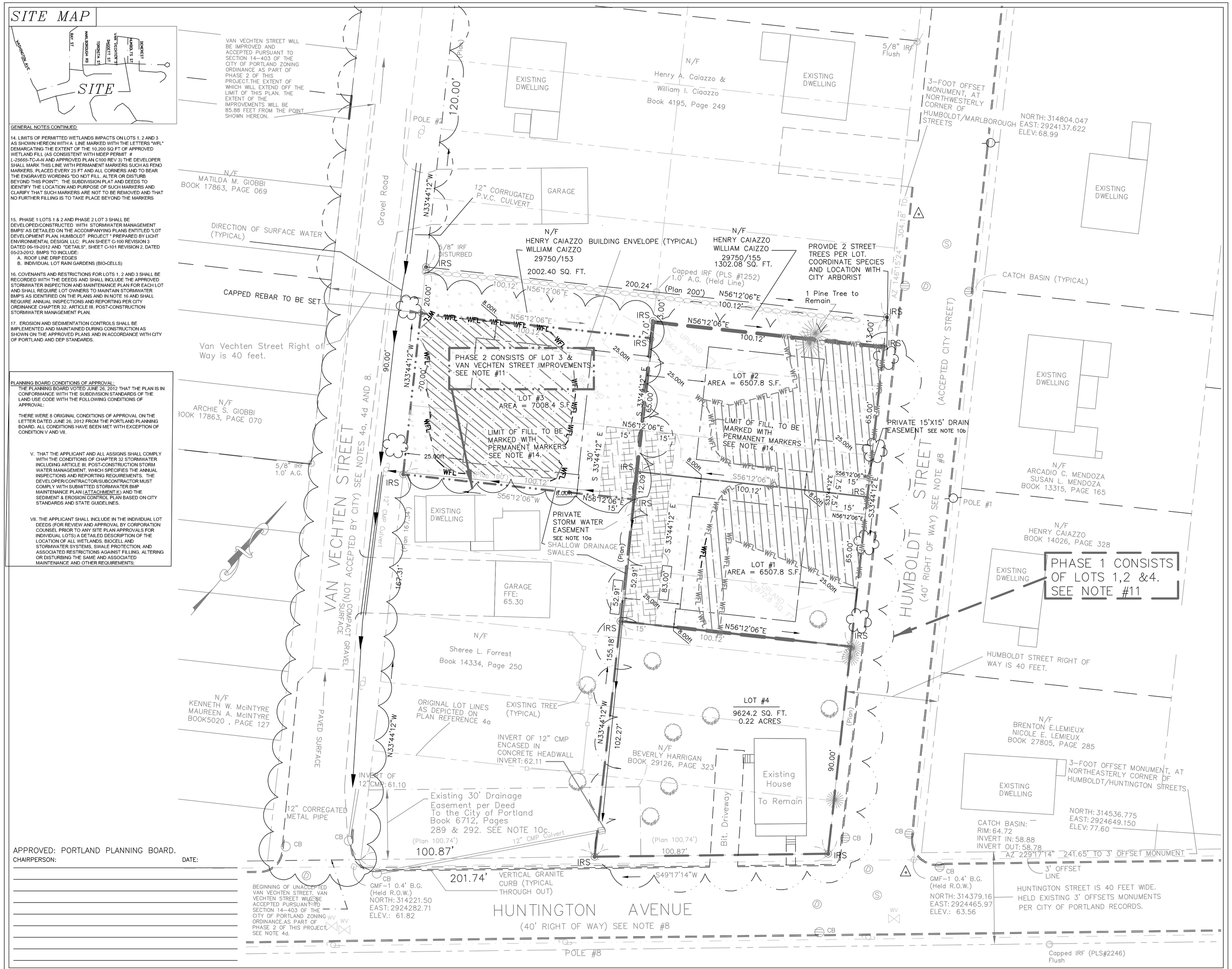
SITE MAP



GENERAL NOTES CONTINUED

14. LIMITS OF PERMITTED WETLANDS IMPACTS ON LOTS 1, 2 AND 3 AS SHOWN HEREON WITH A LINE MARKED WITH THE LETTERS "WFL" DEMARCATING THE EXTENT OF THE 10,200 SQ.FT OF APPROVED WETLAND FILL (AS CONSISTENT WITH MDEP PERMIT # *L-25665-TC-A-N* AND APPROVED PLAN C100 REV 3) THE DEVELOPER SHALL MARK THIS LINE WITH PERMANENT MARKERS SUCH AS FENO MARKERS, PLACED EVERY 25 FT AND ALL CORNERS AND TO BEAR THE ENGRAVED WORDING "DO NOT FILL, ALTER OR DISTURB BEYOND THIS POINT". THE SUBDIVISION PLAT AND DEEDS TO IDENTIFY THE LOCATION AND PURPOSE OF SUCH MARKERS AND CLARIFY THAT SUCH MARKERS ARE NOT TO BE REMOVED AND THAT NO FURTHER FILLING IS TO TAKE PLACE BEYOND THE MARKERS.

15. PHASE 1 LOTS 1 & 2 AND PHASE 2 LOT 3 SHALL BE DEVELOPED/CONSTRUCTED WITH STORMWATER MANAGEMENT BMPS' AS DETAILED ON THE ACCOMPANYING PLANS ENTITLED "LOT DEVELOPMENT PLAN, HUMBOLDT PROJECT" PREPARED BY LICHT ENVIRONMENTAL DESIGN, LLC: PLAN SHEET C-100 REVISION 3 DATED 06-19-2012 AND "DETAILS", SHEET C-101 REVISION 2, DATED 05-23-2012. BMPS TO INCLUDE:
A. ROOF LINE DRIP EDGES
B. INDIVIDUAL LOT RAIN GARDENS (BIO-CELLS)

16. COVENANTS AND RESTRICTIONS FOR LOTS 1, 2 AND 3 SHALL BE RECORDED WITH THE DEEDS AND SHALL INCLUDE THE APPROVED STORMWATER INSPECTION AND MAINTENANCE PLAN FOR EACH LOT AND SHALL REQUIRE LOT OWNERS TO MAINTAIN STORMWATER BMP'S AS IDENTIFIED ON THE PLANS AND IN NOTE 16 AND SHALL REQUIRE ANNUAL INSPECTIONS AND REPORTING PER CITY ORDINANCE CHAPTER 32, ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN.

17. EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION AS SHOWN ON THE APPROVED PLANS AND IN ACCORDANCE WITH CITY OF PORTLAND AND DEP STANDARDS.

PLANNING BOARD CONDITIONS OF APPROVAL:
THE PLANNING BOARD VOTED JUNE 26, 2012 THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE LAND USE CODE WITH THE FOLLOWING CONDITIONS OF APPROVAL:

THERE WERE 8 ORIGINAL CONDITIONS OF APPROVAL ON THE LETTER DATED JUNE 26, 2012 FROM THE PORTLAND PLANNING BOARD. ALL CONDITIONS HAVE BEEN MET WITH EXCEPTION OF CONDITION V AND VII.

V. THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH SUBMITTED STORMWATER BMP MAINTENANCE PLAN (ATTACHMENT K) AND THE SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES.

VII. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS (FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL PRIOR TO ANY SITE PLAN APPROVALS FOR INDIVIDUAL LOTS) A DETAILED DESCRIPTION OF THE LOCATION OF ALL WETLANDS, BIOCELL AND STORMWATER SYSTEMS, SWALE PROTECTION, AND ASSOCIATED RESTRICTIONS AGAINST FILLING, ALTERING OR DISTURBING THE SAME AND ASSOCIATED MAINTENANCE AND OTHER REQUIREMENTS:

APPROVED: PORTLAND PLANNING BOARD.
CHAIRPERSON: DATE:

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 29269, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).

2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.

3. AREA OF SUBJECT PARCEL: 32,952.68 SQ. FT., 0.76 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) RAY GARDENS., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 103.

b.) CITY OF PORTLAND ASSESSORS PLAN NO. 410.

c.) BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BH2M INC. DATED 01/20/2012.

d. PLAN AND PROFILE OF STREET EXTENTION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY DALFONSO ENGINEERING, SAID PLAN DATED APRIL 11, 2011 AND APPROVED PURSUANT TO THE CITY OF PORTLAND LAND USE CODE SECTION 14-403 ON JUNE 13, 2011.
5. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A 3" OFFSET MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. SAID BM 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 HUMBOLT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET N.G.V.D AND CITY OF PORTLAND DATUM.

6. 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 PLS. 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 IDENTITY NUMBER T124-67-1563, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST = 2924441.85. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT FOUND IN A DRIP BOX AT OR NEAR THE THE INTERSECTION FORMED BY THE 3 FOOT OFFSET LINES OF THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERLY SIDE LINE OF TORONITA STREET, SAID BOLT IDENTIFIED AS T124-73-1606 AND HAVING COORDINATES OF: NORTH= 3313906.07, EAST = 2923916.05.

7. THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW PLS BY MARK HAMPTON.
THE COMPUTED AREA OF UPLAND IS 4535.5 SQUARE FEET.
AREA OF WETLANDS IS 18,789.5 SQUARE FEET.
AREA OF THE FINAL PARCELS, LOTS 1, 2 & 3 IS: 20024.76 SQUARE FEET

8. HUMBOLDT AND HUNTINGTON STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY(SEE NOTE 4d ABOVE).

9. SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100 " BY LICHT ENVIRONMENTAL DESIGN LLC FOR PROPOSED STREET TREES, DRIVES, DWELLINGS AND OTHER IMPROVEMENTS TO THE SITES. SAID PLAN, REVISION 3 06-19-2012 WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD 06-26-2012 AND "DETAILS", SHEET C-101 REVISION 2, DATED 05-23-2012. .

10. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
a.) PROPOSED PRIVATE STORM WATER EASEMENT OVER LOTS 1, 2 AND 3.
b.) PROPOSED PRIVATE 15' x 15' DRAINAGE EASEMENT OVER LOTS 1 AND 2.
c.) EXISTING 30' DRAINAGE EASEMENT TO THE CITY OF PORTLAND OVER A PORTION OF LOT 4 RECORDED IN THE CUMBERLAND COUNTY REGISTRY IN DEED BOOK 6 712, PAGE 289 AND 292.

11. APPROVAL OF THIS SUBDIVISION PLAT IS FOR PHASE 1 TO INCLUDE LOTS 1, 2 AND 4 (THE EXISTING DWELLING) AND SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND LAND USE CODE ORDINANCE SEC. 14-495 (h).
A PERFORMANCE GUARANTEE FOR PHASE 1 SPECIFIED IMPROVEMENTS SHALL BE PROVIDED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED MYLAR FOR RECORDING. A SEPARATE PHASE 2 SUBDIVISION PLAT TO INCLUDE LOT 3 AND VAN VECHTEN STREET APPROVED IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAT PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAT SHALL SHOW PHASE 1 FOR REFERENCE ONLY.

12. GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL-NATURAL RESOURCE PROTECTION ACT TIER 1 PERMIT #L-25665-TC-A-N DATED MAY 31,2012 AND FILED JUNE 1, 2012.SAID PERMIT IMPACTS 10,200 SQUARE FEET.
APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION IMPACTS ARE AS FOLLOWS:
LOT #1= 2440 SQUARE FEET, LOT#2= 3540 SQUARE FEET AND LOT #3 =4220 SQUARE FEET.

13. A SIDEWALK WAIVER WAS GRANTED BY THE PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 29827, PAGE 273.

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, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN). OF THE FLOOD INSURANCE RATE MAP, 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 Set With Registration Number 2190.
- Iron Pipe or Solid Pin Found
- Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- Direction of Bearing
- WFL — Area of Wetland Fill per Permit See Note # 14
- Proposed Street Tree in Excess of 2-1/2 inches in Diameter
- Vertical Granite Curb, Existing
- (50.00') Distance from reference Plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Property Line
- u — Overhead Utility
- Utility Pole
- Edge of traveled way
- 50.00' Easement Distance

SUBDIVISION PLAN
OF: THE HUMBOLDT PROJECT
AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND, MAINE

FOR: ARCHIE GIOBBI

PREPARED BY:
ROBERT T. GREENLAW
LAND SURVEYING
134 PORTLAND AVE
OLD ORCHARD BEACH, MAINE
207-749-9471 – BOBGREENLAW@MYFAIRPOINT.NET

DRAWN BY:	RTG
CHECKED BY:	KGG
SCALE:	1" = 20'
DATE:	01-17-2012
JOB NUMBER:	2012029
SHEET:	2 OF 2
DRAWER: 2012 NO:	029

REVISIONS:

#21 REVISED 10-01-2012: CORRECTED SPELLING MISTAKES AND OMITTED SOME NOTES.

#21 REVISED 09-25-2012: ADDED PLAN REFERENCE NOTE PER ENGINEER REVIEW.

#20 REVISED 09-25-2012: CHANGED SHADING AND CORRECTED SPELLING ETC.

#19 REVISED 09-17-2012: REVISED NOTE #9.

#18 REVISED 09-17-2012: VARIOUS EDITS PER CITY REVIEW.

LOCATION: HUMBOLDT, HUNTINGTON & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED , 2012
AT : H .M. AND RECORDED IN
PLAN BOOK PAGE

0' 20' 40' 60'
GRAPHIC SCALE 1"=20'

STATE OF MAINE ROBERT T. GREENLAW #2303 PROFESSIONAL LAND SURVEYOR

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 NEW DESCRIPTION
c) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 10-01-2012

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