

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 030762

PERMIT DENIED

This is to certify that Cobb Charles H Heirs /Main Wide
has permission to Construct a 24' x 28' Two Car Garage
AT 77 Mona Rd 437 A011001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must given and written permission procured before this building or part thereof is occupied or enclosed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

PERMIT DENIED

PERMIT DENIED

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 03-0762	Issue Date:	PERMIT DENIED	CBL: 437 A011001
-----------------------	-------------	----------------------	---------------------

Location of Construction: 77 Mona Rd	Owner Name: Cobb Charles H Heirs	Owner Address: 77 Mona Rd <i>cell 838-5141</i>	Phone: 797-4497
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone: 8004521940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/Garage	Permit Fee: \$93.00	Cost of Work: \$9,492.00	CEO District: 3
Proposed Project Description: Construct a 24' x 28' Two Car Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: Date:		

Permit Taken By: gad	Date Applied For: 06/25/2003	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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>part 17 ZONE RE</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JMB</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0762	Date Applied For: 06/25/2003	CBL: 437 A011001
-----------------------	---------------------------------	---------------------

Location of Construction: 77 Mona Rd	Owner Name: Cobb Charles H Heirs	Owner Address: 77 Mona Rd	Phone: () 797-4487
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone: (800) 452-1940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/Garage	Proposed Project Description: Construct a 24' x 28' Two Car Garage
--	--

Dept: Zoning	Status: Denied	Reviewer: Jeanine Bourke	Approval Date:
Note: 7/9/03 left vm w/Charles C. regarding shoreland zone and 75' HWM and base flood elevation. 7/14/03 Spoke w/Jim Fisher from NCS and he will inform the client of need for HWM distance for min. 75' setback, verification of ROW release, and elevation certificate. 7/23/03 Tim from Maine Wide called to verify all that is needed and frost protection requirement. Owner does not want to appeal since survey shows that it will be going closer toward HWM within the 75' setback and has dropped pursuit of this application			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Pending	Reviewer: Jeanine Bourke	Approval Date:
Note: 7/14/03 Spoke w/ Tim from MW about frost protection and to verify no storage above in garage 7/23/03 Faxed frost protection diagrams			Ok to Issue: <input type="checkbox"/>
1) Per the contractor, NCS will set the pins for the slab for inspection - a letter will be required to verify for the record 2) A 1 hr fire wall is required when the distance from the house is from 0-5 feet, this is treated as if it was attached. If the structure is over 5', no separation is required. 3) There is no storage allowed above in this garage structure			

Comments: 8/25/03-mjn: Proposal Fails to meet the the 75' shoreland set back
--

Withdrawn by
owner (expansion
toward HWM within
75') —
application over
6 mo old

PERMIT
DENIED

03-0762

All Purpose 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 processed.

PERMIT
DENIED

Location/Address of Construction: 77 MONA ROAD

Total Square Footage of Proposed Structure 672 Square Footage of Lot 10,000 SF

Tax Assessor's Chart, Block & Lot
Chart# 437-A-011 Block# Lot#
Owner: CHARLES COBB Telephone: 797-4487

Lessee/Buyer's Name (if Applicable) _____
Applicant name, address & telephone: SAME
Cost Of Work: \$ 9,492
Fee: \$ 9300 PAID

Current use: Residential
If the location is currently vacant, what was prior use: N/A
Approximately how long has it been vacant: N/A
Proposed use: 2-CAR GARAGE
Project description: 24x28 GARAGE AS PER PLOT PLAN & CROSS SECTION

Contractor's name, address & telephone: MAINE-WIDE CONSTRUCTION 1-800-452-1940
POB 2106, AUGUSTA ME 04338-2106
Who should we contact when the permit is ready: MAINE-WIDE CONSTRUCTION - TINA MARIE
Mailing address: POB 2106, AUGUSTA, ME 04338-2106
Phone: 800-452-1940

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: C. Cobb / maine-wide Date: Rev 5-1-03

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 25 2003
RECEIVED

This is not a permit, you may not commence ANY work until this permit is issued

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	437 A011001
Location	77 MONA RD
Land Use	SINGLE FAMILY
Owner Address	COBB CHARLES H HEIRS 77 MONA RD PORTLAND ME 04103
Book/Page	/
Legal	437-A-11 MONA RD 75-79 10000 SF

Valuation Information

Land	Building	Total
\$34,130	\$73,390	\$107,520

Property Information

Year Built 1978	Style Ranch	Story Height 1	Sq. Ft. 960	Total Acres 0.23		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
12/29/2000	LAND + BLDING	\$129,500	15931-126
04/22/1999	LAND + BLDING		14698-190

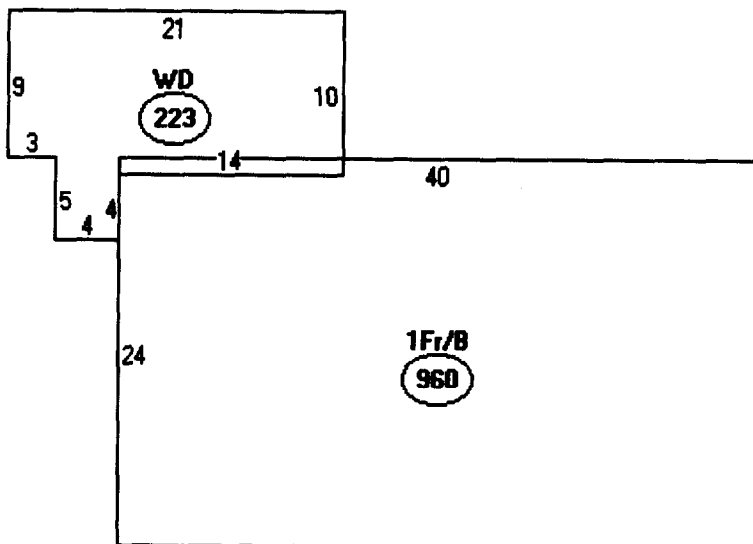
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed.](#)





Descriptor/Area

A: 1Fr/B
960 sqft

B: WD
223 sqft

> 1,183 SF
672 Garage

1,855

10,000 SF lot OK

Y 25%

2,500



**City of Portland
INSPECTION SERVICES**

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Tim</u>	FROM: <u>Jeanie Bourke</u>
FAX NUMBER: <u>207-622-7528</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: <u>1-800</u>	RE: <u>Frost Protected Slab</u>
DATE: <u>2/23/03</u>	

Comments:

UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

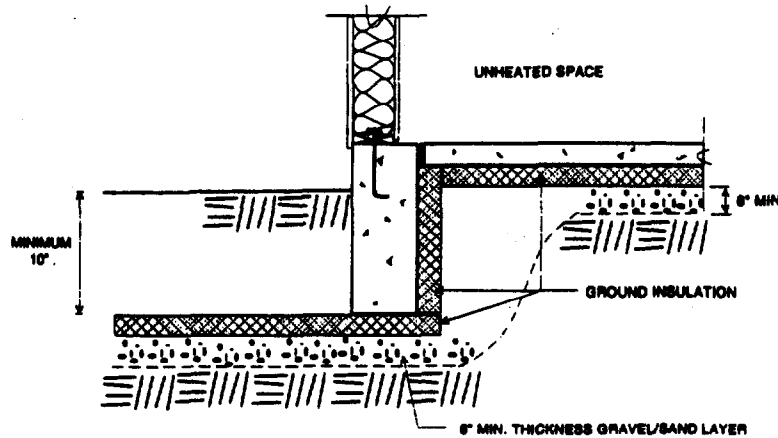


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

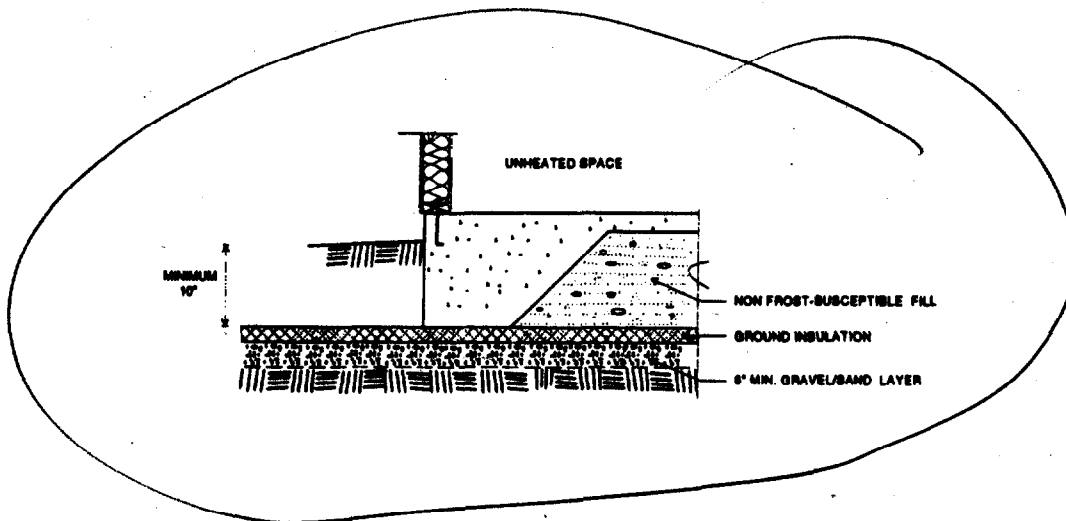
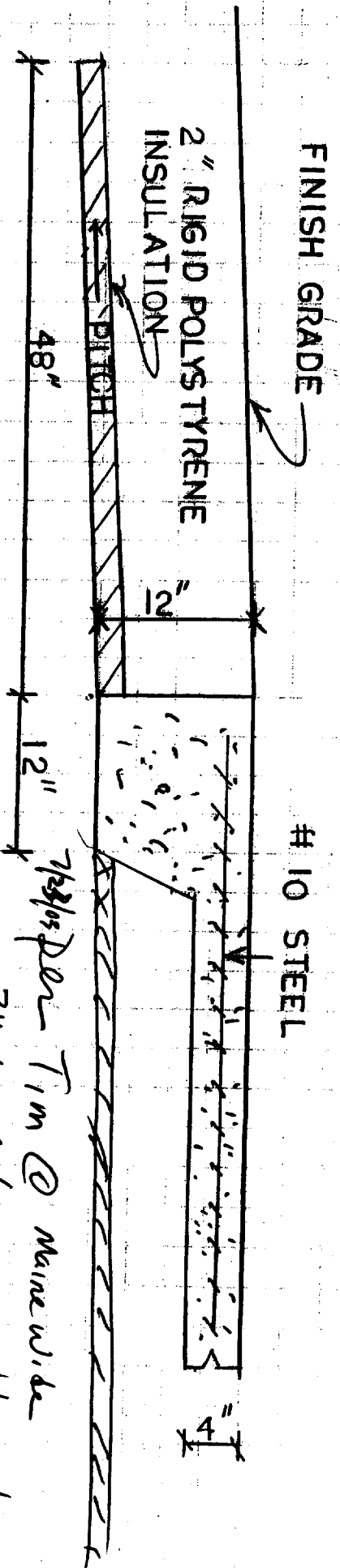


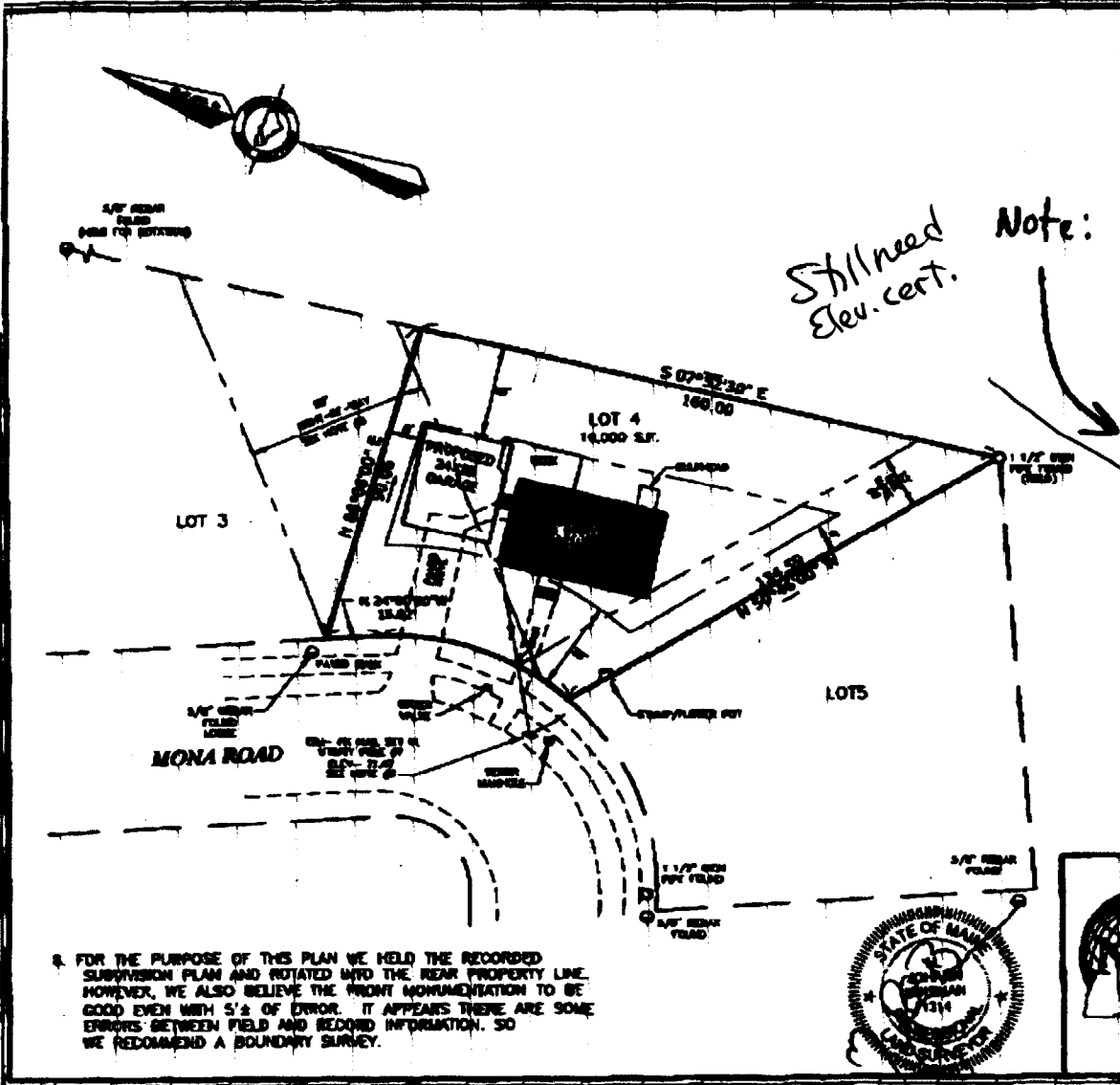
Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.



2" Insulation completely under
 Slab & extend 4' all sides

ppb

115-1034	12-19-01
FROST RESISTANT SLAB	



- ### NOTES
1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM SHARI B. LEVESQUE TO CHARLES H. COBB AND RECORDED IN DEED BOOK 15831, PAGE 128 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
 2. PARCEL IS SUBJECT TO A 15' SEWER EASEMENT FOUND IN A DEED FROM JOEL J. AND SHARI B. LEVESQUE TO J. DAVID PRONE AND RECORDED IN DEED BOOK 7176, PAGE 134 CORD.
 3. THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP A, PARCEL 11.
 4. PLAN REFERENCE:
 - a. PLAN ENTITLED "MEADOW VIEW PARK SECTION D" FOR THE WHEAT CORPORATION BY C.R. STORER, INC. ENGINEERING CONTRACTING DATED 7/7/1977 AND RECORDED IN PLAN BOOK 117, PAGE 9 CORD.
 5. 50' RIGHT-OF-WAY AS SHOWN ON PLAN REFERENCED IN NOTE 4a. HAS BEEN RELEASED AS DESCRIBED IN A DEED FROM ALLEN AVENUE HOUSING ASSOCIATES TO SHARI B. LEVESQUE AND RECORDED IN A DEED BOOK 15828, PAGE 88 CORD.
 6. TBM ELEVATION BASED UPON CITY OF PORTLAND BM TOP OF COPPER BOLT IN 3' OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE IN ALLEN AVENUE SOUTH OF POWELL AVENUE. PUBLISHED ELEVATION 84.169 N.G.V.D. 1928.
 7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 80, PART 2, SECTIONS 4 THROUGH 9 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.

SKETCH PLAN OF LAND
 AT
77 MONA ROAD
PORTLAND
MAINE

SCALE: 1"=30'
 PREPARED FOR: CHARLES COBB
 77 MONA ROAD
 PORTLAND, ME 04103

REVISED JUNE 10, 2003
 JUNE 3, 2003

JOB NUMBER: 25282 ACAD FILE: 25282.dwg

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED

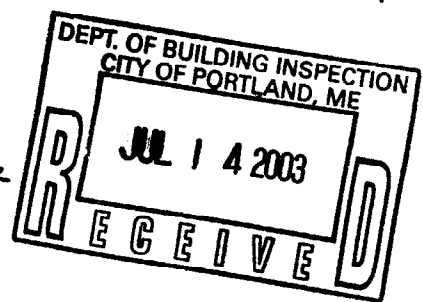
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 877.462.1000 fax: 877.462.1004 e-mail: info@necsolutions.com
 06/10/03 09:00:22Z

FOR THE PURPOSE OF THIS PLAN WE HELD THE RECORDED SUBDIVISION PLAN AND ROTATED INTO THE REAR PROPERTY LINE. HOWEVER, WE ALSO BELIEVE THE FRONT MONUMENTATION TO BE GOOD EVEN WITH 5'S OF ERROR. IT APPEARS THERE ARE SOME ERRORS BETWEEN FIELD AND RECORD INFORMATION. SO WE RECOMMEND A BOUNDARY SURVEY.



R3 Zone
 Rear 25' Req 25' Shown
 Front 25' Req 25' shown to envelope
 Side 1 story 8' Req 8' Shown



Jim Fisher
 Jocee

NEW

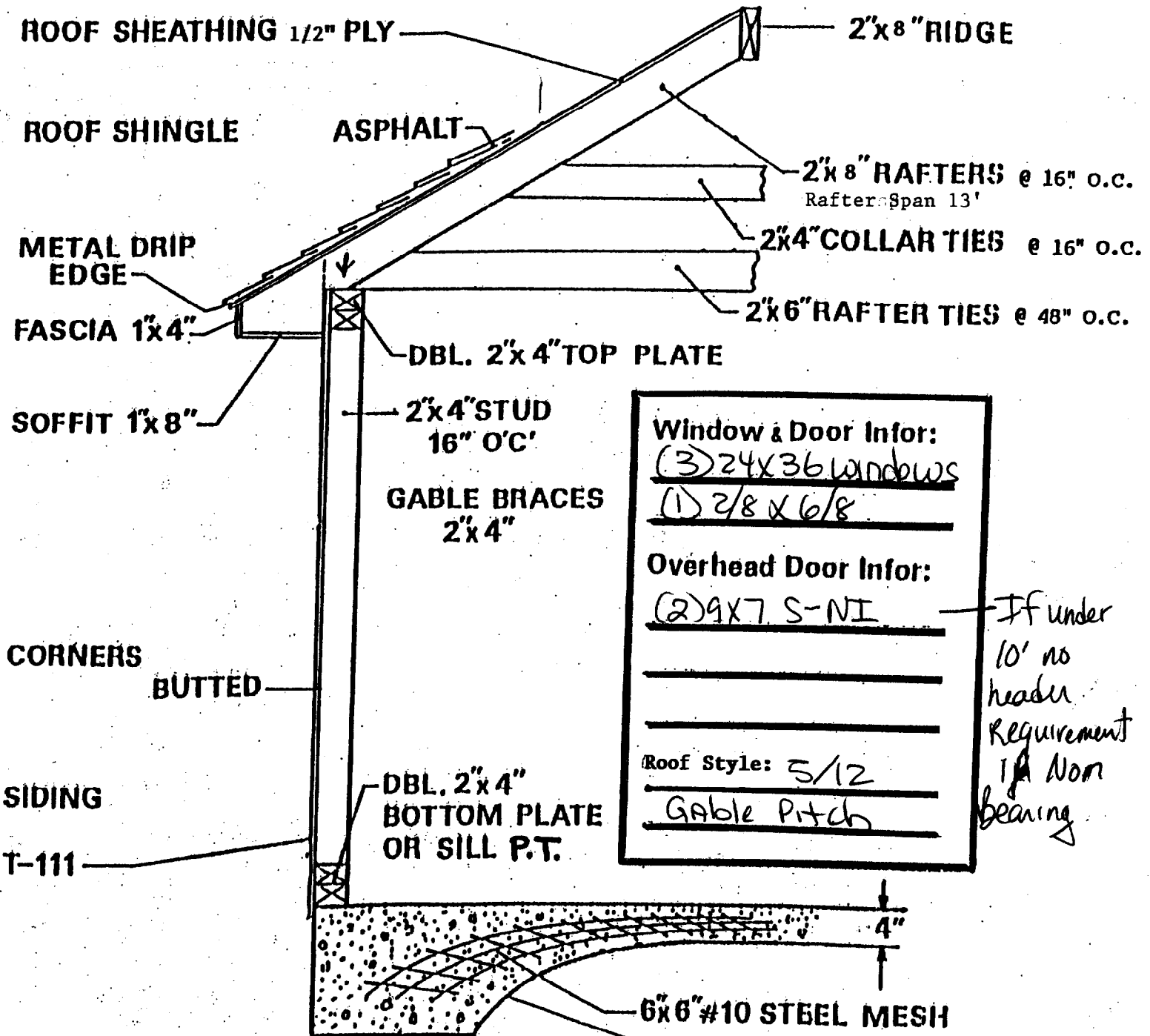
MAINE-WIDE CONSTRUCTION, INC.

1-800-452-1940

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

CROSS SECTION



Window & Door Infor:
(3) 24x36 windows
(1) 2/8 x 6/8
 Overhead Door Infor:
(2) 9x7 S-NI
Roof Style: 5/12
Gable Pitch

If under 10' no header requirement if non bearing

Anchor bolts in slab - 1/2" BY 4" AT CORNERS
 Double 2x8 headers over OHD(s)
 2x6 Header over SD & Window(s)
 Studded Gables
 2x8 Ridge & Rafters

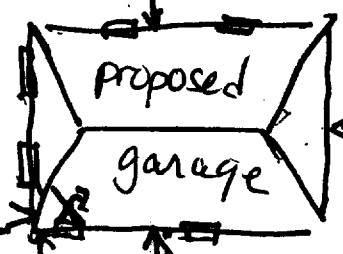
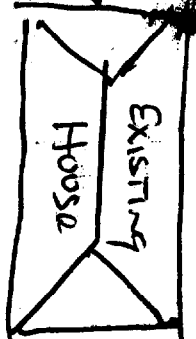
FOUNDATION:
 per attached
 + 6' OC.

from front
set 5' of front
back

Road 12'

grass 4'
sidewalk

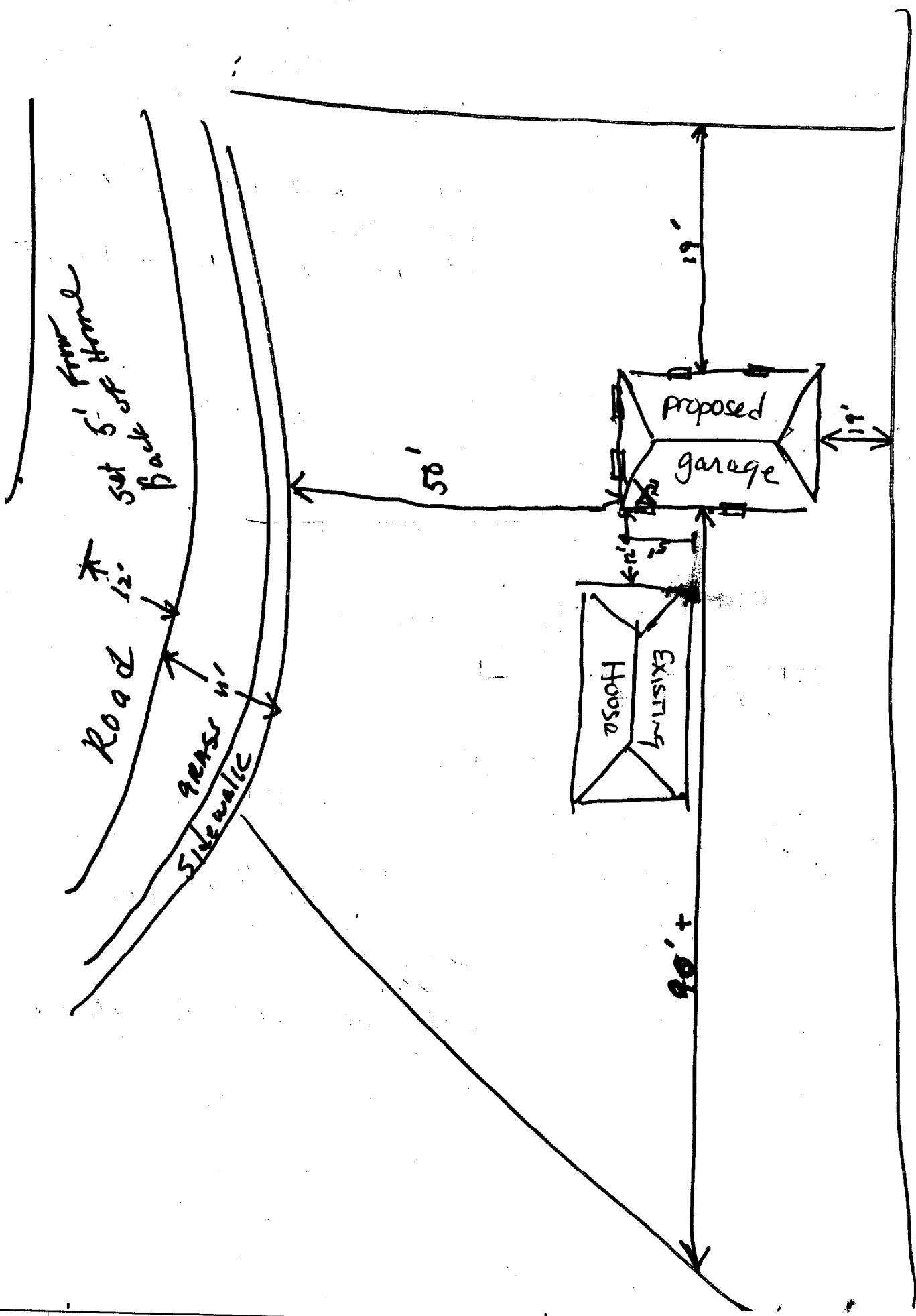
50'



90' +

19'

4'



JOB TICKET ID

1024

Maine-Wide Construction

P.O. Box 2106 Augusta, Maine 04338-2106

1-800-452-1940

Work Order

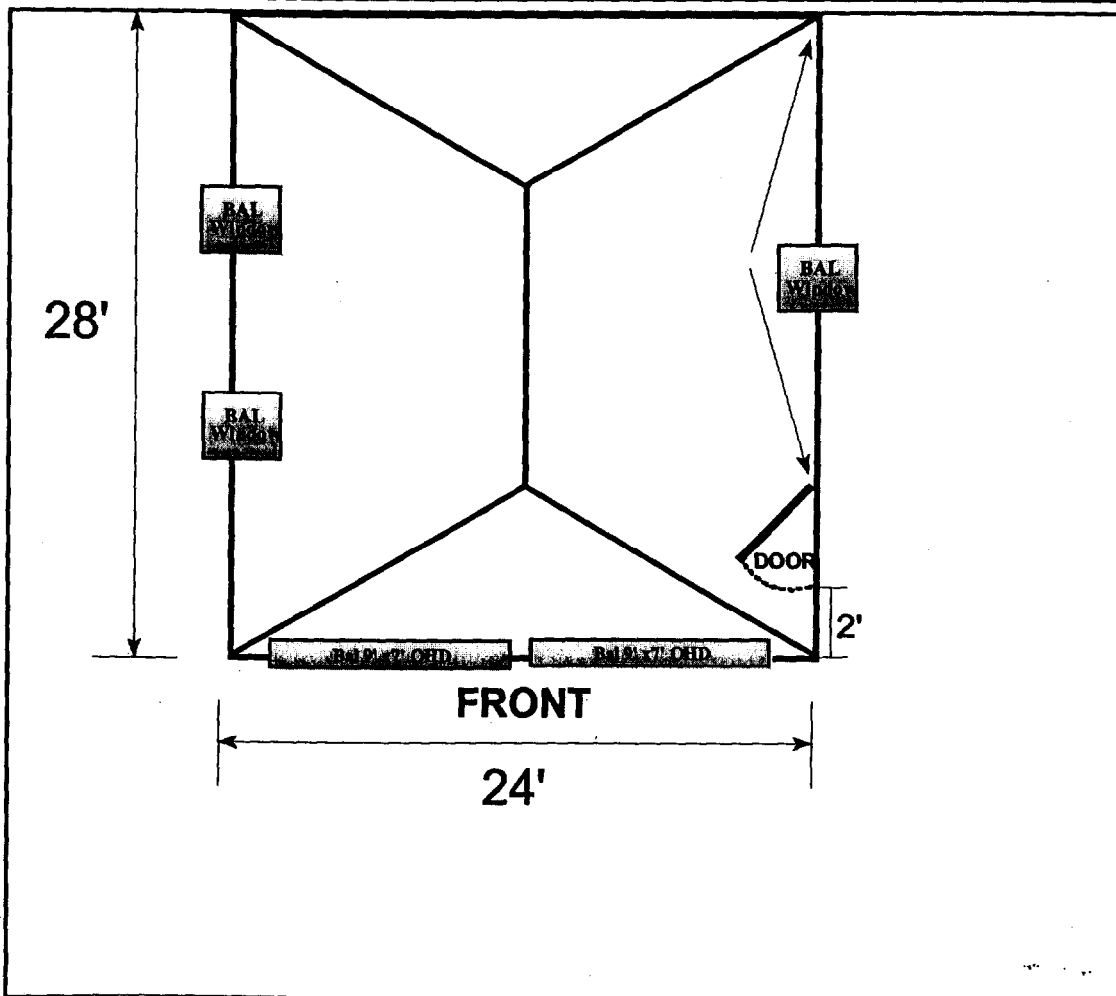
Customer: Charles Cobb
 Address: 77 Mona Road
 City/State: Portland, ME 04103
 Telephone: (207) 797-4487

Date: 04/23/03
 Job Number: 2003-427
 Delivery Date: ASAP
 Is Permit Necessary? YES
 Do We Have Permit? APPLIED

Type Of Building: Garage
 Siding: Tex 1-11
 Wall Height: Std
 Erected: YES
 No. O'hd Doors: 2
 No. Windows: 3
 No. Ent. Doors: 1
 Slab: Yes-See Below
 Found. Instructions:
 Special Instructions

Size: 24x28
 Roof Shingles: Dual Gray
 Gable Type: 5/12
 Felt:
 Type O'hd Doors: 9x7 S-NI-NG
 Type Windows: Std
 Type Ent. Doors: 2/8x6/8 1/2-Glass
 Colonial Braces: NO
 Wire: YES
 Conduit: NO

Addresses For Fill:
 Addresses For Concrete:
 Type Completion: Cash
 Completion Attached: Yes
 Collect: \$9,492.00



MISC. NOTES/INFO:

- Inspections:
- Forms before pouring
- Final upon compl.
- STRICT CODES
- Anchor bolts in slab
- Honch slab 12" at perimeter (see foundation drawing)
- Send site plan to site contractor
- PT plates

Maine-Wide Construction

1-800-452-1940

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

DATE: 06/11/03

TO: Mike Nugent - B.I.
City of Portland

FROM: Tinamarie McGillicuddy

RE: **Charles Cobb**
77 Mona Road: Map 437 / Block A / Lot 011
REVISED BUILDING PERMIT APPLICATION

Attached please find the above referenced.

If this meets with your approval, please call us so we can have our customer stop into the Town Office and pick up the permit in person.

If you have any questions or need further information please feel free to call me at the above referenced number.

Thank you for your valuable time.

Tina

cc: File

Maine-Wide Construction

1-800-452-1940

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

TUESDAY
11:30 AM

DATE: 04/17/03

TO: Code Enforcement Office
City of Portland

FROM: Tinamarie McGillicuddy

RE: Charles Cobb
77 Mona Road: 437-A-011

APPLICATION FOR BUILDING PERMIT

DENIED
LACKS
SUFFICIENT
INFORMATION
4/24/03

Attached please find the above referenced along with check of \$93.00 and a self-addressed stamped envelope.

If this meets with your approval, please mail building permit to Maine-Wide so we can ensure the permit will be properly displayed at the start of our work.

If you have any questions or need further information please feel free to call the toll free number listed above.

Thank you.

TinaMarie

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0762	Date Applied For: 06/25/2003	CBL: 437 A011001
------------------------------	--	----------------------------

Location of Construction: 77 Mona Rd	Owner Name: Cobb Charles H Heirs	Owner Address: 77 Mona Rd	Phone: () 797-4487
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone: (800) 452-1940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/Garage	Proposed Project Description: Construct a 24' x 28' Two Car Garage
--	--

Dept: Zoning **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:**

Note: 7/9/03 left vm w/Charles C. regarding shoreland zone and 75' HWM and base flood elevation. **Ok to Issue:**

7/14/03 Spoke w/Jim Fisher from NCS and he will inform the client of need for HWM distance for min. 75' setback, verification of ROW release, and elevation certificate.

7/23/03 Tim from Maine Wide called to verify all that is needed and frost protection requirement.

Dept: Building **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:**

Note: 7/14/03 Spoke w/ Tim from MW about frost protection and to verify no storage above in garage **Ok to Issue:**

7/23/03 Faxed frost protection diagrams

- 1) Per the contractor, NCS will set the pins for the slab for inspection - a letter will be required to verify for the record
- 2) A 1 hr fire wall is required when the distance from the house is from 0-5 feet, this is treated as if it was attached. If the structure is over 5', no separation is required.
- 3) There is no storage allowed above in this garage structure

- a. All principal and accessory structures shall be set back at least seventy-five (75) feet from the normal high water line of water bodies, tributary streams, or the upland edge of a wetland, except that in the following zones the setback shall be as indicated:
- i. B-3: Twenty-five (25) feet.
 - ii. W-C, W-PD, W-SU, I-B: No setback required.

Notwithstanding this requirement, when a lot is a lot of record as defined in section 14-433 or cannot otherwise meet the setback requirement of this section due to physical limitations of the site, the planning board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of twenty-eight (28) feet, provided that the setback is not reduced to less than forty (40) feet. Structures in existence on June 15, 1992, may be expanded once during the lifetime of the structure up to twenty-five (25) feet toward a freshwater wetland, stream or tributary stream, provided that the setback is not reduced to less than forty (40) feet and the floor area or volume is not increased by more than thirty (30) percent. In no event shall the setback from a coastal wetland be reduced to less than seventy-five (75) feet, except in the B-3, W-C, W-PD, W-SU and I-B zones, where setbacks shall be as set forth above in this subsection.

In all cases, accessory detached structures of less than one hundred (100) square feet of floor area shall be permitted with no setback, provided that such structures shall be used only for the storage of fish, bait, and related equipment. No setback shall be required for piers, docks, retaining walls, or any other structures which require direct access to the water as an operational necessity.

- b. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one (1) foot above the elevation of the one hundred (100) year flood, the

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	437 A011001
Location	77 MONA RD
Land Use	SINGLE FAMILY
 Owner Address	 COBB CHARLES H HEIRS 77 MONA RD PORTLAND ME 04103
 Book/Page	 /
Legal	437-A-11 MONA RD 75-79
	10000 SF

Valuation Information

Land	Building	Total
\$34,130	\$73,390	\$107,520

Property Information

Year Built 1978	Style Ranch	Story Height 1	Sq. Ft. 960	Total Acres 0.23		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
12/29/2000	LAND + BLDING	\$129,500	15931-126
04/22/1999	LAND + BLDING		14698-190

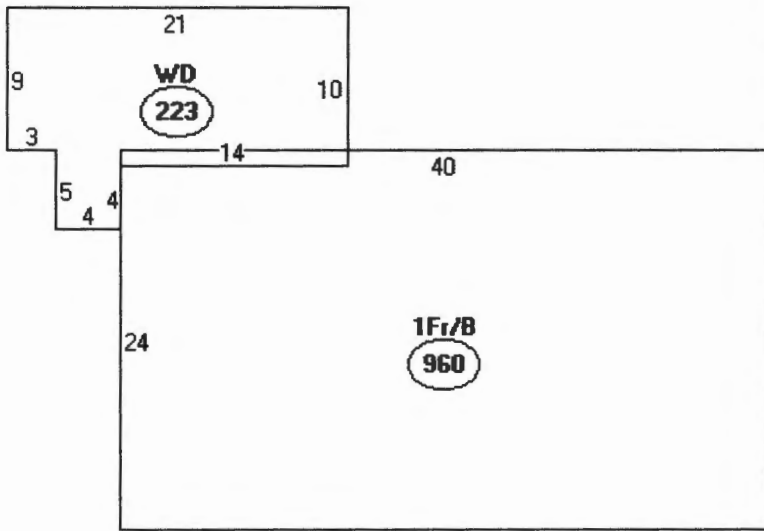
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Descriptor/Area

A: 1Fr/B
960 sqft

B: WD
223 sqft



legal deck?
960
223

1183 x 30% = 354.9 \$ expansion
24 x 28 = 672 \$



CITY OF PORTLAND, MAINE
Department of Building Inspections

June 26 2003

Received from Maine Wide

Location of Work 77 Moxa Rd.

Cost of Construction \$ _____

Permit Fee \$ 9300

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 797 4497

Check #: 17769 Total Collected \$ 9300

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Handwritten signature

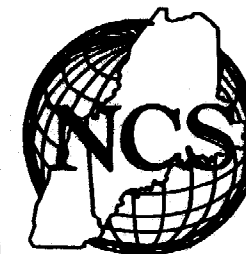
NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM SHARI B. LEVESQUE TO CHARLES H. COBB AND RECORDED IN DEED BOOK 15931, PAGE 126 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. PARCEL IS SUBJECT TO A 15' SEWER EASEMENT FOUND IN A DEED FROM JOEL J. AND SHARI B. LEVESQUE TO J. DAVID PIRONE AND RECORDED IN DEED BOOK 7176, PAGE 134 CCRD.
3. THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP A, PARCEL 11.
4. PLAN REFERENCE:
 - a. PLAN ENTITLED "MEADOW VIEW PARK SECTION D" FOR THE MINAT CORPORATION BY C.R. STORER, INC. ENGINEERING. CONTRACTING DATED 7/7/1977 AND RECORDED IN PLAN BOOK 117, PAGE 9 CCRD.
5. 50' RIGHT-OF-WAY AS SHOWN ON PLAN REFERENCED IN NOTE 4a. HAS BEEN RELEASED AS DESCRIBED IN A DEED FROM ALLEN AVENUE HOUSING ASSOCIATES TO SHARI B. LEVESQUE AND RECORDED IN A DEED BOOK 15928, PAGE 86 CCRD.
6. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.

SKETCH PLAN OF LAND AT 77 MONA ROAD PORTLAND MAINE

SCALE: 1"=30' JUNE 3, 2003
 PREPARED FOR: CHARLES COBB
 77 MONA ROAD
 PORTLAND, ME 04103

JOB NUMBER: 25282 ACAD FILE: 25282.dwg



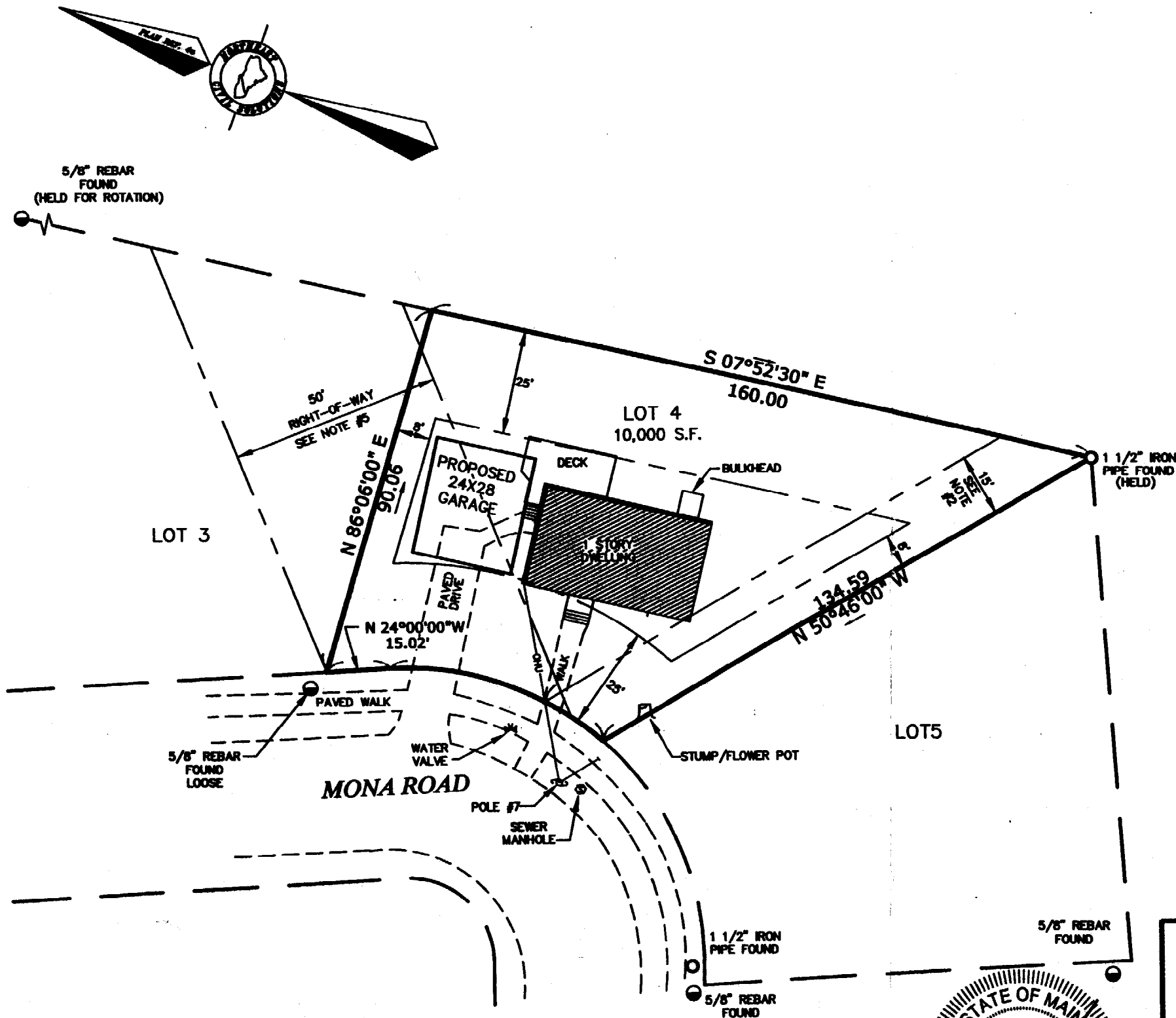
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

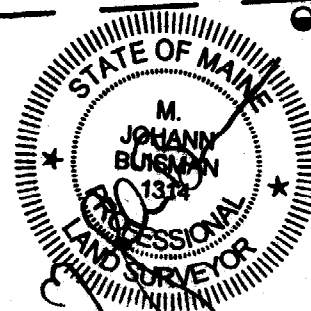
tel
 207.883.1000
 800.882.2227

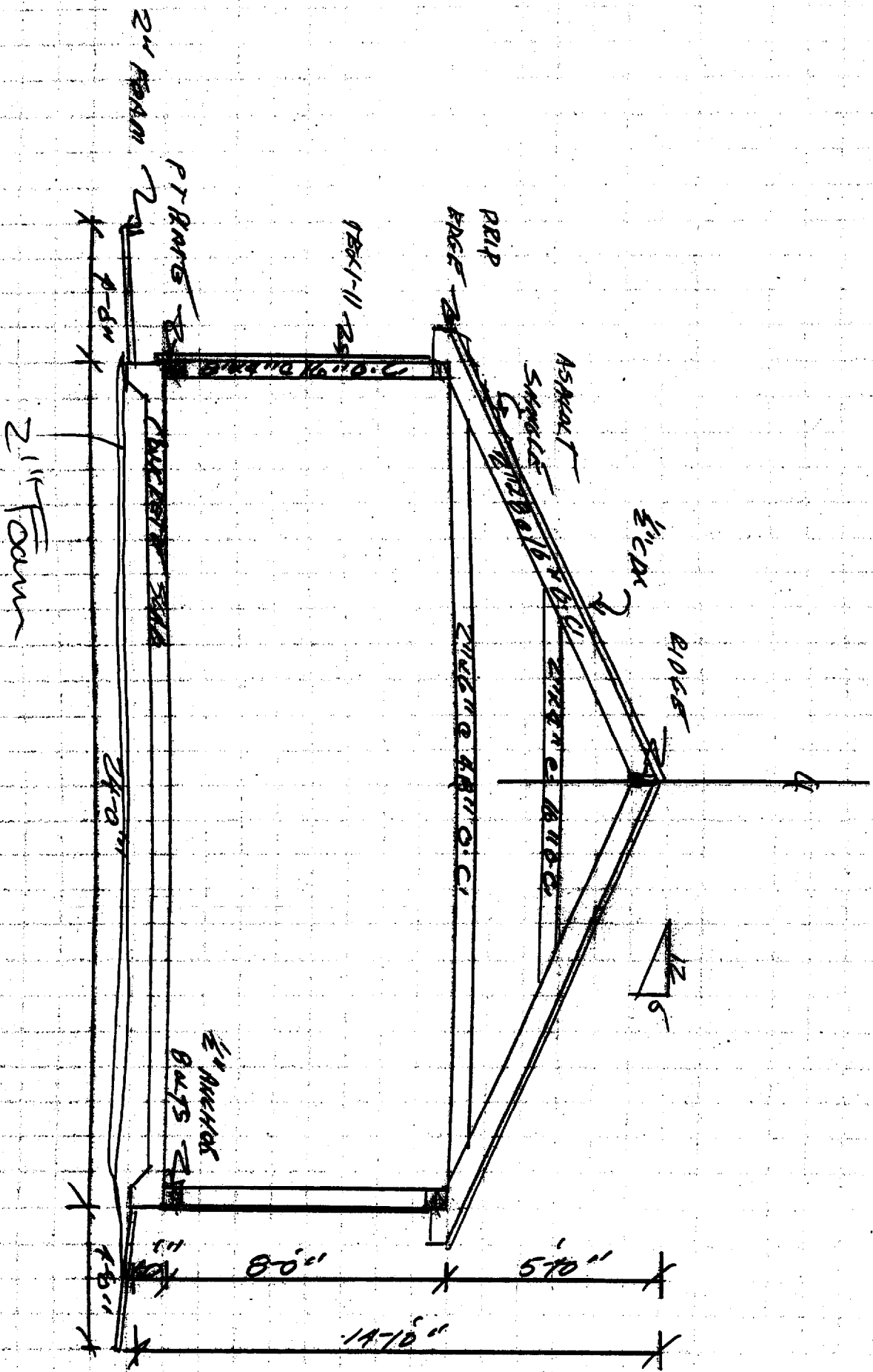
fax
 207.883.1001

e-mail
 ncs@maine.rr.com



7. FOR THE PURPOSE OF THIS PLAN WE HELD THE RECORDED SUBDIVISION PLAN AND ROTATED INTO THE REAR PROPERTY LINE. HOWEVER, WE ALSO BELIEVE THE FRONT MONUMENTATION TO BE GOOD EVEN WITH 5'± OF ERROR. IT APPEARS THERE ARE SOME ERRORS BETWEEN FIELD AND RECORD INFORMATION. SO WE RECOMMEND A BOUNDARY SURVEY.





6-11-03 203B	THE CONSTRUCTION INC. PROJECT NO. _____ SHEET NO. _____ DATE _____

NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM SHARI B. LEVESQUE TO CHARLES H. COBB AND RECORDED IN DEED BOOK 15931, PAGE 126 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. PARCEL IS SUBJECT TO A 15' SEWER EASEMENT FOUND IN A DEED FROM JOEL J. AND SHARI B. LEVESQUE TO J. DAVID PIRONE AND RECORDED IN DEED BOOK 7176, PAGE 134 CCRD.
3. THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP A, PARCEL 11.
4. PLAN REFERENCE:
a. PLAN ENTITLED "MEADOW VIEW PARK SECTION D" FOR THE MINAT CORPORATION BY C.R. STORER, INC. ENGINEERING. CONTRACTING DATED 7/7/1977 AND RECORDED IN PLAN BOOK 117, PAGE 9 CCRD.
5. 50' RIGHT-OF-WAY AS SHOWN ON PLAN REFERENCED IN NOTE 4a. HAS BEEN RELEASED AS DESCRIBED IN A DEED FROM ALLEN AVENUE HOUSING ASSOCIATES TO SHARI B. LEVESQUE AND RECORDED IN A DEED BOOK 15928, PAGE 86 CCRD.
6. TBM ELEVATION BASED UPON CITY OF PORTLAND BM TOP OF COPPER BOLT IN 3' OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE IN ALLEN AVENUE SOUTH OF PENNELL AVENUE. PUBLISHED ELEVATION 94.168 N.G.V.D.1929.
7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
8. FOR THE PURPOSE OF THIS PLAN WE HELD THE RECORDED SUBDIVISION PLAN AND ROTATED INTO THE REAR PROPERTY LINE. HOWEVER, WE ALSO BELIEVE THE FRONT MONUMENTATION TO BE GOOD EVEN WITH 5'± OF ERROR. IT APPEARS THERE ARE SOME ERRORS BETWEEN FIELD AND RECORD INFORMATION. SO WE RECOMMEND A BOUNDARY SURVEY.
9. THIS SKETCH PLAN IS BASED UPON A BASE PLAN ENTITLED "SKETCH PLAN OF 77 MONA ROAD" DATED JUNE 3, 2003 REVISED JUNE 10, 2003 BY NORTHEAST CIVIL SOLUTIONS INC. THE ONLY ADDITIONS TO THIS SKETCH ARE THE LOCATION OF THE APPROXIMATE EDGE OF WETLANDS, AND THE LOCATION OF THE PROPOSED GARAGE.

SKETCH PLAN OF LAND
AT
77 MONA ROAD
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

PREPARED FOR: CHARLES COBB
77 MONA ROAD
PORTLAND, MAINE 04103

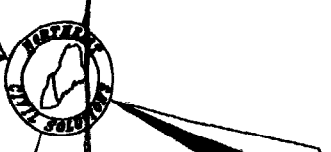
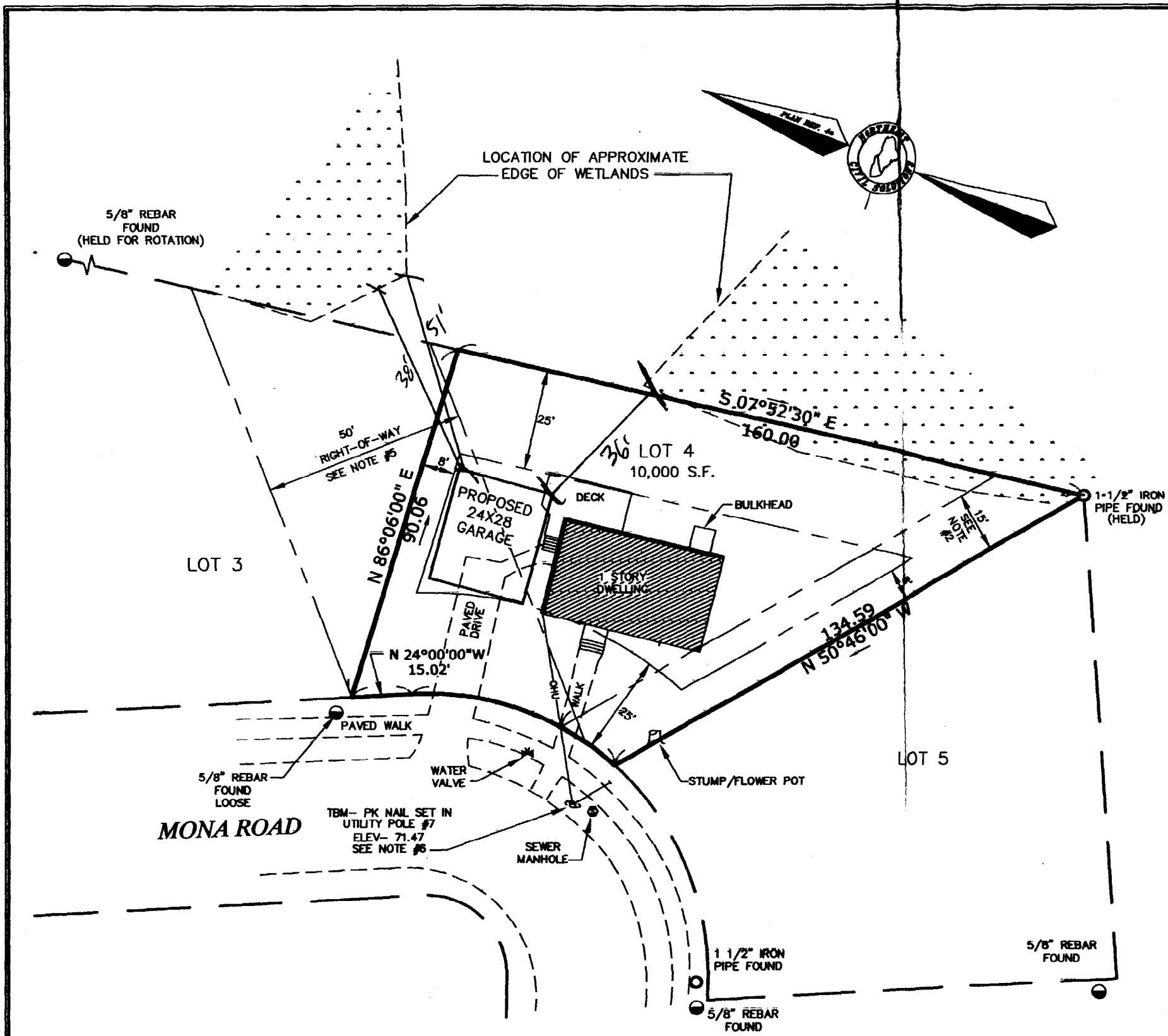
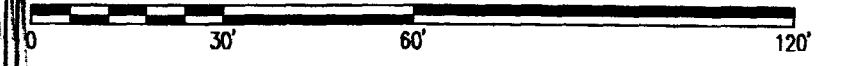
DATE: AUGUST 7, 2003
SCALE: 1"=30'



BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 929-2379

JOB NUMBER: 03009COBB DRAWING FILE: COBB

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
AUG 11 2003

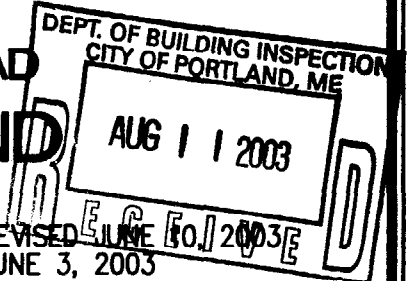


NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM SHARI B. LEVESQUE TO CHARLES H. COBB AND RECORDED IN DEED BOOK 15931, PAGE 126 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. PARCEL IS SUBJECT TO A 15' SEWER EASEMENT FOUND IN A DEED FROM JOEL J. AND SHARI B. LEVESQUE TO J. DAVID PIRONE AND RECORDED IN DEED BOOK 7176, PAGE 134 CCRD.
3. THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP A, PARCEL 11.
4. PLAN REFERENCE:
 - a. PLAN ENTITLED "MEADOW VIEW PARK SECTION D" FOR THE MINAT CORPORATION BY C.R. STORER, INC. ENGINEERING. CONTRACTING DATED 7/7/1977 AND RECORDED IN PLAN BOOK 117, PAGE 9 CCRD.
5. 50' RIGHT-OF-WAY AS SHOWN ON PLAN REFERENCED IN NOTE 4a. HAS BEEN RELEASED AS DESCRIBED IN A DEED FROM ALLEN AVENUE HOUSING ASSOCIATES TO SHARI B. LEVESQUE AND RECORDED IN A DEED BOOK 15928, PAGE 86 CCRD.
6. TBM ELEVATION BASED UPON CITY OF PORTLAND BM TOP OF COPPER BOLT IN 3' OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE IN ALLEN AVENUE SOUTH OF PENNELL AVENUE. PUBLISHED ELEVATION 94.168 N.G.V.D.1929.
7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.

SKETCH PLAN OF LAND

AT
77 MONA ROAD
PORTLAND
MAINE



SCALE: 1"=30'

PREPARED FOR: CHARLES COBB
77 MONA ROAD
PORTLAND, ME 04103

JOB NUMBER: 25282

ACAD FILE: 25282.dwg



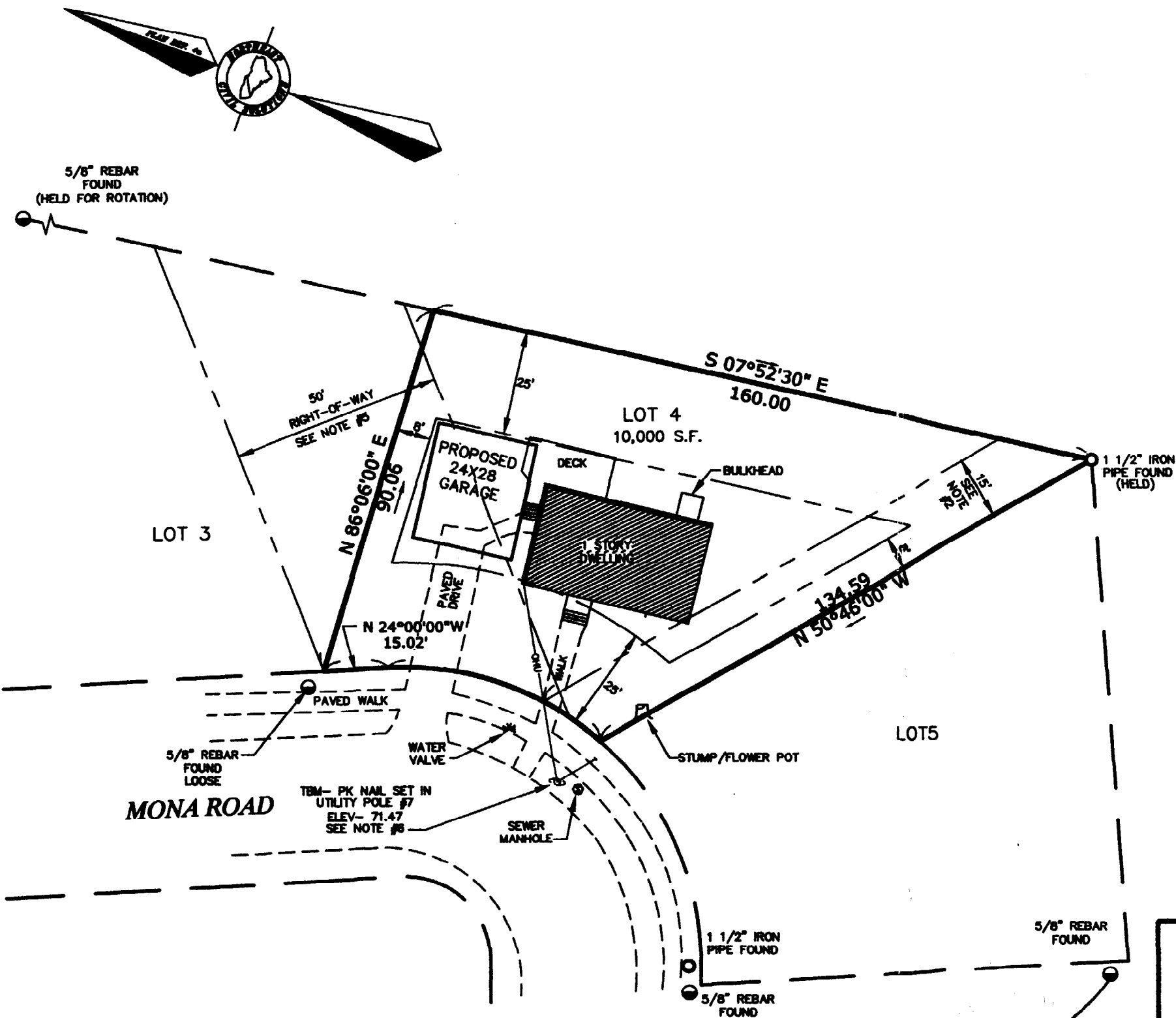
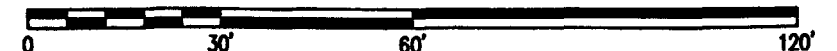
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel
207.883.1000
800.882.2227

fax
207.883.1001

e-mail
ncs@maine.rr.com



8. FOR THE PURPOSE OF THIS PLAN WE HELD THE RECORDED SUBDIVISION PLAN AND ROTATED INTO THE REAR PROPERTY LINE. HOWEVER, WE ALSO BELIEVE THE FRONT MONUMENTATION TO BE GOOD EVEN WITH 5'± OF ERROR. IT APPEARS THERE ARE SOME ERRORS BETWEEN FIELD AND RECORD INFORMATION. SO WE RECOMMEND A BOUNDARY SURVEY.

Handwritten signature