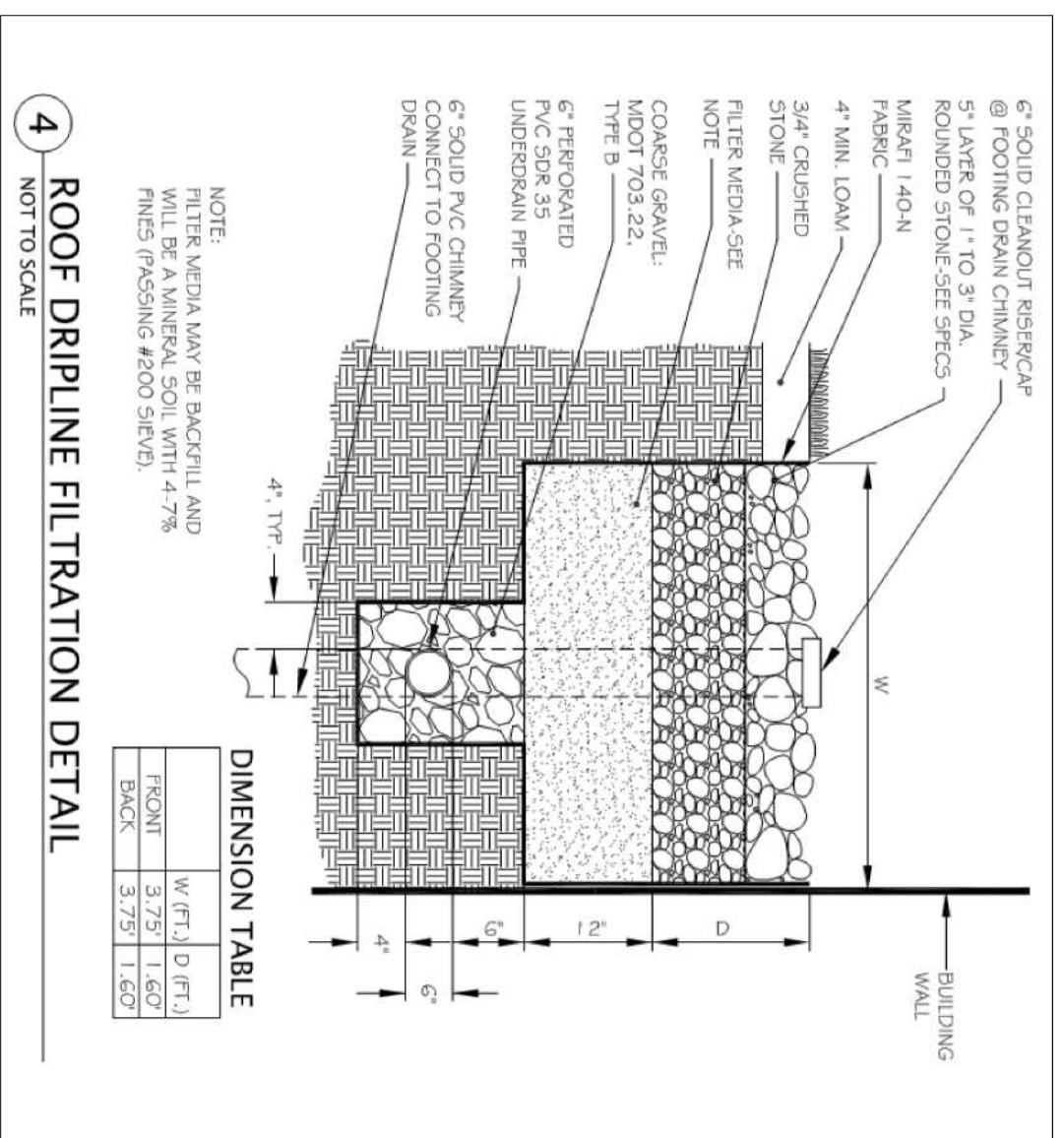
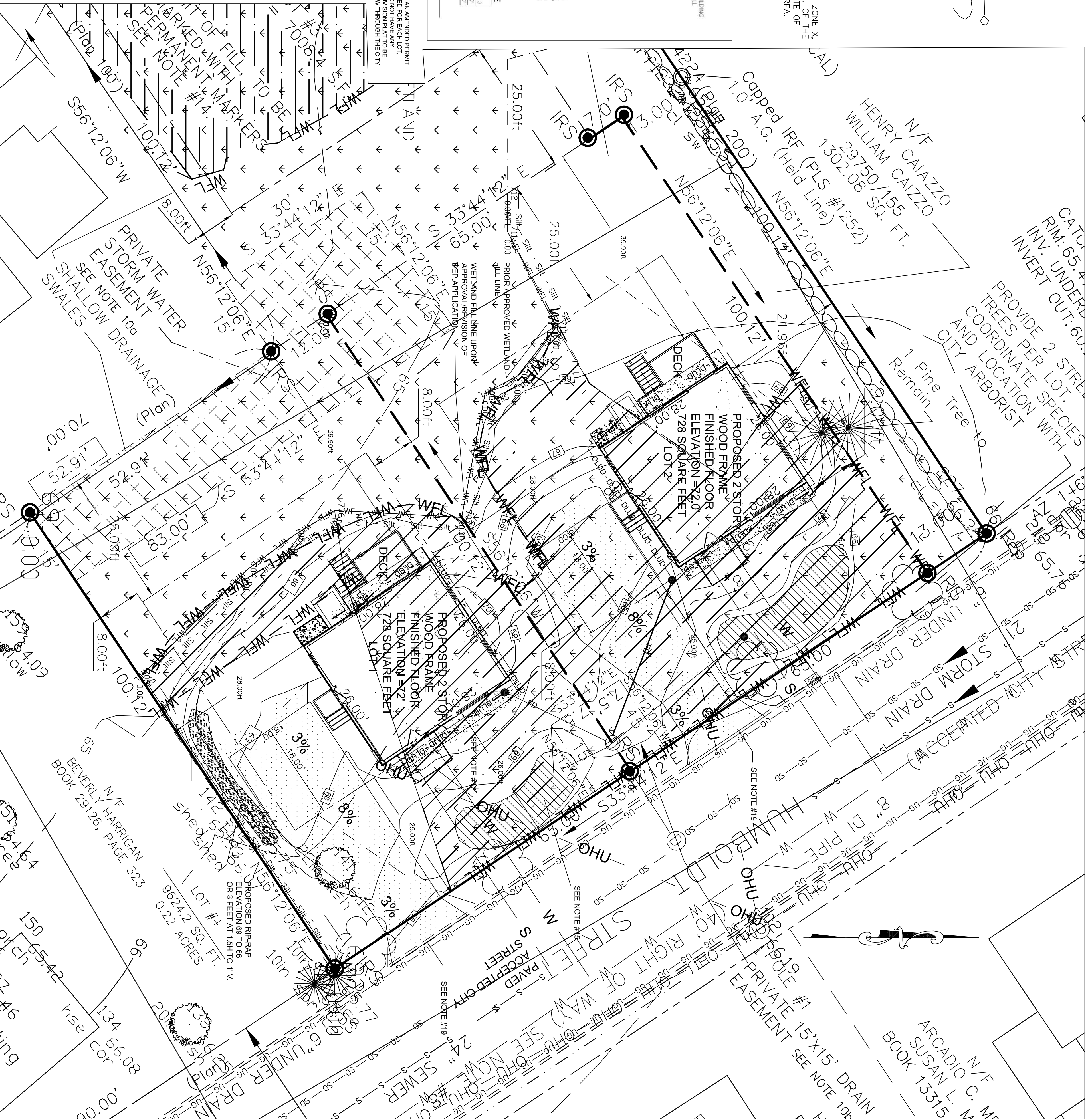


21.BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAN), OF THE COMMUNITY #230051, PANEL 7C WHICH BEARS AN EFFECTIVE DATE OF THE DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



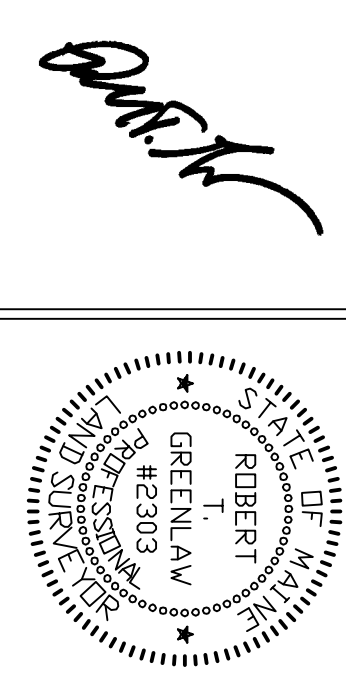
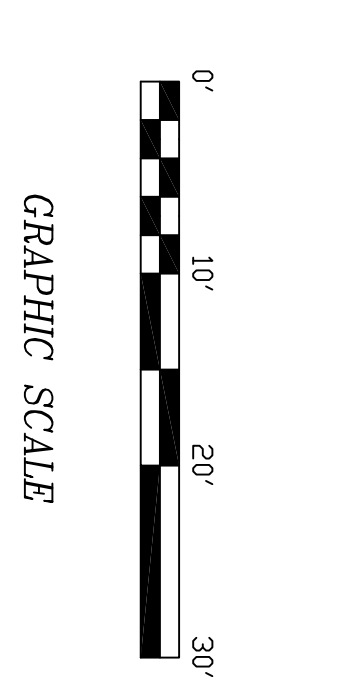
NOTE: AREA MAY BE ADJUSTED AND WILL BE A MINIMAL SIZE WITH A 7% PDS (PDSING #200 SIGN) NOT TO SCALE



22. NOTE ANY FILLING OF THE WETLAND BEYOND THE DELINEATED LINE WOULD REQUIRE (1) AN AMENDED PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (2) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (3) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (4) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (5) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (6) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (7) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (8) A PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT FROM THE ORIGINAL PERMIT AND (9) AND AMENDED SUBMISSIONS TO BE SIGNED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT AND RECORDED AFTER REVIEW THROUGH THE CITY OF PORTLAND'S SITE PLAN AMENDMENT PROCESS.

REVISIONS:

REVISED 01-07-14	ADDED PRIOR APPROVED WETLAND FILL LINE AND CHANGED PARKING
REVISED 12-16-13	ADDED NOTE 22 AND DRIP EDGE DETAIL
REVISED 12-10-13	REVISED PROPOSED CONTOURS PER ENGINEER RICK LIGHT PE
REVISED 11-11-13	REVISED BAR SCALE, PROPOSED CONTOURS AND NOTES.
REVISED 10-28-13	REVISED CONTOURS, WETLAND FILL LINE AND SILTENCE
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:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

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

DATE: JANUARY 7, 2014

GENERAL NOTES:

- RECORD OWNER OF PARCEL, ARCHIE S. GOBBI AND MATILDA M. GOBBI BOOK 2589, PAGE 88 AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SKRISHA SET 1 TOTAL STATION LEITZ SR 33 DATA COLLECTOR.
- AREA OF SUBJECT PARCELS LOTS 1 & 2 8,697.8 SQ. FT., 0.19 ACRES EACH.
- REFERENCE IS MADE TO THE FOLLOWING PLANS: PAGE 10.
- 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 DALFOSSO ENGINEERING, SAID PLAN DATED APRIL 11, 2011 AND APPROVED PURSUANT TO THE CITY OF PORTLAND LAND USE CODE SECTION 14.403 ON JUNE 15, 2011.
- 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 WESTERN OF VAN STREET 3 AND BENCHMARK ELEVATION TO BE 86.89' N.G.D. 1928 CITY OF PORTLAND MONUMENT INSTALLED AT THE NORTHERLY CORNER OF HARBORBOURGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET N.G.V. DANDY CITY OF PORTLAND DATA.
- 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 P.L.S. BY THE CITY OF PORTLAND AND THE CENTERLINE OF HUNTINGTON AVENUE IN FRONT OF 474 HUNTINGTON AVENUE CITY OF PORTLAND IDENTIFY NUMBER 1124-67-153, SAID P.K. HAVING COORDINATES OF NORTH=31433.68, EAST = 282441.81. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERN OF VAN STREET 3 AND BENCHMARK ELEVATION TO BE 86.89' N.G.V. D. 1928 CITY OF PORTLAND MONUMENT INSTALLED AT THE NORTHERLY CORNER OF HARBORBOURGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET N.G.V. DANDY CITY OF PORTLAND DATA.
- THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW P.L.S. BY MARK HAMPTON, LICENSEE FEET.
- AREA OF EXISTING WETLANDS IS 18,782.5 SQUARE FEET.

1. 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).

2. SEE THE PLANS TITLED 'PRELIMINARY LOT BOUNDARY PLAN SHEET C-101' BY LICHT ENGINEERING FOR PROPOSED STREET TRENDS, DRIVEWAYS, DRIVEWAYS AND OTHER IMPROVEMENTS TO THE SITES SAID PLAN, REVISION 3.08-18-2012 WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON 06-26-2012 AND 'DETAILS' SHEET C-101 REVISION 2 DATED 08-25-2012.

3. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:

a.) PROPOSED PRIVATE STORM WATER EASEMENT OVER LOTS 1, 2 AND 3.

b.) PROPOSED PRIVATE STORM WATER EASEMENT OVER A PORTION OF LOT 4.

c.) EXISTING 30' GRAVITY EASEMENT TO THE CITY OF PORTLAND OVER A PORTION OF LOT 4.

4. THE EXISTING DWELLING UNIT AND SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND LAND USE CODE ORDINANCE SEC. 14.489 IN PHASE 1, SPECIFIED IMPROVEMENTS SHALL BE PROPOSED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED HAMPTON STREET APPROVED IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FOR REFERENCE ONLY.

5. GRADING AND STRUCTURE LOCATIONS WITH BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL NATUREL RESOURCE PROTECTION ACT PER PERMIT #2286-T-CAN DATED MAY 31, 2012 AND FILED JUNE 1, 2012 SAID PERMIT IMPACTS TO 200 SQUARE FEET OF EXISTING WETLANDS AND SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND LAND USE CODE ORDINANCE SEC. 14.489 IN PHASE 1, SPECIFIED IMPROVEMENTS SHALL BE PROPOSED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED HAMPTON STREET APPROVED IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FOR REFERENCE ONLY.

6. SETBACK CRITERIA FOR THE (R3) DISTRICT ARE AS FOLLOWS:

1. SET THE SETBACK CRITERIA FOR THE ORIGINAL SET OF APPROVED DRAWINGS FOR PROPOSED STORMWATER IMPROVEMENTS, RAIN COLLECTOR UNDERPANS AND PROPOSED MANHOLES.

15. PROPOSED DEEP RETENTION CELL. SEE SHEET C-100 DETAIL FOR EACH CELL.

16. PROPOSED SEWER LINE TO HOUSE - 8" PVC, WATER T COPPER.

17. 50 SQUARE FEET OF THE AREA OF EACH FRONT PORCH IS EQUAL TO THE ALLOWABLE 100 SQUARE FEET OF PORCH AREA PROJECTING INTO THE FRONT SETBACK.

18. SOL TYPE ACCORDING THE USDA WEB SITE IS LISTED AS 'SUN 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: 6000 SQUARE FEET
MINIMUM LOT SIZE FRONTAGE: 50 FEET
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 8 FEET FOR A 1 OR 1-1/2 STORY BUILDING
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM BUILDING HEIGHT: 35 FEET (SEE SECTION X, ITEM 1A)
ONE SIDE YARD MAY REDUCE 1 FOOT FOR EVERY 1 FOOT GAINED ON THE OPPOSITE SIDE.
NO SIDE YARD SHALL BE LESS THAN 6 FEET.

— S.L.T. — : SILT FENCE OR EROSION CONTROL MAT TO BE INSTALLED PRIOR TO CONSTRUCTION.

LEGEND:

IRS	Copper Rebar Found PLS #1328	(50.00')	Distance from reference point or deed.
MONF	Monument Found	N/F	Now Or Formerly
34	Contour Line Proposed	12345/99	Leaf Book/Page of Local Registry
ud	Under Drain		
—	Abuttor Line		Edge of traveled way
—	Property Line	—OHU—	Overhead Utility
—	Street Line	—U—	Utility Pole
—	Setback Line	Z	Indicates Ownership
—	Wetland		
P	Sign	—UGI—	Under Ground Utility
—	Water Line	—S—	Sewer
—	Existing Ditch	—M—	Manhole
—	Drip Line Under Drain	—FD—	Foundation 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 P.L.S.
LAND SURVEYING
134 PORTLAND AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@YFAIRPOINT.NET
207-749-9471

DRAWN BY: RTG
CHECKED BY: KGC
SCALE: 1" = 10'
DATE OF SURVEY: 01/15/2012
JOB NUMBER: 2013029
SHEET: 1 OF 3
DRAWER: 2012 NO. 029