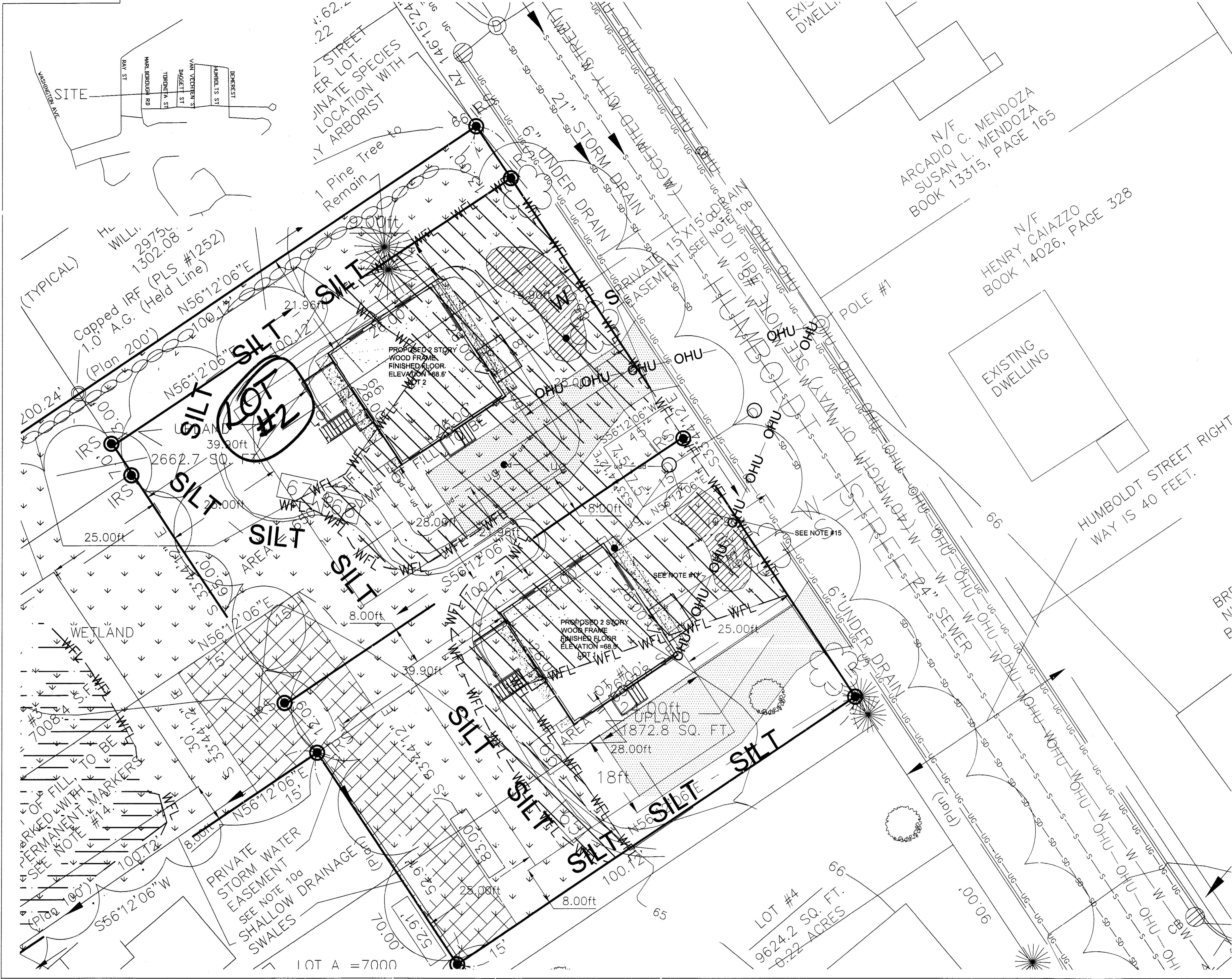


SITE MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 29286, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 6507.8 SQ. FT., 0.15 ACRES
- 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 D2M 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 14-403 ON JUNE 13, 2011.
- ELEVATIONS ARE SHOWN ABOVE A BENCHMARK ELEVATION ON A COPPER BOLT IN A 9' 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 66.387' 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.
- 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, FRONT OF #74 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTITY NUMBER T124-57-1563, 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 DRIP BOX AT OR NEAR 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 T124-73-1608 AND HAVING COORDINATES OF: NORTH= 3313906.07, EAST = 2923916.05.
- 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 4635.5 SQUARE FEET. AREA OF WETLANDS IS 18.789 SQUARE FEET. AREA OF THE FINAL PARCELS, LOTS 1, 2 & 3 IS: 20024.76 SQUARE FEET
- 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 #6 ABOVE).
- SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100" BY LIGHT 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.
- 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 282.
- 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 (f). 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 RECORD. 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.
- GRADINGS AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES 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= 4420 SQUARE FEET.
- 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 28827, PAGE 273.
- SEE THE SHEET C-100 OF THE ORIGINAL SET OF APPROVED DRAWINGS FOR PROPOSED STORMWATER IMPROVEMENTS, RAIN COLLECTOR UNDERDRAINS AND PROPOSED MANHOLES.
- PROPOSED DEP BIO RETENTIVE CELL. SEE SHEET C-100 DETAIL FOR EACH CELL.
- PROPOSED SEWER LINE TO HOUSE =SDR-35-4" PVC, WATER 1" COPPER

LEGEND:

● Capped Rebar Set PLS #1328	(50.00') Distance from reference Plan or deed.
IPF ○● Iron Pipe Found	N/F Now Or Formerly
MONF □ Monument Found	12345/99 Deed Book/Page of Local Registry
— 34 — Contour Line	— ud — Under Drain
— [34] — Contour Line Proposed	— OHU — Overhead Utility
— Abutter Line	— Z — Indicates Ownership in Common
— Property Line	— UGU — Under Ground Utility
— Street Line	— S — Sewer Line
— Setback Line	— EX — Existing Ditch
— Old Lot Line	
P Sign	— ○ — Drain Manhole
— W — Water Line	— ⊕ — Water Main Gate Valve

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

FOR: **ARCHIE GIOBBI**
1184 WASHINGTON AVE PORTLAND MAINE 04103

REVISIONS:

REVISED 10-02-13: ADDED OVERHEAD UTILITIES, OFFSET DIMENSIONS TO PROPERTYLINE
LOCATION: 31 HUMBOLDT STREET PORTLAND, MAINE

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

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

DATE: OCTOBER 2, 2013

GRAPHIC SCALE: 0' 20' 40' 60'

PREPARED BY:
ROBERT T. GREENLAW PLS
LAND SURVEYING

134 PORTLAND AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@MYFAIRPOINT.NET
207-749-9471

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 10'
DATE OF SURVEY: 01/13/2012
JOB NUMBER: 2013031
SHEET: 1 OF 3
DRAWER: 2012 NO: 052