

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

2001-0287

Application I. D. Number

10/16/2001

Application Date

Dingley Court

Project Name/Description

Michaud Joy E

Applicant

77 Tamarlane , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 771-0926 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Dingley Ct, Portland, Maine

Address of Proposed Site

143 A054001

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 Other (specify) **Duplex**

2160 sq ft.

Proposed Building square Feet or # of Units

7490.4 sq. ft.

Acreeage of Site

R5

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **10/16/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

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

Approval Date **11/07/2001** Approval Expiration **11/07/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **11/09/2001**
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	11/09/2001 date	\$2,000.00 amount	09/01/2003 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	11-09-01 date	\$ 300.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2001-0287

Application I. D. Number

10/16/2001

Application Date

Dingley Court

Project Name/Description

Michaud Joy E

Applicant

77 Tamarlane , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 771-0926 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Dingley Ct, Portland, Maine

Address of Proposed Site

143 A054001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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.
- 2 Two (2) City of Portland approved species and size trees PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 14-16 DINGLEY COURT, the number must be displayed on the street frontage of your house 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 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3 No Decks are shown on the submitted plans. No Decks are being allowed with this approval. Any decks shall require a separate permit and approvals.
- 4 No Daylight basement is being shown. No daylight basement is being allowed this this approval. Any change to your plans such as to add a daylight basement shall require a separate permit and approvals.

6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	*	1	100
Silt Fence	_____	_____	_____			100
Check Dams	_____	_____	_____			
Pipe Inlet/Outlet Protection	_____	_____	_____			
Level Lip Spreader	_____	_____	_____			
Slope Stabilization	_____	_____	_____			
Geotextile	_____	_____	_____			
Hay Bale Barriers	_____	_____	_____			
Catch Basin Inlet Protection	_____	_____	_____			
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____			
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	*	8	400
10. MISCELLANEOUS	_____	_____	_____			
TOTAL:	_____	_____	_____	*	\$ 2,000.00	
GRAND TOTAL:	_____	_____	_____	*	2,000.00	

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	<u>0</u>	<u>300.00</u>	<u>300.00</u>
or			
B: <u>Alternative Assessment:</u>	_____	_____	_____
Assessed by:	<u>J.R.</u>	<u>J.R.</u>	<u>J.R.</u>
(name)	(name)	(name)	

JOY E. MICHAUD
MICHAEL P. MICHAUD
77 TAMARLANE
PORTLAND, ME 04103

CUMBERLAND COUNTY TEACHERS
FEDERAL CREDIT UNION
101 GRAY ROAD
FALMOUTH, MAINE 04105

1024

52-8769/2112

PAY TO THE ORDER OF *City of Portland* *Two thousand and three hundred dollars and no/100* Date *11-9-01* \$ *2,300.00* DOLLARS



Memo *escrow*

MP

⑆211287696⑆ ⑆0018042423⑆ 1024

Amfemi

MEMORANDUM IS LOCATED BELOW THE WARNING BAND

0061104

BK 5793PG29

WARRANTY DEED

Know All Men By These Presents That I, James J. Morrison
of P.O. Box 57, Scarborough,
County of Cumberland and State of Maine,

for consideration paid, grant to Joy E. Michaud

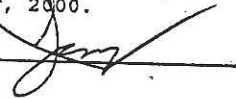
of 77 Tamarlane, Portland,
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 17th day of
October, 2000.

Witness

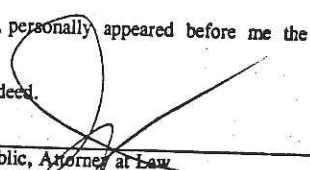



James J. Morrison

MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland ss.

On this 17th day of October, 2000, personally appeared before me the
above named James J. Morrison
and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public, Attorney at Law

Return to: Joy E. Michaud

JANET THOMPSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 23, 2001

2001 0289

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**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 accepted.

Joy E. Michaud
Applicant

10-15-01
Application Date

77 TAMARLANE Portland ME
Applicant's Mailing Address 04103

Michaud Duplex
Project Name/Description

Consultant/Agent

Dingley Court - Portland
Address Of Proposed Site

Applicant/Agent Daytime telephone and FAX

143 Block A, Lot 54
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 Other(Specify) _____

2160 sq ft - 2 UNITS (1080 each) 0.17 Acres of 7490.4 sq ft R-5
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

Major Site Plan _____ Minor Site Plan X

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Joy Michaud Date: 10/15/01

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

0061104

BK 5793PG29

WARRANTY DEED

Know All Men By These Presents That I, James J. Morrison
of P.O. Box 57, Scarborough,
County of Cumberland and State of Maine,

for consideration paid, grant to Joy E. Michaud

of 77 Tamarlane, Portland,
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 17th day of
October, 2000.

Witness

James J. Morrison

MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland ss.

On this 17th day of October, 2000, personally appeared before me the
above named James J. Morrison and acknowledged the foregoing to be his/her/their free act and deed.

Notary Public, Attorney at Law

Return to: Joy E. Michaud

JANET THOMPSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 23, 2001

File No: 00030937

Exhibit A - Deed

A certain lot or parcel of land, with any buildings thereon, situated on Dingley Court in Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on Dingley Court at the southeast corner of land conveyed by Serhal Boulos to Daniel A. McNaughton by deed dated June 14, 1949 and recorded in the Cumberland County Registry of Deeds in Volume 1958, Page 478; thence westerly along the line of said McNaughton a distance of seventy-six (76) feet to a point; thence southerly and at right angles with Walton Street a distance of two hundred fifteen (215) feet to land now or formerly owned by John J. Morgan; thence easterly along the line of said Morgan land a distance of seventy-six (76) feet to Dingley Court, thence northerly at right angles with said Walton Street and along said Dingley Court a distance of two hundred fifteen (215) feet to the point of beginning.

EXCEPTING and RESERVING from parcel two the following described parcel conveyed in deed from Thomas L. Morrison and Veronica M. Morrison to Ronald E. Giroux and Donna M. Giroux dated July 8, 1968 and recorded in the Cumberland County Registry of Deeds in Volume 3048, Page 350, being more particularly described as follows:

Beginning on the westerly side of Dingley Court at the southeast corner of land conveyed by Serhal Boulos to Daniel A. McNaughton by deed dated June 14, 1949 and recorded in the Cumberland Registry of Deeds in Volume 1958, Page 478; thence westerly along the line of land of said McNaughton a distance of seventy-six (76) feet; thence southerly at right angles with Walton Street a distance of one hundred fifteen (115) feet to a stake; thence easterly, parallel with the line of said McNaughton land seventy-six (76) feet to Dingley Court; thence northerly along said Dingley Court one hundred fifteen (115) feet to the point of beginning.

ALSO EXCEPTING AN RESERVING, from parcel two the following portion of land as described in deed from Thomas L. Morrison and Veronica M. Morrison to the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, its successors and assigns, a certain lot or parcel which for more particular description reference may be had to deed dated July 12, 1989 and recorded in said Registry of Deeds in Volume 9111, Page 314.

Meaning and intending to convey and hereby conveying a portion of the premises described in a deed from Thomas L. Morrison and Veronica M. Morrison dated January 27, 1992 to James J. Morrison and recorded in the Cumberland County Registry of Deeds in Book 9878, Page 78. Reference is hereby made to a Release Deed dated October 5, 2000 from Veronica M. Morrison to James J. Morrison to release life estate, recorded in the Cumberland County Registry of Deeds in Book 15768, Page 56. It is further noted that Thomas L. Morrison died July 24, 1995.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 OCT 19 AM 10: 57

CUMBERLAND COUNTY

John B. O'Brien

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: June 27, 2002
SUBJECT: Request for Reduction in Performance Guarantee
14-16 Dingley Court Duplex
ID# 2001-0287 Lead CBL #143-A-054

A request by Joy E Michaud has been made for a reduction of Escrow Account #710-0000-233-37-00 for 14-16 Dingley Court.

Original Sum	\$ 2,000.00
Reduction Amount	\$ 1,800.00
Remaining Sum	\$ 200.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
✓ Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

O:\PLAN\CORRESP\DRC\PERFORM\DINGLEYDUPLEX1.DOC

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

June 6, 2002

Joy and Michael Michaud
14-16 Dingley Court
Portland, ME 04103


Dear Applicant:

On November 7, 2001, the Portland Planning Authority granted approval for a Duplex at 14-16 Dingley Court, (ID#2001-0287; CBL 143A054). Attached are the conditions of approval:

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: June 6, 2002
RE: C. of O. for # 14-16 Dingley Court
Lead CBL (143-A-054) ID# (2001-0287)

After visiting # 14-16 Dingley Court, I have the following comments:


Site work completed.

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

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\14dingley2.doc

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: March 26, 2002
RE: C. of O. for # 14-16 Dingley Court
Lead CBL (143-A-054) ID# (2001-0287)

After visiting # 14-16 Dingley Court, I have the following comments:

1. Loam and Seed Incomplete.
2. Final grading incomplete.
** Grading should be changed to ensure that drainage does not negatively affect adjacent properties.
3. Landscaping incomplete

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

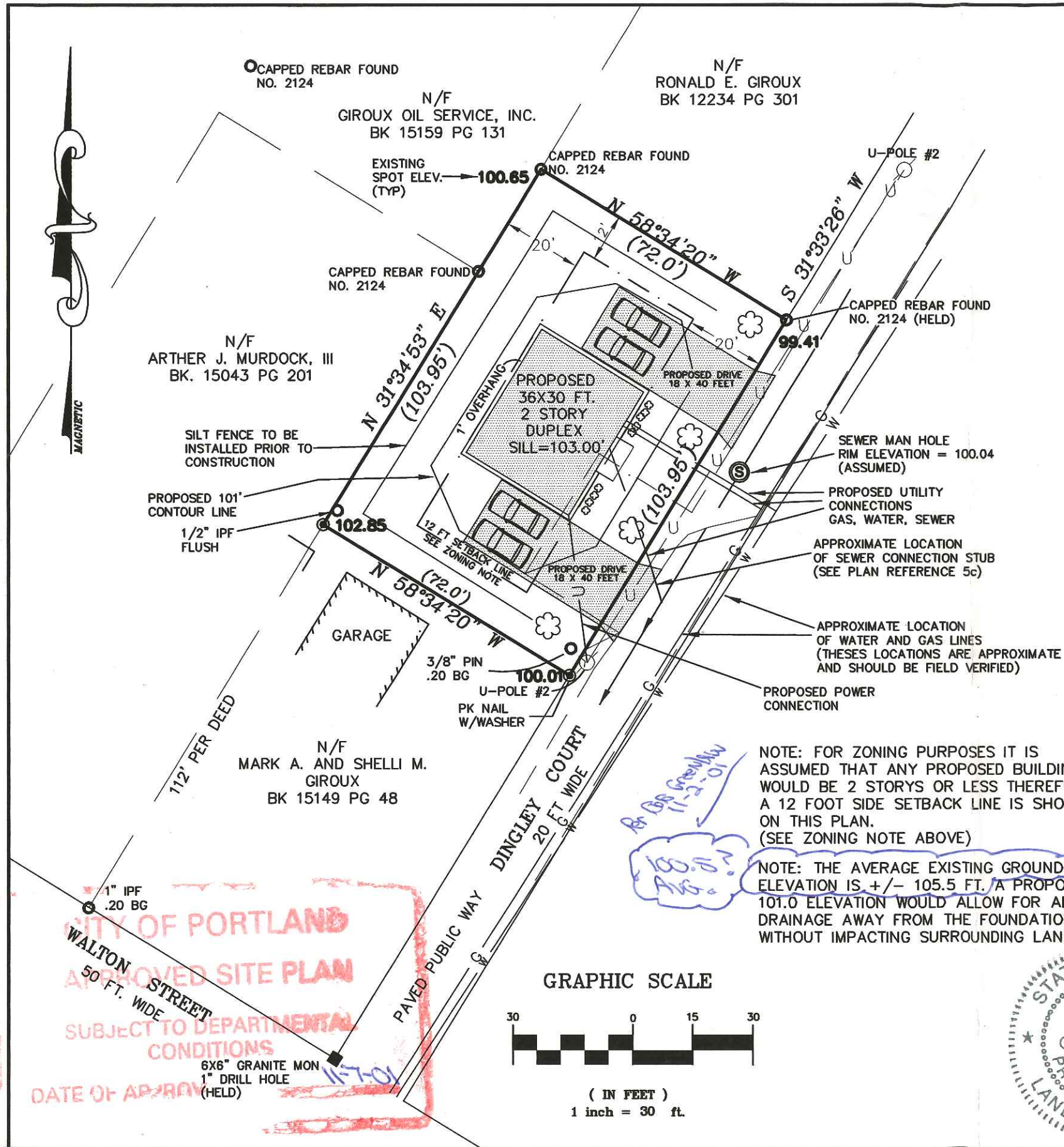
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\14dingley1.doc

copy for Jay R -- RE: Dmgly cont



GENERAL NOTES:

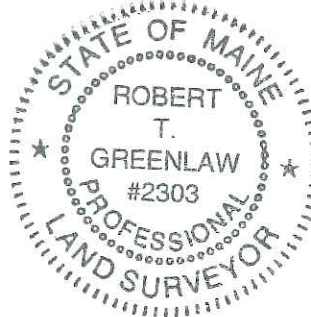
1. RECORD OWNER OF PARCEL: JOY E. MICHAUD AS DESCRIBED IN BK 15793 PG 291, SAID REFERENCE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. AREA OF PARCEL: 7490.4 SQUARE FT. OR .17 ACRES.
3. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE FIELD AT THE TIME OF THIS SURVEY.
4. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
 - a) SOKKISHA SET 4 ELECTRONIC DISTANCE METER, LEITZ SDR 24 FIELD BOOK
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) PLAN OF PROPERTY MADE FOR JOHN DISANTO BY ROBERT P. TITCOMB, INC. DATED 3-21-80 (UNRECORDED).
 - b) PARKS AND PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DINGLEY COURT EASEMENT PLAN PROJECT NO. 88600 30-60-42 DATED JANUARY 1990.
 - c) PARKS AND PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DINGLEY COURT PLAN AND PROFILE STA. 0+00 TO 4+20 PROJECT NO. 88600 30-60-42 DATED JUNE 1988.
 - d) CITY OF PORTLAND ASSESSORS PLAN NO. 143 BLOCK A LOT 54.
6. ZONING: SURVEYED PARCEL IS LOCATED WITHIN THE R-5 RESIDENTIAL ZONE.
 - FRONT BUILDING SETBACK = 20 FT.
 - REAR BUILDING SETBACK = 20 FT.
 - SIDE BUILDING SETBACK = 1 STORY, 1~1/2 STORY = 8 FT.
 - 2 STORY = 12 FT.
 - 2~1/2 STORY = 14 FT.

LEGEND

- Capped 5/8" Rebar To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- 99.95 Spot Shot Elevation
- Proposed Bush
- Proposed Tree

NOTE: FOR ZONING PURPOSES IT IS ASSUMED THAT ANY PROPOSED BUILDING WOULD BE 2 STORYS OR LESS THEREFORE A 12 FOOT SIDE SETBACK LINE IS SHOWN ON THIS PLAN. (SEE ZONING NOTE ABOVE)

NOTE: THE AVERAGE EXISTING GROUND ELEVATION IS +/- 105.5 FT. A PROPOSED 101.0 ELEVATION WOULD ALLOW FOR APPROPRIATE DRAINAGE AWAY FROM THE FOUNDATION WITHOUT IMPACTING SURROUNDING LANDS.



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

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 10-30-2001

Revised: 10-30-01 Changes to proposed driveways.
 Revised: 10-13-01 Changes to proposed lot improvements.

**BOUNDARY SURVEY/SITE PLAN
 AT DINGLEY COURT PORTLAND, MAINE**

MICHAEL MICHAUD

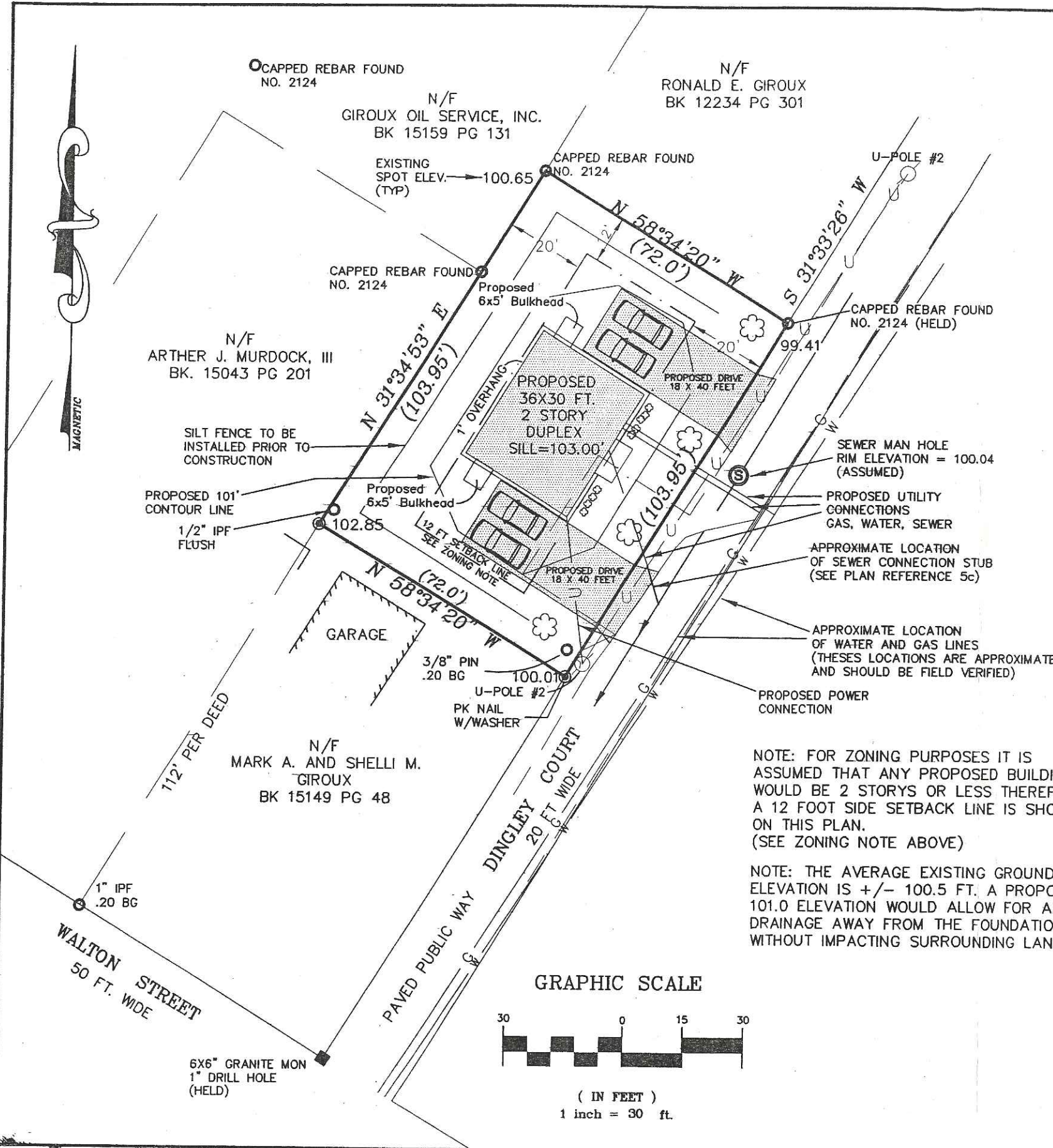
FOR:



CITY OF PORTLAND
APPROVED SITE PLAN
 50 FT. WIDE
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL: 11-7-01

DRAWN BY: SBB	CHECKED BY: RTG	SCALE: 1" = 30'	DATE: 10-5-2001
JOB NUMBER: 200167		SHEET: OF 1	

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2001 NO: 67



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOY E. MICHAUD AS DESCRIBED IN BK 15793 PG 291, SAID REFERENCE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. AREA OF PARCEL: 7490.4 SQUARE FT. OR .17 ACRES.
3. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE FIELD AT THE TIME OF THIS SURVEY.
4. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
 - a) SOKKISHA SET 4 ELECTRONIC DISTANCE METER, LEITZ SDR 24 FIELD BOOK
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
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 - REAR BUILDING SETBACK = 20 FT.
 - SIDE BUILDING SETBACK = 1 STORY, 1 1/2 STORY = 8 FT.
 - 2 STORY = 12 FT.
 - 2 1/2 STORY = 14 FT.

LEGEND

- Capped 5/8" Rebar To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- Utility Pole
- Edge of traveled way
- 99.95 Spot Shot Elevation
- Proposed Bush
- Proposed Tree

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

DATE: 10-30-2001

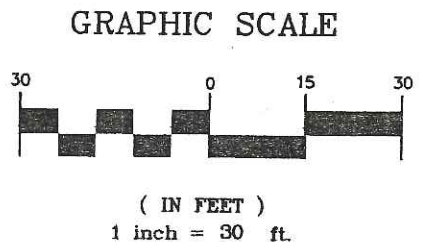
ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

Revised: 11-15-2001 Added Bulkheads.
 Revised: 10-30-01 changes to proposed driveways.
 Revised: 10-13-01 Changes to proposed lot improvements.
BOUNDARY SURVEY/SITE PLAN
 AT DINGLEY COURT PORTLAND, MAINE
 FOR: **MICHAEL MICHAUD**



DRAWN BY: SBB	CHECKED BY: RTG
SCALE: 1" = 30'	DATE: 10-5-2001
JOB NUMBER: 200167	SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2001 NO: 67



NOTE: FOR ZONING PURPOSES IT IS ASSUMED THAT ANY PROPOSED BUILDING WOULD BE 2 STORIES OR LESS THEREFORE A 12 FOOT SIDE SETBACK LINE IS SHOWN ON THIS PLAN. (SEE ZONING NOTE ABOVE)

NOTE: THE AVERAGE EXISTING GROUND ELEVATION IS +/- 100.5 FT. A PROPOSED 101.0 ELEVATION WOULD ALLOW FOR APPROPRIATE DRAINAGE AWAY FROM THE FOUNDATION WITHOUT IMPACTING SURROUNDING LANDS.