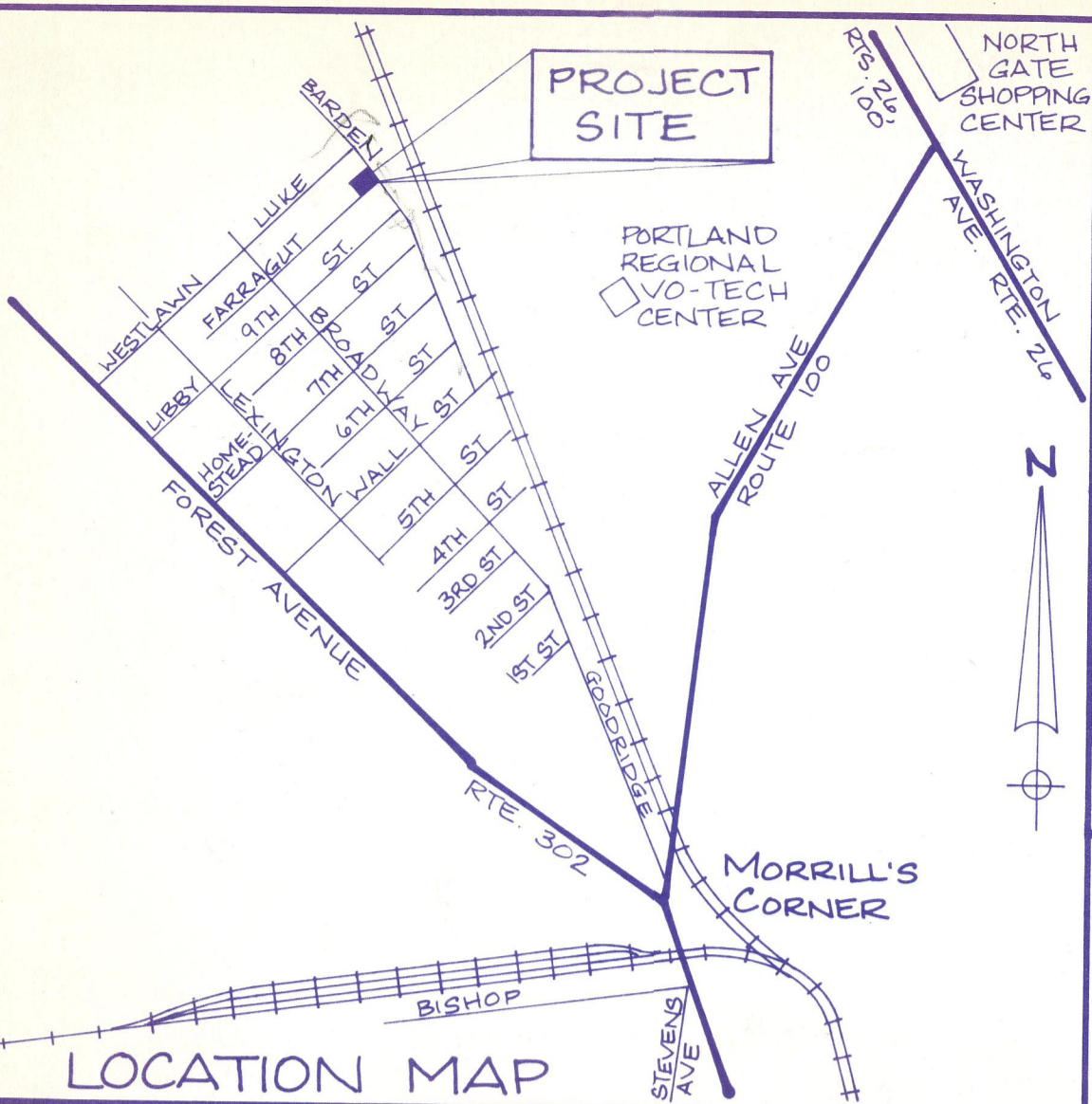
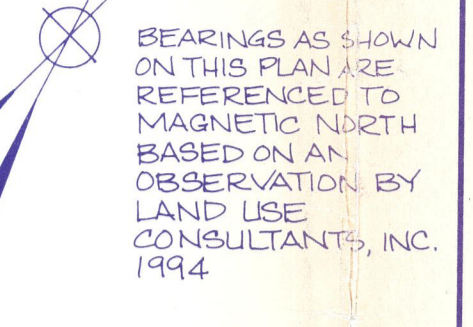
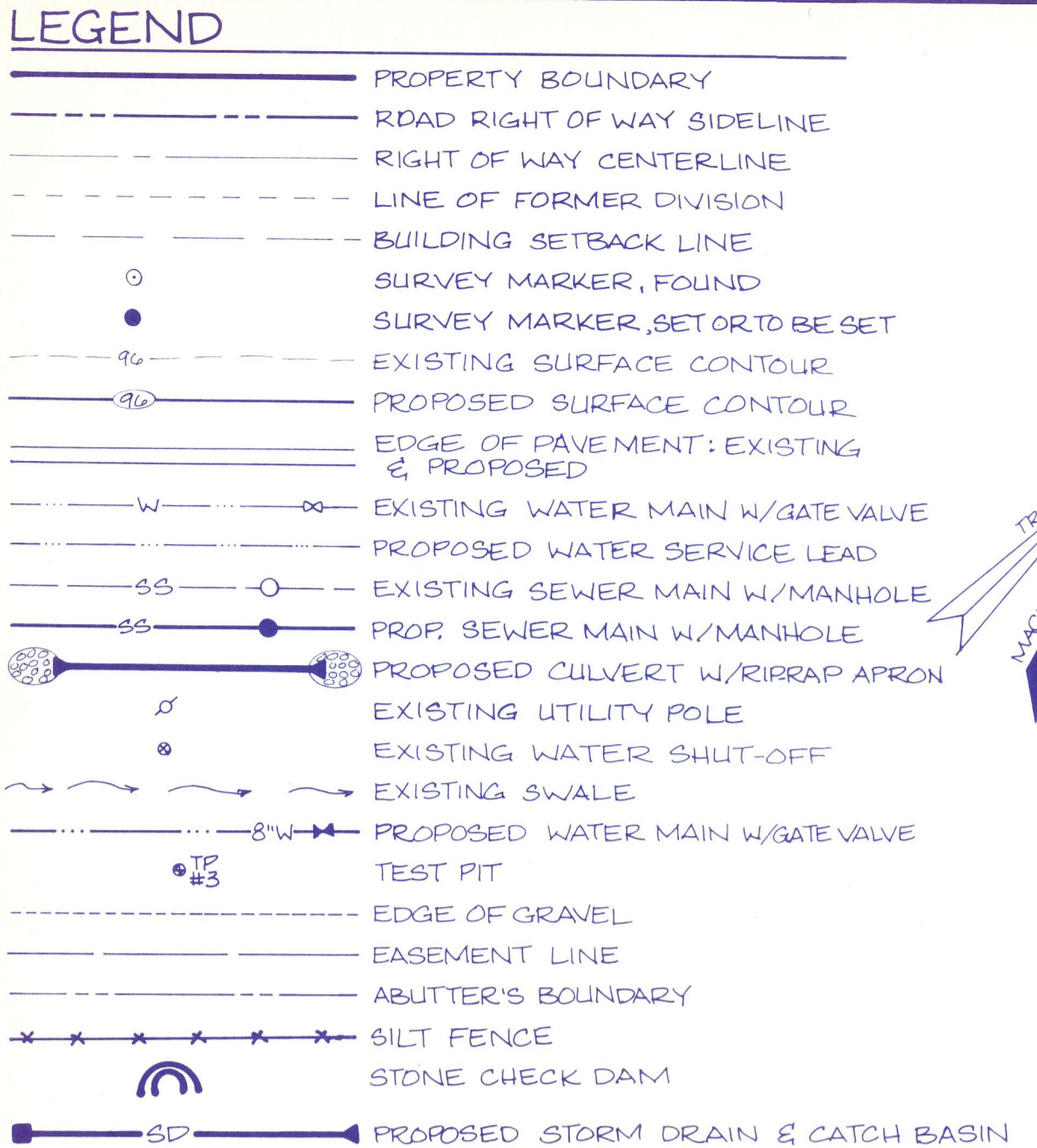
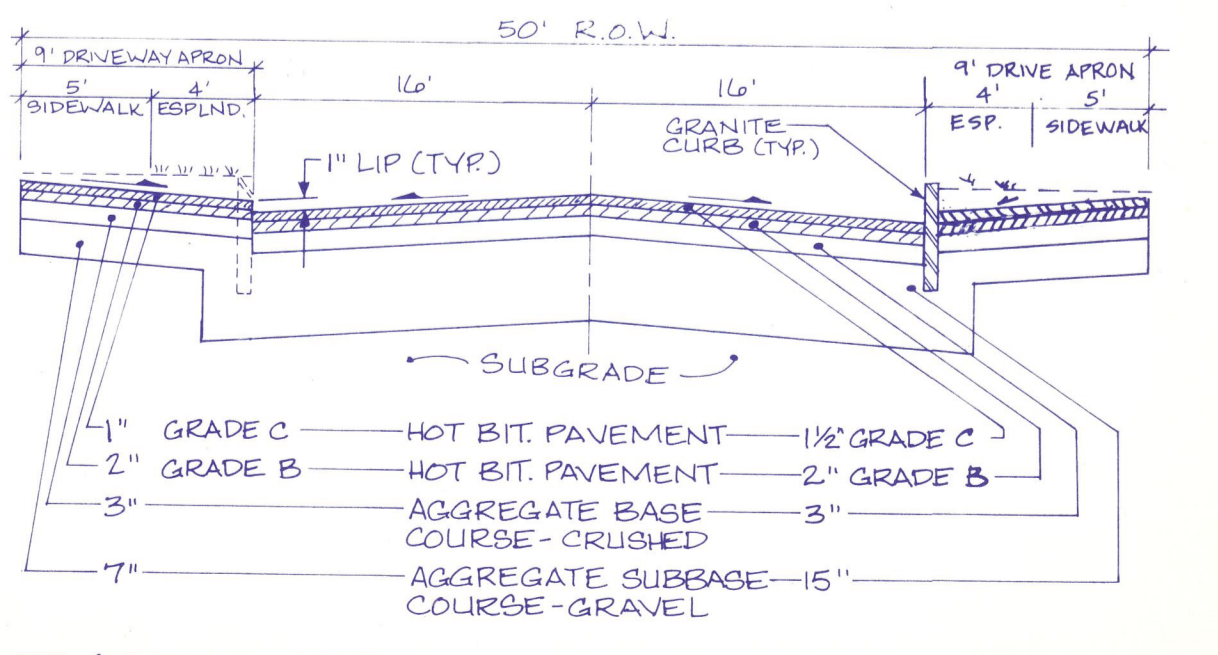


LOT #	SILL ELEVATION	LOWEST BUILDING ELEVATION
1	96.0	94.5
2	96.0	96.5
3	97.0	95.5

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 11. IF POOR, UNSATISFACTORY PAVEMENT EXISTS AT SAW-CUT, THE OWNER OR ENGINEER MAY DIRECT THE CONTRACTOR TO REPLACE AS NEEDED.
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VERTICAL DATUM IS DERIVED FROM CLOSED VERTICAL TRAVERSE FROM THE PROJECT TO THE TOP OF A CITY OF PORTLAND MONUMENT AT THE CORNER OF LEXINGTON AND FARRAGUT STREETS EL. 115.63.
 HORIZONTAL POSITION IS DERIVED FROM OFFICIAL STREET RECORDS; NO CO-ORDINATES ARE STATED.

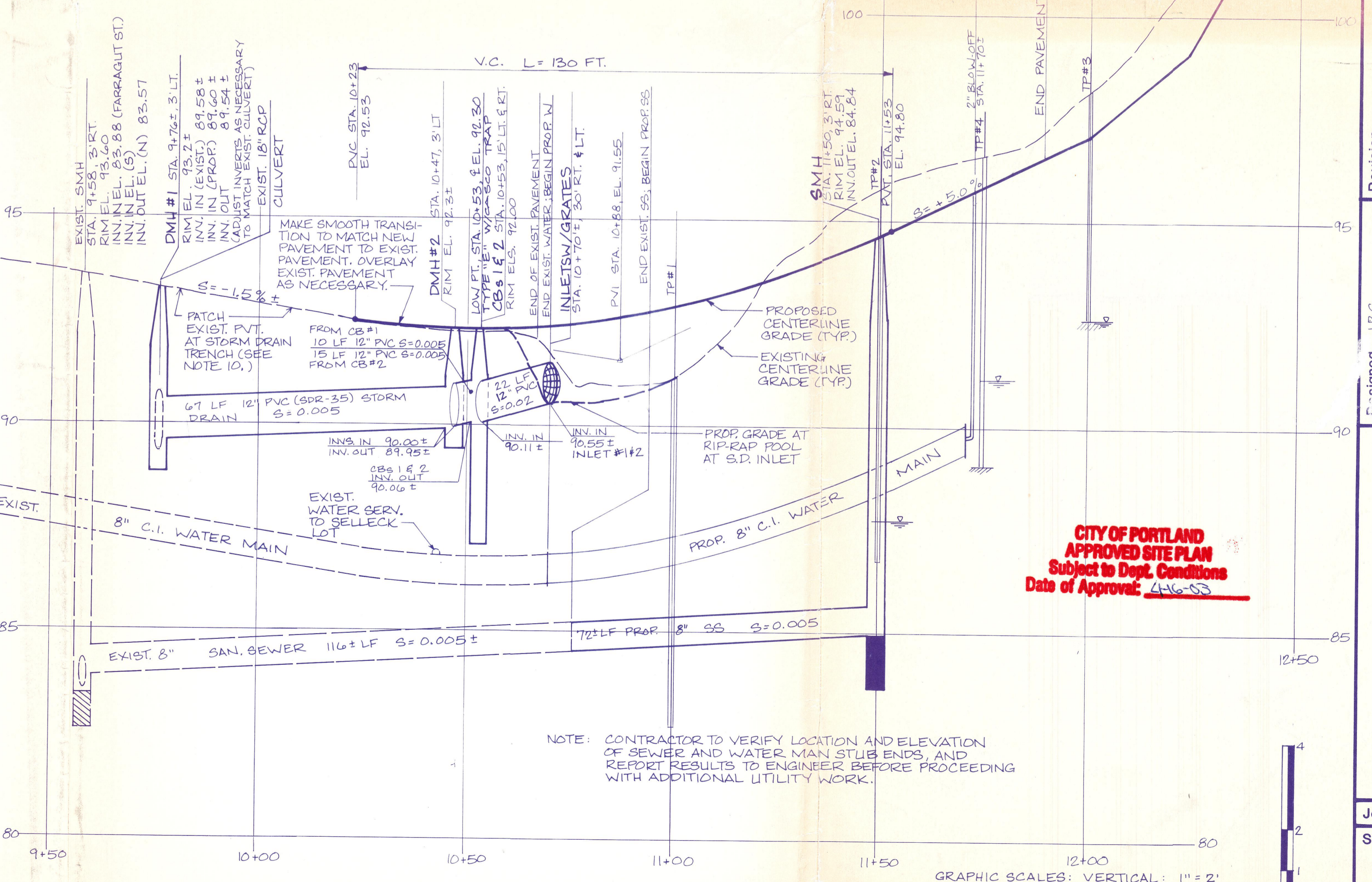


SURVEYORS STATEMENT OF ALTERATION:
 LAND USE CONSULTANTS, INC. HEREBY STATES TO THE RECORD OWNERS ARCHIE & MATILDA GIOBBI AND NICOLA M. WOODWARD, EXCLUSIVELY, THAT THIS PLAN AMENDS, CORRECTS AND SUPERSEDES AN UNRECORDED PLAN ENTITLED "DIVISION OF LAND, PLAN SHOWING A RECONFIGURATION OF LOTS BELONGING TO JOSEPH & ELEANOR SAVIGNANO ON FARRAGUT STREET, PORTLAND, MAINE" DATED 6/24/94 AND REVISED THROUGH 11/21/94. THE PLAN HAS BEEN ALTERED BY:
 1. ADDING LOT 3 AND PROPOSED DWELLING
 2. UPDATING RECORD OWNERS & TILES, ETC.
 3. ADDING PAVED TURNAROUND AT BARDEN STREET
 4. ADDING DRAINAGE INLET AT LOT 1
 5. ADDING 5' SIDEWALK IN FRONT OF LOT 3
 6. CREATING DRAINAGE EASEMENTS TO CITY OF PORTLAND AT LOTS 1 AND 3
 7. UPDATING DIRECT ABUTTERS

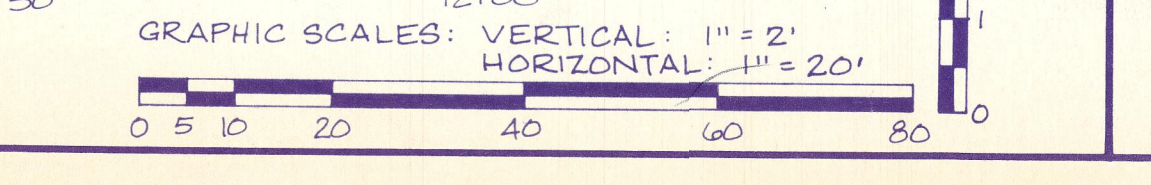
SURVEYOR'S STATEMENT

LAND USE CONSULTANTS, INC., HEREBY STATES TO JOSEPH AND ELEANOR SAVIGNANO, EXCLUSIVELY, THAT:
 1. LAND USE CONSULTANTS, INC. HAS CONDUCTED A SURVEY OF THE PREMISES DEPICTED HEREON, UNDER MY SUPERVISION, IN THE U.S. STANDARDS OF MEASUREMENT;
 2. THIS WORK MEETS OR EXCEEDS THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY I, CONDITION III SURVEYS;
 3. THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOHN D. ROBERTS
 MAINE PROFESSIONAL LAND SURVEYOR # 1155
 LAND USE CONSULTANTS, INC.
 PORTLAND, MAINE
 EXCEPTIONS: NO DESCRIPTION OR REPORT WRITTEN TO DATE.



CITY OF PORTLAND APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-16-95

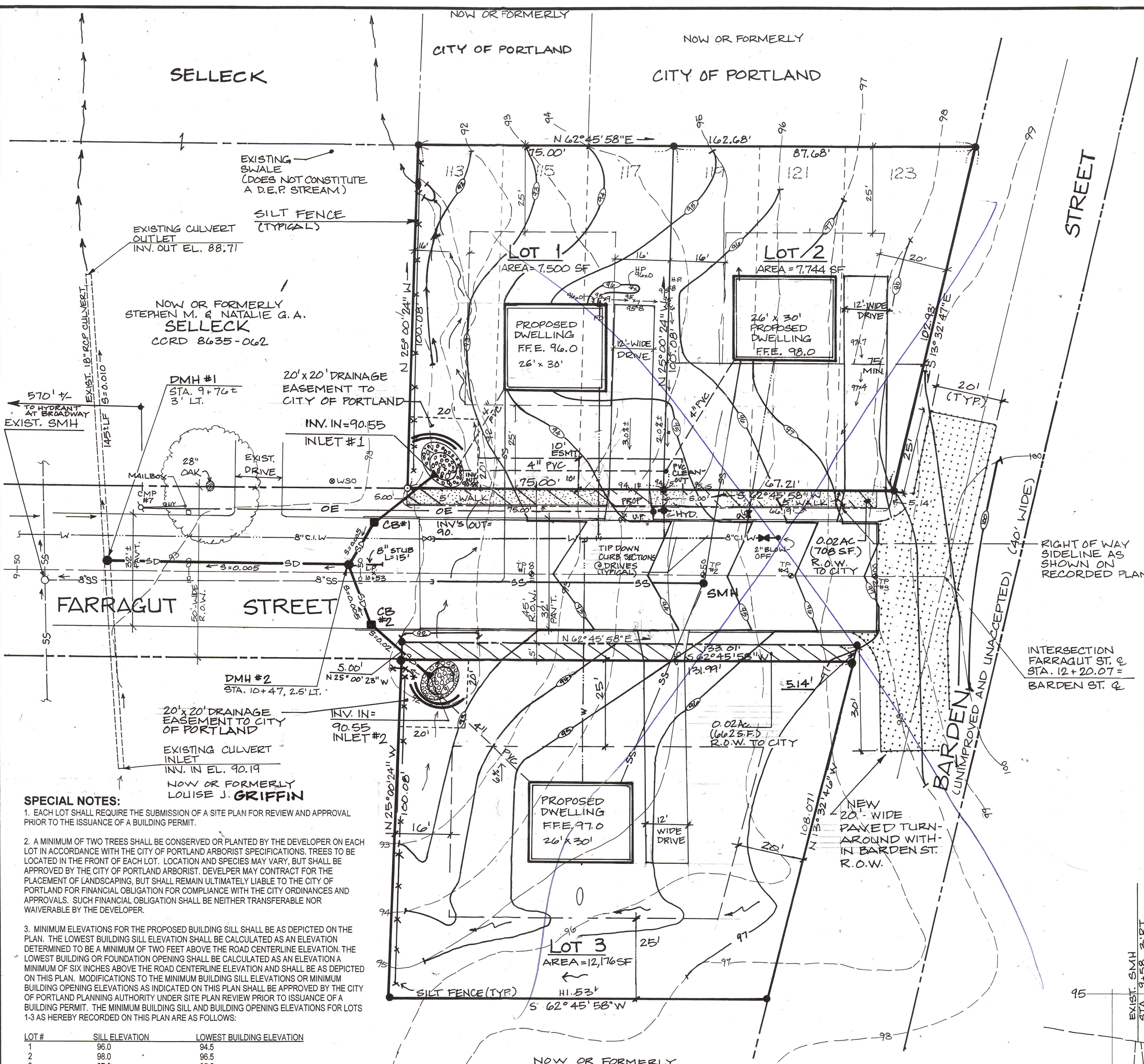


PLAN OF LAND LOCATED ON FARRAGUT STREET, PORTLAND, MAINE

PREPARED FOR RECORD OWNERS:
 ARCHIE & MATILDA GIOBBI
 1184 WASHINGTON AVE
 PORTLAND, MAINE 04103

PREPARED BY:
 LAND USE CONSULTANTS, INC.
 13817 E. GERONIMO ROAD
 LAND USE CONSULTANTS, INC.

Date	Revision	J.R.G.	S.M.C.	I.S.	I.S.
7/7/94	REMOVE SWALE AND CB #2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	1	of 3		



SPECIAL NOTES:

1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A MINIMUM OF TWO TREES SHALL BE CONSIDERED OR PLANTED BY THE DEVELOPER ON EACH LOT IN ACCORDANCE WITH THE CITY OF PORTLAND ARBORIST SPECIFICATIONS. TREES TO BE LOCATED IN THE FRONT OF EACH LOT. LOCATION AND SPECIES MAY VARY, BUT SHALL BE APPROVED BY THE CITY OF PORTLAND ARBORIST. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH THE CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVERABLE BY THE DEVELOPER.
3. MINIMUM ELEVATIONS FOR THE PROPOSED BUILDING SILL SHALL BE AS DEPICTED ON THE PLAN. THE LOWEST BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION DETERMINED TO BE A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. THE LOWEST BUILDING OR FOUNDATION OPENING SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION AND SHALL BE AS DEPICTED ON THIS PLAN. MODIFICATIONS TO THE MINIMUM BUILDING SILL ELEVATIONS OR MINIMUM BUILDING OPENING ELEVATIONS AS NOTICED ON THIS PLAN SHALL BE APPROVED BY THE CITY OF PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE MINIMUM BUILDING SILL AND BUILDING OPENING ELEVATIONS FOR LOTS 1-3 AS HEREBY RECORDED ON THIS PLAN ARE AS FOLLOWS:

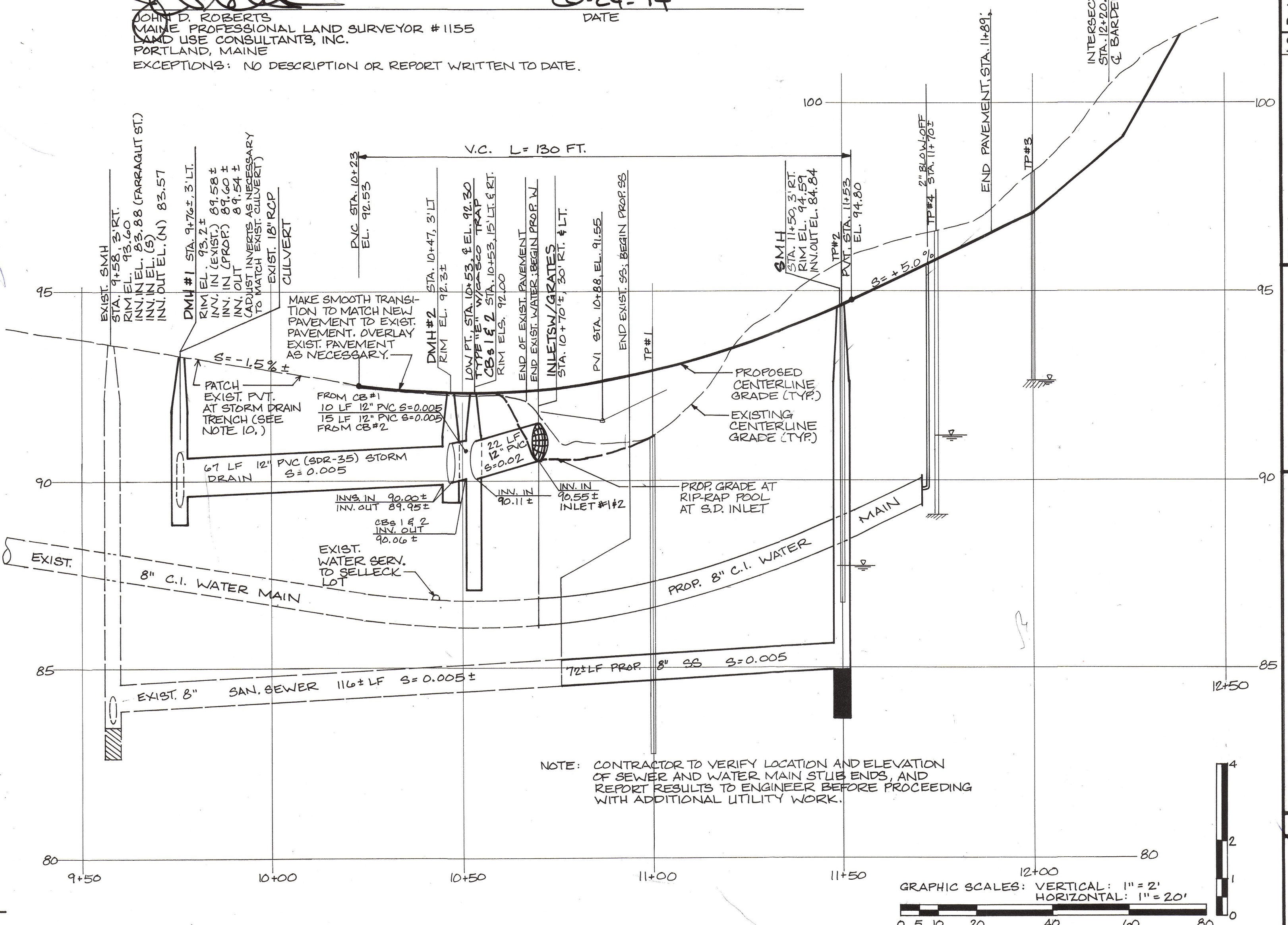
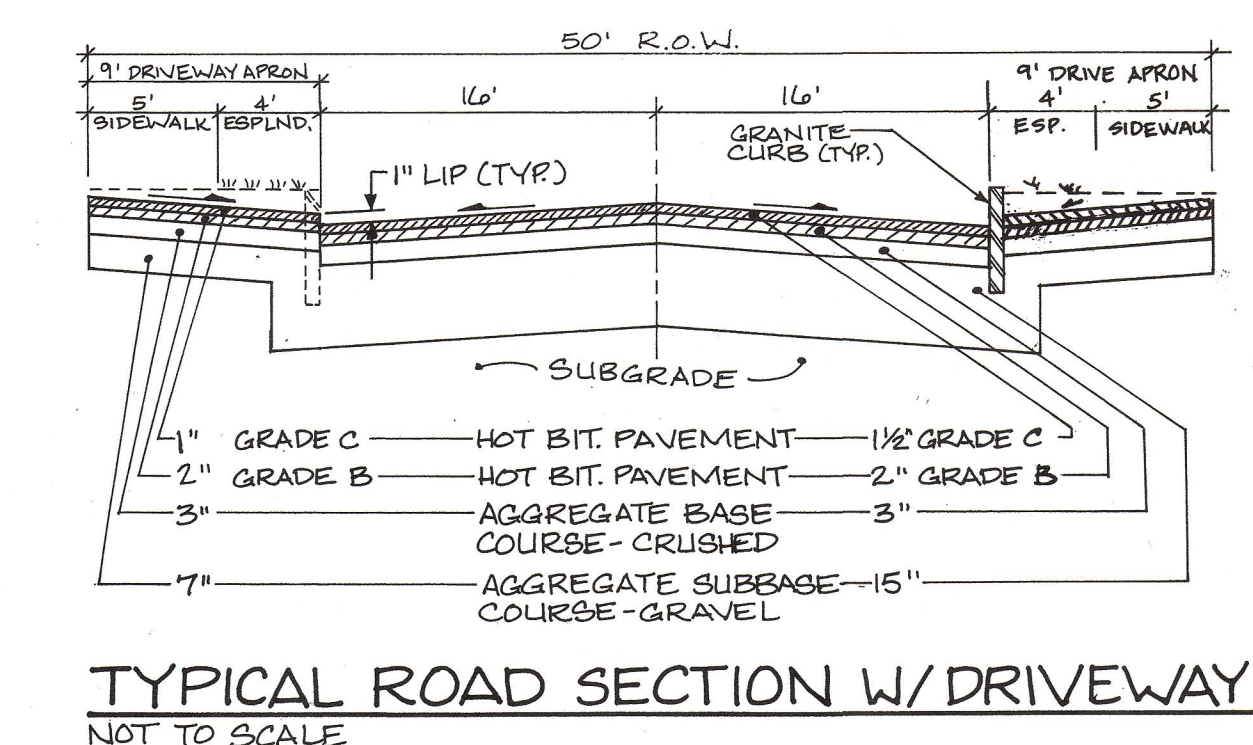
LOT #	SILL ELEVATION	LOWEST BUILDING ELEVATION
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2	96.5	95.5
3	97.0	95.5

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LUC
 LAND USE CONSULTANTS INC.
 LAND PLANNERS - ENGINEERS - SURVEYORS
 1000 WASHINGTON AVENUE
 PORTLAND, MAINE 04103
 207 - 897 - 3113

PLAN OF LAND LOCATED ON FARRAGUT STREET, PORTLAND, MAINE

PREPARED FOR RECORD OWNERS:
 ARCHIE & MATILDA GIOBBI
 1194 WASHINGTON AVE.
 PORTLAND, ME 04103

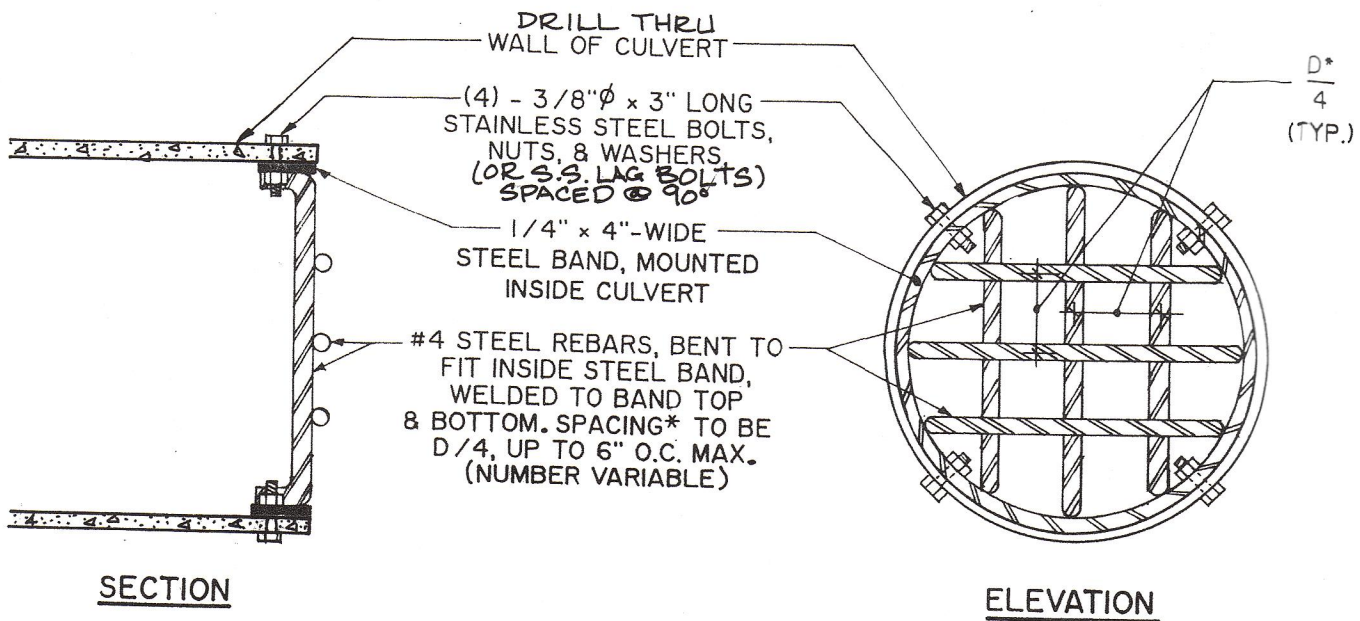
LOT 3
 NICOLA M. WOODWARD
 13817 E. GERONIMO ROAD
 SCOTTSDALE, AZ 85259

Revision	J.R.C.	Date
1		7/1/94
2		11/21/94
3		11/21/94
4		11/21/94
5		11/21/94
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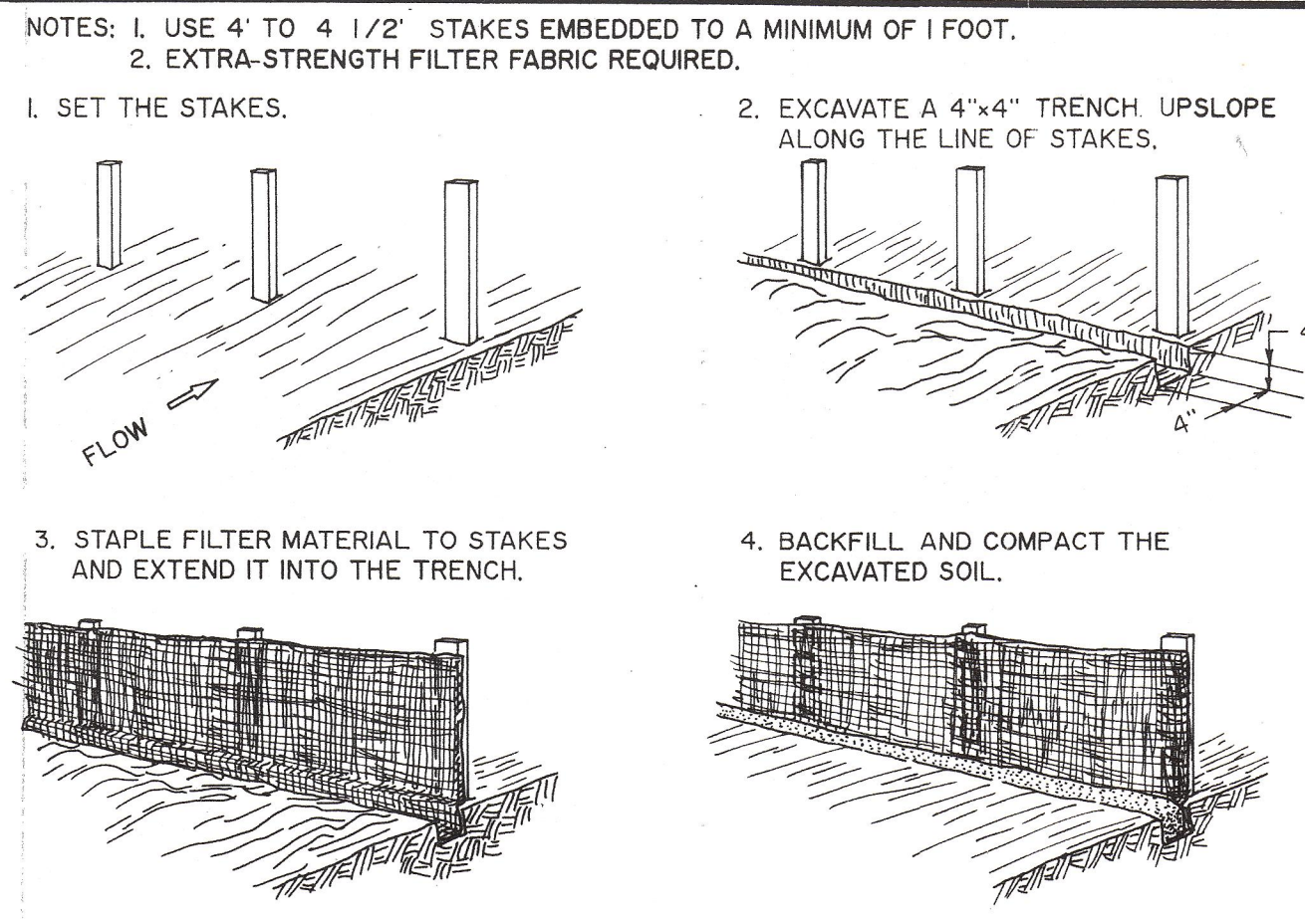
RECONFIGURATION OF LOTS AND DIVISION OF LAND

Job No. 2763
 Sheet 1 of 3

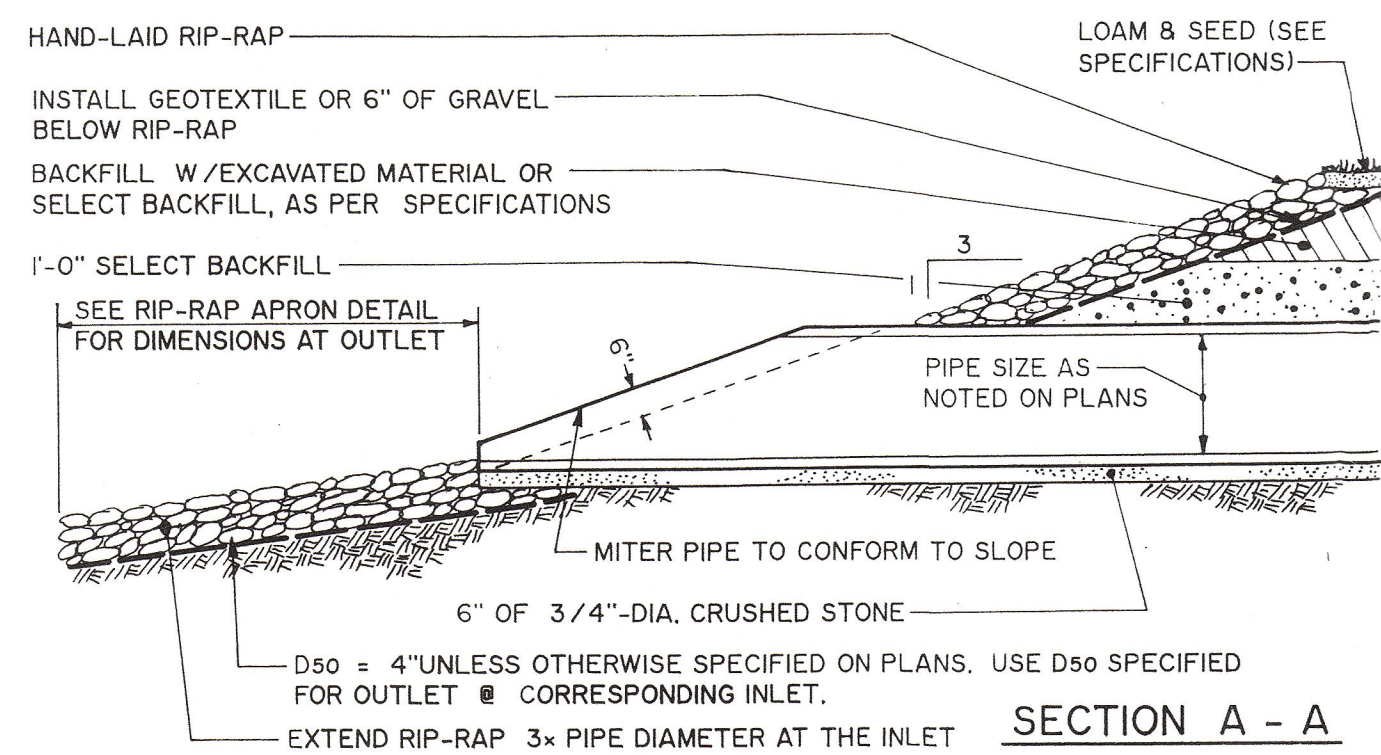
NOTES:
 - ALL UNITS TO BE COMPLETE SHOP ASSEMBLY
 - SHOP-PRIMED AND FIELD-PAINTED



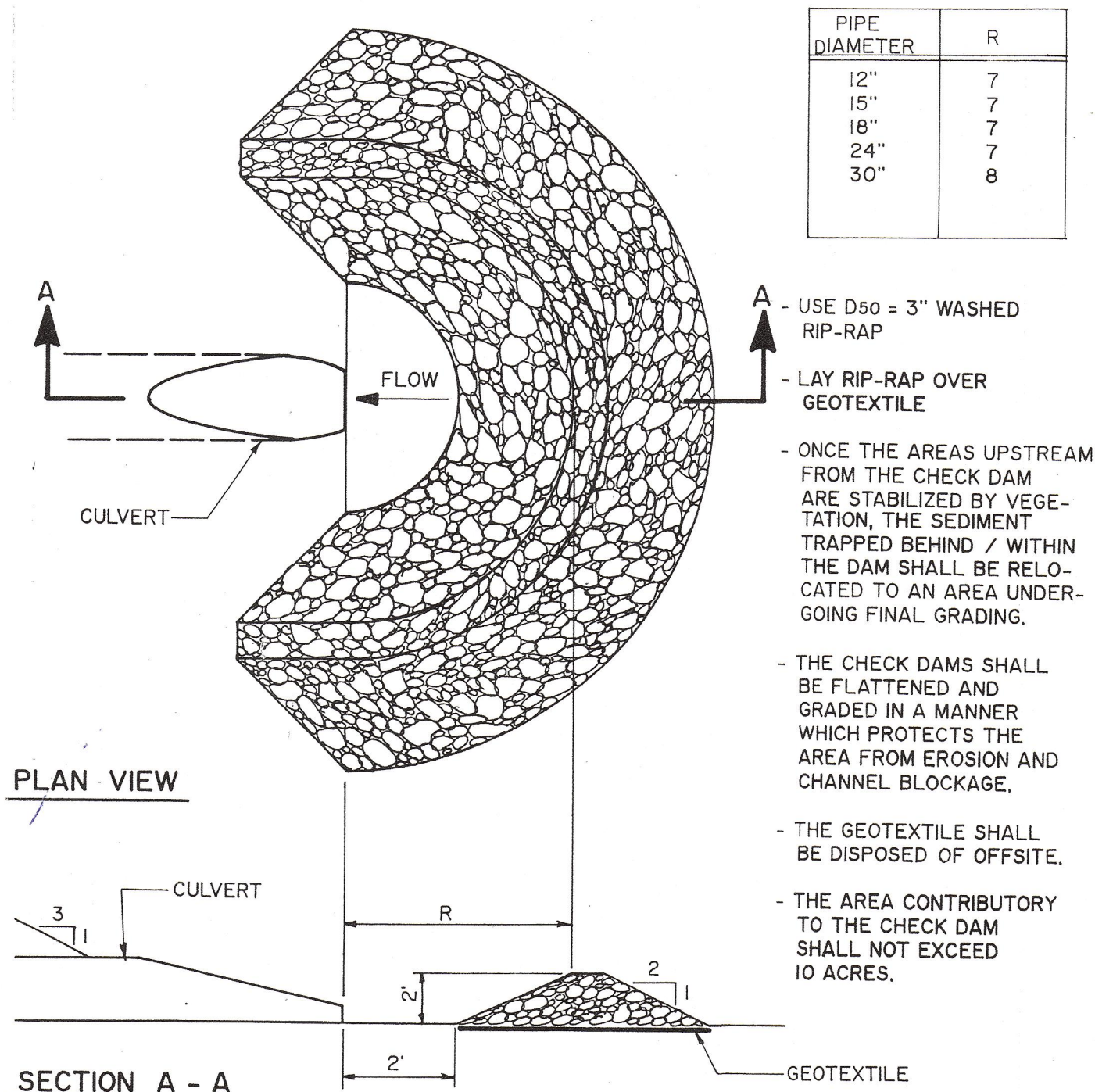
11 REMOVABLE ACCESS-PROOF GRATE ON BUTT-END/CONCRETE CULVERT
 NOT TO SCALE



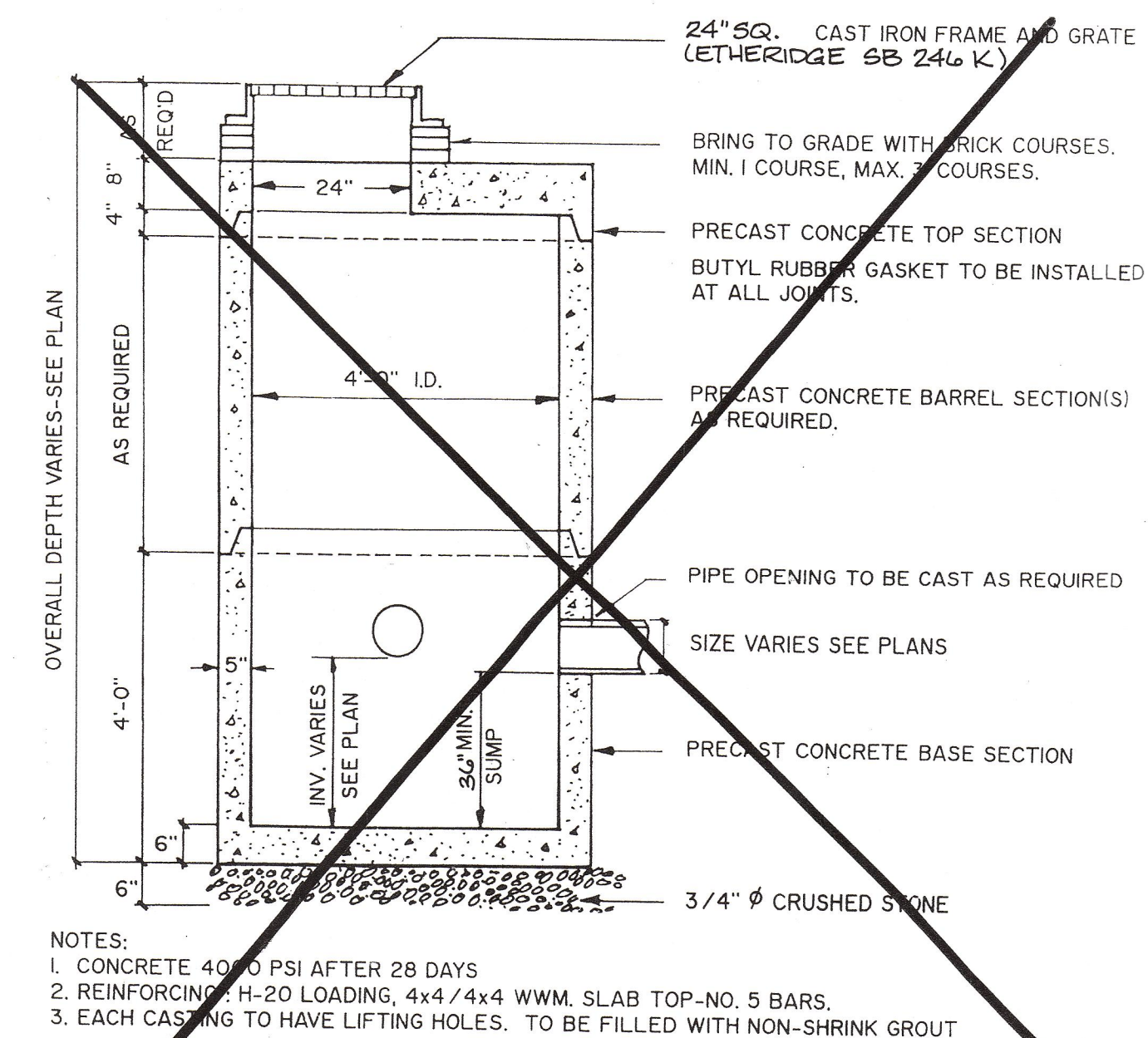
8 CONSTRUCTION OF A GEOTEXTILE SEDIMENT FILTER BARRIER
 NOT TO SCALE



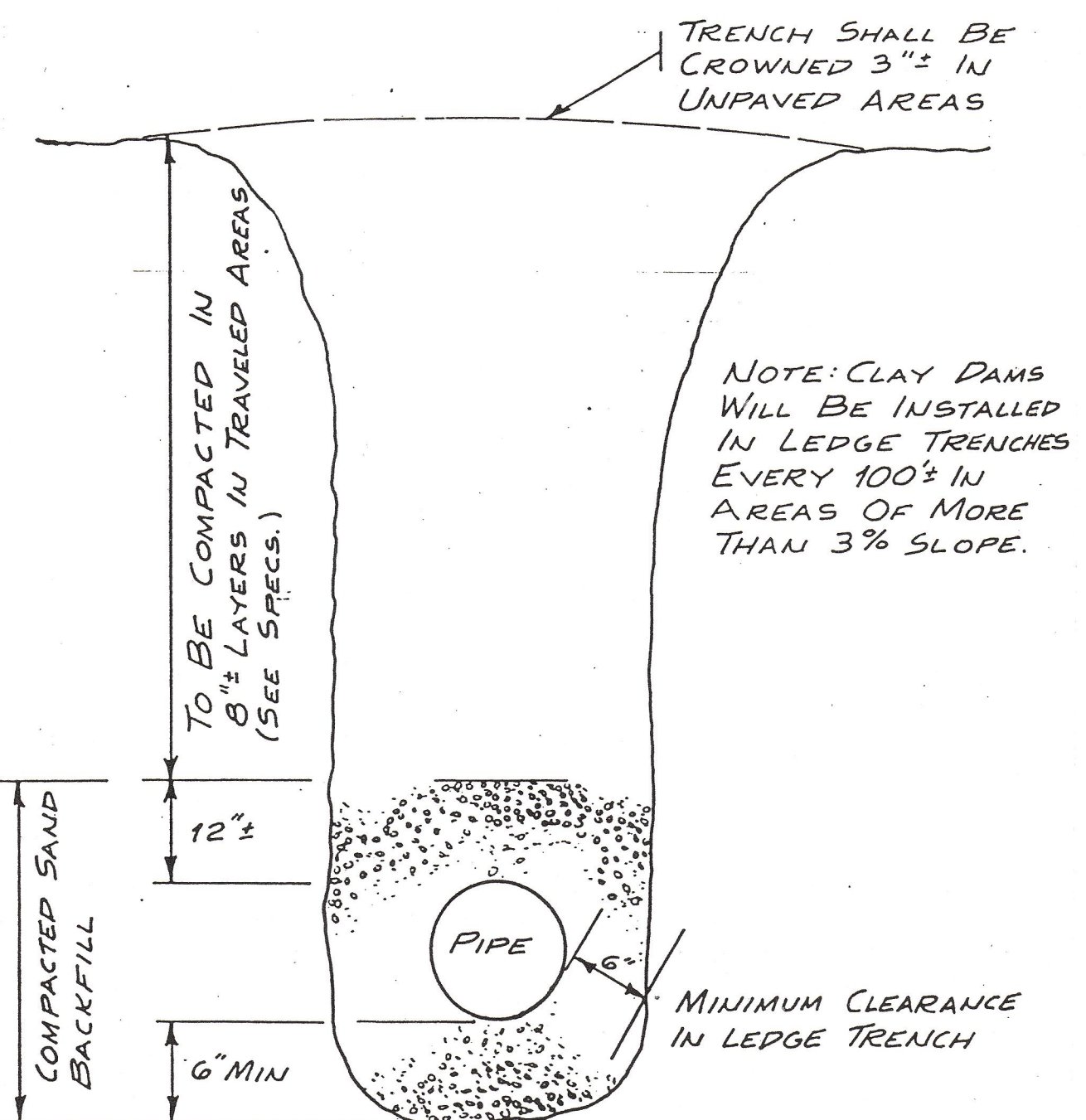
12 RIP-RAP HEADWALL
 NOT TO SCALE



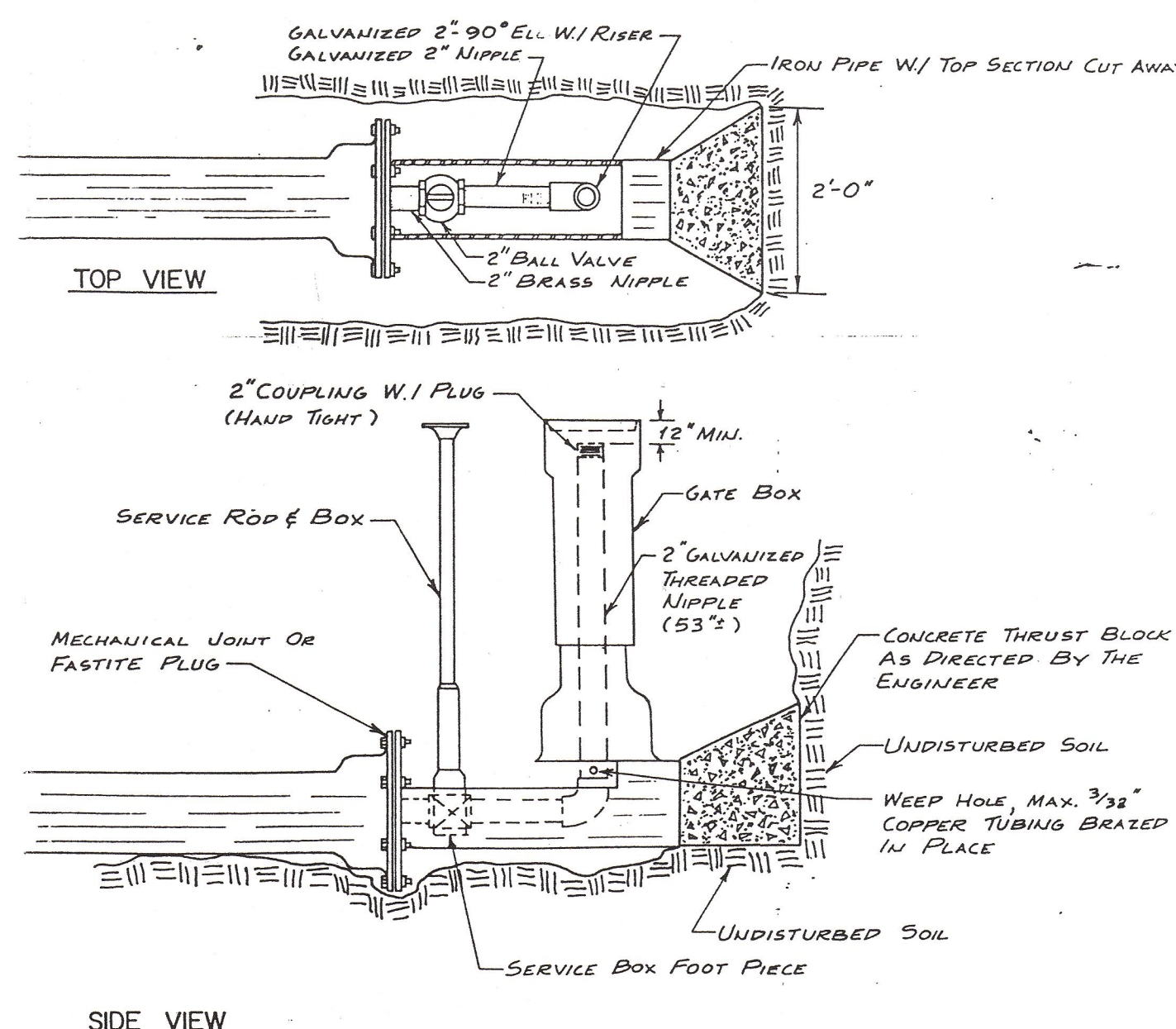
9 TEMPORARY CHECK DAM AT CULVERT ENTRANCE
 NOT TO SCALE



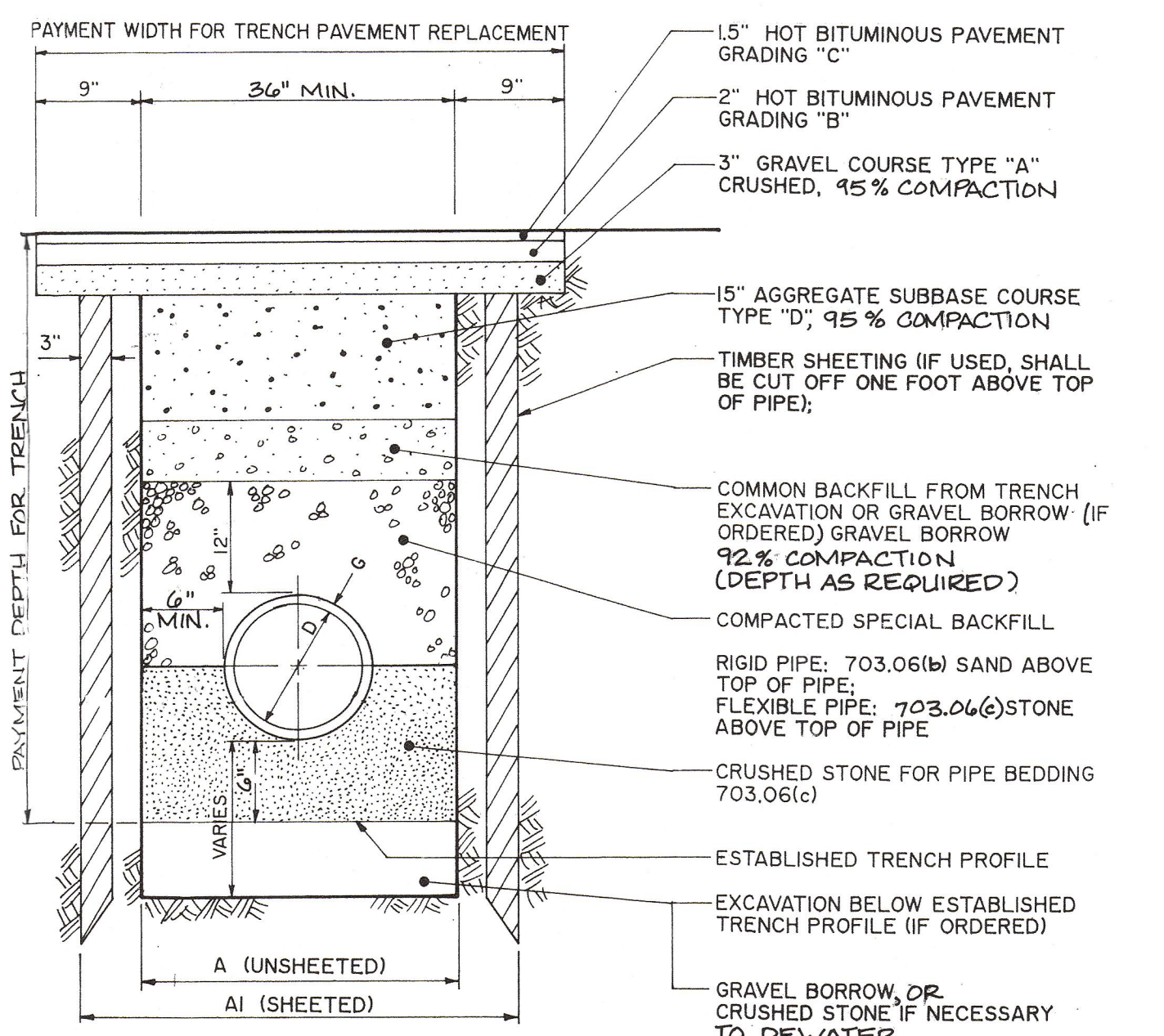
13 PRECAST CONC. CATCH BASIN-FLAT TOP
 NOT TO SCALE



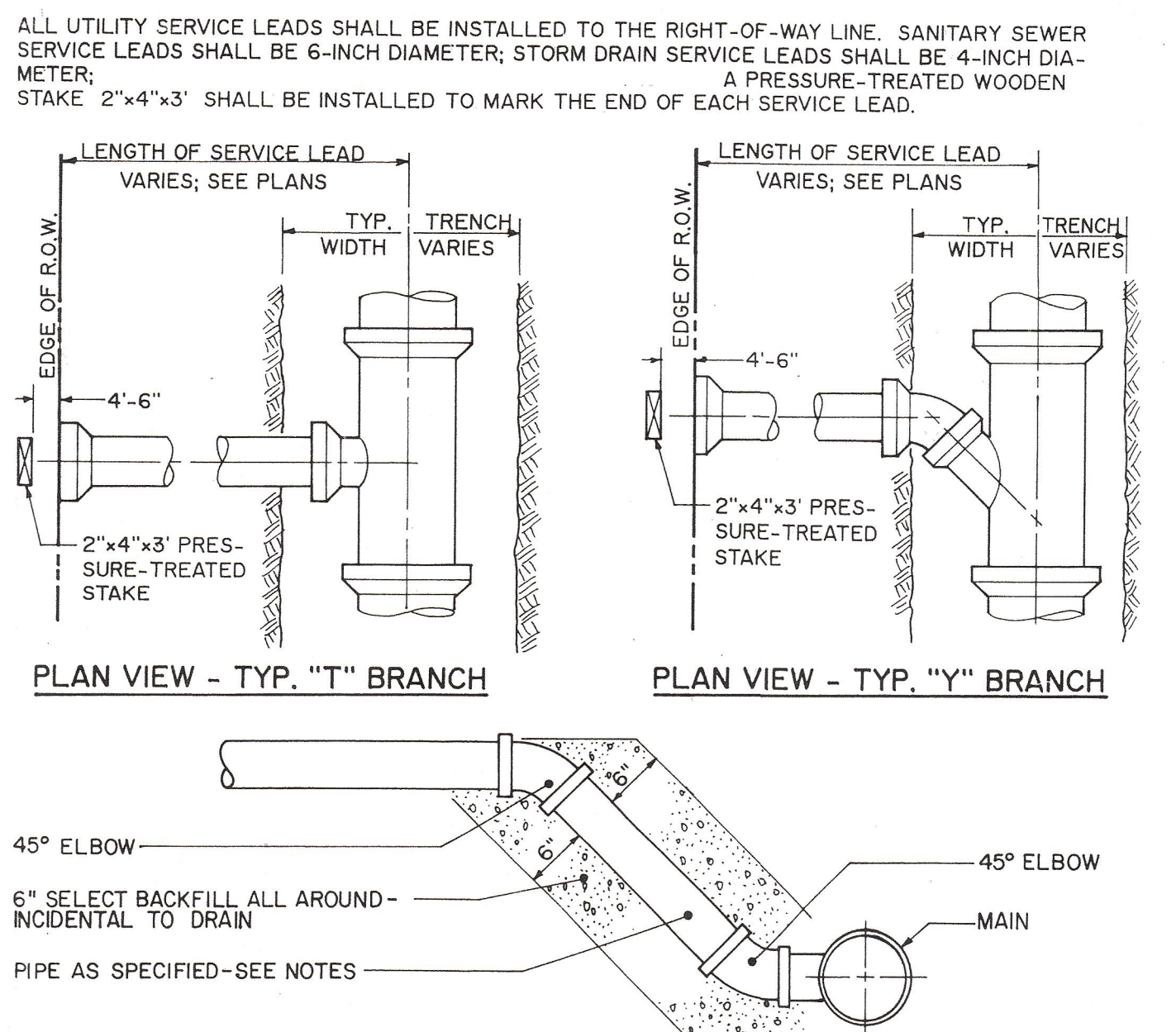
10 TYPICAL WATER MAIN TRENCH DETAIL
 NOT TO SCALE



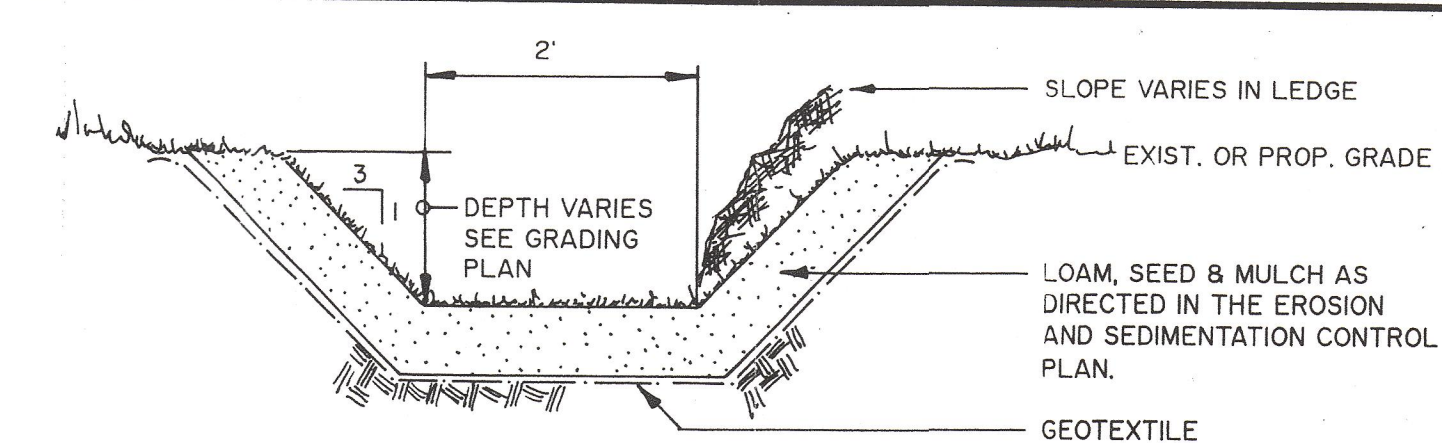
5 STANDARD 2" BLOW-OFF
 NOT TO SCALE



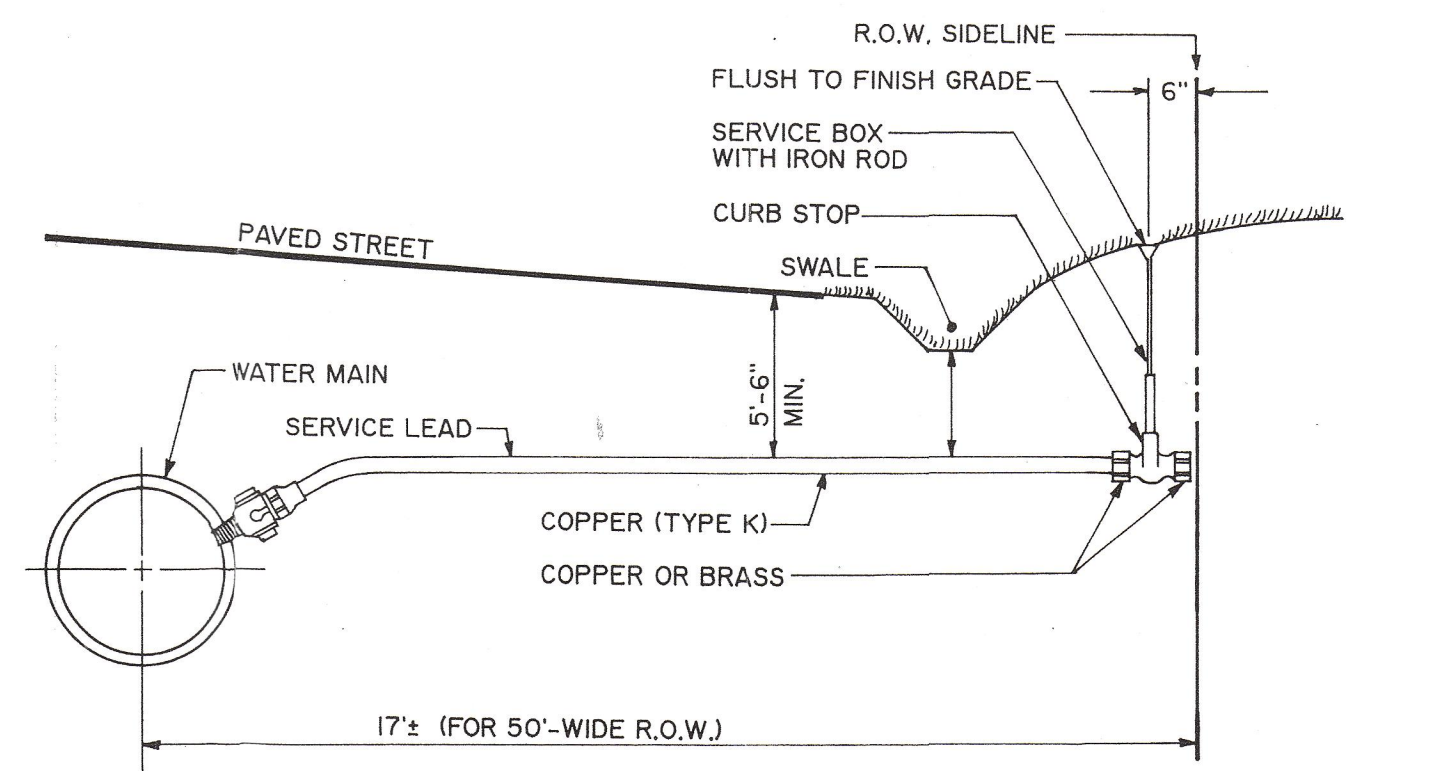
6 TRENCH DETAIL City of Portland
 NOT TO SCALE



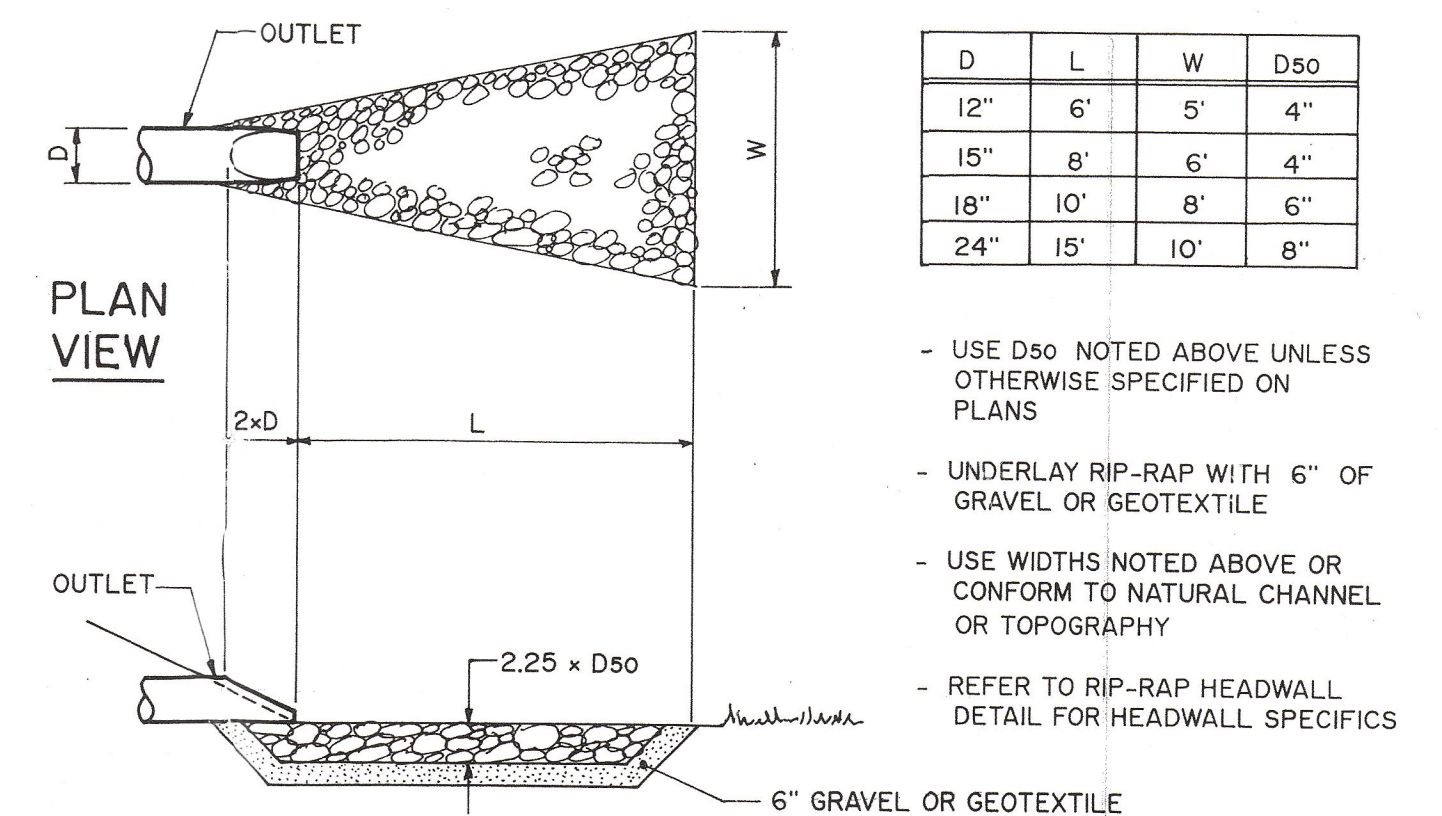
7 TYPICAL SERVICE LEAD CONNECTION
 NOT TO SCALE



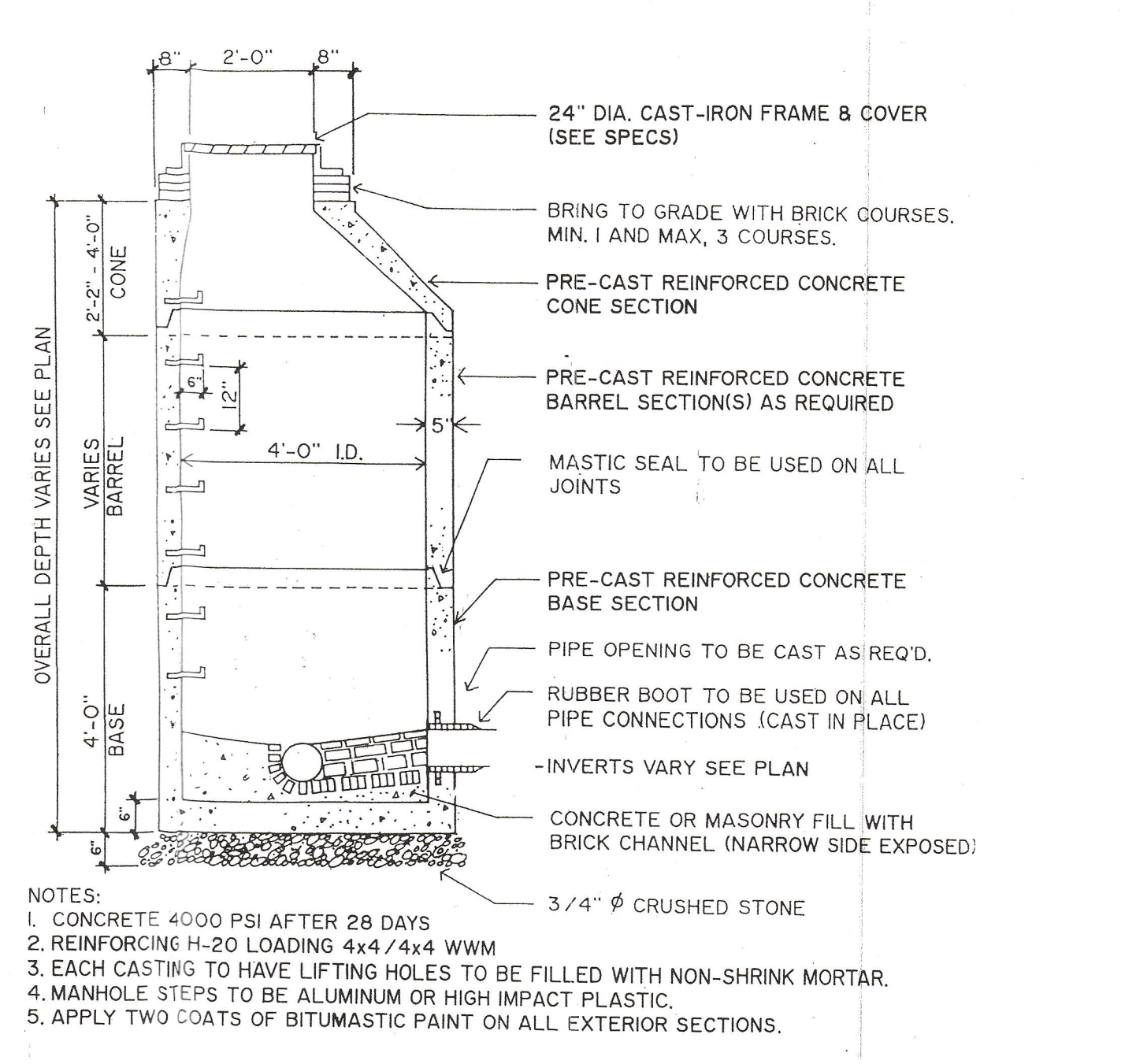
1 TYPICAL GRASS SWALE SECTION
 NOT TO SCALE



2 TYPICAL SERVICE CONNECTION
 NOT TO SCALE



3 RIP-RAP APRON
 NOT TO SCALE



4 SANITARY SEWER MANHOLE
 NOT TO SCALE

LUC
 LAND USE CONSULTANTS INC.
 LAND PLANNERS • ENGINEERS • SURVEYORS
 866 RIVERBEND STREET
 PORTLAND, ME 04103
 207 • 778 • 3311

DAVID A. KAMLA
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE

PLANNING FOR RECORD OWNERS:
 ARCHIE AND MATILDA GIOBI
 1184 WASHINGTON AVE.
 PORTLAND, ME 04103

PREPARED FOR RECORD OWNERS:
 LOT 3
 NICOLA M. WOODWARD
 13817 E. GERONIMO ROAD
 SCOTTSDALE, AZ 85259

PLAN OF LAND LOCATED ON
 FARRAGUT STREET, PORTLAND, MAINE

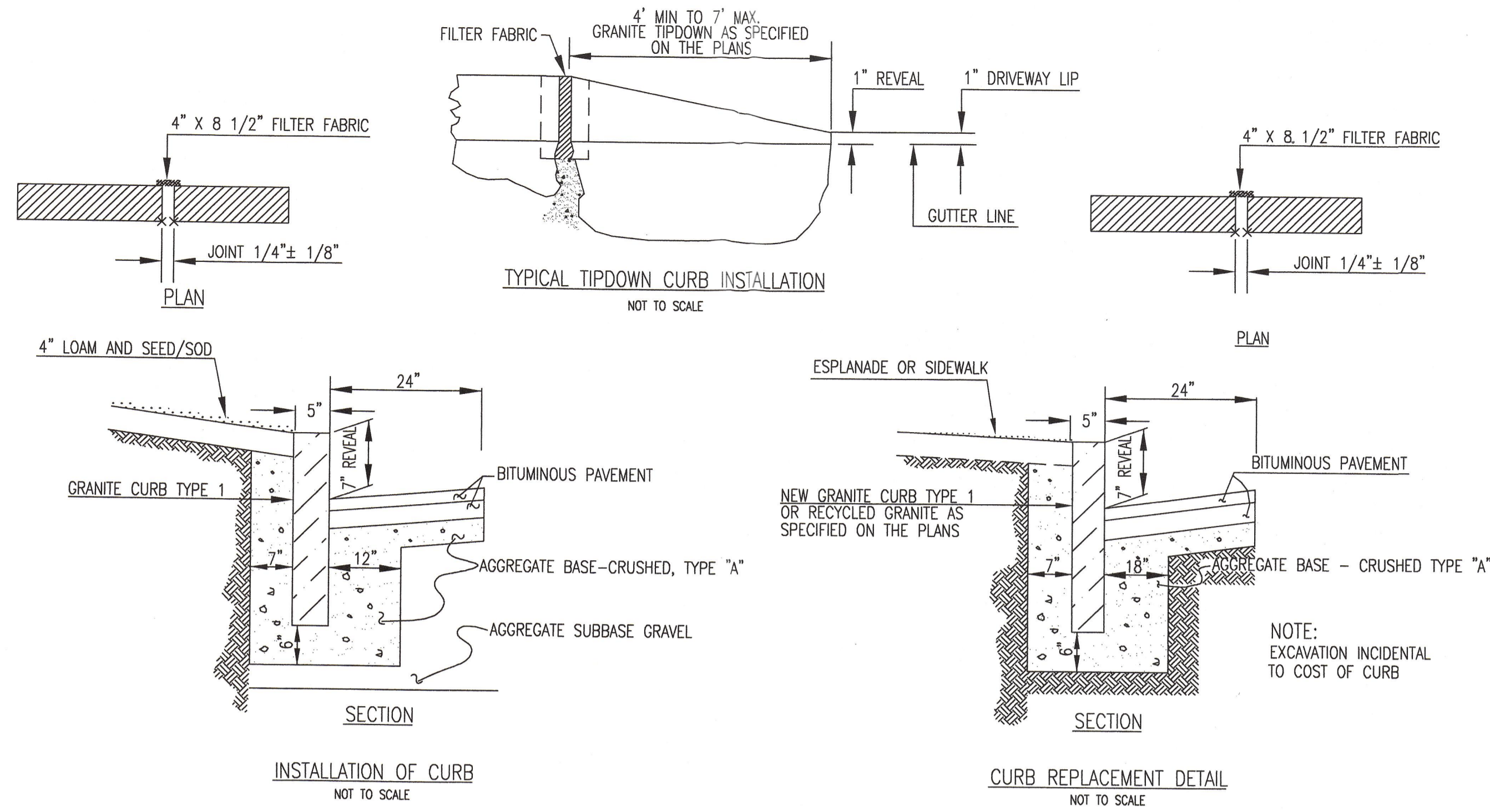
Revision	Date	U.S.	Date
1	7/1/94		7/1/94
2	7/21/94		7/21/94

DESIGNED: JCG
 DRAWN: SMC
 CHECKED: I.S.
 SCALE: NO SCALE
 DATE: 6/24/94

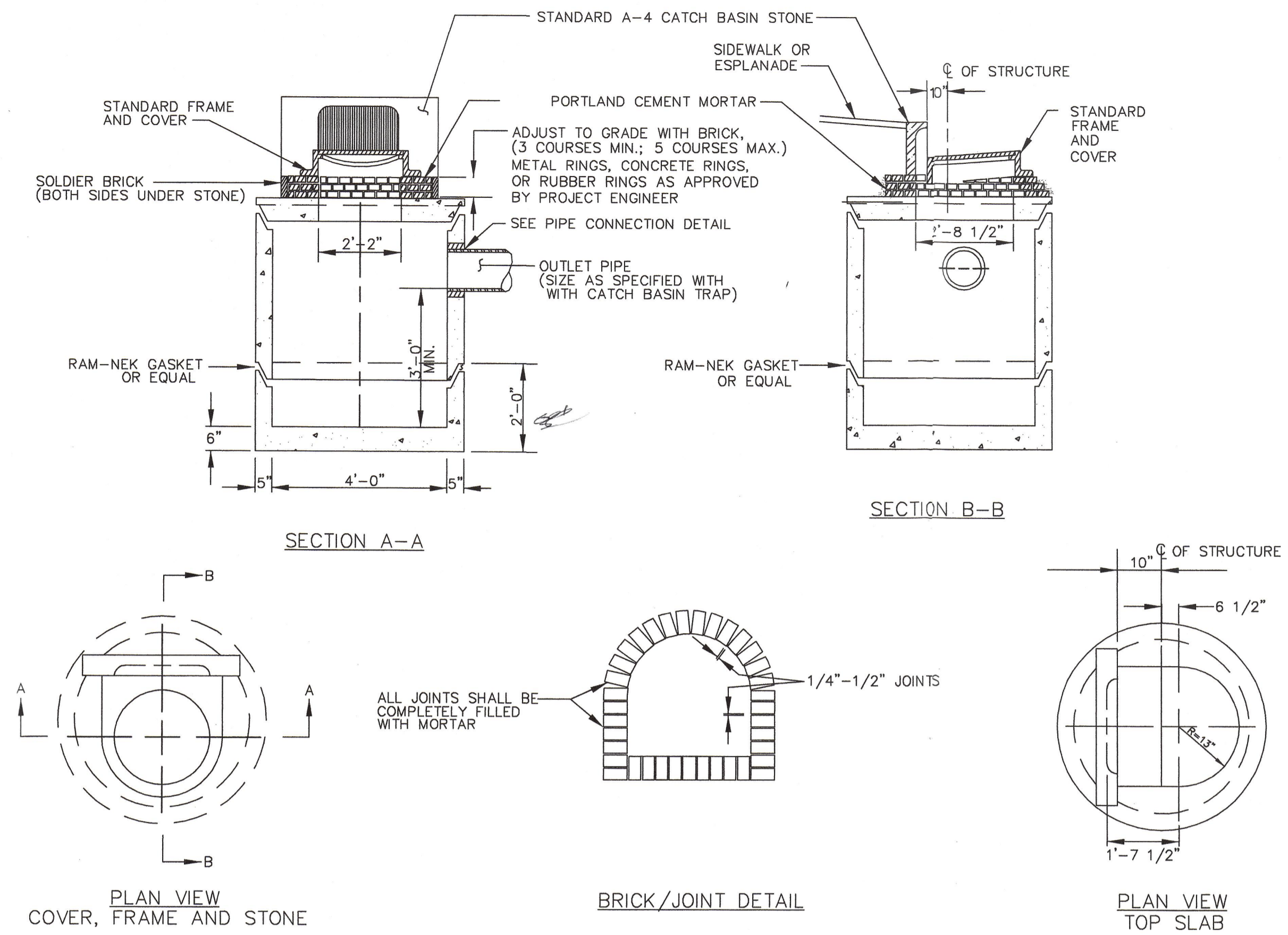
Job No. 2763
 Sheet

DETAILS

2 of 3

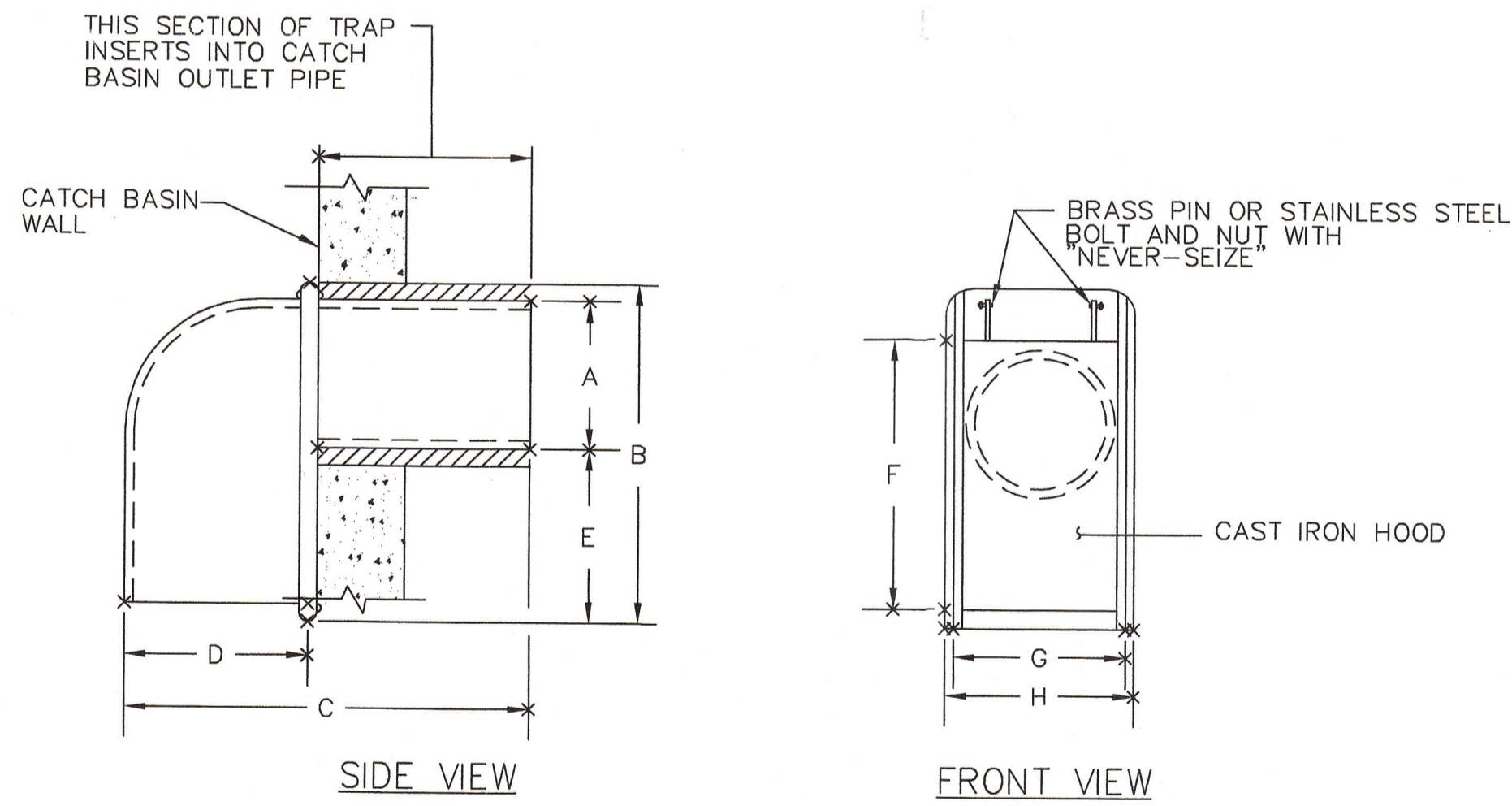


14 TYPICAL INSTALLATION OF CURB
NOT TO SCALE



16 PRECAST CONCRETE CATCH BASIN - TYPE "E"
NOT TO SCALE

D-02.DWG 2/23/01



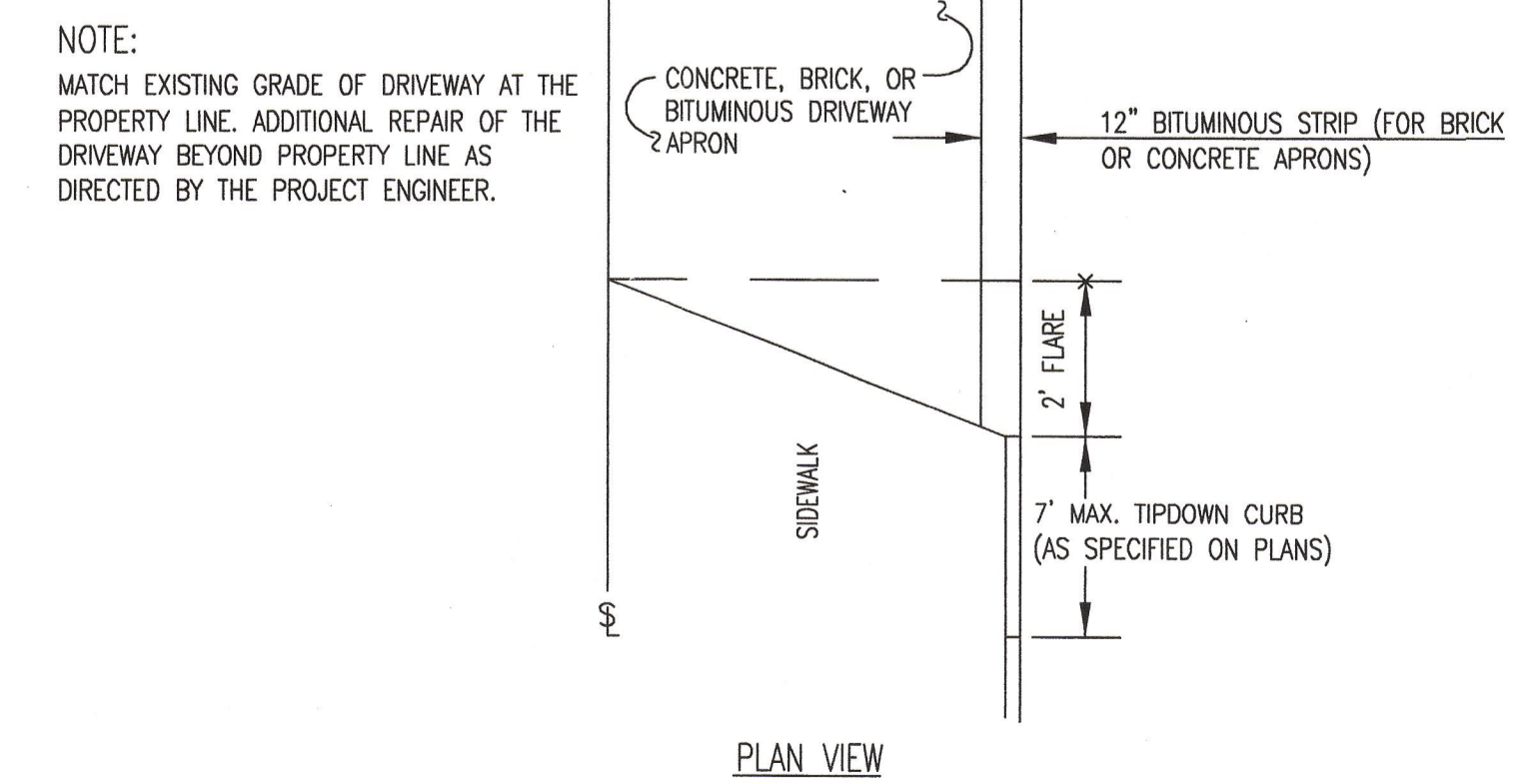
SIZE	A	B	C	D	E	F	G	H
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	7 1/4"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	9 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 in.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"

(AS MANUFACTURED BY THE ETHERIDGE FOUNDRY IN PORTLAND, ME.)

NOTE: CONTRACTOR UTILIZE THE "CASCO TRAP" AS MANUFACTURED BY THE ETHERIDGE FOUNDRY OR AN APPROVED EQUIVALENT AS SUPPLIED BY THE LEBARON FOUNDRY, MODEL # L, 202 "STANDARD CATCH BASIN TRAP"

15 CASCO TRAP DETAIL
NOT TO SCALE

PMD



17 TYPICAL DRIVEWAY APRON LAYOUT
NOT TO SCALE

Revision	Date
ADD DETAILS 14, 15, 16 & 17	4/24/03

Designed TDD	Drawn TDD	Checked	Scale	Date
			A5 NOTED	04/24/03

Job No. 2763
Sheet