

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

2006-0223
Application I. D. Number
11/13/2006
Application Date

Joshua LaFrance/ Heritage Fine Homes, In
Applicant

393 Center Street Suite 2, Auburn, ME 04210
Applicant's Mailing Address

Josh LaFrance
Consultant/Agent

Applicant Ph: (207) 576-2507 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Single Family Home- Split off 22 Bailey
Project Name/Description

22 - 22 Bailey Ave, Portland, Maine
Address of Proposed Site

332 G001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/14/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 12/7/2006 Approval Expiration 12/7/2007 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 12/7/2006
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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

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

2006-0223

Application I. D. Number

11/13/2006

Application Date

Single Family Home- Split off 22 Baile

Project Name/Description

Joshua LaFrance/ Heritage Fine Homes, In

Applicant

393 Center Street Suite 2, Auburn, ME 04210

Applicant's Mailing Address

Josh LaFrance

Consultant/Agent

Applicant Ph: (207) 576-2507 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

22 - 22 Bailey Ave, Portland, Maine

Address of Proposed Site

332 G001001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

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

- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

- 3 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

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



BACK BAY BOUNDARY, INC.
LAND SURVEYING

Mr. Jay Reynolds
City of Portland
Planning Department
380 Congress Street
Portland, Maine 04101

Subject: Revised plans for a proposed single family dwelling on Bailey Avenue.

Dear Jay,

In response to your letter dated December 4, 2006, we have revised our plans for the above project. We rechecked the soils for the site and found it is comprised of Adams (Windsor) soil. Adams soils are part of the Hydrological Group A. The Adam series is classified as being very deep and somewhat excessively drained. We found this to be consistent with what was excavated on the site.

Given the high permeability (>6.3" per hour) of this soil and the topography of the site, we proceeded to design a lined waterway and vegetative waterway to collect and distribute the stormwater as requested.

A stone lined, V shaped waterway was designed and will be constructed in accordance with the Maine Erosion and Sediment Control Handbook for Construction Best Management Practices. As suggested, the 5-foot wide lined channel will be constructed with a 15" thick layer of 4" rip-rap laid in a V shape. This channel will end at a five foot wide stone energy dissipator constructed of the same material. This will transition into a 5-foot wide vegetated channel/swale that will transition into the undeveloped portion of Tarbell Avenue. This sheet flow into Tarbell Avenue will mimic what is occurring now with the present conditions. This combination of the two channels will control all the stormwater anticipated from the front of the house and a portion of the driveway. This will direct any stormwater away from the abutters and into Tarbell Avenue as requested.

The proposed contours of the driveway were adjusted to direct the stormwater into Bailey Avenue as requested.

The back of the proposed house and any runoff from the rear portion of roof will be absorbed into the ground given the presence of the Adams soils on the site and the topography.

We have included details of the channels on the detail sheet.

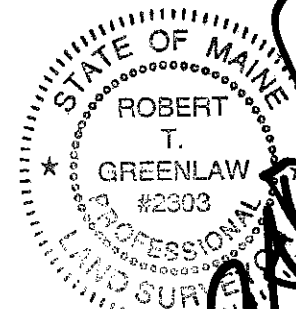
Thank you,
Robert T. Greenlaw, PLS

(207) 774-2855

643 Forest Avenue Portland, Maine 04101
Email ~Backbayboundary@cs.com

Fax (207) 347-4346

www.Backbayboundary.com



TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: June 29, 2007
RE: C. of O. for #36 Bailey Avenue,
(Id#2006-0223) (CBL 332 G 001001)

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: March 30, 2007

RE: C. of O. for #22 Bailey Ave.,
(Id#2006-0223)(CBL 332 G001001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading, including stone swale,
2. Paving,
3. Loam and seed,
4. Landscaping,

I anticipate this work can be completed by **June 15, 2007**.

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

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

Fax: 786-2266



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life * www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Joshua LaFrance
Heritage Fine Homes, Inc.
393 Center Street Suite 2
Auburn, ME 04210

December 4, 2006

Dear Mr. LaFrance:

RE: Application for single-family house/lot split Bailey Avenue

Upon review of the submittal, the City's Planning Division has the following comments:

1. The grading and drainage needs to be modified. Your proposal does not appear to manage stormwater runoff from the property. The topography indicates that you are draining your property onto the abutting properties. This will need to be corrected. The City recommends pitching the front yard and driveway grades so that the drainage is conveyed out into Bailey Avenue. In the rear of the property, the proposed contours could be redrawn so that a portion of this area is drained towards Tarbell Avenue.
2. Two street trees are required for single-family development. Please add them to your plan.
3. When re-submitting revised plans, please provide a greater scale plan (1'=20' would be preferred).

Please resubmit 3 copies of the revised plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Barbara Barhydt, Acting Development Review Services Manager

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary
William Hall, Chair

May 4, 2006

Thomas F. Jewell, Esq.
477 Congress Street
Portland, ME 04101

RE: 22 Bailey Street
CBL: 332 G 001-008 and 037
ZONE: R3

Dear Mr. Jewell:

As you know, at its May 04, 2006, meeting, the Board voted 7-0 and granted the Interpretation Appeal.

You will now need to apply for a New Single Family Permit. The permit application is enclosed; please read the application checklist located on the front page, this also includes the site plan requirements.

Enclosed please find the billing for the Zoning Board of Appeals legal ads and abutters' notification and a copy of the Board's decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guerin
Office Assistant

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Kate Knox
Peter Thornburn
Bill Hall
Catherine Alexander
Phil Swicer
David Dore

Street Improvement for Newly-Created Lot:

Interpretation Appeal

DECISION

Date of public hearing:

5/4/06

Name and address of applicant:

Sidney + Deborah Kilmartin 22 Bailey St

Location of property under appeal:

22 Bailey St.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

① Thomas Jewell - Attorney for Applicant
18 Bayview Drive, Portland

② Deborah Kilmartin - 22 Bailey St

Exhibits admitted (e.g. renderings, reports, etc.):

③ Jason Murray 13 Eastman Ave. - OPPOSED

④ Greg Gay 12 Tarbell St - proponent

Findings of Fact and Conclusions of Law:

The Board's authority to review an interpretation of the Zoning Administration is pursuant to Section 14-472 of the zoning ordinance.

Appellant has demonstrated that the Interpretation of the City's Zoning Administrator, stating that Appellant may divide its lot to create a new buildable lot, but that the new lot is subject to street improvement requirements pursuant to section 14-403(b) of the zoning ordinance, was incorrect or improper.

Satisfied Not Satisfied

Reason:

Abuts Burley which improved (50')


Decision: (check one)

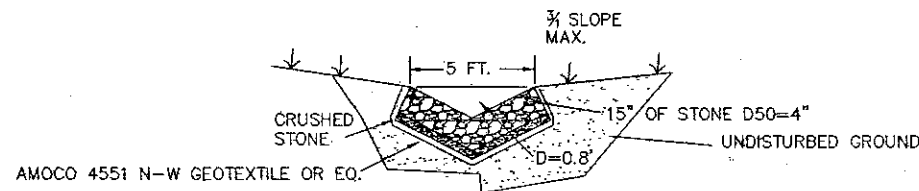
Option 1: The Board finds that the Appellant has satisfactorily demonstrated that the Interpretation of the City's Code Enforcement Officer was incorrect or improper, and therefore GRANTS the application.

Option 2: The Board finds that the Appellant has NOT satisfactorily demonstrated that the Interpretation of the City's Code Enforcement Officer was incorrect or improper, and therefore DENIES the application.

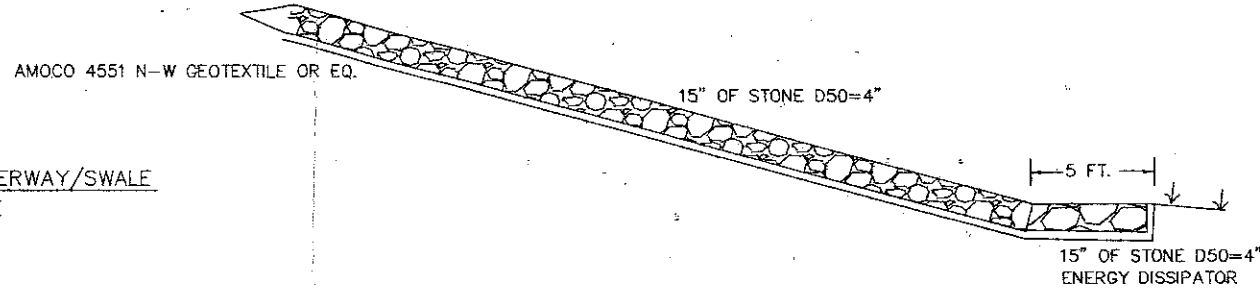
Dated:

5/4/06

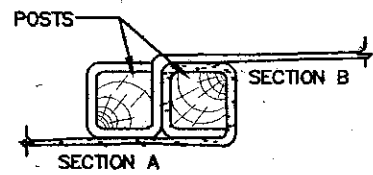

Board Chair



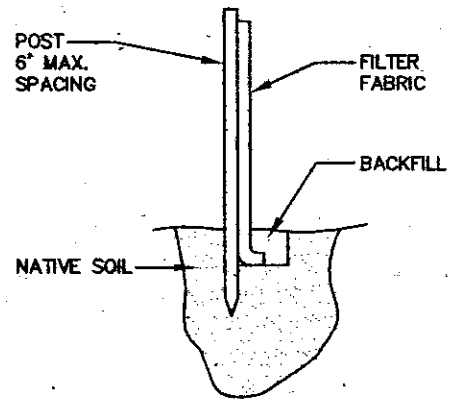
V-SHAPED STONE WATERWAY/SWALE
NOT TO SCALE



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



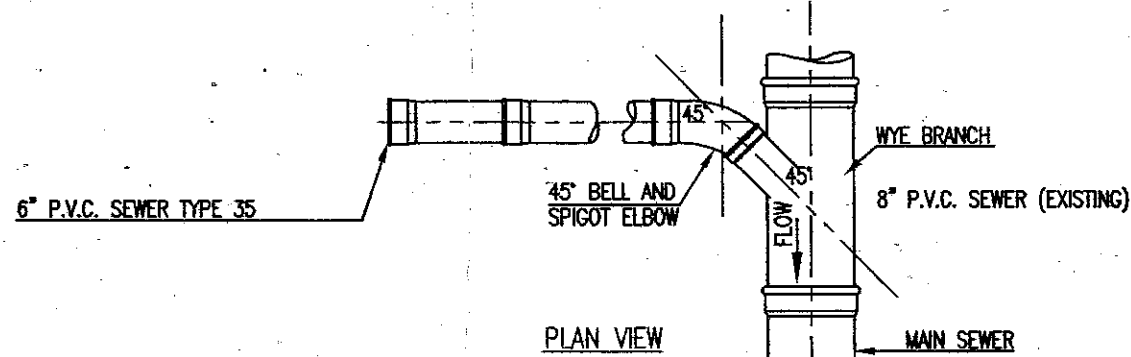
TOP VIEW



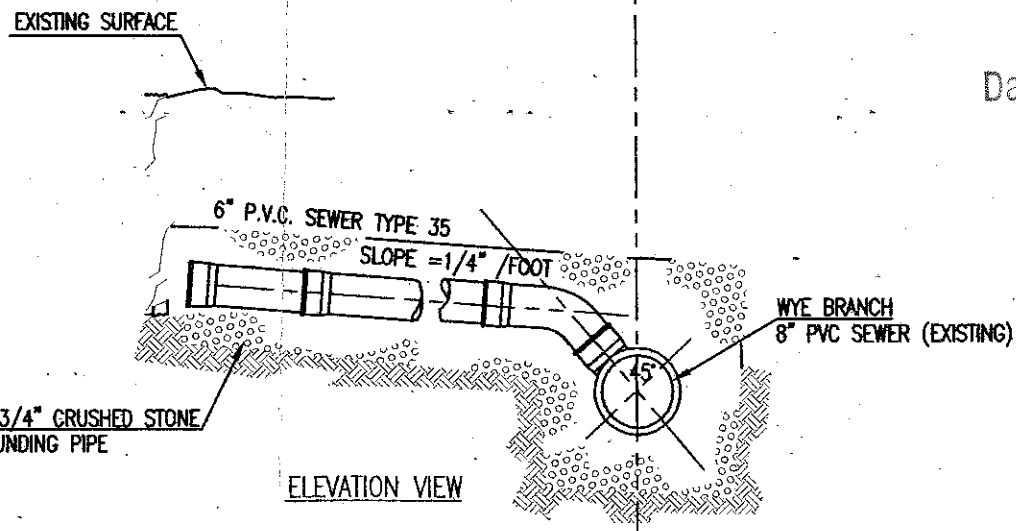
INSTALLATION:

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



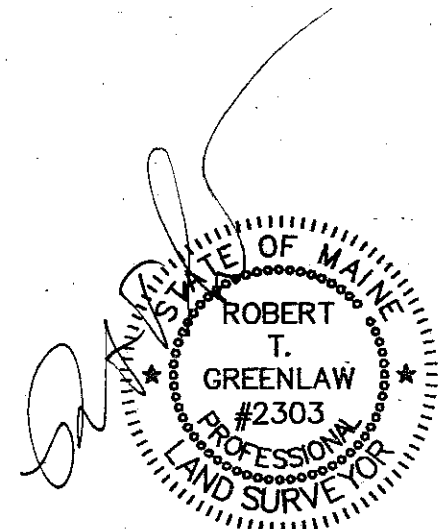
PLAN VIEW



ELEVATION VIEW

TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS
NOT TO SCALE

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____



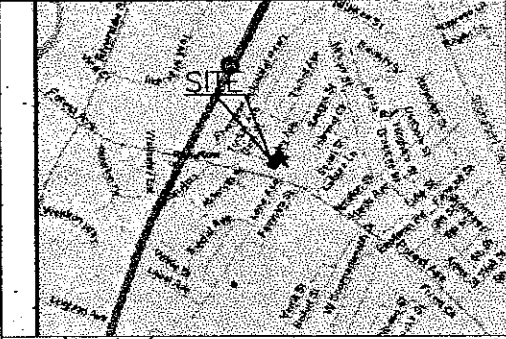
PROPOSED SITE PLAN
DETAIL SHEET

FOR:
JOSHUA LAFRANCE

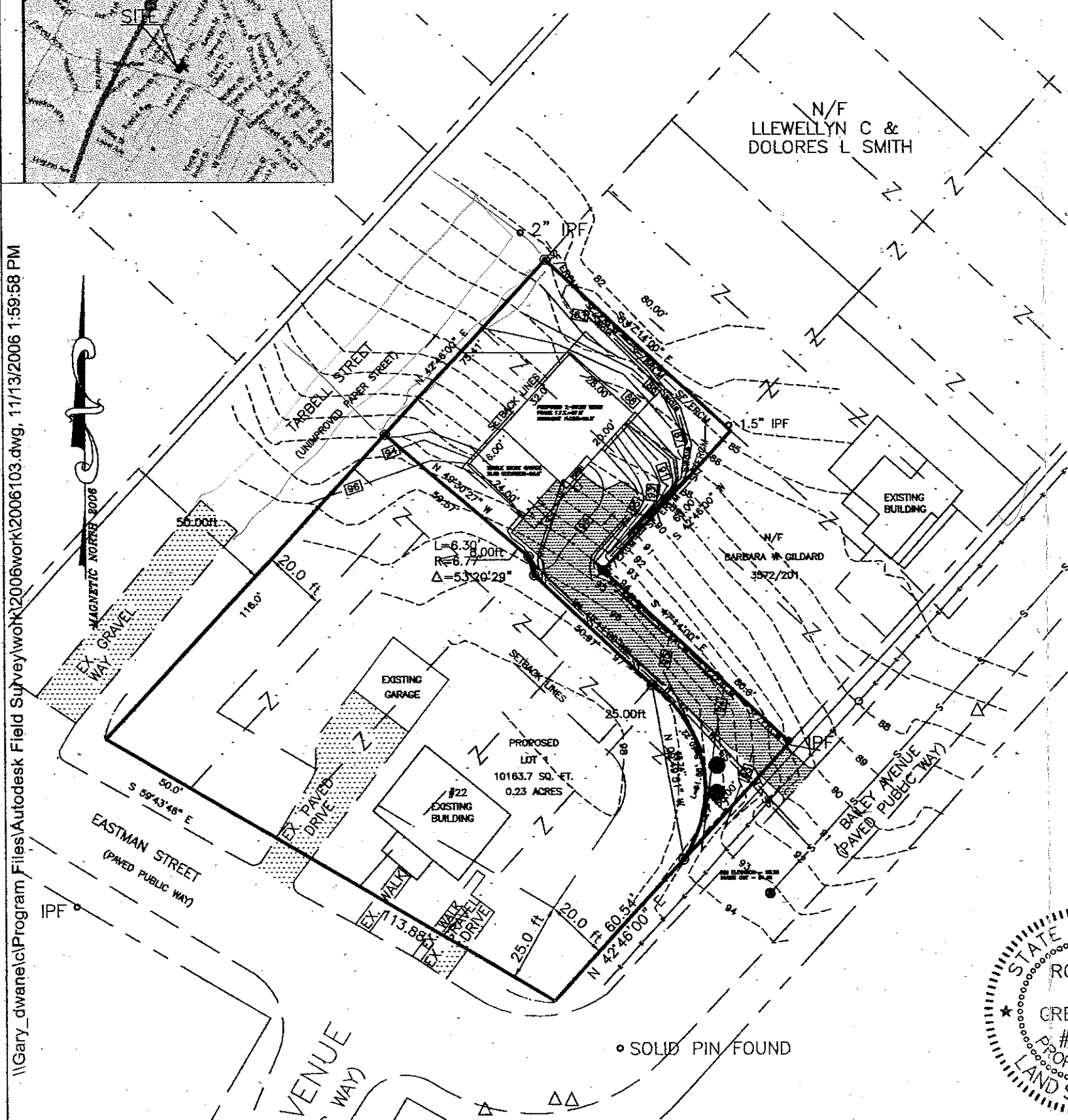
DRAWN BY: RIG	CHECKED BY: DMD/PJM	SCALE: N/A	DATE OF SURVEY: 10/27/2006
		JOB NUMBER: 2006103	SHEET: 2 OF 2

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:



\\Gary_dwanelc\Program Files\Autodesk Field Survey\work\2006\work\2006103.dwg, 11/13/2006 1:59:58 PM



1. RECORD OWNER OF PARCEL: APRIL M. LaFRANCE AND JOSHUA LaFRANCE BOOK 24543 PAGE 079 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
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.
ELEVATIONS BASED UPON THE INVERTS OF THE TWO MANHOLES SHOWN HEREON AND THE ELEVATIONS OF SAID MANHOLES AS SHOWN ON SHEET #1 OF 3 OF THIS SET OF PLANS AND ON PLAN REFERENCE 4c BELOW. ELEVATIONS ARE ASSUMED TO BE ON CITY DATUM APPROXIMATELY N.G.V.D. 1929.
3. AREA OF PARCEL:
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. LOT #3= 7580.5 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY A. LEJOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.
c.) SEWER SHEET 3 OF 3 ENTITLED "BAILEY AVENUE SEWER ASSESSMENT FROM EASTMAN AVENUE TO: INTERCEPTOR," DATED JULY -SEPTEMBER 1979, FILED IN THE PUBLIC WORKS VAULT IN DRAWER 499/33.
5. THE ABOVE PARCELS ARE BENEFITTED BY THE FEE OF ALL THE STREETS AND WAYS SHOWN ON SAID PLAN, IN COMMON WITH THE OWNERS OF THE OTHER LOTS SHOWN ON SAID PLAN, AND SUBJECT TO THE RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS, IN ACCORDANCE WITH ABOVE REFERENCED DEEDS.
6. LOT THREE RECEIVED A ZONING BOARD OF APPEALS APPROVAL AS A BUILDABLE LOT ON MAY 4, 2006. LOTS 1 AND 2 AS SHOWN ON THIS PLAN MEET THE CURRENT ZONING STANDARDS AS BUILDABLE LOTS ACCORDING TO THE REQUIRED FRONTAGE ON A PUBLIC STREET AND SQUARE FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL ZONE R-3.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 8C, WHICH BEARS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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%

LEGEND

- | | |
|---|---|
| CRF ⊙ Capped 5/8" Rebar Found | ⊙ Sewer Manhole |
| IPF ⊙ Iron Pipe Found | ⊙ Drain Manhole |
| (50.00') Distance from reference plan or deed. | 12345/99 Deed Book/Page of Local Registry |
| N/F Now Or Formerly Indicates Ownership in Common | ① Lot Number |
| ⊕ Utility Pole | — Edge of Traveled Way |
| — E — Overhead Utility | — Setback Line |
| — Abutter Line | — 98 — Contour Line |
| — Property Line | — [98] — Proposed Contour Line |
| — Street Line | — Old Lot Line |
| — SS — Existing Sewer | — SF/ERCM — Silt Fence or Erosion Control Mix |
| — S — Proposed Sewer | ⊕ Proposed New Street Tree 2-1/2" Diameter |

SURVEYORS STATEMENT:

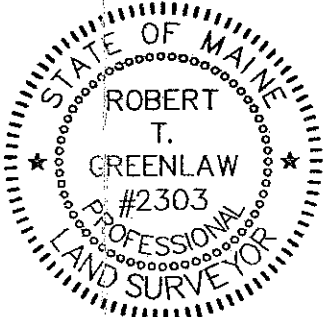
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT

[Signature]

DATE: NOVEMBER 10, 2006

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



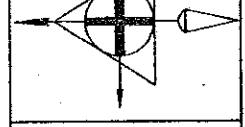
REVISED 11-10-2006: EXTENDED DRIVE TO ACCOMMODATE TWO CARS.

PROPOSED SITE PLAN
BAILEY ROAD PORTLAND, MAINE

FOR: **JOSHUA LaFRANCE**

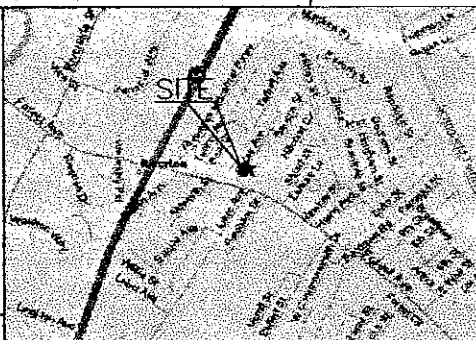
DRAWN BY: RTC / P.M.	CHECKED BY:	SCALE: 1" = 40'	DATE OF SURVEY: 07/22/2004	JOB NUMBER: 2004089	SHEET: 2 OF 3
----------------------	-------------	-----------------	----------------------------	---------------------	---------------

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

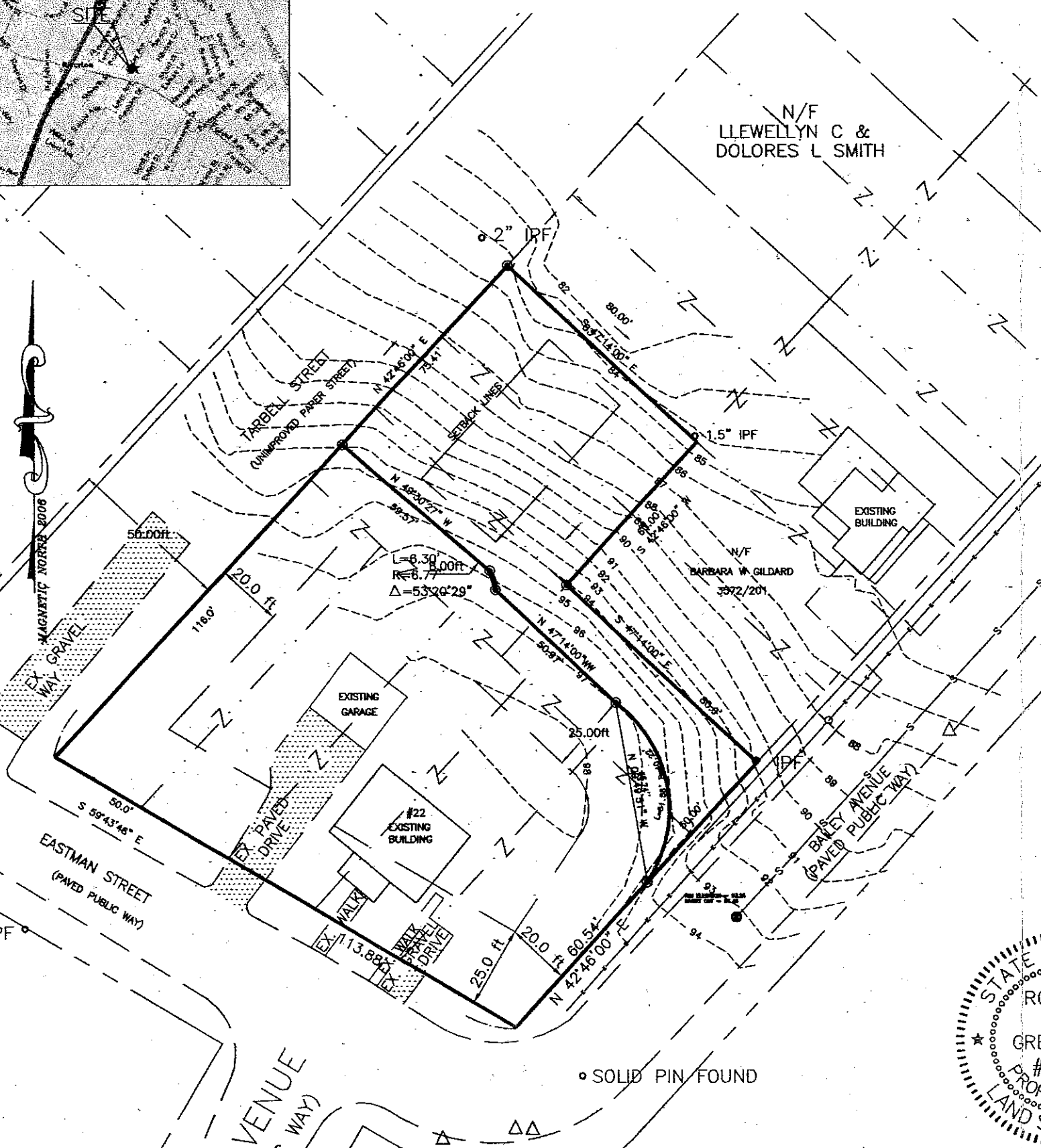


DRAWER: 2006 NO: XXX

SITE LOCATION MAP:

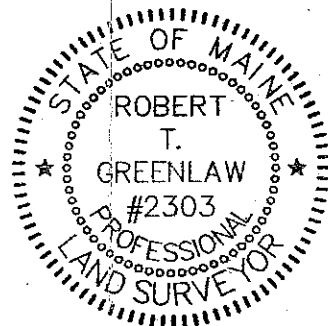


\\Gary_dwanel\Program Files\Autodesk Field Survey\work\2006\work\2006103.dwg, 11/10/2006 2:38:10 PM



N/F
LLEWELLYN C &
DOLORES L SMITH

N/F
BARBARA W GILDARD
3372/201



1. RECORD OWNER OF PARCEL: APRIL M. LaFRANCE AND JOSHUA LaFRANCE BOOK 24543 PAGE 079 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
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.
ELEVATIONS BASED UPON THE INVERTS OF THE TWO MANHOLES SHOWN HEREON AND THE ELEVATIONS OF SAID MANHOLES AS SHOWN ON SHEET #1 OF 3 OF THIS SET OF PLANS AND ON PLAN REFERENCE 4c BELOW, ELEVATIONS ARE ASSUMED TO BE ON CITY DATUM APPROXIMATELY N.G.V.D. 1929.
3. AREA OF PARCEL:
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. LOT #3= 7580.5 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W.WILBUR, DATED MAY 7,1910 BY ALLEJOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.
c.) SEWER SHEET 3 OF 3 ENTITLED "BAILEY AVENUE SEWER ASSESSMENT FROM EASTMAN AVENUE TO: INTERCEPTOR." DATED JULY -SEPTEMBER 1979. FILED IN THE PUBLIC WORKS VAULT IN DRAWER 499/33.
5. THE ABOVE PARCELS ARE BENEFITTED BY THE FEE OF ALL THE STREETS AND WAYS SHOWN ON SAID PLAN, IN COMMON WITH THE OWNERS OF THE OTHER LOTS SHOWN ON SAID PLAN, AND SUBJECT TO THE RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS, IN ACCORDANCE WITH ABOVE REFERENCED DEEDS.
6. LOT THREE RECEIVED A ZONING BOARD OF APPEALS APPROVAL AS A BUILDABLE LOT ON MAY 4, 2006. LOTS 1 AND 2 AS SHOWN ON THIS PLAN MEET THE CURRENT ZONING STANDARDS AS BUILDABLE LOTS ACCORDING TO THE REQUIRED FRONTAGE ON A PUBLIC STREET AND SQUARE FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL ZONE R-3.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 8C, WHICH BEARS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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%

LEGEND

- | | |
|---|---|
| CRF ⊙ Capped 5/8" Rebar Found | ⊙ Sewer Manhole |
| IPF ⊙ Iron Pipe Found | ⊙ Drain Manhole |
| (50.00) Distance from reference plan or deed. | 12345/99 Deed Book/Page of Local Registry |
| N/F Now Or Formerly Indicates Ownership in Common | ① Lot Number |
| -Z- Utility Pole | — Edge of Traveled Way |
| -E- Overhead Utility | — Setback Line |
| — Abutter Line | --- 98 Contour Line |
| — Property Line | --- 98 Proposed Contour Line |
| — Street Line | — Old Lot Line |
| — SS Existing Sewer | — SF/ERCM Silt Fence or Erosion Control Mix |
| — S Proposed Sewer | ⊕ Proposed New Street Tree 2-1/2" Diameter |

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

DATE: NOVEMBER 10, 2006

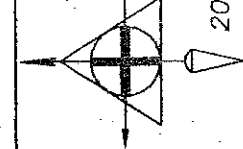
ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

EXISTING CONDITIONS PLAN
BAILEY ROAD PORTLAND, MAINE

FOR: JOSHUA LAFRANCE

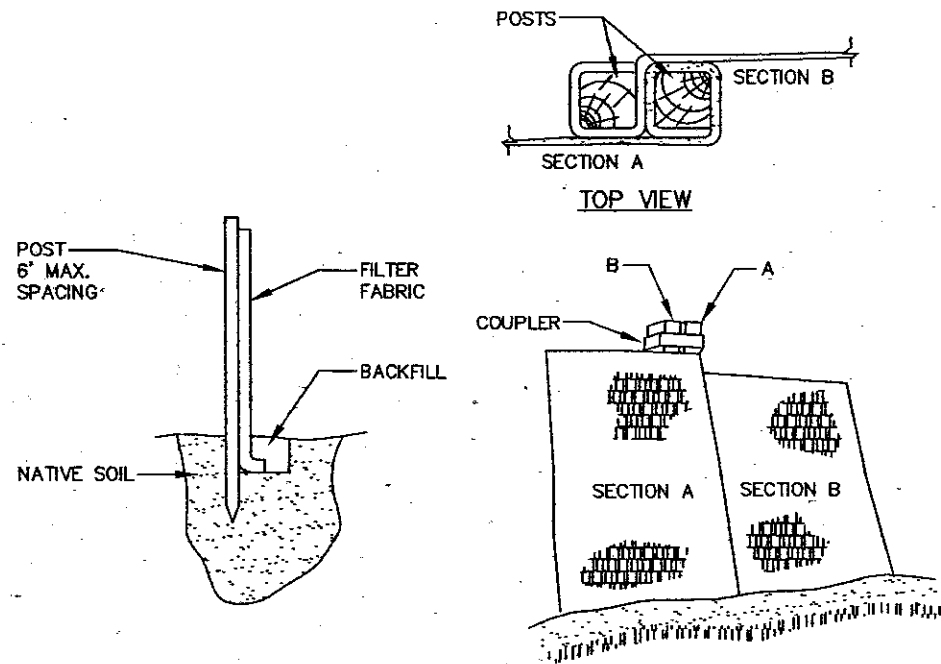
DRAWN BY: RTG / PJM	SHEET: 3 OF 3
CHECKED BY:	
SCALE: 1" = 40'	
DATE OF SURVEY: 07/22/2004	
JOB NUMBER: 2004099	

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

\\Gary_dwane\c\Program Files\Autodesk Field Survey\work\2006work\2006103.dwg, 11/10/2006 2:50:37 PM



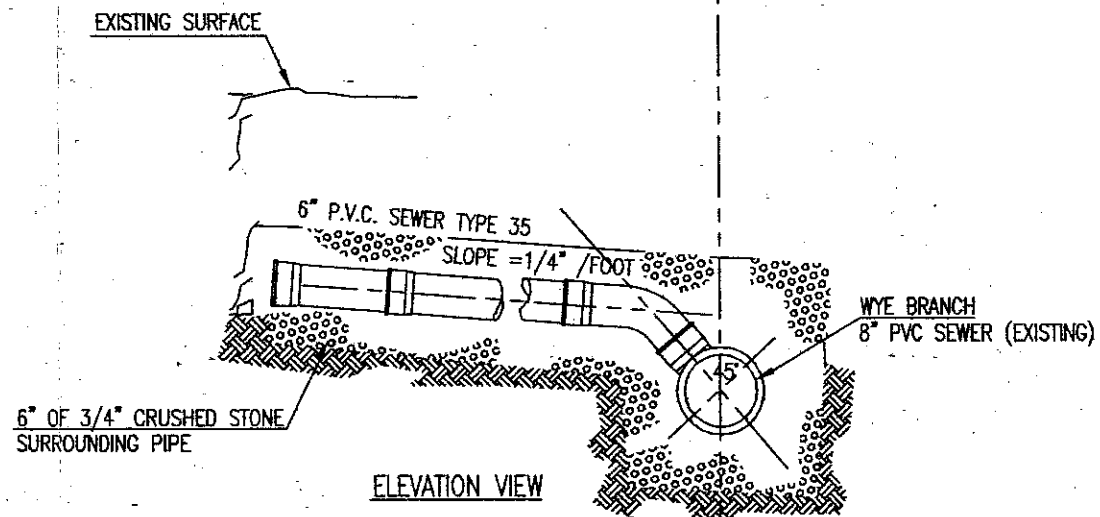
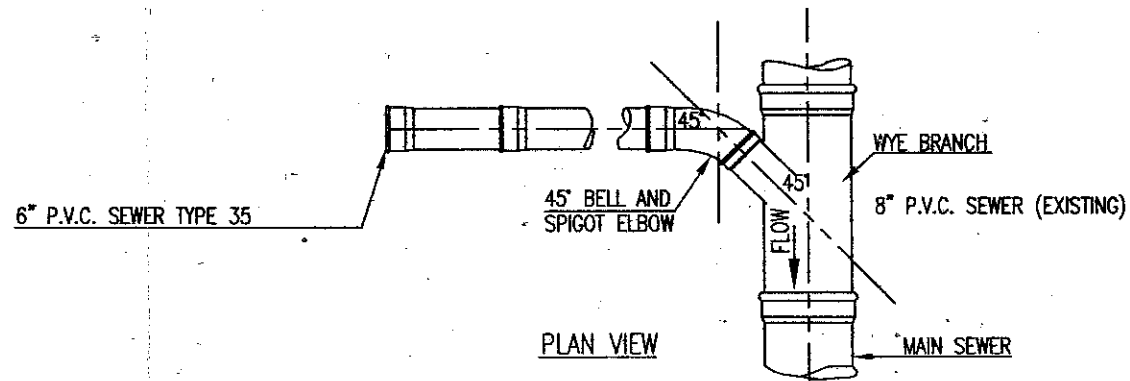
INSTALLATION:

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.

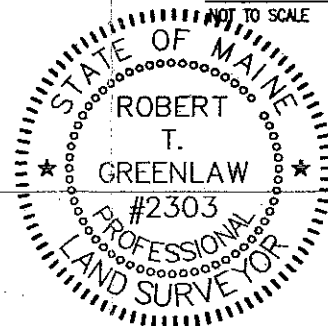
FILTER BARRIER
NOT TO SCALE

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

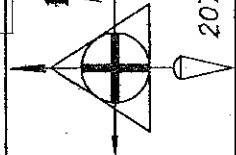


DETAIL SHEET

FOR: JOSHUA LAFRANCE

DRAWN BY: RTG	CHECKED BY: DMD/PJM
SCALE: N/A	DATE OF SURVEY: 10/27/2006
JOB NUMBER: 2006103	SHEET: 3 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

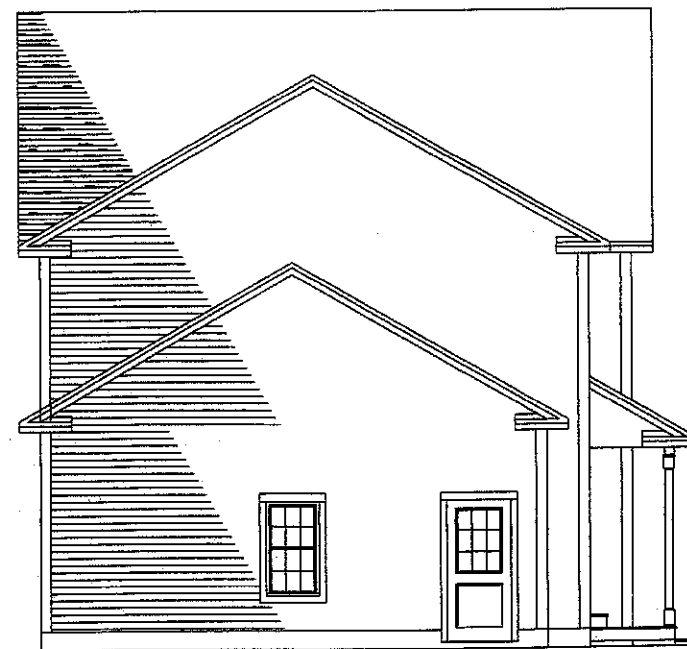
REAR ELEVATION



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 FOR THE PERSON 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
 207-892-2810

NAME **LAFRANCE RESIDENCE**

DRAWING **ELEVATIONS**

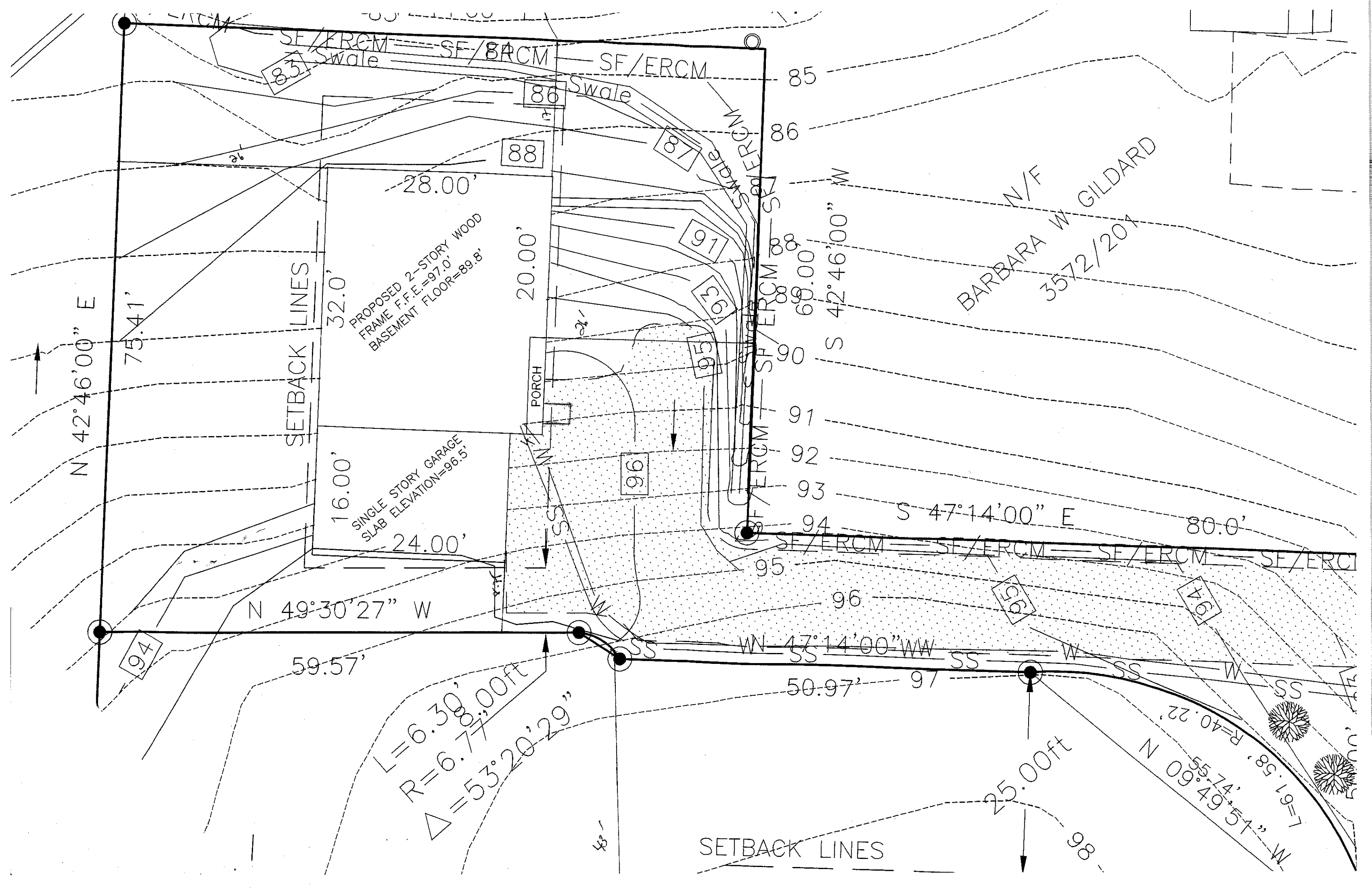
SCALE **1/4" = 1'**

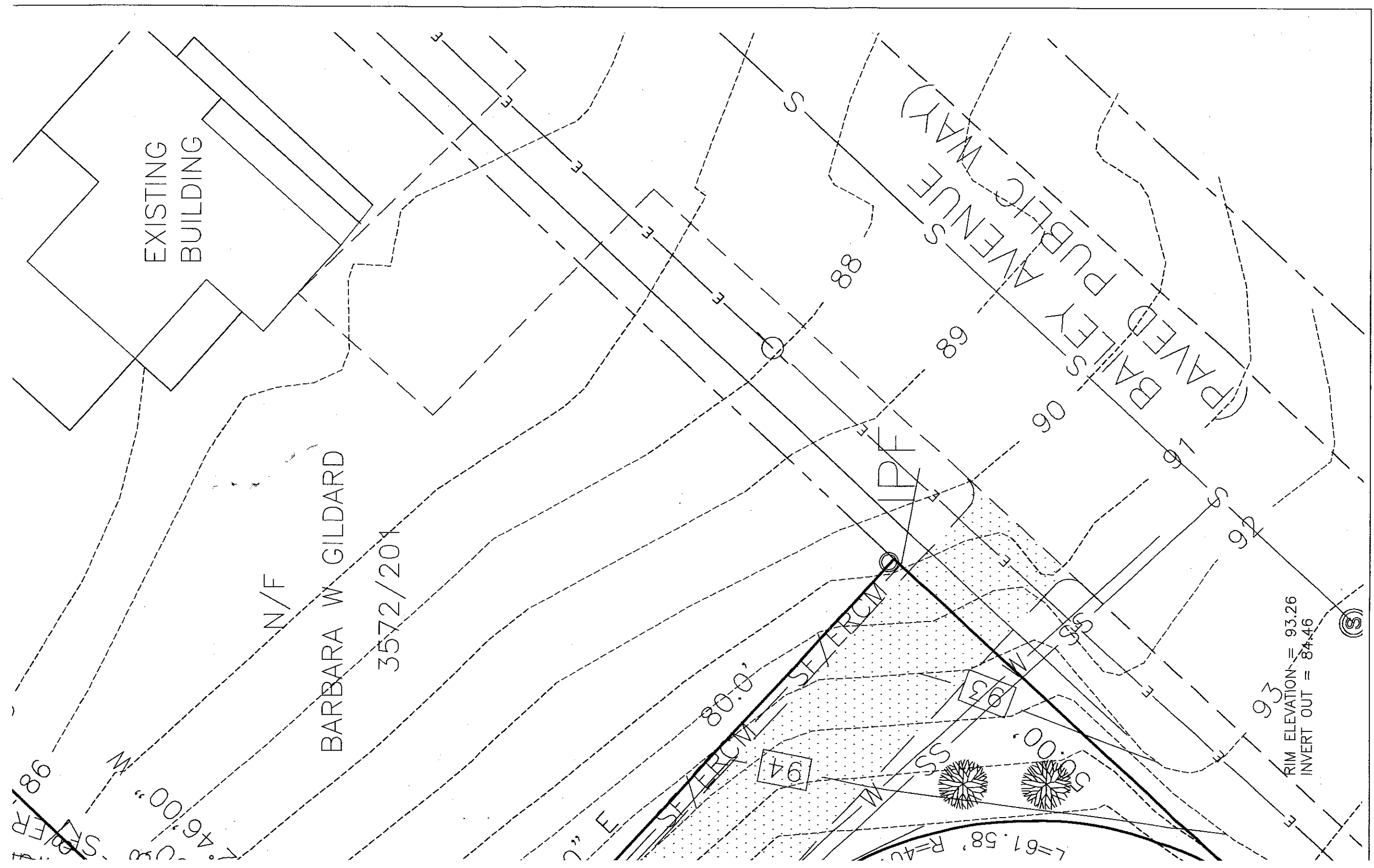
DATE **11/06**

DRAWN BY **J. CALL**

PAGE **1 OF 3**

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT 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 HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER, WILL GO OVER THESE 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, HGI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.





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

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

REVISED: NOVEMBER 10, 2006
 DATE: FEBRUARY 08, 2006

