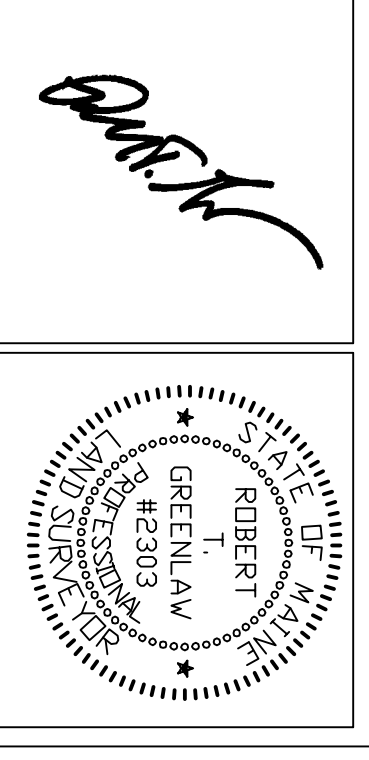
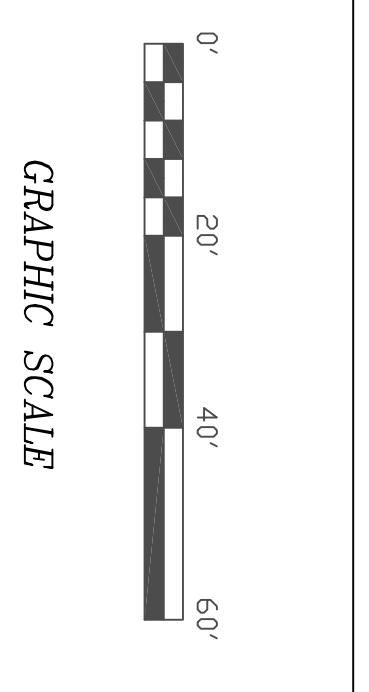


REVISIONS:

REVISED 10-21-13	CLEANED UP DRAWING PER CITY COMMENT
REVISED 10-02-13	ADDED OVERHEAD UTILITIES OFFSET DIMENSIONS TO PROPERTY LINE
LOCATION:	31 HUMBOLDT STREET PORTLAND, MAINE



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

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303
DATE: OCTOBER 21, 2013

GENERAL NOTES:

1. RECORD OWNER OF PARCELS: JACQUE S. GIBBEL AND MATILDA M. GIBBEL BOOK 2599, PAGE 288 AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS (CDBR).
2. THIS SURVEY AND PLAN THEREOF WAS PREPARED UTILIZING THE FOLLOWING EQUIPMENT:
LEICA DISTOMETER SET 1 TO 1 CM STATION LITE 500 S; LEICA DISTOMETER.
3. AREA OF SUBJECT PARCEL: 6907.8 SQ. FT. 0.15 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) RAY GARDENS, RECORDED IN THE CAMBERLAND 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 BIDM INC. DATED 01/20/2012.
5. PLAN AND PROFILE OF STREET EXTENSION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY PORTLAND ENGINEERING AND CONSTRUCTION CONSULTANTS INC. DATED 05/20/2011 TO THE CITY OF PORTLAND LAND USE CODE SECTION 14-403 ON JUNE 15, 2011.
6. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A 3" OFFSET WESTERN OF HUNTINGTON AVENUE AND BENCHMARK WAS REPORTED TO BE 69.89 FEET ABOVE CITY OF PORTLAND DATUM. A NEW BENCHMARK WAS ESTABLISHED ON THE COPPER BOLT SET IN THE MONUMENT FOUND IN THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERN SIDE LINE OF OFFSET LINES OF THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERN SIDE LINE OF HUNTINGTON AVENUE. THE BENCHMARK ELEVATION SET = 68.11 FEET (18.19) AND CITY OF PORTLAND DATUM. BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
7. THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO THE CITY OF PORTLAND BY BIDM INC. DATED 01/20/2012.
THE COMPUTED AREA OF UPLAND IS 4535.5 SQUARE FEET.
THE AREA OF WETLANDS IS 18778.5 SQUARE FEET.
THE AREA OF THE FINAL PARCELS LOTS 1, 2 & 3 IS 20024.18 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 4) ABOVE).
9. SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100" BY LIGHT ENVIRONMENTAL DESIGN LLC FOR PROPOSED STREET TREES, DRIVERS DWELLINGS AND OTHER ENVIRONMENTAL DESIGN ELEMENTS. THESE SHEETS BE SUBMITTED FOR PLANNING BOARD APPROVAL SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FROM REFERENCE ONLY.
10. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
a.) 15' DRAINAGE EASEMENT OVER LOTS 1 AND 2.
b.) PROPOSED PRIVATE 19' 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 CAMBERLAND COUNTY REGISTRY IN DEED BOOK 6712 PAGE 289 AND 282.
11. APPROVAL OF THE ORIGINAL SUBDIVISION PLAN WAS 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 A PERFORMANCE GUARANTEE FOR PHASE 1. SPECIFIED IMPROVEMENTS SHALL BE PROVIDED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED MTA FOR PHASE 1. THE CITY PLANNING DEPARTMENT SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FROM REFERENCE ONLY.
12. GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL PLANNING, RESPONSE PROTECTION ACT PER A PERMITS FROM THE CITY OF PORTLAND AND FIELD LINE 1, 2, 3, 4, 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, 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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, 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982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
13. A SEWER MAIN WAS GRANTED BY THE PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 6862, PAGE 25.
14. SEE THE SHEET C-100 OF THE ORIGINAL SET OF APPROVED DRAWINGS FOR PROPOSED STORMWATER IMPROVEMENTS, RAIN COLLECTOR UNDERSTAIRS AND PROPOSED MANHOLES.
15. PROPOSED DEEP BIO RETENTION CELL. SEE SHEET C-100 DETAIL FOR EACH CELL.
16. PROPOSED SEWER LINE TO HOUSE: 4" PVC, WATER: 1" COPPER.

— SILT — SILT FENCE OR EROSION CONTROL MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.

LEGEND

●	Capped Rebar Set PLS #1328	(50.00') Distance from reference
○	Iron Pipe Found	Plan or dead.
□	MONF	Now or Formerly
— 34 —	Contour Line	12345/99 Deed Book/Page
— ud —	Under Ditch Registry	— ud — Under Ditch Registry
—	Abutter Line	—
—	Property Line	—
—	Street Line	—
—	Setback Line	—
—	Old Lot Line	—
P	Sign	Indicates Ownership
W	Water Line	in Common
S	Sewer Line	in Common
EX	Existing Ditch	Water Main Gate Valve

PROPOSED SITE PLAN LOTS #1 & 2
AT 31 HUMBOLDT STREET PORTLAND, MAINE
ARCHIE GIOBBI
FOR: 184 WASHINGTON AVE PORTLAND MAINE 04103

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: KOG
SCALE: 1" = 10'
DATE OF SURVEY: 01/13/2012
JOB NUMBER: 2013029
SHEET: 1 OF 3
DRAWER: 2012 NO: 029