

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

2010-0031
Application I. D. Number
9/14/2010
Application Date
New Single Family
Project Name/Description

avoid to follow up if drainage is okay

Mitschele Peter
Applicant
240 Woodville Rd , Falmouth, ME 04105
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 939-2628 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

67 - 67 Douglass St, Portland, Maine
Address of Proposed Site
078 B002001
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 5,0000 sf Acreage of Site 0 Proposed Total Disturbed Area of the Site 0 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"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/17/2010

DRC Approval Status:

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

Approval Date 11/1/10 Approval Expiration _____ Extension to _____ Additional Sheets Attached

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 type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

MEMORANDUM

To: FILE

From: Shukria Wiar

Dept: DRC

Subject: Application ID: 2010-0031

Date: 11/1/2010

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

- 3 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.

- 4 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.

- 5 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.

- 6 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.

- 7 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.)

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

- 9 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 maintaned daily.

- 01 The applicant shall close the existing curb cut, as shown on site plan and boundrary Survey dated 09/02/2010.

- 01 The site shall be graded as such that the front portion of the parcel shall drain to Douglass Street and the back of the parcel shall drain to the City's property.

MEMORANDUM

To: FILE

From: Shukria Wiar

Dept: DRC

Subject: Application ID: 2010-0031

Date: 11/1/2010

See conditions

Approval Conditions of DRC

- 1 The applicant shall have a licensed surveyor install, prior to the issuance of the building permit, permanent mounumentation/pins identifying property corners.
- 2 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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.)
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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 applicant shall close the existing curb cut, as shown on site plan and boundrary Survey dated 09/02/2010.
- 01 The site shall be graded as such that the front portion of the parcel shall drain to Douglass Street and the back of the parcel shall drain to the City's property.

Philip DiPierro - Fwd: 67 Douglass St

From: Shukria Wiar
To: Philip DiPierro
Date: 11/22/2010 10:02 AM
Subject: Fwd: 67 Douglass St

>>> David Margolis-Pineo 11/18/2010 3:19 PM >>>

I was contacted by Frank Mackie that the builder of a house at 67 Douglass St. (approved plan) is using the West End school property to facilitate construction.

Bob Leeman has been to the site and worked out an agreement with the builder owner to repair the damage of city land and clean up the school yard. This will probably happen on Sat so not to interfere with the school.

Phil, would please check to see if erosion control is up? Thanks



Planning
**Level I: Minor Residential
 Site Plan Application**
 PORTLAND, MAINE

Planning and Urban Development Department
 Planning Division and Planning Board

PROJECT NAME: 67 Douglass street

PROPOSED DEVELOPMENT ADDRESS: 67 Douglass Street

PROJECT DESCRIPTION: Construct new single family residence - a one story, ranch style, stick built structure.

CHART/BLOCK/LOT: 078 B002001 PRELIMINARY PLAN _____

FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT

Name: Majco Property Services
 Address: P.O. Box 10082 LLC
Portland, ME 04104
 Zip Code: 04104
 Work #: Elizabeth
 Cell #: 207-939-2628
 Fax #: _____
 Home: _____
 E-mail: Called ↑ and left message on Oct. 26 @ 11:00 AM

PROPERTY OWNER

Name: Majco Property Services
 Address: P.O. Box 10082
Portland, ME
 Zip Code: 04104
 Work #: _____
 Cell #: 207-939-2628
 Fax #: _____
 Home: _____
 E-mail: Nyr4ever@maine-nr.com

BILLING /

Name: by Services, LLC
 Address: P.O. Box 10082
Portland, ME
 Zip: 04104
 Work #: _____
 Cell #: 207-939-2628
 Fax #: _____
 Home: _____
 E-mail: Nyr4ever@maine-nr.com

RECEIVED

OCT -7 2010

Dept. of Building Inspections
 City of Portland Maine

permit applied for 9/14/10

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: Cape Cottage Home Design
Address: 4 Bertram Road
Cape Elizabeth, ME
Zip Code: 04107
Work #: 207-767-2625
Cell #: 207-329-4176
Fax #: 207-767-2625
Home: _____
E-mail: builder@maine.rm.com

SURVEYOR

Name: James Nadeau, LLC
Address: 918 Brighton Avenue
Portland, ME
Zip Code: 04102
Work #: 207-878-7870
Cell #: 207-619-3456
Fax #: 207-878-7871
Home: _____
E-mail: jim@nadeauandsurveyors.com

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

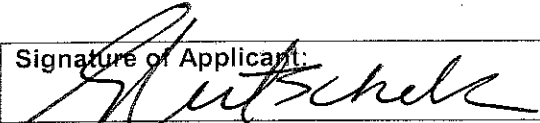
Level I: Minor Residential Site Plan ___ Application Fee (flat fee)	\$300
Mailed notices to abutters are now required for single family, two-family and the addition of a unit being reviewed as a Level I minor residential site plan. The applicant will be billed for the notice costs.	.75 cents each
___ Inspection Fee, due after approval (flat fee)	\$100
___ Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete

Refer to the application checklist (page 5) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application (attached) and associated fees will be required prior to construction.

Signature of Applicant: 	Date:
--	-------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
(207) 874-8719
www.portlandmaine.gov

Office Hours:
Unless noted, office hours are
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Majco Property Services, LLC
P.O. Box 10082
Portland, ME 04112

October 7, 2010

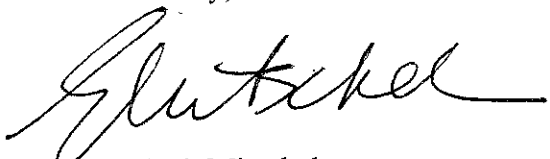
Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Level 1: Minor Residential Site Plan Application – 67 Douglass Street

Dear Sir or Madam:

I intend to construct a single family, one story, ranch style home on the above-referenced property. I will be acting a general contractor on this project.

Yours truly,



Elizabeth Mitschele

QUITCLAIM DEED

Edward L. Carignan, whose mailing address is 9 Cummings Road, Gorham, Maine, 04038 for consideration paid, grants to Majco Property Services, LLC, whose mailing address is, PO Box 10082, Portland, Maine, 04104, County of Cumberland, a certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

See Attached Exhibit A

BEING the same premises conveyed in a deed from Peter Mitschele dated June 30, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27885, Page 148.

IN WITNESS WHEREOF, Edward L. Carignan has set his hand and seal this 3rd day of August 2010.

Jessi Ahn
Witness

Edward L. Carignan
Edward L. Carignan

STATE OF MAINE
Cumberland, ss.

August 3rd, 2010

THEN PERSONALLY APPEARED the above named Edward L. Carignan and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rebecca J. Ewald
Notary Public

SEAL

REBECCA J. EWALD
Notary Public, Maine
My Commission Expires April 13, 2016

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a post on the easterly side line of Douglass Street, at a distance of three hundred thirty seven (337) feet, more or less, from the corner made by the intersection of the easterly side of Douglass Street with the northerly side of Congress Street; thence northerly by the side line of Douglass Street, a distance of fifty (50) feet to a stake; thence easterly at right angles with said Douglass Street, a distance of one hundred (100) feet to a stake; thence southerly parallel with said Douglass Street, a distance of fifty (50) feet to a post; thence westerly at right angles with said Douglass Street, a distance of one hundred (100) feet to the point of beginning.

This conveyance is made subject to any and all appurtenances of record, insofar as the same may affect the subject premises.

~~Also being the same premises conveyed to the Grantor herein by deed of Regina R. Sherman and Janette H. Libby, Co-Personal Representatives of the Estate of Pauline J. Perry, dated March 23, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21021, Page 215.~~

Received
Recorded Register of Deeds
Aug 10, 2010 12:46:51P
Cumberland County
Pamela E. Lovley



Tuesday, September 28, 2010

My Accounts

C J MITSCHELE
 MITSCHELESJ@CHASE.EDU
 01207-428-3217
 (202) 673-7910

To update your contact information, please click one of the links above.

You have 1 new message

Secure Online Session
 Last logged on at 8:52 AM ET on 09/28/2010
[Show/Hide accounts](#)

Due to scheduled maintenance, this website will be unavailable Sunday, October 3 from midnight ET until around 10 AM.

If you plan to make a credit card payment on Sunday, October 3, we encourage you to schedule it before that date.

In addition, you may also notice a delay in how quickly we can respond to customer inquiries Saturday, October 2 from midnight ET until around 8 PM.

(Posted September 28)

Now Available

- Services
- General
- [Setup Personalized Alerts](#)
- CREDIT CARD (0031)
 - None
- CREDIT CARD (7141)
 - Your last payment of \$6.10 was received on 09/28/2010
- CREDIT CARD (4543)
 - Your last payment of \$40.53 was received on 09/28/2010



CREDIT CARD (1033)

Account Summary		
Outstanding balance [†]	\$0.00	See activity
Payment due date	10/18/2010	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit [†]	\$12,000.00	Transfer balances
Total credit limit [†]	\$12,000.00	



Do you have your BLUEPRINT?
[Go to BLUEPRINT](#)

[See more information](#)

CREDIT CARD (1141)

Account Summary		
Outstanding balance [†]	\$0.00	See activity
Payment due date	10/29/2010	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$0.00	
Available credit [†]	\$26,000.00	Transfer balances
Total credit limit [†]	\$26,000.00	

United Mileage PlusSM

[See rewards details](#)

[See more information](#)

CREDIT CARD (4543)

Account Summary		
Outstanding balance [†]	\$427.11	See activity
Payment due date	09/28/2010	See statement
Minimum payment due	\$0.00	Pay credit card
Balance last statement	\$450.63	
Available credit [†]	\$16,672.00	Transfer balances
Total credit limit [†]	\$17,000.00	



Do you have your BLUEPRINT?
[Go to BLUEPRINT](#)

[See more information](#)

Payments & Transfers

- [Pay credit card](#)
- [Transfer balances](#)
- [See statement](#)
- [Go to Payments & Transfers](#)

Customer Center

- [Try Chase Mobile](#)
- [Account Alerts](#)
- [Change my passwords](#)
- [Change mailing address/phone](#)
- [Go to Customer Center](#)

Products & Services

We offer a wide range of products and services for your financial needs

- [Go to Products & Services](#)

[†] Credit Card
 Outstanding Balance may not reflect most recent transactions or pending authorizations. If your account currently has No Pre-Set Spending Limit, the *Available Credit* is the amount of your *Credit Access Line* currently available for use, and your *Total Credit Limit* is the total amount of your *Credit Access Line* as defined within your Cardmember Agreement. All APRs, including balance transfer APRs, may not be displayed. Please refer to your statement for additional APR information.



- Balances
- Pending Transactions
- History
- Statements
- Nicknames
- Change User Name
- Change Password
- Change Icons
- Privacy
- Security

Reward yourself
any way you want.
Earn up to 2% cash back on purchases

Time and Temp
9/28/2010 2:14 PM
NEW GLOUCESTER, ME



WELCOME CHARLES

Deposit Accounts

[CONVENIENCE CHECKING](#)

Account Number	Available Balance	Pending Transactions	9/28/2010 Balance
0026720335	\$1,673.37	(\$281.49)	\$1,954.86

Loans

[CREDITLINE](#) **Apply Now**
[CREDITLINE](#) **Apply Now**

Account Number	Next Payment Amount	9/28/2010 Balance
00000530301746	\$0.00	\$63,000.00
01000026720335	\$0.00	\$0.00

Credit Cards

[CREDITCARD](#) **Apply Now**

Account Number	Available Credit	9/28/2010 Balance
4839503081307474	\$18,841.00	\$1,146.00

Your last login was on 9/26/2010 7:53 AM
Pocket-sized convenience.

Manage your banking on the go with
 TD Bank Mobile Banking
[Learn More](#)



Majco Property Services, LLC
P.O. Box 10082
Portland, ME 04112

October 7, 2010

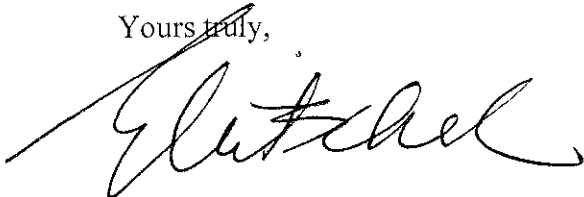
Planning and Urban Development Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Level 1: Minor Residential Site Plan Application – Fire Safety – 67 Douglass Street

Dear Sir or Madam:

The proposed single family structure has access to fire and rescue vehicles from two locations. The property can be accessed by two main thoroughfares – Congress Street and Brighton Avenue. There is also access to the rear of the property via the access road for the West School. The two closest fire stations are Rosemont Station Ladder Company 3 and Bramhall Station (two miles and 3.3 miles from subject property, respectively). There are fire hydrants on Douglass Street at several locations along the street and near the subject property.

Yours truly,

A handwritten signature in black ink, appearing to read 'Elizabeth Mitschele', written in a cursive style.

Elizabeth Mitschele

General Submittal Requirements – Level 1 Minor Residential

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written description of project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	4	Copies of required state and/or federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	4	Written assessment of zoning.
<input type="checkbox"/>	<input type="checkbox"/>	4	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	4	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of utilities capacity to serve the development. <i>site plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).

Site Plans and Boundary Survey Requirements – Level 1 Minor Residential

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Site Plan Including the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area and finish floor elevation (FFE).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
			▪ Identification of an proposed protection measures for any significant natural features located in the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing vegetation to be preserved and proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed curb and sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ A reduced boundary survey/site plan is required if original is larger than 11'x17'

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 9, 2011

RE: C. of O. for # 67 Douglass Street, Majco Single Family
(Id#2010-0031) (CBL 078 B 002001)

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: 1 Solution

Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 67 DOUGLASS ST Parcel ID: 078 B002001 Dist: 3

From: Lannie Dobson
To: C of O; dmcpherson
Date: 8/25/2011 10:15 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 67 DOUGLASS ST Parcel ID: 078 B002001 Dist: 3

Date: 9/6/2011 Time: 6:00:00 AM

Note: 329-1051 Peter Property Addr: 67 DOUGLASS ST Parcel ID: 078 B002001

Application Type: Prmt
Application ID:

Contact:
Phone1: Phone2:

Owner Name: MAJCO PROPERTY SERVICES LLC
Owner Addr: 67 DOUGLASS ST
PORTLAND, ME 04102

8/29/11 - Greg is all set w/ Row

Thursday PM

Shukria Wiar - 67 Douglass Street Single Family application

From: Shukria Wiar
To: NYR4ever@maine.rr.com
Date: 10/13/2010 1:27 PM
Subject: 67 Douglass Street Single Family application

Hello:

Thank you for your application for a single family home at 67 Douglass Street. The City staff reviewed the application and offered the following comments:

1. A boundary survey must be submitted for a review; the survey must include the following standards:

Unsubdivided Parcels: The following items shall be shown on boundary surveys for minor residential development site plans to ensure compliance with City of Portland Planning Requirements, Engineering Technical and Design Standards, and accurate documents are on record for future planning, GIS mapping, and engineering needs:

- Name and address of the property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
- North arrow
- Scale of greater than or equal to 1"=20' or 1"=30' for Level 1: Minor Residential, if applicable
- Scale of not less than one (1) inch to one hundred (100) feet. For Level I: Site Alteration, Level II and Level III site plans
- Graphic Scale: Include a graphic scale (scale bar) on the plan.
- Plan Size: Where possible it is preferred that plans be submitted with a maximum size of 24" x 36".
- Site Boundaries: The full parcel boundaries must be shown on the survey.
- Total Land Area: List total land area of the site.
- Flood Zone Statement, where applicable based on FEMA, FIRM Flood Insurance Rate Maps.
- Site access. Existing streets, right-of-way, restrictions or easements on the site.
- Vicinity Map: The site plan shall also include a vicinity map showing the relationship of the project to the surrounding area at a scale no greater than one inch equals 2,000 feet.
- A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it.
- Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set.
- Property Corners. Where no property markers exist, the City of Portland requires that the property markers be installed and that a licensed surveyor set and confirms proposed building locations on site prior to the issuance of a building permit.
- Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal

requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.

- City of Portland Vertical Datum. It shall be stated on all plans that the established City of Portland Official Datum of NGVD 1929 is the basis for all elevations shown. An assumed vertical datum is considered not acceptable.
- The Portland Public Services Department Engineering Archivist will provide locations and elevations of City of Portland Benchmarks. If an Official Benchmark is not available near the property the Archivist will provide elevations of manhole rims, sewer pipe inverts, or other Temporary Benchmarks (TBMs) from the Engineering Archives.

Plans shall make note of which Benchmarks, TBMs, or other elevation reference points were used with their respective elevations.

- It may be required, especially in areas of old subdivision plans and areas not previously subdivided, that the survey plan show tie bearings and distances to the nearest street line corner, or to the nearest City of Portland survey monument. Survey tie line precision shall be an inverse line with the bearing to the nearest second and the distance to the nearest hundredth of a foot. This requirement is to aid in adding and verifying the property location on the City of Portland digital GIS basemap.
- All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
- Street Status. The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

2. As proposed stormwater seems to drain onto the school property; the city does not have issues with the back portion of the property draining into the school property but requires the front portion of the parcel drain into the street. Please revise site plan to show this requirement.

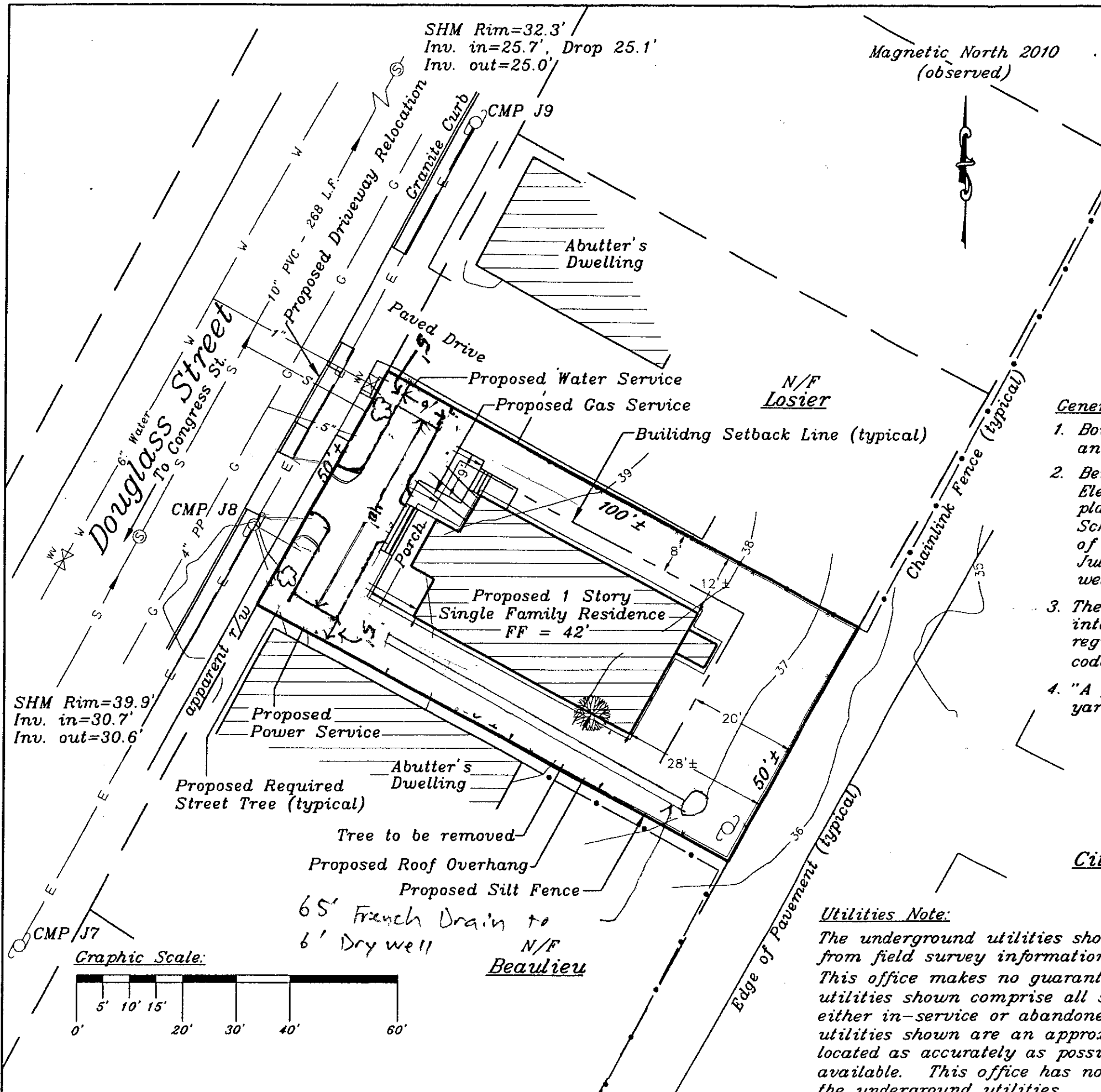
If you have any questions, please do not hesitate to contact me.

Thank you.

Shukria

Shukria Wiar, Planner
 City of Portland, Division of Planning
 389 Congress Street, Portland, ME 04101
 Ph: 207-756-8083 Fax: 207-756-8258

329-1051
Option #1 (Preferred)



Site Plan
67 Douglass Street, Portland, Maine

CLIENT: Peter Mitschele
ADDRESS: 240 Woodville Road
Falmouth, Maine 04105

MUNICIPAL REFERENCE:
MAP: 78 BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
DEED BOOK: 21021 PAGE: 215

ZONING DISTRICT: R5
Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 08/26/2010 FILE#: 2101159
SCALE: 1" = 20'

General Notes:

1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
2. Benchmark Reference:
Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase I - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Elev. 40.9' (City Datum).
3. The setback lines depicted hereon are based on an interpretation of State and local laws, ordinances, and regulations, and should be verified by the local code code enforcement officer to determine compliance.
4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.

MLC

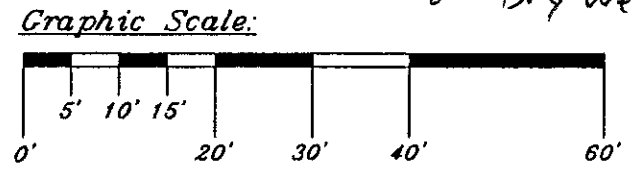
James D. Nadeau, LLC
Professional Land Surveyors

N/F
City of Portland

FOR REVIEW

Utilities Note:

The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.



918 BRIGHTON AVE. PH.(207)878-7870
PORTLAND, ME. 04102 F.(207)878-7871
THIS INSPECTION IS VALID ONLY WITH AN
EMBOSSED SEAL AND IS NULL & VOID
OR HAVE SEEN INSPECTION DATE

67 Douglass Street, Portland, Maine

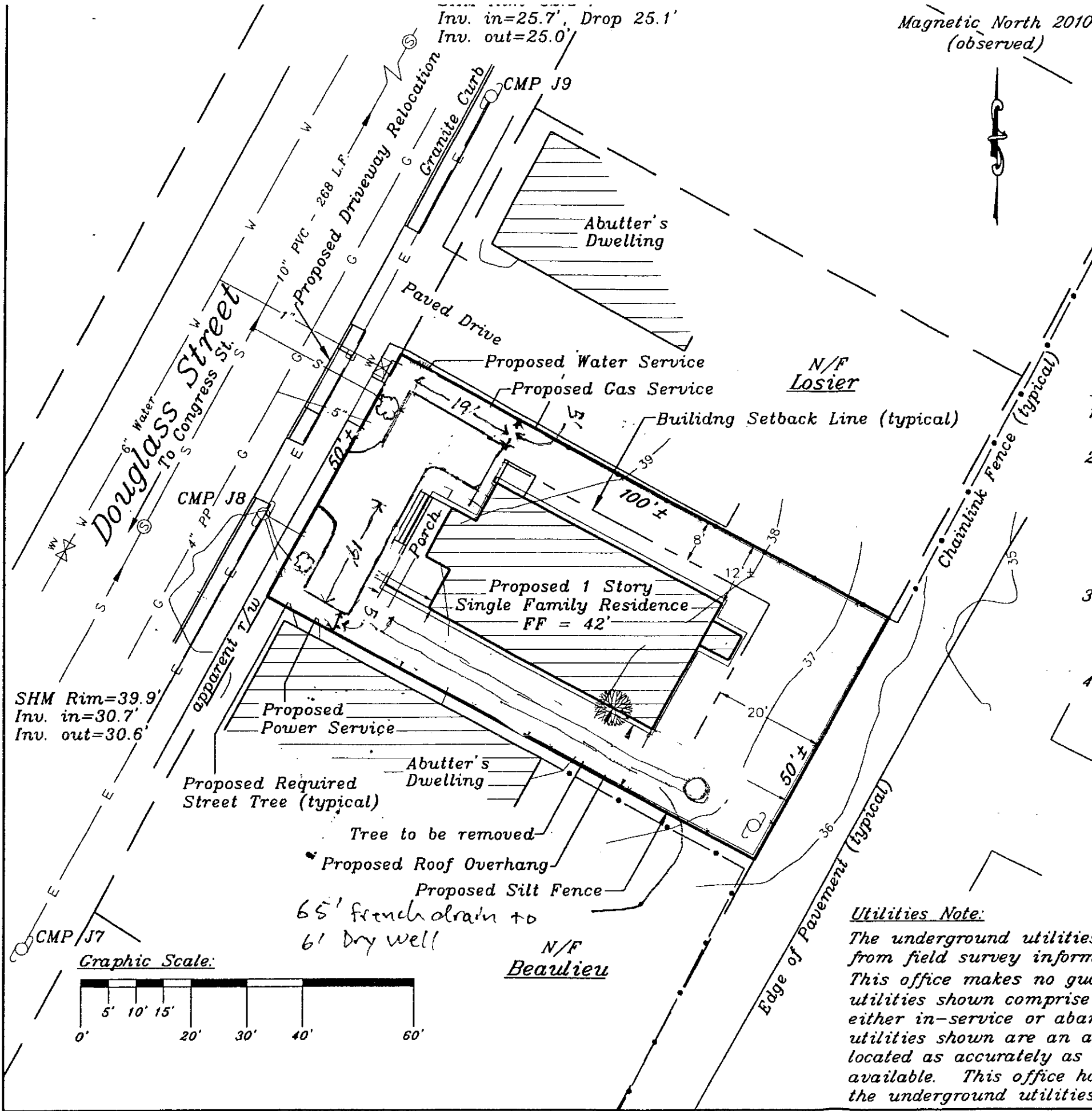
CLIENT: Peter Mitschele
 ADDRESS: 240 Woodville Road
Falmouth, Maine 04105

MUNICIPAL REFERENCE:
 MAP: 78 BLOCK: B LOT: 2
 TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 21021 PAGE: 215

ZONING DISTRICT: R5
 Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 08/26/2010
 SCALE: 1" = 20' FILE#: 2101159

Magnetic North 2010
 (observed)



General Notes:

1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
2. Benchmark Reference:
 Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase 1 - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Elev. 40.9' (City Datum).
3. The setback lines depicted hereon are based on an interpretation of State and local laws, ordinances, and regulations, and should be verified by the local code code enforcement officer to determine compliance.
4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.

MLC

James D. Nadeau, LLC
 Professional Land Surveyors

N/F
 City of Portland

FOR REVIEW

Utilities Note:

The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.

918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

Option # 2

Graphic Scale:



Site Plan
67 Douglass Street, Portland, Maine

CLIENT: Maico Property Services, LLC
 ADDRESS: P.O. Box 10082
Portland, Maine 04104

MUNICIPAL REFERENCE:
 MAP: 78 BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 27981 PAGE: 178

ZONING DISTRICT: R5
 Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 09/02/2010 FILE#: 2101159
 SCALE: 1" = 20'

General Notes:

1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
2. Benchmark Reference:
 Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase I - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Eleu. 40.9' (City Datum).
3. The setback lines depicted hereon are based solely from a voice mail message from the City of Portland, Zoning Specialist and should be verified by the local code enforcement officer to determine compliance.
4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.

MLC

James D. Nadeau, LLC

Professional Land Surveyors
 Certified Floodplain Managers

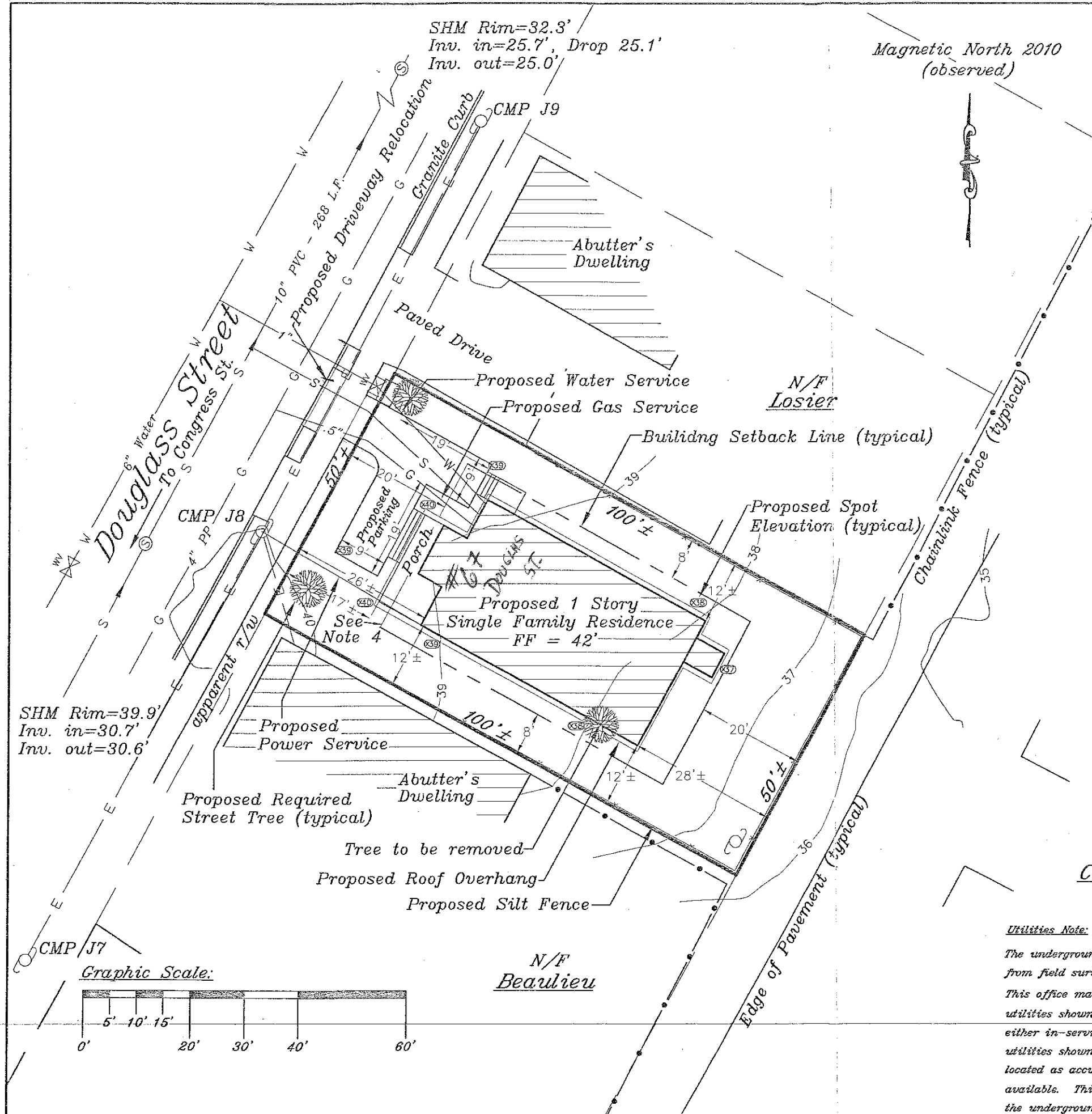
[Signature]
 9-3-10

918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

Magnetic North 2010
 (observed)

Utilities Note:

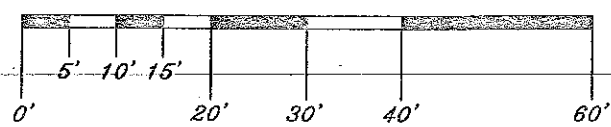
The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.



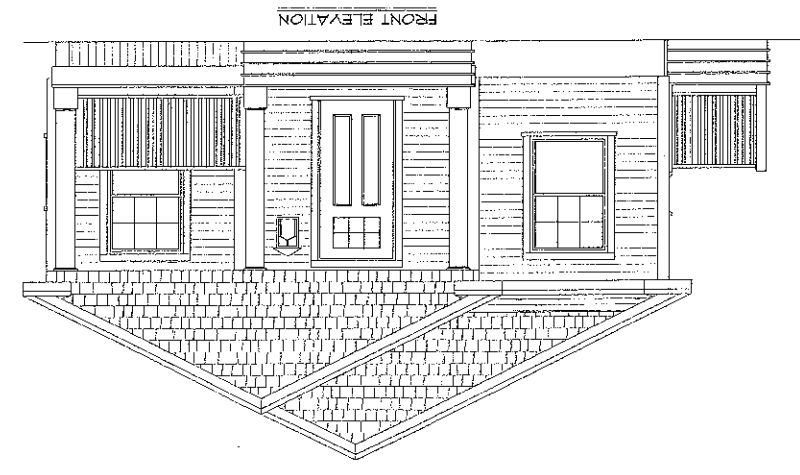
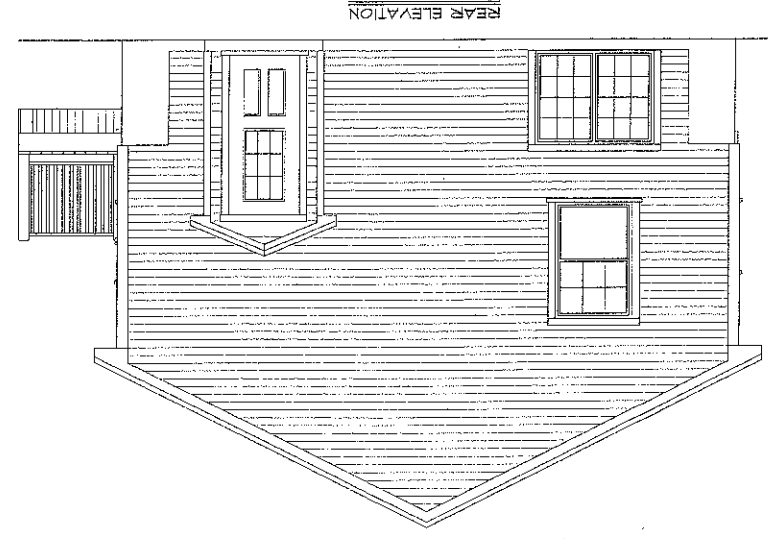
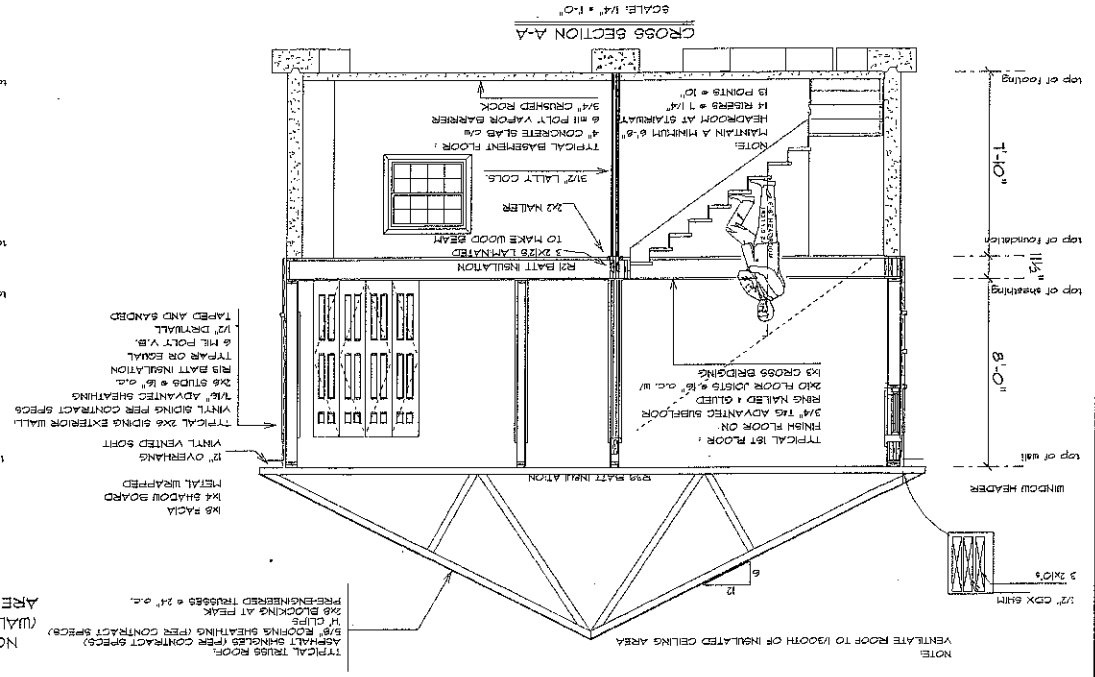
SHM Rim=32.3'
 Inv. in=25.7', Drop 25.1'
 Inv. out=25.0'

SHM Rim=39.9'
 Inv. in=30.7'
 Inv. out=30.6'

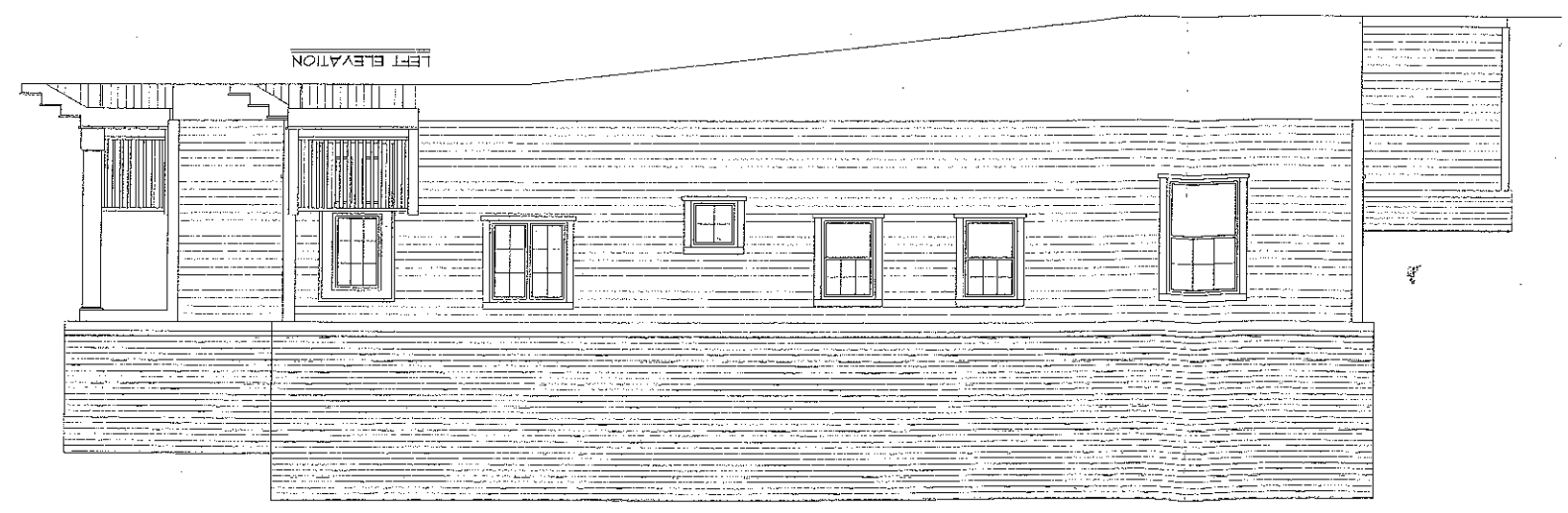
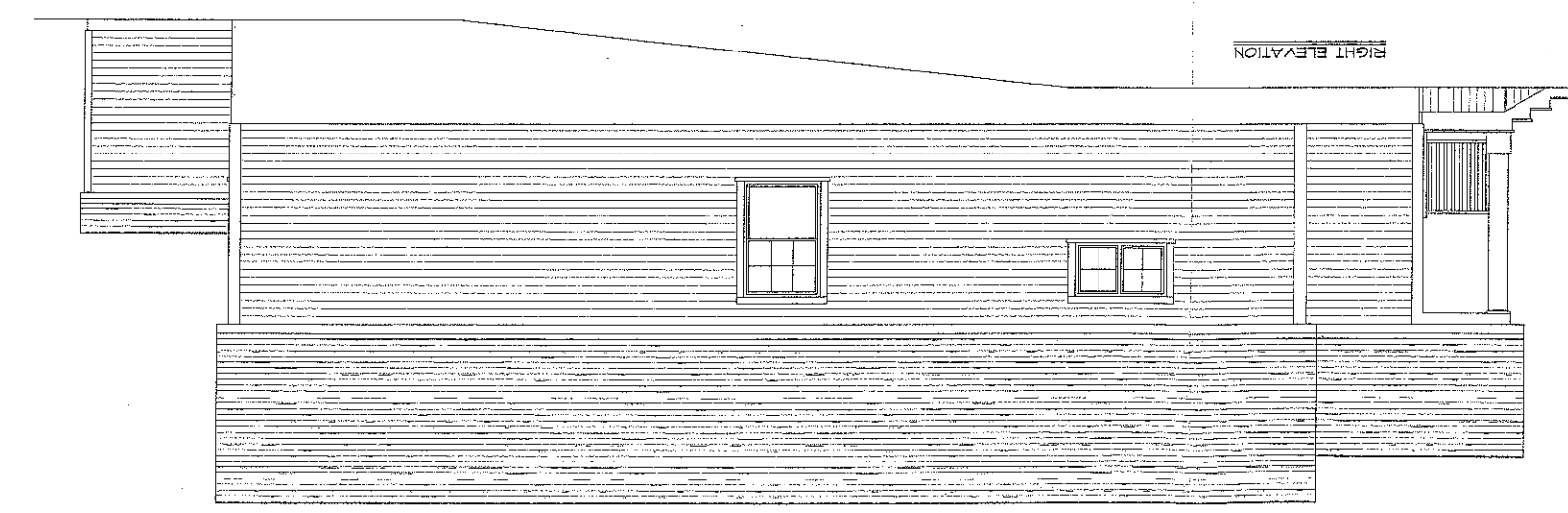
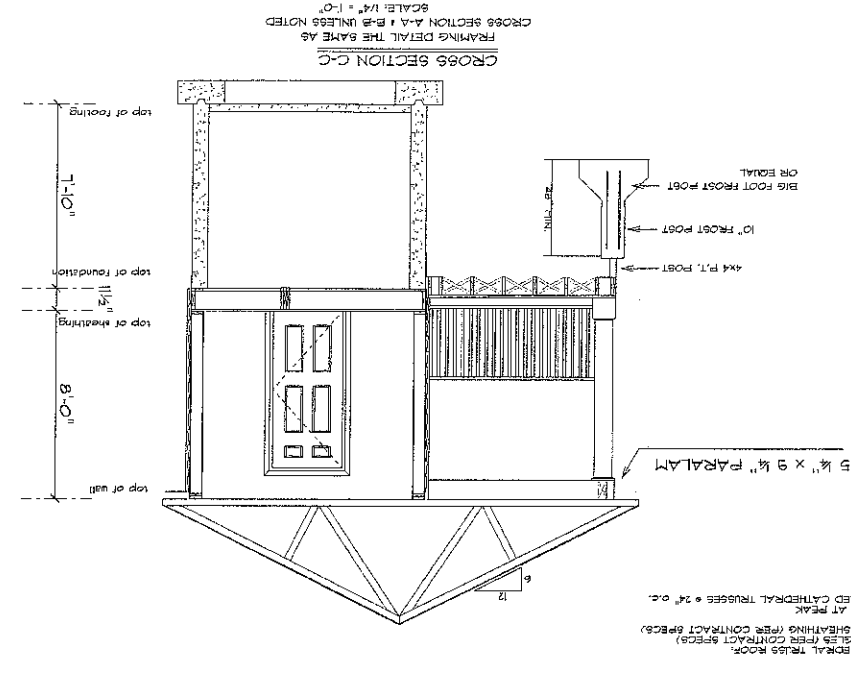
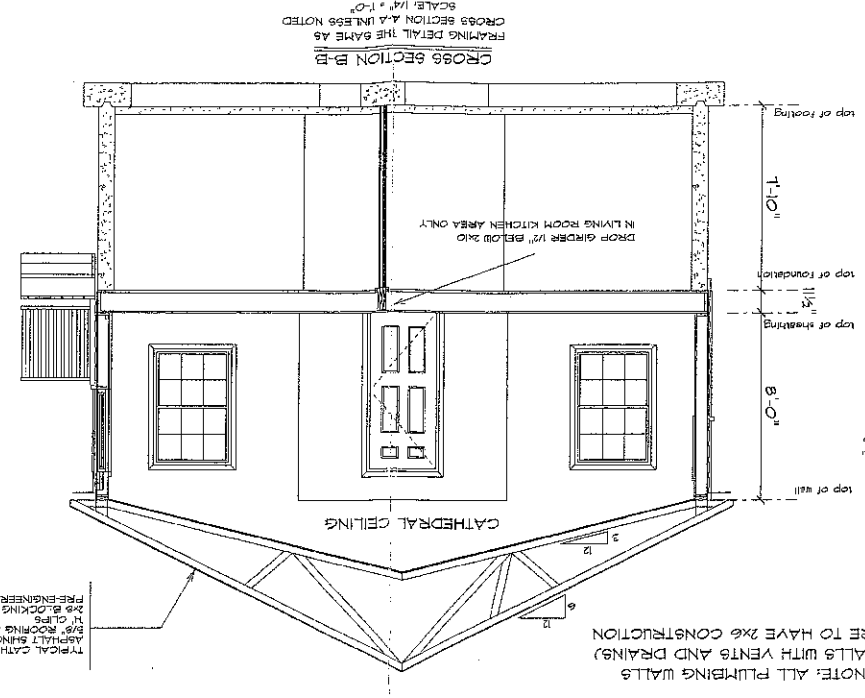
Graphic Scale:



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



NOTE: ALL WINDOWS
U-FACTOR = .31

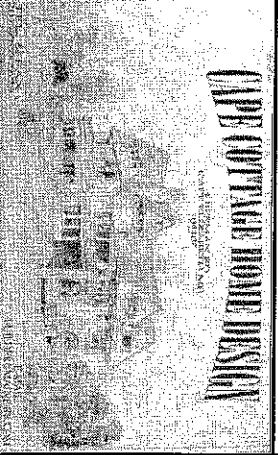


DATE	APPROVALS
SCALE	AS NOTED
DRAWN	
TITLE	

PROJECT NAME:
**DOUGLASS
STREET
RESIDENCE**

CONTRACTOR:
**MAJCO
PROPERTY
SERVICES, LLC**

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. MAJCO DOES NOT GUARANTEE THAT THESE PLANS WILL BE CONSIDERED AS SUCH BY ANY LOCAL, STATE, OR FEDERAL AGENCIES. THE OWNER AND/OR THE BUILDER RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THAT ALL APPLICABLE BUILDING CODES HAVE BEEN OBTAINED. MAJCO DOES NOT ASSUME ANY LIABILITY TO PALAZZA RES. DESIGN INC. CONTRACTORS OR SUBCONTRACTORS TO OVERSEE ANY AND ALL DETAILS ON THE PLANS.



67 Douglass Street, Portland, Maine

CLIENT: Peter Mitschele
 ADDRESS: 240 Woodville Road
Falmouth, Maine 04105

MUNICIPAL REFERENCE:
 MAP: 78 BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 21021 PAGE: 215

ZONING DISTRICT: R5
 Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 08/26/2010
 SCALE: 1" = 20' FILE#: 2101159

General Notes:

1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
2. Benchmark Reference:
 Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase 1 - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Elev. 40.9' (City Datum).
3. The setback lines depicted hereon are based on an interpretation of State and local laws, ordinances, and regulations, and should be verified by the local code code enforcement officer to determine compliance.
4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.

MLC

James D. Nadeau, LLC
 Professional Land Surveyors

N/F
City of Portland

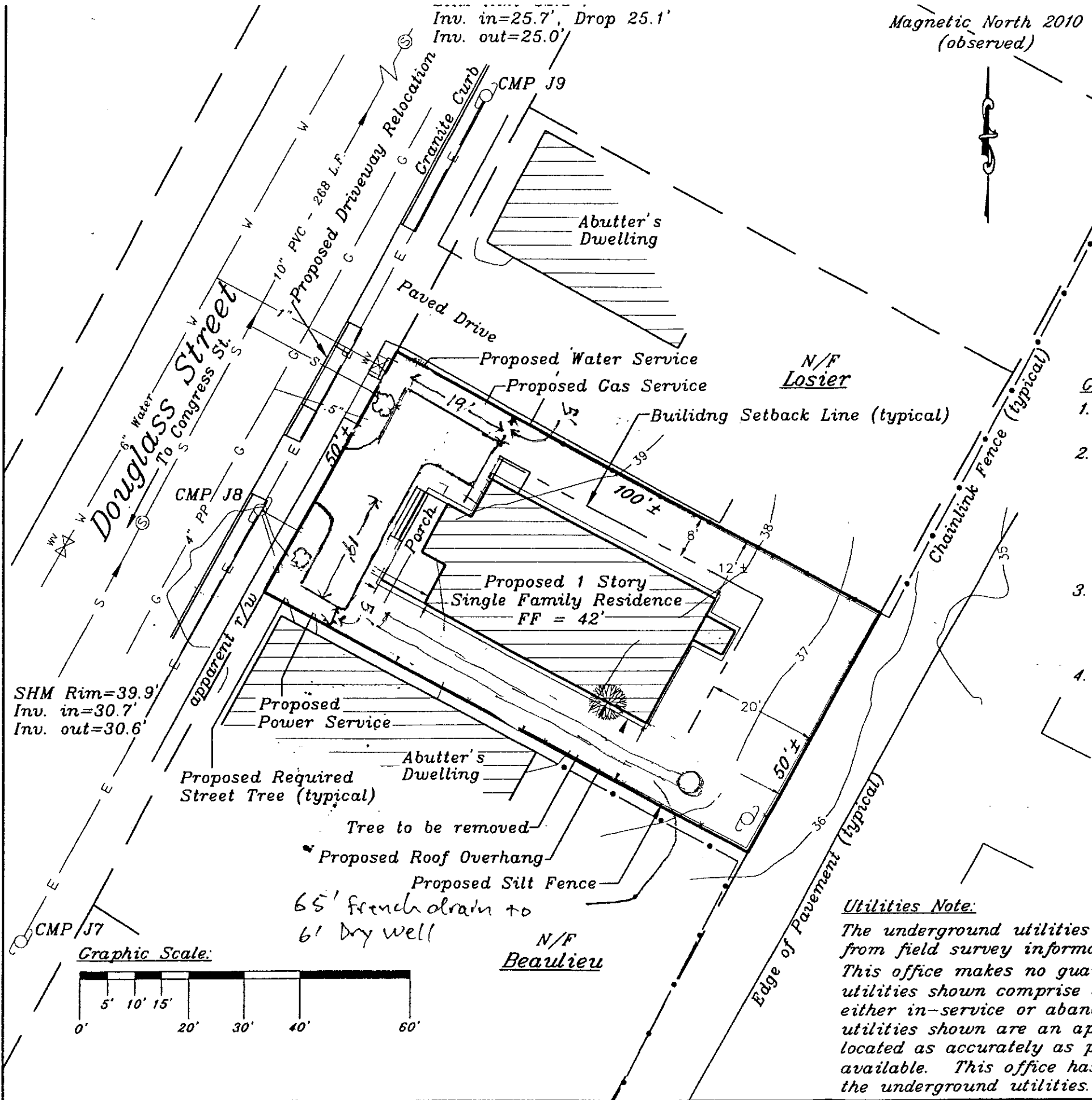
FOR REVIEW

918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

Magnetic North 2010
 (observed)

Utilities Note:

The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.

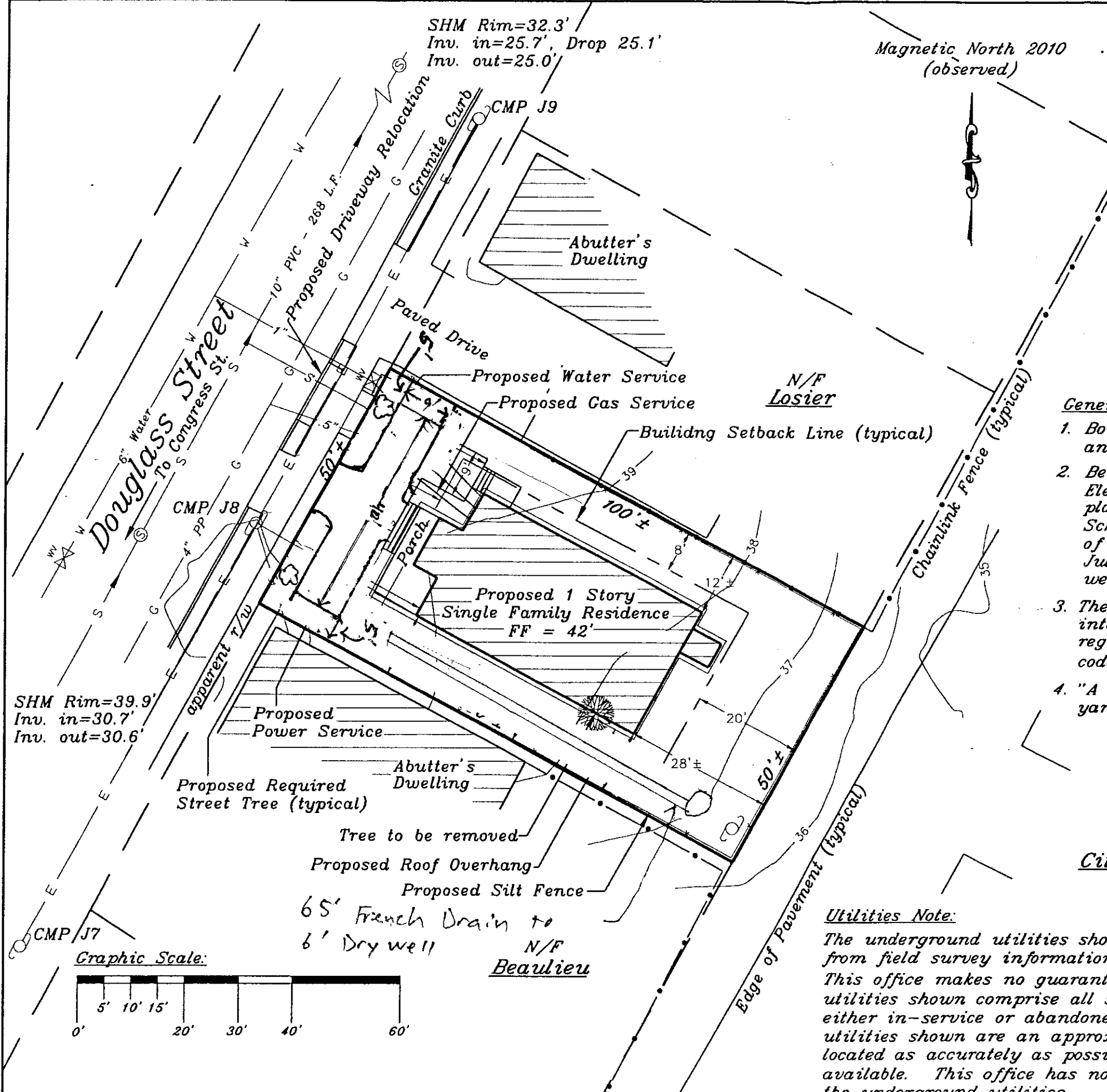


Option # 2

Graphic Scale:



329-1051
 Option #1 (Preferred)



Site Plan 67 Douglass Street, Portland, Maine	
CLIENT:	Peter Mitschele
ADDRESS:	240 Woodville Road Falmouth, Maine 04105
MUNICIPAL REFERENCE:	
MAP:	78 BLOCK: B LOT: 2
TITLE REFERENCE: COUNTY: Cumberland	
DEED BOOK: 21021 PAGE: 215	
ZONING DISTRICT: R5	
Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'	
DATE:	08/26/2010
SCALE:	1" = 20' FILE#: 2101159

General Notes:

1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
2. Benchmark Reference:
Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase I - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Elev. 40.9' (City Datum).
3. The setback lines depicted hereon are based on an interpretation of State and local laws, ordinances, and regulations, and should be verified by the local code enforcement officer to determine compliance.
4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.

MLC

James D. Nadeau, LLC
 Professional Land Surveyors

N/F
 City of Portland

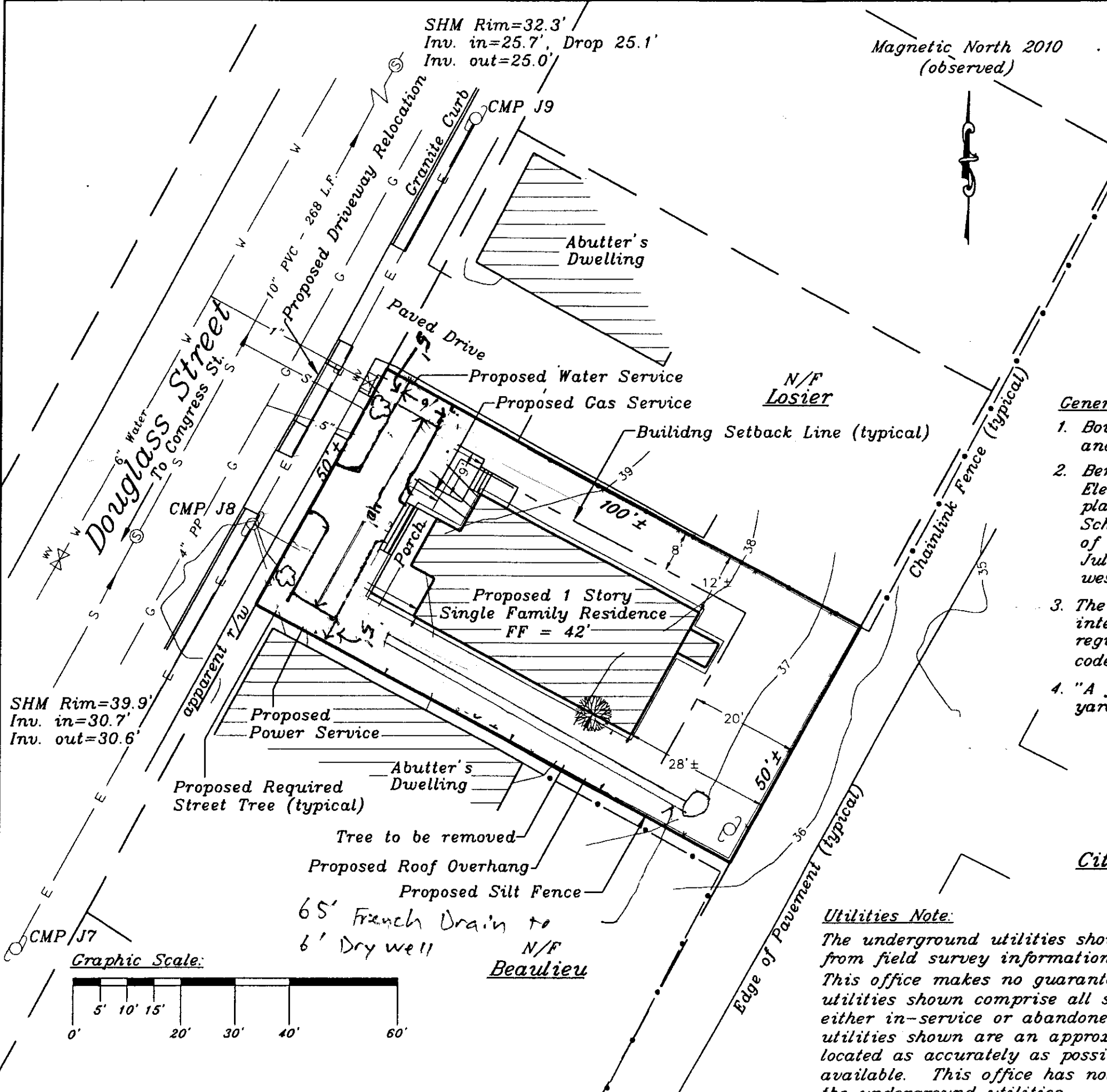
FOR REVIEW

Utilities Note:

The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.

918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 ON DATE AFTER INSPECTION DATE

329-1051
 Option #1 (Preferred)



Site Plan
67 Douglass Street, Portland, Maine

CLIENT: Peter Mitschela
 ADDRESS: 240 Woodville Road
Falmouth, Maine 04105

MUNICIPAL REFERENCE:
 MAP: 78 BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 21021 PAGE: 215

ZONING DISTRICT: R5
 Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 08/26/2010
 SCALE: 1" = 20' FILE#: 2101159

- General Notes:**
1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
 2. Benchmark Reference:
 Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase 1 - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Elev. 40.9' (City Datum).
 3. The setback lines depicted hereon are based on an interpretation of State and local laws, ordinances, and regulations, and should be verified by the local code enforcement officer to determine compliance.
 4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.
- MLC

N/F
 City of Portland

Utilities Note:
 The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.

James D. Nadeau, LLC
 Professional Land Surveyors

FOR REVIEW

918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 ON DATE LATER THAN INSPECTION DATE

67 Douglass Street, Portland, Maine

CLIENT: Peter Mitschele
 ADDRESS: 240 Woodville Road
Falmouth, Maine 04105

MUNICIPAL REFERENCE:
 MAP: 7B BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 21021 PAGE: 215

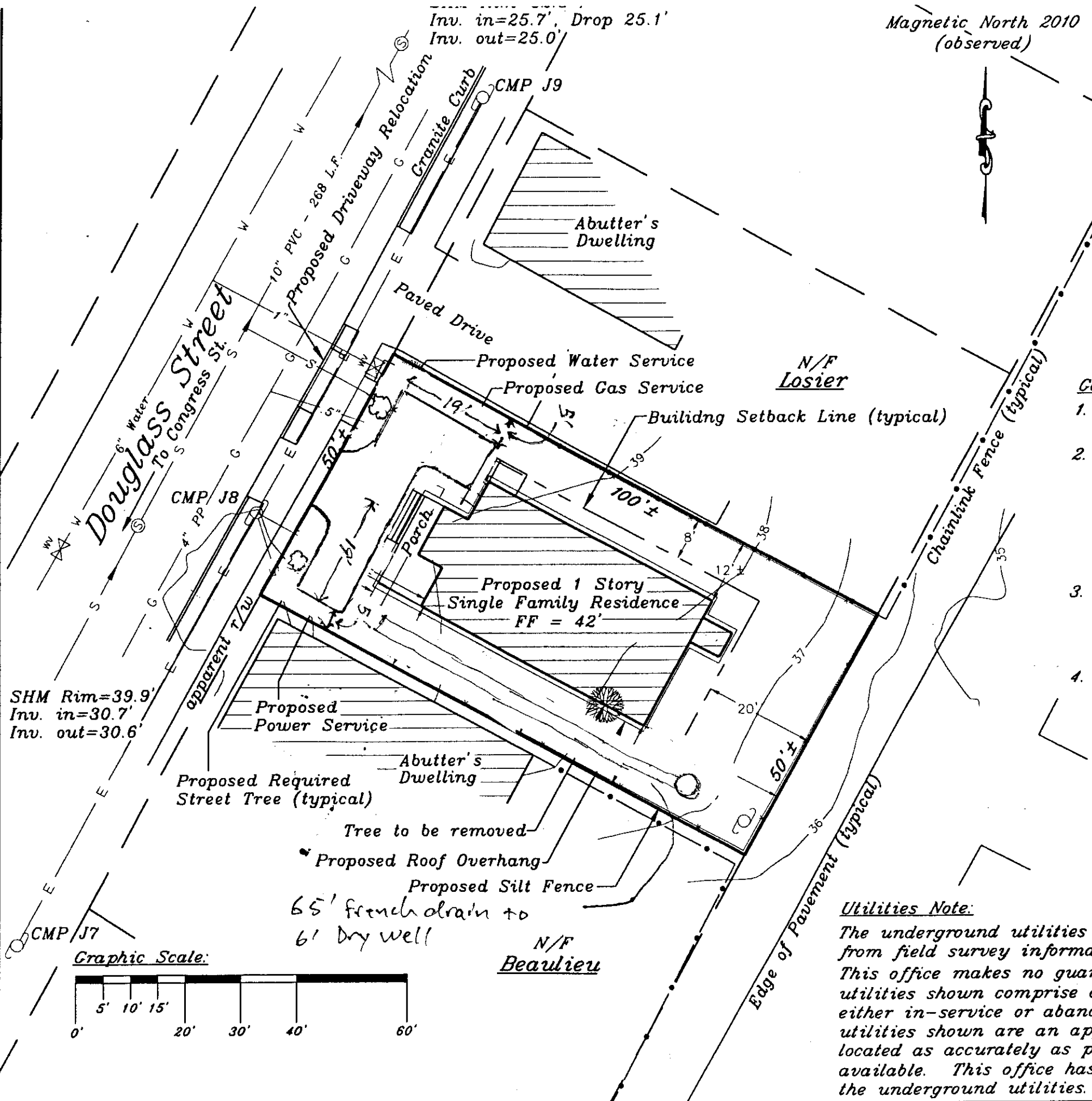
ZONING DISTRICT: R5
 Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 08/26/2010
 SCALE: 1" = 20' FILE#: 2101159

Magnetic North 2010
 (observed)



Option # 2



General Notes:

1. Boundary lines shown are approximate/apparent only and are for illustrative purposes only.
2. Benchmark Reference:
 Elevations are based on SMH-1 depicted on Sheet 2 of a plan of "Douglass Street Reconstruction, Phase 1 - West School to St. James Street", City of Portland Department of Public Works Engineering Section, last revised July 17, 2001. Site Benchmark is a nail found in the west side of utility pole # J8 - Elev. 40.9' (City Datum).
3. The setback lines depicted hereon are based on an interpretation of State and local laws, ordinances, and regulations, and should be verified by the local code enforcement officer to determine compliance.
4. "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.

MLC

James D. Nadeau, LLC
 Professional Land Surveyors

N/F
 City of Portland

FOR REVIEW

Utilities Note:

The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.

Graphic Scale:



918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

**Site Plan & Boundary Survey
67 Douglass Street, Portland, Maine**

CLIENT: Majco Property Services, LLC
 ADDRESS: P.O. Box 10082
Portland, Maine 04104

MUNICIPAL REFERENCE:
 MAP: 78 BLOCK: B LOT: 2

TITLE REFERENCE: COUNTY: Cumberland
 DEED BOOK: 27981 PAGE: 178

ZONING DISTRICT: R5
 Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'

DATE: 09/02/2010, Revised 10/22/2010
 SCALE: 1" = 20' FILE#: 2101159

Plan References:

- "Plan Of Part Of Douglass Farm" by E.C. Jordan & Co. Civil Engineers, City of Portland Plan 406/63.
- "Plan Of Land Congress And Douglass Streets Owned By City Of Portland Park Commission", dated November 1946 by Chandler H. Barron, C.E., City Plan 799/8.
- "City Of Portland Department Of Public Works Engineering Section Douglass Street Reconstruction, Phase I", Sheet 2 of 15, dated March 2001, revised July 17, 2001, City Plan 970/13.
- "City Of Portland Department Of Public Works Engineering Section Boundary Worksheet Of Dougherty Field", dated March 2006, City Plan 991/6.
- "Plan Of Property In Portland Maine Belonging To The J.B. Brown & Sons Corp. & The Heirs Of St. John Smith" by E.C. Jordan & Co. Civil Engineers, Recorded in the Cumberland County Registry of Deeds Book 958, Pages 96B & 96C.

N/F
Losier
 Book 3187, Page 153

General Notes:

- The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.
- Elevations are based on SMH-1 depicted on Plan Reference 3 listed hereon. Site Benchmark is a nail found in the westerly side of utility pole CMP JB - Elev. 40.9' (City Datum).
- The setback lines depicted hereon are based solely on a voice message from a City of Portland Zoning Specialist and should be verified by the Code Enforcement Officer for compliance.
- "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-120.
- Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
- Area of Locus Parcel is 5,000 square feet (0.11 acre).
- This office does not accept any liability for errors in the Plan References listed hereon.
- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- The location of the proposed utility lines to service this home shall be determined in the field by the contractor and/or client.

**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 11/1/10

James D. Nadeau, LLC

Professional Land Surveyors
 Certified Floodplain Managers

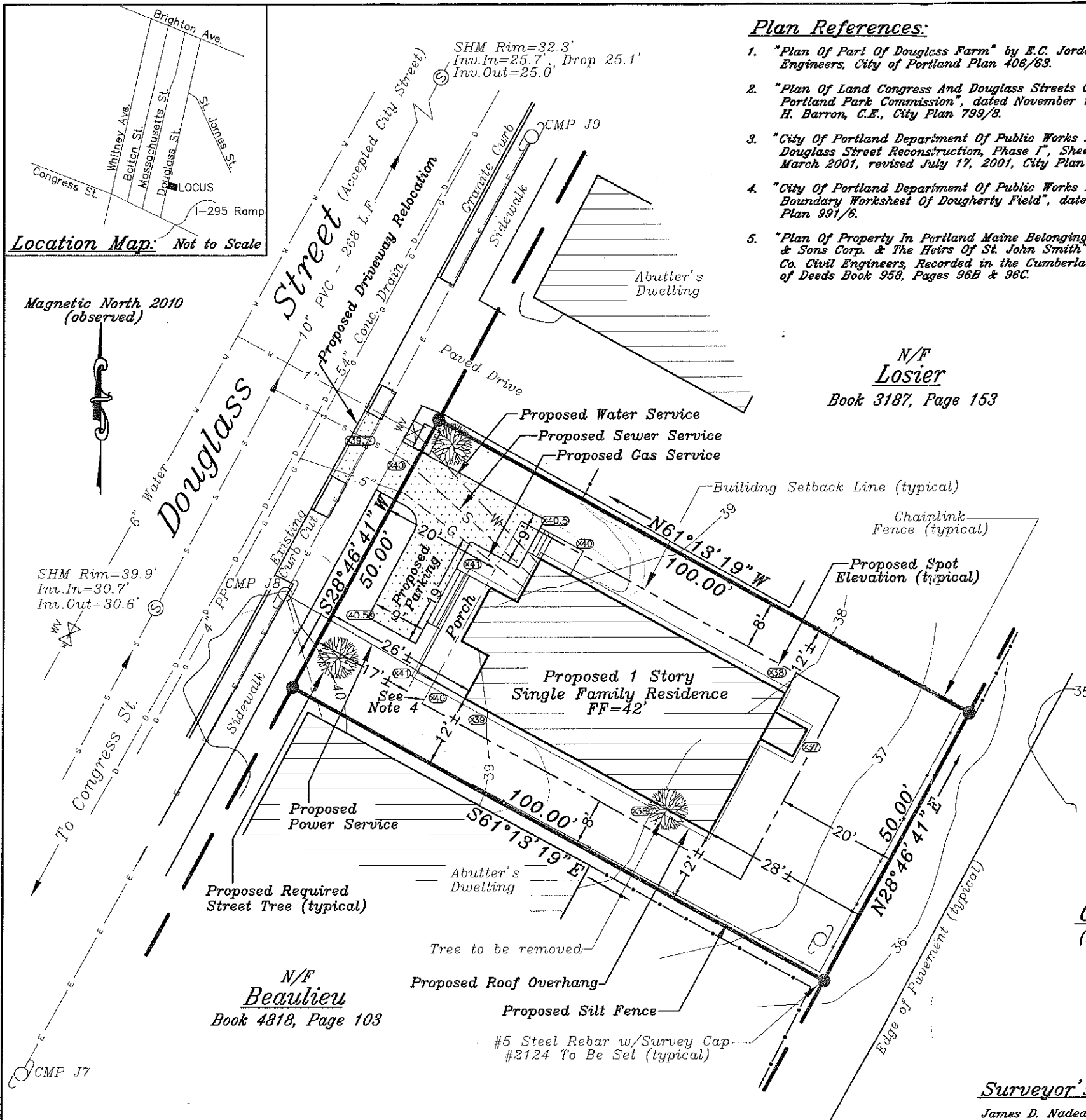
Surveyor's Statement:

James D. Nadeau, LLC hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

[Signature]
 10-22-10

918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 Drawn By: MLC/TPB



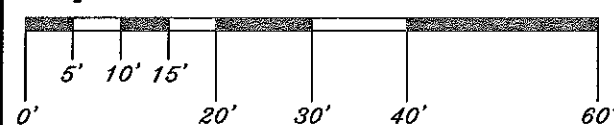
Location Map: Not to Scale

Magnetic North 2010 (observed)

SHM Rim=39.9'
 Inv.In=30.7'
 Inv.Out=30.6'

SHM Rim=32.3'
 Inv.In=25.7' Drop 25.1'
 Inv.Out=25.0'

Graphic Scale:



Locus Deed Reference:

Edward L. Carignan
 To
Majco Property Services, LLC
 dated August 3, 2010 and recorded August 10, 2010 at the
 Cumberland County Registry of Deeds in Book 27981, Page 178.

Site Plan & Boundary Survey
67 Douglass Street, Portland, Maine

CLIENT: Majco Property Services, LLC
ADDRESS: P.O. Box 10082
Portland, Maine 04104

MUNICIPAL REFERENCE:
MAP: 78 BLOCK: B LOT: 2
TITLE REFERENCE: COUNTY: Cumberland
DEED BOOK: 27981 PAGE: 178

ZONING DISTRICT: R5
Front Yard: 20' Side Yard: 8' (1 Sty.) Rear Yard: 20'
DATE: 09/02/2010, Revised 10/22/2010
SCALE: 1" = 20' FILE#: 2101159

Plan References:

- "Plan Of Part Of Douglass Farm" by E.C. Jordan & Co. Civil Engineers, City of Portland Plan 408/69.
- "Plan Of Land Congress And Douglass Streets Owned By City Of Portland Park Commission", dated November 1946 by Chandler H. Barron, C.E., City Plan 799/8.
- "City Of Portland Department Of Public Works Engineering Section Douglass Street Reconstruction, Phase I", Sheet 2 of 15, dated March 2001, revised July 17, 2001, City Plan 970/13.
- "City Of Portland Department Of Public Works Engineering Section Boundary Worksheet Of Dougherty Field", dated March 2006, City Plan 991/6.
- "Plan Of Property In Portland Maine Belonging To The J.B. Brown & Sons Corp. & The Heirs Of St. John Smith" by E.C. Jordan & Co. Civil Engineers, Recorded in the Cumberland County Registry of Deeds Book 958, Pages 96B & 96C.

N/F
Losier
Book 3187, Page 153

General Notes:

- The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are an approximate location and are located as accurately as possible from the information available. This office has not physically located the underground utilities.
- Elevations are based on SMH-1 depicted on Plan Reference 3 listed hereon. Site Benchmark is a nail found in the westerly side of utility pole CMP J8 - Elev. 40.9' (City Datum).
- The setback lines depicted hereon are based solely on a voice message from a City of Portland Zoning Specialist and should be verified by the Code Enforcement Officer for compliance.
- "A front yard need not exceed the average depth of front yards on either side of the lot" per Sec. 14-720.
- Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
- Area of Locus Parcel is 5,000 square feet (0.11 acre).
- This office does not accept any liability for errors in the Plan References listed hereon.
- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- The location of the proposed utility lines to service this home shall be determined in the field by the contractor and/or client.

N/F
City of Portland
(See Plan Reference 4)

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11/11/10
James D. Nadeau, LLC

Professional Land Surveyors
Certified Floodplain Managers

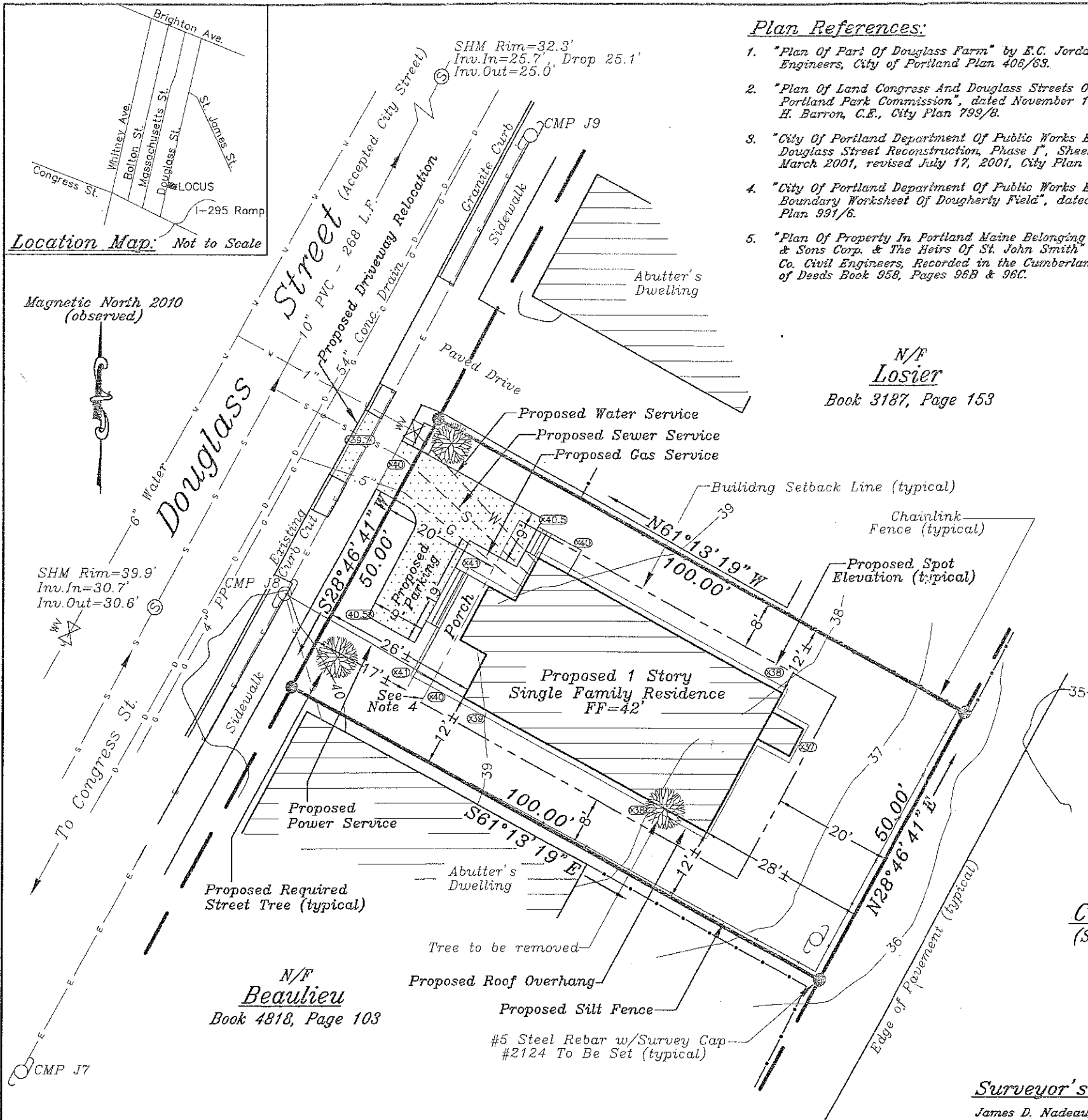
Surveyor's Statement:

James D. Nadeau, LLC hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

[Signature]
10-22-10

918 BRIGHTON AVE. PH.(207)878-7870
PORTLAND, ME. 04102 F.(207)878-7871
Drawn By: MLC/TPB



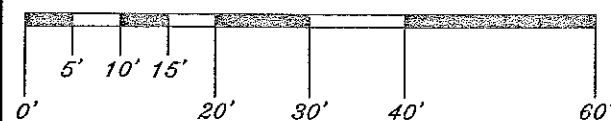
Location Map: Not to Scale

Magnetic North 2010
(observed)

SHM Rim=39.9'
Inv.In=30.7'
Inv.Out=30.6'

N/F
Beaulieu
Book 4818, Page 103

Graphic Scale:



Locus Deed Reference:

Edward L. Carignan
To
Majco Property Services, LLC
dated August 3, 2010 and recorded August 10, 2010 at the
Cumberland County Registry of Deeds in Book 27981, Page 178.