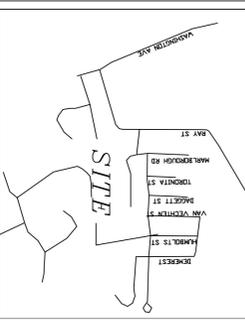


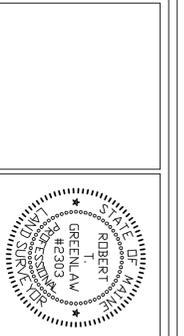
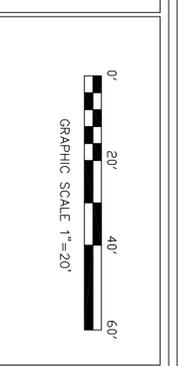
**SITE MAP**



**REVISIONS:**

REVISED 02-17-2016: REVISED PROPOSED CONTOURS, ADDED NOTES.
REVISED 02-15-2016: REVISED PROPOSED CONTOURS.
LOCATION: LOT 2 MARLBOROUGH & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS  
 2016  
 RECEIVED AT: H. M. AND RECORDED IN PLAN BOOK PAGE



**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  
 b) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S.  
 DATE: 02-17-2016

**GENERAL NOTES:**

1. RECORDED OWNER OF PARCEL: STEPHEN E. MARJEAN BOOK 32895, PAGE 028 AS MAPPING IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD). MAILING ADDRESS OF OWNER: 460 BAXTER 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: 7926.0 SQ. FT., 0.18 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) PLAN GARDENS, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 003.  
 b.) CITY OF PORTLAND ASSESSORS' PLAN NO. 410 BLOCK D LOT 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 OFFSET MONUMENT LOCATED ON THE NORTHEAST SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET, SAID B.M. ELEVATION WAS REPORTED TO BE 68.397 N.G.V.D., 1989 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. BENCHMARKS 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 POINT MONUMENTS WHOSE HORIZONTAL COORDINATES WERE REPORTED TO ROBERT T. GREENLAW P.L.S. BY THE CITY OF PORTLAND 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 IDENTIFY NUMBER T12467-1563, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST = 292441.85. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT FOUND IN A BAY BOAT ALONG THE INTERSECTION FORMED BY THE 3' FOOT OFFSET MONUMENT FROM THE INTERSECTION OF HUMBOLDT STREET AND PORTLAND SIDE LINE OF TORONTO STREET. SAID BOLT IDENTIFIED AS T12475-0509 AND HAVING COORDINATES OF: NORTH= 333396.07, EAST = 292391.6165.
8. HUMBOLDT AND MARLBOROUGH STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY.
9. ALL UTILITIES INCLUDING ELECTRIC ARE ALREADY STRIPPED OUT TO SITE FIELD VERIFY THE CONNECTIONS BEFORE CONSTRUCTING FOUNDATION. WATER LINE TO BE 1" COPPER SERVICE. SEWER MINIMUM SIZE FOR LATERAL IS 4". THE LOCATION OF THE SEWER LATERAL AND FOUNDATION DRAIN LATERAL SHOWN HEREON FROM THE SEWER AND STORMWATER PIPES IN THE STREET TO THE PROPERTIES LINE WAS OBTAINED FROM A RECORD DRAWING OF THE AS-BUILT CONDITIONS OF MARLBOROUGH STREET, TITLED "PLAN AND PROFILE (0+00 TO 2+65.32) MARLBOROUGH HEIGHTS SUBDIVISION, MARLBOROUGH ROAD PORTLAND MAINE, REVISED DATED 12-07-1992 SAID PLAN IS FILED IN THE PORTLAND PUBLIC WORKS VAULT IN DRAWER 1001 SHEET 4.
10. ACCORDING TO THE U.S.D.A SOIL SURVEY THE SLOPED PORTION THE SITE IS COMPRISED OF BUXTON SILT LOAM (BUc2), THE REMAINDER OF THE SITE IS COMPRISED OF SCANTIC SILT LOAM (S1).

**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 DETERMINED TO BE OUTSIDE THE 300 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
- ☁ Propagag Street Tree in Excess of 2.00 inches in Diameter
- ☁ Vertical Gravelly Sand, Existing
- [72.0] Proposed Elevation/contour
- u — Overhead Utility
- FD — Foundation Drain
- — Edge of traveled way
- ERM Erosion Control Mix/Silt Fence

**PROPOSED HOUSE PLAN**  
**OF: LOT #2 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: RIG
CHECKED BY: KGG
SCALE: 1" = 20'
DATE: 08-24-2015
JOB NUMBER: 2015006
SHEET: 2 OF 2
DRAWER: 2015 NO. 006