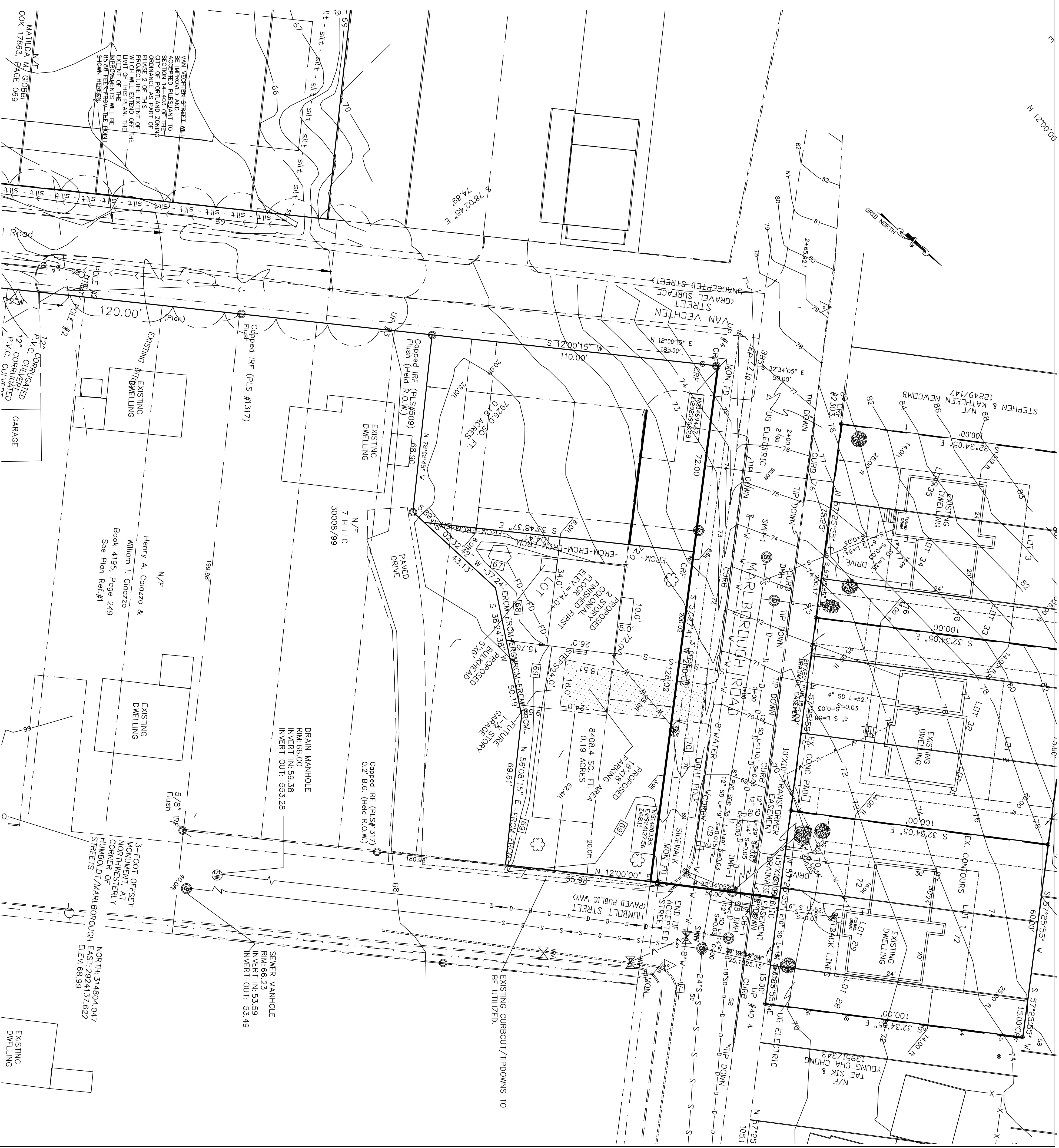


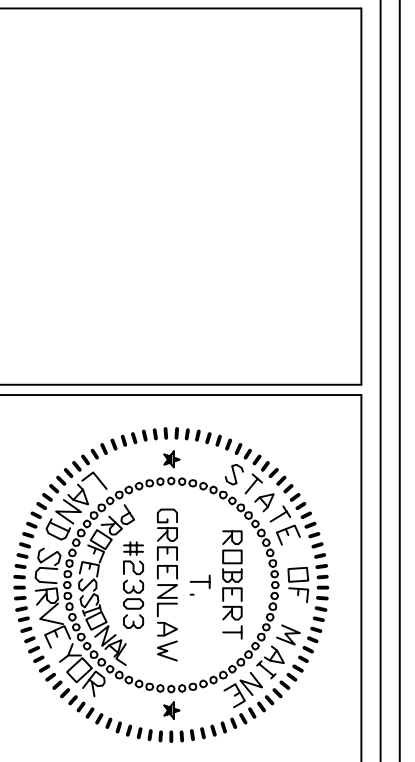
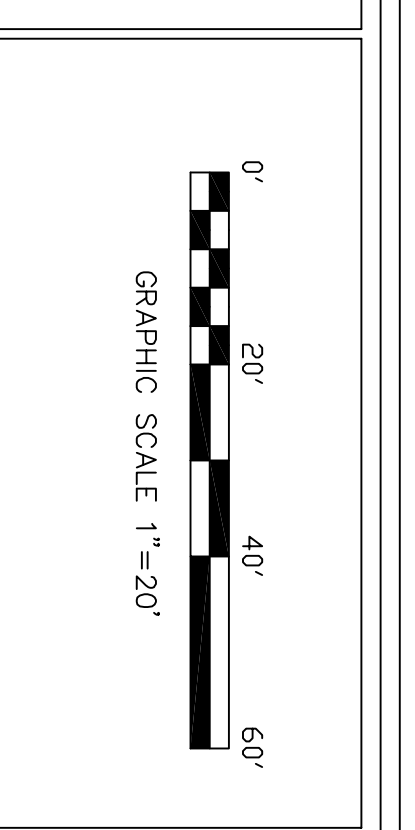
DETENTION POND
DETAIL
NOT TO SCALE



REVISIONS:

REVISED 09-03-2015: CHANGED PROPOSED GARAGE TO DASHED LINE
REVISED 09-03-2015: REVISED PROPOSED CONTOURS TO REFLECT BUILDING DESIGN
REVISED 09-01-2015: REVISED NOTES ABOUT GARAGE AND PARKING, ADDED BULKHEAD AND MOVED DRIVEWAY
LOCATION: HUMBOLDT MARLBOROUGH & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS
RECEIVED AT : H .M. AND RECORDED IN PLAN BOOK 2015 PAGE



CERTIFICATE:

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

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S.
DATE: 09-03-2015

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN E. MARLBOROUGH 13283, PAGE 104 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (GCAD), MARLBOROUGH BLVD, PORTLAND, MAINE 04103
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 16230.0 SQ. FT., 0.37 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a) PARCEL MAP RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 127 PAGE 103.
b) CITY OF PORTLAND ASSESSORS PLAN NO. 410 BLOCK D10T 13
5. BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BHM INC. DATED 01/20/2012.
6. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A 3' OFFSET ANGLE POINT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. SAID B.M. ELEVATION WAS REPORTED TO BE 66.397 N.G.V.D. 1929 CITY OF PORTLAND DATUM. A NEW BENCHMARK WAS ESTABLISHED ON THE COPPER BOLT SET IN THE NEW MONUMENT INSTALLED AT THE NORTHWEST CORNER OF MARLBOROUGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET (N.G.V.D. AND CITY OF PORTLAND DATUM).
7. BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
HORIZONTAL DATUM SHOWN ON THE TWO MONUMENTS IS BASED UPON NORTH AMERICAN DATUM 1983 MAINE STATE WEST ZONE AND DERIVED FROM TWO CONTROL MONUMENTS WHOSE HORIZONTAL COORDINATES WERE REPORTED TO ROBERT T. GREENLAW P.L.S. BY THE CITY OF PORTLAND AND ENGINEERING DEPARTMENT. SAID CONTROL MONUMENTS WERE A P.K. NAIL FOUND NEAR THE CENTERLINE OF HUNTINGTON AVENUE IN FRONT OF #74 HUNTINGTON AVENUE, CITY OF PORTLAND AND IDENTIFY NUMBER 1124-67-1563. SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST= 262444.85. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN THE MONUMENT FOUND IN A BOLD A OR NEAR THE INTERSECTION FORMED BY THE 3' FOOT OFFSET ANGLE POINT AND HUMBOLDT STREET. SAID BOLT IDENTIFIED AS 1124-72-1568 AND HAVING COORDINATES OF: NORTH= 3313906.07, EAST = 26281616.05
8. ACCORDING TO THE U.S.D.A SOIL WEB SURVEY THE SLOPED PORTION THE SITE IS COMPRISED OF BUXTON SILT LOAM (BUX2). THE REMAINDER OF THE SITE IS COMPRISED OF SCANTON SILT LOAM (S1).
9. UTILITIES ARE ALREADY STUBBED OUT TO SITE. FIELD VERIFY THE CONNECTIONS BEFORE CONSTRUCTING FOUNDATION. WATER LINE TO BE 1" COPPER SERVICE. SEWER MINIMUM SIZE FOR LATERAL IS 4".
7. HUMBOLDT AND MARLBOROUGH STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY.

ZONING:

R-3 RESIDENTIAL ZONE

- FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- 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. AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN). OF THE COMMUNITY #230051, PANEL 7C WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998. AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- Capped 5/8" Rebar To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ⊙ Existing Water Shut Off
- Abutler Line
- Property Line
- Street Line
- ☁ Proposed Street Tree in Excess of 10' Diameter
- ☁ Vertical Control Curb, Existing
- (50,000') Distance from reference Plan or deed.
- N/F New Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Property Line
- u — Overhead Utility
- Utility Pole
- FD — Foundation Drain
- Edge of Troveled way
- Erosion Control Mix/Silt Fence

PROPOSED HOUSE PLAN
OF THE VACANT LAND ON MARLBOROUGH ROAD
AT HUMBOLDT, MARLBOROUGH & VAN VECHTEN ST. PORTLAND, MAINE
FOR: CUSTOM BUILT HOMES OF MAINE

PREPARED BY:
ROBERT T. GREENLAW
LAND SURVEYING

32 OLD ORCHARD STREET
OLD ORCHARD BEACH, MAINE
207-210-1044 - BOB@GREENLAW504@GMAIL.COM

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 20'
DATE: 08-24-2015
JOB NUMBER: 2015006
SHEET: 2 OF 2
DRAWER: 2015 NOV. 006