

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

2008-0037

Application I. D. Number

4/1/2008

Application Date

Single Family Home

Project Name/Description

Eric Theriault

Applicant

35 Ray Street, Portland, ME 04103

Applicant's Mailing Address

Eric Theriault

Consultant/Agent

Applicant Ph: (207) 232-6928 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

38 - 38 Kineo St , Portland, Maine

Address of Proposed Site

160 E021001

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) _____

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	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"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> Historic Preservation |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/2/2008

DRC Approval Status:

Reviewer Phil D. Pierro

- Approved Approved w/Conditions See Attached Denied

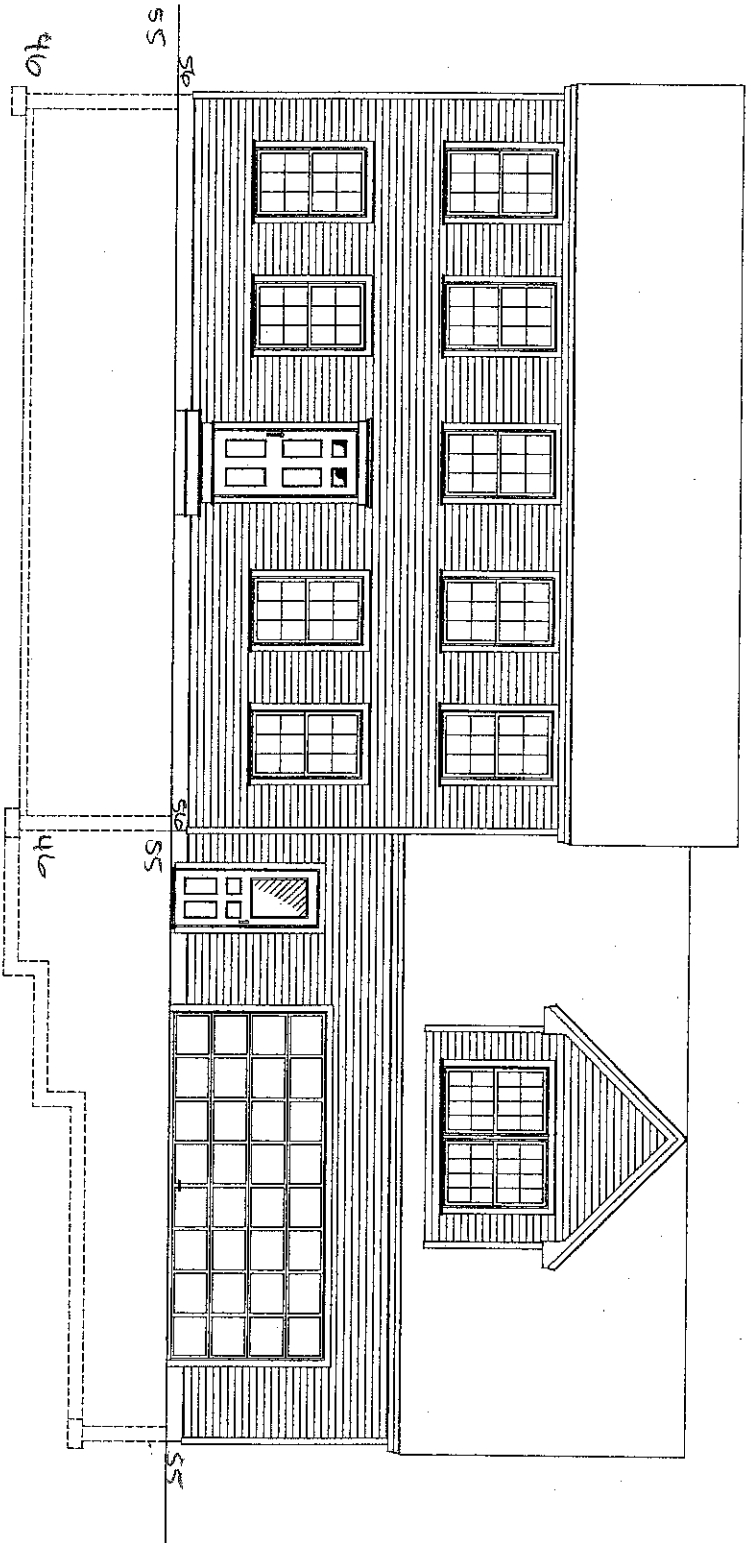
Approval Date _____ Approval Expiration 5/2/08 Extension to _____ Additional Sheets Attached

Phil D. Pierro signature 5/2/08 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	



FRONT ELEVATION

REVISED 03-12-08

MORIN DRAFTING GORHAM, ME. 893-2462

THERIAULT RESIDENCE

Kinoo Street, Portland, Maine

ELEVATION

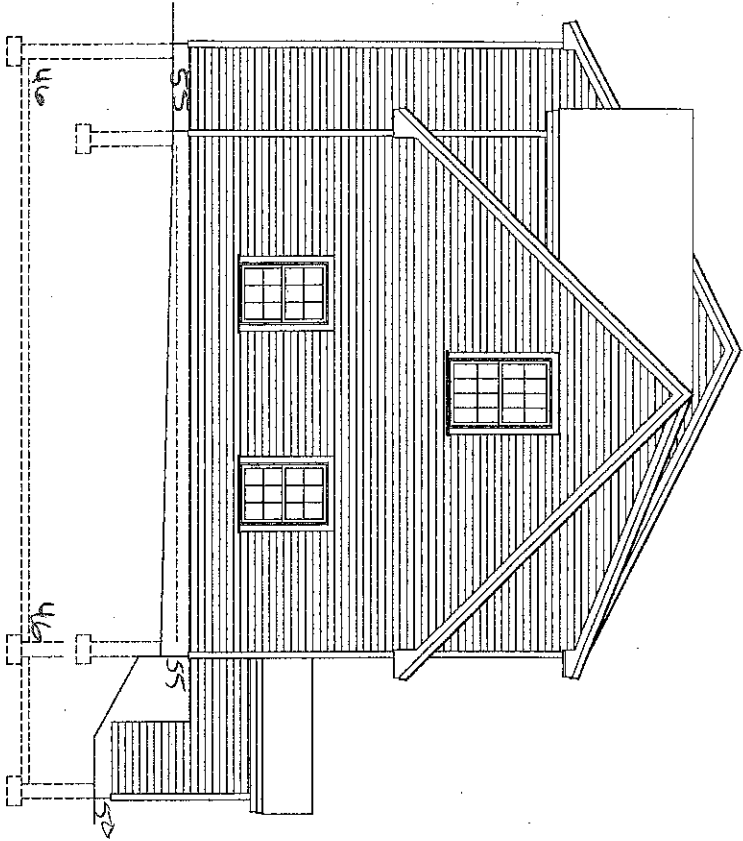
DRAWN: J. MORIN

SCALE: 1/4" = 1'-0"

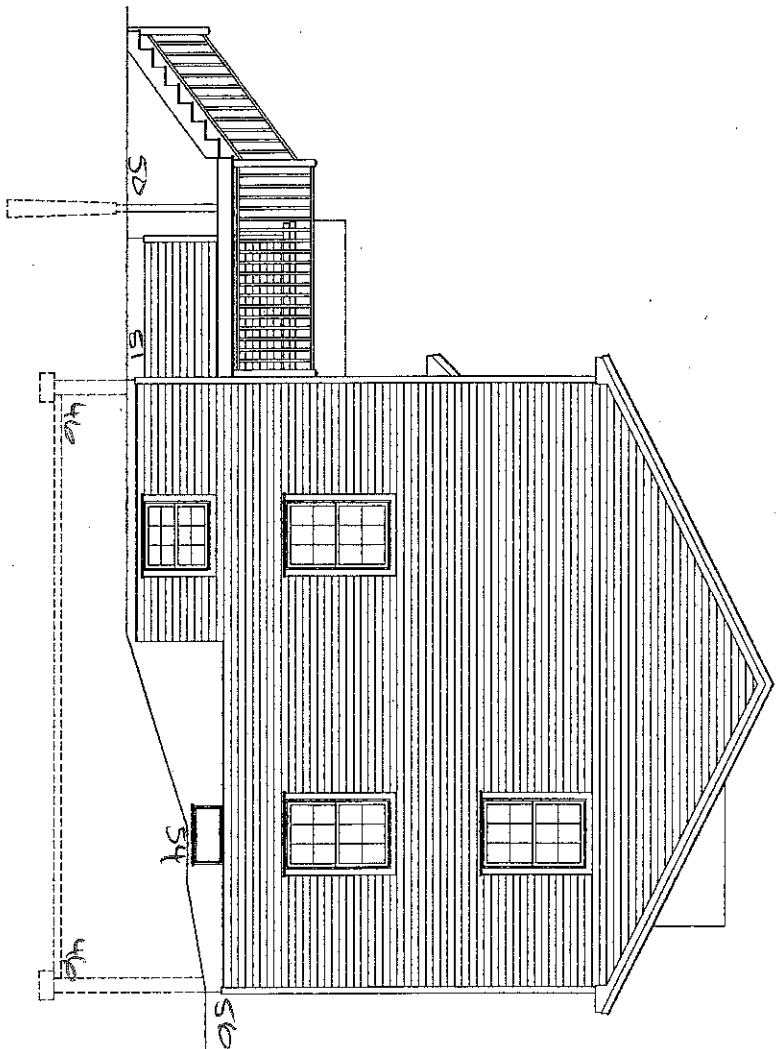
DATE: 12-28-07

A1

LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REVISED 03-12-08

ELEVATION

MORIN DRAFTING GORHAM, ME: 893-2486

THERIAULT RESIDENCE

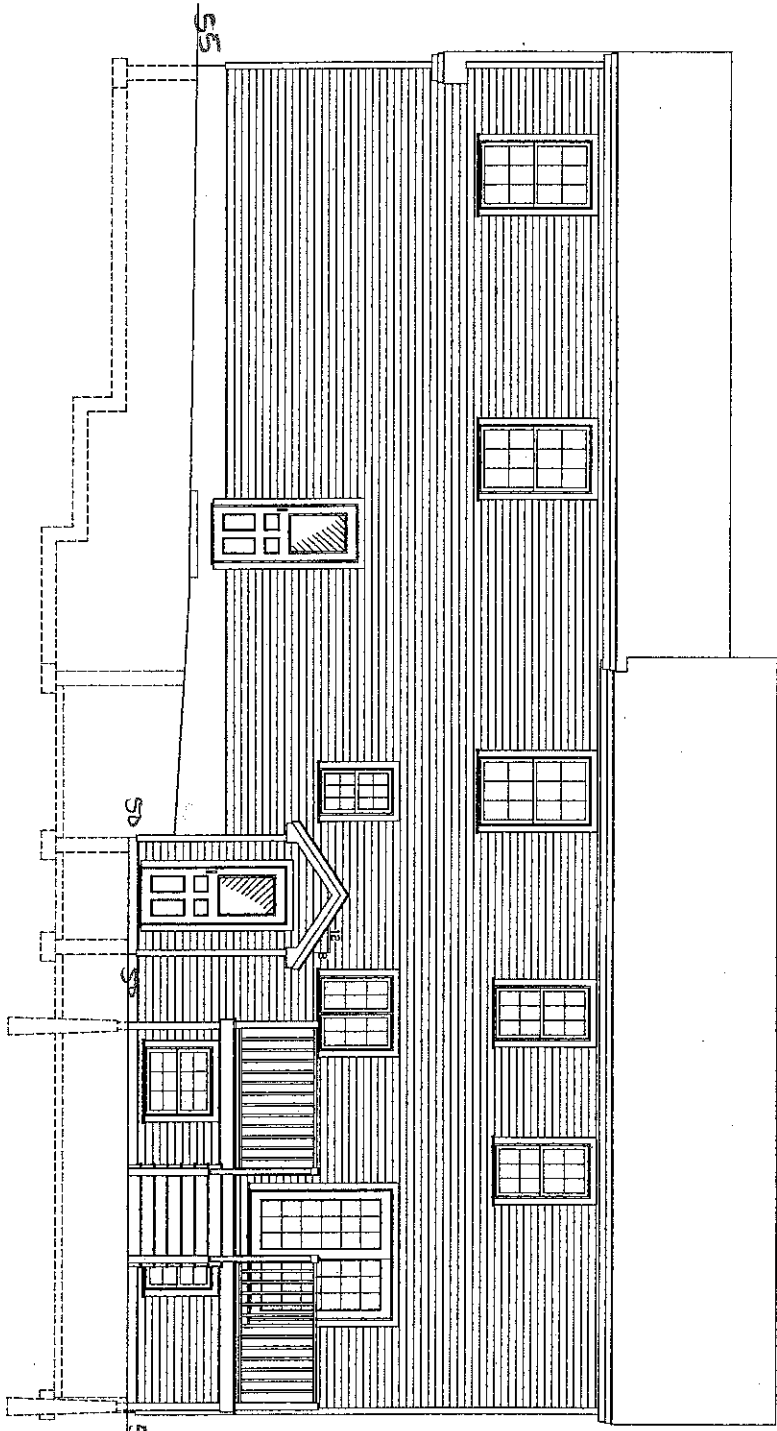
Kennebec Street, Portland, Maine

DRAWN: J. MORIN

SCALE: 1/4"=1'-0"

DATE: 12-28-07

A3



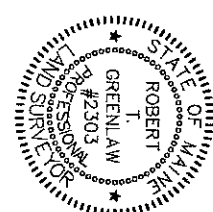
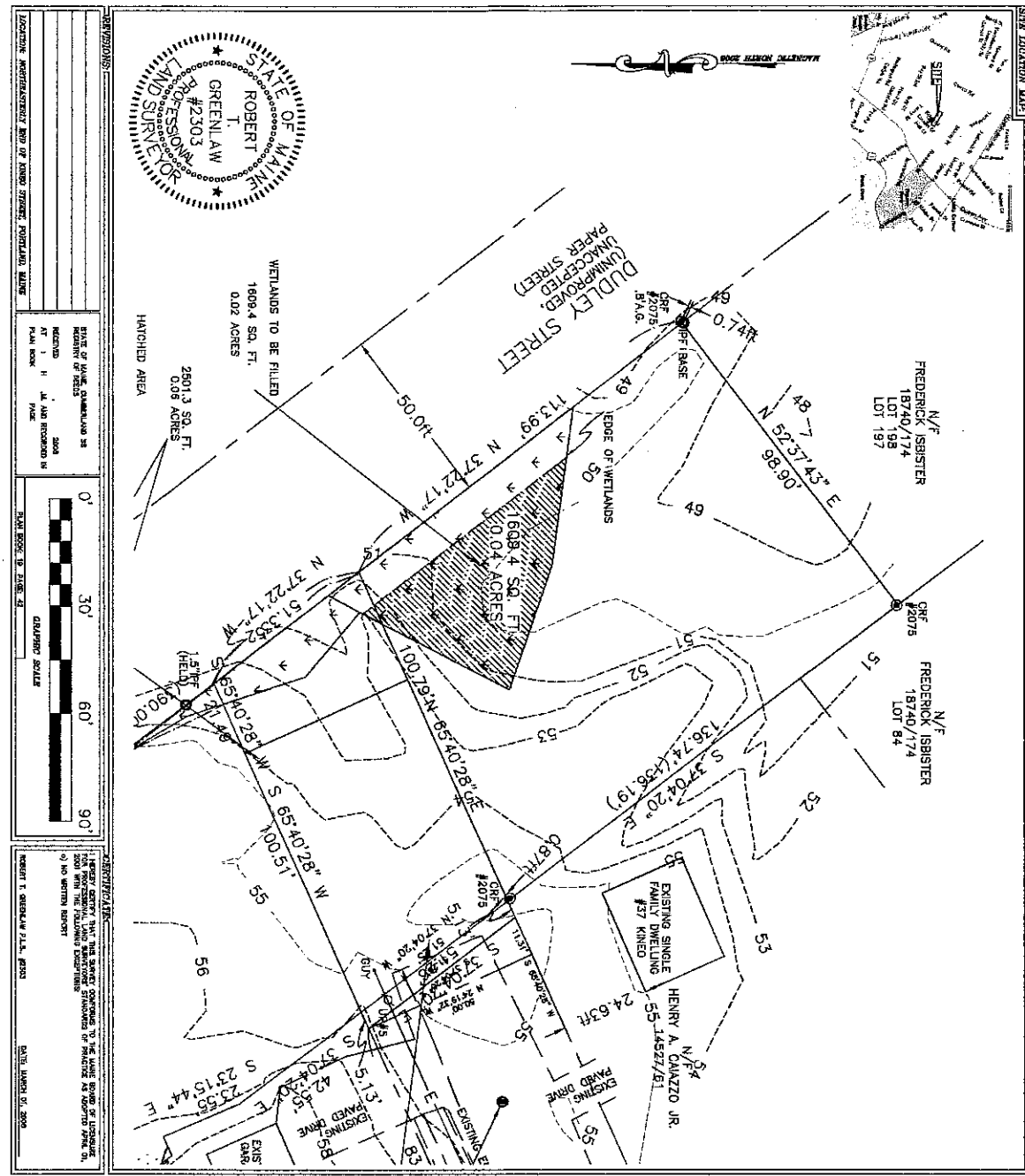
REAR ELEVATION

REVISED 03-12-08

MORIN DRAFTING GORHAM, ME. 893-2462
 THERIAULT RESIDENCE
 Kineo Street, Portland, Maine
 ELEVATION

DRAWN: J. MORIN
 SCALE: 1/4"=1'-0"
 DATE: 12-29-07

A2



STATE OF MAINE
ROBERT T. GREENLAW
 #2303
 PROFESSIONAL LAND SURVEYOR

DATE: 11/11/2008
 TIME OF PLANNING: 11:00 AM
 RECORDING: 11:00 AM
 PLAN BOOK: 11:00 AM

SCALE: 1" = 30'

PROJECT: SUBMITTER'S P.L.S. #2008

DATE: 11/11/2008

GENERAL NOTES:

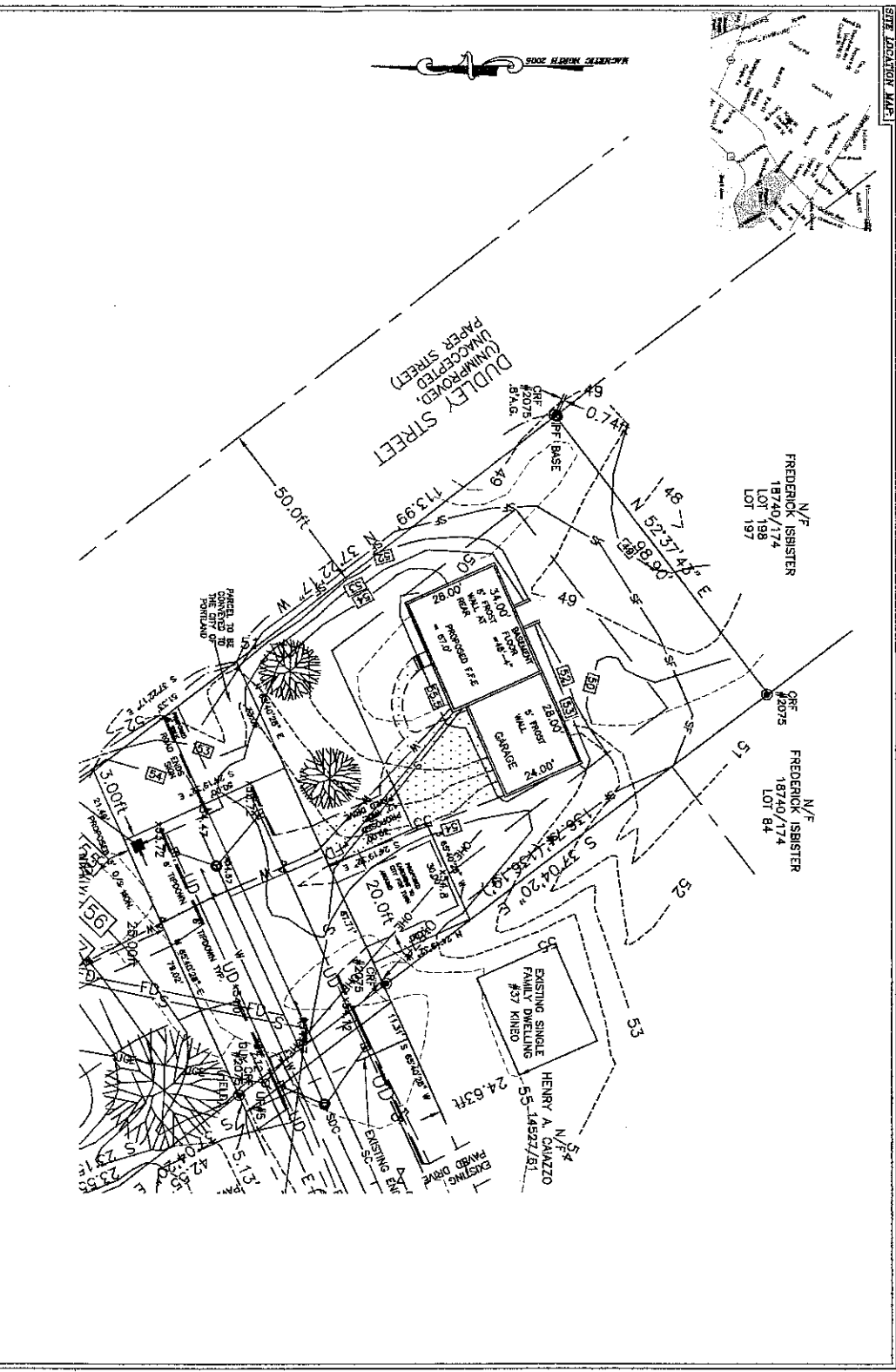
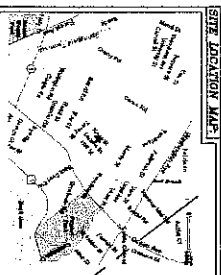
1. RECORD OWNER OF PLOTTED LOTS 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BOUNDARY SURVEY/EXISTING CONDITIONS PLAN
KINRO STREET, PORTLAND, MAINE
ERIC THERIAULT

PROJECT: SUBMITTER'S P.L.S. #2008
 DATE: 11/11/2008

SCALE: 1" = 30'

DATE: 11/11/2008



REVISIONS:

DATE	BY	REVISION

STATE OF MAINE, CAMDENLAND COUNTY SS
 RECORD OF DEEDS
 AT 1 N J. AND RECORDERS M
 PLAN BOOK PAGE 2008

0' 30' 60' 90'

GRAPHIC SCALE

CHARACTERISTICS:

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ROBERT T. GREENLAW P.L.C. #2003

DATED: JANUARY 10, 2008

GENERAL NOTES:

1. RECORD OWNERS OF PARCEL MICHAEL J. AND JOY E. MACHULA, BOOK 4318 PAGE 343 AS RECORDED IN THE CAMDENLAND COUNTY RECORDS OF DEEDS (C.R.D.).
2. SETBACKS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME LEFT SURVEY, SET 4 TOTAL SURVEY LEFT SUR 331 DAVA COLLECTION, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 12888 ± SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) PROJECT FIELD SURVEY, MADE BY A.C. SHIPMAN LAND CO., PORTLAND, MAINE, DATED APRIL, 1923, BASED UPON 1833 AND RECORDED IN RECORD BOOK 100, PAGE 155.
 - b) CITY OF PORTLAND TAX MAP 180 BLOCK 9 LOTS 1-6, BLOCK 8 LOTS 21-27.
 - c) CITY OF PORTLAND GENERAL AND SUBDIVISION 1 & 1 SHEET FOR AREA.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS, RECORDING OR EASEMENTS SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ELEVATIONS ARE ASSUMED TO BE AN ELEVATION SET BY THE CITY OF PORTLAND AS SHOWN ON THE CITY OF PORTLAND MAPS.
7. OWNER OF OCEAN AVENUE AND GREENE STREET ELEVATION = 80.00 FEET CITY OF PORTLAND VERTICAL DATUM.

ZONING:

ZONING R-2, RESIDENTIAL - 23 FT. REAR - 25 FT. SIDE - 1-1/2 STORIES, 8 FT. 2 STORIES, 14 FT. FRONT - 20 FT. MINIMUM LOT FRONTAGE: 60 FT. MINIMUM LOT DEPTH: 35 FT. MINIMUM LOT COVERAGE: 15%

FLOOD NOTE:

BY CHANGING FLOODING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230053 7C, WHICH IS 1984 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GENERAL:

OWNER: Robert T. Greenlaw, P.L.C.

DATE: 1/10/08

PROJECT: PROPOSED SINGLE FAMILY DWELLING SITE PLAN, 18740/174

FOR: ERIC THERIAULT

PREPARED BY: ROBERT T. GREENLAW, P.L.C. LAND SURVEYING

F.O. BOX 205 OAKS 04053

OCEAN PARK, MAINE 04053

207-535-9311

DATE: 1/10/08

SCALE: 1" = 20'

DATE OF SURVEY: 08/28/08

DATE OF PLAN: 01/10/08

SHEET: 1 OF 3

DRAWING: 2005 NO. 147



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 14, 2008

RE: C. of O. for #39 Kineo Street,
(Id#2008-0037) (CBL 160 G 003001)

After visiting the site, I have the following comments:

Site work complete

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

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: October 9, 2008
RE: C. of O. for #38 Kineo Street,
(Id#2008-0037) (CBL 160 G 003001)

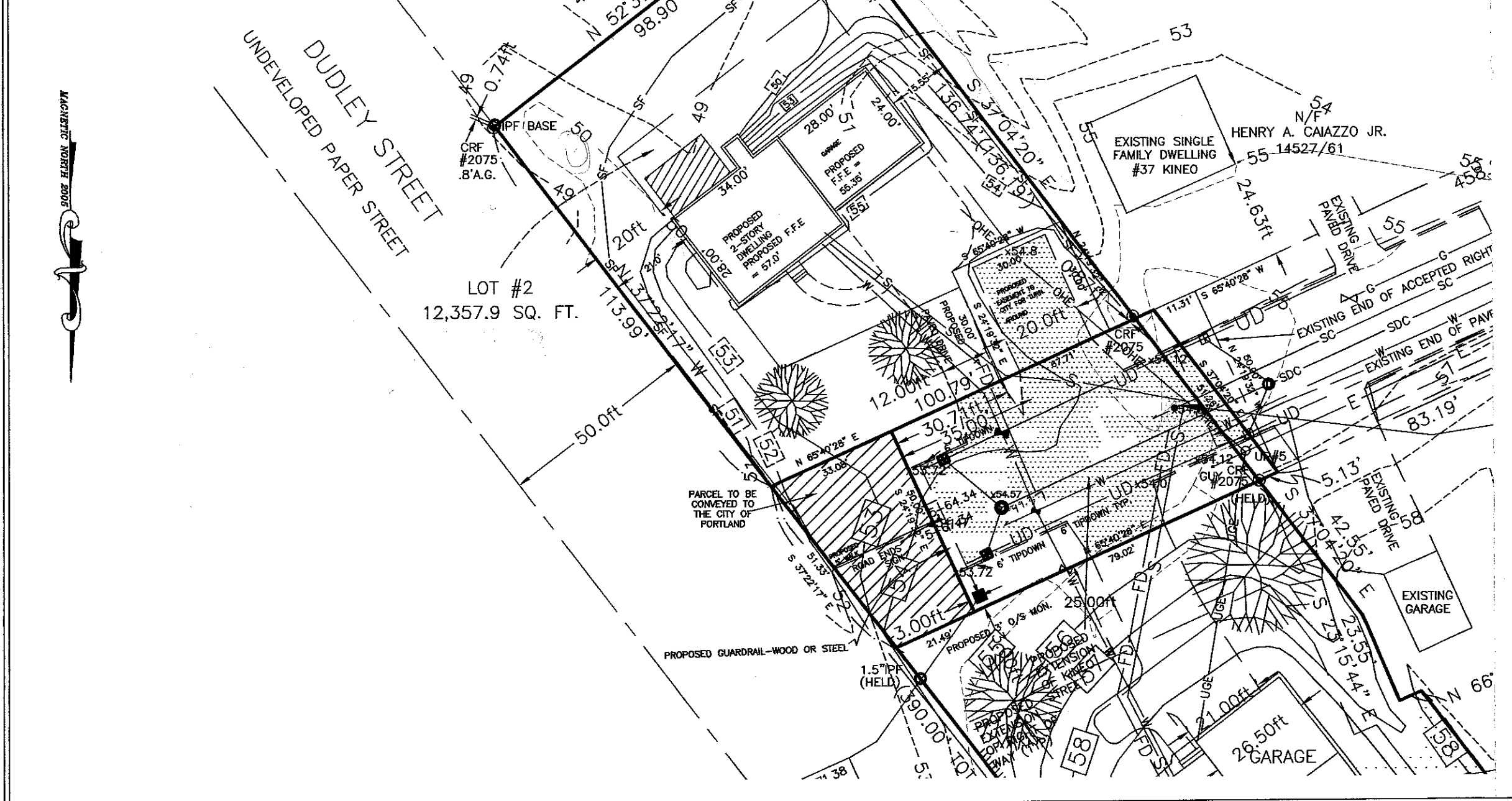
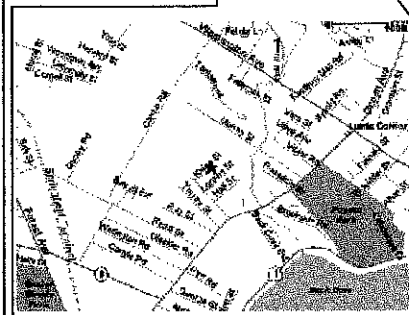
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Site work complete

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

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MICHAEL J. AND JOY E. MICHAUD, BOOK 23138 PAGE 243 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 38,364.6 SQ. FT. 0.88 ACRES.
LOT 1 = 23289.10 SQUARE FEET
LOT 2 = 12289.20 SQUARE FEET
PROPOSED CONVEYANCE TO CITY FOR ROAD = 2786.3 SQ.FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) FOREST HILLS, PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND CO. PORTLAND MAINE, DATED APRIL, 1923, REVISED JULY 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 15 PAGE 34. SUBJECT LOT SHOWN THEREON AS LOTS 1-6, BLOCK E LOTS 21-27.
b.) CITY OF PORTLAND TAX MAP 180 BLOCK G LOTS 1-6, BLOCK E LOTS 21-27.
c.) CITY OF PORTLAND SEWER AND STORMWATER 1 & I SHEET FOR AREA.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ELEVATIONS ARE BASED UPON AN ELEVATION SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
7. ELEVATIONS ARE BASED UPON DATA SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
8. THE AREA SHOWN AS A TRIANGLE BETWEEN THE END OF KINEO STREETS RIGHT OF WAY AND THE PROPERTY SHOWN AS THAT OF MICHAEL P. AND JOY E. MICHAUD IS A GORE LEFT WHEN THE STREET WAS ACCEPTED BY THE CITY OF PORTLAND ON FEBRUARY 15, 1943. THE AREA WILL BE INCORPORATED INTO THE ACCEPTED CITY STREET KNOWN AS KINEO STREET UPON ACCEPTANCE OF THE PROPOSED EXTENSION THEREOF.

ZONING:
ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
SIDE - 1-1/2 STORIES; 8 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 80 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 25%

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 70, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRF ● Capped 5/8" Rebar Found	-101- New Contour Line (50.00')
IPF ○ Iron Pipe Found	Distance from reference Plan or deed.
SMH ● Sewer Manhole	N/F Now Or Formerly
DMH ● Drain Manhole	12345/99 Deed Book/Page of Local Registry
CB □ Catch Basin	Tree to be retained or planted.
Abutter Line	Edge of traveled way
Property Line	Overhead Utility
Street Line	Utility Pole
Setback Line	Direction of Bearing
-101- Contour Line	Old Lot Line
Old Lot Line	Z Indicates Ownership in Common
SF - - - - -	Silt Fence to be installed during construction.

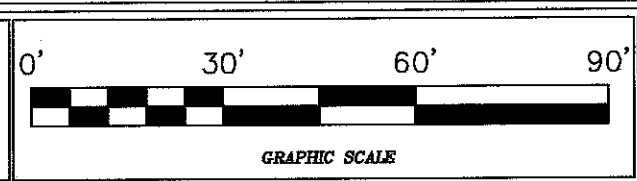
PROPOSED SINGLE FAMILY DWELLING SITE PLAN
KINEO STREET PORTLAND, MAINE
FOR: **ERIC THERIAULT**

REVISIONS:

REVISED 04-10-2008: ROTATED HOUSE TO REFLECT SIDE SETBACK ON PAPER STREET
REVISED 04-07-2008: ADDED DECK AND "DOG-HOUSE" & REVISED CONTOURS.
REVISED 02-18-2007: PER PWD ENGINEER COMMENTS; ADDED NEW SHEETS FOR CLARITY.
REVISION 01-23-2007: CHANGES PER DPW ADDED STREET TIES, DRAINS ETC.
REVISION 10-25-2006: ADDED LOT #2, CHANGED NOTES REFLECT LOT.
LOCATION: SOUTHWESTERLY END OF KINEO STREET PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND COUNTY SS
REGISTRY OF DEEDS

RECEIVED 2008
AT : H M. AND RECORDED IN
PLAN BOOK PAGE



CERTIFICATE:

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 CORNERS WERE SET

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

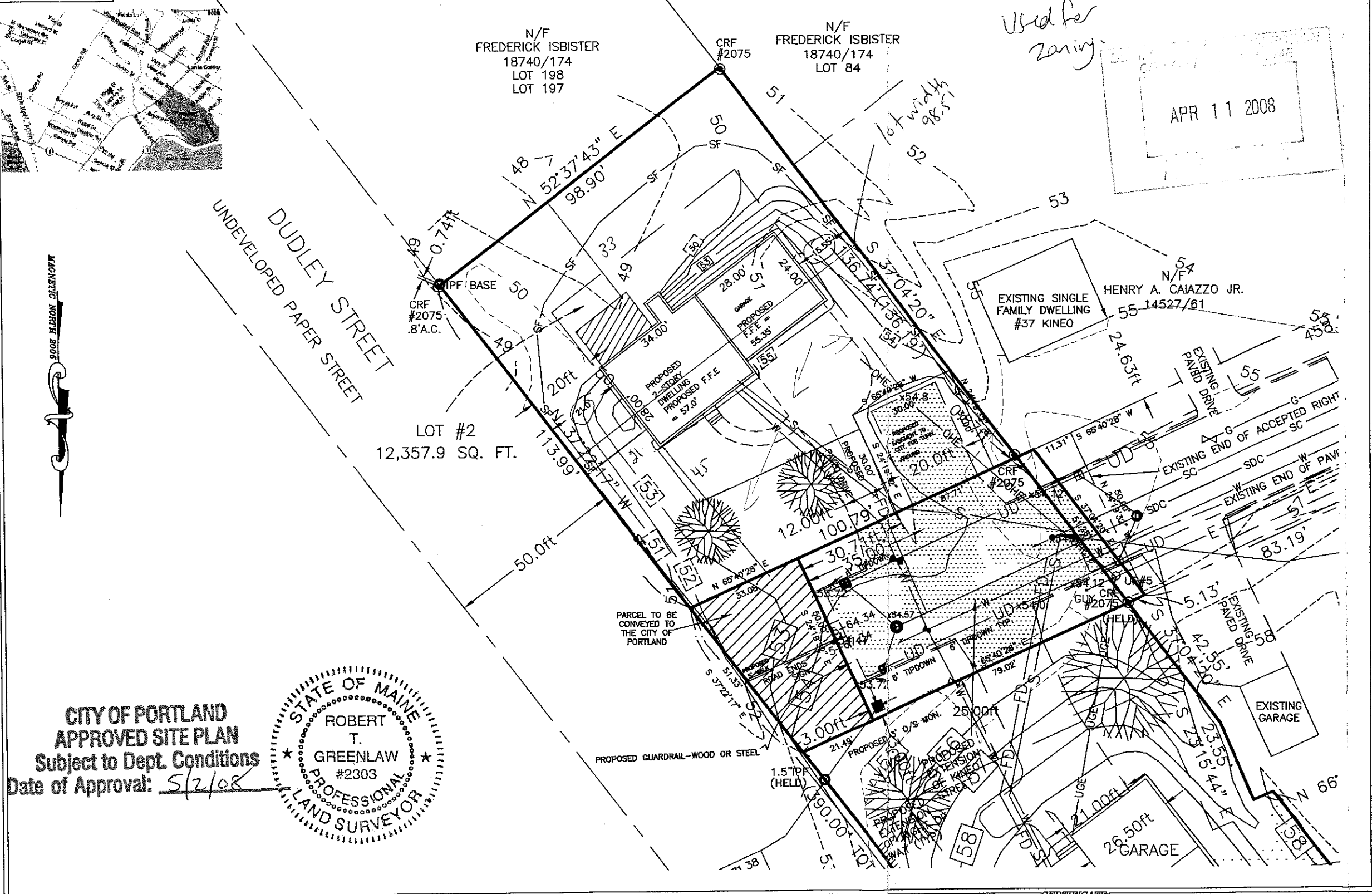
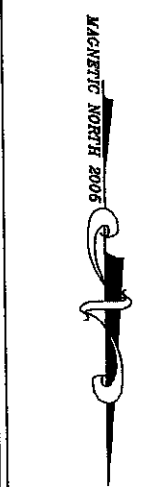
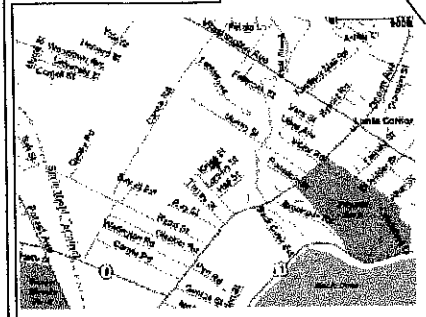
REVISED: APRIL 10, 2008
DATE: JANUARY 23, 2007

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING

643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY DMD
CHECKED BY: GAS
SCALE: 1" = 50'
DATE OF SURVEY: 01 04 2008
JOB NUMBER: 2005147
SHEET: 2 OF 4
DRAWER: 2005 NO: 147

SITE LOCATION MAP:



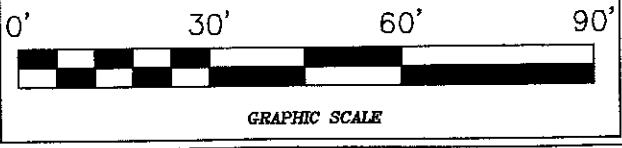
**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 5/2/08



REVISIONS:

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V. PRESIDENT BACK BAY BOUNDARY, INC.
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DATE: JANUARY 23, 2007

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- AREA OF SUBJECT PARCEL: 38364.6 SQ. FT. 0.88 ACRES, LOT 1 = 23288.10 SQUARE FEET, LOT 2 = 12289.20 SQUARE FEET, PROPOSED CONVEYANCE TO CITY FOR ROAD = 2786.3 SQ.FT.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) FOREST HILLS, PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND CO. PORTLAND MAINE, DATED APRIL 1923, REVISED JULY 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 15 PAGE 34. SUBJECT LOT SHOWN THEREON AS LOTS 199 THROUGH 211.
b.) CITY OF PORTLAND TAX MAP 160 BLOCK G LOTS 1-8, BLOCK E LOTS 21-27.
c.) CITY OF PORTLAND SEWER AND STORMWATER I & I SHEET FOR AREA.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- ELEVATIONS ARE BASED UPON AN ELEVATION SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
- ELEVATIONS ARE BASED UPON DATA SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
- THE AREA SHOWN AS A TRIANGLE BETWEEN THE END OF KINEO STREETS RIGHT OF WAY AND THE PROPERTY SHOWN AS THAT OF MICHAEL P. AND JOY E. MICHAUD IS A GORE LEFT WHEN THE STREET WAS ACCEPTED BY THE CITY OF PORTLAND ON FEBRUARY 15, 1943. THE AREA WILL BE INCORPORATED INTO THE ACCEPTED CITY STREET KNOWN AS KINEO STREET UPON ACCEPTANCE OF THE PROPOSED EXTENSION THEREOF.

ZONING:
ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
SIDE - 1-1/2 STORY: 8 FT; 2 STORES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 6,500 SQ. FT.
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 25%

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

LEGEND:

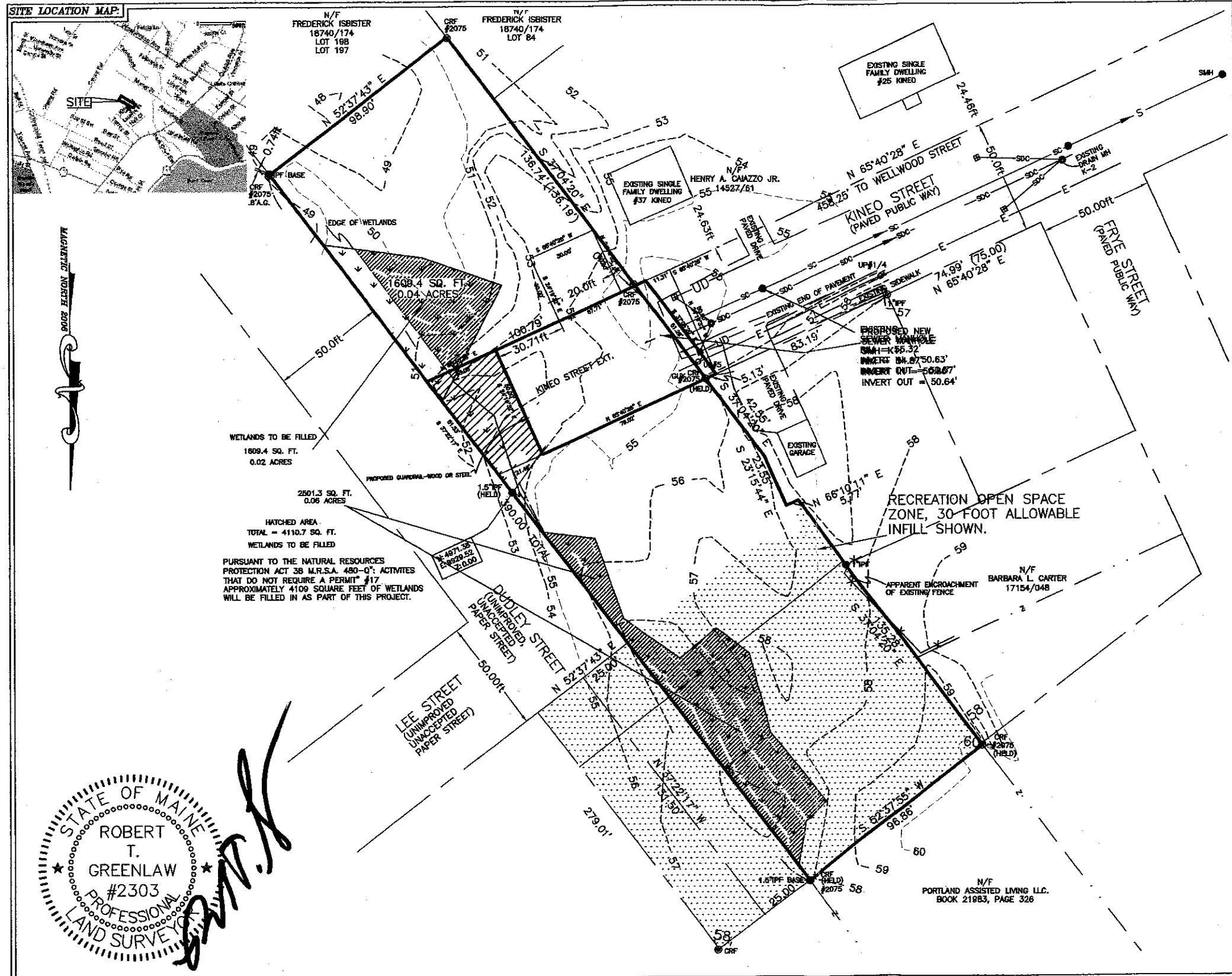
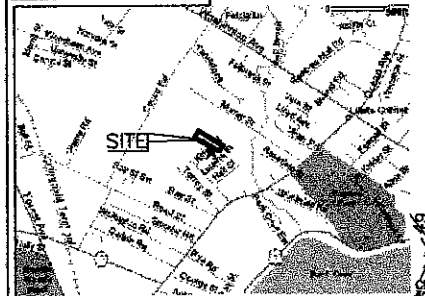
CRF ● Capped 5/8" Rebar Found Name # 2303.	---(50.00)--- New Contour Line Distance from reference Plan or deed.
IPF ○ Iron Pipe Found	N/F Now Or Formerly
SMH ● Sewer Manhole 12345/99 Deed Book/Page of Local Registry	● Tree to be retained or planted.
DMH ● Drain Manhole	— Edge of traveled way
CB □ Catch Basin	— E Overhead Utility
— Abutter Line	○ Utility Pole
— Property Line	— Direction of Bearing
— Street Line	Z Indicates Ownership in Common
— Setback Line	
---(101)--- Contour Line	
— Old Lot Line	
— SF Silt Fence to be installed during construction.	

**PROPOSED SINGLE FAMILY DWELLING SITE PLAN
KINEO STREET PORTLAND, MAINE**
FOR: **ERIC THERIAULT**

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

DRAWN BY DMD
CHECKED BY: GAS
SCALE: 1" = 50' 0"
DATE OF SURVEY: 01 04 2008
JOB NUMBER: 2005147
SHEET: 2 OF 4
DRAWER: 2005 NO: 147

SITE LOCATION MAP:



WETLANDS TO BE FILLED
1609.4 SQ. FT.
0.02 ACRES

2501.3 SQ. FT.
0.06 ACRES

HATCHED AREA
TOTAL = 4110.7 SQ. FT.
WETLANDS TO BE FILLED

PURSUANT TO THE NATURAL RESOURCES
PROTECTION ACT 38 M.R.S.A. 490-07, ACTIVITIES
THAT DO NOT REQUIRE A PERMIT #17
APPROXIMATELY 4109 SQUARE FEET OF WETLANDS
WILL BE FILLED IN AS PART OF THIS PROJECT.

GENERAL NOTES:

1. RECORD OWNER OF PARCEL MICHAEL P. AND JOY E. MICHAUD, BOOK 23138 PAGE 243 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIEZT SOKKISH SET 4 TOTAL STATION, LIEZT SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 38,364.8 SQ. FT., 0.88 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) FOREST HILLS, PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND CO. PORTLAND MAINE, DATED APRIL 1923, REVISED JULY 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 15 PAGE 34. SUBJECT LOT SHOWN THEREON AS LOTS 198 THROUGH 211.
 - b.) CITY OF PORTLAND TAX MAP 160 BLOCK G LOTS 1-6, BLOCK E LOTS 21-27.
 - c.) CITY OF PORTLAND SEWER AND STORMWATER I & I SHEET FOR AREA.
 - d.) WETLANDS PLAN, KINEO STREET, PORTLAND, MAINE, FOR ANTHONY ACETO, BY SEBAGO TECHNICS, DATED 7-19-04, PROVIDED BY CLIENT
 - e.) BOUNDARY SURVEY, LAND OWNED BY DINA ACETO, 32 KINED STREET, PORTLAND, MAINE, BY R.W. EATON ASSOC., DATED DECEMBER 2, 2004.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ELEVATIONS ARE BASED UPON AN ELEVATION SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
7. ELEVATIONS ARE BASED UPON DATA SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
8. THE AREA SHOWN AS A TRIANGLE BETWEEN THE END OF KINED STREETS RIGHT OF WAY AND THE PROPERTY SHOWN AS THAT OF MICHAEL P. AND JOY E. MICHAUD IS A CORE LEFT WHEN THE STREET WAS ACCEPTED BY THE CITY OF PORTLAND ON FEBRUARY 15, 1943. THE AREA WILL BE INCORPORATED INTO THE ACCEPTED CITY STREET KNOWN AS KINED STREET UPON ACCEPTANCE OF THE PROPOSED EXTENSION THEREOF.

APR - 8 2008

ZONING:

ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
SIDE - 1-1/2 STORIES; 8 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 25%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2300517C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1996 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRF ● Capped 5/8" Rebar Found	(50.00') Distance from reference Plan or deed.
IPF ○ Iron Pipe Found	N/F Now Or Formerly
SMH ● Sewer Manhole	12345/99 Deed Book/Page of Local Registry
WC ● Water Shut Off	∇ Wetlands
CB ● Catch Basin	— Edge of traveled way
— Abutter Line	— Overhead Utility
— Property Line	— Utility Pole
— Street Line	— Direction of Bearing
— Setback Line	Z Indistinct Ownership in Common
—101— Contour Line	
— Old Lot Line	

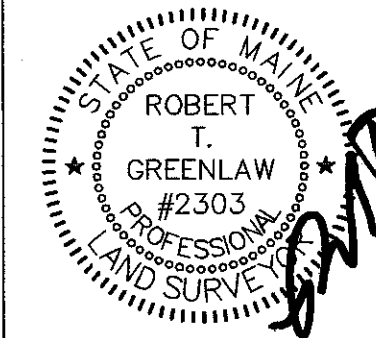
**BOUNDARY SURVEY/EXISTING CONDITIONS PLAN
KINEO STREET, PORTLAND, MAINE**

FOR: **MICHAEL MICHAUD**

PREPARED BY:
**BACK BAY BOUNDARY, INC.
LAND SURVEYING**

643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY DMD
CHECKED BY: GAS
SCALE: 1" = 50'
DATE OF SURVEY: 01-04-2008
JOB NUMBER: 2005147
SHEET: 1 OF 8
DRAWER: 2005 NO: 147



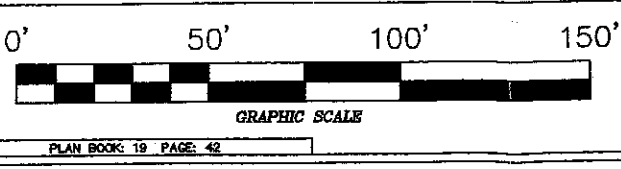
REVISIONS:

REVISED 04-05-2007: PER CITY REVIEW RELOCATED DRIVEWAYS LOTS 1 & 2.
REVISED 08-20-2007: PER PWD ENGINEER COMMENTS: ADDED NEW SHEETS FOR CLARITY.
REVISED 01-23-2007: CHANGES PER DPW HOUSE TIES TO STREET LINE, DRAIN MANHOLES ETC.
REVISED 01-18-2007: ADDED 7 OFFSET MONUMENT, ELEVATION NOTE AND GUARD RAIL.
REVISED 01-05-2007: CHANGED EXT. OF KINED AND TURN-A-ROUND. ALSO REVISED 11-28-2008

LOCATION: NORTHEASTERLY END OF KINEO STREET, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED 2007
AT : H J. AND RECORDED IN
PLAN BOOK PAGE



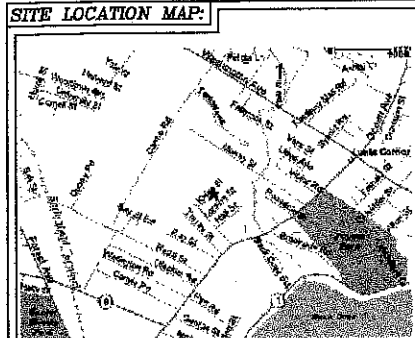
CERTIFICATE:

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:

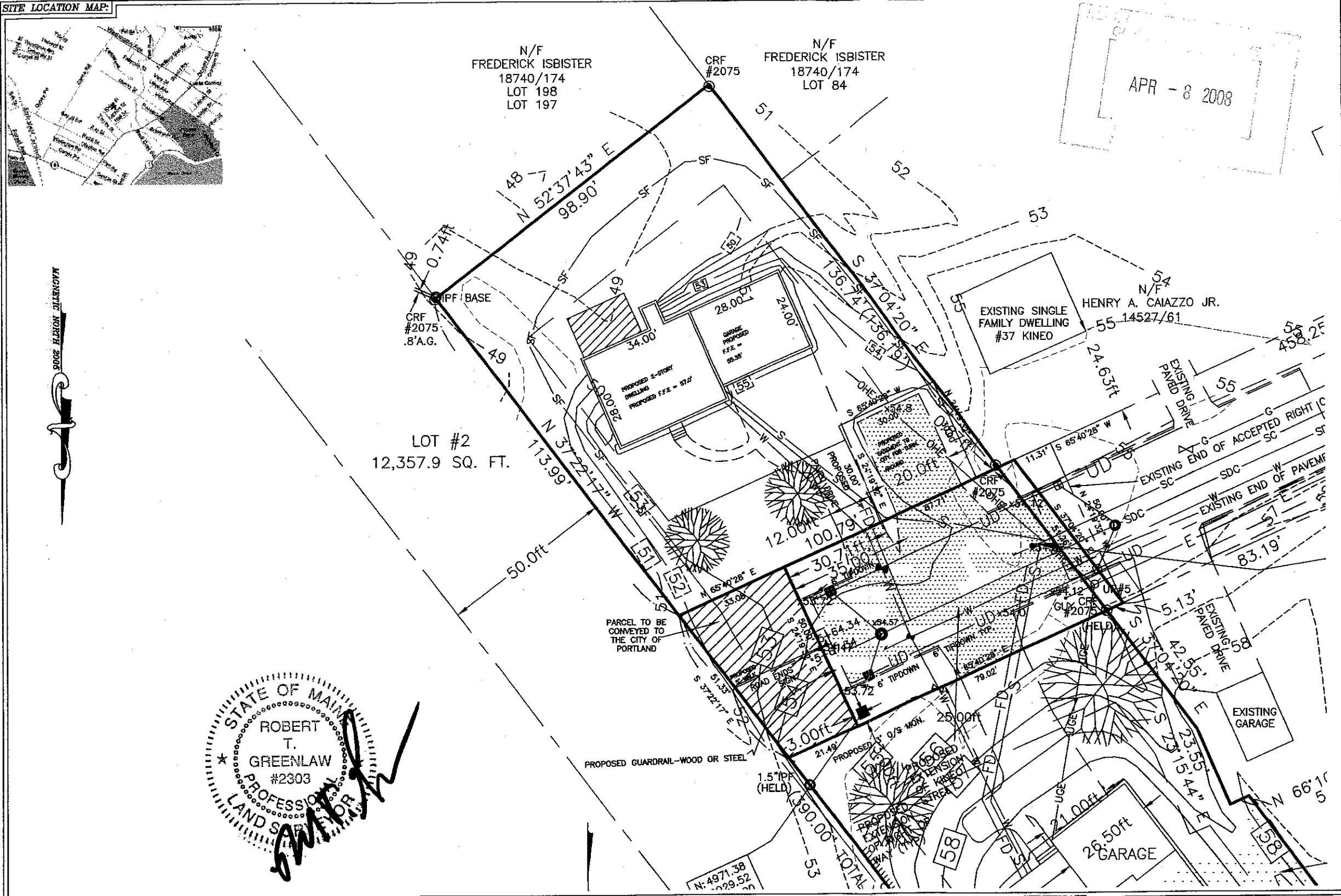
- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- b) NO NEW CORNERS WERE SET

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

REVISED: APRIL 5, 2007
DATE: AUGUST 21, 2006



MAGNETIC NORTH 2008



STATE OF MAINE
 ROBERT T. GREENLAW
 #2303
 PROFESSIONAL LAND SURVEYOR
[Signature]

GENERAL NOTES:

- RECORD OWNER OF PARCEL: MICHAEL J. AND JOY E. MICHAUD, BOOK 23138 PAGE 243 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 38384.6 SQ. FT. 0.88 ACRES.
 LOT 1 = 23289.10 SQUARE FEET
 LOT 2 = 12289.20 SQUARE FEET
 PROPOSED CONVEYANCE TO CITY FOR ROAD = 2788.3 SQ.FT.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) FOREST HILLS, PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND CO. PORTLAND MAINE, DATED APRIL, 1923, REVISED JULY 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 15 PAGE 34. SUBJECT LOT SHOWN THEREON AS LOTS 199 THROUGH 211.
 b.) CITY OF PORTLAND TAX MAP 180 BLOCK G LOTS 1-6, BLOCK E LOTS 21-27.
 c.) CITY OF PORTLAND SEWER AND STORMWATER 1 & 1 SHEET FOR AREA.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- ELEVATIONS ARE BASED UPON AN ELEVATION SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET: ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
- ELEVATIONS ARE BASED UPON DATA SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET: ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
- THE AREA SHOWN AS A TRIANGLE BETWEEN THE END OF KINEO STREETS RIGHT OF WAY AND THE PROPERTY SHOWN AS THAT OF MICHAEL P. AND JOY E. MICHAUD IS A GORE LEFT WHEN THE STREET WAS ACCEPTED BY THE CITY OF PORTLAND ON FEBRUARY 15, 1943. THE AREA WILL BE INCORPORATED INTO THE ACCEPTED CITY STREET KNOWN AS KINEO STREET UPON ACCEPTANCE OF THE PROPOSED EXTENSION THEREOF.

ZONING:

ZONING: R-3 RESIDENTIAL
 SETBACKS: FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1-1/2 STORY; 8 FT; 2 STORIES: 14 FT
 ON SIDE STREET: 20 FT
 MINIMUM LOT SIZE: 6,500 SQ FT
 MINIMUM LOT FRONTAGE: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 25%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 7C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1996 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

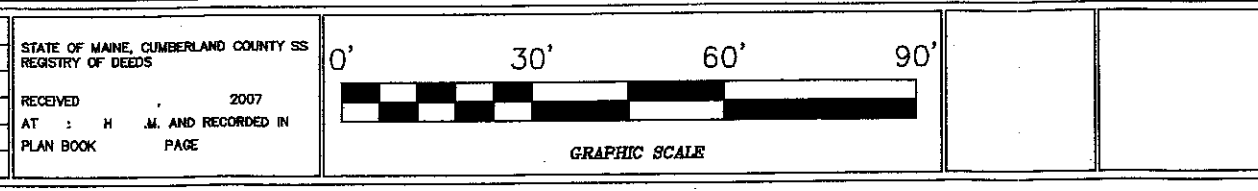
CRF ● Capped 5/8" Rebar Found	---(50.00')--- New Contour Line
IPF ● Iron Pipe Found	--- Distance from reference Plan or deed.
SMH ● Sewer Manhole	N/F Now Or Formerly
DMH ● Drain Manhole	12345/89 Dead Book/Page of Local Registry
CB □ Catch Basin	● Tree to be retained or planted.
— Abutter Line	— Edge of traveled way
— Property Line	— Overhead Utility
— Street Line	— Utility Pole
— Setback Line	— Direction of Bearing
--- Contour Line	Z Indicate Ownership in Common
--- Old Lot Line	
— SF — Silt Fence to be installed during construction.	

PROPOSED SINGLE FAMILY DWELLING SITE PLAN
KINEO STREET PORTLAND, MAINE
 FOR: **ERIC THERIAULT**

REVISIONS:

REVISION 04-07-2008: ADDED DECK AND "DOG-HOUSE" & REVISED CONTOURS.
REVISION 02-18-2007: PER PID ENGINEER COMMENTS; ADDED NEW SHEETS FOR CLARITY.
REVISION 01-23-2007: CHANGES PER DPW ADDED STREET TIES, DRAINS ETC.
REVISION 10-25-2006: ADDED LOT #2, CHANGED NOTES REFLECT LOT.

LOCATION: SOUTHWESTERLY END OF KINEO STREET PORTLAND, MAINE



CERTIFICATE:

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 CORNERS WERE SET

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

REVISED: APRIL 7, 2008
 DATE: JANUARY 23, 2007

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING

DRAWN BY DMD
 CHECKED BY: GAS
 SCALE: 1" = 50'
 DATE OF SURVEY: 01 04 2008
 JOB NUMBER: 2005147
 SHEET: 2 OF 4
 DRAWER: 2005 ND: 147