

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 DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

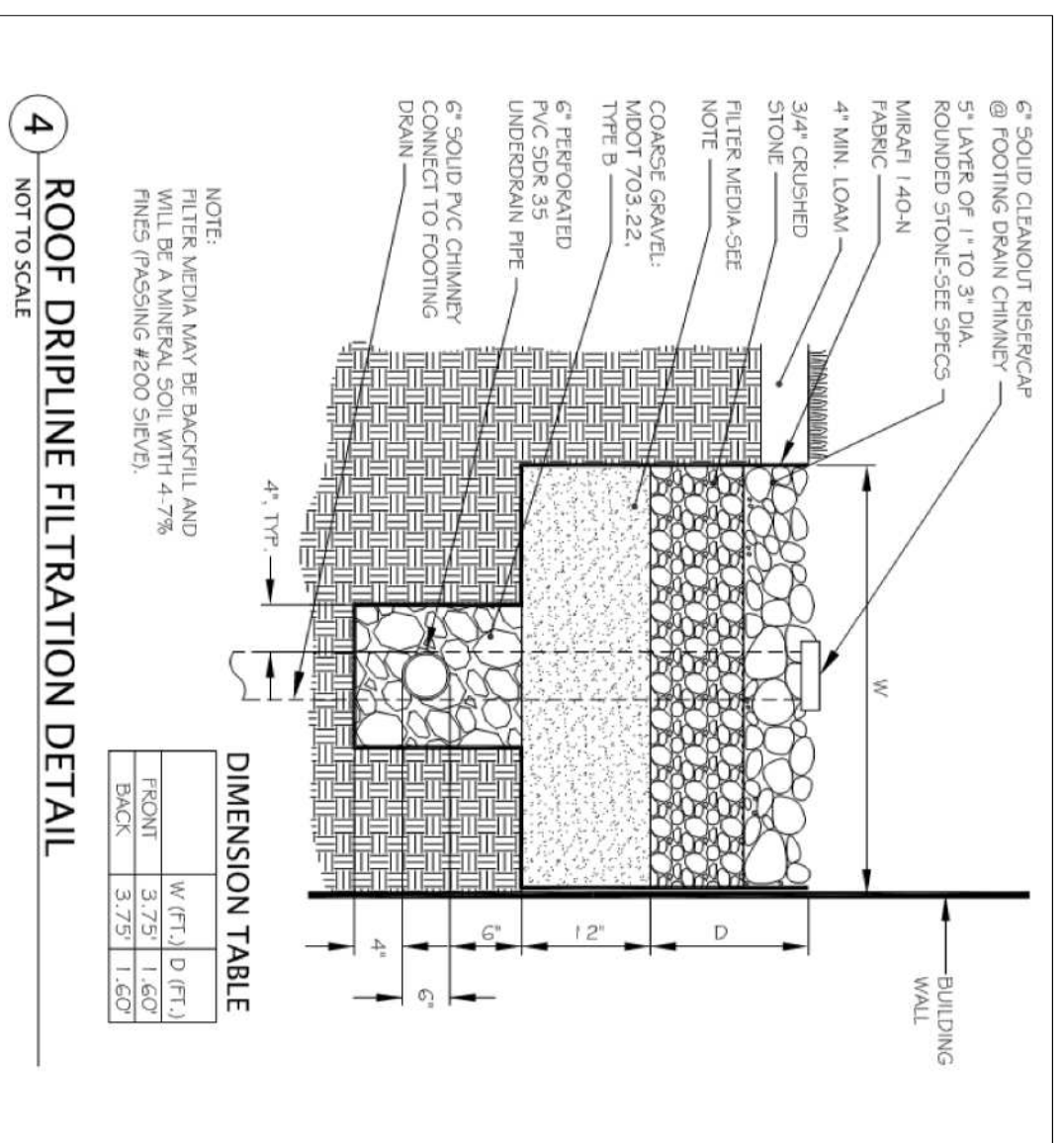
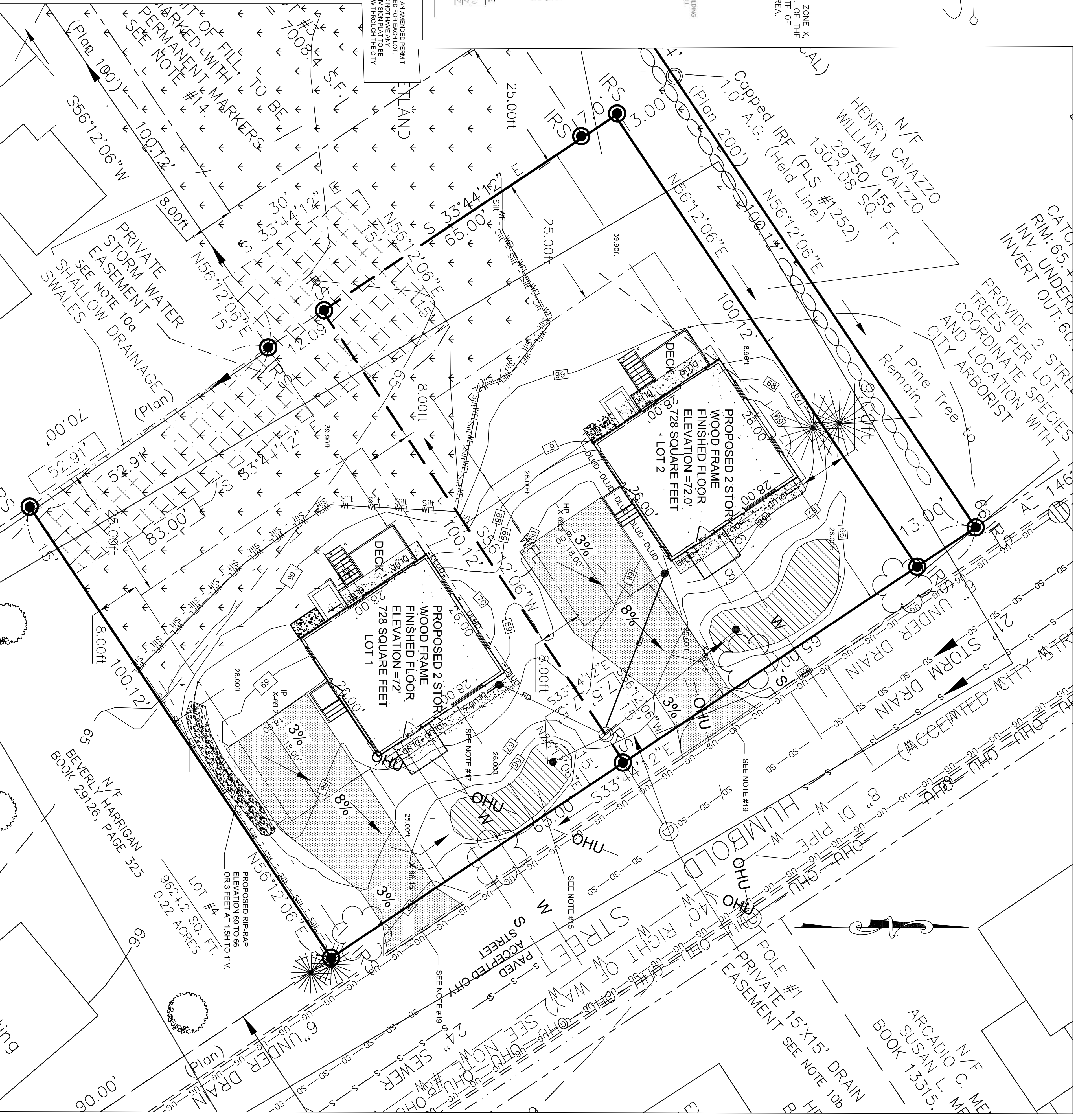
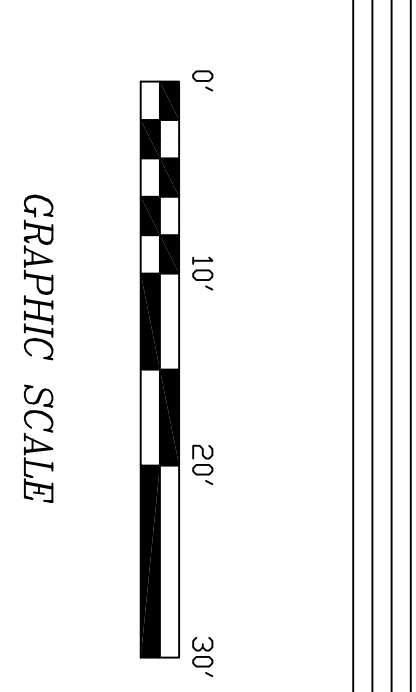


Table with 3 columns: LOT #, APPROVED 2012, PROPOSED 01-2014, NEW TOTAL PROPOSED. Rows for LOT 1, LOT 2, LOT 3, and TOTAL.



- REVISIONS:
REMOVED 01-13-14 ADDED WETLAND IMPACT TABLE
REMOVED 01-11-14 ADDED WETLAND TABLE REVISED CONTOURS ETC.
REMOVED 01-09-14 REMOVED CLUTTER AND RESIZED TEXT
REMOVED 01-07-14 ADDED PRIOR APPROVED WETLAND FILL LINE AND CHANGED PARKING
REMOVED 12-16-13 ADDED NOTE 22 AND DRIP EDGE DETAIL
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 13, 2014

GENERAL NOTES:

- 1. RECORD OWNER OF PARCEL, ARCHIE S. GOBBI AND MATILDA M. GOBBI BOOK 2589, PAGE 268 AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SKRISHA SET 4 TOTAL STATION, LEITZ SR 33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCELS LOTS 1 & 2 2.6079 8 SQ. FT., 0.15 ACRES EACH
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
PAGE 100
5. CITY OF PORTLAND ASSESSORS PLAN NO. 410
6. CITY OF PORTLAND PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BIGH INC DATED 01/20/2012
7. THE UNLID AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW P.L.S. BY MARK HAMPTON, LICENSEE # 18,782, SQUARE FEET.

- 8. HUMBOLDT AND HUNTINGTON STREETS ARE ACCEPTED CITY STREETS. VAN WECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY (SEE NOTE 44 ABOVE).
9. SEE THE PLANS TITLED 'PRELIMINARY LOT BOUNDARY PLAN SHEET C-01' BY LICHT ENVIRONMENTAL DESIGN LLC FOR PROPOSED STREET TRIMS, DRIVES, DRIVEWAYS AND OTHER IMPROVEMENTS TO THE SITES SAID PLAN, REVISION 3.06-18-2012 WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON 06-26-2012 AND 'DETAILS' SHEET C-01 REVISION 2 DATED 08-25-2012.
10. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
a. PROPOSED PRIVATE STORM WATER EASEMENT OVER LOTS 1, 2 AND 3.
b. EXISTING 30' GRADE 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 292.
11. APPROVAL OF THE ORIGINAL SUBDIVISION PLAT WAS FOR PHASE 1 TO INCLUDE LOTS 1, 2 AND 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 PROVIDED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED MAPLAK FOR RECORDING. A SEPARATE PHASE 2 SUBDIVISION PLAT TO INCLUDE LOT 3 AND VAN WECHTEN STREET APPROVED IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A 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 WITH BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL NATUREL RESOURCE PROTECTION ACT (PERM) #RZ896-T-CAN DATED MAY 31 2012 AND FILED JUNE 1, 2012 SAID PERMIT IMPACTS ARE AS FOLLOWS:
a. 7,454 SQUARE FEET OF EXISTING SPREADER AND 100' X 100' SQUARE FEET (7.5% AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 28827 PAGE 273
14. SET THE SHEET C-01 OF THE ORIGINAL SET OF APPROVED DRAININGS FOR PROPOSED STORMWATER IMPROVEMENTS, RAIN COLLECTOR UNDERPANS AND INCREASED MANHOLES.
15. PROPOSED DEEP BIO RETENTION CELL. SEE SHEET C-00 DETAIL FOR EACH CELL.
16. PROPOSED SEWER LINE TO HOUSE -SRR-36-4\"/>

LEGEND:
Capped Rebar Found PLS #1328 (50,000) Distance from reference MONF - 34 Contour Found Plot or Dead.
34 Contour Line Proposed N/F Now Or Formerly
Property Line 12345/99 of Local Registry
Street Line ud Under Drain
Setback Line OHU Overhead Utility
Wellhead U Utility Pole
Sign X-66-25 Proposed Spot Elevation
S Water Line UG1- Under Ground Utility
EX Existing Ditch Sewer Manhole
DLUD Drip Line Under Drain Water Main Gate Valve
WFL Wetland Fill Limit FD Foundation Drain
SIT Silt Fence or Erosion Control Mix

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\"/>