

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

DRC Copy

2010-0014
 Application I. D. Number

6/28/2010
 Application Date

55 Demerest Street
 Project Name/Description

Shane Robert Jr &
 Applicant

87 Huntington Ave, Portland, ME 04103
 Applicant's Mailing Address

Bob Shane
 Consultant/Agent

Applicant Ph: (207) 232-1833 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

87 - 87 Huntington Ave, Portland, Maine
 Address of Proposed Site

410 B018001
 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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site 0 Zoning _____

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 6/28/2010

DRC Approval Status:

Reviewer Paul DiPiero

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 7/28/11 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 Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 18, 2012

RE: C. of O. for Shane / Martell Single Family, 55 Demerest Str.,
a.k.a. 87 Huntington Ave.
(ID # 2010-0014) (Lead CBL # 410 B 018001)

After visiting the site, I have the following comments:

Site work complete:

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

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2010-0014

Date: 1/28/2011

see conditions.

Approval Conditions of DRC

- 1 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.

- 2 Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.

- 3 A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.

- 4 The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.

- 5 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

- 6 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.

- 7 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.

- 8 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.

- 9 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.

- 01 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.)

- 01 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- 01 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.

- 01 The 10 foot wide utility easement must be submitted, reviewed, and approved by the City, and recorded at the Cumberland County Registry of Deeds prior to the issuance of any (temporary or permanent) Certificate of Occupancy.

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2010-0014

Date: 1/28/2011

Approval Conditions of DRC

01 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 (<http://www.maine.gov/dep/blwq/docstand/escbmps/>). 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.

Philip DiPierro - 87 Huntington & 55 Demerest

From: George Froehlich
To: Philip DiPierro
Date: 9/13/2012 3:39 PM
Subject: 87 Huntington & 55 Demerest

Hi Phil,

Can you take a ride by 87 Huntington AKA 55 Demerest. They are ready for a TCO, I would like to issue the full CO if you are ok with the site.

Thanks,

George E Froehlich
Code Enforcement Officer
389 Congress Street
Room 315
Portland, ME 04101
(207) 874-8707

Philip DiPierro - 55 Demerest Street single unit residential site plan

From: Michael Farmer
To: Machado, Ann
Date: 12/30/2010 8:53 AM
Subject: 55 Demerest Street single unit residential site plan

Here are my comments on the site plan that you gave to me yesterday for review.

1. The proposed grading and drainage are generally OK. I suggest one minor change: locate the discharge point of the foundation drain farther away from the abutter's land to the southwest, so that any flow from the foundation drain flows across the land to be given to the City and not across the abutter's land.
2. The applicant will need a street opening permit from DPS for the driveway and curb work in Demerest Street. There is existing granite curb on Demerest Street. The applicant will have to do some curb work to build the driveway, including removing existing curb and installing new terminal curb pieces at the edges of the driveway. I recommend adding a note to the plan stating that the curb and driveway apron construction work shall follow the City's design standards and the terminal curb pieces shall be at least 6 feet long.
3. The new driveway apron should be graded to prevent water from flowing from Demerest Street into the driveway and toward the house. This can be accomplished by building a slight berm (about 3-inches high) in the driveway about 6 feet from the edge of the street pavement.
4. I could not tell from the plan whether the property pins have been set by the surveyor. If they have not been set, I think they should be.
5. Although not required, we encourage homebuilders to incorporate environmentally friendly stormwater best management practices into their plans.

Michael Farmer, Project Engineer
Portland Dept. of Public Services
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

Philip DiPierro - Revised Site Plan for 87 Huntington/55 Demerest

From: Ann Machado
To: Philip DiPierro
Date: 12/28/2010 2:44 PM
Subject: Revised Site Plan for 87 Huntington/55 Demerest

Phil -

I received the revised site plan and building plans for the Huntington/Demerset lot split and new single family (site plan #2010-0014).

I have called Bob Shane but told him to wait for your review. If you don't need anything can you still call Bob Shane to let him know you are set so he can address the issues that I have.

Zoning Issues:

- The deck on the site plan needs to be changed to 8' x 12'.
- The driveway needs to be bumped out another foot at the bulkhead so the parking space is 9' wide.

We still need a legal description of the new lot.

The legal description needs to include the utility easement across 87 Huntington.

Thanks.

Ann

EXHIBIT A

A certain lot or parcel of land situate in the City of Portland, County of Cumberland and State of Maine, on the southeasterly sideline of Huntington Avenue and being a portion of the Lots 422, 423 and 424 on Plan of Lots Ray Gardens, belonging to J.S. Wilbur and made by A.L. Elliott, Surveyor, dated September 1, 1914 and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103, being more particularly described as follows:

Beginning at an iron on the southeasterly sideline of said Huntington Avenue at the most westerly corner of Lot 422 of said Plan;

Thence southeasterly by the most northeasterly sideline of Lot 421, 72 feet, more or less, to an iron;

Thence North $49^{\circ} 17' 01''$ East 91.76 feet to a point located 41 feet southwesterly of the southwesterly sideline of Demerest Street and 14.56 feet northwesterly of the southeasterly corner of Lot 424 on said Plan;

Thence northwesterly and parallel to the first course taken, 72 feet, more or less, to an iron on the southeasterly sideline of Huntington Avenue;

Thence southwesterly following the southeasterly sideline of said Huntington Avenue 90 feet, more or less, to the point of beginning.

Excepting and reserving herefrom, a certain 10' wide underground utility easement running southeasterly through the approximate center of Lot 423 to provide underground utilities to a residence to be constructed at the rear of the above-described premises. Grantor, its successors and assigns agrees that should it construct, maintain or repair the utilities located in said underground utility easement, it will restore the surface of the premises to the condition that said surface was in prior to said construction, repair or maintenance, and that steps from the existing dwelling adjoining said easement that encroach therein may remain, and be repaired and replaced in the same location.

Being a portion of the premises conveyed to the Grantor by Robert Shane, Jr., et al., by warranty deed dated April 13, 2010 and recorded in said Registry of Deeds in Book 27762, Page 315.

Also, including herewith, all of Grantor's right, title and interest in and to the northerly 72.56 feet of Lot 425 on said Plan of Lots of Ray Gardens, as described in a certain deed from the City of Portland to the Grantor herein, dated March 1, 2011 and recorded in said Registry of Deeds in Book 28562, Page 183.

Received
Recorded Register of Deeds
Jul 15 2011 08:50:13A
Cumberland County
Frank E. Lavley

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that Shane/Martell Builders, LLC, of the City of Portland, County of Cumberland and State of Maine, for consideration paid, grants to Christopher Prichard, his heirs and assigns, of the City of Saco, County of York and State of Maine, whose mailing address is 36 Boon Road, Saco, ME 04072, with WARRANTY COVENANTS, the land in the City of Portland, County of Cumberland and State of Maine, described as follows:

See Exhibit A hereto attached and made a part hereof.

WITNESS my hand and seal this 30 day of June, 2011.

WITNESS:

Shane/Martell Builders, LLC

Scott RA

By [Signature]
Gregory A. Martell
Its Member

STATE OF MAINE
CUMBERLAND, ss.

June 30, 2011

Then personally appeared the above named Gregory A. Martell, Member of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

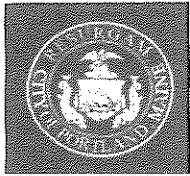
[Signature]
Attorney at Law/Notary Public
Printed Name: Jenna M. Lake



Jenna M. Lake
Notary Public
State Of Maine
My Commission Expires
November 4, 2012

SEAL

MAINE REAL ESTATE TAX PAID



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Executive Department

Joseph E. Gray, Jr., City Manager

Economic Development Division

Gregory A. Mitchell, Director

September 20, 2010

Messrs. Robert E. Shane, Jr. and
Gregory Martell
46 Devonshire Street
Portland, ME 04101

Subject: City of Portland and Demerest Street Land Swap

Dear Messrs. Shane and Martell:

The Tax-Acquired Property Committee (TAPC) met yesterday to follow-up on your application to purchase or swap the City lot 143-B-10. If a swap, you would swap equal square footage (4,003 sq. ft.) as noted on the draft drawing enclosed. The request was made in order for you to subdivide your property to create a lot to build a residential unit, taking into consideration the Fall Brook Tributary and setbacks required.

A City-wide Department survey was conducted to determine if there was any City need for its lot, whether there were neighborhood issues, and recommendations for sale, retention, or swap. The recommendation was to swap property in order to protect the Fall Brook Tributary. Also highlighted during this survey was the need to accept the portion of Demerest Street from Huntington Avenue to just past Apple Ledge Drive. It was noted that a building permit could be issued prior to this acceptance by the Council pursuant to City Code Section 14-403.

TAPC considered this recommendation to swap land and voted to move forward with the swap with conditions that:

- (1) you submit a plot plan to Marge Schmuckal identifying where you would place this residential unit in order to meet required setbacks;
- (2) applicant responsible to obtain registered land surveyor to set required property pins; and,
- (3) applicant and Public Services Department determine a mutually acceptable barrier to be placed between the applicant and City property. The barrier/fence, supplied by the applicant, will be placed on the adjusted property line between the two properties by the applicant.

Ann Freeman in our Corporation Counsel's office will work with you on the legal documents for the swap.

If you have questions, please let me know.

Sincerely,



Lori J. Paulette
Senior Executive Assistant

Enclosure

cc: TAPC
David Margolis Pineo, Deputy City Engineer/Public Services

DRAFT

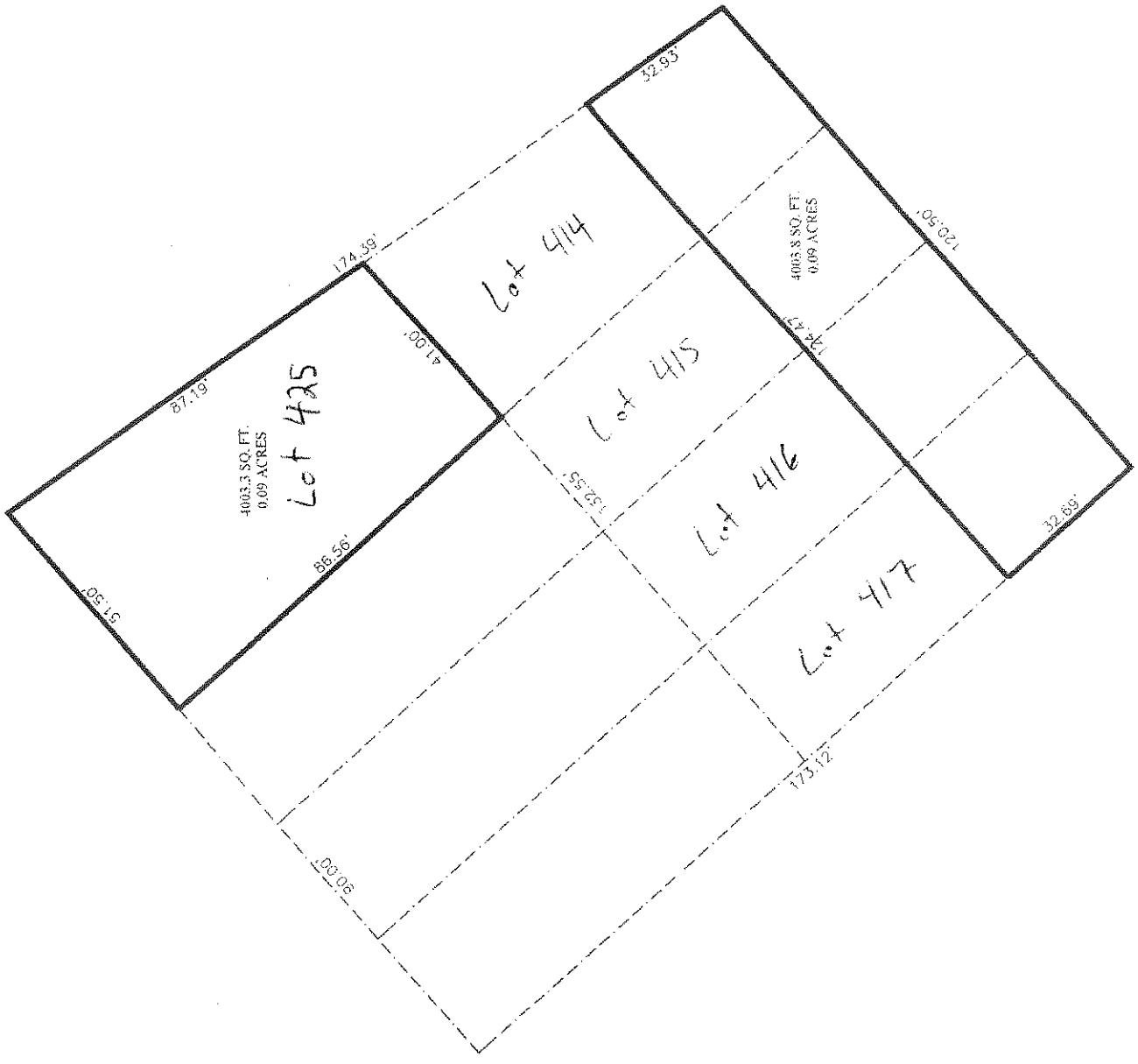


EXHIBIT A

87 Huntington Avenue

A certain lot or parcel of land with the buildings thereon situated on the southerly side of Huntington Avenue in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Three lots or parcels of land, being lots numbered 422, 423 and 424 as shown on a plan of lots at Ray Gardens belonging to J.W. Wilbur, said plan being made by A.L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds in Plan Book 12 Page 103, to which reference may be made for a more particular description, together with the fee in streets and ways shown on said plan, insofar as we have the right to convey the same subject to the rights of owners of lots shown on said plat, to make any customary use of said streets and ways.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in the force and applicable.

Together with a 10' wide underground utility easement for the benefit of remaining lands of the Grantors herein, specifically lots 414,415,416 and 417 as shown on said plan of lots at Ray Gardens. Said easement centerline commencing at existing utility pole on southerly side of Huntington Avenue, said utility pole lying being between existing structure, 87 Huntington and the driveway for 87 Huntington.

Being a portion of the property conveyed to Robert Shane Jr. and Gregory A. Martell by QuitClaim Deed with Covenant from Cumberland County Federal Credit Union filed March 22, 2010 and recorded in said Registry Book 27659 Page 274.

Tax ID Map 410 Block B Lots 40,41 and 42.

Reference is to a Standard Boundary Survey, prepared for Shane Martell Builders, LLC, prepared by TKM Land Surveyors, Inc., dated May 27, 2010 and being job number 10-11.

EXHIBIT A

84-92 Nottingham/51-57 Demerest

A certain lot or parcel of land with any buildings thereon situated on the westerly side of Demerest Street in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Four lots or parcels of land, being lots numbered 414,415,416 and 417 as shown on a plan of lots at Ray Gardens belonging to J.W. Wilbur, said plan being made by A.L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds in Plan Book 12 Page 103, to which reference may be made for a more particular description, together with the fee in streets and ways shown on said plan, insofar as we have the right to convey the same subject to the rights of owners of lots shown on said plat, to make any customary use of said streets and ways.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in the force and applicable.

Together with a 10' wide underground utility easement on remaining lands of the Grantors herein, specifically lot 423 as shown on said plan of lots at Ray Gardens. Said easement centerline commencing at existing utility pole on southerly side of Huntington Avenue, said utility pole lying being between existing structure, 87 Huntington and the driveway for 87 Huntington.

Being a portion of the property conveyed to Robert Shane Jr. and Gregory A. Martell by QuitClaim Deed with Covenant from Cumberland County Federal Credit Union filed March 22, 2010 and recorded in said Registry Book 27659 Page 274.

Tax ID Map 410 Block B Lots 18,19,20 and 21.

Reference is to a Standard Boundary Survey, prepared for Shane Martell Builders, LLC, prepared by TKM Land Surveyors, Inc., dated May 27, 2010 and being job number 10-11.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner) Greg Martell		Name of Agent: Brady A. Frick	
Applicant Mailing Address: P.O. Box 6631		Agent Phone # (include area code): 207-839-5563	
Town/City: Portland		PROJECT Information Name of Town/City: Portland	
State and Zip code: ME, 04101		Name of Wetland or Waterbody: None	
Daytime Phone # (include area code): 831-1669		Map #: 410	Lot #: 417,416,415,414
Detailed Directions to Site: Take Washington Ave. to Ray Street. Turn right onto Ivaloo Street. At end take a left and then a quick right onto Huntington Ave. Take the first right which is Demerest Street. Property is located behind #87 Huntington Ave.			
Description of Project: Proposed single family dwelling on a 10,800 sq. ft. lot of record. Permit by rule needed in order site a modest sized dwelling in the building window 53' from a stream.		UTM Northing: (if known) N 43 41' 45.2"	UTM Easting: (if known) W 70 16' 21.3"
Part of a larger project? (check one) → <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) → <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).	

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- **Attach** a check for \$65 made payable to: "Treasurer, State of Maine".
- **Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- **Attach** Certificate of Good Standing. If new applicant is a registered corporation, provide either a *Certificate of Good Standing* (available from Secretary of State) or a statement signed by a corporate officer affirming that the corporation is in good standing.
- **Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- **Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

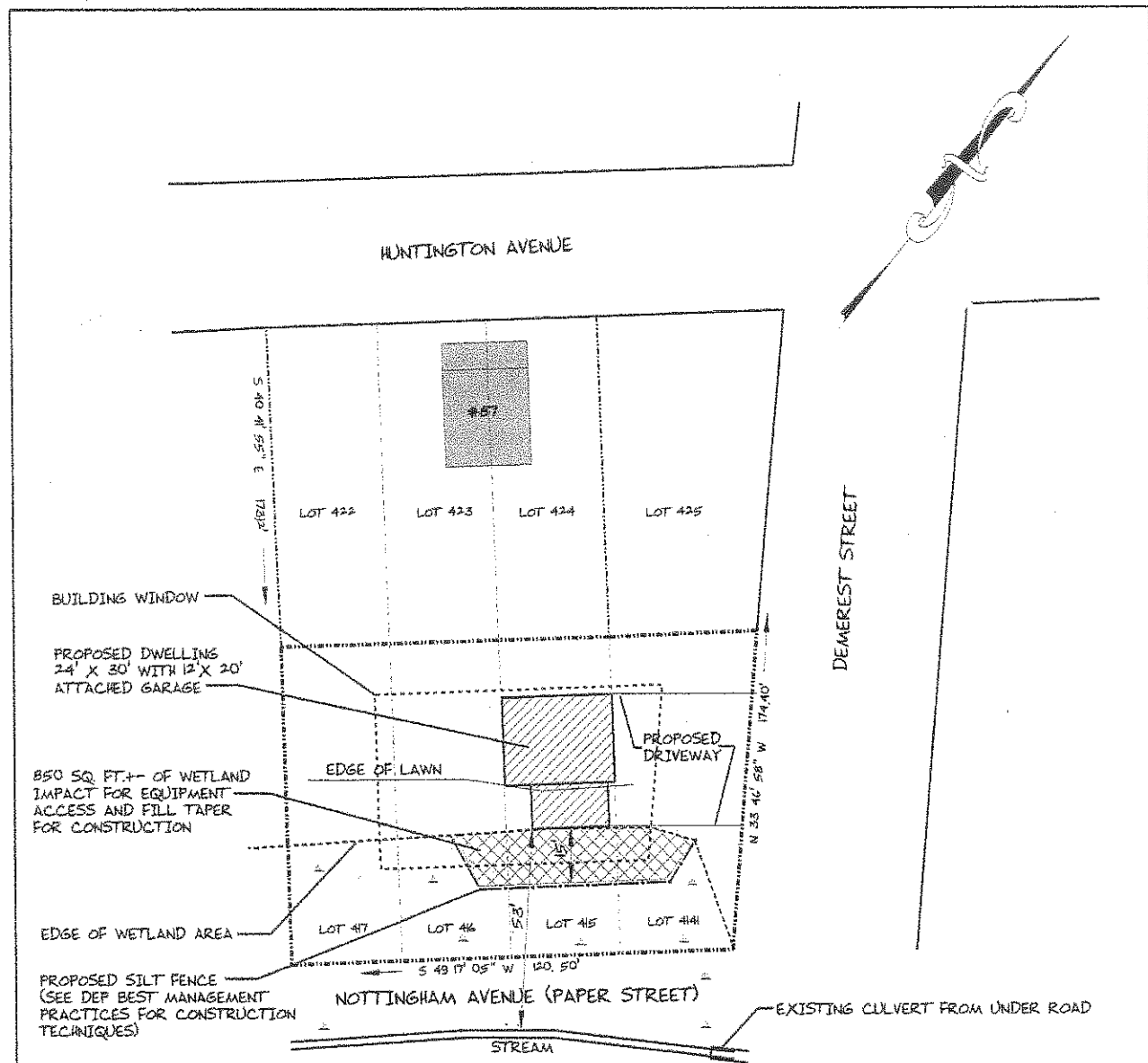
Signature of Agent or Applicant: <i>Greg Martell</i>	Date: 3/25/2010
--	------------------------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**


- | | | | |
|--|---|---|---|
| AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901 | PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300 | BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570 | PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477 |
|--|---|---|---|

OFFICE USE ONLY	Ck.# 250	Date 3/25/10	Staff JM	Staff	
PBR# 49824	FP \$65.00		Acc. Date 3/30/10	Def. Date	After Photos

Proposed Dwelling is to be 28x28 w/ $\frac{4}{5}$ x $\frac{4}{6}$ Bulkhead
 NOT 24x30 w/ 12x20 Garage
 This print is for wetland on property.



NOTE: PROPERTY LINES PER SITEPLAN PROVIDED BY OWNER. WETLANDS AND STREAM LOCATION PER FIELD MEASUREMENTS

PERMIT BY RULE SKETCH PLAN FOR GREG MARTELL LOTS 414, 415, 416, & 417 ON DEMEREST STREET PORTLAND, ME 04101		 Albert Frick Associates, Inc. Soil Scientists & Site Evaluators Gorham, Maine 04038	
Date:	Revision Description	Drawn By: B.F.	Checked By: A.F.
		Date: 3/23/2010	Scale: 1" = 40'

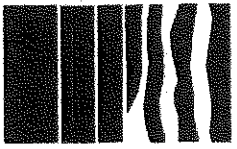
RECEIVED

JUL 14 2010

Dept. of Building Inspections
City of Portland Maine

NOTES: DIMENSION LINES PER DISTPLAN PROVIDED BY OWNER. WETLANDS AND STREAM LOCATION PER FIELD MEASUREMENTS

PERMIT BY RULE SKETCH PLAN
FOR GREG MARTELL
LOTS 414, 415, 416 & 417
ON DEMEREST STREET
PORTLAND, ME 04101



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
Gorham, Maine 04038

Date:	Revision Description	Drawn By: B.F.	Checked By: A.F.
		Date: 3/23/2010	Scale: 1" = 40'

410-B-18-11-500
11-11-10

QUITCLAIM DEED WITH COVENANT

3-22-2010

MAINE REAL ESTATE TAX PAD

KNOW ALL PERSONS BY THESE PRESENTS, that Cumberland County Federal Credit Union ("Grantor"), with a mailing address of 101 Gray Road, Falmouth, ME 04105,, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Robert Shane Jr. ("Shane") with a mailing address of 43 Old County Road, Windham, Maine and Gregory A. Martell ("Martell") with a mailing address of 46 Devonshire Street, Portland, Maine 04103 (Shane and Martell collectively herein after "Grantee") the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM** unto the said Shane and Martell as Tenants in Common, with quitclaim covenant, a certain lot or parcel known as 87 Huntington Avenue, located in the City of Portland, County of Cumberland and State of Maine, and being more particularly described on the attached Exhibit A.

Being the same premises conveyed to Cumberland County Federal Credit Union, dated November 30, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27629, Page 225.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Shane and Martell.

Grantor covenants with the said Grantee, his/her/their heirs, successors and assigns, that it shall and will covenant and defend the premises to the said Grantee, his/her/their heirs and assigns forever, against lawful claims and demand of all persons claiming by, through or under Grantor.

410-B-18-11-500
11-11-10

SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE:

SEVEN LOTS OR PARCELS OF LAND, WITH THE BUILDINGS THEREON, BEING LOTS NUMBERED 414, 415, 416, 417, 422, 423, AND 424 AS SHOWN ON A PLAN OF LOTS AT RAY GARDENS BELONGING TO J.S. WILBUR, SAID PLAN BEING MADE BY A.L. ELLIOTT, SURVEYOR, DATED SEPTEMBER 1, 1914 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 103, TO WHICH REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION, TOGETHER WITH THE FEE IN STREETS AND WAYS SHOWN ON SAID PLAN, INsofar AS WE HAVE THE RIGHT TO CONVEY THE SAME SUBJECT TO THE RIGHTS OF OWNERS OF LOTS SHOWN ON SAID PLAT, TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS.

THE PREMISES ARE CONVEYED TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS OR APPURTENANCES OF RECORD, INsofar AS THE SAME ARE IN THE FORCE AND APPLICABLE.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. RESLEWIC BY DEED FROM TERESA A. VISINARE AND BETH E. HARTMAN RECORDED 11/19/1998 IN DEED BOOK 14318 PAGE 101

TAX ID# MAP 410 BLOCK B LOT 18-21 & 40-42
BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. RESLEWIC BY DEED FROM TERESA A. VISINARE AND BETH E. HARTMAN RECORDED 11/19/1998 IN DEED BOOK 14318 PAGE 101, IN THE REGISTRY OF DEEDS OF CUMBERLAND COUNTY, MAINE.

Received
Recorded Register of Deeds
Mar 22, 2010 01:58:35P
Cumberland County
Pamela E. Lovley

APPROVED FOR THE CITY OF PORTLAND
 11-11-2010 10:11 AM
 BUILDING DEPARTMENT



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

RECEIVED

DEC 28 2010

Dept. of Building Inspections
 City of Portland Maine

CONTRACTOR:

SHANE
 MARTELL

PROJECT NAME:

DEMEREST
 STREET

REVISIONS

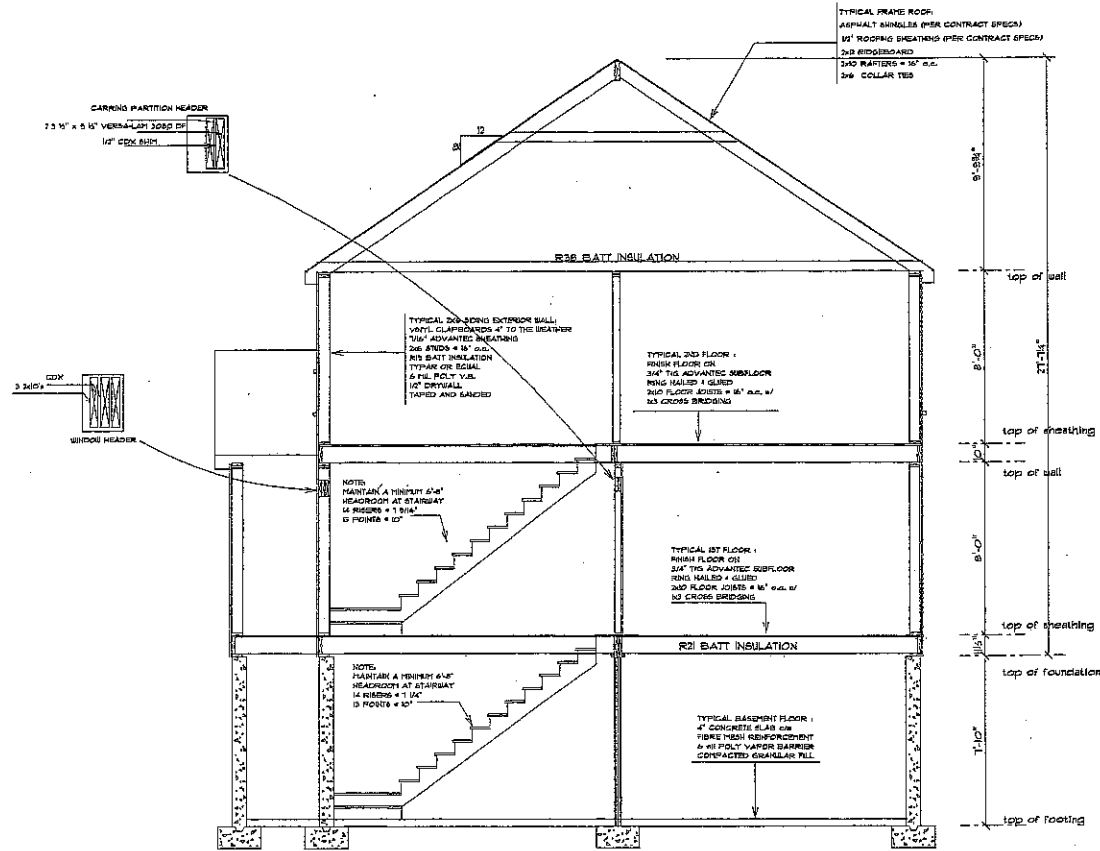
DATE: November 04 2010

SCALE: AS NOTED

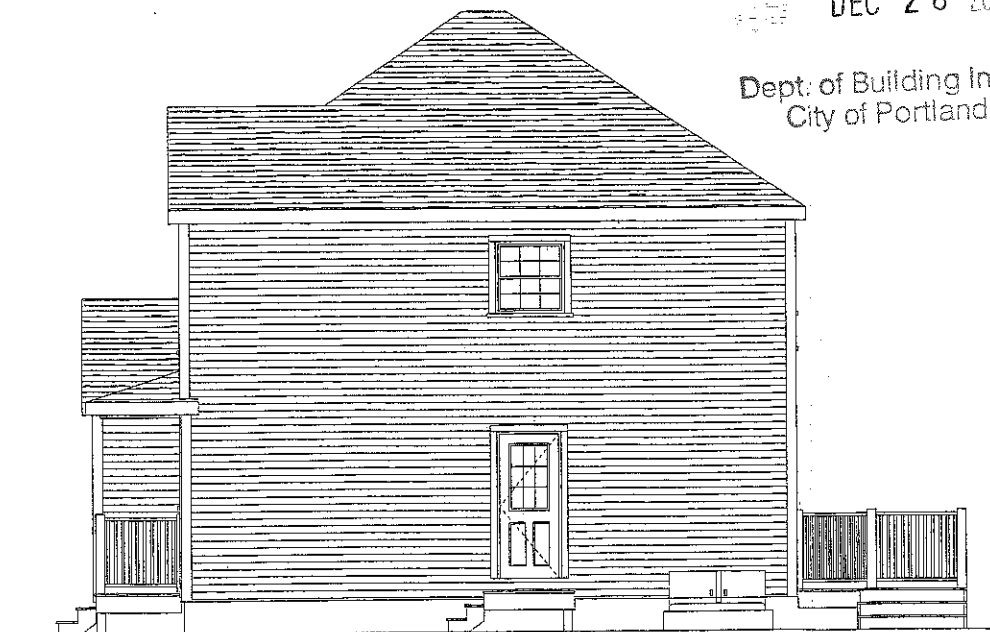
DRAWN

FILE

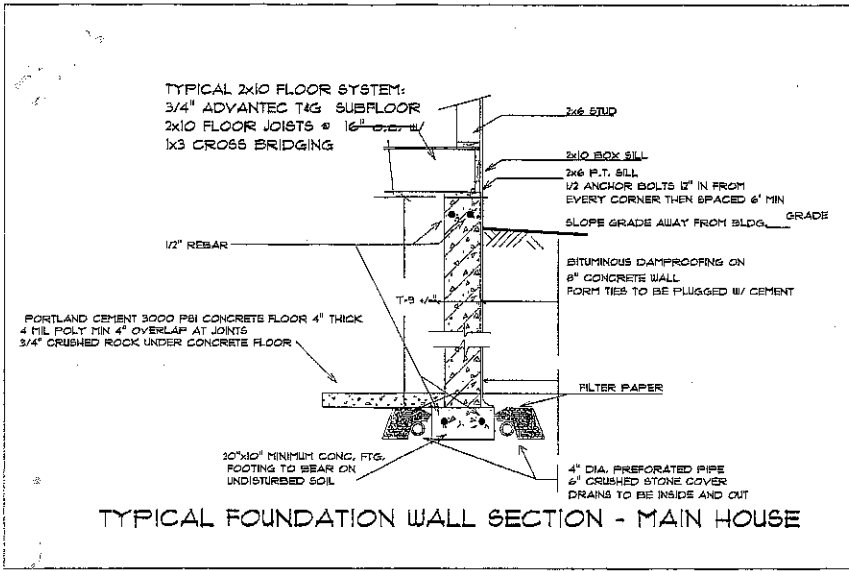
SHEET: ___ OF ___



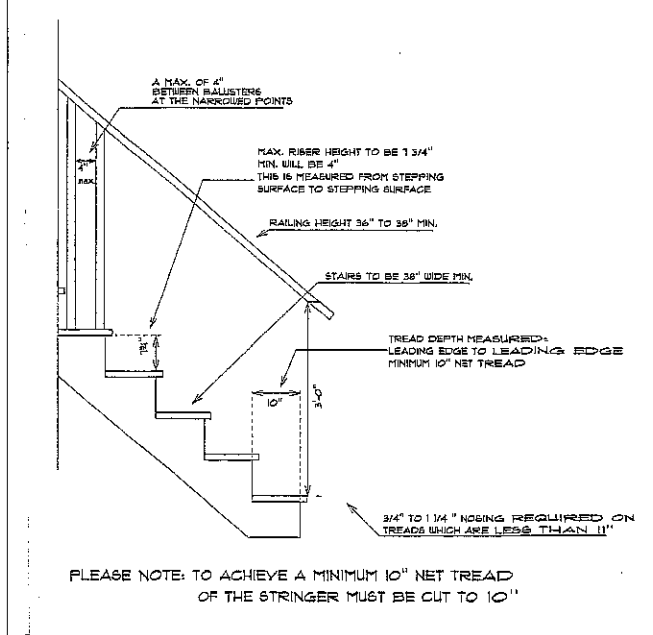
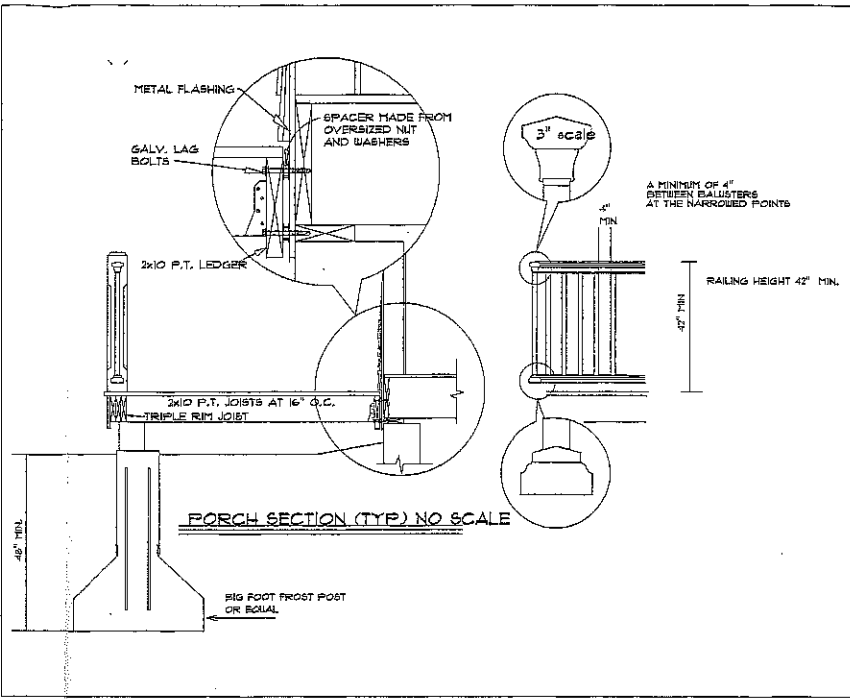
NOTE: ALL WINDOWS
 U-FACTOR = .31



RIGHT ELEVATION



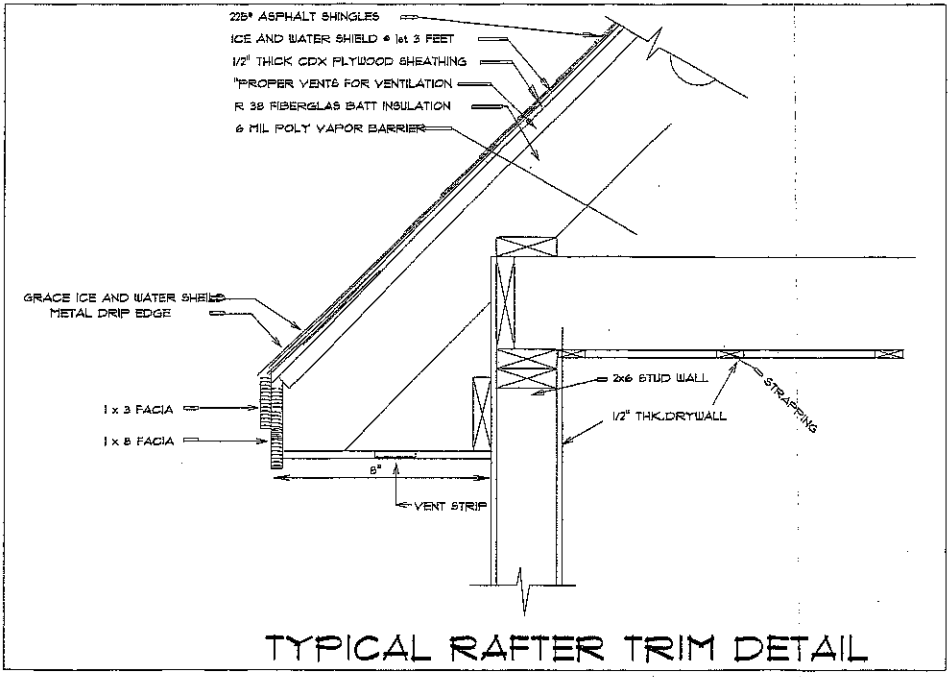
- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2\"/>

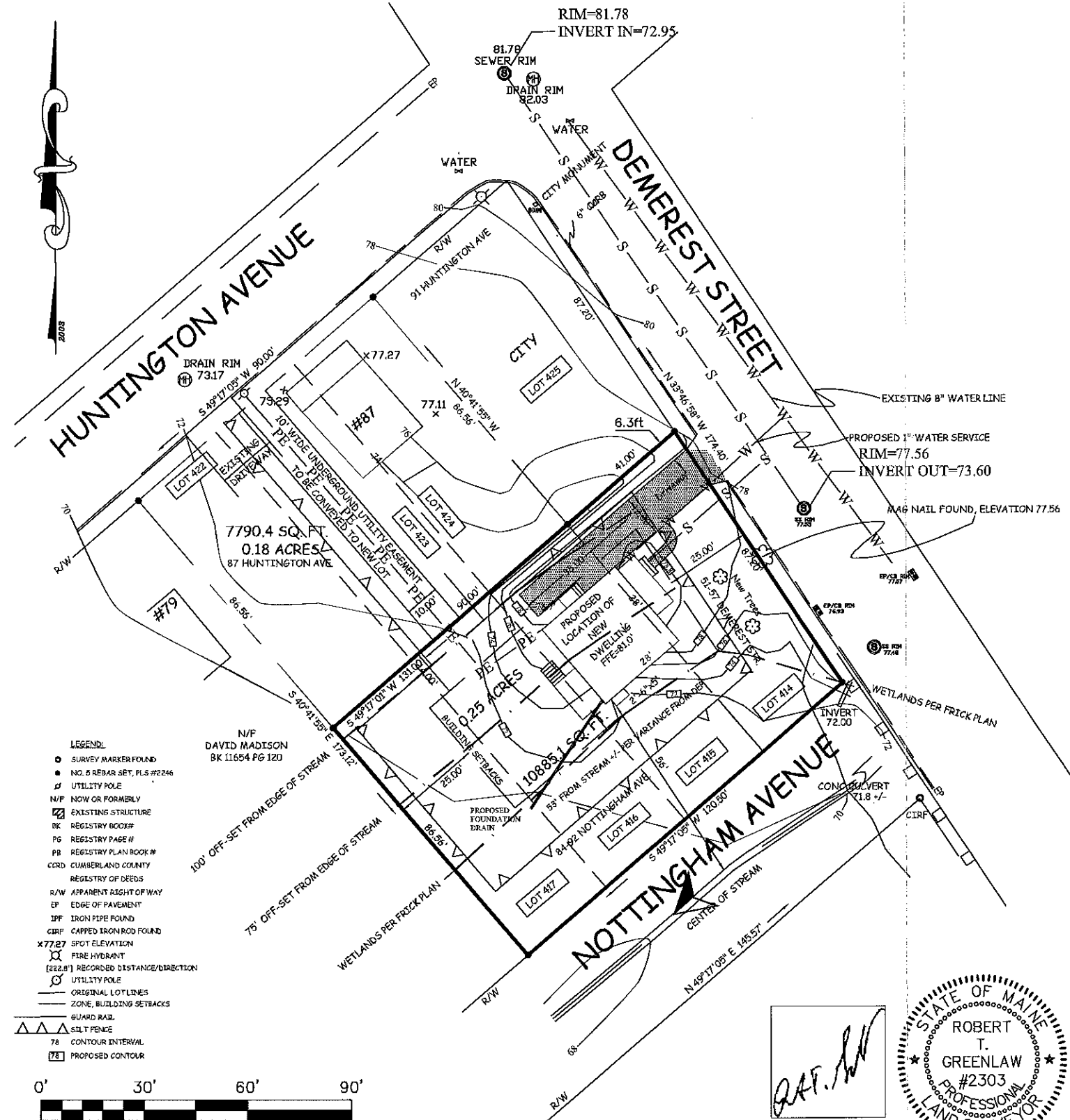


FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE WALL SHEATHING AND 5 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND
FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH
PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 8 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
CASING OR FINISH NAILS SPACED 8 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
18 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
12 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 2552 INCH SHEATHING. PANEL SUPPORTS AT
CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR

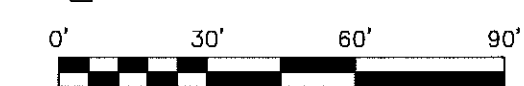
NOTES	LOCATION	FASTENING	CONNECTION	NOTES	LOCATION	FASTENING	CONNECTION
SEE NOTE F		6d	PANEL SIDING (TO FRAMING)	COMMON NAIL - REF TO TABLE 2304.10.4.1	FACE NAIL	4 - 3\"/>	

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)





- LEGEND:**
- SURVEY MARKER FOUND
 - NO. 5 REBAR SET, PLS #2246
 - ⊕ UTILITY POLE
 - N/F NOW OR FORMERLY
 - ▣ EXISTING STRUCTURE
 - BK REGISTRY BOOK#
 - PG REGISTRY PAGE#
 - PB REGISTRY PLAN BOOK#
 - CCRD CUMBERLAND COUNTY REGISTRY OF DEEDS
 - R/W APPARENT RIGHT OF WAY
 - EP EDGE OF PAVEMENT
 - IPF IRON PIPE FOUND
 - CIRF CAPED IRON ROD FOUND
 - X7727 SPOT ELEVATION
 - ⊗ FIRE HYDRANT
 - [222.8'] RECORDED DISTANCE/DIRECTION
 - UTILITY POLE
 - ORIGINAL LOT LINES
 - ZONE, BUILDING SETBACKS
 - GUARD RAIL
 - △△△ SILT FENCE
 - 78 CONTOUR INTERVAL
 - ▭ PROPOSED CONTOUR



GENERAL NOTES:

RECORD OWNER OF PARCEL: SHANE MARTELL BUILDERS LLC, AS DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 27762, PAGE 315.

BEARINGS ARE BASED UPON PLAN REFERENCE 1.

SUBJECT PARCEL SHOWN ON THE CITY OF PORTLAND TAX MAP 410, BLOCK B AS LOTS 18,19,20 & 21.

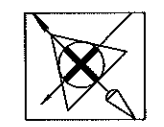
THERE WERE NO EASEMENTS OTHER THAN THOSE SHOWN HEREON EFFECTING THE SUBJECT PARCEL.

SEE CITY AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION WAIVERS AND PERMITS PERTAINING TO THIS PROJECT.

PLAN REFERENCE:
BOUNDARY PLAN FOR SHANE MARTELL BUILDERS LLC HUNTINGTON AVE AND DEMEREST ST. PORTLAND MAINE DATED JULY 13, 2010 PREPARED BY TKM LAND SURVEYORS.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 7C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING: R-3 RESIDENTIAL ZONE
MINIMUM LOT SIZE 6,500 SQ. FT.
MIN. FRONTAGE: 50 FT.
MIN. FRONT SETBACK 25 FT.
MIN. SIDE YARD 1-1/2 STORT: 8 FT.
2 STORY: 14 FT..
MIN. REAR YARD: 25 FT.
MIN. LOT WIDTH: 65 FT.
MAX. BUILDING HEIGHT: 35 FT.



OCEAN PARK
LAND SURVEYING LLC
P.O. BOX 7285
OCEAN PARK, ME 04083
207-749-9471



RECEIVED

JUL 14 2010

Dept. of Building Inspections
City of Portland Maine

SURVEYORS STATEMENT:

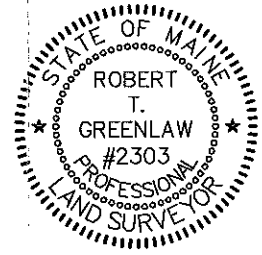
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS

ROBERT T. GREENLAW P.L.S.

DATE: 07-14-2010

Handwritten signature of Robert T. Greenlaw



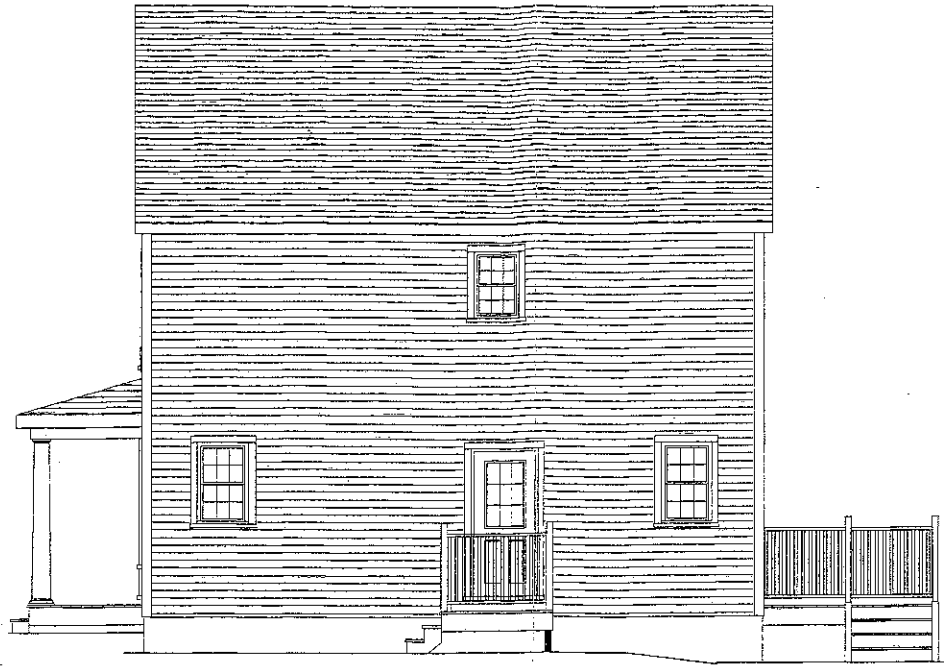
SHANE MARTELL BUILDERS LLC
HUNTINGTON AVE. AND DEMEREST ST.
PORTLAND, MAINE

JOB: 2010010

ISSUE DATE
PRINT 07/14/10



FRONT ELEVATION



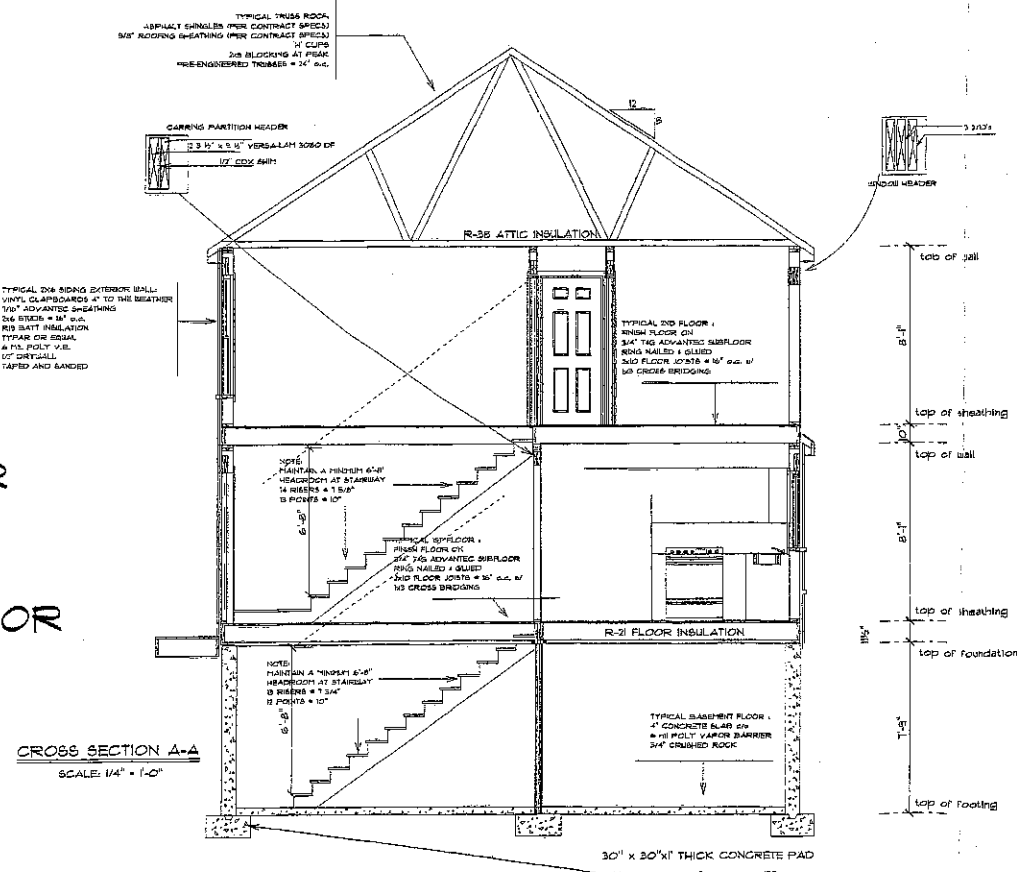
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 25 2010

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

ALL WINDOWS TO HAVE A
U-FACTOR U-.31

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF MAINE. THE ARCHITECT HAS ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE TO THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. AT NO TIME HAS THE ARCHITECT PROVIDED ALL DETAILED AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACTOR SPECIFICATIONS OVERRIDE THESE PLANS.

PROJECT NAME:

61-57 Demerest
-87 HUNTINGTON-

#10-0739

200-2010-0014 (87 Huntington)

CONTRACTOR:

SHANE MARTEL
CONTRACTORS

REVISIONS

DATE: JUN 23, 2010

SCALE: AS NOTED

DRAWN

FILE

SHEET ____ OF ____