

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

2003-0187

Application I. D. Number

09/04/2003

Application Date

Duane Harvey Custom Homes

Applicant

120 Ash Swamp Road, Scarborough, ME 04074

Applicant's Mailing Address

single family w/garage on 398-A-014 o

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 883-2413 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

65 - 65 Summit St, Portland, Maine

Address of Proposed Site

398 A004001

Assessor's Reference: Chart-Block-Lot

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

2,396 s.f. **R-2**

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

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer **Jay Reynolds**

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

Approval Date **10/02/2003** Approval Expiration **10/02/2004** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **10/02/2003**
 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

2003-0187

Application I. D. Number

09/04/2003

Application Date

single family w/garage on 398-A-014 o

Project Name/Description

Duane Harvey Custom Homes

Applicant

120 Ash Swamp Road, Scarborough, ME 04074

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 883-2413 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

65 - 65 Summit St, Portland, Maine

Address of Proposed Site

398 A004001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #65 SUMMIT STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2003-0187
Application I. D. Number
9/4/2003
Application Date
single family w/garage
Project Name/Description

Duane Harvey Custom Homes
Applicant
120 Ash Swamp Road, Scarborough, ME 04074
Applicant's Mailing Address

65 - 65 Summit St, Portland, Maine
Address of Proposed Site
398 A004001
Assessor's Reference: Chart-Block-Lot

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

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

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

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

Engineering Approval Status: Jim Robbins (PW) Reviewer Jessie 9-26
 Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____
 Condition Compliance _____ signature _____ date _____
 Additional Sheets Attached

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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

9-16
Curb Cut / Sewer Tie In (Public Works)
Sound Drain, Impact? Dry well?
Are Driveway Lines Proposed?
2 Trees
Derosion Control
Priority from ROW to Main
Show Curb Cut
Letter 9-17
10-3 Approve

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 17, 2003

Mr. Duane Harvey
Duane Harvey Custom Homes
120 Ash Swamp Rd.
Scarborough, ME 04074

Subject: 65 Summit St.
(ID # 2003-0187) (CBL# 398A004)

Dear Mr. Harvey:

Thank you for your application for a single family at 65 Summit Street.


Pertaining to the site review, I have the following questions/comments:

- 1. Please show where the proposed curb cut and driveway apron will be installed.
- 2. Please show the proposed water service connection.
- 3. Please add erosion control measures to the site plan.
- 4. It is recommended that a dry well be added at the foundation drain outlet to ensure there will be no negative impacts on the neighbors.
- 5. Two street trees are required for new single family development. Please add these, or show a preservation of two existing street trees to the plan.
- 6. Public works has recommended that the sewer service be changed to gravity within the street right of way, so it will be a gravity connection to the main line.

Please contact me at (207) 874-8632 if you have any questions.

Sincerely,


Jay Reynolds
Development Review Coordinator

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator 
DATE: June 22, 2004
RE: C. of O. for 69 Summit Street
(CBL 398A014?) (ID 2003-0187)

After visiting the site, I have the following comments:

Site work complete.

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

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

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

File: O:\plan\drc\summit69a.doc

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

DRC Copy

2003-0185

Application I. D. Number

9/5/2003

Application Date

Single family on 11,013 sf lot

Project Name/Description

Cavallaro John

Applicant

99 Rowe Ave , Portland , ME 04102

Applicant's Mailing Address

#101
~~101-103 Rowe Ave, Portland, Maine~~

Address of Proposed Site

261 B022001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 828-1566 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1568 sf + 720 garage 11013 R-3

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

Check Review Required:

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

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 9/5/2003

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ 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**

DRC Copy

2003-0185

Application I. D. Number

09/05/2003

Application Date

Single family on 11,013 sf lot

Project Name/Description

Cavallaro John

Applicant

99 Rowe Ave , Portland , ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 828-1566 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

101 - 103 Rowe Ave, Portland, Maine

Address of Proposed Site

261 B022001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1568 sf + 720 garage

11013

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 09/05/2003

DRC Approval Status:

Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied

Approval Date 11/04/2003 Approval Expiration 11/04/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 11/04/2003 date

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issue _____ date _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____

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

2003-0185
Application I. D. Number
09/05/2003
Application Date
Single family on 11,013 sf lot
Project Name/Description
101 - 103 Rowe Ave, Portland, Maine
Address of Proposed Site
261 B022001
Assessor's Reference: Chart-Block-Lot

Cavallaro John
Applicant
99 Rowe Ave , Portland , ME 04102
Applicant's Mailing Address
Consultant/Agent
Applicant Ph: (207) 828-1566 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 101 ROWE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8 Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

Atto John Cavallaro
Fax # 865-2599

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 17, 2003

Mr. Robert Greenlaw, P.L.S.
Back Bay Boundary, Inc.
65 Newbury Street
Portland, ME 04101

Subject: 101 Rowe Avenue
(ID # 2003-0185) (CBL# 261B022)

Dear Mr. Greenlaw:

Thank you for your application for a single family at 101 Rowe Avenue. Upon review of the plan, it appears that this design would constitute a subdivision.

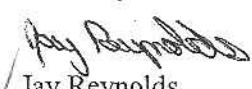
For this reason, additional submittals will be required, and/or your application will have to go to the planning board for review and approval.

Pertaining to the site review, I have the following questions/comments:

1. Please show all proposed topography (it appears incomplete in the front of the building).
2. The site appears to be within a stream protection zone. Please add the limits of the zone to the site plan.
3. Please add erosion control measures to the site plan.
4. One of the boundary line distances on the adjacent property is incorrect (either 105.00' or 110.00').
5. Please add the required street trees along the street frontage of the property.

Please contact me at (207) 874-8632 if you have any questions.

Sincerely,


Jay Reynolds

Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Correspondence File

Subdivision (which lots? lot split(s)?
Change of use checked off in 02?
Show all prop. topo. fix topo.
Garage elev.?
show utilities
show st. trees
Standard zone - OK change?
Bigger scale?
no notes...

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

2003-0185
 Application I. D. Number

09/05/2003
 Application Date

Single family on XXX sf lot
 Project Name/Description

Cavallaro John
 Applicant

99 Rowe Ave, Portland, ME 04102
 Applicant's Mailing Address

Applicant Ph: (207) 828-1566 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

101 - 103 Rowe Ave, Portland, Maine
 Address of Proposed Site

261 B022001
 Assessor's Reference: Chart-Block-Lot

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

1568 sf + 720 garage
 Proposed Building square Feet or # of Units Acreage of Site **R-3**
 Zoning

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

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 09/05/2003

DRC Approval Status: Reviewer _____
 Approved Approved w/Conditions See Attached Denied
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

9-10-03
7-8-03
Called Bob Greenleaf 7-16
** Distances Are Wrong (105')*
Appears to be Division

May 9, 2004

Michael and Erin Melito, residents of 105 Rowe Avenue, Portland, ME 04102, give permission to John Cavallaro and O'Brien Brothers to enter, bring in fill, and grade property in our backyard.

Michael V. Melito
Michael Melito

Erin Melito
Erin Melito

**WARRANTY DEED
Maine Statutory Short Form**

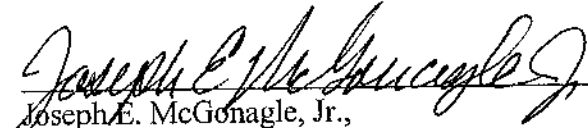
Know all Men by these presents,

That **JOSEPH E. McGONAGLE, Jr.**, Attorney-in-Fact for Joseph E. McGonagle, under General Power of Attorney dated November 2, 1994, to be recorded in the Cumberland County Registry of Deeds at even or recent date herewith, for consideration paid, grants to **JOHN CAVALLARO**, an individual whose mailing address is 99 Rowe Avenue, Portland, Maine, with **Warranty Covenants**, certain lots or parcels of land with any improvements thereon located in the City of Portland, County of Cumberland, State of Maine as more particularly described on **Exhibit A**. attached hereto and made a part hereof.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Witness my hand in my said capacity this 21st day of May, 2003.

Signed and Delivered in
the presence of:



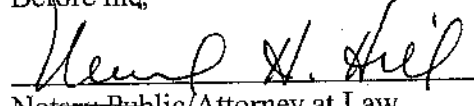
Joseph E. McGonagle, Jr.,
Attorney-in-Fact

STATE OF MAINE
CUMBERLAND, SS.

May 21, 2003

Then personally appeared the above named Joseph E. McGonagle, Jr. in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Joseph E. McGonagle.

Before me,



Notary Public/Attorney at Law

Printed Name: MICHAEL H. HILL

EXHIBIT A

Three certain lots or parcels of land situated on Terrace Avenue in the City of Portland, County of Cumberland, and State of Maine, being Lots numbered two hundred thirty-seven (237), two hundred thirty-eight (238), and two hundred thirty-nine (239), all as shown on Plan of Lots at Brighton Avenue Terrace belonging to J.W. Wilbur, said Plan being made by A.L. Eliot, surveyor, dated July 9, 1906, and recorded in the said Registry of Deeds at Plan Book 11, Page 13.

Said lots measure thirty (30) feet in width, but seventy (70) feet in depth each, and contain, according to said Plan, two thousand one hundred (2,100) square feet, more or less, each.

The above described lots are the same premises conveyed to Joseph E. McGonagle by deed of James F. McGonagle, dated October 4, 1950 and recorded in the said Registry of Deeds at Book 2257, Page 356.

Received
Recorded Register of Deeds
May 22, 2003 01:17:14P
Cumberland County
John B. O'Brien

MONAGHAN LEAHY, LLP

ATTORNEYS AT LAW

THOMAS G. LEAHY
KEVIN G. LIBBY
CHRISTOPHER C. DINAN
MICHAEL H. HILL
JOHN J. WALL, III
KENNETH D. PIERCE
CORNELIA FUCHS FISHER
CAROL G. McMANNUS
ELIZABETH A. MOONEY

THOMAS F. MONAGHAN
OF COUNSEL

95 EXCHANGE STREET
P.O. BOX 7046
PORTLAND, MAINE
04112-7046

TEL 207-774-3906
FAX 207-774-3833
mhil@monaghanleahy.com

June 3, 2003

John J. Cavallaro
99 Rowe Avenue
Portland, ME 04102

RE: Purchase of land abutting 99 Rowe Avenue, Portland

Dear John:

Enclosed please find the original, recorded Warranty Deed in regard to the above-referenced matter.

If you have any questions, please give me a call.

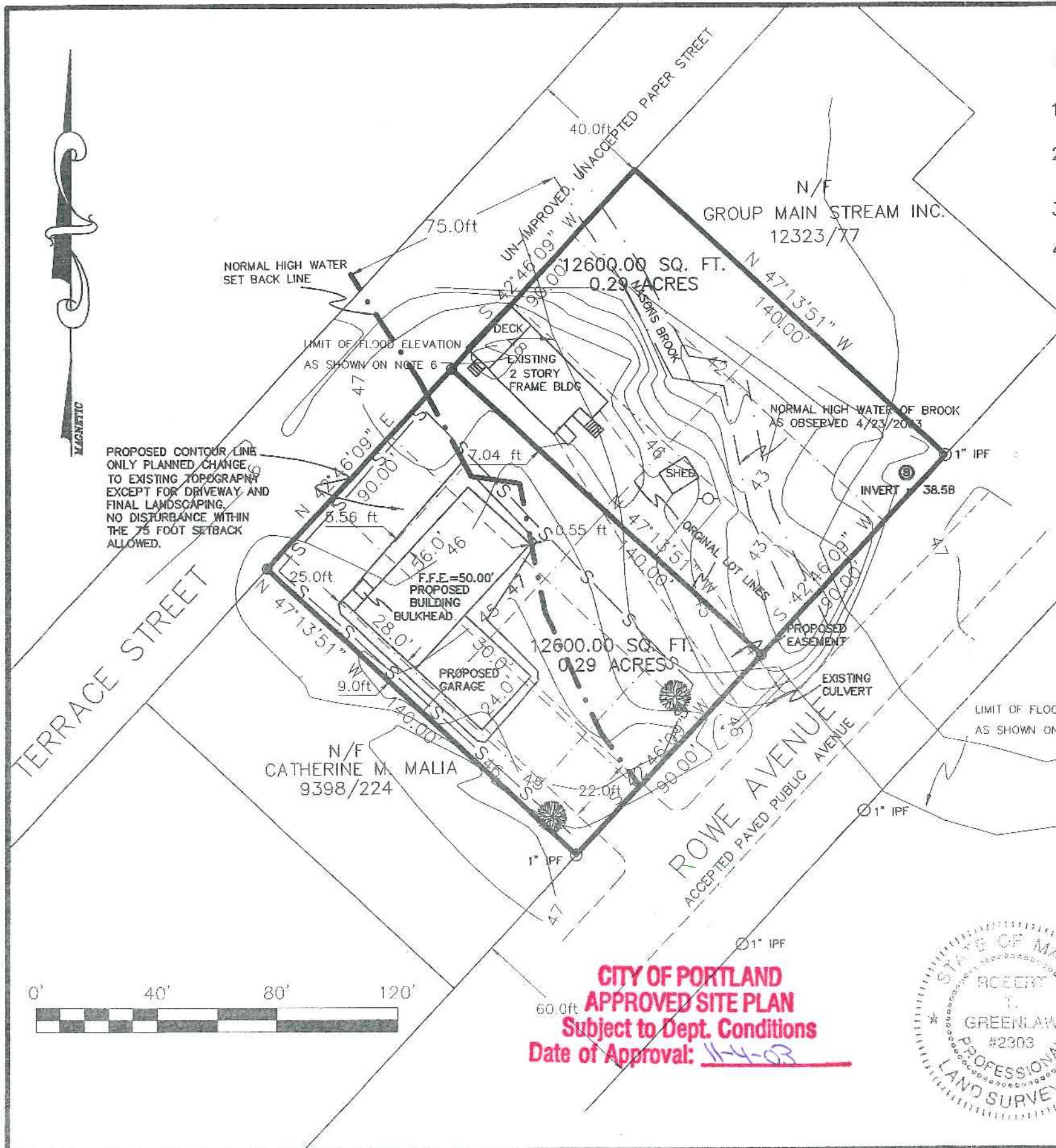
Very truly yours,

MONAGHAN LEAHY, LLP

By 
Michael H. Hill, Esq.

MHH/jh
Enclosure

S:\MMDD\Cavallaro, John\Ltr. Cavallaro 6-3-03.doc



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOHN J. CAVALLARO BOOK 9450 PAGE 501 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF ORIGINAL PARCEL: 25200.0 SQ. FT. 0.58 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PLAN OF BRIGHTON AVE. TERRACE PORTLAND, MAINE OWNED BY J. W. WILBUR JULY 9 1906 BY A. L. ELIOT C. E. RECORDED PLAN BOOK 11, PAGE 13
 - b. CITY OF PORTLAND STEET LINE MAPS
 - c. CITY OF PORTLAND ASSESSORS PLAN NO 261 LOT B22-27 & 45-51
 - d. PORTLAND WATER DISTRICT SYSTEM BASE MAPPING STUDY AREA DRAWING NO. 11-8 DATED 1981
5. ELEVATIONS BASED ON NGVD 1929
6. BASE FLOOD LIMIT AS SHOWN ON FIRM FLOOD INS. RATE MAP OF CITY OF PORTLAND, ME. CUMBERLAND COUNTY. PANEL # 230051 0012C, DATED DECEMBER 8, 1998 (FLOOD ELEVATION = 46.00) LINE SHOWN HEREON DIGITIZED FROM THE ABOVE MAP.
5. EXISTING HOUSE BUILT IN 1930.

LEGEND

- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ⊙ Sanitary Manhole
- Utility Pole
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- - - Edge of traveled way
- - - Set Back Line
- s - Silt Fence to Be Installed.
- ⊗ Proposed Street Tree

SURVEYORS STATEMENT:

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

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 10/31/2003

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



**CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11-4-03**

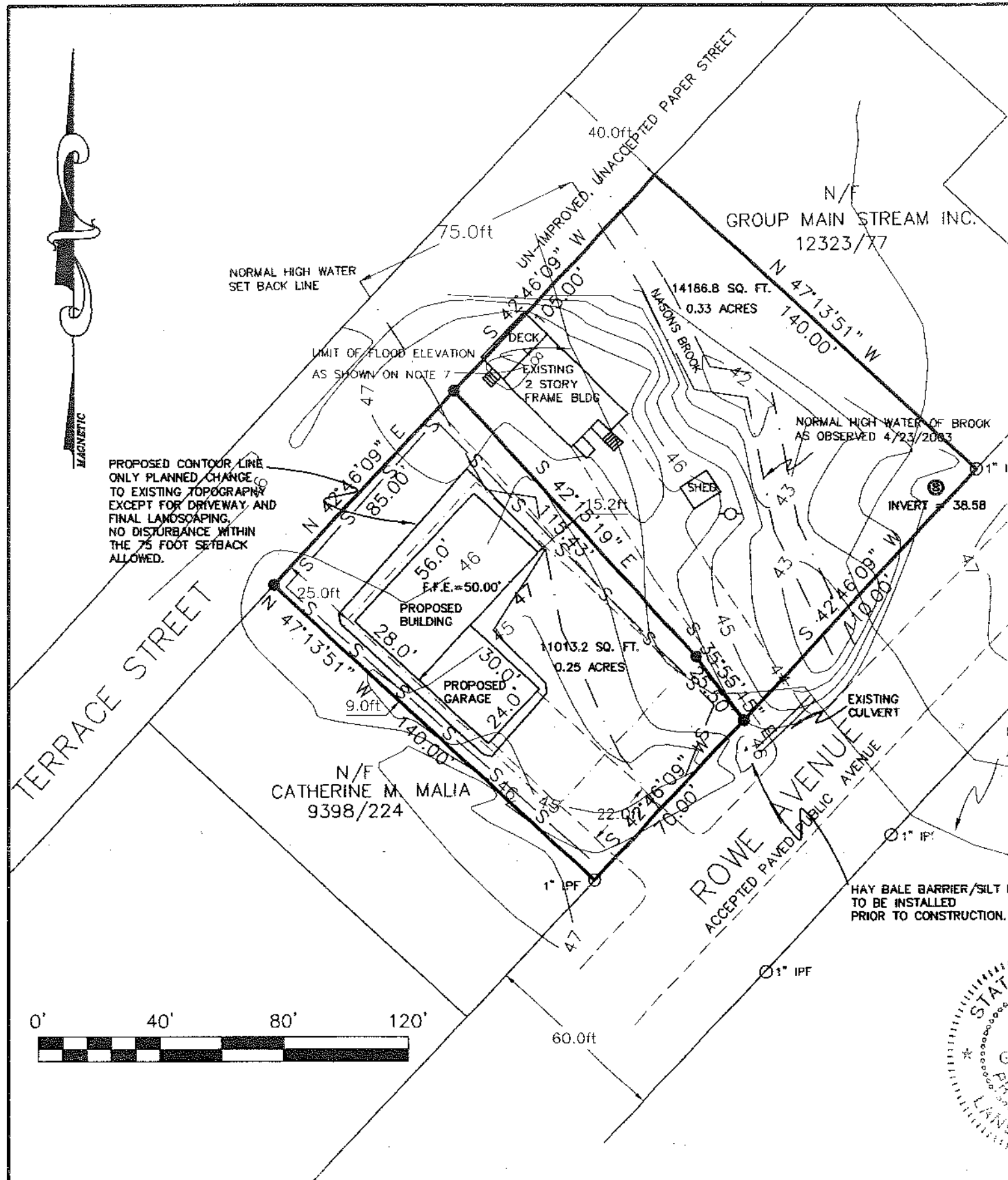
REVISION: 10-31-03-REVISED PROPERTY LINES, ADDED BULKHEAD, PROPOSED EASEMENT.

SITE PLAN
AT 99 ROWE STREET PORTLAND, MAINE

FOR: **JOHN CAVALLARO**

DRAWN BY: DMD
CHECKED BY: GAS
SCALE: 1" = 40'
DATE: 4/23/2003
JOB NUMBER: 200338
SHEET: 2 OF 2

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOHN J. CAVALLARO BOOK 9450 PAGE 501 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF ORIGINAL PARCEL: 25200.0 SQ. FT. 0.58 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PLAN OF BRIGHTON AVE. TERRACE PORTLAND, MAINE OWNED BY J. W. WILBUR JULY 9 1906 BY A. L. ELIOT C. E. RECORDED PLAN BOOK 11, PAGE 13
 - b. CITY OF PORTLAND STEET LINE MAPS
 - c. CITY OF PORTLAND ASSESSORS PLAN NO 261 LOT B22-27 & 46-51
 - d. PORTLAND WATER DISTRICT SYSTEM BASE MAPPING STUDY AREA DRAWING NO. 11-8 DATED 1981
5. ELEVATIONS BASED ON NGVD 1929
6. BASE FLOOD LIMIT AS SHOWN ON FIRM FLOOD INS. RATE MAP OF CITY OF PORTLAND, ME. CUMBERLAND COUNTY. PANEL # 230051 0012C, DATED DECEMBER 8, 1998 (FLOOD ELEVATION = 46.00) LINE SHOWN HEREON DIGITIZED FROM THE ABOVE MAP.

LEGEND

- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ⊙ Sanitary Manhole
- Utility Pole
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- - - Edge of traveled way
- - - Set Back Line
- s - Silt Fence to Be Installed.

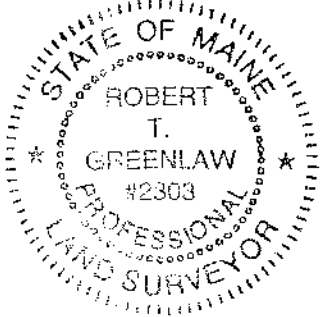
SURVEYORS STATEMENT:

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

Robert T. Greenlaw

DATE: 09/08/2003

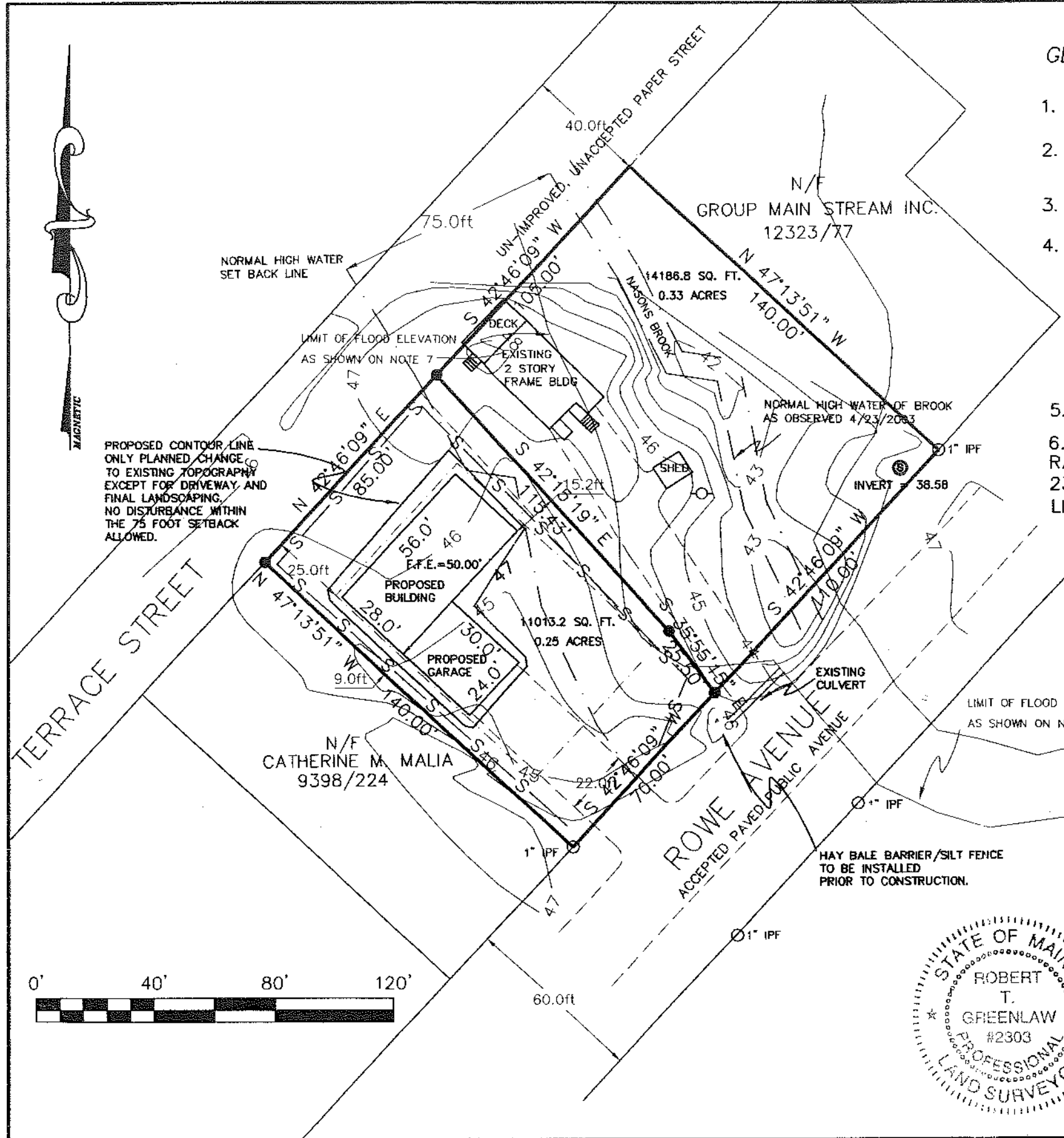


ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

REVISION: 09-08-03 ADDED BOUNDARY INFO. & CHANGED SIZE OF PROPOSED HOME
SITE PLAN
 AT 99 ROWE STREET PORTLAND, MAINE
 FOR: JOHN CAVALLARO

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1" = 40'
 DATE: 4/23/2003
 JOB NUMBER: 200338
 SHEET: 2 OF 2

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2003 NO: 38



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOHN J. CAVALLARO BOOK 9450 PAGE 501 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
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LEGEND

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- Iron Pipe or Solid Pin Found
- ⊙ Sanitary Manhole
- Utility Pole
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- - - Edge of traveled way
- - - Set Back Line
- - - s - Silt Fence to Be Installed.

SURVEYORS STATEMENT:

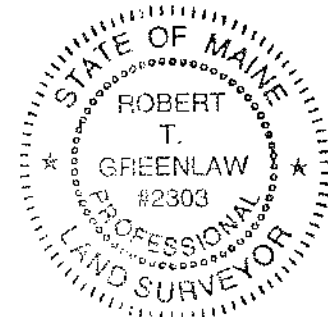
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- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 09/08/2003

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



REVISION: 09-08-03 ADDED BOUNDARY INFO. & CHANGED SIZE OF PROPOSED HOME

SITE PLAN

AT 99 ROWE STREET PORTLAND, MAINE

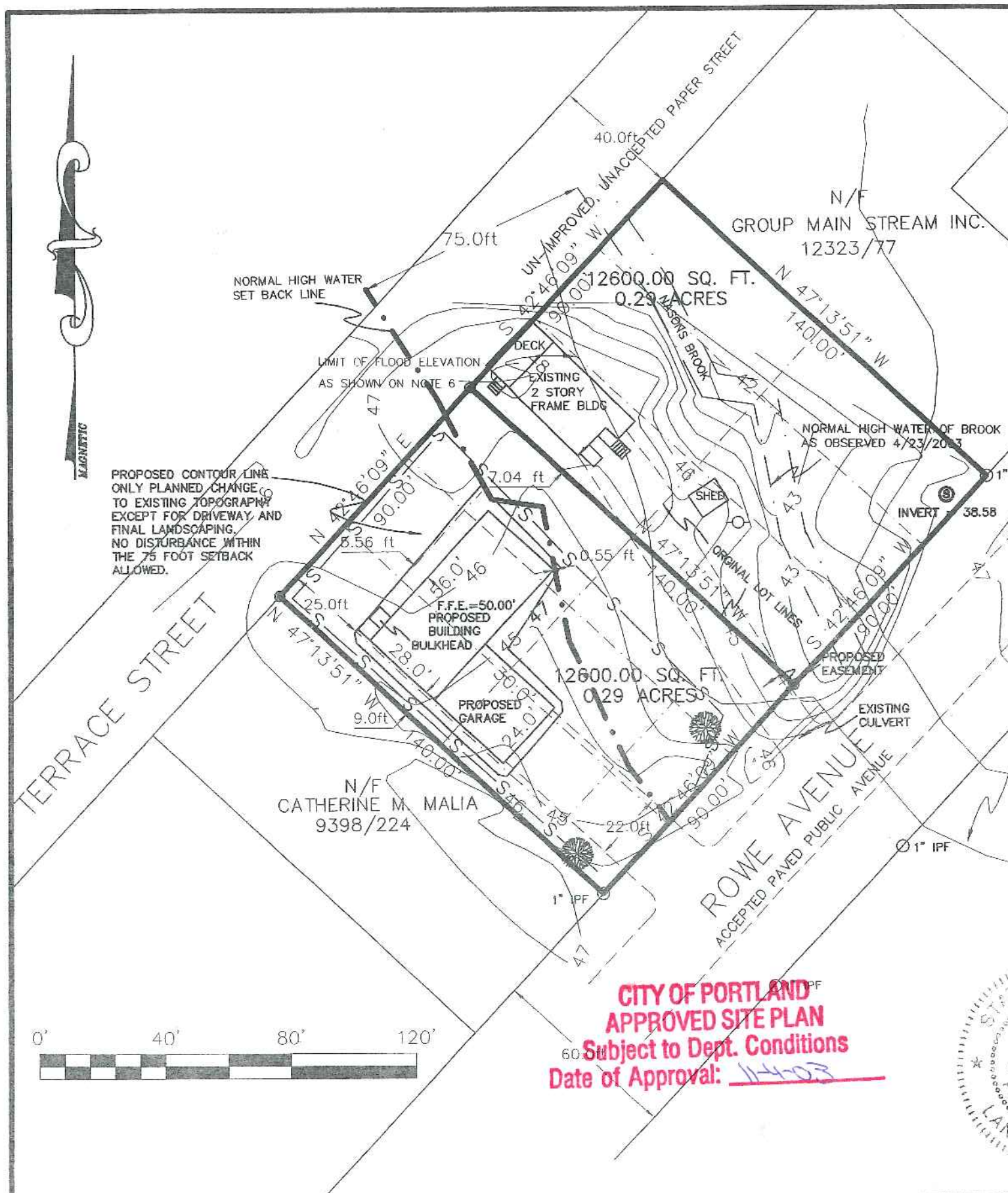
FOR: JOHN CAVALLARO

DRAWN BY: DMD	CHECKED BY: GAS
SCALE: 1" = 40'	DATE: 4/23/2003
JOB NUMBER: 200338	SHEET: 2 OF 2

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

65 NEMBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 38



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5. EXISTING HOUSE BUILT IN 1930.

LEGEND

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- Iron Pipe or Solid Pin Found
- ⊙ Sanitary Manhole
- Utility Pole
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- - - Edge of traveled way
- - - Set Back Line
- s - Silt Fence to Be Installed.
- ⊗ Proposed Street Tree

SURVEYORS STATEMENT:

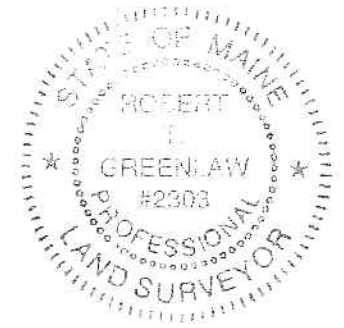
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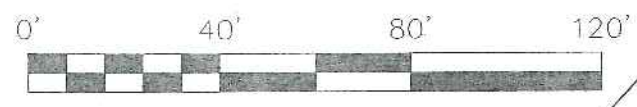
Robert T. Greenlaw

DATE: 10/31/2003

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



CITY OF PORTLAND APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11/4/03



REVISION: 10-31-03-REVISED PROPERTY LINES, ADDED BULKHEAD, PROPOSED EASEMENT.
SITE PLAN
 AT 99 ROWE STREET PORTLAND, MAINE
 FOR: **JOHN CAVALLARO**

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1" = 40'
 DATE: 4/23/2003
 JOB NUMBER: 200338
 SHEET: 2 OF 2

PREPARED BY:
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