

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2014-014 **Application Date:** 02/07/2014
CBL: 410 D025001 **Application Type:** Plan Amendment - Staff Level III
Applicant: /Archie Giobbi
Project Name: Humboldt Subdivision
Address: 27 HUMBOLDT ST
Project Description: 4-Lot Approved Subdivision with lots 1 and 2 as Phase 1
Zoning: R3

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 2/19/2014

Jean Fraser - Comments re: Revision 5 Humboldt Project

From: Jean Fraser
To: agiobbi@maine.rr.com
Date: 3/10/2014 12:49 PM
Subject: Comments re: Revision 5 Humboldt Project
CC: DiPierro, Philip
Attachments: Revision 5 Humboldt Project

Archie

There are at least 3 obvious errors on the attached that you sent to me on Friday at 4:50pm:

- L12 distance is missing from the table
- The 18.33' between the feno marker and the property line corner (Lot 2) is not correct (it is over 25 ft I think).
- Spacing around the top of the table needs to be adjusted so readable

Archie, given the repeated errors/omissions I will have to have the next version reviewed by others and will not be able to give a quick turnaround.

thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

>>> <agiobbi@maine.rr.com> 3/10/2014 8:09 AM >>>

OK! You are forgiven.....BUT.....I'll be waiting for your approval so I can have a Mylar made today and returned to you for signature. I'm Ready.....Thanks Archie

----- Jean Fraser <JF@portlandmaine.gov> wrote:

> Archie

>

> Thanks for this- I hope you will forgive me for not reviewing this over the weekend.

>

> Jean

>

> >>> <agiobbi@maine.rr.com> 3/7/2014 4:49 PM >>>

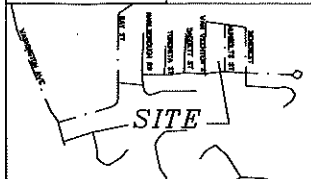
>

> Jean, There you go.....Archie

>

> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a

SITE MAP



GENERAL NOTES CONTINUED

14. LIMITS OF PERMITTED WETLAND IMPACTS ON LOTS 1, 2 AND 3... 15. PHASE 1 LOTS 1 & 2 AND PHASE 2 LOT 3 SHALL BE DEVELOPED CONSTRUCTED WITH STORMWATER MANAGEMENT...

16. EROSION AND SEDIMENTATION CONTROL SHALL BE MAINTAINED AND MONITORED DURING CONSTRUCTION... 17. EROSION AND SEDIMENTATION CONTROL SHALL BE MAINTAINED AND MONITORED DURING CONSTRUCTION...

18. NOTE: ANY FILLING OF THE WETLAND BEYOND THE DELINEATED LINE... 19. THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 22 STORMWATER...

20. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 21. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

22. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 23. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

24. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 25. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

26. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 27. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

28. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 29. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

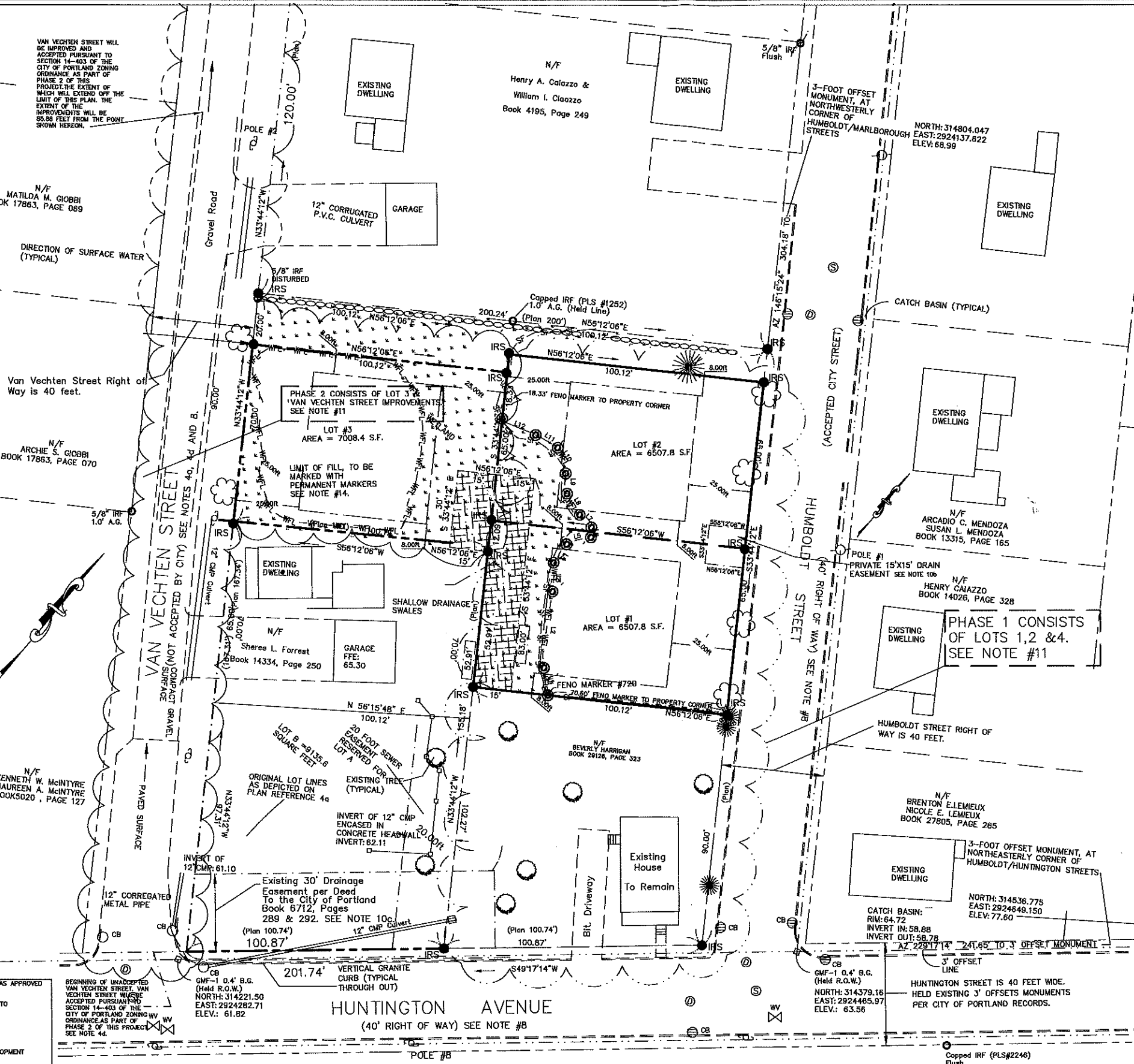
30. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 31. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

32. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 33. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

34. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 35. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

36. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 37. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...

38. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS... 39. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS...



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 28265, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS... 2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT: LEITZ BOSCHMIA SET 4 TOTAL STATION, LEITZ GDR 33 DATA COLLECTOR...

ZONING: R-3 RESIDENTIAL ZONE
a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

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

LEGEND table listing symbols for Monument Found, Contour Lines, Property Lines, Street Lines, Setback Lines, Wetland Signs, Water Lines, Sewer Lines, Existing Ditches, Wetland Fill Lines, Wetland Erosion Control Mix, Proposed Street Trees, Vertical Granite Curbs, and various engineering symbols like Capped Rebar Found, Distance from reference, etc.

AMENDED SUBDIVISION PLAN FOR PHASE 1 HUMBOLDT PROJECT

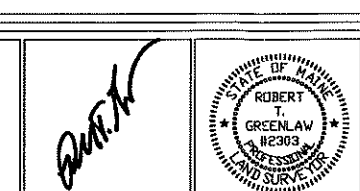
AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND, MAINE

FOR: ARCHIE GIOBBI

Prepared by: ROBERT T. GREENLAW LAND SURVEYING. 134 PORTLAND AVE, OLD ORCHARD BEACH, MAINE. 207-749-9471 - BOBGREENLAW@MYFAIRPOINT.NET. DRAWN BY: RTG, CHECKED BY: KGG, SCALE: 1" = 20', DATE: 01-17-2012, JOB NUMBER: 2012029, SHEET: 1 OF 1, DRAWER: 2012 NO: 029.

REVISIONS table with columns for revision number, date, and description of changes to the plan.

STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS. RECEIVED 2014 AT: H. M. AND RECORDED IN PLAN BOOK PAGE.



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, c) NO PROPERTY CORNERS SET AT THIS TIME. ROBERT T. GREENLAW P.L.S. DATE: 03-07-2014.

Jean Fraser - Re: Rev 3 of amended Subdivision Plat for Humboldt project

From: William Clark
To: Jean Fraser
Date: 3/4/2014 3:41 PM
Subject: Re: Rev 3 of amended Subdivision Plat for Humboldt project
CC: David Margolis-Pineo; Jennifer Thompson
Attachments: Humboldt St Van Vechten St Subdivision Plan Rev 2 27 2014 FENO review.pdf

Hi Jean,

Please see the attached markup.

The delineation for Wetland Fill Line is not adequate and cannot be retraced in the future.

It does not state that the starting point is on the property line. To be properly tied into the boundary the starting point needs to be along the property line with a tie distance along the property line from a property corner.

Bearings and Distances along the Wetland Fill Line are missing.

Bearings in the line table (which is not complete) need to be checked.

The Wetland Fill Line ends within the lot and does not have a connection to the property boundary. A final closing line (or lines) is needed, and needs to be tied to a property corner with a distance along the property line.

Thanks,

Bil

William Clark, PLS
Senior Project Engineer
Engineering
Department of Public Services
City of Portland
55 Portland St.
Portland, ME 04101
207 874 8847

1
>>> Jean Fraser March 3, 2014 5:35 PM >>>
Jen, David and Bill

**Jean Fraser - Re: Fwd: amended plat for giobbi's subdivision
Humboldt Street**

From: William Clark
To: Jean Fraser
Date: 2/26/2014 9:04 AM
Subject: Re: Fwd: amended plat for giobbi's subdivision Humboldt Street
CC: Barbara Barhydt; David Margolis-Pineo; William Scott

Jean,

Feno Markers, as set without any survey information such as bearings and distances or state plane coordinates, cannot be accurately recreated if they are moved or destroyed.

By showing bearings and distances between the Feno Markers a surveyor in the future can recreate the fill limit line.

To add bearings and distances between the Feno Markers is not a time consuming task and can be done without any additional field work.

Bearings and distances can be labeled directly within the lot on the plan, or (if the plan is very full with other information) they can be listed in a Line Table to the side of the plan.

Without survey location data Feno Markers are a waste of time.

Without survey location data for the Feno Markers I would equate it to creating an easement across a property with no survey information, thus not accurately knowing where the easement is, and as a result not being able to accurately set a building in relation to the easement. This does not well serve present and future property owners, and may not meet Standard Levels of Practice as defined by the State of Maine Board of Licensure for Professional Land Surveyors.

Bill

>>> Jean Fraser February 25, 2014 2:42 PM >>>

Hi

There will be feno markers set in the ground along the line of wetland fill in advance in any case.

We have not asked this in any other plat so we need to clarify why its different here. Since the lots are so small, measuring is not an issue.

I'd like to raise at Dev Rev as this is not in the Tech Manual or ordinance now, so even if its a good idea (and I am sure it is) I do not think we have the legal basis for requiring it.

Jean

>>> David Margolis-Pineo 2/25/2014 9:52 AM >>>

Jean,

Both Bill and I feel this should be a plan requirement. We know the people will fill the entire lot. This would give us grounds to make the property owner re-establish the wetlands.

Bill informed me that this requirement does not involve field work, only office work.

>>> William Clark 2/25/2014 9:44 AM >>>

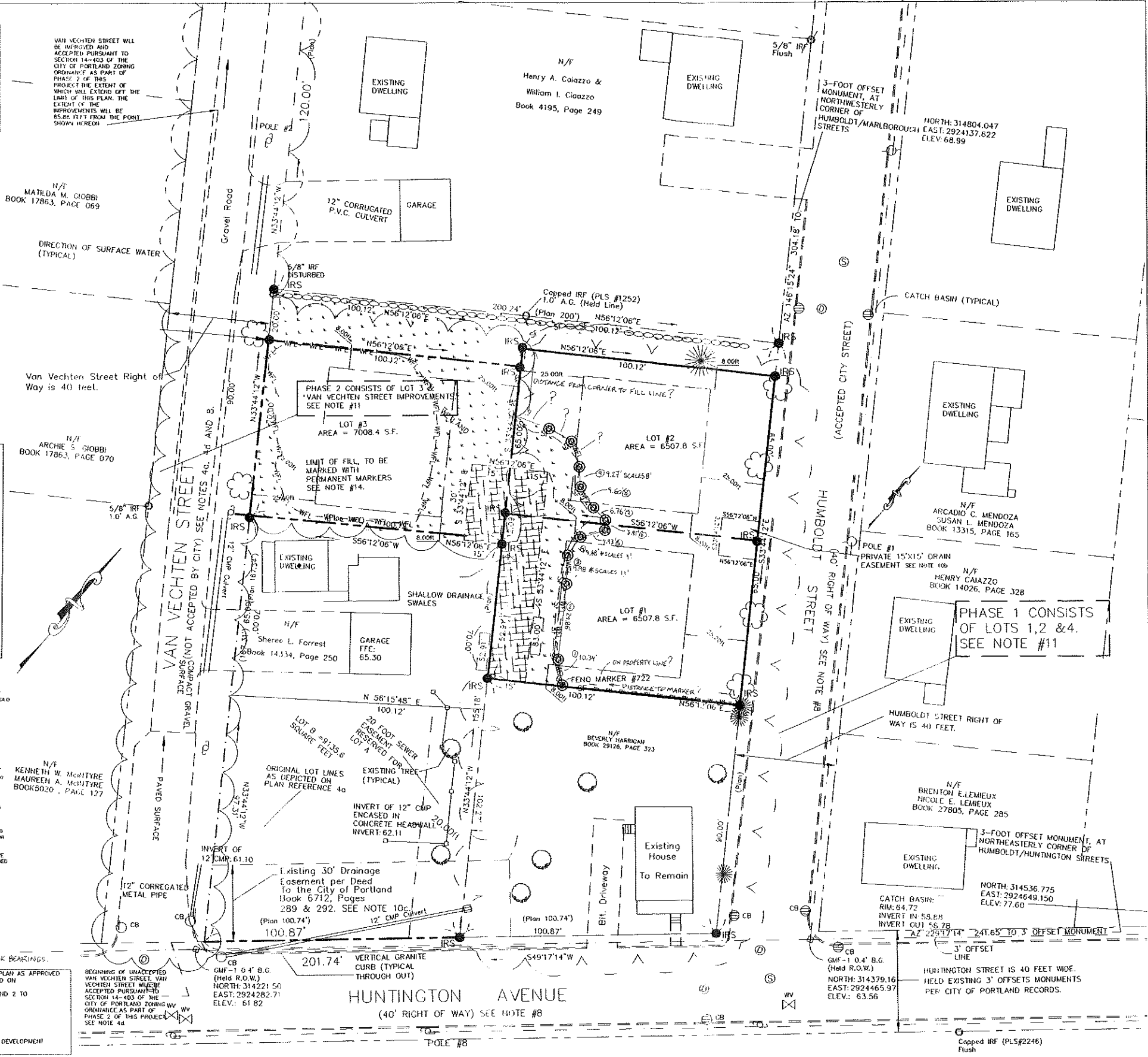
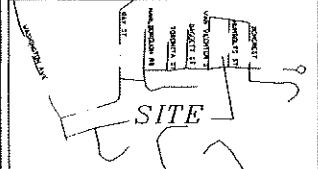
Fill limits have been expanded.

Need to define them same as we do easements with markers set, and bearings/distances on plan to allow future owners have the limits marked.

>>> David Margolis-Pineo February 25, 2014 9:37 AM >>>

We do want to stick to our guns on the mets and bounds on the markers, correct?

SITE MAP



GENERAL NOTES:

1. RECORD OWNER OF PARCEL, ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 29289, PAGE 268 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (R.C.D.) APPLICATIONS ADDRESS: 1184 WASHINGTON AVENUE PORTLAND MAINE 04103
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED USING THE FOLLOWING EQUIPMENT: LEITZ SOKKISH SET 4 TOTAL STATION, LEITZ SUR 32 DATA COLLECTOR
3. AREA OF SUBJECT PARCEL: 22,952.60 SQ. FT. (0.52 ACRES)
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 #10
 - c) BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BHM INC DATED 01/09/2012
5. PLAN AND PROFILE OF STREET EXTENSION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY DALY/OSSD 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
6. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT SET IN A 3' OFFSET MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. SAID RM 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
7. BEARINGS SHOWN HEREON ARE BASED UPON THE MARINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND
8. HORIZONTAL DATUM SHOWN ON THE TWO MONUMENTS IS BASED UPON NORTH AMERICAN DATUM 1983 (NAD 83) STATE WEST ZONE AND DERIVED FROM TWO CONTROL MONUMENTS WHOSE HORIZONTAL COORDINATES WERE REPORTED TO ROBERT I. GREENLAW P.L.S. 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 274 HUNTINGTON AVENUE, CITY OF PORTLAND (IDENTITY NUMBER 124-47-150) SAID P.K. NAIL HAVING COORDINATES OF NORTH=284339.09 EAST=292441.65. 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 TONROCK STREET. SAID BOLT IDENTIFIED AS 112-13-NON AND HAVING COORDINATES OF NORTH=331300.07 EAST=292301.05
9. THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT I. GREENLAW P.L.S. BY MARK HAMPTON. THE COMPUTED AREA OF UPLAND IS 4335.6 SQUARE FEET. AREA OF WETLAND IS 15.89 SQUARE FEET. AREA OF WETLAND FILL IS 10.730 SQUARE FEET. AREA OF THE FINAL PARCELS, LOTS 1, 2 & 3 IS 20024.26 SQUARE FEET
10. 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)
11. SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100" BY UICHT ENVIRONMENTAL DESIGN/LLC FOR PROPOSED STREET TREE SPECIES, DWELLINGS AND OTHER IMPROVEMENTS TO THE SITES. SAID PLAN C-100 REVISION 4 IS FILED IN THE CITY OF PORTLAND ARCHIVE AND "DETAILS", SHEET C-101 REVISION 2, DATED 05-23-2012
12. 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 6712 PAGE 268 AND 292
13. APPROVAL OF THIS SUBDIVISION PLAN 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. 14-405-B)
14. 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 AND A SEPARATE PHASE 2 SUBDIVISION PLAN TO RELEASE LOT 3 AND VAN VECHTEN STREET IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FOR REFERENCE ONLY
15. GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING FOOTPRINTS ARE FURTHER SPECIFIED TO MAINE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES PROTECTIVE TIER 1 PERMIT 12-065-10-B DATED JANUARY 29 2014 AND FILED JANUARY 30 2014 SAID PERMIT IMPACTS 10,730 SQUARE FEET
16. APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION IMPACTS ARE AS FOLLOWS: LOT #1: 2005 SQUARE FEET; LOT #2: 3045 SQUARE FEET AND LOT #3: 4420 SQUARE FEET
17. A SIDEWALK WALKWAY WAS GRANTED BY THE PORTLAND PLANNING BOARD ON JUNE 26 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 2867 PAGE 273

ZONING:

- R-3 RESIDENTIAL ZONE
- a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING

FLOOD NOTE:

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

LEGEND:

M.O.H.F. Monument Found	IRSD (50.00') Distance from reference
— 34 — Contour Line	Plan or deed
— [34] — Contour Line Proposed	N/F How or Formerly
- - - Abutter Line	12345/99 Deed Book/Page of Local Registry
- - - Property Line	ud - - - Under Drain
- - - Street Line	- - - Edge of traveled way
- - - Setback Line	OHU - - - Overhead Utility
W Well and Sign	U Utility Pole
S Water Line	X-66.25 Proposed Spot Elevation
EX - - - Existing Ditch	HP High Point of Contours
DLUD Drip Line Under Drain	UGU - - - Under Ground Utility
WFL Welland Fill Limit	SM Sewer Manhole
SHI Silt Fence or Erosion Control Mtr.	DM Drain Manhole
Proposed Street Tree in Excess of 2-1/2 inches in Diameter	FD Water Main Gate Valve Foundation Drain
Vertical Granite Curb, Existing	[50.00'] Easement Distance

AMENDED SUBDIVISION PLAN FOR PHASE 1 HUMBOLDT PROJECT

AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND, MAINE

FOR: **ARCHIE GIOBBI**

PREPARED BY:
ROBERT T. GREENLAW
LAND SURVEYING

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

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 20'
DATE: 01-17-2012
JOB NUMBER: 2012029
SHEET: 1 OF 1
DRAWER: 2012 NO: 029

REVISIONS:

#3	REMOVED 02-27-2014. ADDED FENO LINE TABLE AND VARIOUS EDITS TO NOTES
#2	REMOVED 02-03-2014. ADDED SETBACKS, NOTES, PHASE LINES AND RE-DATED.
#1	REMOVED 01-21-2014. REMOVED WETLAND FILL LINE AND SIGNATURE BLOCK

LOCATION: HUMBOLDT, HUNTINGTON & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS

RECEIVED 2014

AT H M. AM. RECORDED IN PLAN BOOK PAGE

GRAPHIC SCALE 1" = 20' OR

0' 20' 40' 60'

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
- c) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 02-27-2014

ROBERT T. GREENLAW
LAND SURVEYING
134 PORTLAND AVE
OLD ORCHARD BEACH, MAINE
207-749-9471 - BOBGREENLAW@MYFAIRPOINT.NET

DATE: 02-27-2014

SITE MAP



VAN VECHTEN STREET WILL BE IMPROVED AND ACCEPTED PURSUANT TO SECTION 14-403 OF THE CITY OF PORTLAND ZONING ORDINANCE AS PART OF PHASE 2 OF THIS PROJECT. THE EXTENT OF WHICH WILL EXTEND TO THE LIMIT OF THIS PLAN. THE EXTENT OF THE IMPROVEMENTS WILL BE 55.00 FEET FROM THE POINT SHOWN HEREON.

GENERAL NOTES CONTINUED:
 14. LIMITS OF PROPOSED WETLANDS IMPACTS ON LOTS 1, 2 AND 3 ARE SHOWN HEREON WITH A LINE MARKED WITH THE LETTERS "W". DETERMINING THE EXTENT OF THE 10,750 SQ. FT. OF APPROVED WETLAND FILL (AS CONSISTENT WITH DEED PERMIT # 1-20646-TC-84 AND APPROVED PLAN C100 REV. 0) THE DEVELOPER SHALL MARK THIS LINE WITH PERMANENT MARKERS SUCH AS FENO MARKERS PLACED EVERY 20 FT. FROM ALL CORNERS AND TURNING POINTS. THE ENGRAVED WORDING "DO NOT FILL, ALTER OR DISTURB" SHALL BE PLACED ON EACH MARKER. THE SUBDIVISION PLAT AND NOTES TO IDENTIFY THE LOCATION AND PURPOSE OF SUCH MARKERS AND CLARIFY THAT SUCH MARKERS ARE NOT TO BE REMOVED AND THAT NO FURTHER FILLING IS TO TAKE PLACE BEYOND THE MARKERS.

15. PHASE 1 LOTS 1 & 2 AND PHASE 2 LOT 3 SHALL BE DEVELOPED CONSTRUCTED WITH STORMWATER MANAGEMENT AS DETAILED ON THE ACCOMPANYING PLANS ENTITLED "LOT DEVELOPMENT PLAN HUMBOLDT" PREPARED BY LEHT ENVIRONMENTAL DESIGN LLC. PLAN SHEET C-100 REVISIONS DATED 08-10-2010 AND "DETAILS" SHEET C-101 REVISIONS DATED 08-23-2012. BMPs TO INCLUDE:
 A. ROOF LINE DRAIN EDGES
 B. INDIVIDUAL LOT IN-GARDENS (80-CELLS)

16. COVENANTS AND RESTRICTIONS FOR LOTS 1, 2 AND 3 SHALL BE RECORDED WITH THE DEEDS AND SHALL INCLUDE THE APPROVED STORMWATER INSPECTION AND MAINTENANCE PLAN FOR EACH LOT AND SHALL REQUIRE LOT OWNERS TO MAINTAIN STORMWATER BMPs AS IDENTIFIED ON THE PLANS AND IN NOTE 16 AND SHALL REQUIRE ANNUAL INSPECTIONS AND REPORTS PER CITY OF PORTLAND CHAPTER 32, ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN.

17. EROSION AND SEDIMENTATION CONTROL SHALL BE ENFORCED AND MAINTAINED THROUGHOUT CONSTRUCTION AS SHOWN ON THE APPROVED PLANS AND IN ACCORDANCE WITH CITY OF PORTLAND AND DEP STANDARDS.

18. NOTE ANY FILLING OF THE WETLAND BEYOND THE DELINEATED LINE WHICH REQUIRES (1) AN AMENDED PERMIT FROM THE DEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT, AND (2) AN AMENDED STORMWATER REPORT CONFIRMING THAT THE WETLAND FILL WOULD NOT HAVE ANY STORMWATER CONSEQUENCE. THE AMENDED SUBDIVISION PLAT TO BE SIGNED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT (AND RECORDED) AFTER REVIEW THROUGH THE CITY OF PORTLAND'S SITE PLAN AMENDMENT PROCESS.

PLANNING BOARD CONDITIONS OF APPROVAL:
 THE PLANNING BOARD VOTED JUNE 26, 2012 THAT THE PLAN IS IN CONFORMANCE WITH THE SUBORDINATING ORDINANCE OF THE LAND USE CODE WITH THE FOLLOWING CONDITIONS OF APPROVAL:
 THERE WERE A ORIGINAL CONDITIONS OF APPROVAL ON THE SITE PLAN DATED JUNE 26, 2012 FROM THE PLANNING BOARD. ALL CONDITIONS HAVE BEEN MET WITH EXCEPTION OF CONCRETE V AND VI.

V. THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 18 STORMWATER WETLANDS ARTICLE II, POST-CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH SUBMITTED STORMWATER BMP MAINTENANCE PLAN (ARTICLE II) AND THE SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES.

VI. THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS (FOR REVIEW AND APPROVAL BY CORPORATION COUNCIL, PRIOR TO ANY SITE PLAN AMENDMENT AND INDIVIDUAL LOTS) A DETAILED DESCRIPTION OF THE LOCATION OF ALL WETLANDS, BIODECELS AND STORMWATER BYPASS, SWALE PROTECTION AND ASSOCIATED RESTRICTIONS AGAINST FILLING, ALTERING OR DISTURBING THE BANK AND ASSOCIATED MAINTENANCE AND OTHER REQUIREMENTS.

NOTE #19 WETLAND IMPACTS REVISION 02-27-14

WETLAND IMPACTS (AS APPROVED BY ISSUING DEPARTMENT OF ENVIRONMENTAL-NATURAL RESOURCE PROTECTION ACT TIER 1 PERMIT #L-20646-TC-84 DATED JANUARY 28, 2014 AND FILED JANUARY 30, 2014 SAID PERMIT IMPACTS 10,750 SQUARE FEET.

LOT #	APPROVED 2012	APPROVED 01-2014	NEW TOTAL
LOT 1	2440	225	2665
LOT 2	2640	305	2945
LOT 3	4220	0	4220
TOTAL	10,200	630	10,730

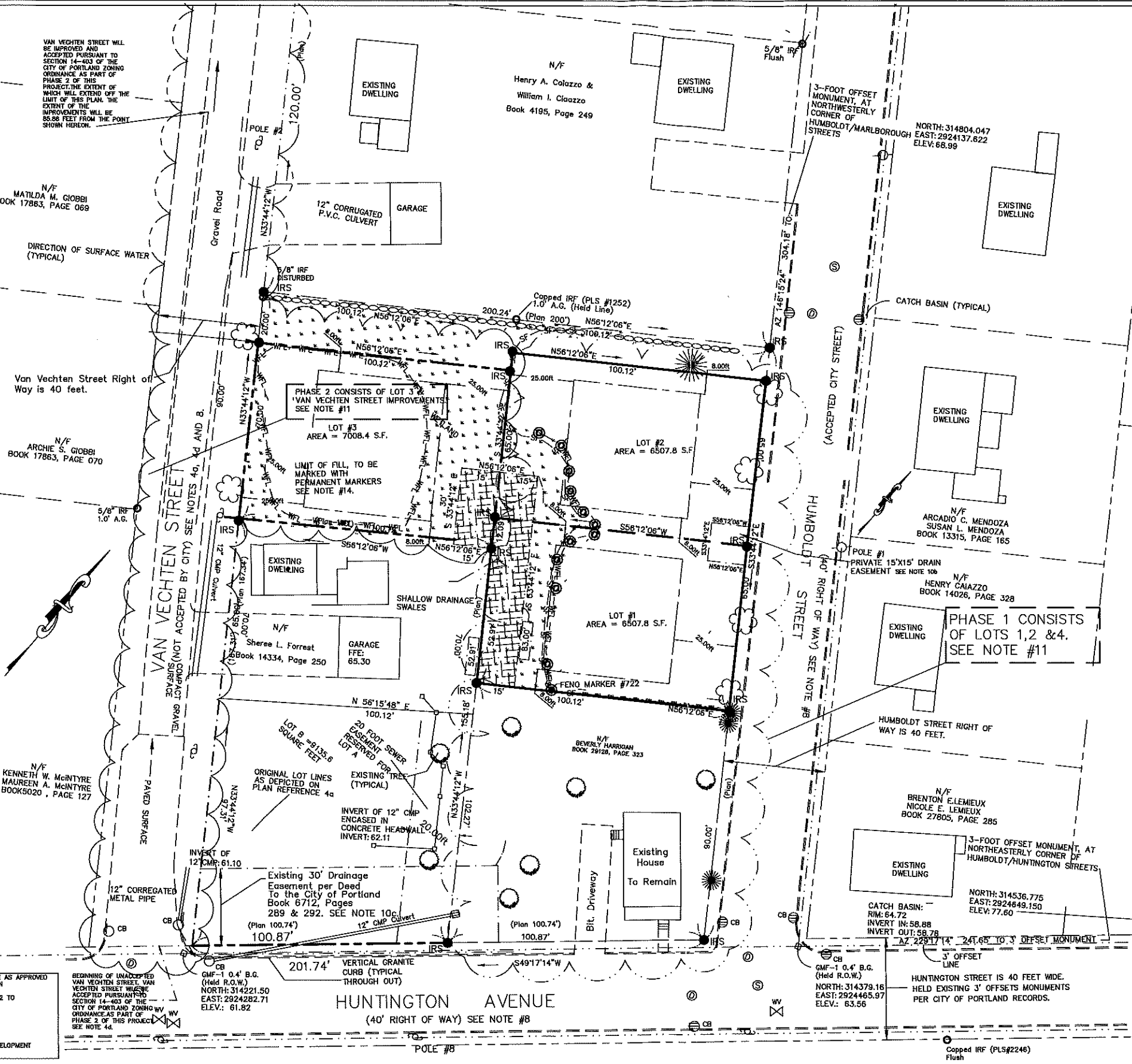
DEPARTMENT OF ARMY, NEW ENGLAND DISTRICT CORPS OF ENGINEERS
 HAVE GENERAL PERMITTY AUTHORIZATION LETTERS, AND SCREENING SUMMARY PERMIT # HANOVER 11 DATED JANUARY 2, 2014 AUTHORIZING THE WETLAND FILL AS SHOWN HEREON.

THE PURPOSE OF THIS AMENDED PLAN IS TO UPDATE THE APPROVED CHANGED TO THE WETLAND FILL ACTIVITY THAT IS SHOWN ON THE PREVIOUS APPROVED SUBDIVISION PLAN ENTITLED "SUBDIVISION PLAN OF THE HUMBOLDT PROJECT AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND MAINE PREPARED FOR ARCHIE GIOBBI 184 WASHINGTON AVE. PORTLAND ME 04103, SAID PLAN DATED OCTOBER 10, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 212, PAGE 245. LINE STAKES FOR FENO MARKER FILL LINE. LINE STAKES AT MARKER Labeled #722

L721	N 49° 14' 30" W	10.34'	25.86'
L722	N 33° 28' 43" W	9.98'	9.98'
L723	N 36° 30' 14" W	9.98'	9.98'
L724	N 09° 14' 24" W	9.93'	9.93'
L725	N 34° 15' 44" E	9.93'	9.93'
L726	N 36° 40' 05" W	9.91'	9.91'
L727	N 03° 20' 35" W	6.78'	6.78'
L728	N 35° 08' 26" W	9.60'	9.60'
L729	N 70° 04' 48" W	9.27'	9.27'

THIS SUBDIVISION PLAT AMENDS THE 2012 SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD ON JUNE 26, 2012, RECORDED ON NOVEMBER 1, 2012 IN PLAN BOOK 212, PAGE 343 TO RELOCATE THE LIMIT OF WETLAND FILL ON LOTS 1 AND 2 TO CREATE MORE USABLE BUILDING ENVELOPES.

APPROVAL: DIRECTOR OF PLANNING AND URBAN DEVELOPMENT
 DATE: _____
 JEFF LEVINE, AICP, DIRECTOR OF PLANNING AND URBAN DEVELOPMENT



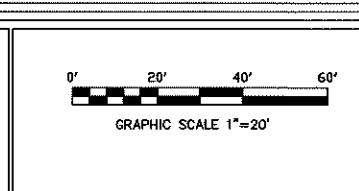
REVISIONS:

#3	REVISED 02-27-2014:	ADDED FENO LINE TABLE AND VARIOUS EDITS TO NOTES.
#2	REVISED 02-03-2014:	ADDED SETBACKS, NOTES, PHASE LINES AND RE-DATED.
#1	REVISED 01-21-2014:	REVISED WETLAND FILL LINE AND SIGNATURE BLOCK

LOCATION: HUMBOLDT, HUNTINGTON & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED _____ 2014
 AT _____ H _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____



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
 c) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 02-27-2014

PREPARED BY:
 ROBERT T. GREENLAW
 LAND SURVEYING
 134 PORTLAND AVE
 OLD ORCHARD BEACH, MAINE
 207-749-9471 - BOBGREENLAW@MYFAIRPOINT.NET

DRAWN BY: RTG
 CHECKED BY: KGG
 SCALE: 1" = 20'
 DATE: 01-17-2012
 JOB NUMBER: 2012029
 SHEET: 1 OF 1
 DRAWER: 2012 NO: 029

GENERAL NOTES:

- RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 22269, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) APPLICANTS ADDRESS: 184 WASHINGTON AVENUE PORTLAND MAINE 04103.
- THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT: LEITZ 6000/30A SET 4 TOTAL STATION, LEITZ 6003 3D DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 32,562.88 SQ. FT., 0.78 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) RAY GARDENS, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 105.
 b.) CITY OF PORTLAND ASSESSORS PLAN NO. 410.
 c.) BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY B28M 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 BASED UPON A BENCHMARK ESTABLISHED 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 66.387' M.O.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 = 66.111' M.O.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 P.L.S. 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 874 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTITY NUMBER 1124-47-1943, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314333.00, EAST = 292441.00. 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 TORONTO STREET. SAID BOLT IDENTIFIED AS T124-73-1964 AND HAVING COORDINATES OF: NORTH= 313190.07, EAST = 292289.05.
- THE UPLAND 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 UPLAND IS 4535.5 SQUARE FEET. AREA OF WETLANDS IS 18,786.5 SQUARE FEET AREA OF WETLAND FILL IS 10,750. AREA OF THE FINAL LOT 1, 2 & 3 IS 2004.8 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 #4 ABOVE).
- SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100" BY LEHT ENVIRONMENTAL DESIGN LLC FOR PROPOSED STREET TRENDS, DRENCH, DRENCH LINES AND OTHER IMPROVEMENTS TO THE SITES. SAID PLAN, C-100 REVISION 4 IS FILED IN THE CITY OF PORTLAND ARCHIVE, AND "DETAILS", SHEET C-101 REVISION 1, DATED 08-23-2012.
- EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
 a.) PROPOSED PRIVATE STORM WATER EASEMENT OVER LOTS 1, 2 AND 3.
 b.) PROPOSED PRIVATE 18' WIDE EASEMENT OVER LOTS 1 AND 2.
 c.) EXISTING 8' DRAINAGE EASEMENT TO THE CITY OF PORTLAND OVER A PORTION OF LOT 4 RECORDED IN THE CUMBERLAND COUNTY REGISTRY IN DEED BOOK 6712, PAGE 289 AND 292.
- 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. 14-406 (b).
 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.
- GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL-NATURAL RESOURCE PROTECTION ACT TIER 1 PERMIT #L-25565-TC-84 DATED JANUARY 28, 2014 AND FILED JANUARY 30, 2014 SAID PERMIT IMPACTS 10,730 SQUARE FEET. APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION IMPACTS ARE AS FOLLOWS:
 LOT 1: 2685 SQUARE FEET, LOT 2: 2885 SQUARE FEET AND LOT 4: 2004.8 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 28427, PAGE 273.

ZONING: R-3 RESIDENTIAL ZONE

- a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

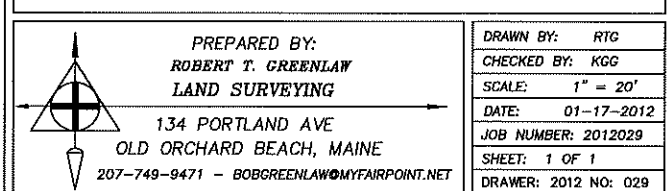
FLOOD NOTE:

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

LEGEND:

MONF	Monument Found	IRS	Copped Rebar Found PLS #1328 (50.00') Distance from reference Plan or deed.
---	Contour Line	N/F	Now Or Formerly
---	Contour Line Proposed	12345/99	Deed Book/Page Local Registry
---	Abutler Line	ud	Under Drain
---	Property Line	---	Edge of traveled way
---	Street Line	OHU	Overhead Utility
---	Setback Line	U	Utility Pole
W	Water Line	X-66.25	Proposed Spot Elevation
S	Sewer Line	HP	High Point of Contours
EX	Existing Ditch	UGU	Under Ground Utility Sewer Manhole
DLUD	Drip Line Under Drain	U	Under Ground Utility Sewer Manhole
WFL	Wetland Fill Light	DM	Drain Manhole
S	Sign	FD	Foundation Drain
---	Proposed Street Tree in Excess of 1-1/2 inch in Diameter	50.00'	Easement Distance
---	Vertical Granite Curb, Existing		

AMENDED SUBDIVISION PLAN FOR PHASE 1 HUMBOLDT PROJECT
AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND, MAINE
FOR: ARCHIE GIOBBI



Jean Fraser - Re: amended plat for giobbi's subdivision Humboldt Street

From: Jennifer Thompson
To: Jean Fraser
Date: 2/25/2014 11:18 AM
Subject: Re: amended plat for giobbi's subdivision Humboldt Street

Jean - If they confirm that there are no other changes to the plat as it was approved, then I agree with you. Having language above the signature block similar to that on Morningstar will be fine.

>>> Jean Fraser 2/21/2014 4:08 PM >>>
Jen and David,

The applicant sought and obtained approval from DEP to increased wetland fill for the two phase 1 lots- I attach the site plan (last attachment) that the applicant wants to move forward with.

The Subdivision Plat therefore needs administrative (ie Jeff Levine) signature to an amended plat.

The attached plat (which I will upload into e-plan) was sent in without any discussion with me re the wording over the signature line nor re notes- so I have had no involvement yet. I just received a pdf that can actually be read (the submitted one was too fuzzy to read any text).

The applicant is anxious to get the approval to build the single family units but needs the plat amended first, so please review it and send me any comments asap.

I believe there is no change to the plat other than the wetland fill, although for info the site plan approval to reconstruct Van Vechten has expired (this was part of Phase 2). I have also attached the already approved Phase 1 and Phase 2 plats for reference/comparison.

The wording over the signature on the recently amended Morningstar Lane Subdiv Plat was (so I think this Giobbi plat should be similar):

(draft) THIS SUBDIVISION PLAT AMENDS THE 2013 SUBDIVISION PLAN AMENDED BY THE PLANNING BOARD ON AUGUST 13, 2013 AND RECORDED ON AUGUST 14, 2013 IN PLAN BOOK 213 PAGE 321, TO RELOCATE THE LIMIT OF WETLAND FILL/TREESAVE ON LOTS 8, 9 AND 10 TO CREATE MORE USABLE BUILDING ENVELOPES.

**APPROVAL-
DIRECTOR OF PLANNING AND URBAN DEVELOPMENT**

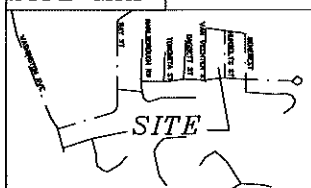
_____DATE

JEFF LEVINE, AICP, DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

Bill- I am aware that from a surveying viewpoint this is probably a bit deficient- but we are only commenting now on the amendments.

thanks
Jean

SITE MAP



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 2806, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD). APPLICANT'S ADDRESS: 1184 WASHINGTON AVENUE PORTLAND MAINE 04103.
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ 8000/80A SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 32,852.68 SQ. FT., 0.76 ACRES
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 LOTS ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY SHOM INC. DATED 8/12/2012.
 - d.) PLAN AND PROFILE OF STREET EXTENSION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY CALOFE ENGINEERING, S.D.D. PLAN DATED APRIL 11, 2011 AND APPROVED PURSUANT TO THE SUBDIVISION AND BOUNDARY SURVEYING ACT WITH A 3/4" COPPER BOLT IN A 9" OFFSET MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. SAID 5/8" I.R.F. ELEVATION WAS REPORTED TO BE 68.89' H.O.D. 1909 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.O.V.D. AND CITY OF PORTLAND DATUM.
 - e.) BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
5. 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 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 12547-148, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=14585.00, EAST=292444.85. 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 LINE OF THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERLY SIDE LINE OF TORONTO STREET. SAID BOLT IDENTIFIED AS T12473-1606 AND HAVING COORDINATES OF: NORTH=3313908.07, EAST=2923818.05.
6. THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW P.L.S. BY MARK HAMPTON. THE COMPLETED AREA OF UPLAND IS 4255.6 SQUARE FEET. AREA OF WETLANDS IS 18,159.2 SQUARE FEET. AREA OF THE FINAL PARCELS, LOTS 1, 2 & 3 IS: 20024.76 SQUARE FEET
7. 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.
8. 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 3-06-2012 WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD 06-26-2012 AND "DETAILS", SHEET C-101 REVISION 2, DATED 06-25-2012.
9. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
 - a.) PROPOSED PRIVATE STORMWATER EASEMENT OVER LOTS 1, 2 AND 3.
 - b.) PROPOSED PRIVATE 19' x 19' 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 6712, PAGE 288 AND 292.
10. APPROVAL OF THIS SUBDIVISION PLAN 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. 14-65 (B). 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 PLAN TO INCLUDE LOT 3 AND VAN VECHTEN STREET IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FOR REFERENCE ONLY.
11. 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-B-N DATED JANUARY 29, 2014 AND FILED JANUARY 30, 2014 SAID PERMIT IMPACTS 10,200 SQUARE FEET. APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION IMPACTS ARE AS FOLLOWS: LOT #1= 2686 SQUARE FEET, LOT#2= 3845 SQUARE FEET AND LOT #3= 4220 SQUARE FEET.
12. A SIDEWALK WALKWAY WAS GRANTED BY THE PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 20827, PAGE 273.

ZONING:

R-3 RESIDENTIAL ZONE

- a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

FLOOD NOTE:

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

LEGEND:

MONF	Monument Found	IRS (50.00')	Capped Rebar Found PLS #1328 (50.00') Distance from reference Plan or deed.
34	Contour Line	N/F	Now Or Formerly
34	Contour Line Proposed	12345/99	Deed Book/Page of Local Registry
---	Abutter Line	ud	Under Drain
---	Property Line	---	Edge of traveled way
---	Street Line	OHU	Overhead Utility
---	Setback Line	U	Utility Pole
W	Water Line	X-68.25	Proposed Spot Elevation
S	Sewer Line	HP	High Point of Contour
EX	Existing Ditch	UGU	Under Ground Utility
DLUD	Drip Line Under Drain	SM	Sewer Manhole
WFL	Wetland Fill Limit	DM	Drain Manhole
SIT	Silt Fence or Erosion Control Mix	W	Water Main Gate Valve
---	Proposed Street Tree in Excess of 2-1/2 inches in Diameter	FD	Foundation Drain
---	Vertical Granite Curb, Existing	50.00'	Easement Distance

REVISIONS:

#2	REVISED 02-03-2014: ADDED SETBACKS, NOTES, PHASE LINES AND RE-DATED.
#1	REVISED 01-21-2014: REVISED WETLAND FILL LINE AND SIGNATURE BLOCK.

LOCATION: HUMBOLDT, HUNTINGTON & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS

RECEIVED 2014

AT: H .M. AND RECORDED IN PLAN BOOK PAGE

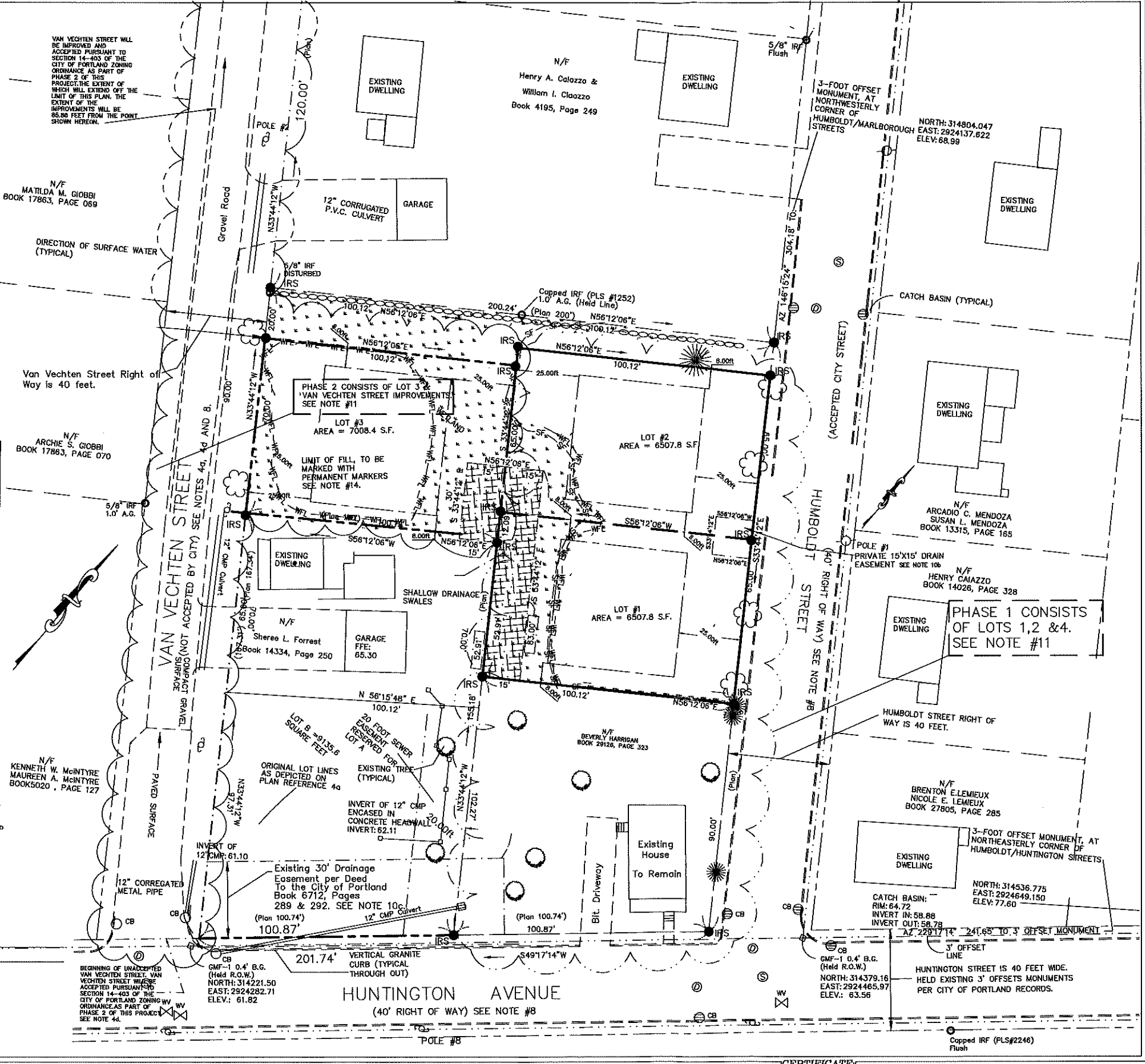
GRAPHIC SCALE 1"=20'

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
- c) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 02-04-2014



AMENDED SUBDIVISION PLAN OF: THE HUMBOLDT PROJECT

AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND, MAINE

FOR: ARCHIE GIOBBI

PREPARED BY: ROBERT T. GREENLAW LAND SURVEYING

134 PORTLAND AVE OLD ORCHARD BEACH, MAINE

207-749-9471 - BOB@GREENLAWOFFICEPOINT.NET

DRAWN BY: RTG

CHECKED BY: KGG

SCALE: 1" = 20'

DATE: 01-17-2012

JOB NUMBER: 2012029

SHEET: 2 OF 2

DRAWER: 2012 NO: 029

Rec'd Feb 21 Readable Revision Feb 9 43 Readable

Jean Fraser - Comments on amendment to Subdivision Plat for Humboldt project

From: Jean Fraser
To: agiobbi@maine.rr.com
Date: 2/26/2014 3:15 PM
Subject: Comments on amendment to Subdivision Plat for Humboldt project
CC: DiPierro, Philip
Attachments: AMENDED SUBDIVISION PLAN GIOBBI REV 2_1.pdf

Archie

I have now received comments (on the submitted amended plat, as attached) from my colleagues in DPS and Legal and am forwarding them for your attention along with a few points from me:

Legal: please amend (and make bolder and separate from other text, maybe with a line around it) the header para over the signature line so that it reads as follows:

THIS SUBDIVISION PLAT AMENDS THE 2012 SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD ON JUNE 26, 2012, RECORDED ON NOVEMBER 1, 2012 IN PLAN BOOK 212 PAGE 343, TO RELOCATE THE LIMIT OF WETLAND FILL ON LOTS 1 AND 2 TO CREATE MORE USABLE BUILDING ENVELOPES.

**APPROVAL-
DIRECTOR OF PLANNING AND URBAN DEVELOPMENT**

_____ **DATE**

_____ **JEFF LEVINE, AICP, DIRECTOR OF PLANNING AND URBAN DEVELOPMENT**

Please also change the title of the plan to read:

"AMENDED SUBDIVISION PLAN FOR PHASE I HUMBOLDT PROJECT"

"[This plan amends the plan entitled "Subdivision Plan of: the Humboldt Project" at Humboldt, Huntington and Van Vechten St. Portland Maine, prepared for Archie Giobbi in 2012]"

DPS: Given the increased scale of filling, need for accuracy in relation to the construction of the buildings and driveway, and potential for the feno markers to be lost, please add the bearings and distances between the feno markers (that mark the line of the wetland fill) on Lots 1 and 2. This information can be identified either directly on the plan or listed in a Line Table to the side of the plan. This does not require any additional fieldwork.

Planning:

Also please amend Note #14 to refer to the correct area of wetland fill and update the reference to a plan (since I assume C100 Rev 3 is no longer correct re the wetland fill)- and send me whatever plan you reference since I

have not seen the plan of what the DEP approved and have nothing on file. (an amended C100 would be best). Please ensure notes 7 and 12 are correctly updated (12 also still refers to 10, 200 sq ft wetland fill)

Create a new Note #19 above the box for the PB conditions that includes the existing summary of wetland fill areas and refers to both the MDEP and Army Corps approval letters. (or this could be added to Note #14 but that may be more complicated).

Could the error in line d (right top) also be corrected at this time?

I note this says sheet 2 of 2, but I don't believe there is a sheet 1 - so maybe that needs to be changed too?

thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728

PROJECT NAME: HUMBOLDT Project (Phase 1)

PROPOSED DEVELOPMENT ADDRESS:
27-33 HUMBOLDT ST.

PROJECT DESCRIPTION:
H-LOT Approved Subdivision w/ LOTS 1 & 2
AS PHASE I.

CHART/BLOCK/LOT: 410-D-21 to 26

PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: <u>Archie Giobbi</u></p> <p>Business Name, if applicable:</p> <p>Address: <u>1184 WASHINGTON Ave</u></p> <p>City/State: <u>Portland</u> Zip Code: <u>04103</u></p>	<p>Applicant Contact Information</p> <p>Work #</p> <p>Home#</p> <p>Cell # <u>207-232-5343</u> Fax#</p> <p>e-mail: <u>AGIOBBI@MAINE.PP.COM</u></p>
<p>Owner – (if different from Applicant)</p> <p>Name:</p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Owner Contact Information</p> <p>Work #</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Agent/ Representative</p> <p>Name:</p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Agent/Representative Contact Information</p> <p>Work #</p> <p>Cell #</p> <p>e-mail:</p>
<p>Billing Information</p> <p>Name: <u>Same</u></p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Billing Information</p> <p>Work #</p> <p>Cell # Fax#</p> <p>e-mail:</p>

Engineer Name: Rick Licht Address: 45 FRAN CIRCLE City/State: GRAY, ME Zip Code:	Engineer Contact Information Work # Cell # 207-749-4924 Fax# e-mail: Rlicht@securespeed.net
Surveyor Name: Robert Greenlaw Address: OLD ORCHARD BEACH City/State: ME Zip Code:	Surveyor Contact Information Work # Cell # 207-289-4546 Fax# e-mail: BOB GREENLAW504@gmail.com
Architect Name: Address: City/State: Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State: Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews) <input type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over \$300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee) Plan Amendments (check applicable reviews) <input checked="" type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = ___ <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = ___ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
--	--

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or DVD with each plan submitted as separate files, with individual file names (see submittal requirements document attached).
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Planning Division Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

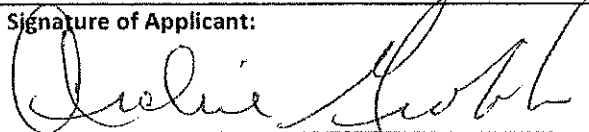
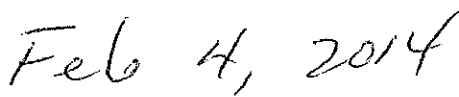
Refer to the application checklist for a detailed list of submission requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site <http://www.portlandmaine.gov/citycode/chapter014.pdf>

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 
--	---

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site (PHASE 1)	6500	sq. ft.
Proposed Total Disturbed Area of the Site	503	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
Impervious Surface Area		
Impervious Area (Total Existing)	N/A	sq. ft.
Impervious Area (Total Proposed)	N/A	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	N/A	sq. ft.
Building Footprint (Total Proposed)	N/A	sq. ft.
Building Floor Area (Total Existing)	N/A	sq. ft.
Building Floor Area (Total Proposed)	N/A	sq. ft.
Zoning		
Existing	R-3	
Proposed, if applicable	R-3	
Land Use		
Existing	TRAW	
Proposed	BUILDING LOTS	
Residential, if applicable		
# of Residential Units (Total Existing)		
# of Residential Units (Total Proposed)		
# of Lots (Total Proposed)		
# of Affordable Housing Units (Total Proposed)		
Proposed Bedroom Mix		
# of Efficiency Units (Total Proposed)		
# of One-Bedroom Units (Total Proposed)		
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
Parking Spaces		
# of Parking Spaces (Total Existing)		
# of Parking Spaces (Total Proposed)		
# of Handicapped Spaces (Total Proposed)		
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)		
# of Bicycle Spaces (Total Proposed)		
Estimated Cost of Project		

FINAL PLAN - Level III Site Plan

Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
Prior Approval		1	* Evidence of right, title and interest
		1	* Evidence of state and/or federal permits
Prior Approval		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
Prior Approval		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
Prior App.		1	* Evidence of financial and technical capacity
Prior A.		1	Construction Management Plan
N/A		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
Prior Approval		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
Prior App.		1	Stormwater management plan and stormwater calculations
Prior A.		1	Written summary of project's consistency with related city master plans
Prior A		1	Evidence of utility capacity to serve
N/A		1	Written summary of solid waste generation and proposed management of solid waste
Prior Approval		1	A code summary referencing NFPA 1 and all Fire Department technical standards
N/A		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
N/A		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
			Existing and proposed structures on parcels abutting site;
			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
			Location of all snow storage areas and/or a snow removal plan;
			A traffic control plan as detailed in Section 1 of the Technical Manual;
			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
			Location and proposed alteration to any watercourse;
<u>ENCLOSED</u>			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
			Proposed buffers and preservation measures for wetlands;
			Existing soil conditions and location of test pits and test borings;
			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
			Grading plan;
			Ground water protection measures;
			Existing and proposed sewer mains and connections;

- Continued on next page -

Barbara Barhydt
Portland Planning
City of Portland
Congress St.
Portland, Maine 04101

Feb. 3, 2014

Re; Humboldt Project Phase 1
Approved Subdivision

Dear Barbara,

On Friday, January 31, 2014, I received a Letter from Maine DEP that approved my request to have an additional 530 sf of Wetlands Fill. I will forward you the approval letter.

I am now in the process to make the necessary changes to the Subdivision Plat of the Humboldt Project Phase 1. Therefore, I am filling out the required Amended Subdivision Application and I will forward to you:

1. An Amended Subdivision Plat that will show the revised Wetlands Fill lines that will reflect a difference of 530 sf from the Original Subdivision Plat.
2. I am forwarding to you the Amended Application and will have my associate deliver the application fee.


I have been advised that the amended Plat will need approval by the Planning Staff Director prior to me recording the amended Plat.

I want to Thank You for your direction in this matter and I look forward to working with you.

Thank You.

Archie Giobbi
1184 Washington Ave.
Portland, Maine 04103

Sincerely,





DEPARTMENT ORDER
IN THE MATTER OF

ARCHIE GIOBBI
Portland, Cumberland County
HOUSE LOTS DEVELOPMENT
L-25665-TC-B-N (approval)

) NATURAL RESOURCES PROTECTION ACT
) FRESHWATER WETLAND ALTERATION
) WATER QUALITY CERTIFICATION
) FINDINGS OF FACT AND ORDER

Project History: In Department Order #L-25665-TC-A-N, dated May 31, 2012, the Department approved the alteration of 10,200 square feet of freshwater wetland for the purpose of developing three house lots.

Project Description: The applicant now proposes to alter an additional 530 square feet of freshwater wetland for a cumulative total of 10,730 square feet. The purpose is to allow for each lot to have separate driveway parking areas as required by the City of Portland. In order to accommodate the driveways, the sites for the residential dwellings were relocated on the lots, which will require additional wetland fill. The project is shown on a set of plans, the first of which is titled "NRPA Plan View Figure 2," prepared by Licht Environmental Design, LLC and dated April, 2012, with a most recent revision date of January, 2014. The applicant has avoided and minimized wetland impacts to the greatest extent practicable by limiting the size of the lawn area around the dwellings to 20 feet and locating the dwellings in the upland portions of the lots as much as possible. According to the Department's Geographic Information System (GIS), there are no mapped significant wildlife habitats associated with the project site. The proposed project is located off Humbolt Street in the City of Portland.

Permit for:	<input checked="" type="checkbox"/>	Tier I
DEP Decision:	<input checked="" type="checkbox"/>	Approved <input type="checkbox"/> Denied (see attached letter)
CORPS Action:	<input checked="" type="checkbox"/>	The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier I permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, <i>Corps approval is required for your project.</i> For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.

Standard Conditions:

- 1) If construction or operation of the activity is not begun within four (4) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.

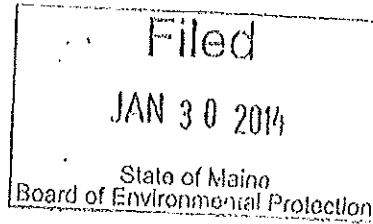
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 29th DAY OF January, 2014.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

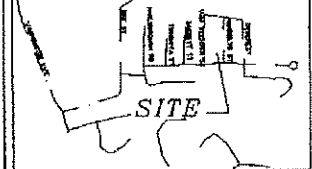
BY: *Michael Aho*
For: Patricia W. Aho, Commissioner



PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

DC/T.25665BN/ATS#77148

SITE MAP



CURBS TO BE CONSIDERED:
 1. CURBS TO BE CONSIDERED SHALL BE 12" CORRUGATED METAL PIPE WITH 12" CORRUGATED P.V.C. CULVERT UNDERNEATH. THE CURBS SHALL BE SET TO THE FINISHED GRADE OF THE ADJACENT SIDEWALK OR DRIVEWAY. THE CURBS SHALL BE SET TO THE FINISHED GRADE OF THE ADJACENT SIDEWALK OR DRIVEWAY. THE CURBS SHALL BE SET TO THE FINISHED GRADE OF THE ADJACENT SIDEWALK OR DRIVEWAY.

PHASE 1 CONSISTS OF LOTS 1, 2 & 4. SEE NOTE #11

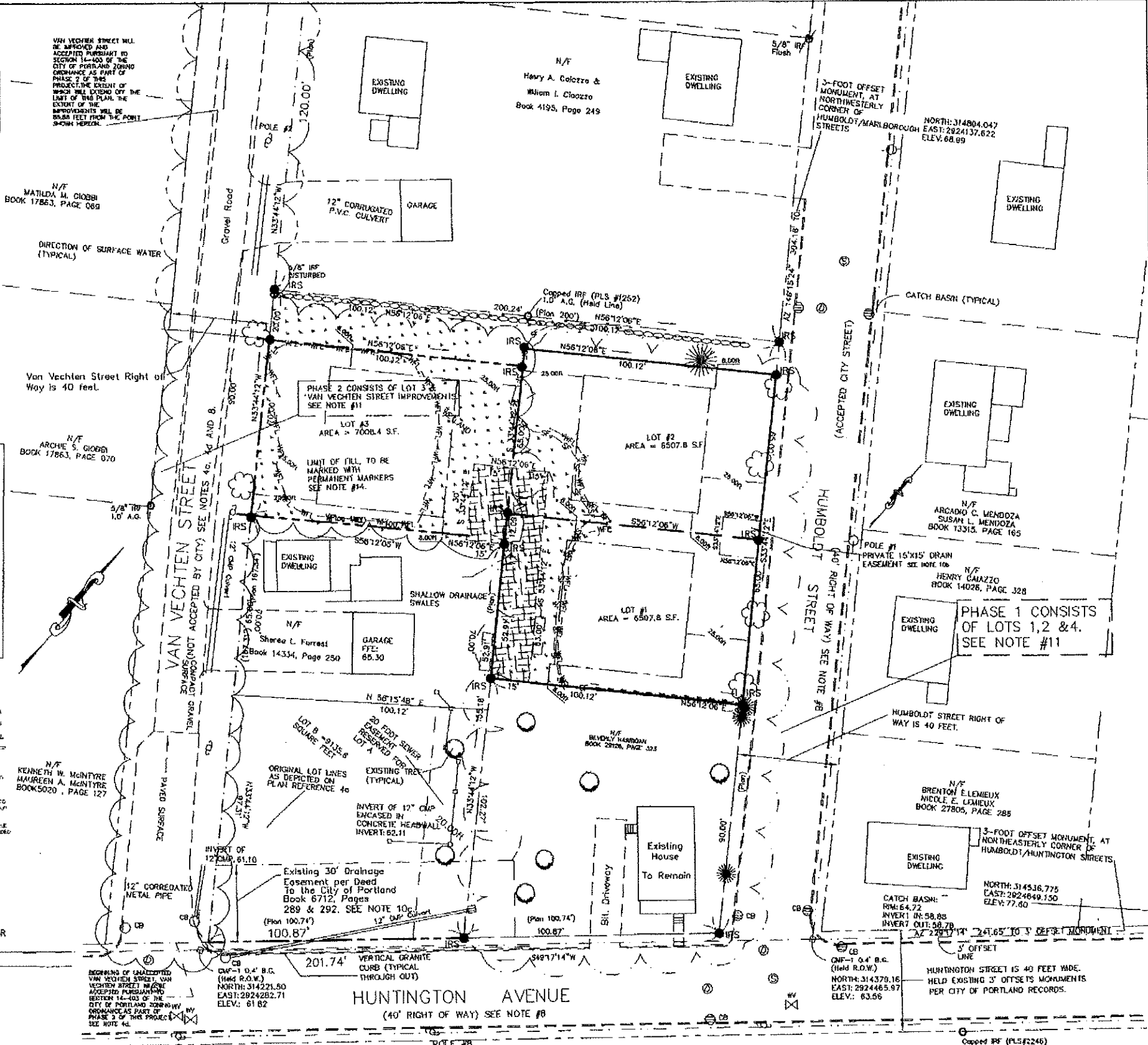
PHASE 2 CONSISTS OF LOT 3. VAN VECHTEN STREET IMPROVEMENTS SEE NOTE #11

PHASE 3 CONSISTS OF LOT 5. SEE NOTE #11

PHASE 4 CONSISTS OF LOT 6. SEE NOTE #11

PHASE 5 CONSISTS OF LOT 7. SEE NOTE #11

PHASE 6 CONSISTS OF LOT 8. SEE NOTE #11



GENERAL NOTES:

1. THIS SURVEY AND PLAN THEREOF WAS PREPARED UNDER THE SUPERVISION OF ROBERT T. GREENLAW, P.L.S., LICENSE NO. 12345, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MAINE.
2. THE SURVEY AND PLAN THEREOF WAS PREPARED UNDER THE SUPERVISION OF ROBERT T. GREENLAW, P.L.S., LICENSE NO. 12345, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MAINE.
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- ZONING:**
- a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS SURVEY APPEARS TO BE IN ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 7C WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1996. AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

MONH	Monument Found	IRSB	Copped Rabor Found PLS #126
---	Contour Line	(50.00')	Distance from reference Plan or deed.
---	Contour Line Proposed	N/F	Now Or Formerly
---	Abutter Line	12345/99	Deed Book/Page of Local Registry
---	Property Line	ud	Under Drain
---	Street Line	ed	Edge of traveled way
---	Setback Line	DHU	Overhead Utility
---	Welland Sign	U	Utility Pole
---	Water Line	X-66.25	Proposed Spot Elevation
---	Sewer Line	HP	High Point of Contours
---	Existing Ditch	UGU	Under Ground Utility
---	Drp Line Under Drain	SMH	Street Manhole
---	Welland Fib Light	W	Water Manhole
---	5th Pipe or Erosion Control Mix	FD	Foundation Drain
---	Proposed Street Tree in Excess of 2-1/2 inches in Diameter	ED	Easement Distance
---	Vertical Granite Curb, Existing		

AMENDED SUBDIVISION PLAN OF THE HUMBOLDT PROJECT AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ST. PORTLAND, MAINE

FOR: **ARCHIE GIOBBI**

PREPARED BY:
ROBERT T. GREENLAW
 LAND SURVEYING
 134 PORTLAND AVE
 OLD ORCHARD BEACH, MAINE
 207-749-9471 - 808GREENLAW@FARPOINT.NET

CHECKED BY: KGG
 SCALE: 1" = 20'
 DATE: 01-17-2012
 JOB NUMBER: 2012029
 SHEET: 2 OF 2
 DRAWER: 2012 NO: 029

REVISIONS:

#1	REVISED 02-02-2014	ADDED SETBACKS, NOTES, PHASE LINES AND RE-DATED.
#2	REVISED 01-21-2014	REVISED METAL PIPE LINE AND SIGNATURE BLOCK.

LOCATION: HUMBOLDT, HUNTINGTON & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED 2014
 AT : H M. AND RECORDED IN
 PLAN BOOK PAGE

GRAPHIC SCALE 1" = 20'

0' 20' 40' 60'

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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 02-04-2014

Jean Fraser - Second reply re amended site plan

From: Jean Fraser
To: agiobbi@maine.rr.com
Date: 2/19/2014 11:12 AM
Subject: Second reply re amended site plan
Attachments: Survey - revised plat.pdf

Archie

Could you please have someone send a readable pdf (to me) of the proposed amended plat- its impossible to read the text on either the submitted pdf or on the paper copy and I need to have my Legal colleague review it and sign off on the wording over the signature (and she will want to check the other notes). I attach what was submitted and you will see the problem.

thank you
Jean

>>> Jean Fraser 2/19/2014 11:06 AM >>>
Archie

This is still under review; I discussed it with my colleagues this morning and am awaiting final comments.

The plat needs to be signed by the Director of Planning and Urban Development and he is away until at least Monday.

thanks
Jean

>>> <agiobbi@maine.rr.com> 2/19/2014 8:32 AM >>>

Good Morning Jean,

Touching base in regard to the Amended Site Plan on the Humboldt Project Phase 1. Looking forward to wrapping it up.....Thanks Archie Giobbi

*Spoke to D Senus at Dew Ree 2-19-14
He to review but will probably confirm no
drainage implications for abutters as stormwater
redirected to front.*



*as submitted to
Phil re
enlarged imp. surfaces
driveway etc
?
wetlands.*

January 13, 2014

(VIA EMAIL-PDF)

LED No. 11.029

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

**Humbolt Project Subdivision, Archie Giobbi
Humbolt Street, Huntington Street and Van Vechten Street
Lots 1 and 2 Site Plans
Stormwater Management Revised Treatment Tables 01-03-14**

Dear Phil:

This letter and attached updated stormwater calculation summary tables reflect the minor changes in Lots 1 and 2 Site Plans being prepared by Robert Greenlaw . PLS last dated 01-09-14 which reflect minor changes in grading, the creation of driveway parking to the side of the units and slight changes in the proposed or assumed building footprints.

The calculations account for changes in impervious and developed areas and levels of treatment required under Chapter 500/City of Portland Stormwater standards in reference to the original stormwater report entitled "Stormwater Management Report, Humbolt Subdivision" last revised July 09,2012 and prepared by Licht Environmental Design, LLC

The calculations show that the Roofline BMPs and the proposed Bio Cells on Lots 1 and 2 are still of sufficient size and design to meet the stormwater standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Licht', written in a cursive style.

Frederic (Rick) Licht, PE, LSE
Principal

Att: Revised Stormwater Treatment/BMP Tables 01-13-14

Cc: Archie Giobbi
Bob Greenlaw

Page 1 of 1

NOV. 2013 CHANGES IN LOTS 1 AND 2 - NEW FOOTPRINTS AND DRIVES

Lot	Area Description		As Approved	Proposed New Bldg. Site Plan	Delta Difference (+) or (-)	Treatment BMP
	IMPERVIOUS	LANDSCAPED				
2	Building Roof, Steps		768	806	38	DRIP EDGE
	Drive, Walks		408	662	254	FILTER BED
		Lawn/LS	2520	2099	-422	FILTER BED
1	Building Roof, Steps		768	806	38	DRIP EDGE
	Drive, Walks		408	808	400	FILTER BED
		Lawn/LS	2520	2241	-280	FILTER BED

TABLE 1.2
STORMWATER TREATMENT SCHEDULE
DEVELOPED SECTION

Area #	Landscaped (L/S) Areas (lawn, graded, gardens, etc)		DEP Developed =(Imperv. + L/S)	Treatment	TOTAL Treated Area(sq-ft)
	Description	L/S Area (sq ft)			
Phase 2					
Lot 1	Front/Side Lawn	1000		Bio Cell 1	1,000
Lot 1	Bio Cell 1 Area	250		Bio Cell 1	250
Lot 1	Rear Lawn	1160		None	0
Lot 2	Front/SideLawn	1520		Bio Cell 2	1,520
Lot 2	Bio Cell 2 Area	250		Bio Cell 2	250
Lot 2	Rear Lawn and regrading	1440		None	0
Lot 3	Front/Side Lawn	1680		Bio Cell 3	1,680
Lot 3	Bio Cell 3 Area	250		Bio Cell 3	250
Lot 3	Rear Lawn	860		None	0
Total Landscaped Area for project		8410			4,950
Total Impervious Area for project (from imperv. Wksht)			4,877		
Total "Developed" area for the project			13,287		
80 % of the developed area (sf)			10,630		
				Total Treated Area (sf)	9,611

TABLE 1.3
UNDERDRAINED BIO RETENTION CELL
(RAINGARDEN)
SIZING

TYPICAL RAINGARDEN BMP (USE LOT 2 FOR SIZING ALL LOTS) REQUIRED CHANNEL PROTECTION VOLUME CALCULATION							
Area #	Area Description	Impervious (sq-ft)	Landscaped Area (sq-ft)	*(1"/12") = Impervious Volume (cubic-feet)	*(0.4"/12") = Landscaped Volume (cubic-feet)	TOTAL Treatment Required Runoff Volume (cubic-feet)	Min Filter Area (sf)
Lot 2	Lawn	0	1520	0	51	51	46
Lot 2	Bio cell Area	0	250	0	8	8	8
Lot 2	Drives and Walk	590	0	49	0	49	41
						REQUIRED VOLUME (CUBIC-FEET)	108
						REQUIRED FILTER SURFACE AREA (SQ. FT.)	94

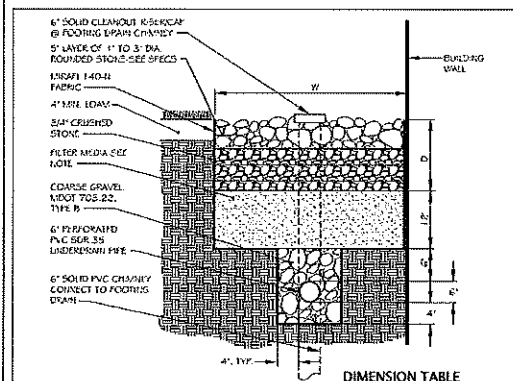
CHANNEL PROTECTION VOLUME CALCULATION (6 inch depth)		
	Elevation (ft)	Area (sf)
Filter Area (approx 25' by 8') exceeds 104 sf min required. Area at 6 inch depth with 2.5H/1V side slopes	65.5	200
	66.0	288
VOLUME PROVIDED (CUBIC-FEET)		122

DEP Roofline BMP Sizing									
04-19-12									
Lot	Buildings		Volume Stone Required (CF)		Dimensions of Drip Edge			Volume Provided (CF)	
	Dimensions (ft)	Roof Area (sf)	General Standard 1 inch	Flooding Standard 5.4 inches	Perimeter Length (ft)	Width (ft)	Stone Depth (ft)		
1	26*28 + stairs	806	67	363	56	3.75	1.75	368	
2	26*28 + stairs	806	67	363	56	3.75	1.75	368	
3	26 x 46	1196	100	538	92	3.75	1.6	552	
NOTES:									
1. Stone storage volume = 40% voids									
2. Perimeter Length only includes 2 leading edges of roof									
3. See Plan Detail for specifics on filter media and outlet									

SITE MAP:



21. 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.



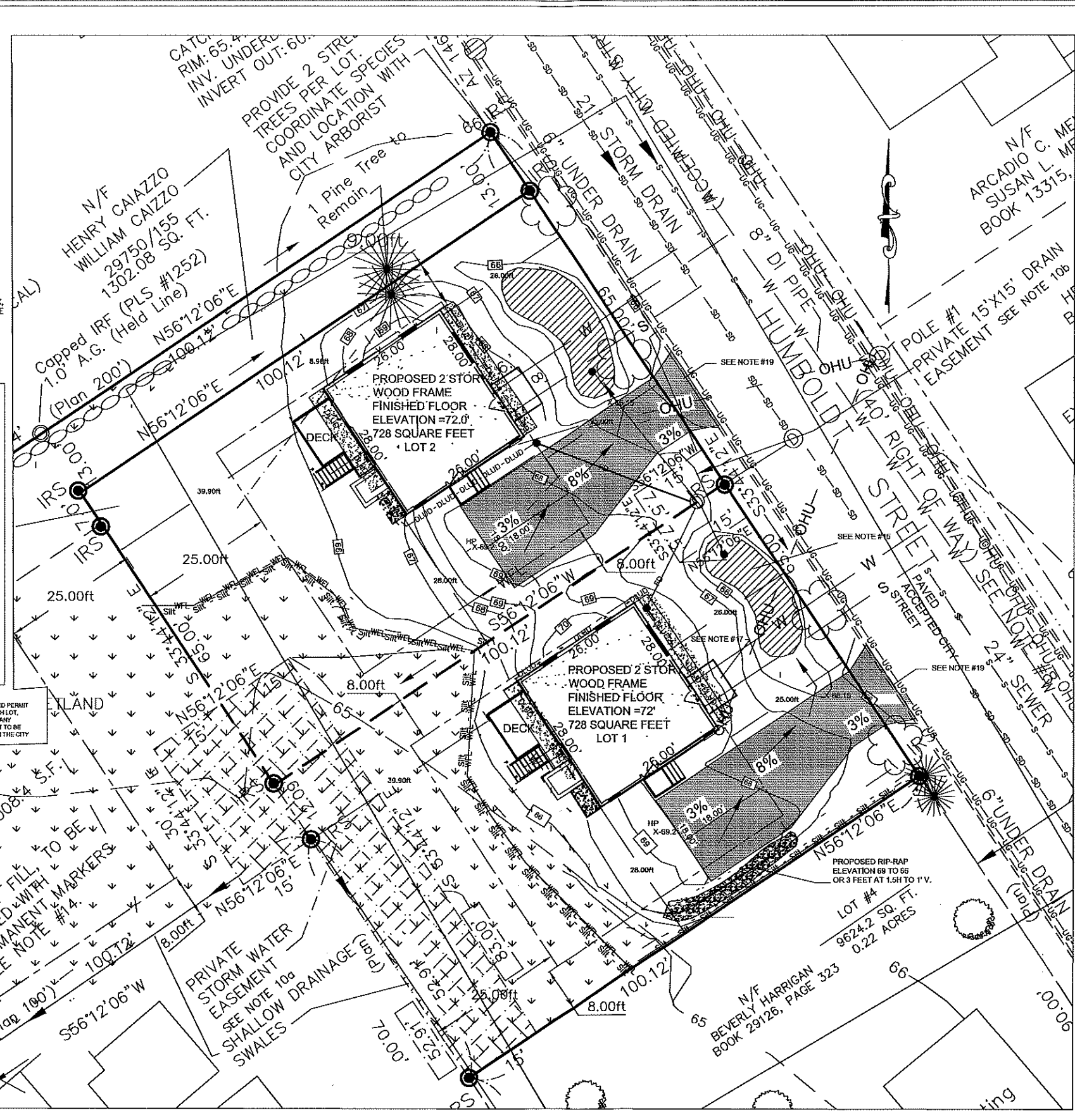
4 ROOF DRIPLINE FILTRATION DETAIL
NOT TO SCALE

DIMENSION TABLE	
INCHES	FEET
1/8"	0.0104
1/4"	0.0208
3/8"	0.0312
1/2"	0.0417
5/8"	0.0521
3/4"	0.0625
7/8"	0.0729
1"	0.0833

22. NOTE: ANY FILLING OF THE WETLAND BEYOND THE DELINEATED LINE WOULD REQUIRE (1) AN AMENDED PERMIT FROM THE MDEP AND ASSOCIATED PLANS AND CALCULATIONS SHOWING WHAT WAS PERMITTED FOR EACH LOT, AND (2) A PE AMENDED STORMWATER REPORT CONFIRMING THAT THE WETLAND FILL WOULD NOT HAVE ANY STORMWATER CONSEQUENCES FOR NEIGHBORING PROPERTY, AND (3) AN AMENDED SUBDIVISION PLAN TO BE SIGNED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT (AND RECORDED) AFTER REVIEW THROUGH THE CITY OF PORTLAND'S "SITE PLAN AMENDMENT" PROCESS.

WETLAND IMPACTS REVISED 01-10-14
WETLAND IMPACTS (SQ)

LOT #	APPROVED 2012	PROPOSED 01-2014	NEW TOTAL PROPOSED
LOT 1	2440	225	2665
LOT 2	3540	305	3845
LOT 3	4220	0	4220
TOTAL	10,200	530	10,730



GENERAL NOTES:

- RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MARILYN M. GIOBBI BOOK 28269, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C276).
- THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ GOMSHA SET 4 TOTAL STATION, LIETZ SDR 30 DATA COLLECTOR.
- AREA OF SUBJECT PARCELS LOTS 1 & 2 6507.8 SQ. FT., 0.15 ACRES EACH.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) RAY GARDEENS, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAT 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 BGM 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 BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT III A 3" OFFSET MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. SAID B.M. ELEVATION WAS REPORTED TO BE 56.307' M.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 HARBORBOURGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET M.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 IN FRONT OF #44 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTITY NUMBER T124-67-1552. SAID P.K. NAIL HAVING COORDINATES OF: NORTH=43336.69, 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 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= 331306.07, 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 EXISTING WETLANDS IS 13,765.5 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 44 ABOVE).
- SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100" BY LIGHT ENVIRONMENTAL DESIGN LLC FOR PROPOSED STREET TREES, DRIVES, WALKWAYS 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 05-29-2012.
- EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
a.) PROPOSED PRIVATE 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 6712, PAGE 289 AND 292.
- APPROVAL OF THE ORIGINAL SUBDIVISION PLAN 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. 14-405 (A). 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 PLAN TO INCLUDE LOT 3 AND VAN VECHTEN STREET IMPROVEMENTS SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL ALONG WITH A SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FOR REFERENCE ONLY.
- GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL-NATURAL RESOURCE PROTECTION ACTER 1 PERMIT #1-25665-TO-AH 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: 2665 SQUARE FEET AND LOT 3: 4220 SQUARE FEET.
13. AS PERMITTED BY THE PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 28267, 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 BID RETENTION CELL. SEE SHEET C-100 DETAIL FOR EACH CELL.
- PROPOSED SEWER LINE TO HOUSE -SDR-35-4" PVC, WATER 1" COPPER
- 58 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.
- SOIL TYPE ACCORDING TO THE USDA WEB SITE IS LISTED AS "SH-SCHANIC SILT LOAM".
- THE EXISTING CURBS AT EACH PROPOSED DRIVEWAY SHALL BE REMOVED AND HAVE "TIPDOWN CURBS" INSTALLED ON EACH SIDE OF THE DRIVEWAY WHERE IT MEETS THE EXISTING PAVEMENT.
- SPACE AND BULK CRITERIA FOR THE (R3) DISTRICT ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 6500 SQUARE FEET
MINIMUM LOT SIZE: 50 FEET
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 6 FEET FOR A 1 OR 1-1/2 STORY BUILDING*
MINIMUM REAR YARD: 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET (SEE SECTION 14. 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 6 FEET.

LEGEND:

IRS	Capped Rebar Found PLS #1328	(50.00')	Distance from reference Plan or deed.
MONF	Monument Found	N/F	Now Or Formerly
34	Contour Line	12345/99	Deed Book/Page of Local Registry
34	Contour Line Proposed	ud	Under Drain
---	Abutter Line	---	Edge of traveled way
---	Property Line	OHU	Overhead Utility
---	Street Line	U	Utility Pole
---	Setback Line	X-66.25	Proposed Spot Elevation
W	Water Line	HP	High Point of Contours
S	Sewer Line	UGU	Under Ground Utility
DL	Existing Ditch	HP	Sewer Manhole
DLUD	Drip Line Under Drain	DM	Drain Manhole
WFL	Wetland Fill Limit	W	Water Main Gate Valve
SFT	Silt Fence or Erosion Control Mix	FD	Foundation Drain

REVISIONS:

REVISED 01-13-14	ADDED WETLAND IMPACT TABLE
REVISED 01-11-14	ADDED WETLAND TABLE, REVISED CONTOURS ETC.
REVISED 01-08-14	REMOVED CLUTTER AND RESIZED TEXT
REVISED 01-07-14	ADDED PRIOR APPROVED WETLAND FILL LINE AND CHANGED PARKING
REVISED 12-18-13	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 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: JANUARY 13, 2014

GRAPHIC SCALE: 0' 10' 20' 30'

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@YFAIRPOINT.NET
207-749-9471

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 10'
DATE OF SURVEY: 01/13/2012
JOB NUMBER: 20113029
SHEET: 1 OF 3
DRAWER: 2012 NO: 029



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

ARCHIE GIOBBI
Portland, Cumberland County
HOUSE LOTS DEVELOPMENT
L-25665-TC-B-N (approval)

) NATURAL RESOURCES PROTECTION ACT
) FRESHWATER WETLAND ALTERATION
) WATER QUALITY CERTIFICATION
) FINDINGS OF FACT AND ORDER

Project History: In Department Order #L-25665-TC-A-N, dated May 31, 2012, the Department approved the alteration of 10,200 square feet of freshwater wetland for the purpose of developing three house lots.

Project Description: The applicant now proposes to alter an additional 530 square feet of freshwater wetland for a cumulative total of 10,730 square feet. The purpose is to allow for each lot to have separate driveway parking areas as required by the City of Portland. In order to accommodate the driveways, the sites for the residential dwellings were relocated on the lots, which will require additional wetland fill. The project is shown on a set of plans, the first of which is titled "NRPA Plan View Figure 2," prepared by Licht Environmental Design, LLC and dated April, 2012, with a most recent revision date of January, 2014. The applicant has avoided and minimized wetland impacts to the greatest extent practicable by limiting the size of the lawn area around the dwellings to 20 feet and locating the dwellings in the upland portions of the lots as much as possible. According to the Department's Geographic Information System (GIS), there are no mapped significant wildlife habitats associated with the project site. The proposed project is located off Humbolt Street in the City of Portland.

Permit for: Tier 1

DEP Decision: Approved Denied (see attached letter)

CORPS Action: The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, *Corps approval is required for your project.* For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.

Standard Conditions:

- 1) If construction or operation of the activity is not begun within four (4) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.

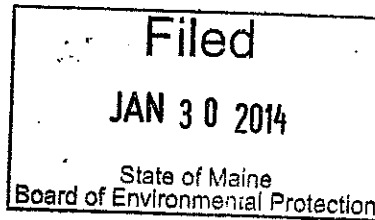
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 29th DAY OF January, 2014.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: Michael Keenan
For: Patricia W. Aho, Commissioner



PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

DC/L25665BN/ATS#77148



Natural Resources Protection Act (NRPA) Standard Conditions

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

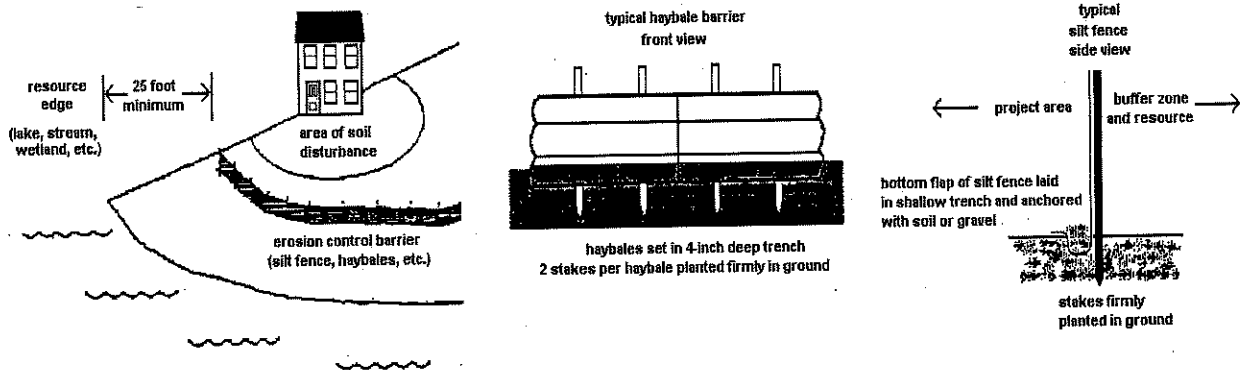


STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION, AUGUSTA, MAINE 04333

Erosion Control for Homeowners

Before Construction

1. If you have hired a contractor, make sure you discuss your permit with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is, and where it is located. Most people can identify the edge of a lake or river. However, the edges of wetlands are often not so obvious. Your contractor may be the person actually pushing dirt around, but you are both responsible for complying with the permit.
2. Call around to find where erosion control materials are available. Chances are your contractor has these materials already on hand. You probably will need silt fence, hay bales, wooden stakes, grass seed (or conservation mix), and perhaps filter fabric. Places to check for these items include farm & feed supply stores, garden & lawn suppliers, and landscaping companies. It is not always easy to find hay or straw during late winter and early spring. It also may be more expensive during those times of year. Plan ahead -- buy a supply early and keep it under a tarp.
3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the soil-disturbance activity.
4. If a contractor is installing the erosion control barrier, double check it as a precaution. Erosion control barriers should be installed "on the contour", meaning at the same level or elevation across the land slope, whenever possible. This keeps stormwater from flowing to the lowest point along the barrier where it can build up and overflow or destroy the barrier.



During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops hitting the bare ground that makes the soil begin to move downslope with the runoff water, and cause erosion. More than 90% of erosion is prevented by keeping the soil covered.
2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. You or your contractor then need to figure out what can be done to prevent more soil from getting past the barrier.

3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

After Construction

1. After your project is finished, seed the area. Note that all ground covers are not equal. For example, a mix of creeping red fescue and Kentucky bluegrass is a good choice for lawns and other high-maintenance areas. But this same seed mix is a poor selection for stabilizing a road shoulder or a cut bank that you don't intend to mow. Your contractor may have experience with different seed mixes, or you might contact a seed supplier for advice.
2. Do not spread grass seed after September 15. There is the likelihood that germinating seedlings could be killed by a frost before they have a chance to become established. Instead, mulch the area with a thick layer of hay or straw. In the spring, rake off the mulch and then seed the area. Don't forget to mulch again to hold in moisture and prevent the seed from washing away or being eaten by birds or other animals.
3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

Why Control Erosion?

To Protect Water Quality

When soil erodes into protected resources such as streams, rivers, wetlands, and lakes, it has many bad effects. Eroding soil particles carry phosphorus to the water. An excess of phosphorus can lead to explosions of algae growth in lakes and ponds called blooms. The water will look green and can have green slime in it. If you are near a lake or pond, this is not pleasant for swimming, and when the soil settles out on the bottom, it smothers fish eggs and small animals eaten by fish. There many other effects as well, which are all bad.

To Protect the Soil

It has taken thousands of years for our soil to develop. Its usefulness is evident all around us, from sustaining forests and growing our garden vegetables, to even treating our septic wastewater! We cannot afford to waste this valuable resource.

To Save Money (\$\$)

Replacing topsoil or gravel washed off your property can be expensive. You end up paying twice because State and local governments wind up spending your tax dollars to dig out ditches and storm drains that have become choked with sediment from soil erosion.



DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: March 2012

Contact: (207) 287-2811

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's ("DEP") Commissioner: (1) in an administrative process before the Board of Environmental Protection ("Board"); or (2) in a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S.A. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S.A. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S.A. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This INFORMATION SHEET, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S.A. §§ 341-D(4) & 346, the *Maine Administrative Procedure Act*, 5 M.R.S.A. § 11001, and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 CMR 2 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days of the date on which the Commissioner's decision was filed with the Board will be rejected.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by the Board's receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner a copy of the appeal documents and if the person appealing is not the applicant in the license proceeding at issue the applicant must also be sent a copy of the appeal documents. All of the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

Appeal materials must contain the following information at the time submitted:

1. *Aggrieved Status.* The appeal must explain how the person filing the appeal has standing to maintain an appeal. This requires an explanation of how the person filing the appeal may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error.* Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge.* If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.
6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing on the appeal is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.
7. *New or additional evidence to be offered.* The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered by the Board in an appeal only when the evidence is relevant and material and that the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed the license normally remains in effect pending the processing of the appeal. A license holder may proceed with a project pending the outcome of an appeal but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge receipt of an appeal, including the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, and any materials submitted in response to the appeal will be sent to Board members with a recommendation from DEP staff. Persons filing appeals and interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, a license holder, and interested persons of its decision.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2; 5 M.R.S.A. § 11001; & M.R. Civ. P 80C. A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. Failure to file a timely appeal will result in the Board's or the Commissioner's decision becoming final.

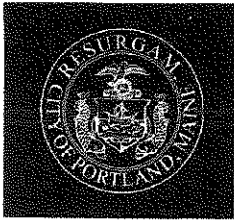
An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S.A. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452 or for judicial appeals contact the court clerk's office in which your appeal will be filed.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.



PORTLAND MAINE

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Planning and Urban Development Department
Penny St. Louis, Director

JUNE 12, 2011

Planning Division
Alexander Jaegerman, Director

ARCHIE GIOBBI
1184 WASHINGTON AVE.
PORTLAND, ME 04102

PETER DALFONSO, P.E.
DALFONSO ENGINEERING
17 LEDGE HILL RD.
GORHAM, ME, 04038

Project Name: VAN VECHTEN STREET EXTENSION **Project ID:** 10-7970001
Address: 23 VAN VECHTEN ST. **CBL:** 410-C-026-001
Applicant: ARCHIE GIOBBI
Planner: ERICK GILES

Dear Mr. Giobbi:

On June 13th 2011, the Planning Authority approved the Van Vechten Street Extension project at 23 Van Vechten St. as shown on the plans submitted by Dalfonso Engineering and Ocean Park Land Surveying dated June 6th 2011, with the following waivers and conditions of approval:

WAIVERS:

1. The Planning Authority waives section 14-498 and 14-499 pertaining to the provision and construction of curbs and sidewalks.

STORM WATER MANAGEMENT CONDITION OF APPROVAL:

1. The applicant and all assigns, must comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines.

CONDITIONS OF APPROVAL:

1. Upon construction completion and prior to street acceptance by the City, a revised boundary survey shall be submitted to Department of Public Services for review and approval.
2. Upon construction completion and prior to street acceptance by the City, a complete set of record drawings shall be submitted to the Department of Public Services and Planning Authority for review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require

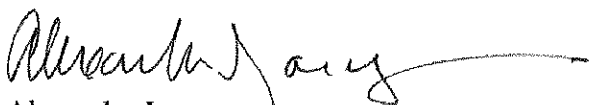
the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
3. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
4. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

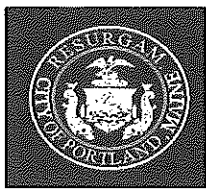
The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact egiles@portlandmaine.gov at (207) 874-8723

Sincerely,



Alexander Jaegerman
Planning Division Director



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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

DRAFT

January 29th, 2013

Archie Giobbi
1184 Washington Avenue
Portland, ME 04103

Project Name: **Van Vechten Street Extension (14-403 Approval)**
Project ID: 10-7970001
Address: 23 Van Vechten Street
CBL: 410-C-026-001

Dear Mr Giobbi:

Thank you for your letter dated January 20th, 2013 requesting a further one year extension of the approval for your Street Extension at 23 Van Vechten Street. I understand that your request is based on the fact that the project has been delayed by the land acquisition and associated subdivision approval process for the land adjacent to Van Vechten.

In my capacity as Director of the Planning and Urban Development Department for the City of Portland, and under the provision of Section 14-532 (c) *Expiration of site plan approval*, I am granting your request to extend your approval to June 12th, 2014. Please note that the ordinance specifies a maximum of "three (3) years from the date of approval" and therefore I am not authorized to extend this approval beyond that date.

If you have any questions, please contact Jean Fraser at 874 8728.

Sincerely,

Jeff Levine,
Director, Planning and Urban Development Department

cc:

Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services

Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

RECEIVED

JAN 21 2013

PLANNING DEPARTMENT

Mr. Jeff Levine
Portland Planning Division
4th Floor
City of Portland, Maine
389 Congress Street
Portland, Maine 04101

Jan. 20, 2013

Re: Van Vechten Street 14-403 Approval

Dear Mr. Levine,

On June 13, 2011, I received approval for a 14-403 road extension, Van Vechten St. off Huntington Ave.. (see enclosed approval letter).

I received a one year extension of this approval which covered the period from June 13, 2012 to June 13, 2013.

I am requesting a second extension of the Van Vechten Street approval that would run from June 13, 2013 to June 13, 2014.

I was prepared to start the road extension but had to use the funds to purchase additional land that became available from the Pesce Family Estate which abuts Van Vechten Street.

I just recently received a Subdivision approval on this acquired land: The Humboldt project. I spent 9 months getting approval on this project.

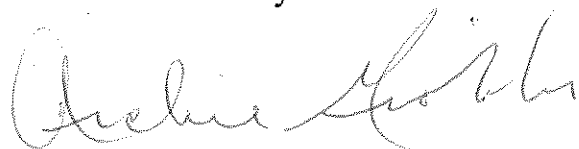
I have been working for 10 years on the Van Vechten project and I am now prepared to start the 14-403 extension but I believe it prudent to request this 2nd extension to insure myself against any eventuality that may occur.

My request for this 2nd extension would be appreciated.

Thank You.

Sincerely,

Archie Giobbi
1184 Washington Ave.
Portland, Maine 04103



CITY OF PORTLAND, MAINE

PLANNING BOARD

Carol Morrissette, Chair
Stuart O'Brien, Vice Chair
Elizabeth Boepple
Timothy Dean
Sean Dundon
Bill Hall
Jack Soley

April 25th, 2013

Archie Giobbi
1184 Washington Avenue
Portland ME 04103

Rick Licht
Licht Environmental Design LLC
35 Fran Circle
Gray, ME 04039

Project Name: Phase 2 Subdivision Plat for previously approved Humboldt Street, Huntington Avenue and Van Vechten Street 4 lot Subdivision
Address: 74 Huntington Avenue
Project ID: Subdivision approval #2012-423; CBL: 410-D-6, 7, 8, 19-26
Applicant: Archie Giobbi

Dear Mr Giobbi:

On April 23rd, 2013, the Planning Board considered the Phase 2 Subdivision Plat for the Humboldt Street, Huntington Avenue and Van Vechten Street 4 lot subdivision that was approved on June 26th, 2012. The previous approval remains in effect in its entirety, but the Phase 1 Subdivision Plat included Note #11 which required the Phase 2 Plat to be approved by the Planning Board.

On the basis of the Planning Board Report #19-13 regarding the Phase 2 Subdivision Plat for the Humboldt Street, Huntington Avenue and Van Vechten Street 4 lot subdivision relevant to the Subdivision Ordinance and Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 that the submitted Phase 2 Subdivision Plat meets the requirements of the Phase 1 Subdivision Plat Note #11.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved subdivision plans:

1. **Mylar Recording Plat** The signed Phase 2 Subdivision Plat will be released for recording at the Cumberland County Registry of Deeds upon the posting of a performance guarantee as outlined in standard condition 4 below. Once recorded, one mylar copy (with recording details noted) and 5 paper copies shall be submitted to the Planning Division
2. **Subdivision Expiration** In accordance with the land use ordinance (Subdivision) section 14-495 (h), the subdivision approval is valid until June 25th, 2017.
3. **Modifications to an Approved Subdivision:** The subdivision shall be constructed in accordance with the approved plans. Modification of an approved subdivision plan requires the prior review and approval of an amended subdivision plan by the Planning Board or Planning Authority.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements and Van Vechten Street extension, and an inspection fee payment of 2.0% of the guarantee amount, must be submitted to and approved by the Planning Division and Public Services Department prior to the release of the signed Phase 2 subdivision plat, building permit, or street opening permit.

5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Separate Building Permits Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
8. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.) Please note that the City Council must approve the acceptance of the improved Van Vechten Street as a public street, and that this process is through the Department of Public Services and will require further surveys and plans.
9. **As-Built Final Plans** Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
10. **Mylar As-Built Final Plans** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Department prior to the issuance of a certificate of occupancy.

The Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Subdivision requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Carol Morrissette, Chair
Portland Planning Board

Attachments:

1. Planning Board Hearing Report #19-13
2. Performance Guarantee Packet

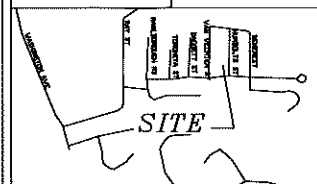
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Jeff Levine, AICP, Director of Planning and Urban Development
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John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

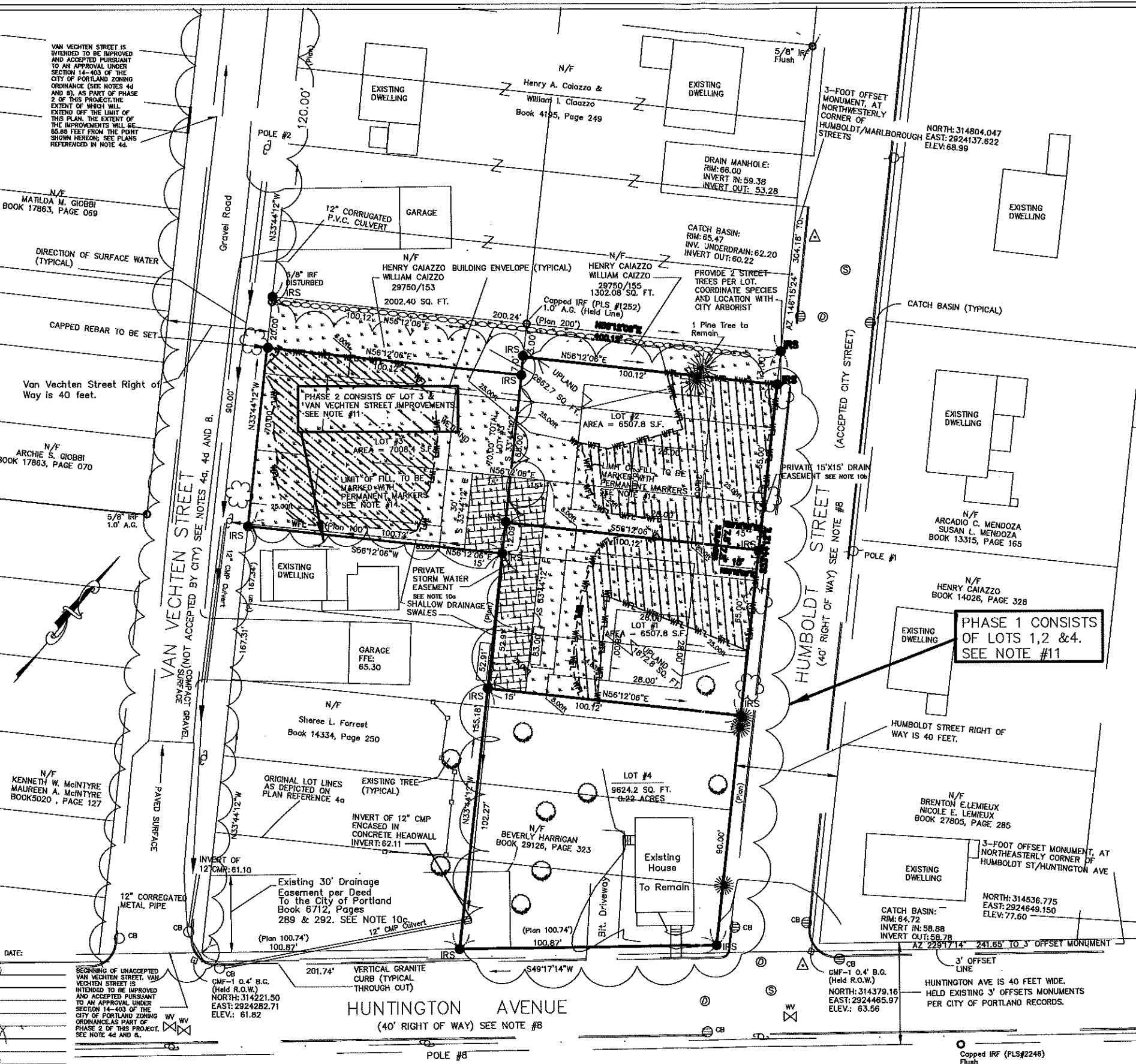
Paper copy: Beverly Harrigan, 74 Huntington Avenue, Portland, Maine 04103 (owner of Lot #4 at time of subdivision review)

SITE MAP



GENERAL NOTES CONTINUED

14. LIMITS OF PERMITTED WETLANDS IMPACTS ON LOTS 1, 2 AND 3 ARE SHOWN HEREON WITH A LINE MARKED WITH THE LETTERS "W". DEMARCATING THE EXTENT OF THE 50,000 SQ. FT. OF APPROVED WETLAND FILL AS CONSISTENT WITH MECP PERMIT # 1-2005-10-A AND APPROVED PLAN 020-0120. THE SUBDIVISION APPLICANT SHALL MARK THIS LINE WITH PERMANENT MARKERS SUCH AS PINE NAILS, PLACED EVERY 20 FEET AND ALL CORNERS AND BEARS THE ENGRAVED WORDING "DO NOT FILL, ALTER OR DISTURB BEYOND THIS POINT". THE SUBDIVISION PLAN AND DEEDS TO REVEAL THE LOCATION AND PURPOSE OF SUCH MARKERS AND CLARIFY THAT SUCH MARKERS ARE NOT TO BE REMOVED AND THAT NO FURTHER FILLING IS TO TAKE PLACE BEYOND THE MARKERS. THIS NOTE APPLIES TO BOTH PHASE 1 AND PHASE 2.
15. PHASE 1 LOTS 1 & 2 AND PHASE 2 LOT 3 SHALL BE DEVELOPED/CONSTRUCTED WITH STORMWATER MANAGEMENT MAPS AS DETAILED ON THE ACCOMPANYING PLANS ENTITLED "LOT DEVELOPMENT PLAN HUMBOLDT PROJECT" PREPARED BY ENVIRONMENTAL DESIGN, L.L.C. PLAN SHEET C-100 REVISIONS DATED 08-18-2012 AND "LOT #1, SHEET C-101 REVISIONS DATED 08-25-2012. MAPS TO INCLUDE:
 - A. ROOF LINE DRIP EDGES
 - B. PERMANENT LOT RAIN GARDENS (BIOCUBES)
16. COVENANTS AND RESTRICTIONS FOR LOTS 1, 2 AND 3 SHALL BE RECORDED WITH THE DEEDS AND SHALL INCLUDE THE APPROVED STORMWATER INSPECTION AND MAINTENANCE PLAN FOR EACH LOT AND SHALL REQUIRE LOT OWNERS TO MAINTAIN PERMANENT MARKERS AS IDENTIFIED ON THE PLANS AND IN NOTE 18 AND SHALL RECORDE ANNUAL INSPECTIONS AND REPORTING PER CITY ORDINANCE CHAPTER 32, ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.
17. EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION AS SHOWN ON THE APPROVED PLANS AND IN ACCORDANCE WITH CITY OF PORTLAND AND DEP STANDARDS.
18. PLANNING BOARD CONDITIONS OF APPROVAL:
 - THE PLANNING BOARD VOTED JUNE 28, 2012 THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE LAND USE CODE WITH THE FOLLOWING CONDITIONS OF APPROVAL:
 - THERE WERE 8 ORIGINAL CONDITIONS OF APPROVAL ON THE LETTER DATED JUNE 28, 2012 FROM THE PORTLAND PLANNING BOARD. ALL CONDITIONS HAVE BEEN MET WITH EXCEPTION OF CONDITION 7 AND 8.
 - THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 66 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT WHICH SUPERSEDES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/CONSTRUCTION LIMIT SHALL COMPLY WITH SUBMITTED STORMWATER BMP MAINTENANCE PLAN (ATTACHED #1) AND THE REQUIREMENTS FROM CODES BASED ON CITY STANDARDS AND STATE GUIDELINES.
 - THE APPLICANT SHALL INCLUDE IN THE INDIVIDUAL LOT DEEDS (FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL PRIOR TO ANY SITE PLAN APPROVALS FOR INDIVIDUAL LOTS) A DETAILED DESCRIPTION OF THE LOCATION OF ALL WETLANDS, BIOCUBES AND STORMWATER SYSTEMS, SWALE PROTECTION AND ASSOCIATED RESTRICTIONS AGAINST FILLING, ALTERING OR DISTURBING THE SAME AND ASSOCIATED MAINTENANCE AND OTHER REQUIREMENTS.



GENERAL NOTES:

1. RECORD OWNERS OF PARCELS: ARCHIE G. GIOBBI AND MATILDA M. GIOBBI BOOK 2029, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS (CDBR).
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
 - 1) NAVI STAR, RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS PLAN BOOK 11, PAGE 101.
 - 2) CITY OF PORTLAND ASSESSORS PLAN NO. 410.
 - 3) BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BOOK 1847, PAGE 291.
 - 4) PLAN AND PROFILE OF STREET EXTENSION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY DALTON ENGINEERING, SAID PLAN DATED APRIL 11, 2011 AND APPROVED PURSUANT TO THE CITY OF PORTLAND LAND USE CODE SECTION 14-400 ON JUNE 13, 2011.
 - 5) SUBDIVISION PLAN OF THE HUMBOLDT PROJECT AT HUMBOLDT, HUNTINGTON AND VAN VECHTEN ST. PORTLAND MAINE PREPARED FOR ARCHIE G. GIOBBI AND MATILDA M. GIOBBI BY ROBERT T. GREENLAW P.L.S. OF OLD ORCHARD BEACH MAINE. SAID PLAN DATED 07/20/12 WITH A REVISED DATE OF 04/20/13 SAID PLAN APPROVED BY THE PORTLAND PLANNING BOARD ON 06/28/2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 212, PAGE 345.
 - 6) ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A 3" OFFSET MONUMENT LOCATED ON THE NORTHEAST CORNER OF HUNTINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF VAN STREET. SAID B.M. ELEVATION WAS REPORTED TO BE 86.38' PLV.D. 1928 CITY OF PORTLAND DATA. A NEW BENCHMARK WAS ESTABLISHED ON THE COPPER BOLT SET IN THE NEW MONUMENT INSTALLED AT THE NORTHEAST CORNER OF MARLBOROUGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 88.17 FEET N.A. V.D. AND CITY OF PORTLAND DATA.
 - 7) BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
 8. 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 ENGINEERING DEPARTMENT. SAID CONTROL MONUMENTS WERE A P.K. NAIL FOUND NEAR THE HUNTINGTON AVENUE IN FRONT OF #14 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTITY NUMBER T124-81-150, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=514208.00, EAST=202441.26. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT LOCATED IN A BRUSH BOX AT THE INTERSECTION FORMED BY THE 3 FOOT OFFSET LINE OF THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERLY SIDE LINE OF HUNTINGTON STREET. SAID BOLT IDENTIFIED AS T124-75-105 AND HAVING COORDINATES OF: NORTH=513908.87, EAST=202091.57.
 9. THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW P.L.S. BY MAINE WATERS.
 10. THE COMPUTED AREA OF UPLAND IS 4333.5 SQUARE FEET. THE AREA OF WETLANDS IS 1678.8 SQUARE FEET. THE AREA OF THE FINAL PARCELS, LOTS 1, 2 & 3 IS 2024.78 SQUARE FEET.
 11. HUMBOLDT ST. AND HUNTINGTON AVE. ARE ACCEPTED CITY STREETS. VAN VECHTEN ST. IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY AND SHALL BE CONSTRUCTED AS PART OF PHASE 2 OF THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF PORTLAND LAND USE CODE ORDINANCE 14-400 APPROVED JUNE 28, 2012. THE APPLICANT SHALL COMPLY WITH THE 2 CONDITIONS LISTED BELOW OF THE 14-400 APPROVAL OF VAN VECHTEN STREET: (1) THE INTERSECTION FORMED BY THE 3 FOOT OFFSET LINE OF VAN VECHTEN STREET AND HUMBOLDT STREET SHALL BE APPROVED AND APPROVED PROCESS THROUGH THE DEPARTMENT OF PUBLIC SERVICES AND THE CITY COUNCIL. THIS PLAN DOES NOT CONSTITUTE A PLAN FOR ACCEPTANCE OF VAN VECHTEN STREET OR A PORTION OF IT.
 12. APPROVAL OF THIS SUBDIVISION PLAN IS FOR PHASE 2 TO INCLUDE LOT 3 AND VAN VECHTEN STREET AND SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND LAND USE CODE ORDINANCE 14-400. A PERFORMANCE GUARANTEE FOR PHASE 2 DESCRIBED IMPROVEMENTS TO VAN VECHTEN STREET AND THE SUBDIVISION SHALL BE PROVIDED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED MAP FOR RECORDING. PHASE 2 WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON JUNE 28, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 212, PAGE 343 ON NOVEMBER 1, 2012.
 13. GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAKE DEPARTMENT OF ENVIRONMENTAL NATURAL RESOURCE PROTECTION ACT PERMIT # 2008-10-AH DATED MAY 15, 2011 AND FILED JUNE 1, 2012 SAID PERMIT IMPACTS 19,200 SQUARE FEET. APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION IMPACTS ARE AS FOLLOWS: LOT #1=2440 SQUARE FEET, LOT#2=2548 SQUARE FEET AND LOT #3=4225 SQUARE FEET.
 14. A SIDEWALK WALKWAY WAS GRANTED BY THE PORTLAND PLANNING BOARD ON JUNE 28, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN DEED BOOK 2027, PAGE 274.

ZONING:

- R-3 RESIDENTIAL ZONE
- FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
 - SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

FLOOD NOTE:

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

LEGEND:

- Capped 5/8" Rebar Set With Registration Number 2190. (50.00') Distance from reference Plan or deed.
- Iron Pipe or Solid Pin Found. N/F Now Or Formerly
- Survey Instrument Point. A.G. Above Grade
- Abutter Line. B.G. Below Grade
- Property Line. PL Property Line
- Street Line. S Street Line
- Direction of Bearing. D Direction of Bearing
- Area of Wetland Fill per Permit See Note # 14. U Utility Pole
- Proposed Street Tree in Excess of 2-1/2 inches in Diameter. Edge of traveled way
- Vertical Granite Curb, Existing. E Easement Distance

SUBDIVISION PLAN OF: THE HUMBOLDT PROJECT PHASE 2 AT HUMBOLDT ST, HUNTINGTON AVE & VAN VECHTEN ST. PORTLAND, MAINE

FOR: **ARCHIE GIOBBI**

PREPARED BY:
**ROBERT T. GREENLAW
LAND SURVEYING**

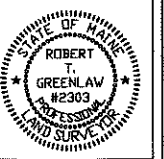
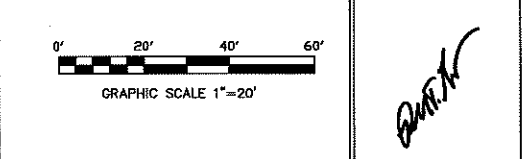
134 PORTLAND AVE
OLD ORCHARD BEACH, MAINE
207-749-9471 - BOBGREENLAW@MYFAIRPOINT.NET

DRAWN BY: RTG
CHECKED BY: KGC
SCALE: 1" = 20'
DATE: 03-22-2013
JOB NUMBER: 2012029
SHEET: 2 OF 2
DRAWER: 2012 NO: 029

REVISIONS:

REVISED 04-20-2013: EDIT TO NOTE 8, CHANGED a AND b TO 1 AND 2 AND REMOVED THE WORDS "PLANNING AUTHORITY" FROM B(1).
REVISED 04-19-2013: EDIT TO NOTE 8 b.
REVISED 04-6-2013: EDIT TO NOTE 8, CONDITIONS OF APPROVAL AND LOT 3
REVISED 03-27-2013: MOVED NOTE 13 TO BOTTOM OF GENERAL NOTES.
LOCATION: HUMBOLDT ST, HUNTINGTON AVE & VAN VECHTEN ST PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS REGISTER OF DEEDS
RECEIVED 2013
AT : H M. AND RECORDED IN PLAN BOOK PAGE



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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 04-20-2013

Jean Fraser - Phase 2 Subdivision Plat signatures

From: Jean Fraser
To: archie
Date: 4/24/2013 4:00 PM
Subject: Phase 2 Subdivision Plat signatures
CC: DiPierro, Philip; Licht, Rick

Archie,

Thanks for having Rick there as I would not have remembered all of that and it was helpful to have the recap for the new Board members. I had been advised to keep the report very short as the other report from June 2012 was available as a reference..

The board did sign the plat but there's a little problem!!!! There were two copies of the mylar so one could be recorded and given to the registry and one used to make copies as the city needs a mylar copy plus some paper ones at scale with recording info on. But for some reason one or two of the Board members signed one but not the other - so they do not match. So only one mylar plat can be used.

I am not sure it matters as the last developer I spoke to said (when they went to record them) that the registry gives you a paper copy of the recorded plat (after recording details added) and you can use that to make a mylar copy for the city (and for yourself if you want). That ensures exact copies.

So- the signed plat will be stored in our vault until the performance guarantee is posted. I will write a formal letter for Carol Morrissette to sign confirming the approval (although its signed so the letter is not essential).

You can submit a building permit application ("site work") any time (on the form refer back to the original Board subdivision approval and submit both plats) but it would not be issued until the plat is recorded (with one mylar and 5 paper copies back to us) and the performance guarantee posted.

Phil DiPierro (copied on this e-mail and at 874 8632) will handle the performance guarantee as in the past - and don't forget the preconstruction meeting and construction schedule. I would strongly recommend that you give written notice to the owner of Lot#4 (copied to me or Phil) and maybe to other neighbors as during construction there may be some stormwater (and other!) impacts for their properties (at the precon meeting you can discuss how to avoid those).

I think that is all for now,
Jean

Jean Fraser, Planner
City of Portland
874 8728

Humboldt/Huntington and Van Vechten Street- Phase 2 Plat re 4 lot Subdivision

Staff Presentation: PB Hearing 4.23.2013

1. Archie Giobbi received approval to a 4-lot subdivision in June, 2012 and as part of that approval a Plat for Phase 1 was approved by the Board. Phase 1 comprises 3 of the 4 lots: 2 new lots and lot #4 which was already developed and owned by the previous owner of the entire parcel and is not owned by the applicant. Phase 2 comprises the remaining new lot and the construction and extension of Van Vechten Street, which was already approved in 2011 as a 14-403 site plan prior to the applicant being aware that the area of the 4 lots would be available for sale.
2. The previous review included all 4 lots and tied the development of Lot #3 fronting onto Van Vechten Street to the construction of the Van Vechten extension. The main issue was the need for documentation of the wetlands and the relatively extensive wetland fill and the specification of easements to maintain the wetland drainage and the biocell drainage.
3. The applicant addressed all of the conditions and posted the Phase 1 Performance Guarantee (\$19,600) in September, 2012 and recorded the signed Phase 1 plat in October 2012 but the project did not start on site. The time limit on the Van Vechten extension Site plan approval is June 2014 and staff understand that the applicant now intends to construct the infrastructure for Phases 1 and 2 at the same time. Before he can add in the phase 2 work he must address the Phase 1 plat note #11 which requires a Phase 2 plat and a Phase 2 performance guarantee before Phase 2 can commence, and the plat must be approved by the Planning Board.
4. The Phase 2 plat (**clearer final version circulated and presented**) has not altered any aspects of Phase 1 but includes revised notes to describe Phase 2 (in an updated note #11) and to clarify the status of Van Vechten Street (to be more precise concerning the need for the applicant to submit further accurate plans as part of the process of having Van Vechten Street accepted by the city.) Some survey information has been added.
5. The report mentions that the question of including all the bearings and lengths of distances between markers along the line of the wetland fill, but staff concluded this was not required on such small lots and where the deeds and plat clearly reference the markers and their purpose (with markers placed by the applicant before the lots are sold).
6. The phase 2 plat has been modified as requested by staff and is satisfactory to Corporation Counsel and DPS. The board is requested to approve the Phase 2 plat and if it is so approved to sign the Phase 2 plat tonight.

NOTE:

The three new lots are about 70% wetland and about 2/3 of the wetland area is proposed to be filled; the MDEP have issued a Tier 1 permit for filling of this scale. The development and associated wetland fill has limited the applicants ability to meet the Chapter 500 requirements for sites within the watershed of urban impaired streams - which requires treatment of stormwater over and above that associated with the development. Staff recommend that this requirement be met through a contribution of \$503 to Fall Brook Watershed mitigation projects rather than on site as the site is so constrained. The contribution amount is based on advice from the Peer Engineer regarding what would be consistent with other projects. **(ATT8 of June 2012 report)**

Jean Fraser - Re: Phase 2 Plat for Humboldt/Huntington/Van Vechten subdivision

From: Jean Fraser
To: Greenlaw, Robert T.
Date: 4/9/2013 10:45 AM
Subject: Re: Phase 2 Plat for Humboldt/Huntington/Van Vechten subdivision
CC: archie
Attachments: approved except re wetlands generic lot deed.pdf

Bob,

Re the revised Phase 2 plat:

- Please have the layer with the existing wetlands darker as in the earlier draft;
- Please correct note #8 first condition of the street ext approval as it does not include "planning authority"

Re Deeds: the new wording re the wetland fill and feno markers is fine but there is one paragraph (that Danielle West-Chuhta requested back in Sept) that has not been included- I have marked it with a red ring on the attached pdf and it needs to be added.

I confirm that this Phase 2 plat will go to the PB on April 23rd as a hearing item; the time for this item has not yet been finalized.

Thank you
Jean

>>> "Robert T. Greenlaw" <bobgreenlaw@myfairpoint.net> 4/7/2013 1:20 PM >>>

Jean,

Here is a copy of the revised Phase 2 and the revised deeds. Should there be more comments please forward them to me so I may make the edits and get them right back to you.

Thank you,

Bob Greenlaw

On Fri, 05 Apr 2013 16:36:46 -0400, Jean Fraser <JF@portlandmaine.gov> wrote:

Archie and Bob

The plat is close to final and we are now able to schedule this project to go to the Planning Board, direct to a Hearing so they can approve the Phase 2 Plat as required by note #11 on the Phase 1 Plat. I think this can be

April 23, 2013 but I will need to confirm.

I have the following comments on the plat (Rev 2 dated 3.27.13, copy attached):

1. Add the distance along the rear line of Lot 3 to the plat;
2. Add a note on the plat to Note #8 that states: "This plat does not constitute a plan for acceptance of Van Vechten Street or a portion of it";
3. Note #8, third line "and" should be "any";
4. Note #8, add in the 2 conditions of approval of the street extension (approval letter attached), as previously requested;
5. The Planning Board conditions should be the same as on the Phase 1 Plat; why has it been changed?

Also, the generic lot deed needs to be amended to add in references to the wetland fill restrictions in detail (similar wording as on the plat) and refer to the specific plan that shows the allowed wetland fill areas. If this can be submitted, reviewed and approved prior to the date the PB Hearing report is circulated (April 18th) it will not be brought before the Board for review.

While we may be able to get the Planning Board to sign the mylar at the hearing (if there are no further revisions required), please note that the signed mylar plat would not be released for recording until the performance guarantee for all of Phase 2 was posted.

thank you
Jean

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Robert T. Greenlaw,PLS
134A Portland Ave
Old Orchard Beach, Maine 04064
207-749-9471

*pdf'd this
page to
Bob Greenlaw 4-9-13*

Lot #1

*as
approved
sept 2012*

Know all persons by these presents, that Matilda M. Giobbi and Archie S. Giobbi (the Grantors), with a mailing address of 1184 Washington Avenue, Portland, Maine, in consideration of valuable compensation the receipt of which is hereby acknowledged, paid by _____, having a mailing address of _____, does hereby grant to said _____,

Lot #1, with any and all improvements thereon, as shown on a plan titled "Subdivision Plan of the Humboldt Project prepared for Archie Giobbi by Robert T. Greenlaw PLS of 134 Portland Ave Old Orchard Beach, Maine" said plan dated June 12, 2012 and approved by the City of Portland Planning Board on June 26, 2012, said plan to be recorded in the Cumberland County Registry of Deeds;

The above parcel of land is subject to a storm water inspection and maintenance plan as imposed by the City of Portland Planning Board on June 26, 2012. The storm water maintenance plan is attached hereto and made part thereof this conveyance.

This lot shall be developed/constructed with storm water management Best Management Practices as detailed on the accompanying plans entitled "Lot Development Plan, Humboldt project " prepared by Licht Environmental Design, LLC; plan sheet C-100 revision 3 dated 06-19-2012 and "Details", sheet C-101 revision 2, dated 05-23-2012. Best Management Practices to include:

- a. Roof line drip edges
- b. Individual lot rain gardens (bio-cells)

Also, it shall be known that the City of Portland does not own the storm water conduits, fixtures or pipelines associated with this project and is not responsible for their repair and/or maintenance.

The above described Lot is subject to storm water easements as attached hereto.

Meaning to convey and hereby conveying a portion of the premises conveyed by Ralph John Pesce Jr. to Matilda M. Giobbi and Archie S. Giobbi as described in a deed dated January 11, 2012 and recorded in the Cumberland County Registry of Deeds in Deed Book 29269, Page 288.

In witness whereof, the said grantors Matilda M. Giobbi and Archie S. Giobbi have hereunto caused this instrument to be signed this _____ day of _____, 2012.

Witness

Matilda M. Giobbi

Witness

Archie S. Giobbi

STATE OF MAINE
CUMBERLAND, §

_____, 2012

Personally appeared the above-named Matilda M. Giobbi and Archie S. Giobbi acknowledged the foregoing instrument to their free act and deed.

Before Me,

Notary Public/Attorney

L.S

Printed Name

CITY OF PORTLAND, MAINE

PLANNING BOARD

Carol Morrisette, Chair
Stuart O'Brien, Vice Chair
Timothy Dean
Bill Hall
Joe Lewis
David Silk
Patrick Venne

*Plat has been
signed off by*

*Legal
DPS
Planning*

*as
Status of
10-10-2012
JF.
Planner*

July 3rd, 2012

Archie Giobbi
1184 Washington Avenue
Portland ME 04103

Rick Licht
Licht Environmental Design LLC
35 Fran Circle
Gray, ME 04039

Project Name: **Humboldt Street, Huntington Avenue and Van Vechten Street: 4 lot Subdivision**
Address: 74 Huntington Avenue
Project ID: 2012-423; CBL: 410-D-6, 7, 8, 19-26
Applicant: Archie Giobbi

Dear Mr Giobbi:

On June 26th, 2012, the Planning Board considered the Level III Subdivision application for a 4-lot subdivision on land between Humboldt and Van Vechten Street, to include an existing lot and house at 74 Huntington Avenue as required under State Subdivision law. The Planning Board reviewed the proposal for conformance with the Subdivision standards.

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 30-12 for the Humboldt, Huntington and Van Vechten Streets 4 lot subdivision relevant to the Subdivision Ordinance and Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 6-0 (Lewis absent) to approve the application with the following waivers and conditions as presented below:

SUBDIVISION

Sidewalk Waivers

1. The Planning Board voted 6-0 (Lewis absent) that two of the following criteria do apply, (namely 3 and 6) and therefore waives the requirement for a sidewalk along the Humboldt Street and Huntington Avenue frontages [note: the sidewalk along the Van Vechten Street frontage was previously waived under a Street Extension Approval dated June 12, 2011 Project ID 10-7970001]:

- 1) There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
- 2) There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
- 3) A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
- 4) The reconstruction of the street is specifically identified in the first or second year of the current capital improvement program.
- 5) The street has been constructed or reconstructed without sidewalks within the last 24 months.

*Waiver
has been
recorded
separately*

- 6) Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Subdivision Plan

2. The Planning Board voted 6-0 (Lewis absent) that the plan is in conformance with the subdivision standards of the land use code with the following conditions of approval:

- i. That the Subdivision Plat shall be finalized to the satisfaction of the Planning Authority, Corporation Counsel, and Department of Public Services and include detailed references to phasing; easements; wetland demarcation; biocell and dripline infiltration requirements; sidewalks if required; boundary/markings of the MDEP approved area of wetland filling; and relevant conditions; and
- ii. The applicant shall (1) submit easement language for review and approval by Corporation Counsel prior to execution; and (2) submit executed final easement documents to the Planning Authority prior to the plat being signed by the Planning Board, for the following easements: (1) a 15 foot wide easement over Lot #4 to convey stormwater from the new lots to the existing drainage culvert/city 30 foot easement on Lot #4; and (2) temporary grading easements associated with any proposed work on or adjacent to Lot #4; if the 15 foot easement over Lot #4 ((1) above) can not be obtained, then the applicant shall submit evidence that the stormwater flows over Lot #4 are the same or less than the existing flows from Lot #1 onto Lot #4, or redesign the project so that these flows are the same as or less than the predevelopment flows; and
- iii. That the grading on the 1302 sq ft of land proposed to be sold to Caiazzo shall take place prior to sale of this land, or an executed grading easement shall be submitted prior to the sale of Lot #2; and
- iv. That the applicant shall contribute \$503 to the Fall Brook water quality treatment program to address the required mitigation of project impacts; and
- v. That the applicant and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with submitted Stormwater BMP Maintenance Plan (Attachment K) and the sediment & erosion control plan based on City standards and state guidelines.
- vi. That the applicant shall submit, prior to the plat being signed by the Planning Board, a plan clearly showing the line demarcating the extent of the 10,200 sq ft of approved wetland fill (as consistent with MDEP Permit # L-25665-TC-A-N and approved Plan C100 Rev 3) and shall mark this line with permanent markers such as FENO markers, placed every 25 ft and all corners and to bear the engraved wording "Do not fill, alter or disturb beyond this point"; the Subdivision Plat and deeds to identify the location and purpose of such markers and clarify that such markers are not to be removed and that no further filling is to take place beyond the markers; and
- vii. The applicant shall include in the individual lot deeds (for review and approval by Corporation Counsel prior to any Site Plan approvals for individual lots) a detailed description of the location of all wetlands, biocell and stormwater systems, swale protection, and associated restrictions against filling, altering or disturbing the same and associated maintenance and other requirements, and;
- viii. That the small shed straddling the property line between Lots #1 and #4 shall be removed; if relocated a permit is required from the Inspections Division.

The approval is based on the submitted plans and the findings related to Portland's Subdivision review standards as contained in Planning Report #30-12 for application #2012-423 which is attached.

STANDARD CONDITIONS OF APPROVAL

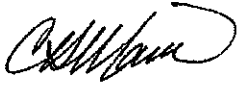
Please note the following standard conditions of approval and requirements for all approved subdivision plans:

1. **Mylar Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. Once recorded, one mylar copy (with recording details noted) and 5 paper copies shall be submitted to the Planning Division.
2. **Recording of Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice. The plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.
3. **Subdivision Expiration** The subdivision approval is valid for three (3) years.
4. **Modifications to an Approved Subdivision**: The subdivision shall be constructed in accordance with the approved plans. Modification of an approved subdivision plan requires the prior review and approval of an amended subdivision plan by the Planning Board or Planning Authority.
5. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
6. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. **Separate Building Permits Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
9. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
10. **As-Built Final Plans** Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
11. **Mylar As-Built Final Plans** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Department prior to the issuance of a certificate of occupancy.

The Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Subdivision requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Carol Morrissette, Chair
Portland Planning Board

Attachments:

1. Planning Board Hearing Report #30-12
2. Portland City Code: Chapter 32
3. Performance Guarantee Packet

Electronic Distribution:

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Paper copy: Beverly Harrigan, 74 Huntington Avenue, Portland, Maine 04103 (owner of Lot #4 at time of review)

re Cond ii

From: "David Senus" <dsenus@woodardcurran.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
CC: "David Margolis-Pineo" <DMP@portlandmaine.gov>, "Lauren Swett" <lswett@woodardcurran.com>
Date: 7/10/2012 3:17 PM
Subject: RE: Giobbi Humbolt Pl Bd Conditions Follow up Stormwater

Hi Jean.

Yes, this submittal meets Subdivision Plan Conditions of Approval ii. (evidence that the stormwater flows over Lot #4 are the same or less than the existing flows from Lot #1 onto Lot #4) and v. (Chapter 32 compliance).

Thanks,
Dave

David Senus, PE (Maine), Project Manager
Woodard & Curran, Inc.
41 Hutchins Drive
Portland, ME 04102
Phone: (800) 426-4262 x3241
Fax: (207) 774-6635

Woodard & Curran
www.woodardcurran.com
Commitment & Integrity Drive Results

-----Original Message-----

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Tuesday, July 10, 2012 2:26 PM
To: David Senus
Cc: David Margolis-Pineo; Lauren Swett
Subject: Fwd: Giobbi Humbolt Pl Bd Conditions Follow up Stormwater

David,

Could you please confirm that these meet your concerns and the Boards condition of approval number ii (see third attachment - letter which has just been signed).

If any issues we can discuss at Dev Rev.

thanks
Jean

>>> "rick licht" <rlicht@secur speed.net> 7/9/2012 1:38 PM >>>

Jean:

As per the 06-26-12 Conditions of Approval for the Humbolt Street Project, Condition vii, Stormwater, and as discussed at the meeting please find:

1. 07-09-12 Addenda 1 to Stormwater Management Report with hydrologic data demonstrating no increase in flows to Lot 4, negating the need for a drainage easement on Lot 4.
2. 07-09-12 Revised Stormwater Maintenance & Inspection Plan adding the Chapter 32 annual inspection references as requested by Woodard & Curran final comments.

A revised plat is underway and is expected to be submitted shortly with conditions of approval, etc.

Rick Licht

Frederic (Rick) Licht, PE, LSE

Licht Environmental Design, LLC

35 Fran Circle

Gray, Maine 04039

rlicht@securespeed.net

(v) 207.749.4924

(f) 207.428.4167

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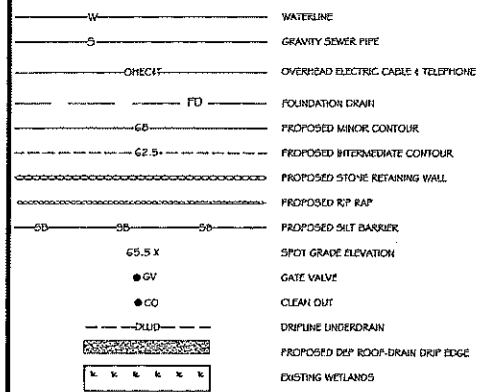
Email scanned by PC Tools - No viruses or spyware found.
(Email Guard: 9.0.0.898, Virus/Spyware Database: 6.19600)
<http://www.pctools.com>
<http://www.pctools.com/?cclick=EmailFooterClean_51>

re cond. iv.

GENERAL NOTES:

1. WETLANDS DEMARCATED BY HAMPTON ASSOCIATES, 2012 AND FIELD LOCATED BY ROBERT T. GREENLAW, LAND SURVEYING.
2. BUILDING LOCATIONS, SIZES AND F.T.E. ELEVATIONS ARE SHOWN TO DEMONSTRATE GENERAL LOT DEVELOPMENT POTENTIAL, LOT GRADING AND WETLAND IMPACTS. FINAL BUILDING LOCATIONS TO BE DETERMINED BY APPLICANT AT TIME OF BUILDING FOOTPRINT.
3. FINISH GRADES MAY VARY FROM THOSE SHOWN, HOWEVER THE POST CONSTRUCTION DRAINAGE PATTERNS AND CONDITIONS SHALL MATCH THE INTENT OF THIS PLAN.
4. LOT 3 NOT TO BE CONSTRUCTED UNTIL IMPROVEMENTS TO VAN VECHTEN STREET ARE COMPLETED. ALL PROPOSED LOT 3 INFORMATION SHOULD BE CONSIDERED APPROXIMATE ONLY UNTIL SUCH IMPROVEMENTS ARE MADE AND UTILITIES INSTALLED.
5. WETLAND IMPACTS FOR LOTS 1, 2, 3 TOTAL 10,200 SF. DEP-NRPA TIER 1 PERMIT NO. L-25665-TC-A-N DATED MAY 31, 2012 HAS BEEN ISSUED FOR THE PROJECT. ADDITIONAL IMPACTS ARE NOT PERMITTED WITHOUT APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. DRIVEWAY AND APRON LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD AND COORDINATED WITH THE PORTLAND DEPT. OF PUBLIC SERVICES.
7. LOT 1, 2, AND 3 BUILDINGS SHALL INSTALL A DEP ROOFLINE DRIP EDGE AS SHOWN AND DETAILED ON THESE PLANS TO MEET DEP CHAPTER 500 GENERAL AND FLOODING STANDARDS AND CITY OF PORTLAND STORMWATER STANDARDS.
8. PHASE 1 - LOTS 1 & 2 AND PHASE 2 - LOT 3 TO INCLUDE PROPOSED RANGARDIS PER PLANS AND DETAILS TO MEET DEP CHAP. 500 AND CITY OF PORTLAND STORMWATER STANDARDS. EACH LOT SHALL BE RECORDED WITH ASSOCIATED COVENANTS AND RESTRICTIONS FOR USE AND MAINTENANCE OF THESE LOT BAYS.

LEGEND



BUILDING F.F.E., SEWER AND FOUNDATION DRAIN INVERTS

LOT NUMBER	BUILDINGS		SANITARY SEWER		FOUNDATION DRAIN	
	MINIMUM BOTTOM OF FOOTING	F.F.E. (+/-) (FT.)	APPROX. INV. 24" S.S. MAIN	PROP. BLDG. 9.5. INV. @ 9.5. MAIN	APPROX. INV. 21" SD.	PROPOSED F.D. INV. @ S.D. (2)
1	60.90	70.00	53.00	54.00	56.65	59.96
2	61.30	70.30	53.25	54.25	56.85	60.18
3	SEE NOTE (3)	76.70	N/A	N/A	N/A	N/A

INVERT NOTES:

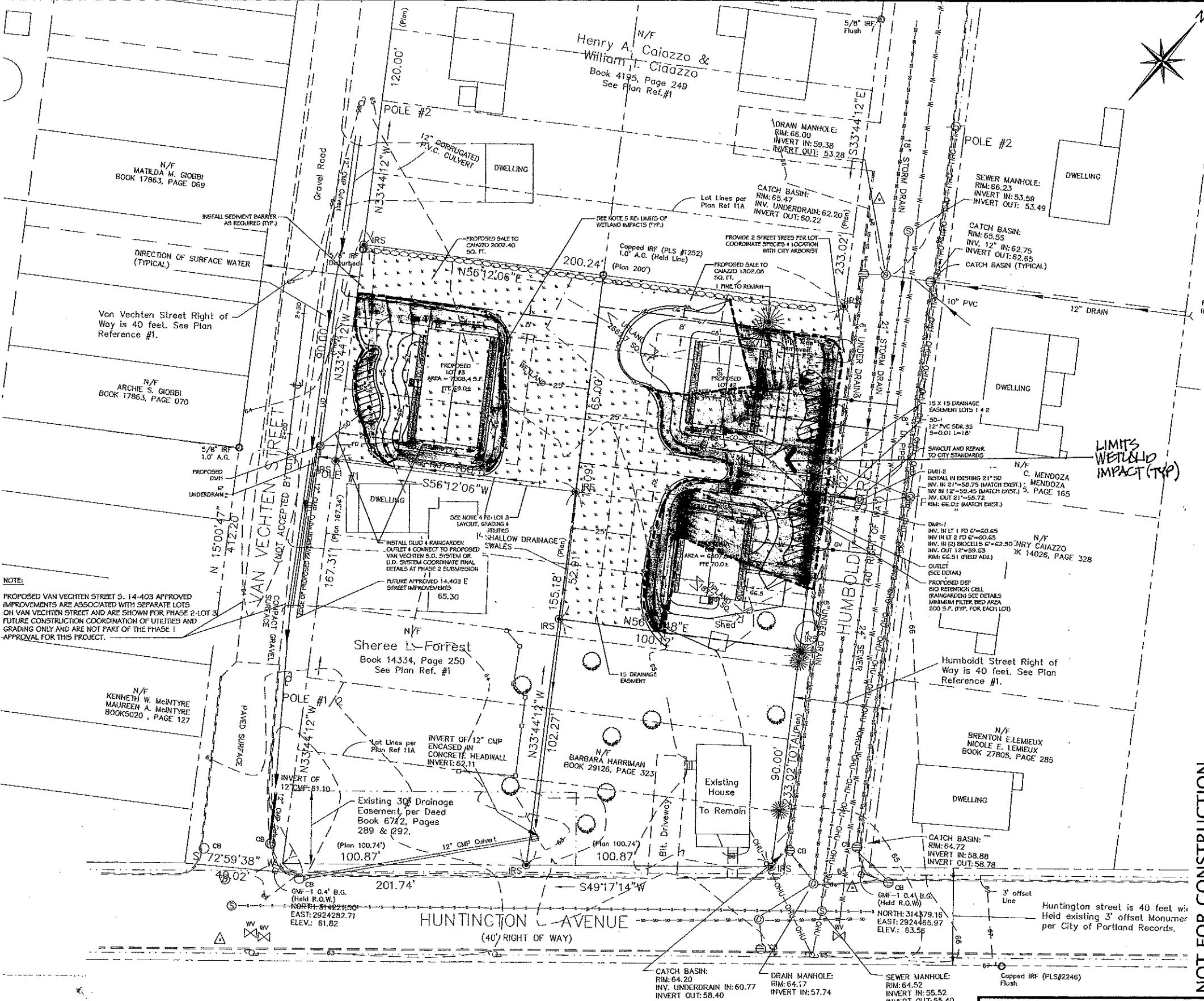
1. SS INVERT BASED ON 6 INCH SERVICE AT SPRINGLINE OF SS MAIN
2. FD INVERT BASED ON MATCHING CROWNS OF 4 INCH FD & 21 INCH MAINSLOT
3. NOT TO BE DEVELOPED UNTIL VAN VECHTEN ST. IMPROVEMENTS MADE ALL BLDG. INFO. APPROX. ONLY. NO UTILITY SERVICES AVAILABLE.
4. MIN FD AND BLDG. SEWER PIPE SLOPE 1.0%. INSULATE FD IF LESS THAN 1 FT. TO EXIST. 6 INCH I.D. @ SOUTH SIDE HUMBOLDT ST.

WETLAND IMPACTS APPROVED BY DEP - NRPA TIER 1 PERMIT #L-25665-TC-A-N, DATED MAY 31, 2012:

LOT 1:	2440 SF
LOT 2:	3540 SF
LOT 3:	4220 SF
TOTAL	10,200 SF

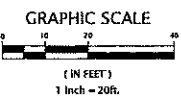
PLAN REFERENCES

1. EXISTING CONDITIONS SURVEY TITLED: "EXISTING CONDITIONS PLAN AT HUMBOLDT, HUNTINGTON & VAN VECHTEN ROAD PORTLAND, MAINE" PREPARED FOR: ARCHIE S. GIOBBI, SCALE 1"=30' DATED 01-17-2012, PREPARED BY: ROBERT T. GREENLAW LAND SURVEYING, 134 PORTLAND AVE OLD ORCHARD BEACH, MAINE 207-749-9471.



NOTE:

PROPOSED VAN VECHTEN STREET S. 14-403 APPROVED IMPROVEMENTS ARE ASSOCIATED WITH SEPARATE LOTS ON VAN VECHTEN STREET AND ARE SHOWN FOR PHASE 2-LOT 3. FUTURE CONSTRUCTION COORDINATION OF UTILITIES AND GRADING ONLY AND ARE NOT PART OF THE PHASE 1 APPROVAL FOR THIS PROJECT.



WETLAND IMPACTS PLAN

DATE: 08-09-12

REVISIONS		
No.	DATE	DESCRIPTION
1	04/18/12	STORMWATER REVS. PER CITY STAFF REVIEW
2	05/23/12	REVISIONS PER CITY COMMENTS
3	06/19/12	REVISIONS PER CITY COMMENTS

NOT FOR CONSTRUCTION

PROJECT MANAGER/ENGINEER: **LICHT** ENVIRONMENTAL DESIGN, LLC
35 FRANK CIRCLE, GRAY, ME 04039 (207) 749-4924

DRAFTING SERVICES BY: **Blais** CIVIL ENGINEERS
780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300
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HUMBOLDT PROJECT
PORTLAND, MAINE
PREPARED FOR:
ARCHIE S. GIOBBI
1184 WASHINGTON AVENUE
PORTLAND, MAINE 04103

LATEST REVISION: SEE REV. BOARD:
DATE: MARCH 27, 2012
BY: [Signature]
CHECKED BY: MV/SB
DATE: 3-20-12
SCALE: 1"=20'
INTERVAL: 1'