

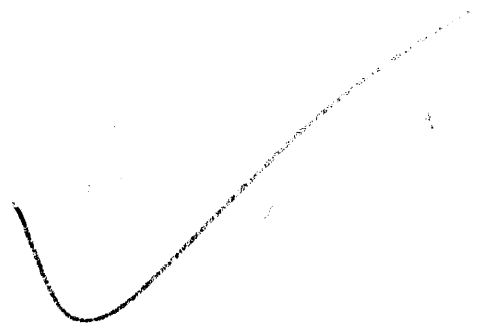
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2006-0130

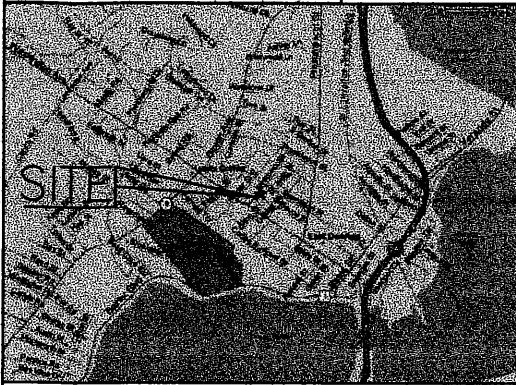
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Duplex

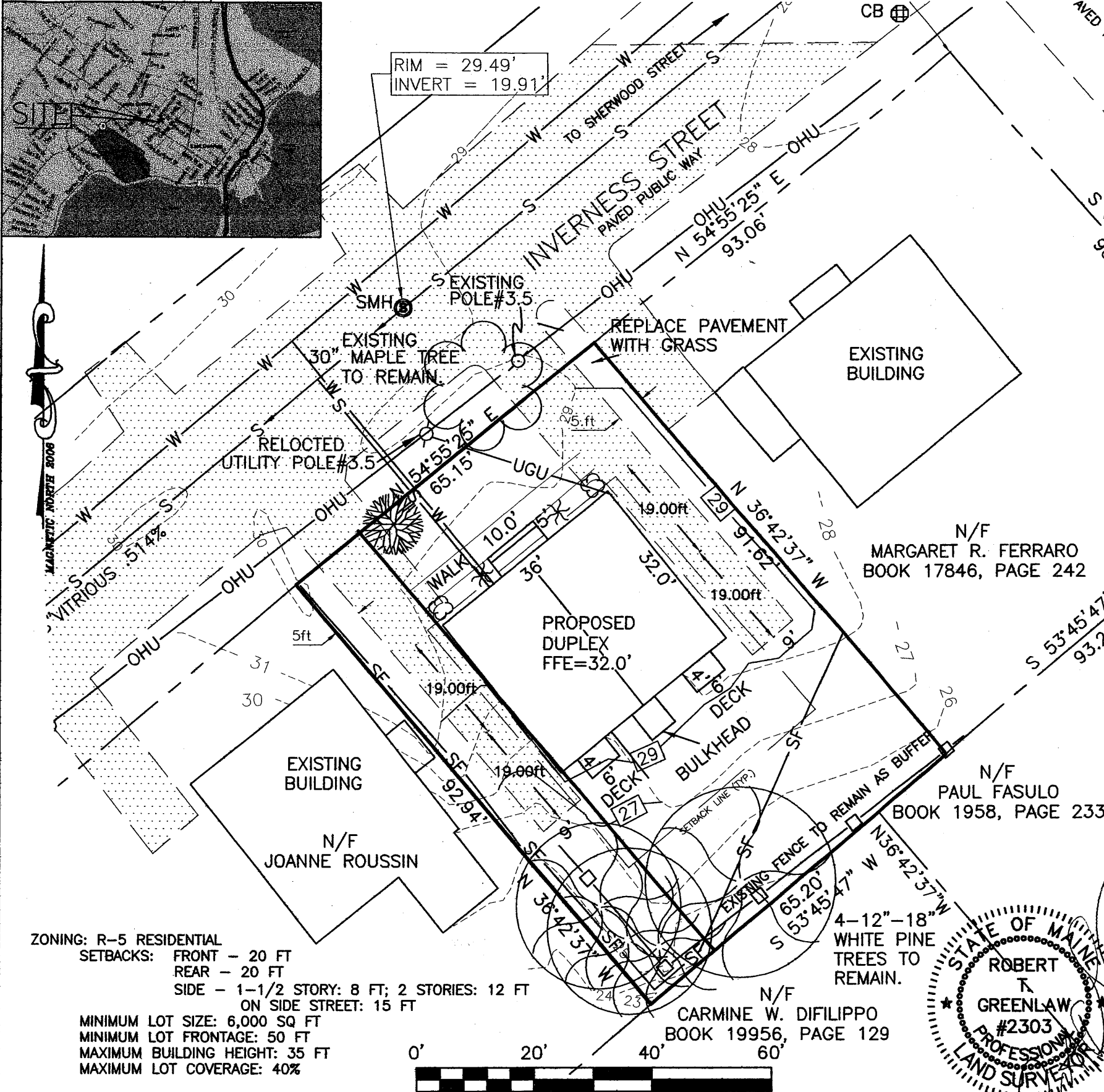
Michaud Lefevre



**SITE LOCATION MAP:**



RIM = 29.49'  
INVERT = 19.91'



**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: MARGARET R. FERRARO, BOOK 17846, PAGE 242 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- 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.
- AREA OF SUBJECT PARCEL: 6,009 SQ. FT.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - 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.
  - CITY OF PORTLAND TAX MAP 168-F LOTS 8,9, &10
  - CITY OF PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS STUDY AREA III SHEET III-17.
- 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.
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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**

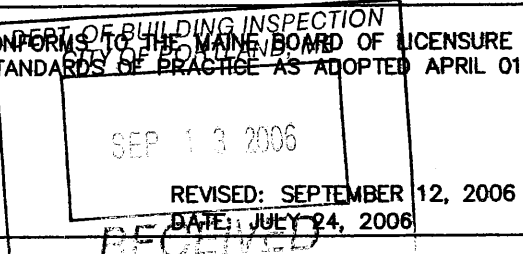
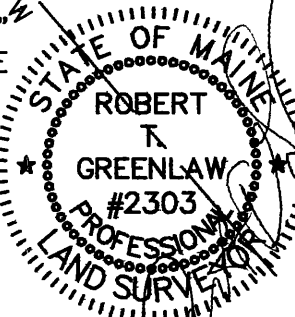
- CRF ⊙ Capped 5/8" Rebar Found
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z Indicates Ownership in Common
- ⊙ Utility Pole
- OHU Overhead Utility
- UGU Proposed Underground Utility
- Abutter Line
- Property Line
- Street Line
- ⊙ Sewer Manhole
-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

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET

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



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%



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**

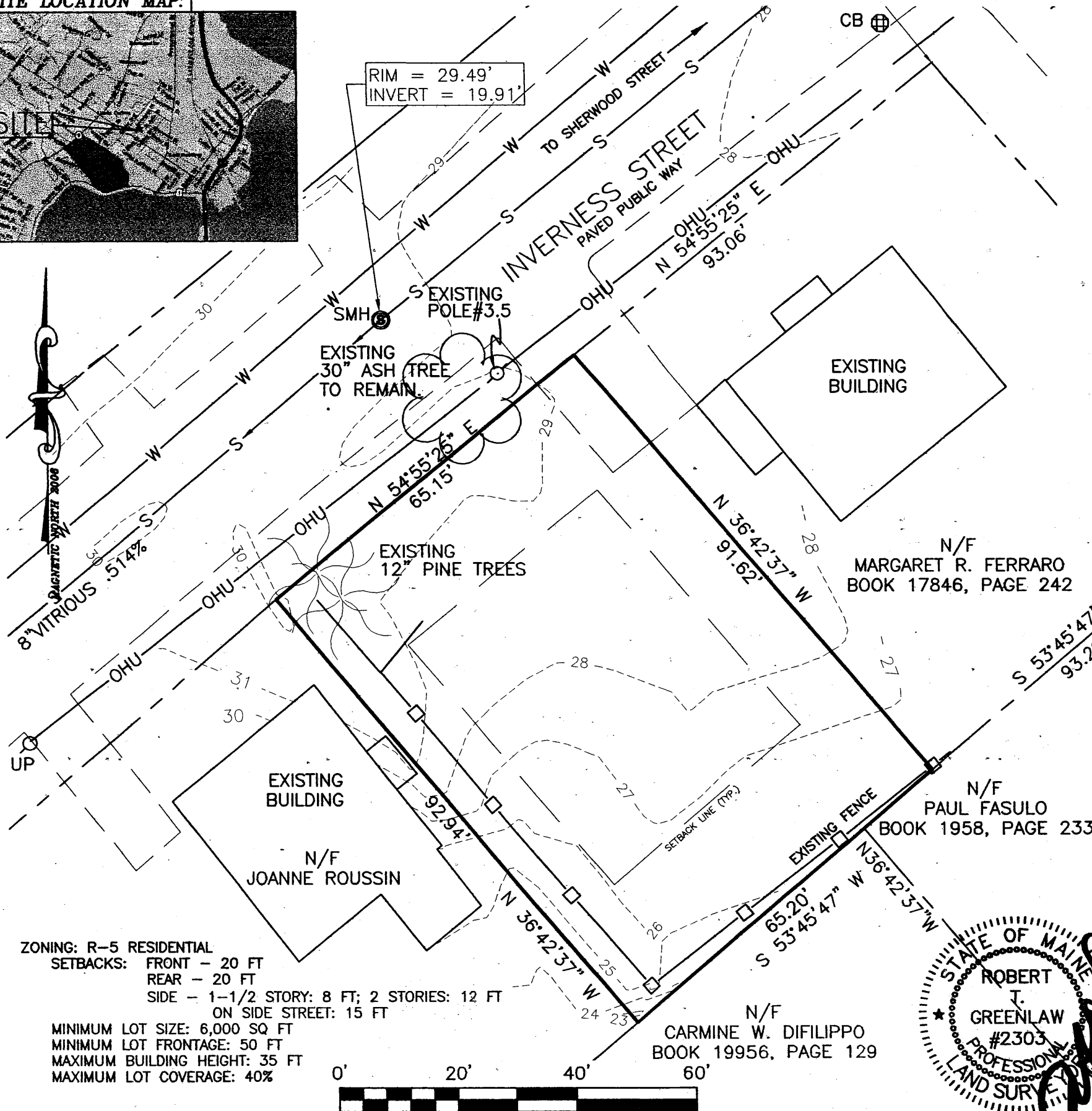
DRAWN BY: DMD/RTG	REV 2 DATE: 08/19/2006
CHECKED BY: RTG	REV 2 DATE: 08/19/2006
SCALE: 1"=20'	JOB NUMBER: 2006060
DATE OF SURVEY: 06/15/2006	SHEET: 2 OF 3

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

**SITE LOCATION MAP:**



RIM = 29.49'  
INVERT = 19.91'



**GENERAL NOTES:**

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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.

REVISED 08-19-2006: SEE SHEET 2 OF 3  
REVISED 07-24-2006: RESCALED DRAWING.

**EXISTING CONDITIONS/MINOR SITE PLAN**  
INVERNESS STREET PORTLAND, MAINE  
FOR: **MICHAEL MICHAUD**

**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%



**LEGEND**

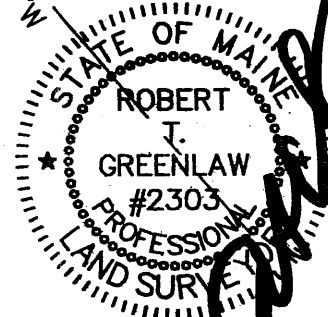
- CRF ⊙ Capped 5/8" Rebar Found
- IPFO ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z- Indicates Ownership in Common
- ⊙ Utility Pole
- OHU- Overhead Utility
- - - Abutter Line
- - - Property Line
- - - Street Line
- ⊙ Existing Tree (To Remain)
- ⊙ Sewer Manhole
- ⊙ Drain Manhole
- ⊙ Catch Basin
- 12345/99 Deed Book/Page of Local Registry
- - - Edge of Traveled Way
- - - Setback Line
- - - Contour Line
- - - Old Lot Line
- ⊙ Existing Trees (To Be Removed)

**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:

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- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

REVISED: AUGUST 19, 2006  
DATE: JULY 24, 2006



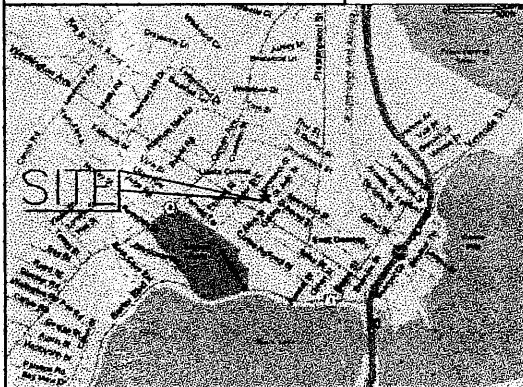
ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.

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

**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.).
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  - c.) CITY OF PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS STUDY AREA III SHEET III-17.
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**LEGEND**

- |          |                                       |          |                                           |
|----------|---------------------------------------|----------|-------------------------------------------|
| CRF @    | Capped 5/8" Rebar Found               | ⊙        | Sewer Manhole                             |
| IPF ○    | 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                      | — 98 —   | 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                        |

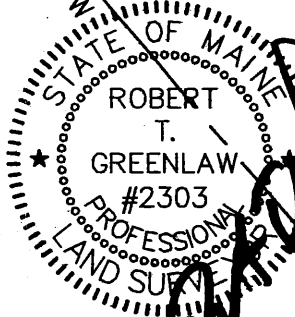
**SURVEYORS STATEMENT:**

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- a) NO WRITTEN REPORT
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REVISED: AUGUST 19, 2006  
DATE: JULY 24, 2006

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



ZONING: R-5 RESIDENTIAL  
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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

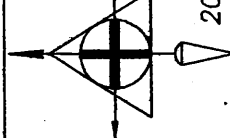
**MINOR SITE PLAN FOR A PROPOSED DUPLEX**  
INVERNESS STREET PORTLAND, MAINE

MICHAEL MICHAUD

FOR:

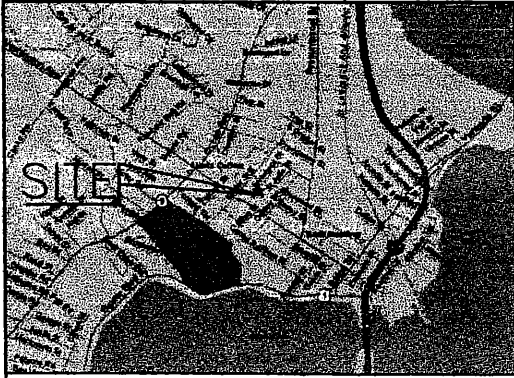
DRAWN BY: DMD/RTG	DATE OF SURVEY: 08/15/2006
CHECKED BY: RTG	JOB NUMBER: 2006060
SCALE: 1"=20'	REV 2 DATE: 08/19/2006
SHEET: 2 OF 3	

PREPARED BY:  
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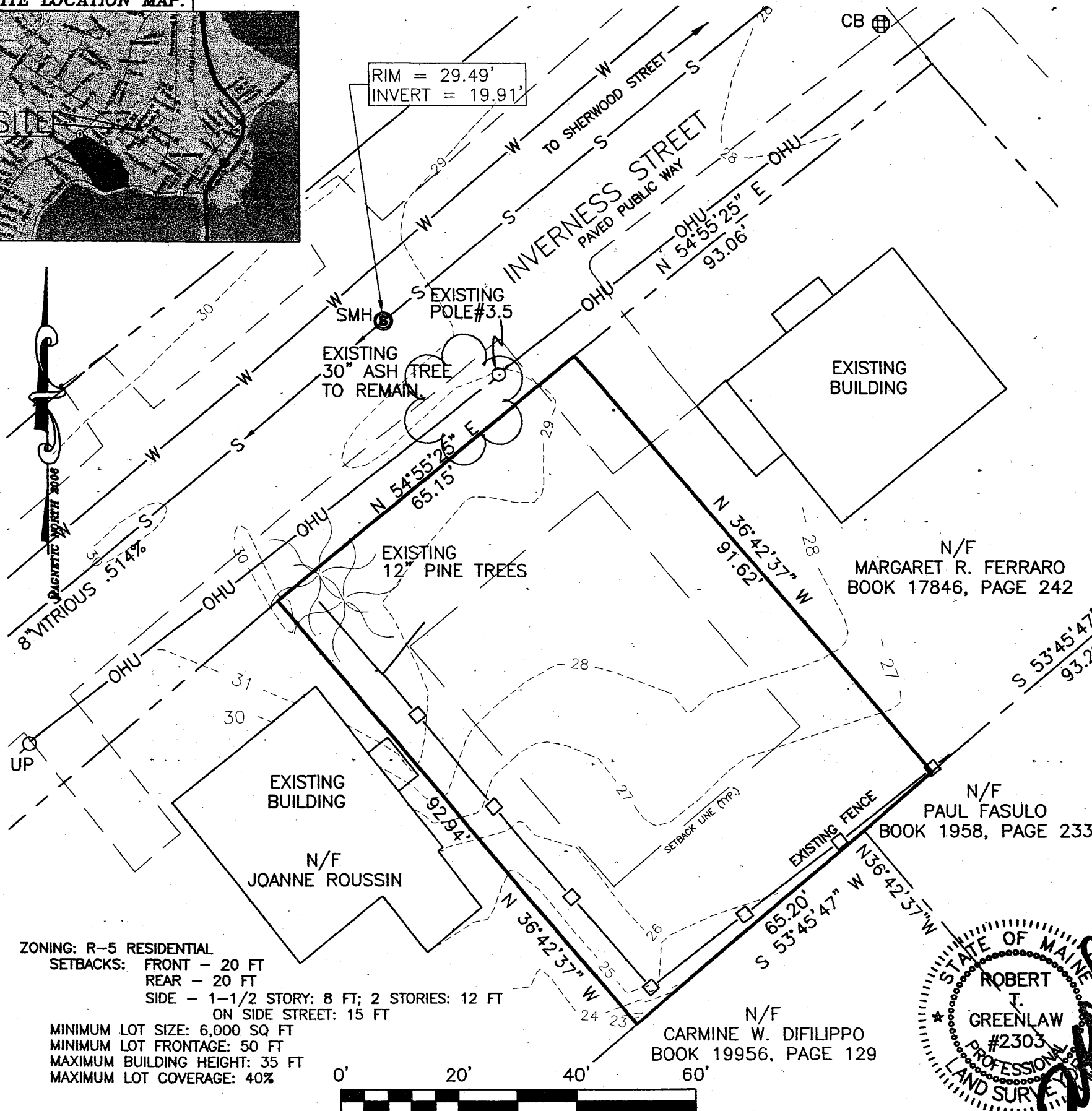


DRAWER: 2006 NO: 060

**SITE LOCATION MAP:**



RIM = 29.49'  
INVERT = 19.91'



**GENERAL NOTES:**

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REVISIONS:  
 REVISED 08-19-2006: SEE SHEET 2 OF 3  
 REVISED 07-24-2006: RESCALED DRAWING.  
**EXISTING CONDITIONS/ MINOR SITE PLAN**  
**INVERNESS STREET PORTLAND, MAINE**  
 FOR: **MICHAEL MICHAUD**

**ZONING: R-5 RESIDENTIAL**  
**SETBACKS:** FRONT - 20 FT  
 REAR - 20 FT  
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT  
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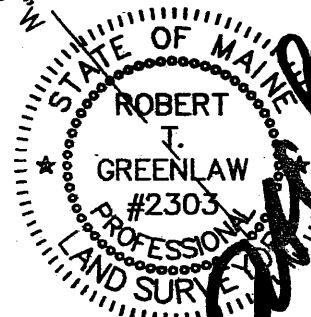


- LEGEND**
- CRF ⊙ Capped 5/8" Rebar Found
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  - N/F Now Or Formerly
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  - - - Property Line
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  - - - Setback Line
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ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.

CITY OF PORTLAND  
 APPROVED: AUGUST 19, 2006  
 DATE: JULY 24, 2006

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

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: 1 OF 3	

PREPARED BY:  
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 PORTLAND, MAINE 04101  
 207-774-2855 FAX 207-347-4346  
 DRAWER: 2006 NO: 060

**SITE LOCATION MAP:**



RIM = 29.49'  
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**LEGEND**

- |                                                |                                             |
|------------------------------------------------|---------------------------------------------|
| CRF ⊙ Capped 5/8" Rebar Found                  | ⊙ Sewer Manhole                             |
| IPF ● Iron Pipe Found                          | ⊕ Catch Basin                               |
| (50.00') Distance from reference plan or deed. | 12345/99 Deed Book/Page of Local Registry   |
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| — Abutter Line                                 | ● Min. 2-1/2" Tree to Be Installed          |
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- NO NEW DESCRIPTION
- 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 08-12-2006: 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**

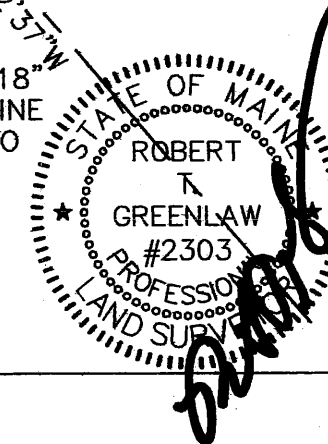
DRAWN BY: DMD/RTG  
CHECKED BY: RTG  
SCALE: 1"=20'  
DATE OF SURVEY: 06/15/2006  
JOB NUMBER: 2006060  
REV 2 DATE: 08/19/2006  
SHEET: 2 OF 3

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

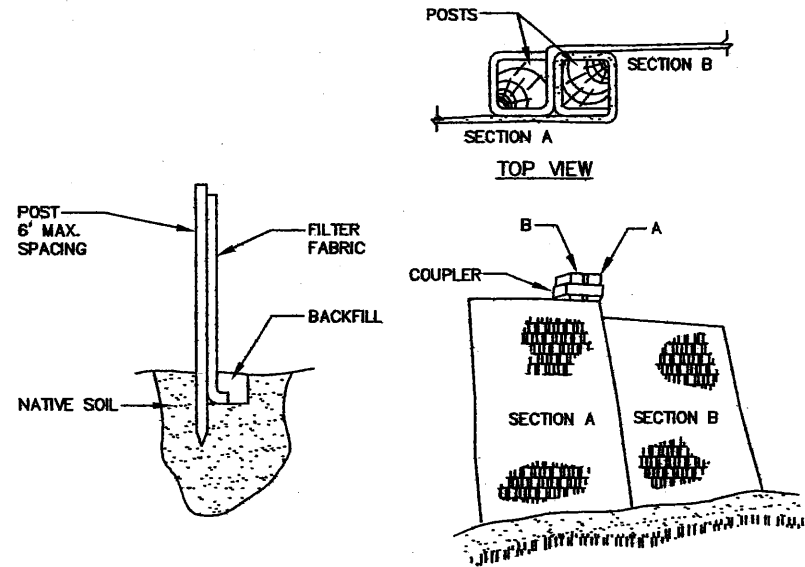
DRAWER: 2006 NO: 060

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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%



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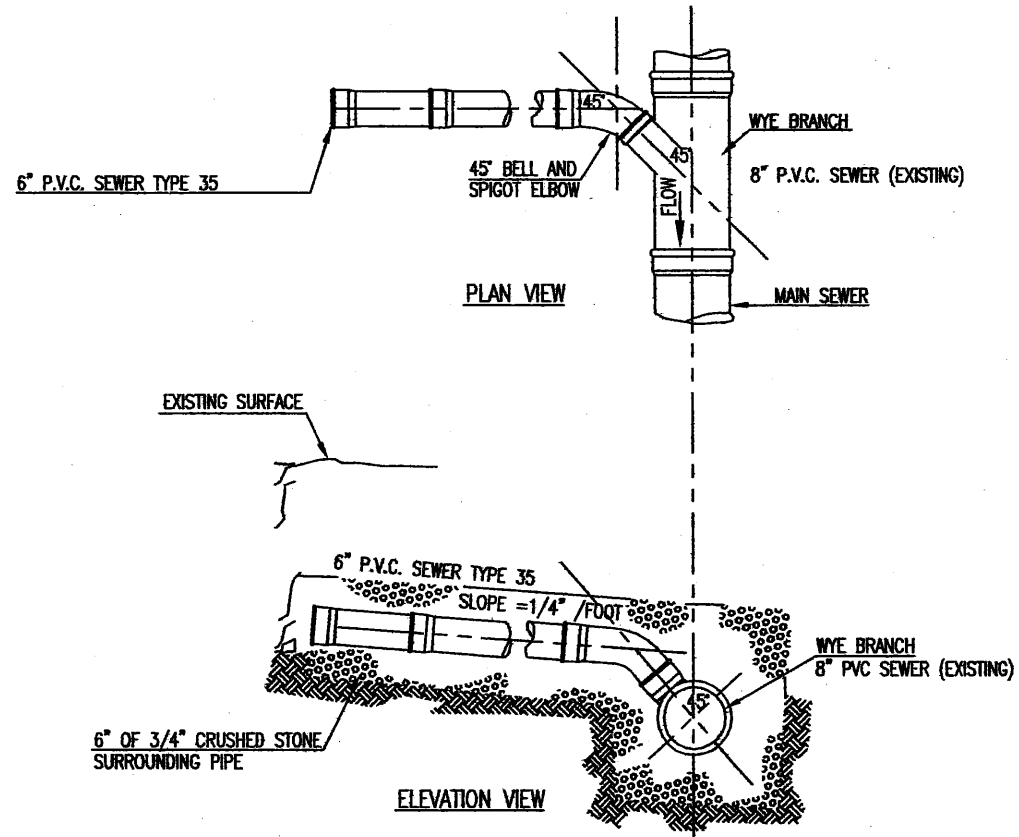
**INSTALLATION:**

1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

**FILTER BARRIER**  
NOT TO SCALE

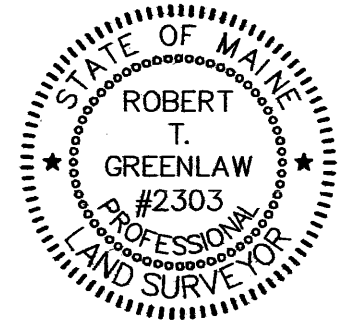
**NOTE**

LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



**TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS**  
NOT TO SCALE

DETAIL SHEET



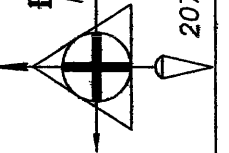
CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 9/14/06

MINOR SITE PLAN FOR A PROPOSED DUPLEX  
IN VERNESS STREET PORTLAND, MAINE

FOR: MICHAEL MICHAUD

DRAWN BY: RTG / pjm	REV 2 DATE: 08/19/2006
CHECKED BY: PJM	
SCALE: N.T.S.	
DATE OF SURVEY: N/A	
JOB NUMBER: 2006060	
SHEET: 3 OF 3	

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

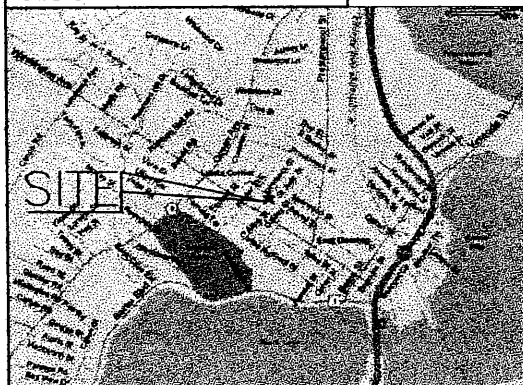


DRAWER: 2006 NO: 060





**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 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                             |
| IPF ⊙    | 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                      | — 98 —   | 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                        |

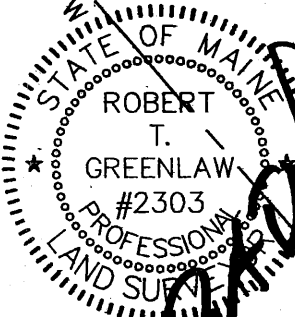
**SURVEYORS STATEMENT:**

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: AUGUST 19, 2006  
DATE: JULY 24, 2006

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



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%



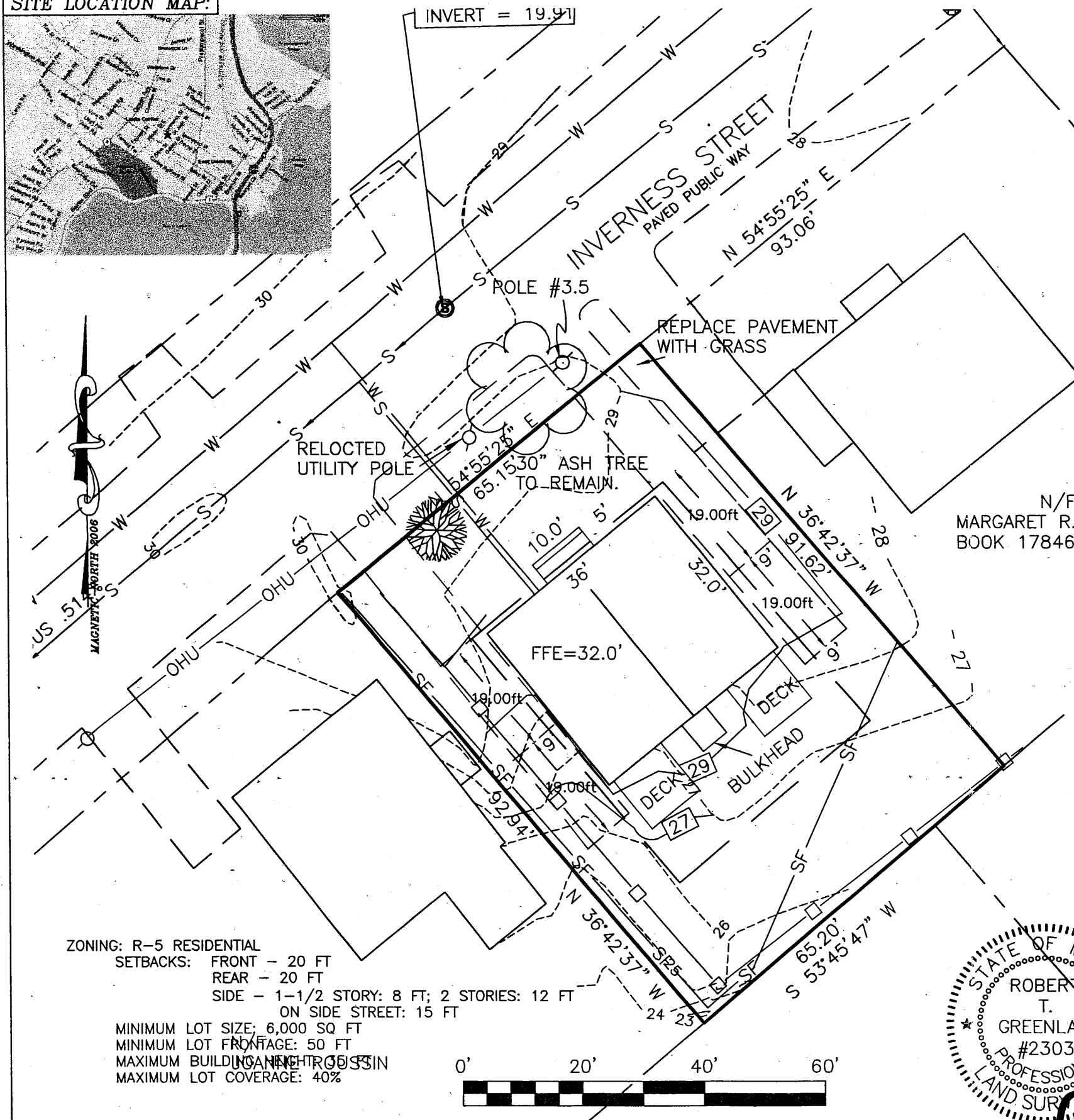
REVISED 08-19-2006: PER COMMENTS OF CITY OF PORTLAND IN LETTER 8/2/06  
 REVISED 07-24-2006: RESCALED DRAWING AND ADDED DIMENSIONS TO PARKING  
**MINOR SITE PLAN FOR A PROPOSED DUPLEX**  
 INVERNESS STREET PORTLAND, MAINE  
 FOR: **MICHAEL MICHAUD**

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

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**SITE LOCATION MAP:**



**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: 6009 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 BENEFITING SUBJECT PROPERTY OTHER THAN ZONING AND ORDINANCES AT THE TIME OF OF THIS SURVEY.

N/F  
MARGARET R. FERRARO  
BOOK 17846, PAGE 242

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                    |
| IPF ⊙    | Iron Pipe Found                       | ⊙              | Drain Manhole                    |
| (50.00') | Distance from reference plan or deed. | □              | Catch Basin                      |
| N/F      | Now Or Formerly                       | 12345/99       | Deed Book/Page of Local Registry |
| Z        | Indicates Ownership in Common         | ①              | Lot Number                       |
| ⊙        | Utility Pole                          | —              | Edge of Traveled Way             |
| E        | Overhead Utility                      | —              | Setback Line                     |
| BOOK     | Abutter Line                          | - - - 98 - - - | Contour Line                     |
| —        | Property Line                         | —              | Old Lot Line                     |
| - - -    | Street Line                           | ⊙              | Min. 2-1/2" Tree to Be Installed |

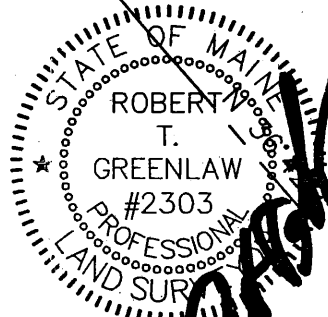
**SURVEYORS STATEMENT:**

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

DATE: JULY 24, 2006

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



REVISION 07-24-2006: RESCALED DRAWING AND ADDED DIMENSIONS TO PARKING  
**MINOR SITE PLAN FOR A PROPOSED DUPLEX**  
 INVERNESS STREET PORTLAND, MAINE  
 FOR: **MIKE MICHAUD**

DRAWN BY: DMD/RTG	DATE OF SURVEY: 06/15/2006
CHECKED BY: RTG	JOB NUMBER: 2006060
SCALE: 1"=20'	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: XXX

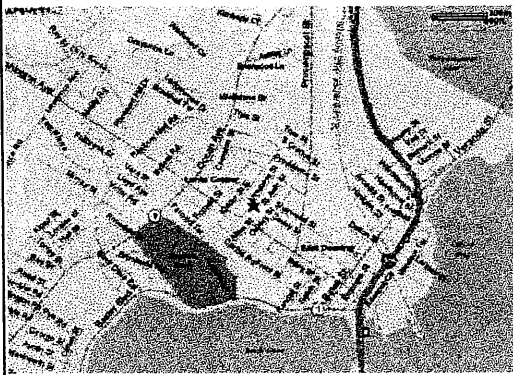
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ZONING: R-5 RESIDENTIAL  
 SETBACKS: FRONT - 20 FT  
 REAR - 20 FT  
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT  
 ON SIDE STREET: 15 FT

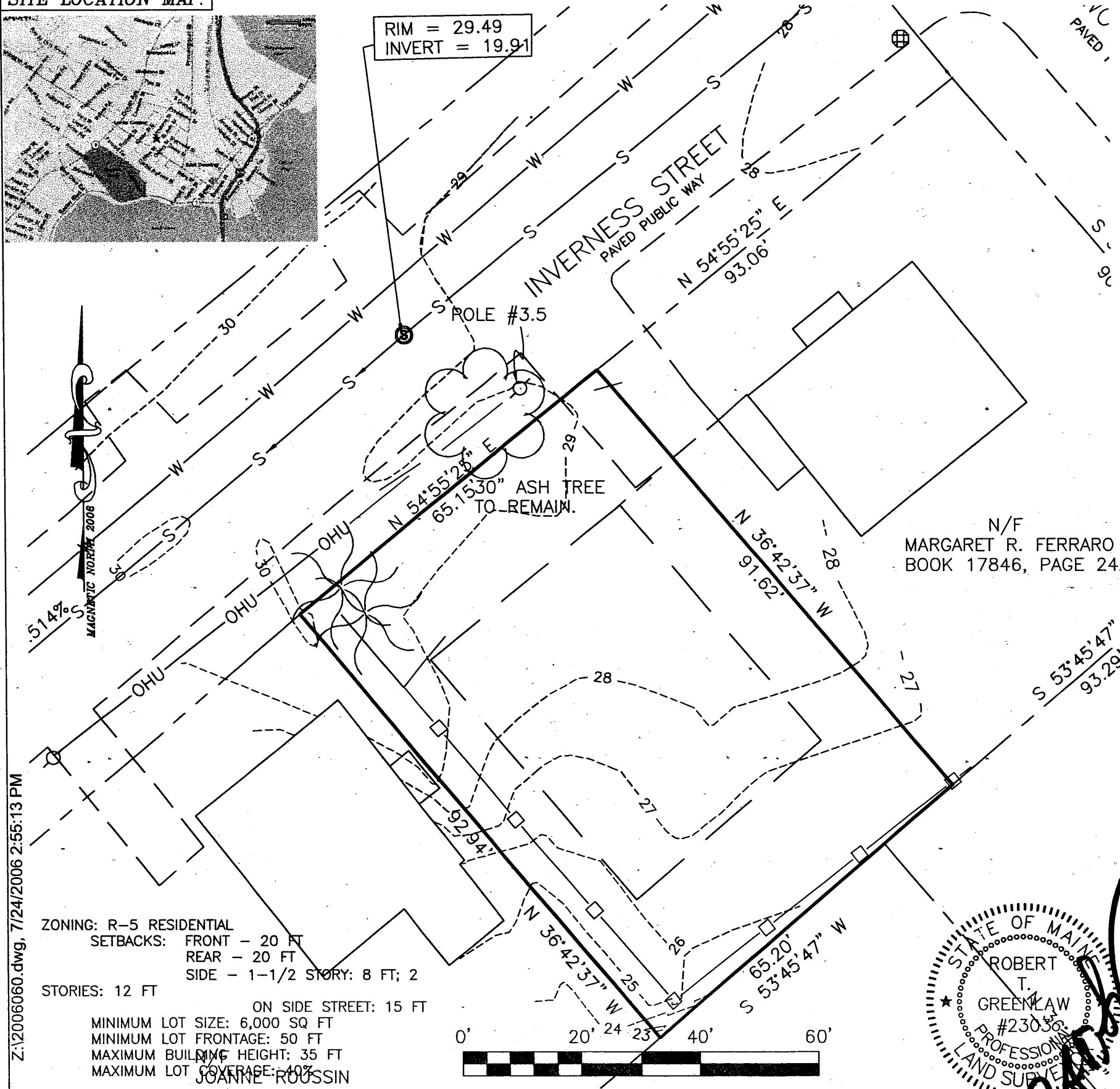
MINIMUM LOT SIZE: 6,000 SQ FT  
 MINIMUM LOT FRONTAGE: 50 FT  
 MAXIMUM BUILDING COVERAGE: 40%  
 MAXIMUM LOT COVERAGE: 40%



**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.).
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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.
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6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY OTHER THAN ZONING AND ORDINANCES AT THE TIME OF OF THIS SURVEY.

N/F  
MARGARET R. FERRARO  
BOOK 17846, PAGE 242

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
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z- Indicates Ownership in Common
- ⊙ Utility Pole
- E- Overhead Utility
- - - Abutter Line
- - - PAU Property Line
- - - BOOK-195 Street Line
- ⊙ Sewer Manhole
- ⊙ Drain Manhole
- ⊕ Catch Basin
- 12345/99 Deed Book/Page of Local Registry
- ① Lot Number
- - - Edge of Traveled Way
- - - Setback Line
- - - 98 Contour Line
- - - Old Lot Line

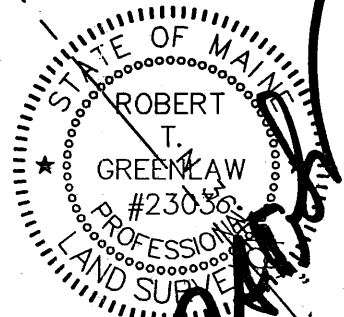
**SURVEYORS STATEMENT:**

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

DATE: JULY 24, 2006

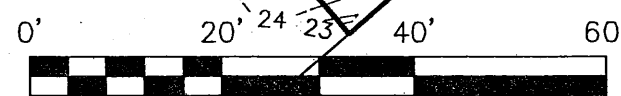
ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.



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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%

JOANNE ROUSSIN



REVISED 07-24-2006: RESCALED DRAWING:  
**EXISTING CONDITIONS/MINOR SITE PLAN**  
INVERNESS STREET PORTLAND, MAINE  
FOR: **MIKE MICHAUD**

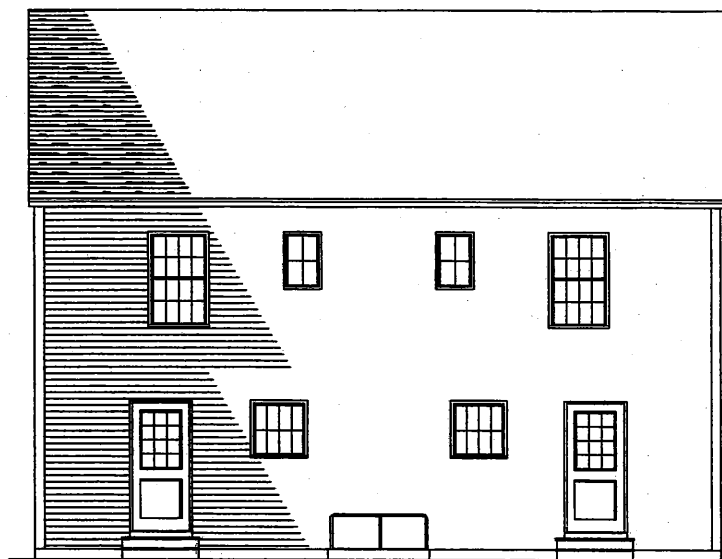
DRAWN BY: DMD/RTG	DATE OF SURVEY: 06/15/2006
CHECKED BY: RTG	JOB NUMBER: 2006060
SCALE: 1"=20'	SHEET: 1 OF 3

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: XXX

MICHAUD

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY AT THE ADDRESS NAMED ON THESE DRAWINGS.

USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS.



HOUSE CALLS INC.  
HOME PLANNING & DESIGN  
151 ROOSEVELT TRAIL, WINDHAM, ME

NAME INVERNESS ST, PORTLAND  
DRAWING ELEVATIONS

SCALE 1/4" = 1'  
DATE 7/06

DRAWN BY J. CALL  
PAGE 1 OF 3

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECTURAL OR ENGINEERING COMPANY, FURTHER UNDERSTANDS THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL REGULATIONS AND CODES. THE ARCHITECT OR ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, WE WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

**WINDOW NOTES:**  
 ALL DOOR AND WINDOW SIZES, BRAND, STYLE, AND EXACT LOCATIONS ARE TO BE DICTATED BY THE OWNER OR THE BUILDER.  
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY.  
 THE ACTUAL LOCATION OF THE KITCHEN WINDOW WILL BE DICTATED BY THE FINAL CABINET LAYOUT.  
 RECOMMEND AN AWNING WINDOW IN THE KITCHEN.  
 ALL BEDROOMS ARE TO HAVE AT LEAST ONE EGRESS WINDOW.  
 VERIFY ALL WINDOW AND DOOR LOCATIONS WITH BUILDER BEFORE CONSTRUCTION STARTS.

**MISC. STRUCTURAL:**  
 ALL HEADERS ARE TO BE "BUILT-UP" 6X8, 6X10, OR 6X12 AS NEEDED.  
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.

THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.

**WINDOW SIZES SHOWN ON PLAN:**  
 (A) 3'-0" X 5'-0" EGRESS  
 (B) 3'-0" X 3'-0" AIN  
 (C) 2'-0" X 3'-0" CASHT TEMPERED

**WINDOW SCHEDULE:**

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)		16
(B)		2
(C)		4

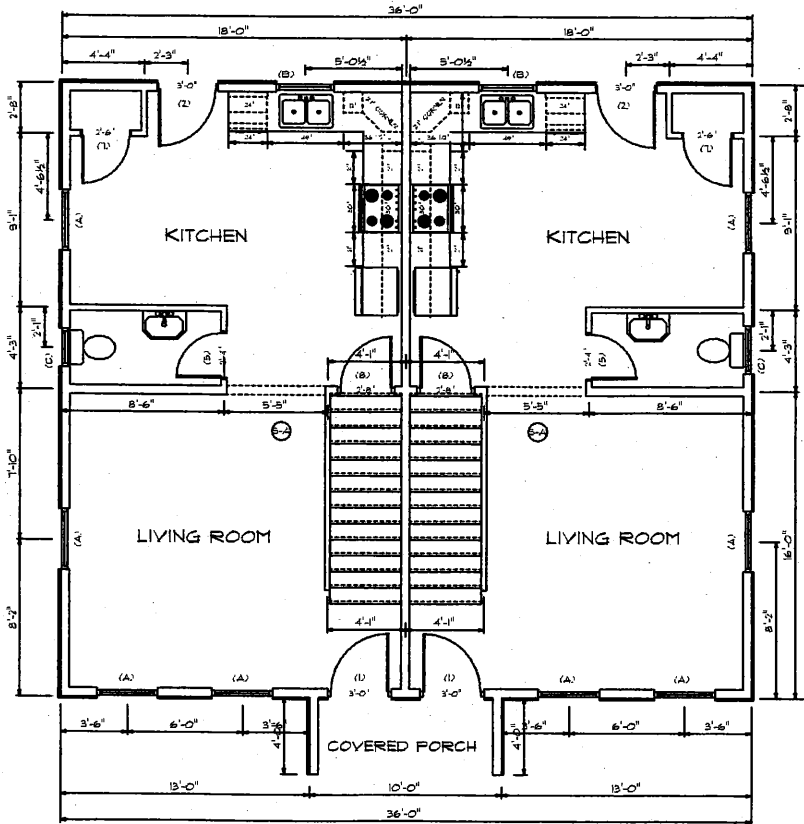
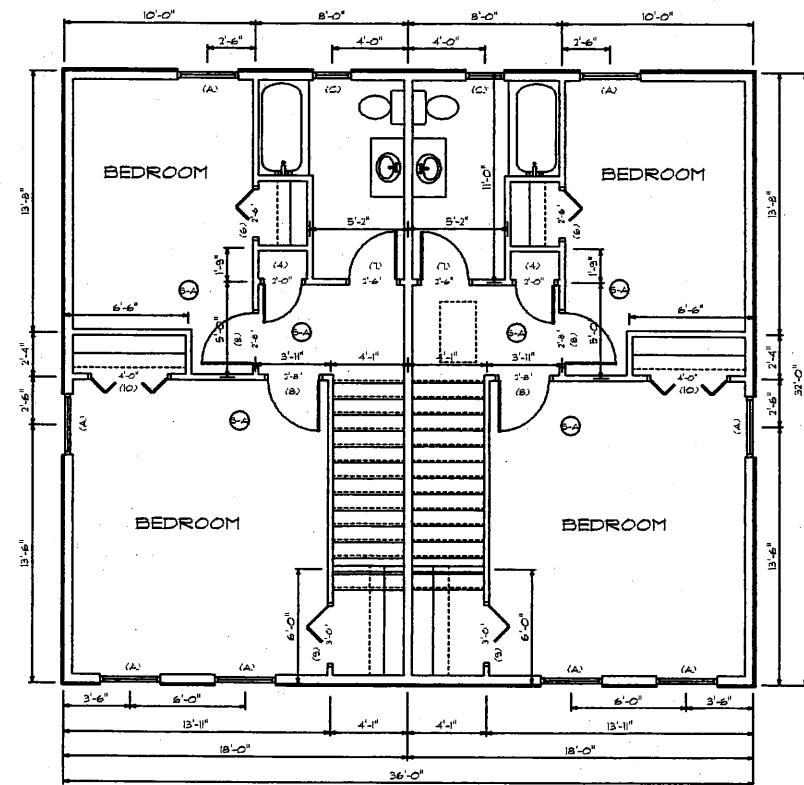
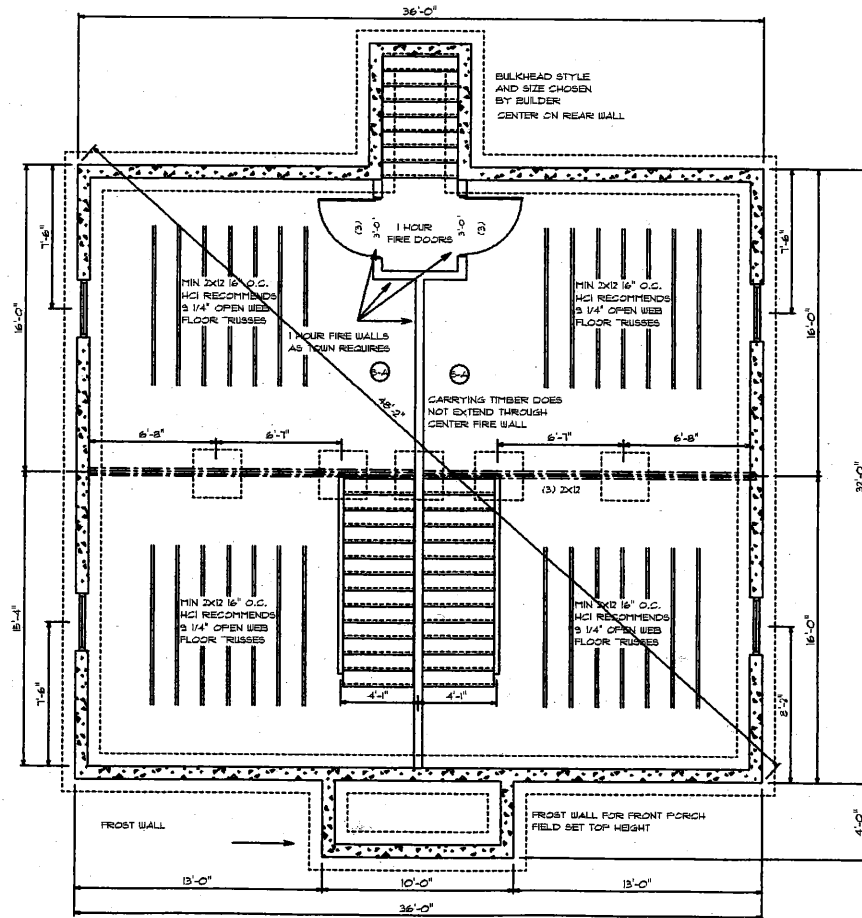
**EXTERIOR DOOR SCHEDULE:**

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1) 3'-0" FRONT ENTRY		1 L / 1 R
(2) 3'-0" REAR ENTRY		1 L / 1 R
(3) 3'-0" 1 HR. FIRE DOOR		1 L / 1 R

**INTERIOR DOOR SCHEDULE:**

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A) 2'-0"		1 L / 1 R
(B) 2'-4"		1 L / 1 R
(C) 2'-6" BF		2
(D) 2'-8"		2 L / 2 R
(E) 2'-8"		3 L / 3 R
(F) 3'-0" BF		2
(G) 4'-0" BF		1

VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION.  
 ALL CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER.  
 FULL HEIGHT 8" CEMENT WALL, 12" X 24" KEYS FOOTINGS.  
 RECOMMEND RADON PIPES IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM.  
 INTERIOR AND EXTERIOR POSITIVE DRAINS OR DRAINS TO A SUMP HOLE.  
 ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER.  
 ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.  
 BULKHEAD SIZE AND LOCATION DICTATED BY OWNER OR BUILDER. BULKHEAD TOP HEIGHT FIELD SET.  
 1/2" ANCHOR BOLTS 1' IN FROM CORNERS AND MIN 6" APART.  
 2X6 P.T. SILL W/ SILL SEAL.



THESE DRAWINGS ARE COPY WRITTEN AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY AT THE ADDRESS NAMED ON THESE DRAWINGS.

USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS.

**HOUSE CALLS INC.**  
 HOME PLANNING & DESIGN  
 151 ROOSEVELT TRAIL, WINDHAM, ME

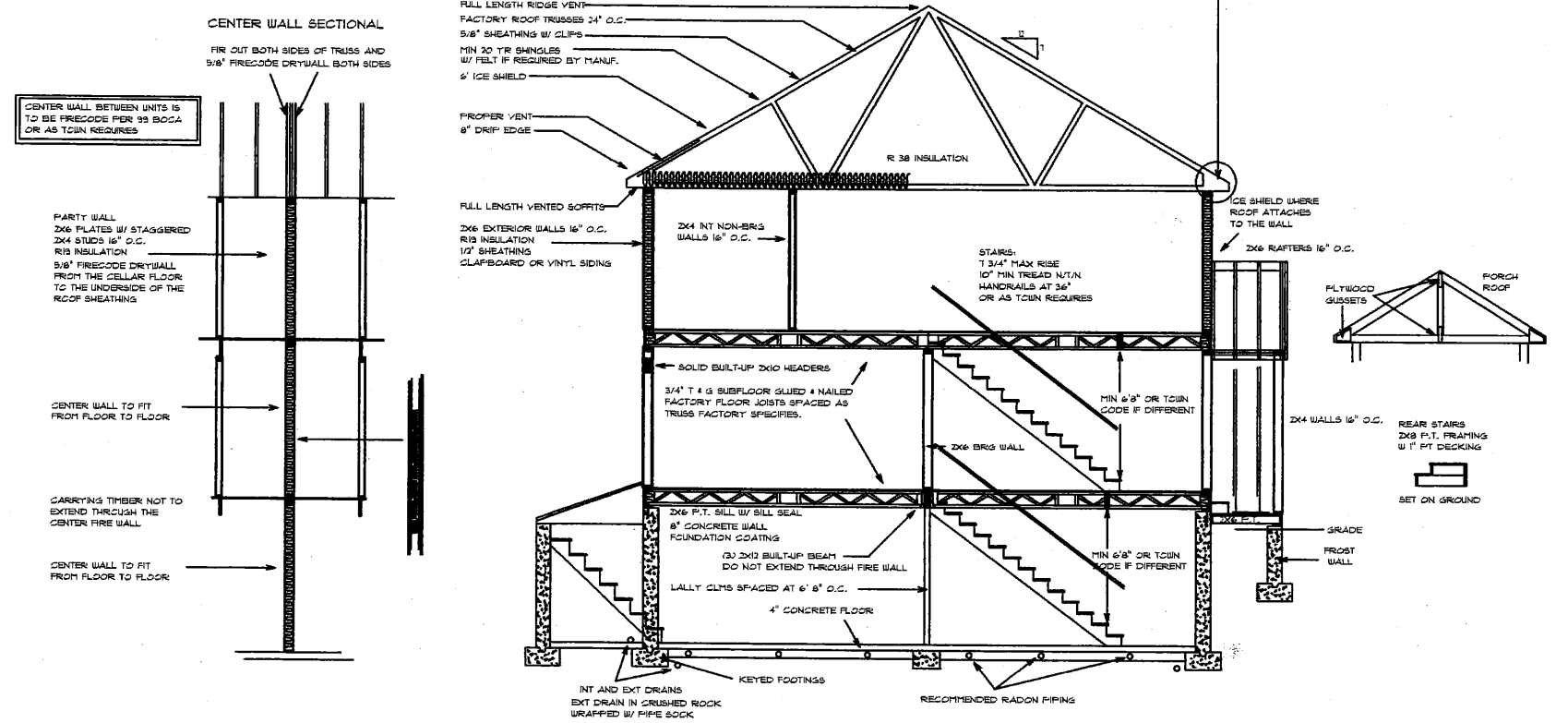
**INVERNESS ST, PORTLAND**

FLOOR PLANS, & FOUNDATION

DATE: 1/06  
 PRICE: 2 OF 3  
 DRAWN BY: J. CALL

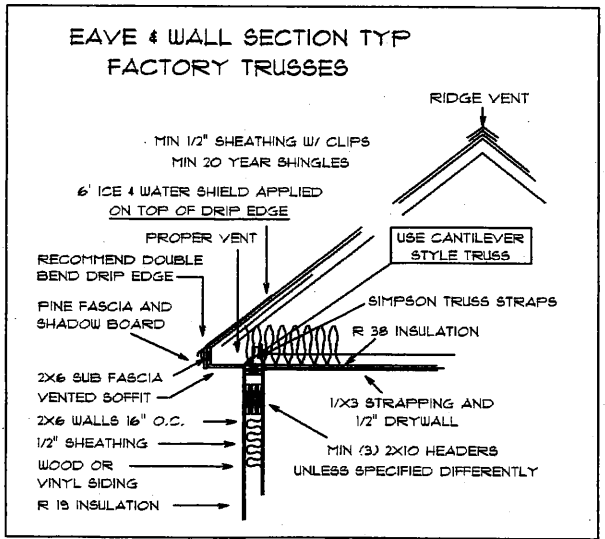
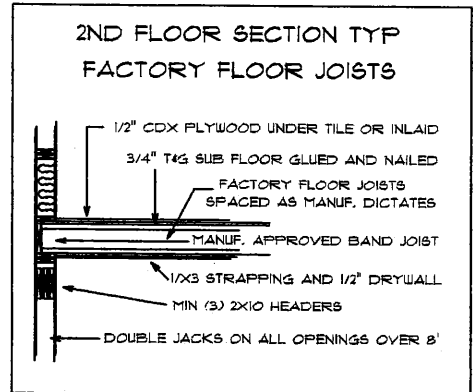
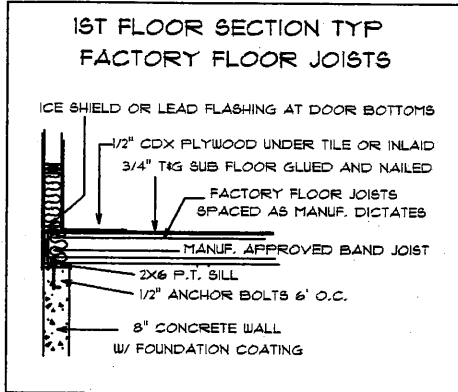
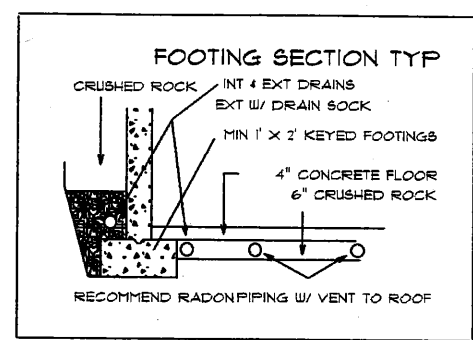
IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL PURPOSES ONLY. HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS NOTE IS PRINTED ON ALL DRAWINGS. THE TIME OF CONSTRUCTION, THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THE PROJECT. IF ANY CHANGES ARE NEEDED, THEY SHOULD BE MADE BEFORE CONSTRUCTION STARTS. WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE DESIGNED BY THE MANUFACTURER. USE CANTILEVER STYLE TRUSSES FOR BETTER INSULATION ABOVE THE WALLS - SEE DETAIL BELOW. ALL TRUSS MEASUREMENTS TO BE TAKEN OFF FLOOR PLAN.



BUILDER TO GO OVER PLANS AND STRUCTURALS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT HE WANTS, AND THAT THEY MEET TOWN CODES. IF THERE ARE ANY QUESTIONS PLEASE CALL JOHN AT HOUSE CALLS.

THE OWNER OR THE BUILDER HAS HOUSE CALLS PERMISSION TO ADD TO OR DELETE FROM ANY DETAIL NOTES AND/OR SPECIFICATIONS ON THESE PLANS AS MAY BE NECESSARY FOR TOWN PERMITS. (THIS IS NOT PERMISSION TO CHANGE THE NAMES OR IN ANY WAY VIOLATE H.C.I.'S COPY RIGHT)

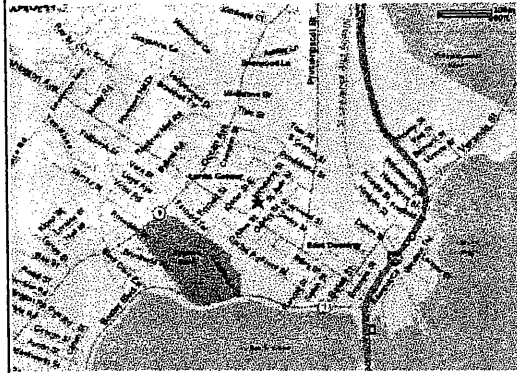


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 USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS!

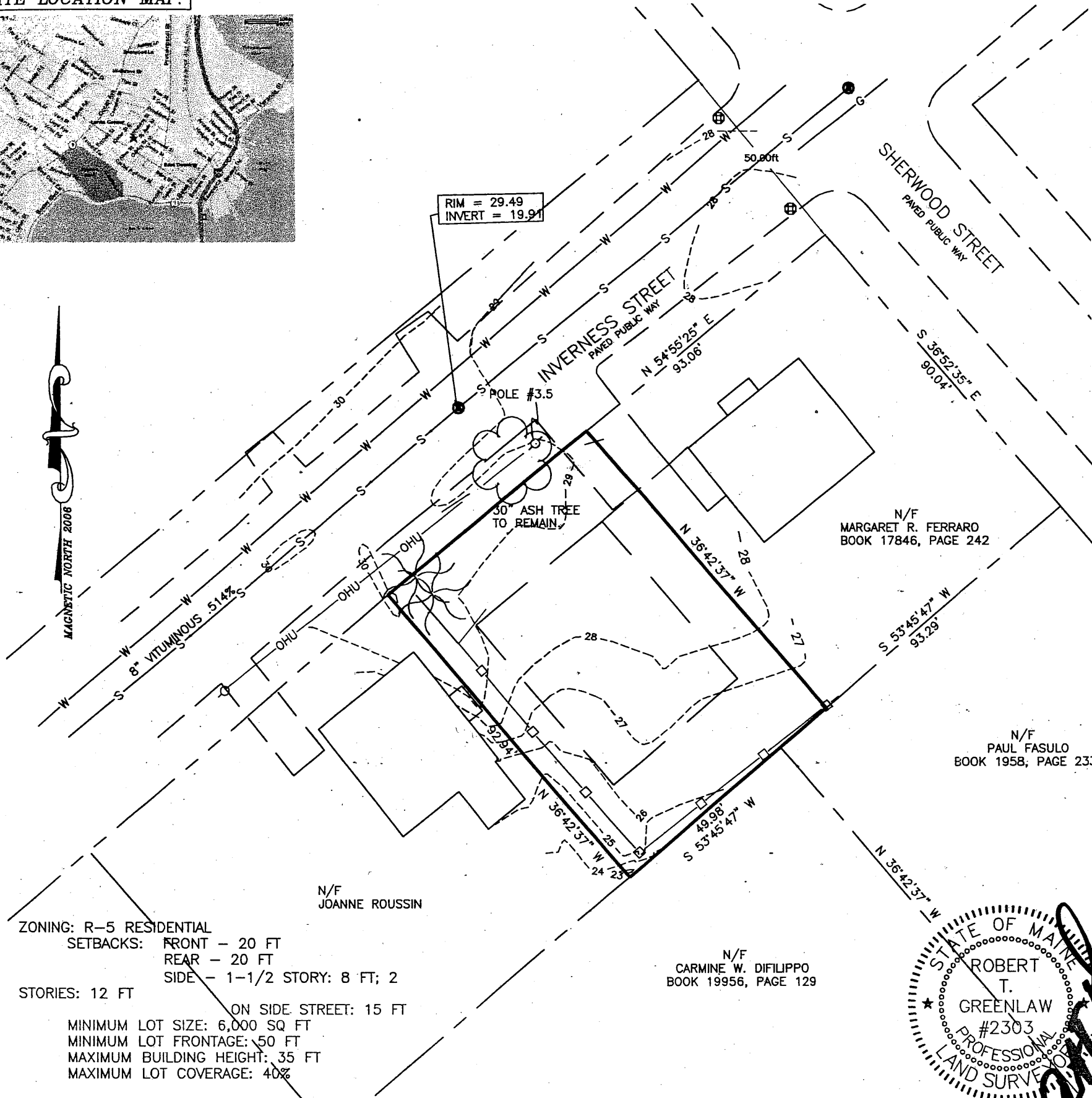
IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PRELIMINARY ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS CONSTRUCTED ACCORDING TO THE DRAWINGS AND THE BUILDING CODES. THE BUILDER OR GENERAL CONTRACTOR SHALL VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY ALL MEASUREMENTS. IF ANY ERRORS ARE FOUND, THE BUILDER OR GENERAL CONTRACTOR SHALL CORRECT THEM BEFORE CONSTRUCTION STARTS.

DATE: 1/4" = 1'  
 SCALE: 1/06  
 SHEET: 3 OF 3  
 DRAWING: STRUCTURALS  
 NAME: INVERNESS ST. PORTLAND  
 HOUSE CALLS INC. HOME PLANNING & DESIGN  
 151 ROOSEVELT TRAIL, WINDHAM, ME

**SITE LOCATION MAP:**



MAGNETIC NORTH 2006



RIM = 29.49  
INVERT = 19.91

30" ASH TREE TO REMAIN

N/F MARGARET R. FERRARO  
BOOK 17846, PAGE 242

N/F PAUL FASULO  
BOOK 1958, PAGE 233

N/F JOANNE ROUSSIN

N/F CARMINE W. DIFILIPPO  
BOOK 19956, PAGE 129

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%

**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: 6009 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.
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6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY OTHER THAN ZONING AND ORDINANCES AT THE TIME OF OF THIS SURVEY.

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
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z- Indicates Ownership in Common
- ⊙ Utility Pole
- E- Overhead Utility
- - - Abutter Line
- - - Property Line
- - - Street Line
- ⊙ Sewer Manhole
- ⊙ Drain Manhole
- ⊕ Catch Basin
- 12345/99 Deed Book/Page of Local Registry
- ① Lot Number
- - - Edge of Traveled Way
- - - Setback Line
- - - 98 Contour Line
- - - Old Lot Line

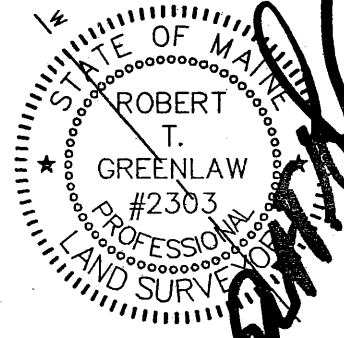
**SURVEYORS STATEMENT:**

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

DATE: JUNE 16, 2006

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



**EXISTING CONDITIONS/ MINOR SITE PLAN**  
INVERNESS STREET PORTLAND, MAINE

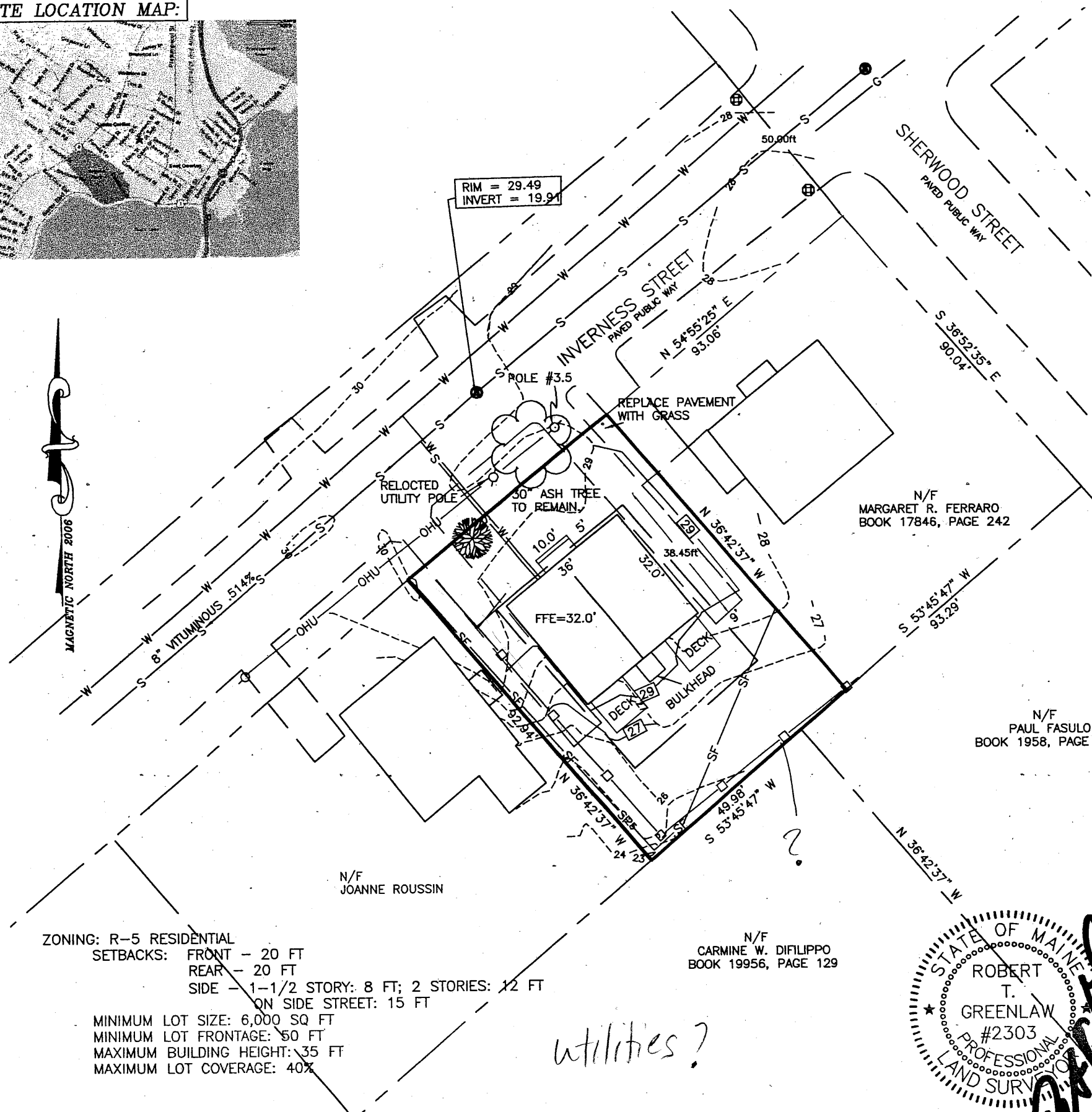
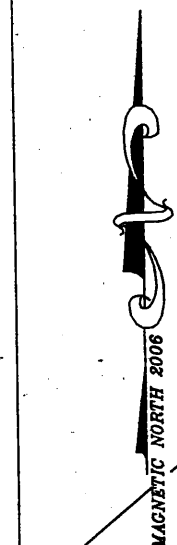
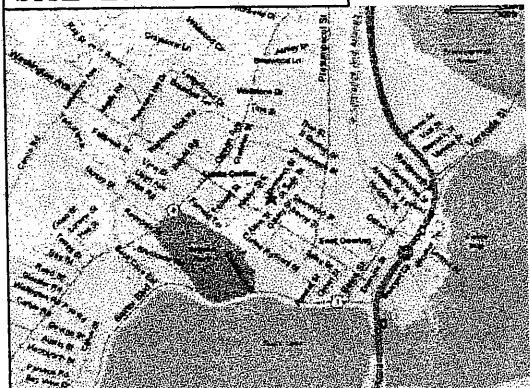
FOR: **MIKE MICHAUD**

DRAWN BY: DMD/RTG  
CHECKED BY: RTG  
SCALE: 1"=20'  
DATE OF SURVEY: 06/15/2006  
JOB NUMBER: 2006060  
SHEET: 1 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: XXX

**SITE LOCATION MAP:**



RIM = 29.49  
INVERT = 19.94

N/F  
MARGARET R. FERRARO  
BOOK 17846, PAGE 242

N/F  
PAUL FASULO  
BOOK 1958, PAGE 233

N/F  
CARMINE W. DIFILIPPO  
BOOK 19956, PAGE 129

N/F  
JOANNE ROUSSIN

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%

*utilities?*

**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.).
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3. AREA OF SUBJECT PARCEL: 6009 SQ. FT.
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c.) CITY OF PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS STUDY AREA III SHEET III-17.
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**LEGEND**

- CRF ⊙ Capped 5/8" Rebar Found
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z- Indicates Ownership in Common
- ⊙ Utility Pole
- E- Overhead Utility
- - - Abutter Line
- - - Property Line
- - - Street Line
- ⊙ Sewer Manhole
- ⊙ Drain Manhole
- Catch Basin
- 12345/99 Deed Book/Page of Local Registry
- ① Lot Number
- - - Edge of Traveled Way
- - - Setback Line
- - - 98 - - - Contour Line
- - - Old Lot Line
- ⊙ Min. 2-1/2" Tree to Be Installed

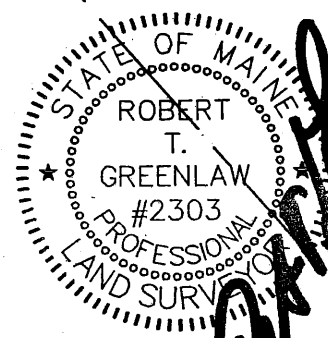
**SURVEYORS STATEMENT:**

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

DATE: JULY 10, 2006

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

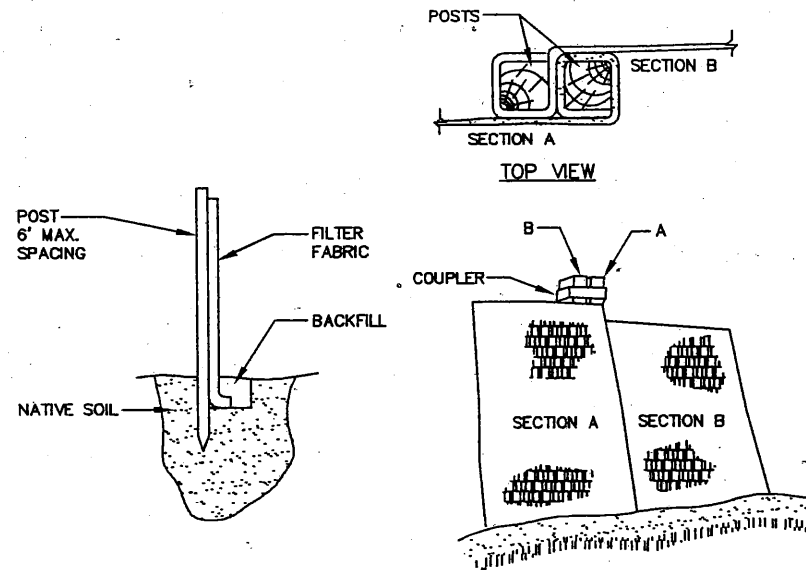


MINOR SITE PLAN FOR A PROPOSED DUPLEX  
INVERNESS STREET PORTLAND, MAINE  
FOR: MIKE MICHAUD

DRAWN BY: DMD/RTG  
CHECKED BY: RTG  
SCALE: 1"=20'  
DATE OF SURVEY: 06/15/2006  
JOB NUMBER: 2006060  
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: XXX



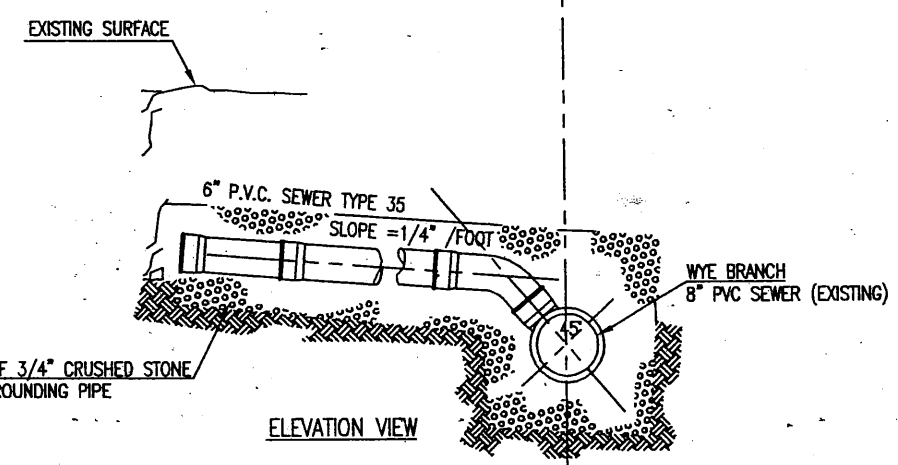
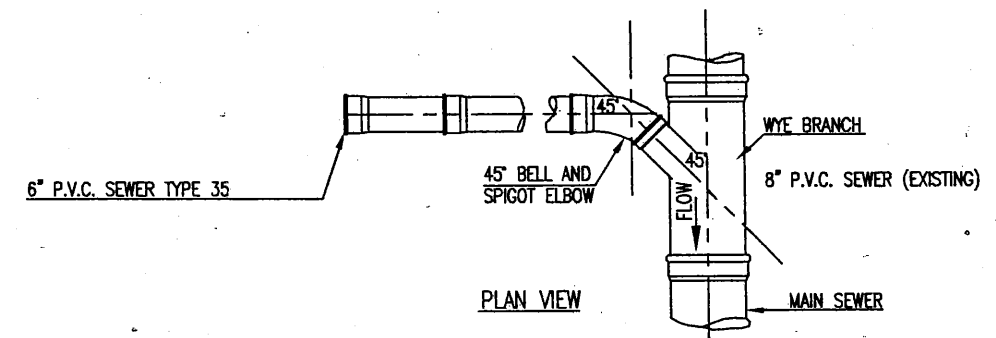


**INSTALLATION:**

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

**FILTER BARRIER**  
NOT TO SCALE

**NOTE**  
LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



**TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS**  
NOT TO SCALE

DETAIL SHEET

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

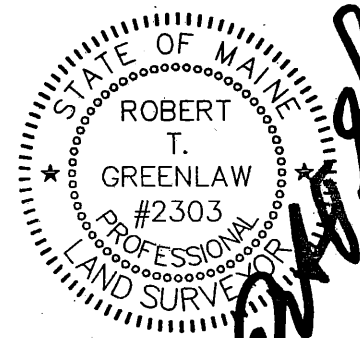
FOR:  
**MIKE MICHAUD**

DRAWN BY: RTG / pim	REV 4 DATE: 06/05/2006
CHECKED BY: PIM	JOB NUMBER: 2005051
SCALE: N.T.S.	DATE OF SURVEY: N/A
DATE OF SURVEY: N/A	SHEET: 3 OF 3

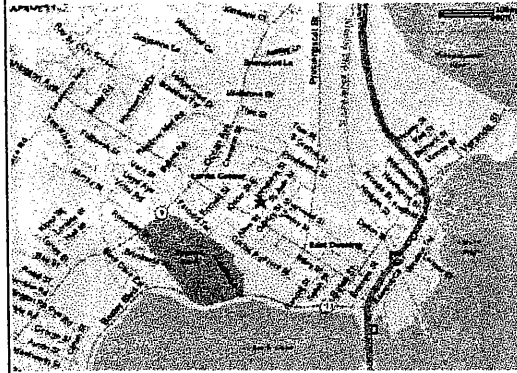
PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE  
PORTLAND, MAINE

207-774-2855 FAX 207-347-4346

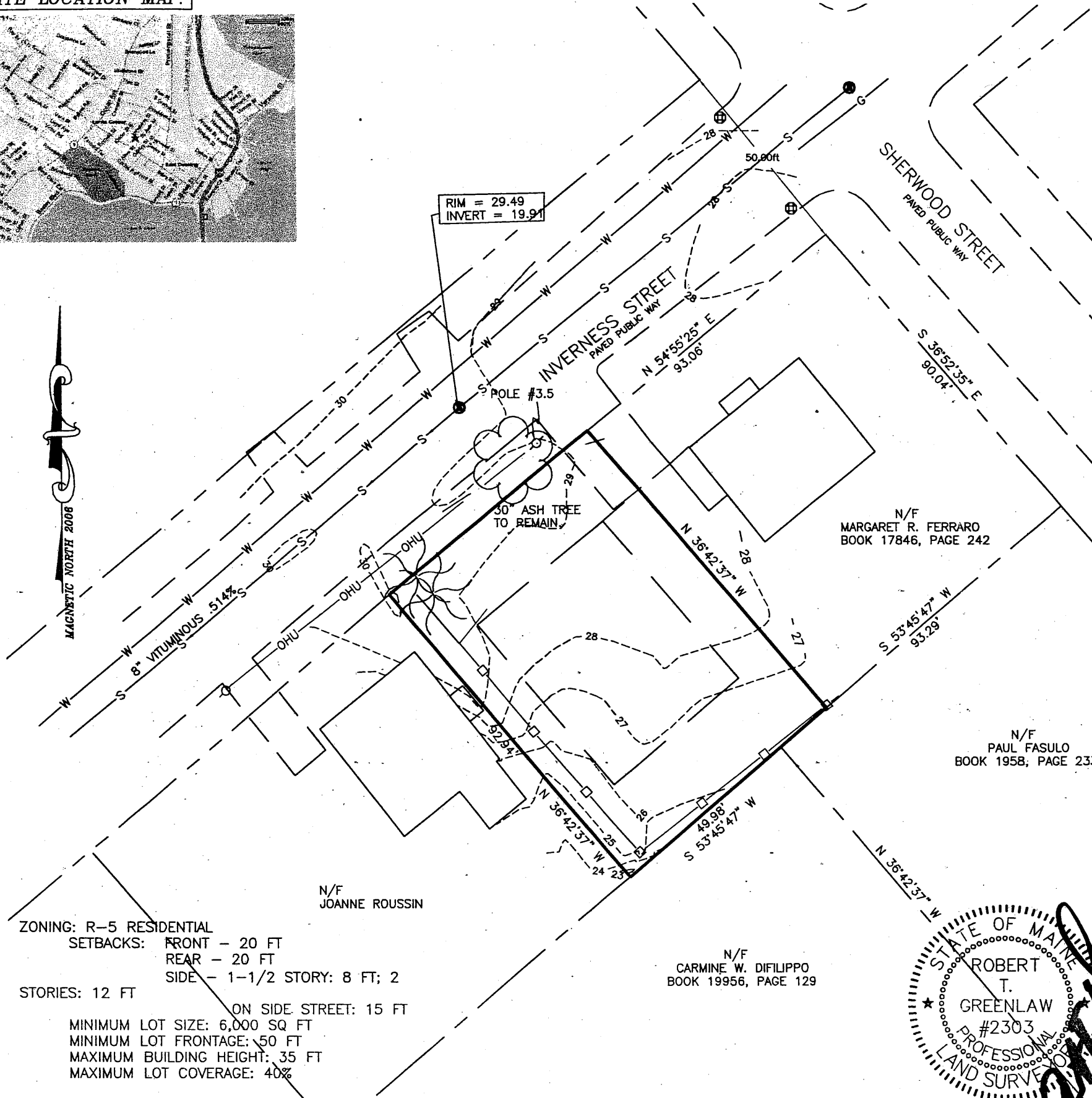


**SITE LOCATION MAP:**



MAGNETIC NORTH 2006

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.).
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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
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z- Indicates Ownership in Common
- ⊙ Utility Pole
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- 12345/99 Deed Book/Page of Local Registry
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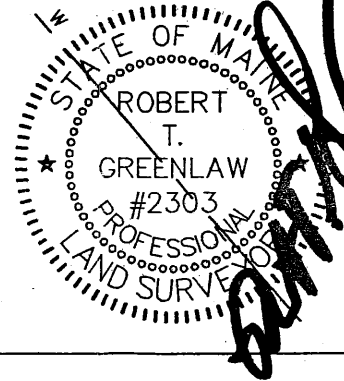
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- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

DATE: JUNE 16, 2006

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



EXISTING CONDITIONS/ MINOR SITE PLAN  
INVERNESS STREET PORTLAND, MAINE

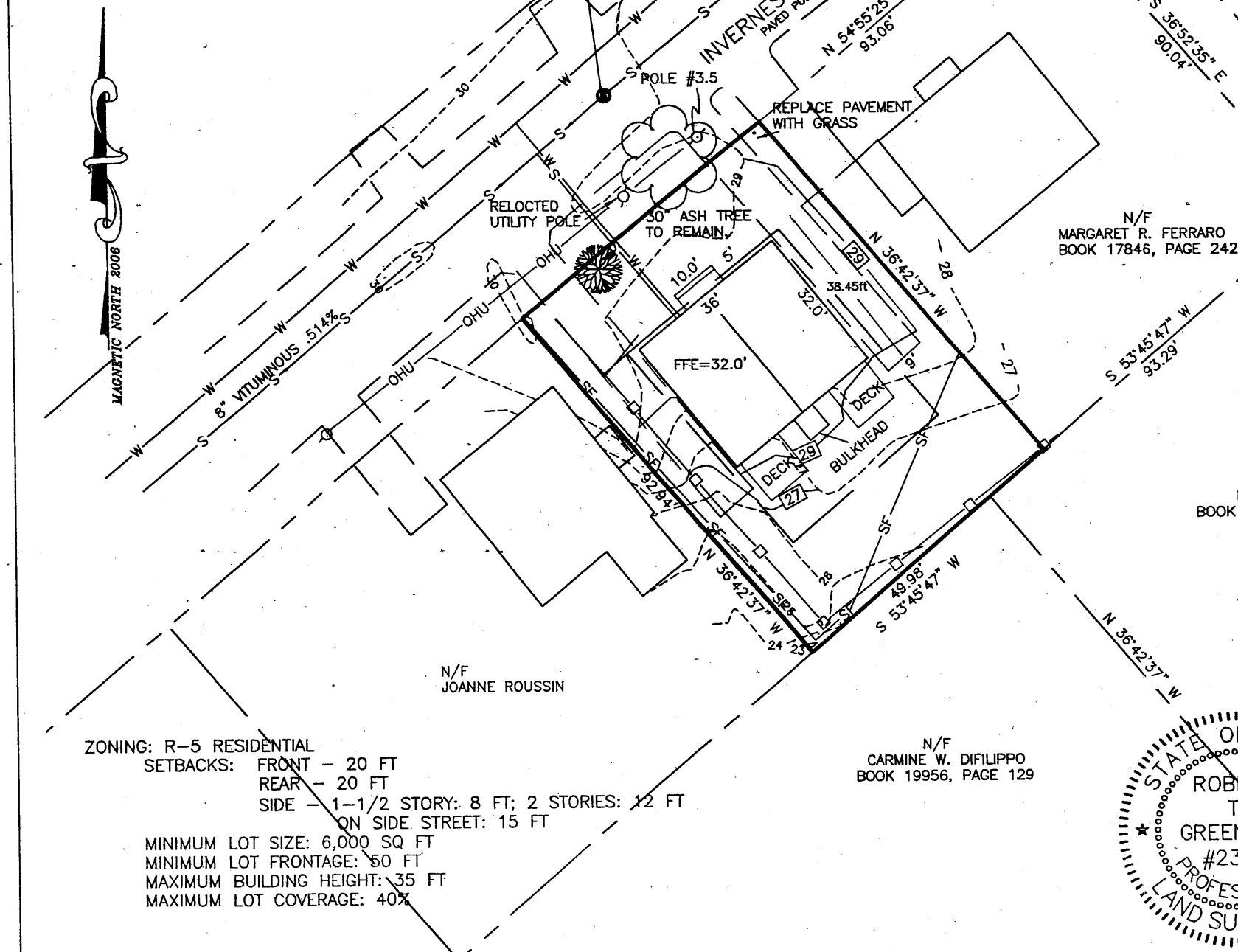
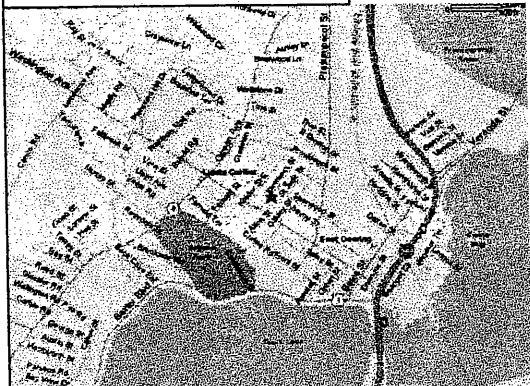
FOR: MIKE MICHAUD

DRAWN BY: DMD/RTG  
CHECKED BY: RTG  
SCALE: 1"=20'  
DATE OF SURVEY: 06/15/2006  
JOB NUMBER: 2006060  
SHEET: 1 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: XXX

**SITE LOCATION MAP:**



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%

N/F  
 JOANNE ROUSSIN

N/F  
 CARMINE W. DIFILIPPO  
 BOOK 19956, PAGE 129

N/F  
 MARGARET R. FERRARO  
 BOOK 17846, PAGE 242

N/F  
 PAUL FASULO  
 BOOK 1958, PAGE 233

**GENERAL NOTES:**

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 b.) CITY OF PORTLAND TAX MAP 168-F LOTS 8,9, &10.  
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- CRF ⊙ Capped 5/8" Rebar Found
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z Indicates Ownership in Common
- ⊙ Utility Pole
- E Overhead Utility
- Abutter Line
- Property Line
- Street Line
- ⊙ Sewer Manhole
- ⊙ Drain Manhole
- Catch Basin
- 12345/99 Deed Book/Page of Local Registry
- ① Lot Number
- Edge of Traveled Way
- Setback Line
- 98 Contour Line
- Old Lot Line
- Min. 2-1/2" Tree to Be Installed

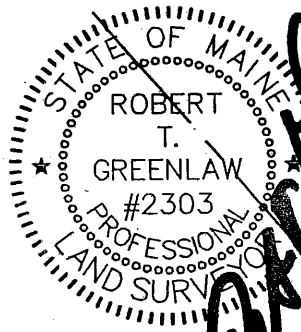
**SURVEYORS STATEMENT:**

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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET

DATE: JULY 10, 2006

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



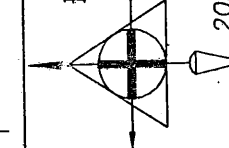
MINOR SITE PLAN FOR A PROPOSED DUPLEX  
 INVERNESS STREET PORTLAND, MAINE

FOR: MIKE MICHAUD

FOR:

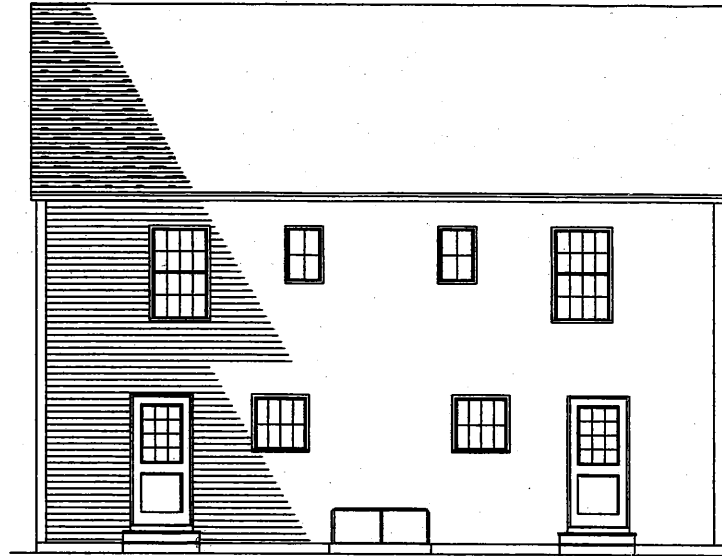
DRAWN BY: DMD/RTG	CHECKED BY: RTG
SCALE: 1"=20'	DATE OF SURVEY: 06/15/2006
JOB NUMBER: 2006060	SHEET: 2 OF 3

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: XXX

REAR ELEVATION



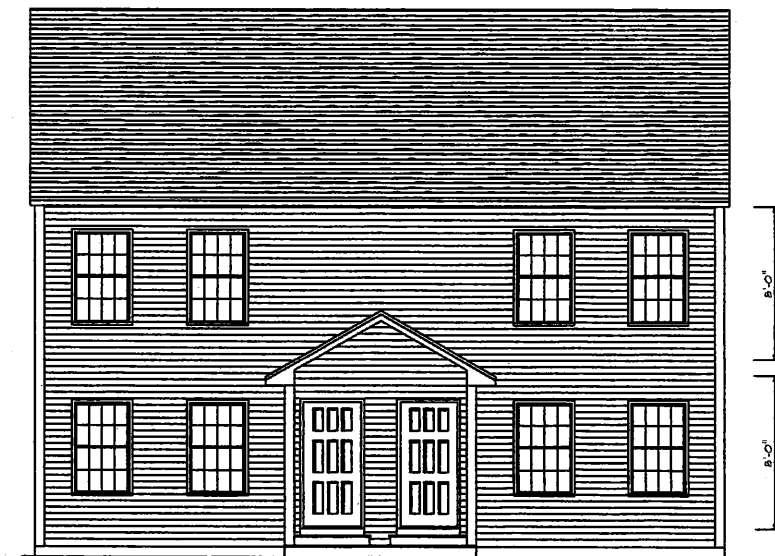
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY AT THE ADDRESS NAMED ON THESE DRAWINGS.

USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS.



**HOUSE CALLS INC.**  
HOME PLANNING & DESIGN  
151 ROOSEVELT TRAIL, WINDHAM, ME

DATE: 7/06  
DRAWING: ELEVATIONS  
SCALE: 1/4" = 1'

DATE: 7/06  
PAGE: 1 OF 3

DESIGNED BY: J. CALL

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECTURAL OR ENGINEERING COMPANY, THE ARCHITECT UNDERSTANDS THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. HOUSE CALLS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL REQUIREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HGI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

**WINDOW NOTES:**  
 ALL DOOR AND WINDOW SIZES, BRAND, STYLE, AND EXACT LOCATIONS ARE TO BE DICTATED BY THE OWNER OR THE BUILDER.  
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY.  
 THE ACTUAL LOCATION OF THE KITCHEN WINDOW WILL BE DICTATED BY THE FINAL CABINET LAYOUT.  
 RECOMMEND AN AWNING WINDOW IN THE KITCHEN.  
 ALL BEDROOMS ARE TO HAVE AT LEAST ONE EGRESS WINDOW.  
 VERIFY ALL WINDOW AND DOOR LOCATIONS WITH BUILDER BEFORE CONSTRUCTION STARTS.

**MISC. STRUCTURAL:**  
 ALL HEADERS ARE TO BE "BUILT-UP" 6X8, 6X10, OR 6X12 AS NEEDED.  
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.

THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.

**WINDOW SIZES SHOWN ON PLAN:**  
 (A) 3'-3" X 5'-0" EGRESS  
 (B) 3'-0" X 3'-0" AWN  
 (C) 3'-0" X 3'-0" CASHT TEMPERED

**WINDOW SCHEDULE:**

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)		16
(B)		2
(C)		4

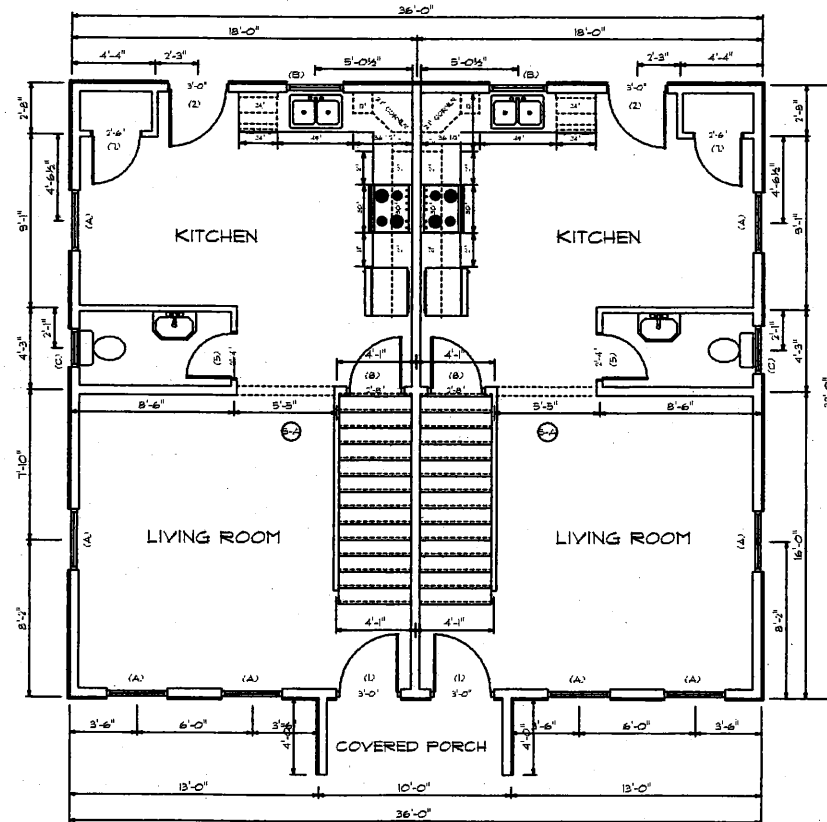
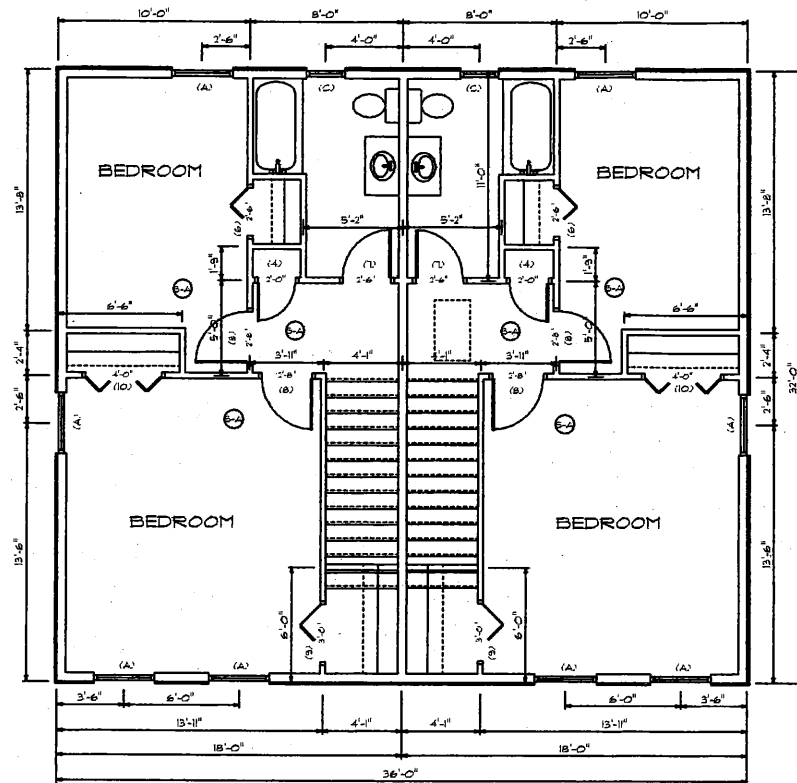
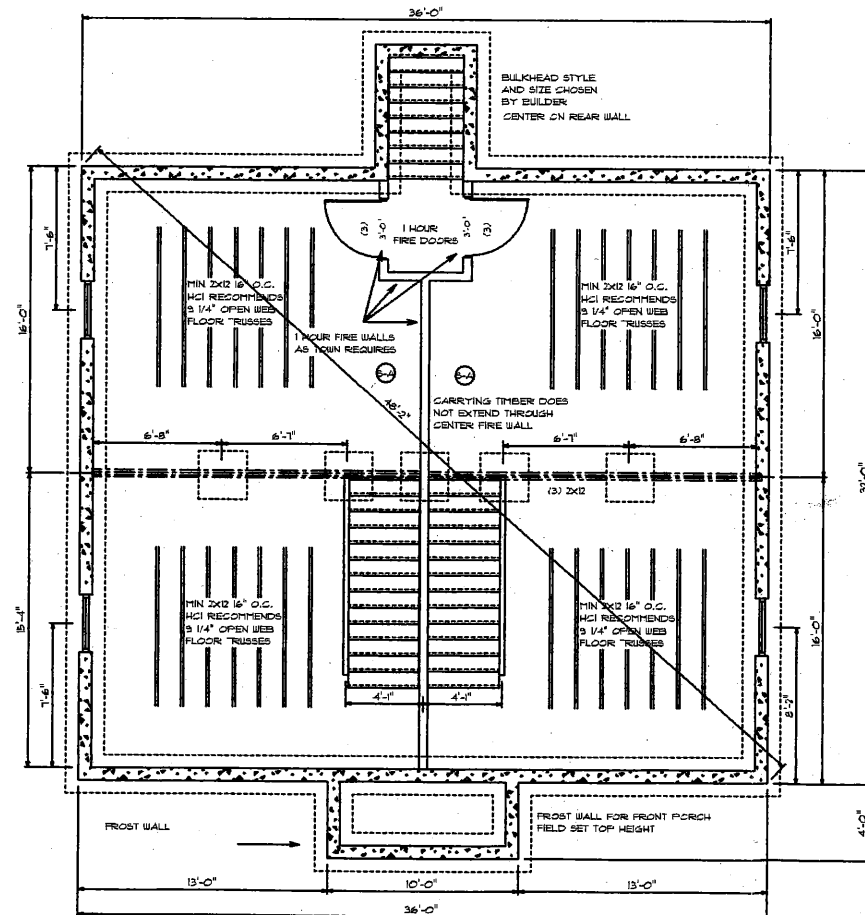
**EXTERIOR DOOR SCHEDULE:**

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1) 3'-0" FRONT ENTRY		1 L / 1 R
(2) 3'-0" REAR ENTRY		1 L / 1 R
(3) 3'-0" 1 HR. FIRE DOOR		1 L / 1 R

**INTERIOR DOOR SCHEDULE:**

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(4) 2'-0"		1 L / 1 R
(5) 2'-4"		1 L / 1 R
(6) 2'-6" BF		2
(7) 2'-6"		3 L / 3 R
(8) 2'-6"		3 L / 3 R
(9) 3'-0" BF		2
(10) 4'-0" BF		2

VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION  
 ALL CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER  
 FULL HEIGHT 6" CEMENT WALL, 17" X 24" KEYS FOOTINGS.  
 RECOMMEND RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM  
 INTERIOR AND EXTERIOR POSITIVE DRAINS OR DRAINS TO A SUMP HOLE  
 ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER  
 ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED  
 BULKHEAD SIZE AND LOCATION DICTATED BY OWNER OR BUILDER. BULKHEAD TOP HEIGHT FIELD SET.  
 1/2" ANCHOR BOLTS 1' IN FROM CORNERS AND 18" APART.  
 2X6 P.T. SILL WALL SEAL



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USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS.



**HOUSE CALLS INC.**  
 HOME PLANNING & DESIGN  
 151 ROOSEVELT TRAIL, WINDHAM, ME

DATE: **INVERNESS ST, PORTLAND**

SCALE: **1/4" = 1'**

PRICE: **1/06**

2 OF 3

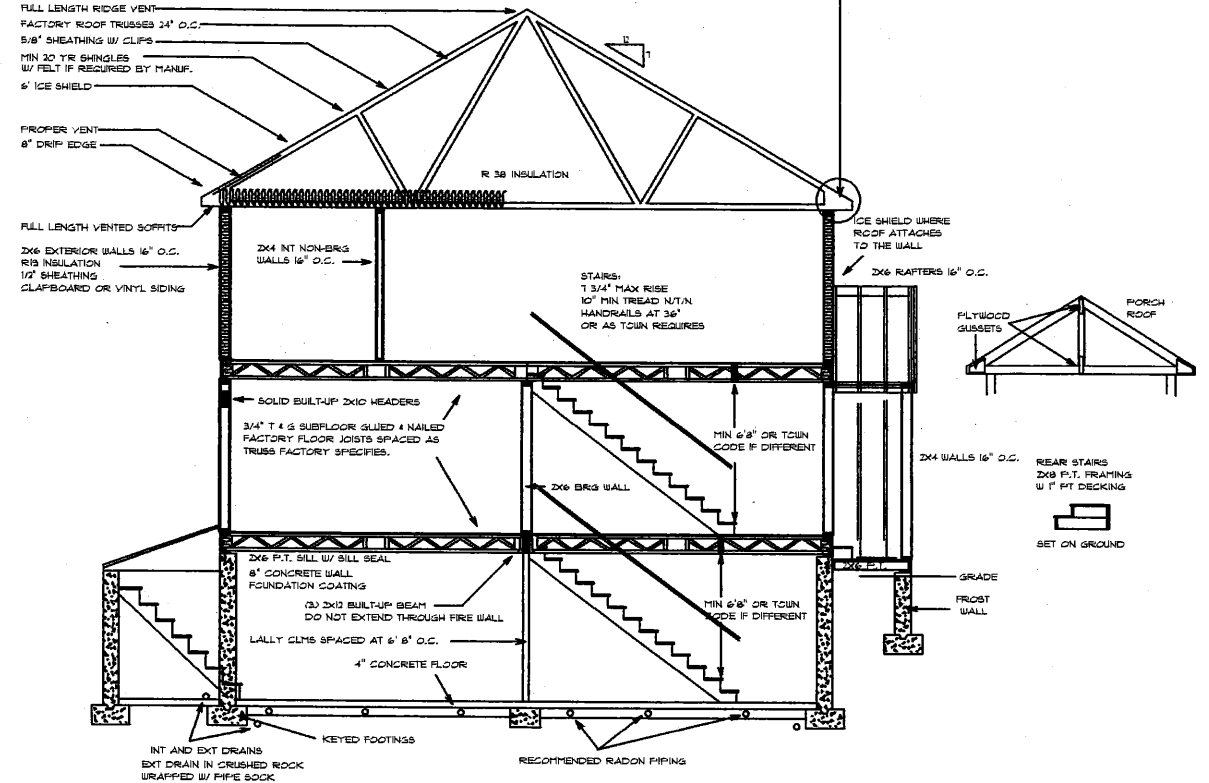
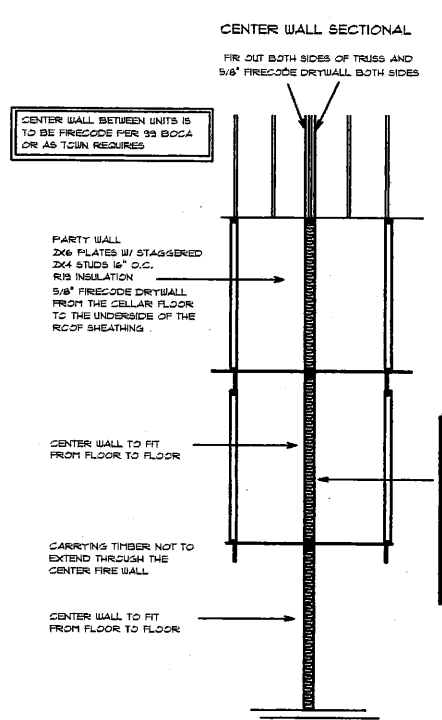
DESIGNED BY: **J. CALL**

PRICE: **2 OF 3**

DRAWING: **FLOOR PLANS, 4 FOUNDATION**

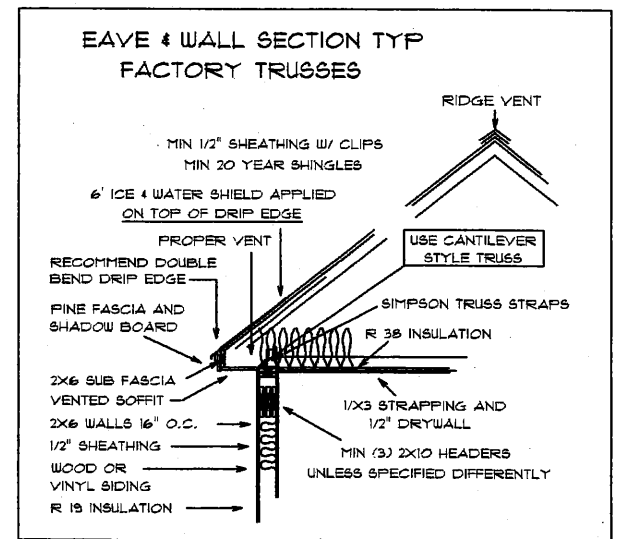
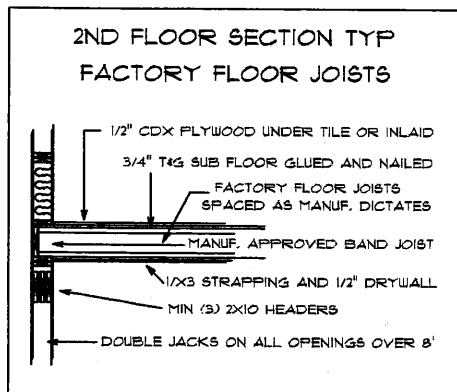
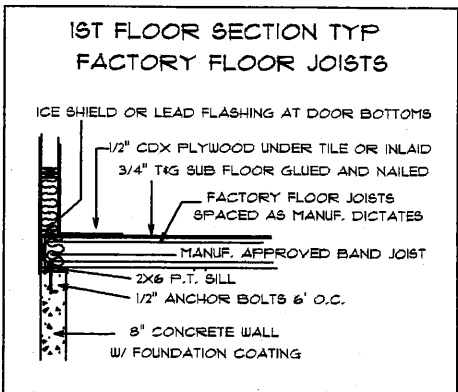
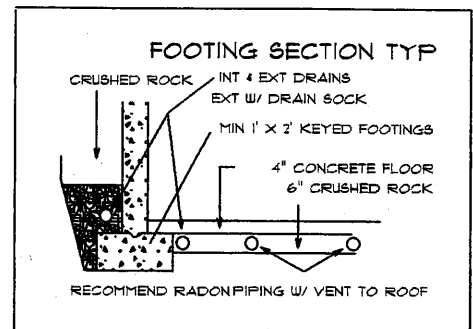
IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS CONSTRUCTED ACCORDING TO THESE DRAWINGS. THE OWNER AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR USES, AND TO VERIFY ALL MEASUREMENTS. IF ANY ERRORS ARE FOUND, HCL WILL CORRECT THEM BEFORE CONSTRUCTION STARTS.

TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE DESIGNED BY THE MANUFACTURER. USE CANTILEVER STYLE TRUSSES FOR BETTER INSULATION ABOVE THE WALLS - SEE DETAIL BELOW. ALL TRUSS MEASUREMENTS TO BE TAKEN OFF FLOOR PLAN.



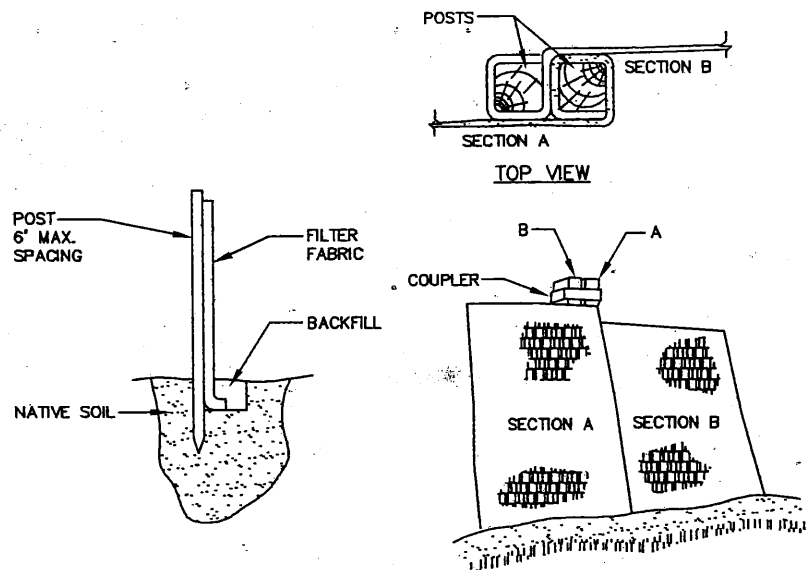
BUILDER TO GO OVER PLANS AND STRUCTURALS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT HE WANTS, AND THAT THEY MEET TOWN CODES. IF THERE ARE ANY QUESTIONS PLEASE CALL JOHN AT HOUSE CALLS.

THE OWNER OR THE BUILDER HAS HOUSE CALLS PERMISSION TO ADD TO OR DELETE FROM ANY DETAIL NOTES AND/OR SPECIFICATIONS ON THESE PLANS AS MAY BE NECESSARY FOR TOWN PERMITS. (THIS IS NOT PERMISSION TO CHANGE THE NAMES OR IN ANY WAY VIOLATE H.C.I.'S COPY RIGHT)



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY AT THE ADDRESS NAMED ON THESE DRAWINGS.  
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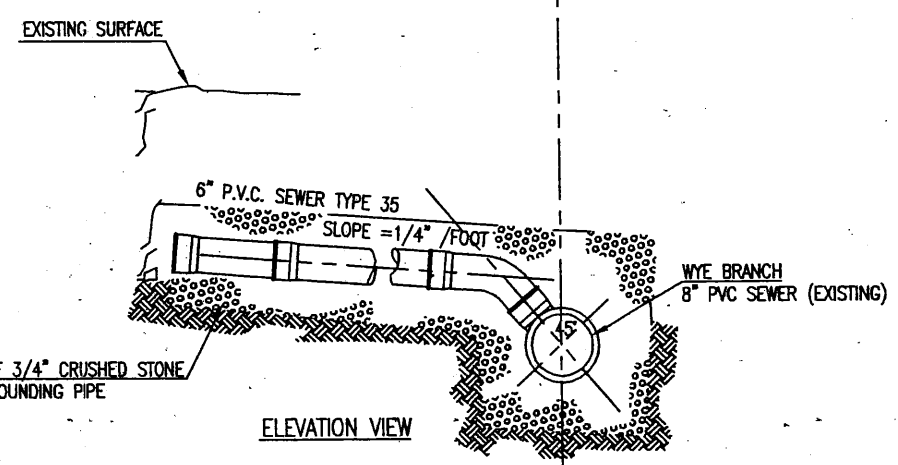
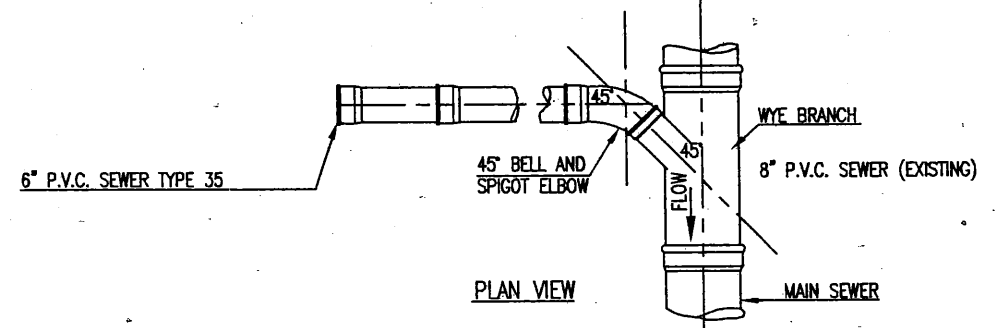
HOUSE CALLS INC. HOME PLANNING & DESIGN 151 ROOSEVELT TRAIL, WINDHAM, ME  
 DRAWING NO. 1/06 3 OF 3  
 SCALE 1/4" = 1'  
 DATE 7/06  
 DRAWN BY J. CALL  
 INVERNESS ST. PORTLAND  
 STRUCTURALS



- INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
  2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
  3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
  4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
  5. BARRIER SHALL BE MIRAFT SILT FENCE OR APPROVED EQUAL.

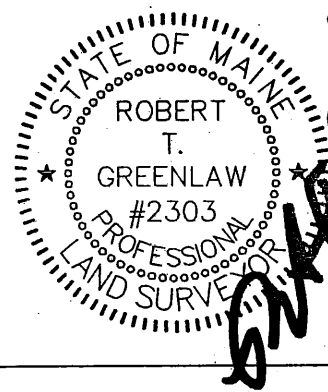
FILTER BARRIER  
NOT TO SCALE

NOTE  
LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS  
NOT TO SCALE

DETAIL SHEET



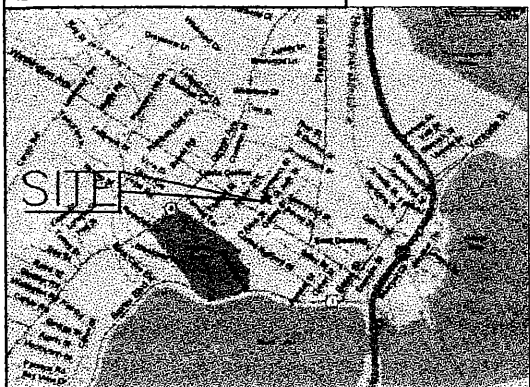
PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
PROFESSIONAL LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE  
207-774-2855 FAX 207-347-4346

DRAWN BY: RTG / PJM	REV 4 DATE: 06/05/2006
CHECKED BY: PJM	
SCALE: N.T.S.	
DATE OF SURVEY: N/A	
JOB NUMBER: 2005051	SHEET: 3 OF 3

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

FOR: **MIKE MICHAUD**

**SITE LOCATION MAP:**



RIM = 29.49'  
INVERT = 19.91'

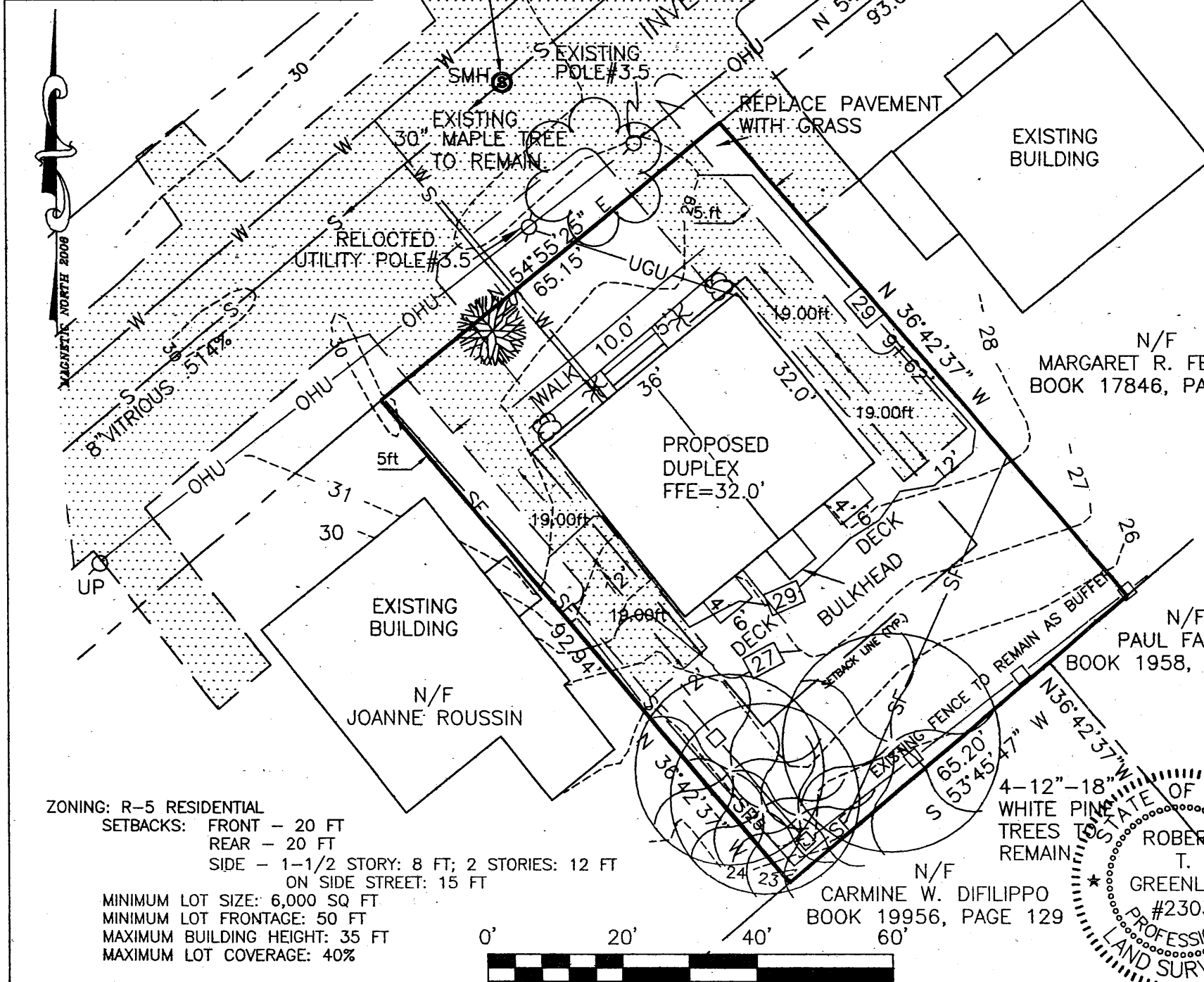
**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: MARGARET R. FERRARO, BOOK 17846, PAGE 242 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- 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.
- AREA OF SUBJECT PARCEL: 6,009 SQ. FT.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - 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.
  - CITY OF PORTLAND TAX MAP 168-F LOTS 8,9, &10
  - CITY OF PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS STUDY AREA III SHEET III-17.
- 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.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY OTHER THAN ZONING AND ORDINANCES AT THE TIME OF THIS SURVEY.
- A WAIVER IS REQUESTED FOR CURBING AND SIDEWALK INSTALLATION AS NONE EXISTS IN THE NEIGHBORHOOD.
- 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.
- NO SIGNIFICANT CHANGES TO THE TOPOGRAPHY ARE PLANNED, WITH EXCEPTION OF FINAL GRADING AROUND THE BUILDING.

REVISED 08-31-2006: PER COMMENTS OF CITY OF PORTLAND IN LETTER B/30/06  
REVISED 08-19-2006: PER COMMENTS OF CITY OF PORTLAND IN LETTER B/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**



N/F  
MARGARET R. FERRARO  
BOOK 17846, PAGE 242

N/F  
PAUL FASULO  
BOOK 1958, PAGE 233

N/F  
CARMINE W. DIFILIPPO  
BOOK 19956, PAGE 129

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                             |
| IPF ⊙    | 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                      | --- 98 --- | 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:**

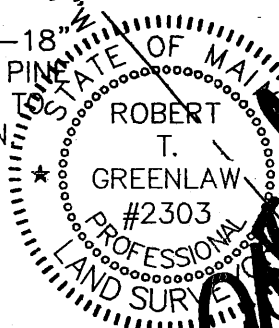
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET

REVISED: AUGUST 31, 2006  
DATE: JULY 24, 2006

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

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%



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

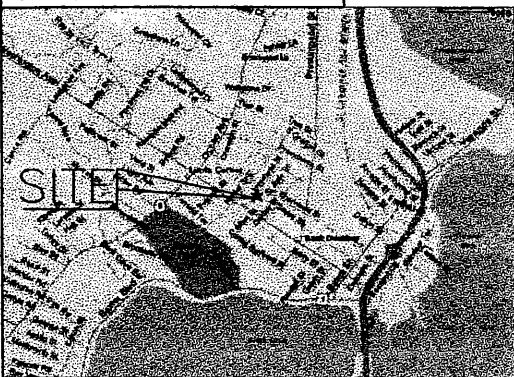
PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
PROFESSIONAL LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 060

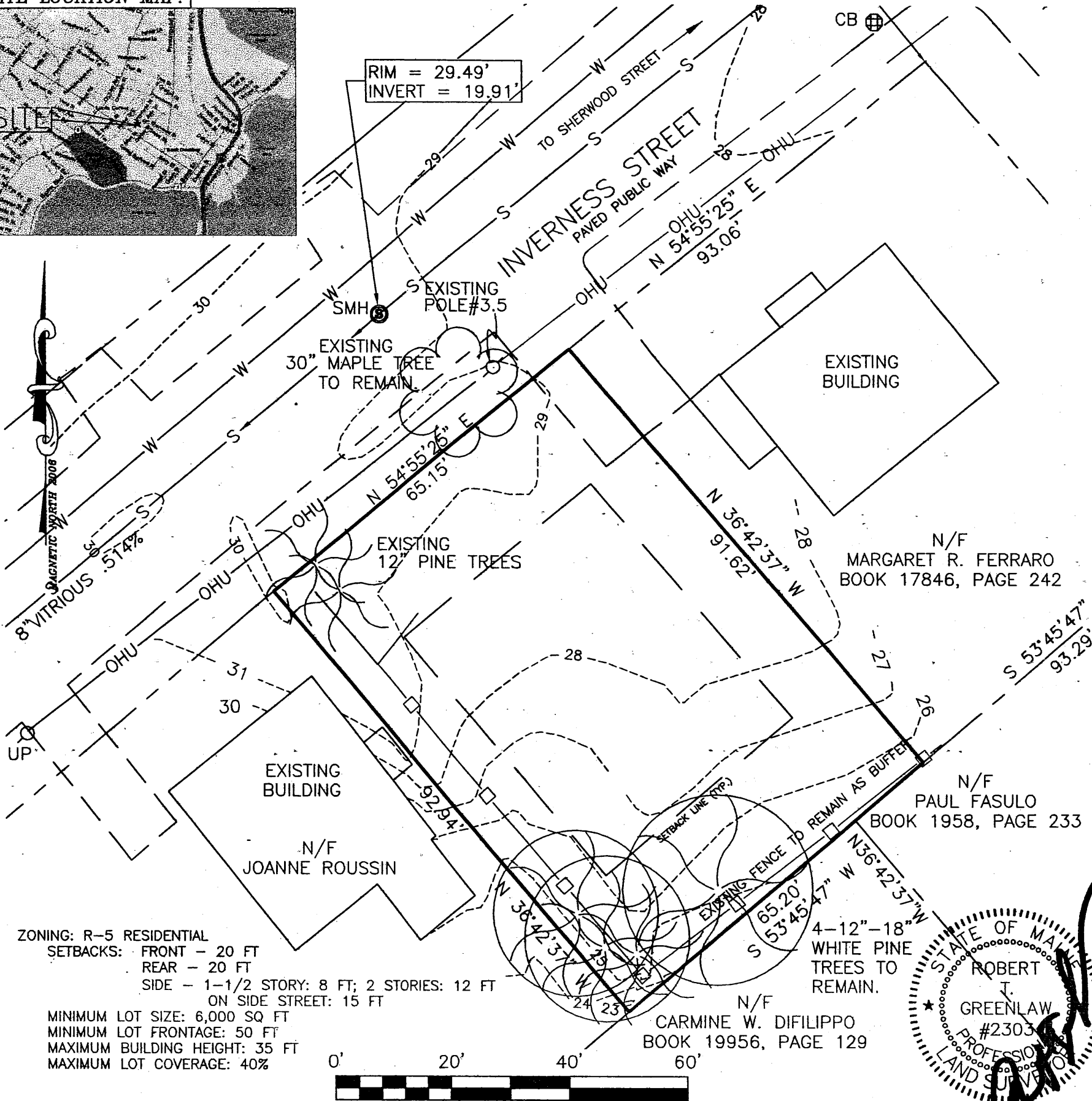
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**SITE LOCATION MAP:**



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: 6009 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.
- 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.

REVISED 08-31-2006: ADDED EXISTING TREES.  
REVISED 08-19-2006: SEE SHEET 2 OF 3  
REVISED 07-24-2006: RESCALED DRAWING.

**EXISTING CONDITIONS/ MINOR SITE PLAN**  
INVERNESS STREET PORTLAND, MAINE

FOR: **MICHAEL MICHAUD**

Z:\2006060.dwg, 8/31/2006 3:15:38 PM

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%



- LEGEND**
- CRF ⊙ Capped 5/8" Rebar Found
  - IPF ⊙ Iron Pipe Found
  - (50.00') Distance from reference plan or deed.
  - N/F Now Or Formerly
  - Z — Indicates Ownership in Common
  - ⊙ Utility Pole
  - OHU — Overhead Utility
  - Abutter Line
  - Property Line
  - Street Line
  - Existing Tree (To Remain)
  - ⊙ Sewer Manhole
  - ⊙ Drain Manhole
  - ⊙ Catch Basin
  - 12345/99 Deed Book/Page of Local Registry
  - Edge of Traveled Way
  - Setback Line
  - 98 --- Contour Line
  - Old Lot Line
  - Existing Trees (To Be Removed)

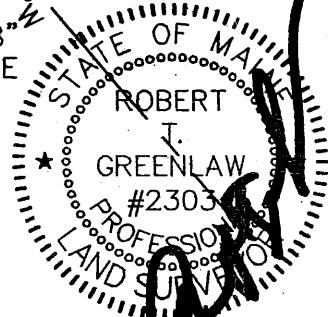
**SURVEYORS STATEMENT:**

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: AUGUST 31, 2006  
DATE: JULY 24, 2006

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



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: 1 OF 3	

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

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

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