deed dated June 4, 1973 and recorded in Cumberland County Registry of Deeds in Book 3406, Page 65 and through land conveyed to William J. and Carol C. O'Brien by deed dated May 14, 1974 and recorded in Cumberland County Registry of Deeds in Book 3543, Page 312, 103.33 feet to a point on the common sideline of Lots #60 and 61 as shown on plan of "Valley View Heights, Extension A", dated December 14, 1959 and recorded in Cumberland County Registry of Deeds in Plan Book 52, Page 36; thence north $40^{\circ} 15' 15''$ west, along the common sideline of Lots #60 and 61, 100 feet to a point on the southerly sideline of Longview Drive, said point being the common northerly corner of Lots #60 and 61; thence continuing along same course across said Longview Drive, 50 feet to a point on the northerly sideline of Longview Drive, said point being 135.53 feet northerly, when measured along the northerly sideling of Longview Drive from the most southerly corner of the lot owned by Robert H. and Yvette B. Hatch; thence continuing along same course through land conveyed to Robert H. and Yvette B. Hatch by

deed dated October 3, 1975 and recorded in Cumberland County Registry of Deeds in Book 3754, Page 183, 66.64 feet to a point on the southerly sideline of Patricia Lane, said point being 151.03 feet northerly, when measured along the southerly sideline of Patricia Lane from the most southerly corner of the lot owned by Robert H. and Yvette B. Hatch; thence continuing along same course 27.86 feet to a point on the centerline of Patricia Lane. Said right-of-way to lie equally on either side of the above-described centerline and to be thirty feet wide, said right-of-way lines to be parallel to the centerline and to be measured at right angles from said described centerline and extending and shortening the sidelines so as to terminate at street lines and property lines where applicable.

Said right-of-way passes through lands of the following:

- Robert L. Adam
- John E. Menario and Antoinette M. Menario
- John C. Malcolm and Jeanne E. Malcolm
- Earl J. Wahl and Gail Wahl
- William E. Richardson and Anetta E. Richardson
- Antonio J. Mangino and Rose Ann Mangino
- Patricia A. Stultz
- Nina C. Christensen
- Michael E. Westort and Joyce A. Westort
- William W. Stubbs and Virginia A. Stubbs
- Ben F. Eaton and Ellen E. Eaton
- William J. O'Brien, Jr. and Carol C. O'Brien
- Phyllis M. Drinkwater and Lloyd I. Drinkwater
- Robert H. Hatch and Yvette B. Hatch

Dated at Portland, Maine this 19th day of July A. D. 1976.

John W. Surgen
W. F. MacLean, Jr.
Matthew D. Barron
Donald P. Flynn
Bruce G. Talbot

Municipal Officers of the
City of Portland

R E L E A S E

KNOW ALL MEN BY THESE PRESENTS: That, ^{we}~~xx~~ PHYLLIS M. AND
LLOYD I. DRINKWATER OF PORTLAND IN THE COUNTY OF
CUMBERLAND AND STATE OF MAINE,
for and in consideration of the sum of One Hundred
Five and 00/100 (\$ 105.00) DOLLARS,
the receipt whereof is hereby acknowledged, have remised, re-
leased and forever discharged, and by these presents do for
ourselves, ~~our~~ ^{our}, heirs, executors, administrators, successors
~~and assigns~~ ^{and assigns}, remise, release and forever discharge the City
of Portland, its successors and assigns and/or any of its
employees or agents, of and from any and every claim, demand,
right or cause of action, of whatsoever kind or nature, past,
present or future, which can or may ever be asserted by any
person, firm or corporation by reason of the taking of an ease-
ment over ~~our~~ ^{our} land by said City for the purpose of providing a
location within which the Virginia Carter Street Sewer

may be constructed and maintained in accordance with the Report
of the Municipal Officers thereon, dated August 2, 1976.
And ^{we}~~xx~~ do further indemnify and save harmless the said City of
Portland from any claim or demand which may ever be asserted by
any other person, firm or corporation by reason of said payment
to ~~us~~ ^{us} as owner(s).

IN WITNESS WHEREOF, ^{we}~~xx~~ have hereunto set ~~our~~ ^{our} hand(s) and seal(s)
the _____ day of _____ in the year one
thousand nine hundred and seventy-six.

Signed, Sealed and Delivered
in the presence of

Witness

Phyllis M. Drinkwater

Witness

Lloyd I. Drinkwater

Witness



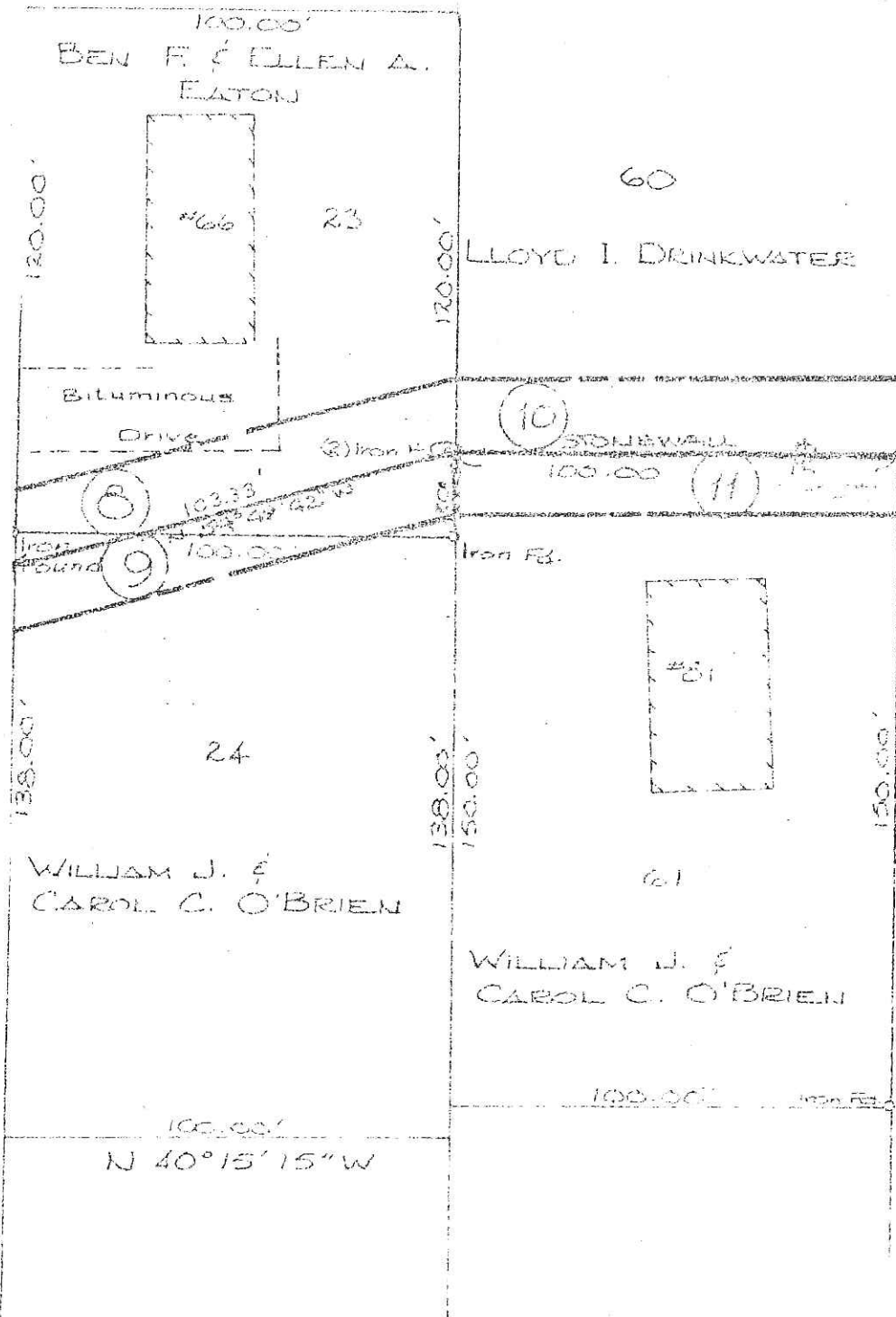
(Seal)

State of MAINE
County of CUMBERLAND, ss.

On this _____ day of _____, 1976 before me
personally appeared Phyllis M. and Lloyd I. Drinkwater
their
the aforesaid and acknowledged the foregoing to be his free act
her
and deed.

Notary Public, Justice of the Peace

NOTE: SEE RECORDED PLAN BOOK 52 PAGE 36
 MADE FOR PHILIP E. HAMLIN
 VALLEY VIEW HEIGHTS, EXTENSION "A"
 12/14/59





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



Architect:
RESCOM
 Architectural, Inc.
 118 Waterhouse Road, Suite F, Bourne, MA 02532
 Ph: (508) 759-9828 Fax: (508) 759-9802

THE DRINKWATER RESIDENCE
 LONGVIEW DRIVE
 PORTLAND, MAINE

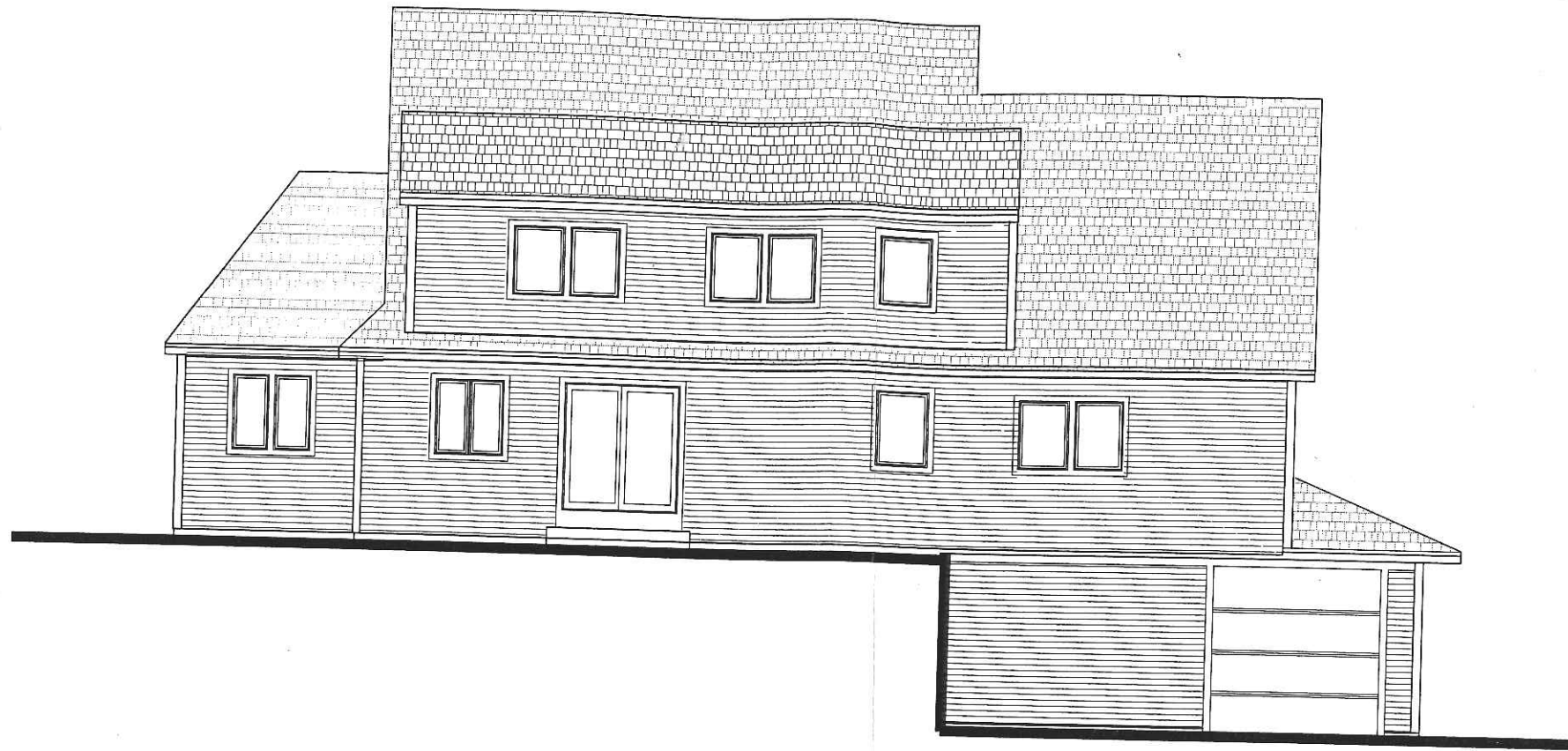
FRONT ELEVATION
 RIGHT SIDE ELEVATION

NOTES:
 1. ALL WORK SHALL BE PERFORMED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 3. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT.
 4. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE CONTRACTOR OR THE QUALITY OF THE WORK.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CLIENT'S INTERESTS.

REVISIONS		
NO.	DATE	DESCRIPTION

JOB NUMBER: DRINKWATER
 DATE: 09-28-09

A-3



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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THE DRINKWATER RESIDENCE
 LONGVIEW DRIVE
 PORTLAND, MAINE

REAR ELEVATION
 LEFT SIDE ELEVATION



REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER: DRINKWAT

DATE: 09-28-11

A-