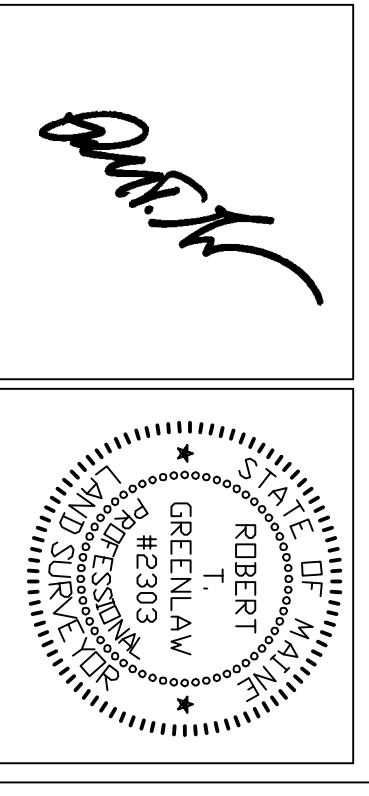
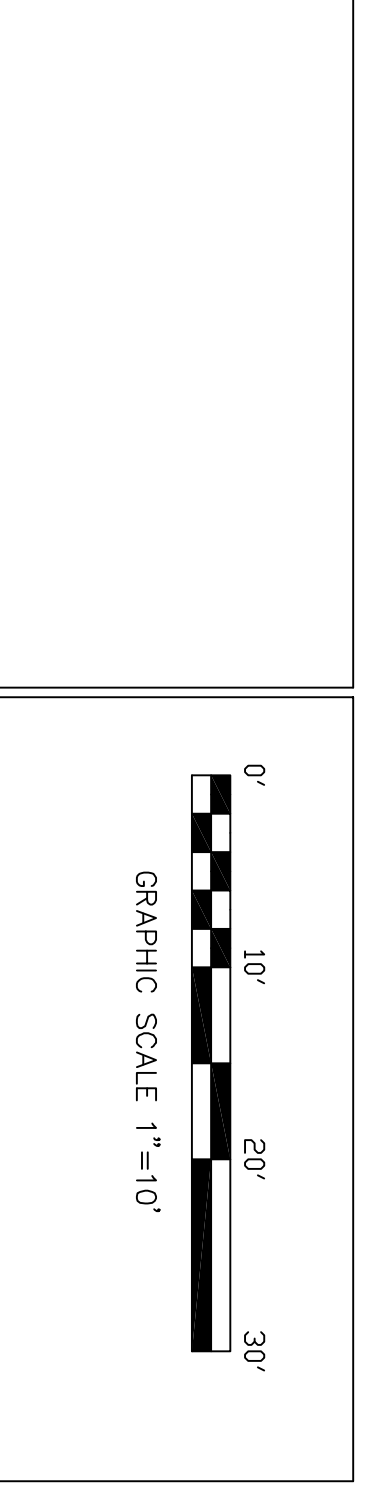


REVISIONS:

REVISION 5-11-07-13	ADDED REAR STEPS
REVISION 4-11-07-13	ADDED REVISED CONTOURS AND NOTES
REVISION 3-10-07-13	ADDED STEPS ON DRIVEWAY SIDE, REVISED CONTOURS AND NOTES
LOCATION:	NE CORNER OF VAN VECHTEN STREET AND HUNTINGTON PORTLAND, MAINE



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

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303

DATE: NOVEMBER 7, 2013

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SHERILL, FOREST BOOK 1434, PAGE 240 AS RECORDED IN THE CAMDEN AND COUNTY REGISTER OF DEEDS (CORB).
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION LEITZ SOKKISHA DATA COLLECTOR
3. AREA OF SUBJECT PARCEL: 9136.6 SQ. FT. (21.21 ACRES)
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a) CITY OF PORTLAND ASSESSORS MAP AND 410
b) CITY OF PORTLAND ASSESSORS MAP AND 410
c) LOTS AND PROFILE OF STREET EXTENSION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY ENGINEERING, SAID PLAN DATED APRIL 11, 2011 AND APPROVED PRESIDENT TO THE CITY OF PORTLAND AND USE CODE SECTION HEAD ON JUNE 15, 2011.
5. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A STREET MONUMENT SET IN THE INTERSECTION OF VAN VECHTEN STREET AND HUNTINGTON AVENUE. THE MONUMENT WAS ESTABLISHED ON THE COPPER BOLT SET IN THE NEW MONUMENT INSTALLED AT THE NORTHWEST CORNER OF VAN VECHTEN STREET AND HUNTINGTON AVENUE. THE BENCHMARK ELEVATION IS 441.11 FEET M.S.L. AS SHOWN ON PORTLAND DATA.
6. BENCHMARKS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
7. HANGERS OF VAN VECHTEN STREET ARE ACCEPTED CITY STREETS, VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY (SEE NOTE 4) ABOVE.
8. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
a) EASEMENT PRIVATE 20' WIDE STORM WATER EASEMENT OVER LOT TO BENEFIT THE REMAINING LAND NOW OR FORMERLY OF SHERILL FARMERS.
b) EASEMENT OR DRAINAGE EASEMENT TO THE CITY OF PORTLAND OVER A PORTION OF LOT 4 RECORDED IN THE CAMDEN AND COUNTY REGISTER IN DEED BOOK 912, PAGE 289 AND SEE PLAN 100.74.
9. PROPOSED SEWER LINE TO HOUSE: 8" SINK-S&P 4" PVC WATER 1" COPPER
10. AREA OF PROPOSED DWELING IS 783 SQUARE FEET.
11. SOIL TYPE FROM US D.A. DATA, SCANTIC SILT CLAY
12. A LARGE EDGE SHALL BE INSTALLED ON THE FRONT AND BACK OF THE BUILDING. IT WILL BE CONSTRUCTED WITH 3/4" INCH STONE AND BE 6 INCHES DEEP.
13. AN EXISTING SMALL EASEMENT BETWEEN THE SUBJECT LOT AND THE LAND NOW OR FORMERLY OF BERTNER, HARRISON, SAID SMALL EASEMENT IS SHOWN ON PORTLAND DATA AND WILL BE REMOVED FROM THE RECORDS OF THE CAMDEN AND COUNTY REGISTER.
14. SILT TRAP ON EROSION CONTROL LIX TO BE INSTALLED PRIOR TO CONSTRUCTION.

ZONING:

- R-3 RESIDENTIAL ZONE
- a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X, FLOOD INSURANCE RATE MAP 7C WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

●	Capped Rebar Set PLS #1328	(50.00') Distance from reference
○	Iron Pipe Found	Plan or deed.
○	MONF	N/F Now Or Formerly
○	Contour Line	12345/99 Deed Book/Range
○	Abutment Line	ud — Under Drain
○	Property Line	—OHU— Overhead Utility
○	Street Line	Z — Utility Pole
○	Setback Line	— Indicates Ownership
○	Old Lot Line	— In Common
○	Sign	— Water Main Gate Valve
○	Water Line	— Sewer Manhole
○	S	— Drain Manhole
○	Existing Ditch	— Water Main Gate Valve
○	SILT	— Foundation Drain
○	FD	— Foundation Drain

PROPOSED SITE PLAN FOR NEW DWELLING

AT THE CORNER OF HUNTINGTON AND VAN VECHTEN STREETS PORTLAND, MAINE

FOR: **DIVERSIFIED PROPERTIES INC.**
P.O. BOX 10127 PORTLAND MAINE 04204

PREPARED BY:
ROBERT T. GREENLAW PLS
LAND SURVEYING

134 PORTLAND AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@YFAIRPOINT.NET
207-749-9471

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 10'
DATE OF SURVEY: 10/01/2013
JOB NUMBER: 20130332
SHEET: 2 OF 3
DRAWER: 2013 NO. 032