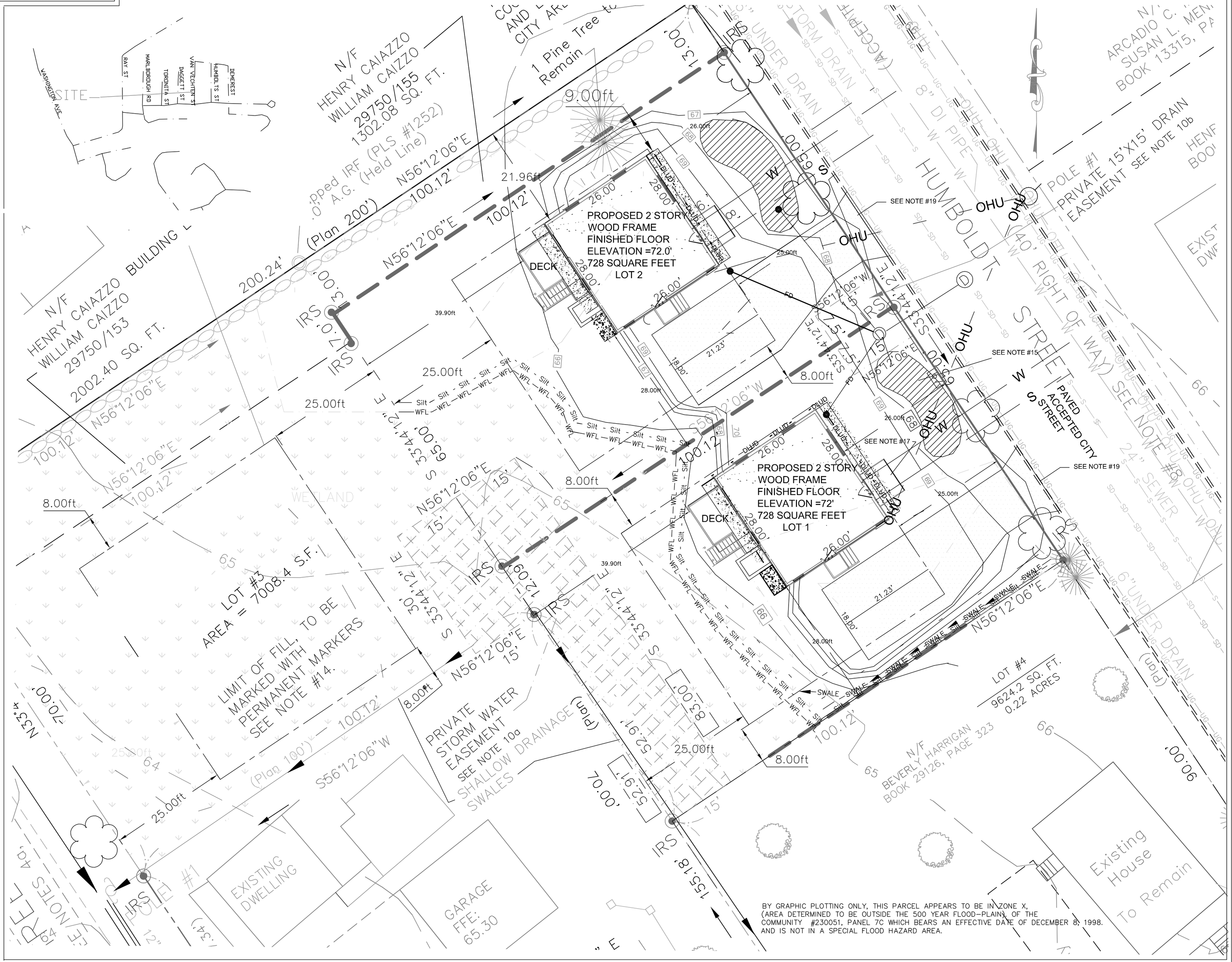
SITE MAP:



BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 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.

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 PARCELS LOTS 1 & 2 6507.8 SQ. FT., 0.15 ACRES EACH.

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 MONUMET 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 EXISTING WETLANDS IS 18,789.5 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 THE ORIGINAL SUBDIVISION PLAT 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 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.

14. SEE THE SHEET C-100 OF THE ORIGINAL SET OF APPROVED DRAWINGS FOR PROPOSED STORMWATER IMPROVEMENTS, RAIN COLLECTOR UNDERDRAINS AND PROPOSED MANHOLES.

15. PROPOSED DEP BIO RETENTION CELL, SEE SHEET C-100 DETAIL FOR EACH CELL.

16. PROPOSED SEWER LINE TO HOUSE =SDR-35- 4" PVC , WATER 1" COPPER

17. 50 SQUARE FEET OF THE AREA OF EACH FRONT PORCH IS EQUAL TO THE ALLOWABLE 50 SQUARE FEET OF PORCH AREA PROJECTING INTO THE FRONT SETBACK.

18. SOIL TYPE ACCORDING THE USDA WEB SITE IS LISTED AS "SN- SCANTIC SILT LOAM".

19. THE EXISTING CURB AT EACH PROPOSED DRIVEWAY SHALL BE REMOVED AND HAVE "TIPDOWN CURBS" INSTALLED ON EACH SIDE OF THE DRIVEWAY WHERE IT MEETS THE EXISTING PAVEMENT.

20. SPACE AND BULK CRITERIA FOR THE (R3) DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	
MINIMUM LOT SIZE:	6500 SQUARE FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM SIDE YARD:	8 FEET FOR A 1 OR 1-1/2 STORY BUILDING*
MINIMUM REAR YARD:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET (SEE SECTION IX, ITEM 15A
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----- : SILT FENCE OR EROSION CONTROL MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.

LEGEND:

◉	Capped Rebar Found 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		Edge of traveled way
	Abutter Line	OHU	Overhead Utility
	Property Line		Utility Pole
	Street Line	Z	Indicates Ownership in Common
	Setback Line	UGU	Under Ground Utility
	Wetland	S	Sewer Manhole
P	Sign	D	Drain Manhole
W	Water Line		Water Main Gate Valve
S	Sewer Line	FD	Foundation Drain
EX	Existing Ditch		
DLUD	Drip Line Under Drain		

REVISIONS:

REVISED 11–11–13: REVISED BAR SCALE, PROPOSED CONTOURS AND NOTES.
REVISED 10–28–13: REVISED CONTOURS, WETLAND FILL LINE AND SILTFENCE
REVISED 10–26–13: REVISED CONTOURS, WETLAND FILL LINE AND SILTFENCE
REVISED 10–21–13: CLEANED UP DRAWING PER CITY COMMENT
REVISED 10–02–13: ADDED OVERHEAD UTILITIES, OFFSET DIMENSIONS TO PROPERTYLINE
LOCATION: 31 HUMBOLDT STREET PORTLAND, MAINE

0' 10' 20' 30'

GRAPHIC SCALE

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

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

DATE: NOVEMBER 11, 2013

PROPOSED SITE PLAN LOTS #1 & 2

AT 31 HUMBOLDT STREET PORTLAND, MAINE

FOR: ARCHIE GIOBBI
1184 WASHINGTON AVE PORTLAND MAINE 04103

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:2013029
SHEET: 1 OF 3
DRAWER: 2012 NO: 029

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