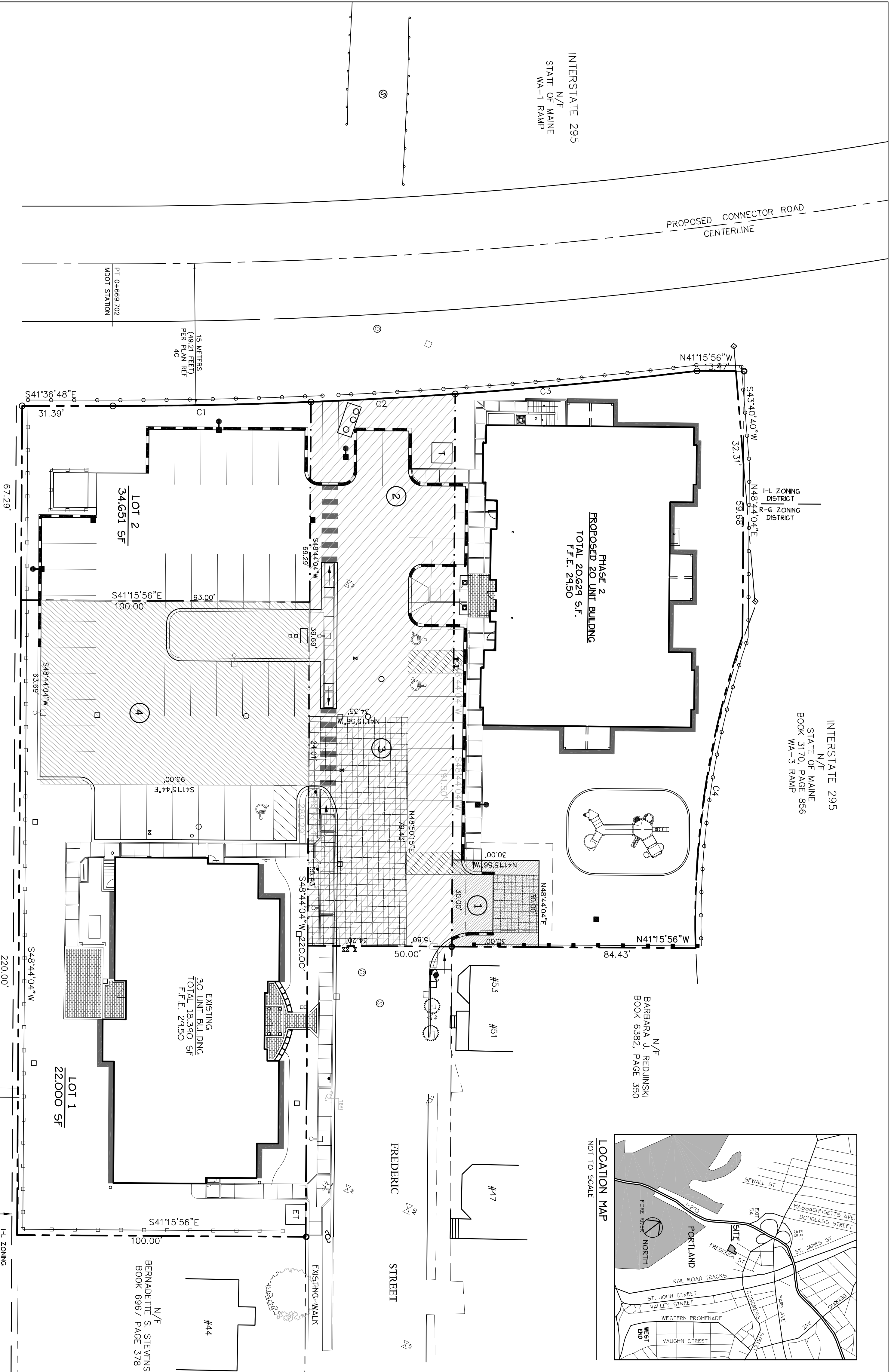


INTERSTATE 295  
N/F  
STATE OF MAINE  
BOOK 3170, PAGE 856  
WA-3 RAMP

INTERSTATE 295  
N/F  
STATE OF MAINE  
WA-1 RAMP

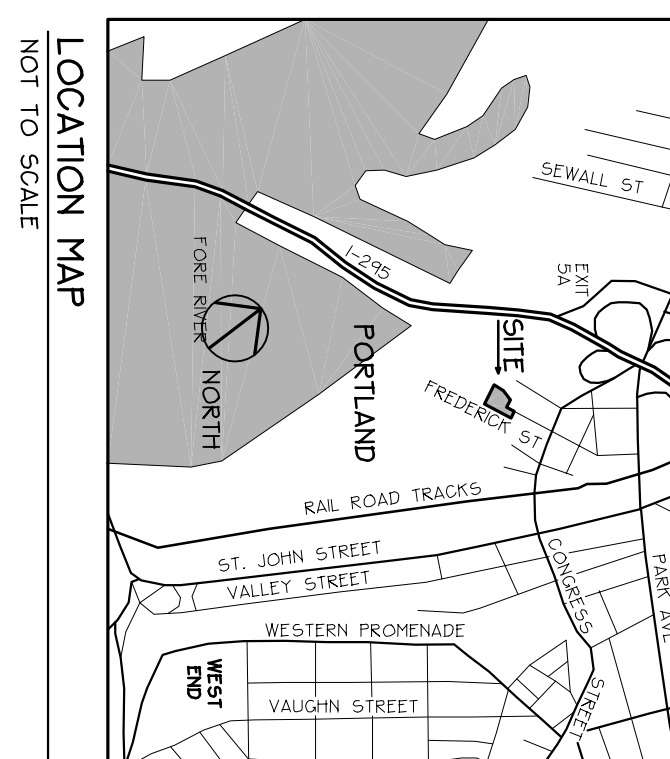
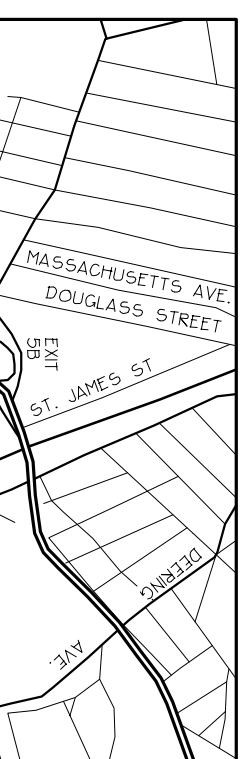


**PROPERTY LINE CURVE DATA**

| CURVE | LENGTH  | RADIUS   | CRD. BEARING | CRD. DIST. |
|-------|---------|----------|--------------|------------|
| C1    | 68.64'  | 1689.61' | N42°46'38"W  | 68.64'     |
| C2    | 50.10'  | 1689.61' | N44°17'28"W  | 50.09'     |
| C3    | 65.72'  | 1689.61' | N42°03'58"W  | 65.71'     |
| C4    | 109.84' | 3505.00' | N69°59'42"E  | 109.75'    |

**LEGEND**

| PROPERTY LINE        | EXISTING | PROPOSED |
|----------------------|----------|----------|
| IRON PIPE/ROAD FOUND |          |          |
| GRANITE MONUMENT     |          |          |
| CAPPED REBAR         |          |          |
| UTILITY POLE         |          |          |
| MANHOLE              |          |          |
| VALVE                |          |          |
| CATCH BASIN          |          |          |
| FIRE HYDRANT         |          |          |
| DECIDUOUS TREE/SHRUB |          |          |
| EVERGREEN TREE/SHRUB |          |          |
| TREE LINE            |          |          |



**GENERAL NOTES**

- TOTAL SITE AREA: PHASE 2 34651 SF OR 80 AC
- ZONING DISTRICT: AVESTA HOUSING DEVELOPMENT CORP.
- RECORD OWNER: MITCHELL & ASSOCIATES  
7700 FOREST AVENUE  
PORTLAND, MAINE 04103  
TEL: (207) 553-7777
- TAX MAP AND LOT: TAX MAP 67 R. 1A
- SPACE AND BULK STANDARDS: (CONTRACT ZONE STANDARDS)

| REQUIRED                            | PHASE 2                                                    |
|-------------------------------------|------------------------------------------------------------|
| MINIMUM LOT AREA                    | NONE                                                       |
| MINIMUM AREA PER DWELLING UNIT      | 725 S.F.                                                   |
| MINIMUM STREET FRONTAGE             | 100'                                                       |
| MINIMUM FRONT YARD SETBACK          | 10 FEET                                                    |
| MINIMUM REAR YARD SETBACK           | N/A                                                        |
| MINIMUM SIDE YARD SETBACK           | 77 FT                                                      |
| MINIMUM LOT COVERAGE                | 10 FEET BETWEEN STRUCTURE'S ADJACENT TO ABUTTING RESIDENCE |
| MINIMUM LOT WIDTH                   | 80 PERCENT                                                 |
| MINIMUM FRONT YARD OPEN SPACE RATIO | 50 FEET                                                    |
| MINIMUM REAR YARD OPEN SPACE RATIO  | 20 PERCENT                                                 |
| MINIMUM SIDE YARD OPEN SPACE RATIO  | 70 PERCENT                                                 |
| MINIMUM LOT COVERAGE                | 80 PERCENT                                                 |
| MINIMUM LOT WIDTH                   | 50 FEET                                                    |
| MINIMUM FRONT YARD OPEN SPACE RATIO | 20 PERCENT                                                 |
| MINIMUM REAR YARD OPEN SPACE RATIO  | 30 PERCENT                                                 |
| MINIMUM SIDE YARD OPEN SPACE RATIO  | 70 PERCENT                                                 |

**EASEMENT NOTES**

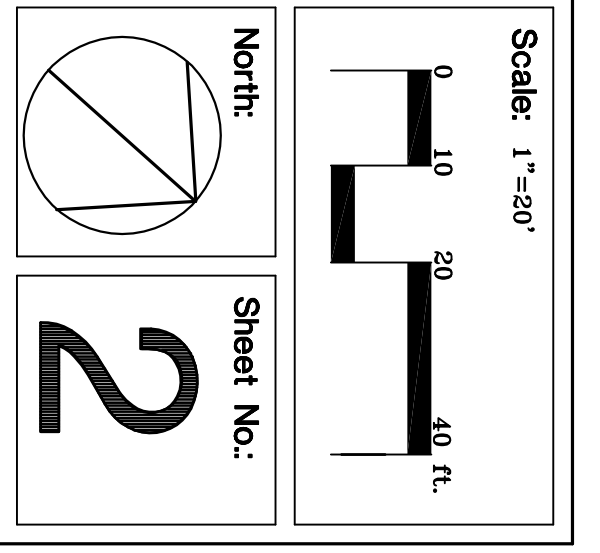
- TURN AROUND EASEMENT TO CITY OF PORTLAND (300 S.F.)
- UTILITY & ACCESS EASEMENT AND RECREATIONAL EASEMENT GRANTED TO CITY OF PORTLAND FROM PHASE I (6492 S.F.)
- ACCESS EASEMENT GRANTED TO PHASE I FROM PHASE II (2723 S.F.)
- ACCESS AND PARKING EASEMENT GRANTED TO PHASE II FROM PHASE I (3582 S.F.)

**PHASE 2**  
TOTAL 20629 S.F.

| LOGAN PLACE     | ADDITIONAL SPACES | TOTAL SPACES |
|-----------------|-------------------|--------------|
| 175 SPACES/UNIT | 0 SPACES          | 43 SPACES    |
| 35 SPACES       | 8 SPACES          | 48 SPACES    |
| 39 SPACES       | 5 SPACES          | 44 SPACES    |

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE THE BOUNDARIES OF THE PROPERTIES SHOWN HEREON ARE CORRECT.  
MATTHEW W. EK, PLS 2117  
**Sebago Technics**

**Approved: Portland Planning Board**  
Date: \_\_\_\_\_  
Chairman, \_\_\_\_\_  
Board Members, \_\_\_\_\_



**Revisions:**  
DEC 20 2004: Staff Comments  
FEB 08 2005: Staff Comments

**Title:**  
RECORDING  
PLAT PLAN

Date: OCTOBER 26, 2004

**FOR RIVER APARTMENTS**  
63 Frederic Street  
Portland, Maine

**Prepared For:**  
APPLICANT:  
AVESTA HOUSING DEVELOPMENT CORP.  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
TEL: (207) 553-7777

**Prepared By:**  
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Landscape Architects  
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