CENTERLINE CURVE DATA

CURVE #1

Δ	38°-00'-00"
R	72.00'
T	24.79'
L	47.75'
PC	0+57.00
PT	1+04.75

CURVE #2

Δ	128°-00'-00"
R	72.00'
T	147.62'
L	160.85'
P.C.	1+04.75
P.T.	2+65.60

CURVE #3

Δ	90°-00'-00"
R	32.00'
T	32.00'
L	50.27
PC	2+00.00
P.T.	2+50.27

REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR "PINE LEDGE CONDOMINIUMS" DATED DEC 30, 1983 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK #6361 PAGE #.

FURTHER REFERENCE IS MADE TO THE SUBDIVISION AND CONDOMINIUM PLAT FOR PINE LEDGE CONDOMINIUMS AS FILED W/AND APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON 28 JUNE 1983 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON 25 AUGUST 1983 IN PLAN BOOK #139 PAGE #14

I CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL"

SIG. John E. Lawrence

DATED: DEC. 30, 1983

SECTION A-A' DETENTION BASIN

VERTICAL SCALE: 1" = 10' HORIZONTAL SCALE 1" = 20'

SECTION - PINE LEDGE COURT

NOT TO SCALE

PROFILE - PINE LEDGE COURT

VERTICLE SCALE 1" = 10' HORIZONTAL SCALE 1" = 50'

LEGEND

- EXISTING CONTOUR — 62 —
- PROPOSED CONTOUR 62
- EXISTING SEWER — ES —
- PROPOSED SEWER — S —
- EXISTING WATER — EW —
- PROPOSED WATER — W —
- UNDERGROUND ELECTRIC & TELEPHONE — E&T —
- PROPERTY LINE
- EASEMENT LINE
- FLOOD PLAIN LIMIT
- FENCE
- CURB
- SPOT ELEVATION x 53.24
- LEDGE OUTCROP
- MANHOLE
- EXISTING CATCHBASIN
- UTILITY POLE
- FIRE HYDRANT
- STONE RIP-RAP

SITE LOCATION 1" = 2000'

NOTES

- LOT A 87,400 SF 2.02 AC
  LOT B 6834 SF .16 AC.
  LOT C 6224 SF .14 AC.
  TOTAL 101,224 SF 2.32 AC.
- ZONING DISTRICT: R-5
- TOPOGRAPHIC AND PERIMETER PROPERTY LINE SURVEY BY ROBERT P. TITCOMB, INC. DATE 8/19/82.
- NUMBER OF UNITS: 13
  PARCEL AREA: 2.02 AC.
  DENSITY: 6.4 U/A
  PARKING SPACES: 20
- PINE LEDGE COURT SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- ALL DISTURBED AREAS NOT COVERED WITH BLDGS OR PAVEMENT SHALL BE LOAMED AND SEEDED.
- ALL BEARINGS MAGNETIC AS OF 1982.
- TOPOGRAPHIC INFORMATION IS BASED ON CITY BENCH MARK EL. 42.67 MONUMENT BOLT LOCATED 3' OFFSET NORTHERLY SIDE OF WASHINGTON AVE, BETWEEN MORSE STREET & OCEAN AVE.

PINE LEDGE CONDOMINIUMS

DEVELOPER
P & C Construction Company
BERRY ROAD
SACO, MAINE

LANDSCAPE ARCHITECT
MITCHELL-DEWAN ASSOC.
386 FORE STREET
PORTLAND, MAINE

REGISTERED LANDSCAPE ARCHITECT JOHN D. MITCHELL No. 15 STATE OF MAINE

SCALE 0 5 10 20 40 80 Ft.

TRUE NORTH

DATE
OCTOBER 26, 1982
REVISED 6-20-83
12-29-83

Condominium Plat

Reviewed for Code Compliance Inspection Division Approved as Noted

Date: 03/03/15

13-140

140/44

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
1	MALUS ZIMMERI ALDENHAMENSIS	ZIMMERI CRAB APPLE	[illegible]
1	MALUS DOROTHEA	DOROTHEA CRAB APPLE	[illegible]
6	MALUS GOLDEN HORNET	GOLDEN HORNET CRAB	[illegible]
[illegible]	PINUS STROBUS	EASTERN WHITE PINE	[illegible]
1	QUERCUS RUBRA	RED OAK	2"-2½" [illegible]
8	TSUGA CANADENSIS	CANADIAN HEMLOCK	5-6' HT
9	FRAXINUS PENNSYLVANICA LANCEOLATA	GREEN ASH	[illegible]
	SHRUBS		
8	EUONYMUS ALATUS COMPACTA	DWARF WINGED EUONYMUS	2½-3'
14	JUNIPERUS ANDORRA COMPACTA	COMPACT ANDORRA JUNIPER	2-2½'
11	JUNIPERUS CHINENSIS SEAGREEN	SEAGREEN JUNIPER	18"-24"
3	LONICERA TATARICA ZABELI	ZABELI'S RED HONEYSUCKLE	4'-5'
5	PIERIS FLORIBUNDA	MOUNTAIN ANDROMEDA	18"-24"
6	PINUS MUGHO MUGHUS	DWARF MUGHO PINE	2-2½'
9	SPIREA NIPPONICA SNOWMOUND	SNOWMOUND SPIREA	18"-24"
5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3'-4'
	GROUND COVER		
150	PHLOX [illegible]	BLUE EMERALD CUSHION	POTED/ 2"

[illegible] PERENNIALS [illegible] 7 HT PINE [illegible]

- ALL IMPROVEMENTS SHOWN "MUST BE BUILT" EXCEPT THOSE IMPROVEMENTS WHICH ARE LABELED "NEED NOT BE BUILT".
- [illegible] TO BE PAVED IN COMMON PARKING [illegible] BY THE DEVELOPER.

SITE LOCATION 1" = 2000'

State of Maine, Cumberland ss.
Registry of Deeds
Received December 30, 1983
at 10:35 A.M.
Plan Book 140 Page 144
Attest [illegible]

PINE LEDGE CONDOMINIUMS

DEVELOPER
P & C Construction Company
BERRY ROAD
SACO, MAINE

LANDSCAPE ARCHITECT
MITCHELL-DEWAN ASSOC.
386 FORE STREET
PORTLAND, MAINE

REGISTERED ARCHITECT JOHN E. [illegible] 1143 STATE OF MAINE

CERTIFICATION
THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION.
[illegible] 11/30/83

REGISTERED LANDSCAPE ARCHITECT JOHN D. MITCHELL No. 1[illegible] STATE OF MAINE

SCALE 0 5 10 20 40 80 Ft.

TRUE NORTH

DATE
OCTOBER 26, 1982
REVISED [illegible]

LAYOUT & PLANTING PLAN
of Pine Ledge Condominiums

Reviewed for Code Compliance
Inspection Division
Department of Planning
Date: 03/03/15

Reviewed for Code Compliance
Inspections Division
Planning & Development
Date: 03/03/15

BASEMENT FLOOR PLAN
UNIT A (UNIT Nos. 5,6,7,8)
1/4"=1'-0"

FIRST FLOOR PLAN

SECOND FLOOR PLAN

BASEMENT FLOOR PLAN
UNIT A (REV) (UNIT Nos 1,2,3,4,9,10,11,12,13)
1/4"=1'-0"

FIRST FLOOR PLAN

SECOND FLOOR PLAN

REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR "PINE LEDGE CONDOMINIUMS" DATED DECEMBER 30, 1983, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK # 6361 PAGE # 13

I CERTIFY.
THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION.
JOHN E. KEANE 12/30/83

REGISTERED ARCHITECT
JOHN E. KEANE
No. 6145
STATE OF MAINE

VERTICAL SECTION - TYPICAL UNIT
1/8"=1'-0"

NOTE: TOPOGRAPHIC INFORMATION IS BASED ON CITY BENCH MARK El. 42.07' - MONUMENT BOLT LOCATED 3' OFFSET NORTHERLY SIDE OF WASHINGTON AVE. BETWEEN MORSE STREET & OCEAN AVE.

NOTE: UNIT BOUNDRY IS INDICATED BY BOLD SOLID OR DASHED LINE ——— ---- . LIMITS ARE FACE OF STUD @ WOOD FRAME CONSTRUCTION, INSIDE FACE of ROOF RAFTERS, AND FACE OF CONCRETE @ BASEMENT FLOOR and WALLS.

State of Maine Cumberland ss.
Registry of Deeds
Received December 30, 1983
at 10 35 P recorded in
Book 6361 Page 44
Attest: [illegible]

PINE LEDGE CONDOMINIUMS

DEVELOPER
P & C Construction Company
BERRY ROAD
SACO, MAINE

140
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