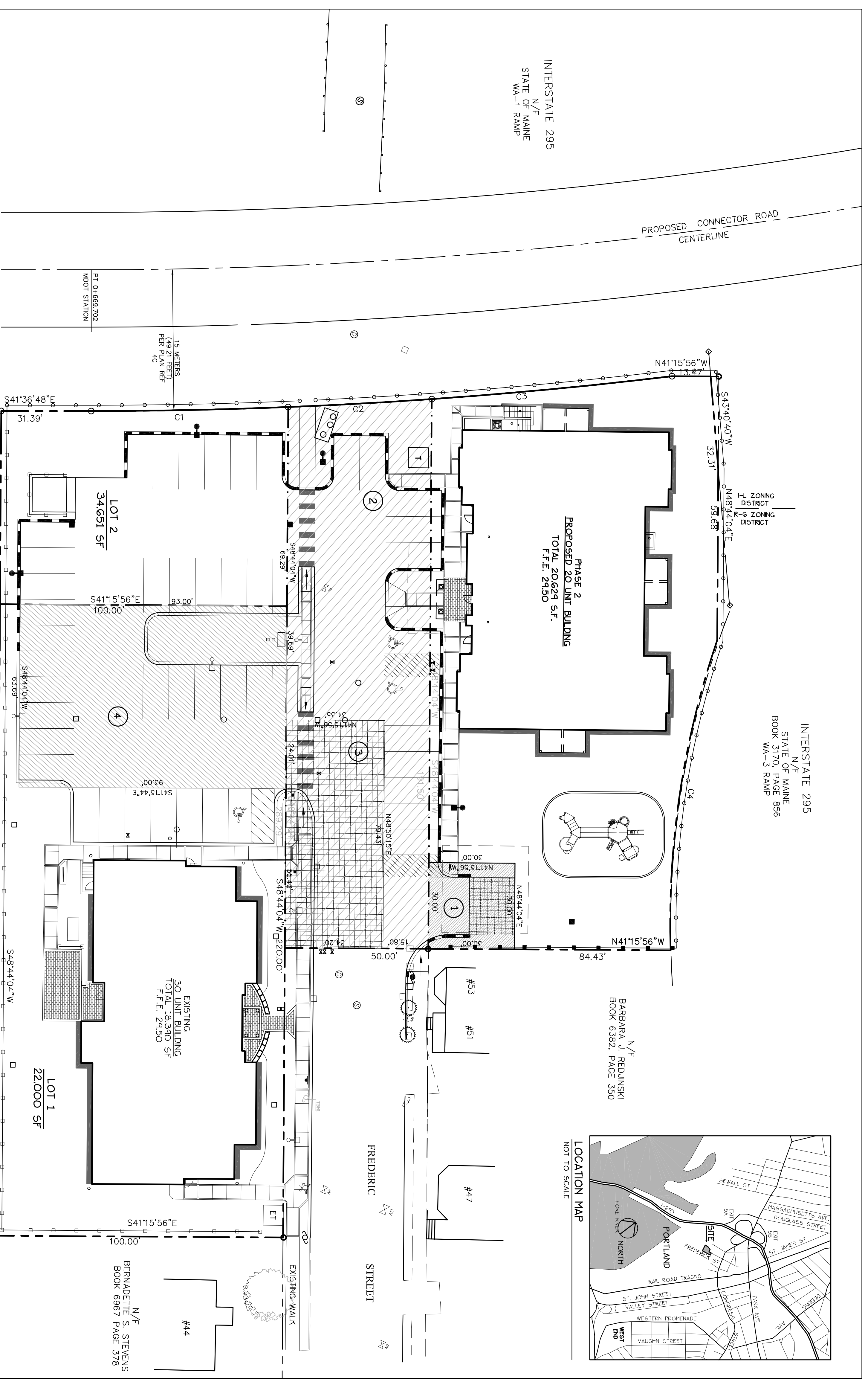


INTERSTATE 295  
N/F  
STATE OF MAINE  
BOOK 5170, PAGE 656  
WA-5 RAMP

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



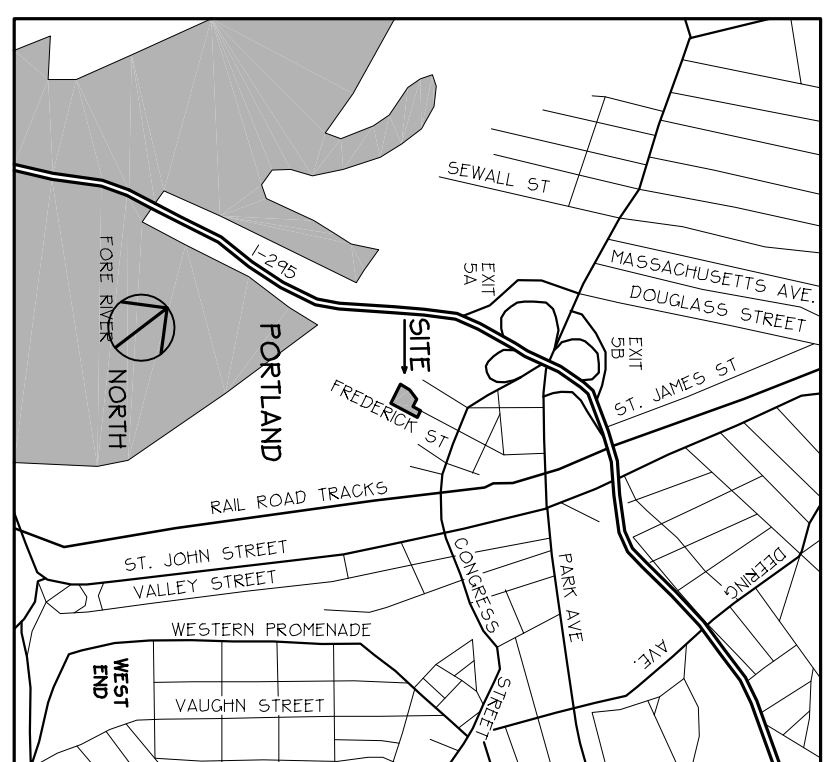
**PROPERTY LINE CURVE DATA**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	58.64	1882.81	N42°55'28"W	50.00
C2	84.12	1688.81	N47°03'58"W	84.11
C3	109.84	305.00	N6°55'42"E	109.25
C4	109.84	305.00	N6°55'42"E	109.25

**LEGEND**

PROPERTY LINE	EXISTING	PROPOSED
IRON PIPE/ROD FOUND		
GRANITE MONUMENT		
CAPPED REBAR		
UTILITY POLE		
MANHOLE		
VALVE		
CATCH BASIN		
FREE HYDRANT		
DECIDUOUS TREE/SHRUB		
EVERGREEN TREE/SHRUB		
TREE LINE		

CURBING	EXISTING	PROPOSED
CHAINLINK FENCE		
WOOD FENCE		
GLASS RAIL		
SIGN		
LIGHT FIXTURE		
BUILDING MOUNTED LIGHT		



**GENERAL NOTES**

- TOTAL SITE AREA: PHASE 2 34,651 SF OR 80 AC
- ZONING DISTRICT: CONTRACT ZONE
- RECORD OWNER: AVESTA HOUSING DEVELOPMENT CORP., 307 CUMBERLAND AVENUE, PORTLAND, MAINE 04101, TEL: (207) 553-7777
- TAX MAP AND LOT: TAX MAP 67, K, 19
- SPACE AND BULK STANDARDS: (CONTRACT ZONE STANDARDS)

MINIMUM LOT AREA	REQUIRED	PHASE 2
MINIMUM AREA PER DWELLING UNIT	NONE	34,651 SF
MINIMUM FRONT YARD	725 SF	725 SF
MINIMUM REAR YARD	NONE	50 FEET
MINIMUM SIDE YARD	10 FEET BETWEEN STRUCTURE'S ADJACENT TO ADJOINING RESIDENCE	N/A
MINIMUM SIDE YARD	5 FEET BETWEEN STRUCTURE'S ADJACENT TO ADJOINING RESIDENCE	77 FT

MANHOLE LOT COVERAGE	REQUIRED	PROPOSED
MANHOLE COVER HEIGHT <td>80 PERCENT</td> <td>70 PERCENT</td>	80 PERCENT	70 PERCENT
MANHOLE STRUCTURE HEIGHT <td>45 FEET</td> <td>45 FEET</td>	45 FEET	45 FEET
OPEN SPACE RATIO <td>20 PERCENT</td> <td>30 PERCENT</td>	20 PERCENT	30 PERCENT

PARKING REQUIREMENTS:	REQUIRED	PROPOSED
FORE RIVER APARTMENT	175 SPACES/UNIT	35 SPACES
LOCAL PLACE	8 SPACES	8 SPACES
ADDITIONAL SPACES	0 SPACES	5 SPACES
TOTAL SPACES	43 SPACES	48 SPACES

- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "LOT DIVISION PLAN FOR FORE RIVER APARTMENTS" PREPARED BY PORTLAND HOUSING MANAGEMENT CORPORATION, DATED 3/18/03, PREPARED BY SEBAGO TECHNICS, 1 CHABOT STREET, WESTBROOK, MAINE 04098-1339.
- EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN COMMERCIAL DEVELOPMENT FORE RIVER APARTMENTS" DATED APRIL 1998, PREPARED BY PORTLAND HOUSING MANAGEMENT CORPORATION, CENTER STREET, PORTLAND, MAINE 04101.
- EXTERIOR POLE MOUNTED LIGHT FIXTURES SHALL BE 100 WATT METAL HALIDE. POLE LIGHTS ARE ON 15 FOOT POLES. THE BUILDING MOUNTED LIGHTS SHALL BE 100 WATT METAL HALIDE. GREENLEE LIGHTING WGS SERIES, AS MANUFACTURED BY LSI INDUSTRIES, INC.
- THE INTENT OF THE RECREATIONAL EASEMENT IS TO ALLOW PEDESTRIANS TO GAIN ACCESS TO THE PROPOSED TRAIL ALONG THE FORE RIVER AS PART OF THE I-295 CONNECTOR ROAD.
- A 50 FT WIDE UTILITY EASEMENT INCLUSIVE OF THE VACATED PORTION OF THE FREDERIC STREET RIGHT-OF-WAY AND THE PORTION OF THE FORE RIVER AS PART OF THE I-295 CONNECTOR ROAD TO THE CITY OF PORTLAND AS A CONDITION OF APPROVAL.
- SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCELS OF LAND INTO TWO OR MORE LOTS OR PARCELS OF LAND TO BE SEPARATELY OWNED OR LEASED. WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE OR LEASE, M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL INTO TWO OR MORE LOTS OR PARCELS OF LAND TO BE SEPARATELY OWNED OR LEASED. AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE DIVISION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW UNIT FOR THE PURPOSES OF THIS SECTION. THIS SECTION DOES NOT APPLY TO THE SALE OR LEASE OF A STRUCTURE WHICH THROUGH SALE OR LEASE IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDITIONS, THE-SHARE UNITS AND APARTMENTS.

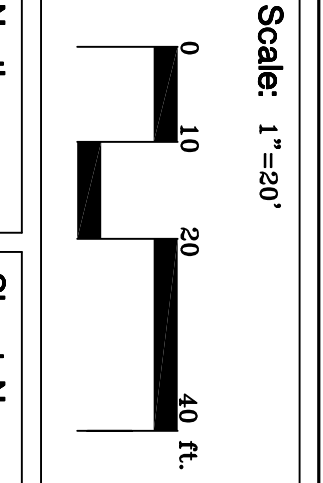
- EASEMENT NOTES**
- TURN ARROUND EASEMENT TO CITY OF PORTLAND (CPO 5 F.F.)
  - UTILITY + ACCESS EASEMENT AND RECREATIONAL ACCESS EASEMENT GRANTED TO CITY OF PORTLAND FROM PHASE I (6,482 S.F.)
  - ACCESS EASEMENT GRANTED TO PHASE I FROM PHASE I (2,723 S.F.)
  - ACCESS AND PARKING EASEMENT GRANTED TO PHASE I FROM PHASE I (5,924 S.F.)

**Approved: Portland Planning Board**

Date: \_\_\_\_\_

Chairman, \_\_\_\_\_

Board Members, \_\_\_\_\_



Scale: 1"=20'

North

Sheet No. **2**

**FORE RIVER APARTMENTS**

63 Frederic Street

Portland, Maine

Prepared For:  
Applicant:  
**AVESTA FORE RIVER HOUSING, LP**  
307 Cumberland Avenue  
Portland, Maine 04101  
Tel: (207) 553-7777

Prepared By:  
**MITCHELL & ASSOCIATES**  
100 State Street  
Portland, Maine 04101  
Tel: (207) 774-4277

Date: **OCTOBER 26, 2004**

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

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Title:  
**RECORDING PLAT PLAN**

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**

N/F  
PORTLAND TERMINAL COMPANY  
BOOK 523, PAGE 1

N/F  
BERNADETTE S. STEVENS  
BOOK 6987 PAGE 378

N/F  
BARBARA J. REDJINSKI  
BOOK 6382, PAGE 350

N/F  
STATE OF MAINE  
BOOK 5170, PAGE 656  
WA-5 RAMP