

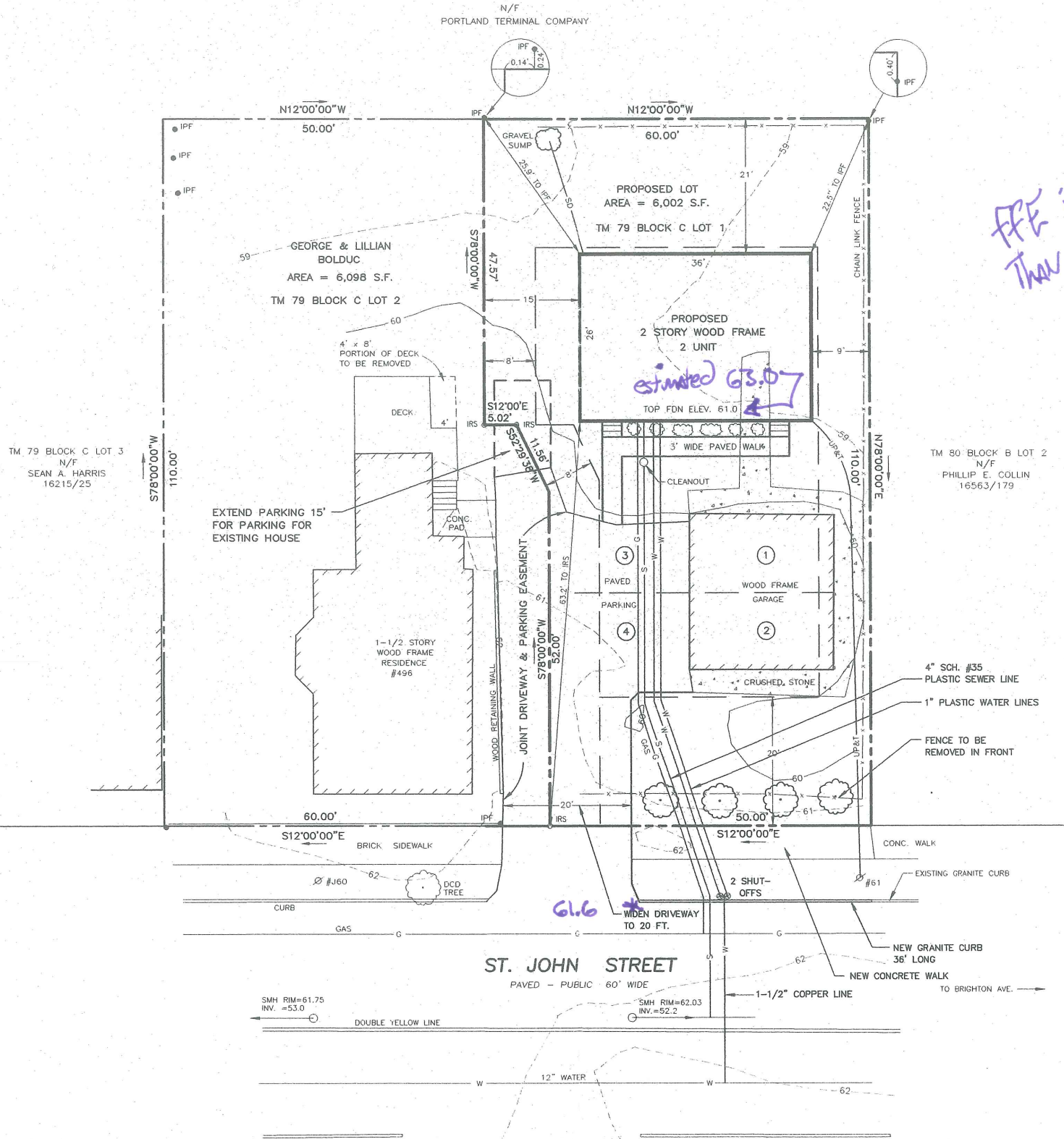
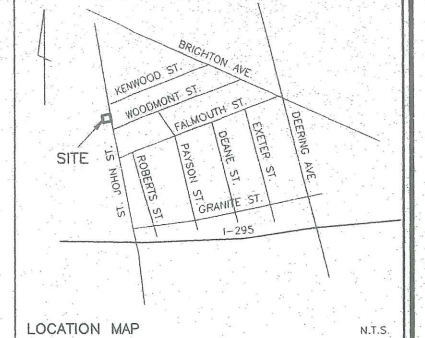
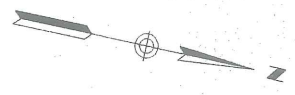
79-C-1

2004-0029

498 St. John St.

Duplex

George Bolduc



*FFE is 2'4" higher than E.O.P. (lined up w/south)*

**NOTES**

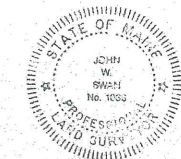
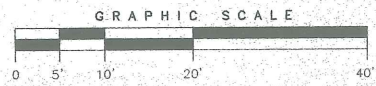
- OWNER OF RECORD: GEORGE R. BOLDUC, LILLIAN M. BOLDUC, 496-498 ST. JOHN STREET, PORTLAND, MAINE
- PARCEL IS SHOWN AS LOTS 1 AND 2, BLOCK C, ON THE CITY OF PORTLAND'S ASSESSOR'S MAP 179.
- BEARINGS ARE MAGNETIC 2002.
- PROJECT BENCH MARK, CITY OF PORTLAND DATUM, 3' OFFSET MONUMENT AT FALMOUTH AND ST. JOHN STREETS ELEV = 57.11'
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- PROPERTY IS ZONED R-5.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY ON ST. JOHN STREET, PORTLAND, MAINE MADE FOR WILLIAM BOLDUC" DATED FEB. 25, 2002 REVISED THROUGH 06-10-03 BY OWEN HASKELL, INC.
- NO CHANGES IN GRADE ARE PROPOSED.
- FOUNDATION DRAIN TO EXIT REAR OF BUILDING INTO SUMP.

*Revision*

**CITY OF PORTLAND APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 7-30-04

*# 408150 St. John St*

- LEGEND:**
- IRS 5/8" IRON ROD SET
  - IRON PIPE FOUND
  - UTILITY POLE
  - MANHOLE
  - FENCE
  - CURB
  - SS SANITARY SEWER
  - 59 1' CONTOUR
  - 2" DIA. STREET TREE (4) 2 RED MAPLE
  - 18" HIGH FOUNDATION PLANTINGS (6) 2 YEW 2 RHODODENDRON 2 MUGO PINE



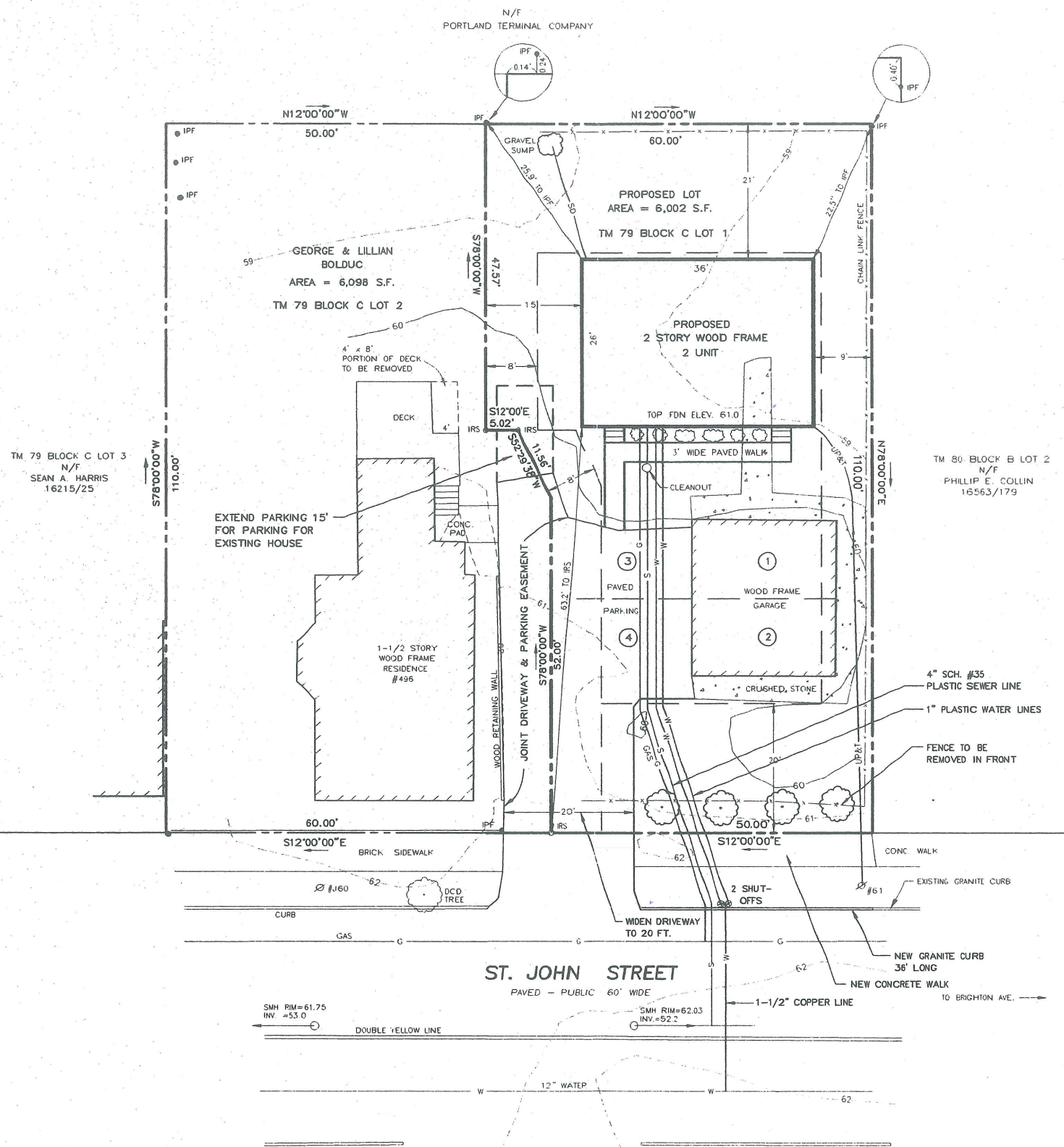
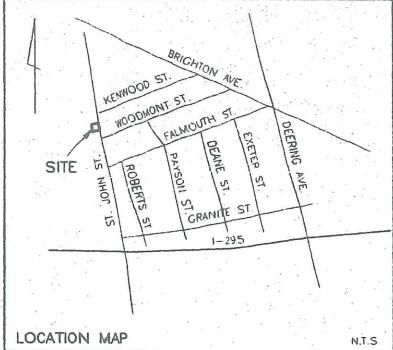
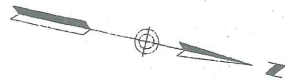
JOHN W. SWAN, PLS #1038  
 DATE: 7/28/04

REV. 3	07-27-04	ADD GAS LINE, PROPOSED BLDG OFFSETS
REV. 2	03-26-04	RELOCATE UTILITY SERVICES
REV. 1	03-22-04	MISCELLANEOUS CHANGES PER CITY REVIEW

**SITE PLAN**  
 ON  
 ST. JOHN STREET, PORTLAND, MAINE  
 MADE FOR  
**WILLIAM BOLDUC**

**OWEN HASKELL, INC.**  
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	JAN. 22, 2004	Job No.	2002-034P
Trace By	JLW	Scale	1" = 10'	Draw. No.	2
Check By	WCS				
Book No.	937				



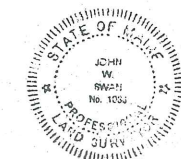
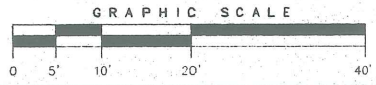
**NOTES**

1. OWNER OF RECORD: GEORGE R. BOLDOC, LILLIAN M. BOLDOC, 496-498 ST. JOHN STREET, PORTLAND, MAINE
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7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY ON ST. JOHN STREET, PORTLAND, MAINE MADE FOR WILLIAM BOLDOC" DATED FEB. 25, 2002 REVISED THROUGH 06-10-03 BY OWEN HASKELL, INC.
8. NO CHANGES IN GRADE ARE PROPOSED.
9. FOUNDATION DRAIN TO EXIT REAR OF BUILDING INTO 'SUMP.

*Revised*

**CITY OF PORTLAND  
APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: 7-30-04

- LEGEND:**
- IRS 5/8" IRON ROD SET
  - IRON PIPE FOUND
  - ⊙ UTILITY POLE
  - MANHOLE
  - FENCE
  - CURB
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  - 2 MUGO PINE



JOHN W. SWAN, PLS #1038  
DATE: 7/28/04

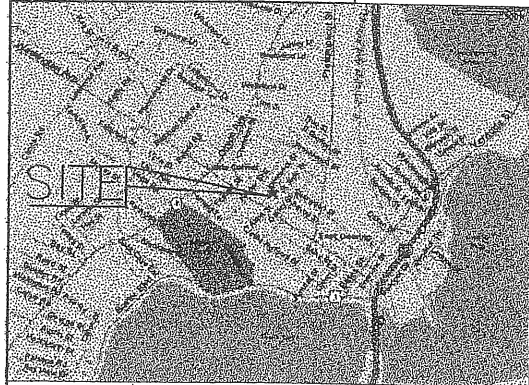
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**SITE PLAN**  
ON  
ST. JOHN STREET, PORTLAND, MAINE  
MADE FOR  
**WILLIAM BOLDOC**

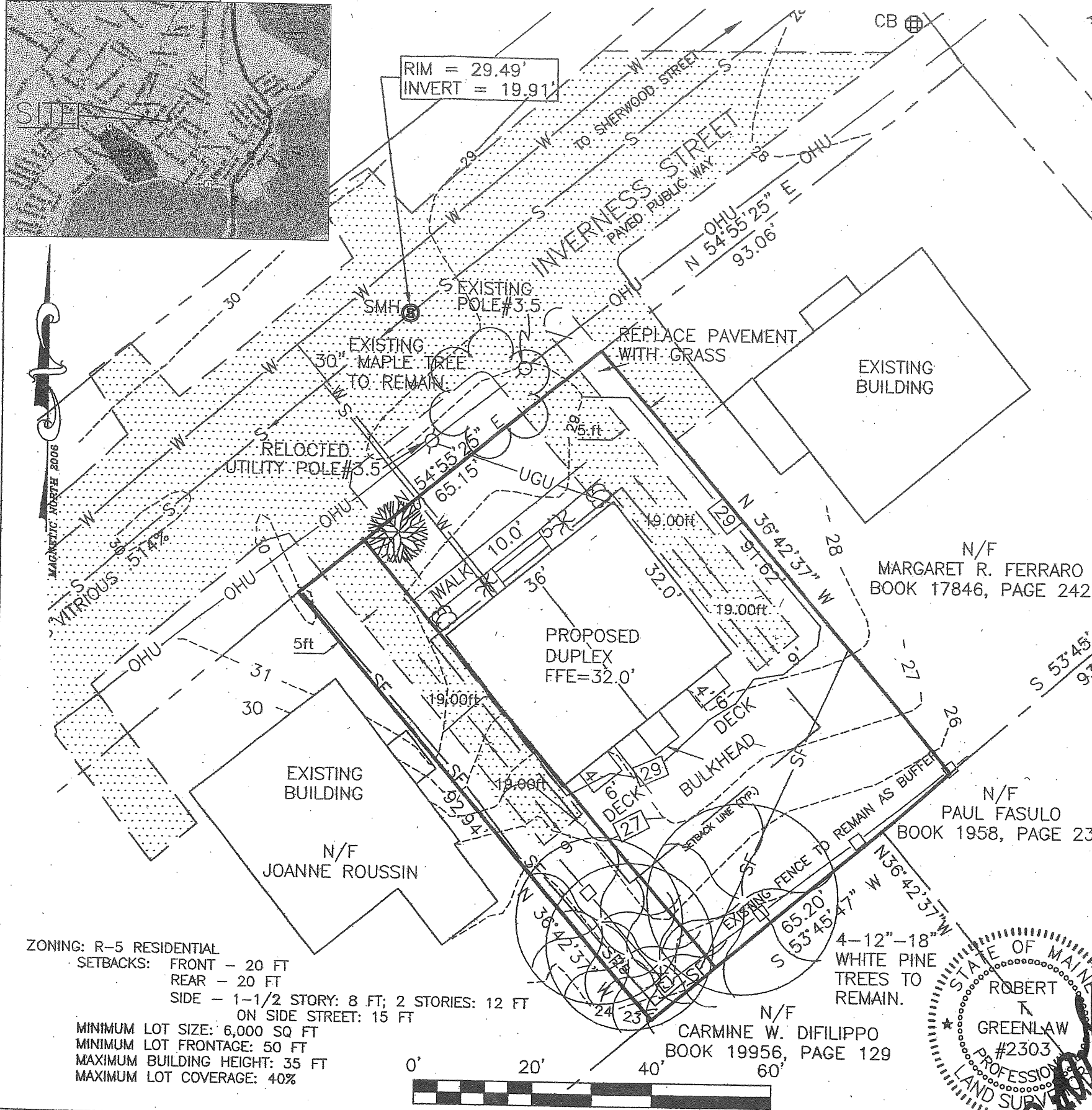
**OWEN HASKELL, INC.**  
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	JAN. 22, 2004	Job No.	2002-034P
Trace By	JLW	Scale	1" = 10'	Draw. No.	2
Book No.	937				

**SITE LOCATION MAP:**



RIM = 29.49'  
INVERT = 19.91'



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: MARGARET R. FERRARO, BOOK 17846, PAGE 242 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION SHOWN ON PLAN REFERENCE 4a. THE EXISTING CONDITIONS WERE OBTAINED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:  
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR.33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 6,009 SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR MARGARET FERRARO, 37 INVERNESS STREET, PORTLAND, MAINE, PREPARED BY DANIEL J. DALFONSO, LLC. 87A OCEAN STREET SOUTH PORTLAND, MAINE DATED 10-04-2005 UNRECORDED.
  - b.) CITY OF PORTLAND TAX MAP 168-F LOTS 8,9, &10
  - c.) CITY OF PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS STUDY AREA III SHEET III-17.
5. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON THE INVERT ELEVATION OF THE MANHOLE DIRECTLY IN FRONT OF THE SITE. SHOWN ON THE ABOVE REFERENCED SEWER PLAN WITH AN INVERT ELEVATION OF 19.914 FEET. ELEVATIONS BASED UPON N.G.V.D. 1929 CITY OF PORTLAND DATUM.
6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY OTHER THAN ZONING AND ORDINANCES AT THE TIME OF OF THIS SURVEY.
7. A WAIVER IS REQUESTED FOR CURBING AND SIDEWALK INSTALLATION AS NONE EXISTS IN THE NEIGHBORHOOD.
8. A WAIVER IS ALSO REQUESTED FOR THE INSTALLATION OF TWO STREET TREES PER UNIT. ONE IS PLANNED TO BE PLANTED, THE 30" ASH TREE IS PLANNED TO REMAIN AS A SUBSTITUTE FOR THE OTHER STREET TREE.
9. NO SIGNIFICANT CHANGES TO THE TOPOGRAPHY ARE PLANNED, WITH EXCEPTION OF FINAL GRADING AROUND THE BUILDING.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'C' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 7C, WHICH BEARS AN EFFECTIVE DATE OF 12-8-1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

- |          |                                       |          |   |
|----------|---------------------------------------|----------|---|
| CRF ⊙    | Capped 5/8" Rebar Found               | ⊙        | Sewer Manhole                             |
| IPFO ⊙   | Iron Pipe Found                       | ⊕        | Catch Basin                               |
| (50.00') | Distance from reference plan or deed. | 12345/99 | Deed Book/Page of Local Registry          |
| N/F      | Now Or Formerly                       | ①        | Lot Number                                |
| — Z —    | Indicates Ownership in Common         | ---      | Edge of Traveled Way                      |
| ⊙        | Utility Pole                          | ---      | Setback Line                              |
| — OHU —  | Overhead Utility                      | ---      | Contour Line                              |
| — UGU —  | Proposed Underground Utility          | ---      | Old Lot Line                              |
| ---      | Abutter Line                          | ⊗        | Min. 2-1/2" Tree to Be Installed          |
| ---      | Property Line                         | ⊕        | Techney Arborvitae 4'-5' Tall at purchase |
| ---      | Street Line                           | *        | Ornamental Grasses                        |

**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 SET

REVISED: SEPTEMBER 12, 2006  
DATE: JULY 24, 2006

ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.

CITY OF PORTLAND  
APPROVED SITE PLAN

Subject to Dept. Conditions  
Date of Approval: 9/14/06

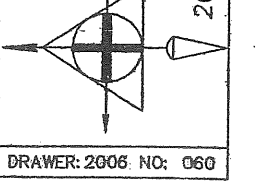
REVISED 09-12-2006: PER COMMENTS OF CITY OF PORTLAND ON 9/07/06  
REVISED 08-31-2006: PER COMMENTS OF CITY OF PORTLAND IN LETTER 8/30/06  
REVISED 08-19-2006: PER COMMENTS OF CITY OF PORTLAND IN LETTER 8/2/06  
REVISED 07-24-2006: RESCALED DRAWING AND ADDED DIMENSIONS TO PARKING

**MINOR SITE PLAN FOR A PROPOSED DUPLEX  
INVERNESS STREET PORTLAND, MAINE**

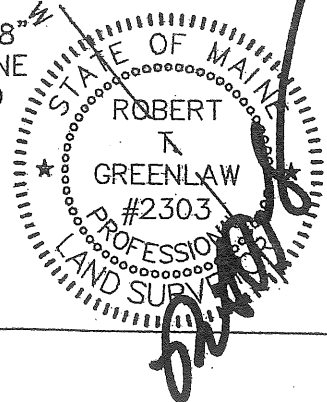
FOR: **MICHAEL MICHAUD**

DRAWN BY: DMD/RTG	DATE OF SURVEY: 06/15/2006
CHECKED BY: RTG	JOB NUMBER: 2006060
SCALE: 1"=20'	REV 2 DATE: 08/19/2006
SHEET: 2 OF 3	

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
PROFESSIONAL LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207-347-4346



DRAWER: 2006. NO: 060



ZONING: R-5 RESIDENTIAL  
SETBACKS: FRONT - 20 FT  
REAR - 20 FT  
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT  
ON SIDE STREET: 15 FT  
MINIMUM LOT SIZE: 6,000 SQ FT  
MINIMUM LOT FRONTAGE: 50 FT  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 40%

