

CATCH BASIN:
RIM: 65.47
INV. UNDERDRAIN: 62.22
INVERT OUT: 60.22

PROVIDE 2 STREET
TRES PER LOT.
COORDINATE SPECIES
AND LOCATION WITH
CITY ARBORIST

1 Pine Tree to
Remain

N/F
HENRY CAIAZZO
WILLIAM CAIAZZO
29750/153
1302.08 SQ. FT.

N/F
HENRY CAIAZZO
WILLIAM CAIAZZO
29750/153
2002.40 SQ. FT.

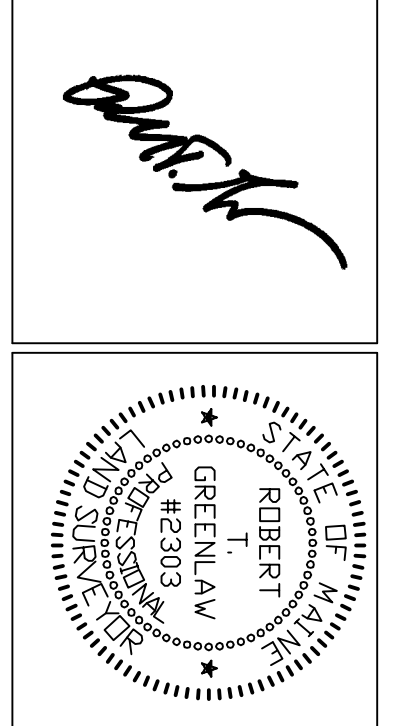
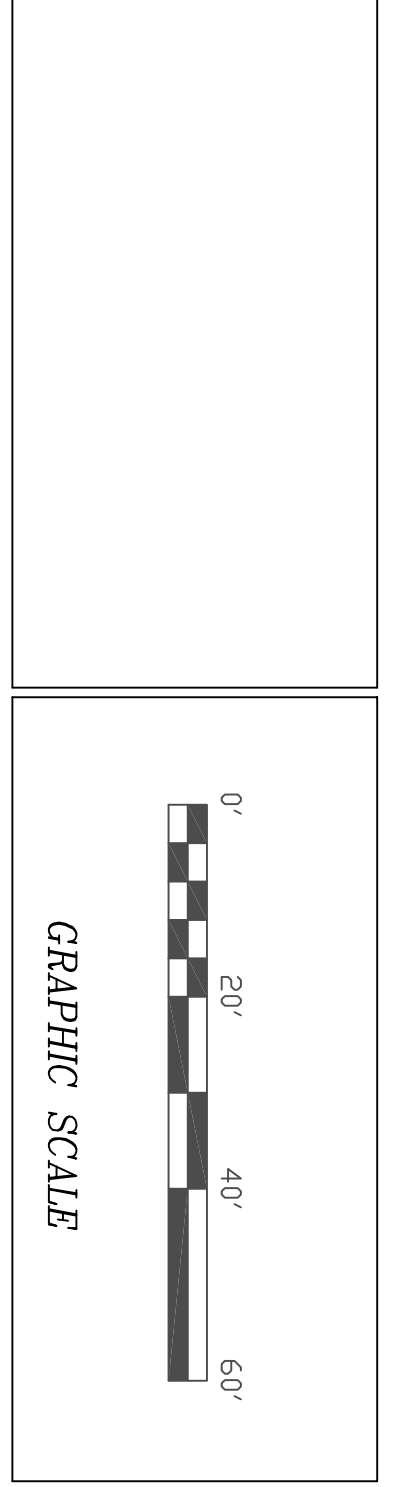
AREA LOT #3
= 1008.4 S.F.

LIMIT OF FILL TO BE
MARKED WITH
PERMANENT MARKERS
SEE NOTE #14.

REVISIONS:

REVISED 10-28-13	REVISED CONTOURS, WETLAND FILL LINE AND SUTTERBEE
REVISED 10-28-13	REVISED CONTOURS, WETLAND FILL LINE AND SUTTERBEE
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



CERTIFICATE:

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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

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

DATE: OCTOBER 28, 2013

- RECORD OWNER OF PARCEL, ARCHIE S. GIOBI AND MATILDA M. GIOBI BOOK 2828, PAGE 288 AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS (CORR).
- THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SPR 33 DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 6692.8 SQ. FT. 0.154 ACRES.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
PAGE 10
PAGE 11
PAGE 12
- CITY OF PORTLAND ASSESSORS PLAN NO. 410.
- BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BHM INC. DATED 01/20/2012.
- PLAN AND PROFILE OF STREET EXTENSION 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 14A.03 ON JUNE 13, 2011.
- THE MONUMENT LOCATED ON THE NORTHWEST CORNER OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERN OF RAY STREET SAID BM ELEVATION WAS REPORTED TO BE 68.39' N.G.V.D. 1929 CITY OF PORTLAND DATUM. A NEW BENCHMARK WAS ESTABLISHED ON THE COPPER ROCK SET IN THE NEW STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET N.G.V.D. AND CITY OF PORTLAND DATUM.
- ASSESSORS SURVEYING ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
- THE LIP AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW P.L.S. BY MARK HAMPTON.
- THE COMPUTED AREA OF LOT #4 IS 459.55 SQUARE FEET.
- AREA OF THE FINAL PARCELS: LOTS 1, 2 & 3 IS: 2004.76 SQUARE FEET.
- AREA OF LOT #1: 1247.25 SQUARE FEET.
- AREA OF LOT #2: 1302.08 SQUARE FEET.
- AREA OF LOT #3: 1008.4 SQUARE FEET.
- SEE THE PLANS TITLED PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100 BY LIGHT IMPROVEMENTS TO THE SITES SAID PLAN, REVISION 3, 06/18/2012 WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD 06/26/2012 AND 'DETAILS' SHEET C-101 REVISION 2, DATED 08/23/2012.
- EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
- PROPOSED PRIVATE 19' X 19' DRAINAGE EASEMENT OVER LOTS 1, 2 AND 3.
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- RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS BOOK 6712, PAGE 289 AND 292.
- APPROVAL OF THE ORIGINAL SUBDIVISION PLAN WAS FOR PHASE 1 TO INCLUDE LOTS 1, 2 AND 3. THE CITY OF PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS BOOK 6712, PAGE 289 AND 292. A PERFORMANCE GUARANTEE FOR PHASE 1 (SPECIFIED IMPROVEMENTS) SHALL BE PROVIDED AND RECORDED. A SEPARATE PHASE 2 SUBDIVISION PLAN 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. THE CITY OF PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS BOOK 6712, PAGE 289 AND 292.
- CONDUIT AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FINISHED SURFACE TO MAINE DEPARTMENT OF ENVIRONMENTAL/NATURAL RESOURCE PROTECTION ACT (TERMINAL FEET). DEPT. OF ENVIRONMENTAL/NATURAL RESOURCE PROTECTION ACT (TERMINAL FEET) IS 25 FEET FROM THE FRONT YARD LINE AND 15 FEET FROM THE SIDE AND REAR YARD LINES.
- MINIMUM FRONT YARD: 25 FEET
- MINIMUM SIDE YARD: 8 FEET FOR A 1 OR 1-1/2 STORY BUILDING
- MINIMUM REAR YARD: 35 FEET (SEE SECTION IX, ITEM 1A)
- MAXIMUM BUILDING COVERAGE: 35%
- ONE SIDE YARD MAY REDUCED 1 FOOT FOR EVERY 1 FOOT GAINED ON THE OPPOSITE SIDE. NO SIDE YARD SHALL BE LESS THAN 8 FEET.
- SILT FENCE OR EROSION CONTROL MAT TO BE INSTALLED PRIOR TO CONSTRUCTION.

LEGEND:

●	Capped Rebar Set PLS #338	(50.00') Distance from reference
○	Iron Pipe Found	Plan or as laid.
□	MONF Monument Found	
—	34 Contour Line	N/F Now or Formerly
—	34 Contour Line Proposed	12345/99 Deed Book/Page
—	34 Under Deed Registry	ud Under Deed Registry
—	Abutter Line	ed Edge of traveled way
—	Property Line	OHU Overhead Utility
—	Street Line	Z Utility Pole
—	Setback Line	z Indicates Ownership
—	Welland	P in Common
P	Sign	W Water Line
W	Water Line	ULU Under Ground Utility
S	Sewer Line	SM Sewer Manhole
EX	Existing Ditch	DM Drain Manhole
		WV Water Main Gate Valve

PROPOSED SITE PLAN LOTS #1 & 2
AT 31 HUMBOLDT STREET PORTLAND, MAINE

FOR: **ARCHIE GIOBI**
184 WASHINGTON AVE PORTLAND MAINE 04103

PREPARED BY: **ROBERT T. GREENLAW PLS**
LAND SURVEYING
134 ORCHARD AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@YFAIRPOINT.NET
207-749-9471

DRAWN BY: RTG
CHECKED BY: KGC
SCALE: 1" = 10'
DATE OF SURVEY: 01/13/2012
JOB NUMBER: 2013029
SHEET: 1 OF 3
DRAWER: 2012 NO: 029