

SPACE AND UNIT STANDARDS

ZONE:	R-3	PROPOSED
LOT STANDARDS		
MINIMUM LOT SIZE	6,500 SF	6,500 SF
MINIMUM STREET FRONTAGE	50'	50'
FRONT YARD	25'	25'
REAR YARD - PRINCIPAL	25'	25'
REAR YARD - ACCESSORY	5'	5'
SIDE YARD	16'	16'
MAXIMUM LOT COVERAGE	35%	MAX 35%
MINIMUM LOT WIDTH*	65'	65'
MAXIMUM BUILDING HEIGHT	35'	< 35'
MAXIMUM ACCESSORY HEIGHT	18'	< 18'
PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) STANDARDS		
MINIMUM LOT AREA PER DWELLING UNIT	6,500 SF	6,500 SF
MAXIMUM NUMBER OF DWELLING UNITS**	38	25
MAX NUMBER OF UNITS PER BUILDING (>5 AC)	6	5
MAX NUMBER OF UNITS PER BUILDING (<5 AC)	2	N/A
MAX LENGTH OF BUILDING (W/ INTEGRAL GARAGES)	140'	140'
MIN BUILDING SETBACK FROM EXTERNAL PROPERTY LINES (>4 UNITS PER BUILDING)	35'	35'
MIN DISTANCE BETWEEN BUILDINGS	16'	17.12'
MINIMUM RECREATIONAL OPEN SPACE	300 SF/DU = 7,500 SF	43,496 SF
MIN CONTIGUOUS AREA OF RECREATIONAL USE	6,000 SF	6,105 SF
MIN WIDTH RECREATIONAL AREA	50'	60.03'

*DISTANCE PARALLEL TO THE FRONT OF THE BUILDING MEASURED BETWEEN SIDE LOT LINES THROUGH THAT PART OF THE PRINCIPAL BUILDING WHERE THE LOT IS NARROWEST.
**REFER TO PRUD LAND USE ORDINANCE NARRATIVE FOR CALCULATIONS

GENERAL NOTES:

- FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO THE ROAD PROFILE PLANS (4), SHEETS C-20 TO C-24, MOST RECENT VERSION.
- FOR INFORMATION REGARDING PROPOSED GRADING CHANGES, REFER TO GRADING & DRAINAGE PLANS (3), SHEETS C-31 TO C-33, MOST RECENT VERSION.
- REFER TO ARCHITECTURAL PLANS FOR PRUD FLOOR PLANS AND BUILDING HEIGHTS.
- TOTAL SITE AREA INCLUDES 55.3 ACRES (2,408,860 S.F.), R.O.W. WIDTH FOR WESTBROOK STREET IS 66 FEET PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 6/16/17.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES.
- PER THE PORTLAND GIS WEBSITE AS OF 10/10/17 AND ZONING MAP AMENDMENT PASSED BY CITY COUNCIL ON 7/11/17, THE SITE IS BOUNDED BY:
 - NORTH R-1 RESIDENTIAL OFFICE PARK & ROS RECREATIONAL OPEN SPACE
 - WEST R-1 RESIDENTIAL & R-2 RESIDENTIAL
 - SOUTH OP OFFICE PARK
 - EAST I-1 INDUSTRIAL LAND & MAINE TURNPIKE
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S CHART, BLOCK, LOT: 229-A-2, 246-A-3, 247-A-3, 248-A-3, 256-A-3, 246-A-6, 247-A-2, & 245-B-5
- PROPOSED DEVELOPED AREA REMAINS OUTSIDE THE 100-YR FEMA FLOODPLAIN PER THE NATIONAL FLOOD INSURANCE PROGRAM, PRELIMINARY FLOOD INSURANCE RATE MAP DATED 4/14/2017 (APPROX. 27').
- ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
- THIS SHEET IS THE SUBDIVISION PLAN FOR THE CREATION OF UP TO 100 LOTS INCLUDING 95 SINGLE FAMILY HOUSE LOTS, TWO (2) TWO-FAMILY LOTS, ONE (1) PRUD LOT, AND TWO (2) OPEN SPACE LOTS FOR A TOTAL OF 124 DWELLING UNITS.
- THE PRUD LOT IS TO BE SUBJECT TO CONDOMINIUM ASSOCIATION DOCUMENTS, THE CONDOMINIUM ASSOCIATION DOCUMENTS OUTLINE THE MAINTENANCE AND MANAGEMENT OF THE PRUD ROADWAY, DRIVEWAYS, SIDEWALKS, STORMWATER BMPs AND INFRASTRUCTURE, PRIVATE UTILITIES, AND SEWER INFRASTRUCTURE AS THE RESPONSIBILITY OF THE ASSOCIATION, THE CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SEWER FOREMAN, INCLUDING BUILDING LATERALS AND PUMPS, FROM THE CONNECTION TO THE EX. SEWER MANHOLE CLEANOUT INSTALLED IN PHASE I.
- THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE ASSOCIATIONS SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLAN AND THE APPROVED PLANS, AND MEET CITY STANDARDS AND STATE GUIDELINES.
- THE PROJECT IS ANTICIPATED TO BE BUILT IN THREE PHASES. INFRASTRUCTURE FOR EACH PHASE WILL BE BUILT TO MEET CITY OF PORTLAND FIRE DEPARTMENT STANDARDS. SUBDIVISION PLANS PER PHASE ARE RECORDED WITH CORP AT:

13.1. PHASE I:

BOOK _____ PAGE _____

13.2. PHASE II:

BOOK _____ PAGE _____

14. THE CONDOMINIUM ASSOCIATION MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:

14.1. CONDOMINIUM ASSOCIATION DOCUMENTS:

BOOK _____ PAGE _____

14.2. CONDOMINIUM ASSOCIATION POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT:

BOOK _____ PAGE _____

14.3. PER CITY REQUIREMENT, THE PROPERTY IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT:

BOOK _____ PAGE _____

14.4. PER CITY REQUIREMENT, THE PROPERTY IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT:

BOOK _____ PAGE _____

WAIVERS & CONDITIONS OF APPROVAL:

CONDITIONAL USE

THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) THAT THE PROPOSED CONDITIONAL USE FOR WORKFORCE HOUSING DOES MEET THE STANDARDS OF SECTION 14-484 WITH THE FOLLOWING CONDITIONS:

- THAT THE APPLICANT AND THE CITY SHALL ENTER INTO AN AGREED UPON AFFORDABLE HOUSING AGREEMENT (AHA) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT; AND
- THAT THE AFFORDABLE HOUSING AGREEMENT SHALL BE FILED AS COVENANT TO THE PROPERTY'S DEED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

WAIVERS

THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE NORTH SIDE OF THE NEW STREET WITHIN THE NEW SUBDIVISION WITH THE CONDITION THAT FINAL PLAN SHOW THE SIDEWALK RELOCATED TO THE OUTER SIDE OF THE STREET NETWORK.

TRAFFIC MOVING PERMIT

THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) THAT THE PLAN IS IN CONFORMANCE WITH 23 MESA 704-A AND CHAPTER 305 RULES AND REGULATIONS PERTAINING TO TRAFFIC MOVEMENT PERMITS WITH THE FOLLOWING CONDITIONS OF APPROVAL:

- IF IT IS DETERMINED THAT A DEDICATED LEFT-TURN LANE ON WESTBROOK STREET IS WARRANTED, THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COST FOR IMPLEMENTATION AND THE DESIGN SHALL MEET WITH THE APPROVAL OF DPW.
- IN CONJUNCTION WITH AN APPROVED OPEN CONGRESS TRANSPORTATION AND STREETScape PLAN, THE APPLICANT SHALL MAKE A \$12,600 CONTRIBUTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A VARIABLE SPEED INDICATOR SHALL BE REQUIRED TO BE INSTALLED ON WESTBROOK STREET AT A LOCATION ACCEPTABLE AND THE CITY REQUEST THAT AN ADDITIONAL SPEED STUDY SHALL BE CONDUCTED UPON COMPLETION OF PHASE 1 AND IMPLEMENTATION OF THE ASSOCIATED CROSSWALKS AND SIDEWALK ON WESTBROOK STREET. IF THE SPEED STUDY INDICATES EXCESSIVE VEHICLE SPEEDS, THE APPLICANT SHALL IMPLEMENT TRAFFIC CALMING MITIGATION STRATEGIES ACCEPTABLE TO THE CITY.

SUBDIVISION STANDARDS

SUBDIVISION STANDARDS OF THE LAND USE CODE AND THE SITE LOCATION OF DEVELOPMENT ACT, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL, WHICH MUST BE MET PRIOR TO THE SIGNING OF THE PLAN:

- THE APPLICANT SHALL SUBMIT HOMEOWNER ASSOCIATION DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL THAT ADDRESS:
 - THE STORMWATER MAINTENANCE AGREEMENTS FOR THE DEVELOPMENT;
 - STORMWATER DRAINAGE EASEMENTS; AND
 - EASEMENTS FOR THE OPEN SPACE LOT; AND
 - FINAL CONDITIONS OF APPROVAL.
- THAT THE SUBDIVISION PLAN SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING AUTHORITY, CORPORATION COUNSEL, DPW AND CORPORATION COUNSEL AND TO INCLUDE REFERENCES TO STORMWATER DRAINAGE, STORMWATER MANAGEMENT, AND OPEN SPACE AND PUBLIC ACCESS AND FINAL CONDITIONS OF APPROVAL; AND
- THE APPLICANT SHALL SUBMIT A FINAL PLAN AND SPECIFICATIONS, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND THE DPW, THAT ARE IN CONFORMANCE WITH THE PROPOSED LED FIXTURE SPECIFICATIONS FOR THE STREET LIGHTS; AND
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE RFRFS FOLLOWING THE FIELD REVIEW. THE CITY IS REQUESTING THAT THE APPLICANT SHALL EVALUATE, AND IF NECESSARY, SHALL INSTALL LIGHTS FOR SAFE ILLUMINATION OF THE PROPOSED CROSSWALKS; AND

5. THE APPLICANT SHALL SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND DPW:

- A SIMPLE STORMWATER PLAN THAT SHOWS ALL OF THE TREATMENT SYSTEMS AND THEIR TRIBUTARY DRAINAGE AREAS, INCORPORATING THE TREATMENT TABLE PROVIDED BY THE APPLICANT; AND
- UPDATED DESIGN PLANS REFLECTING CHANGES MADE TO THE HYDRAFLOW MODEL.
- THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. THE OWNER/OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS, THAT THE APPLICANT SHALL PROVIDE A STORMWATER MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, SHALL BE SUBMITTED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DPW; AND
- CONFIRMATION LETTERS FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) SHALL BE SUBMITTED TO THE PLANNING DIVISION UPON RECEIPT.
- THE APPLICANT SHALL SUBMIT A REVISED LANDSCAPED PLAN THAT ADDRESSES THE CITY ARBORIST'S COMMENTS (DATED 11.22.2017) FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY.

SITE PLAN STANDARDS

THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) THAT THE PLAN IS IN CONFORMANCE WITH THE SITE PLAN STANDARDS OF THE LAND USE CODE AND THE SITE LOCATION OF DEVELOPMENT ACT, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

- LETTERS FROM THE DEP SHALL BE SUBMITTED TO THE PLANNING DIVISION UPON RECEIPT; AND
- THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. THE OWNER/OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS, THAT THE APPLICANT SHALL PROVIDE A STORMWATER MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, SHALL BE SUBMITTED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DPW; AND
- THE APPLICANT SHALL SUBMIT A FINAL PLAN AND SPECIFICATIONS, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND THE DPW, THAT ARE IN CONFORMANCE WITH THE PROPOSED LED FIXTURE SPECIFICATIONS FOR THE STREET LIGHTS.
- THE APPLICANT SHALL SUBMIT A REVISED LANDSCAPED PLAN THAT ADDRESSES THE CITY ARBORIST'S COMMENTS (DATED 11.22.2017) FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY.

LEGEND:

EX. WETLANDS	
PUBLIC TRAIL NETWORK	
BITUMINOUS CURB	
PROP PRUD BUILDING	
POTENTIAL IZ UNITS	
LOT LINE	
EASEMENT BOUNDARY	
BLOCK CROSSWALK	
WOODEN GUARDRAILS	
PROP. REBAR PROPERTY PINS	

UNIT TABULATION

UNIT NUMBER	FLOOR AREA
12-14, 22-24, 32-34, 42-44, 52-54	2,349 SF
11, 15, 21, 25, 31, 35, 41, 45, 51, & 55	2,359 SF

*UNIT AREA MEASURED FROM OUTSIDE OF EXTERIOR WALLS TO THE CENTER OF SHARED WALLS

EASEMENTS:

- ALL PROPOSED EASEMENTS TO BE REVIEWED BY TITCOMB ASSOCIATES AND RECORDED IN CORP. ALL EXISTING EASEMENTS ARE TO REMAIN.
- EXISTING EASEMENTS:
- SUBJECT TO A 30'-WIDE UTILITY EASEMENT FOR A 42" CONCRETE WATER PIPE GRANTED TO PORTLAND WATER DISTRICT FURTHER DESCRIBED IN BOOK 1382, PAGE 144 AND BOOK 1399, PAGE 462.
 - SUBJECT TO A 50'-WIDE UTILITY EASEMENT FOR THREE PIPELINES FURTHER DESCRIBED IN INSTRUMENTS RECORDED IN BOOK 1655, PAGE 294 AND BOOK 2954, PAGE 772.
 - SUBJECT TO AN EASEMENT FOR A SEWER PIPE GRANTED BY RUBY H. YOUNG TO FREDERICK A. BUTTS AND MARIE BUTTS IN A DEED RECORDED IN BOOK 2236, PAGE 405. (LOCATION UNKNOWN).
 - SUBJECT TO AN EASEMENT FOR DRAINAGE GRANTED TO MAINE DEPARTMENT OF TRANSPORTATION AND FURTHER DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 4146, PAGE 333. LOCATION IS APPROXIMATE.
 - SUBJECT TO A SLOPE EASEMENT GRANTED TO MAINE DEPARTMENT OF TRANSPORTATION FURTHER DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 4146, PAGE 333. LOCATION IS APPROXIMATE.
 - BENEFITING FROM AN EASEMENT FOR ACCESS RESERVED IN A DEED RECORDED IN BOOK 2198, PAGE 386.

PROPOSED EASEMENTS:

1. OPEN SPACE EASEMENTS	BOOK _____	PAGE _____
2. PUBLIC ACCESS EASEMENTS	BOOK _____	PAGE _____
3. DRAINAGE EASEMENTS	BOOK _____	PAGE _____
4. UTILITY EASEMENTS	BOOK _____	PAGE _____

DEVELOPER:

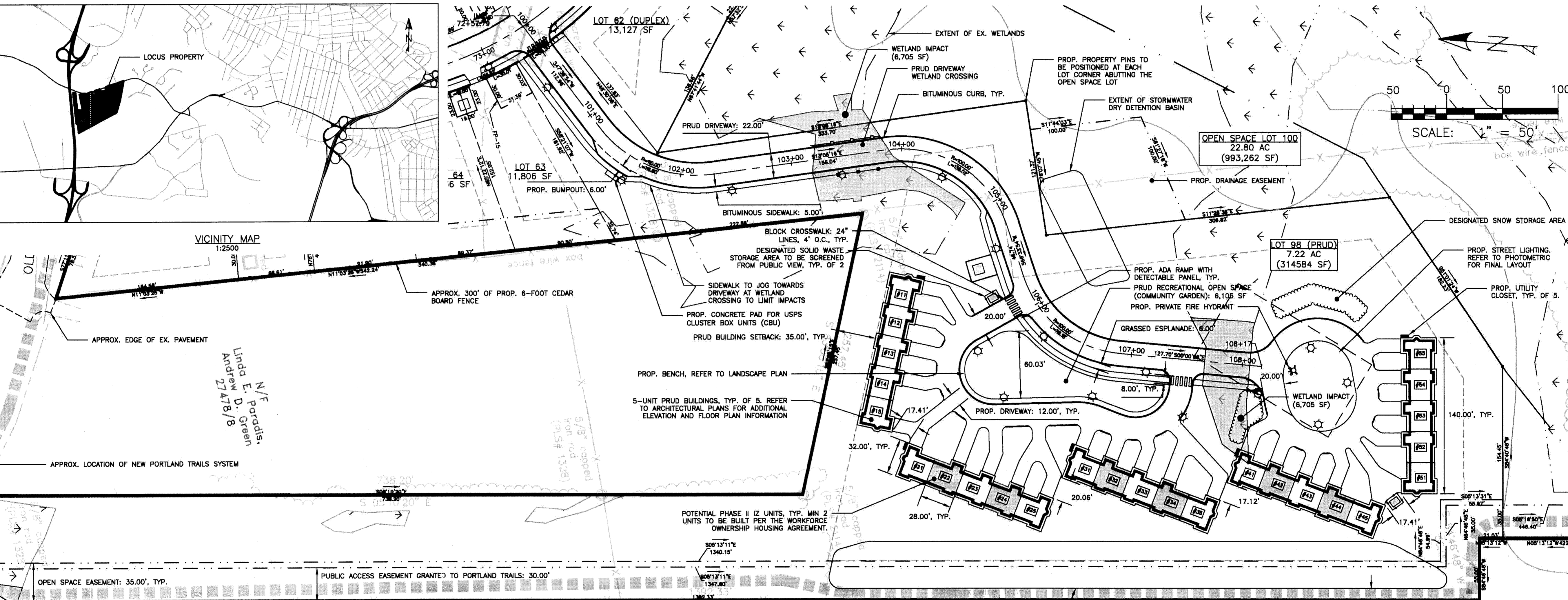
STROUDWATER DEVELOPMENT PARTNERS, LLC
KENNEBUNK, MAINE
CONTACT: MICHAEL BARTON

CIVIL/SITE ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: WILLIAM SAVAGE, P.E.

SURVEYOR:

TITCOMB ASSOCIATES
FALMOUTH, MAINE
CONTACT: REX CROTEAU, P.L.S.



SURVEY NOTES:

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
- ELEVATIONS ARE BASED ON NAVD83 DATUM AS DERIVED FROM GPS OBSERVATIONS. REFER TO THE EXISTING CONDITIONS PLAN BY TITCOMB ASSOCIATES DATED 6/16/17 LAST REVISED 2/21/18 FOR BENCHMARK LOCATIONS.
- UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION CONTAINED ON PLANS AND DRAWINGS PROVIDED BY OTHERS. DISSEASE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- PROPERTY IS WITHIN ZONE X AND ZONE A BASED ON FIRM COMMUNITY #230051 PANEL #0012 C, DATED DECEMBER 8, 1996. ZONE X IS DEFINED AS AN AREA OF 500-YEAR FLOOD; AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE A IS AN AREA WITH NO BASE FLOOD ELEVATION DETERMINED.
- THE LOCATION OF THE HIGHWATER MARK ON NORTHERLY SIDE OF STROUDWATER RIVER WAS DELINEATED BY OTHERS AND LOCATED BY TITCOMB ASSOCIATES. THE LOCATION OF THE SOUTHERLY SIDE OF STROUDWATER RIVER IS APPROXIMATE BASED ON AERIAL IMAGERY.
- THE TWO CRUDE OIL LINES WERE MARKED OUT BY PORTLAND PIPE LINE AND LOCATED BY TITCOMB ASSOCIATES. TITCOMB ASSOCIATES MAKES NO GUARANTEE OR WARRANTY AS TO THE ACCURACY OF THE PIPELINE ELEVATION DATA.

PLAN REFERENCES:

- PLAN OF A STANDARD BOUNDARY SURVEY MADE FOR ONEX COMPANY BY MADEAU & LODGE, IN., DATED FEBRUARY 21, 2003 AND REVISED THROUGH OCTOBER 9, 2003.
- SECOND AMENDED SUBDIVISION PLAT OF PORTLAND TECHNOLOGY PARK MADE FOR CITY OF PORTLAND BY SCC ENGINEERING, LLC, DATED SEPTEMBER 29, 2011, REVISED THROUGH MARCH 8, 2016 AND RECORDED IN PLAN BOOK 216, PAGE 63.
- PORTLAND WATER DISTRICT 42" CONCRETE PIPE LINE RIGHT OF WAY PLANS PREPARED BY HARRY FULLER, DATED AUGUST 1931 AND RECORDED IN PLAN BOOK 20, PAGE 39. (LOCATION IS APPROXIMATE).
- STROUDWATER WOODS MADE FOR S.A.E. CIMINO BY OWEN HASKELL, INC. DATED OCTOBER 25, 1979 AND RECORDED IN PLAN BOOK 125, PAGE 21.
- PARTIAL BOUNDARY SURVEY FOR ANDREW D. GREEN BY LEWIS & WASSINA, INC. DATED DECEMBER 10, 2004 AND REVISED THROUGH DECEMBER 14, 2004 AND RECORDED IN PLAN BOOK 205, PAGE 299.
- PLAN OF PROPERTY MADE FOR ADVENT CHRISTIAN CHURCH OF PORTLAND BY H.I. & E.C. JORDAN DATED OCTOBER 18, 1979 AND RECORDED IN PLAN BOOK 125, PAGE 10.
- PLAN OF PROPERTY MADE FOR THEODORE AND THERESE BARRIS BY WAYNE T. WOOD DATED JANUARY 1994 AND REVISED THROUGH JANUARY 27, 1994, UNRECORDED.
- PLAN OF EXISTING CONDITIONS OF CAMELOT FARM MADE FOR DIVERSACORP LLC BY TITCOMB ASSOCIATES DATED JUNE 16, 2017 AND REVISED THROUGH FEBRUARY 21, 2018.



DATUM REFERENCE NOTE:
ELEVATION AND CONTOUR INFORMATION BASED ON NAVD 88. TO CONVERT THE ELEVATION DATA TO NGVD DATUM, ADD 0.70 FEET TO THE NAVD 88 VALUE.

APPROVED: PORTLAND PLANNING BOARD
CHAMPION: *[Signature]* DATE: 3/27/18

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS
RECORDED: JUNE 25 2018 3:04 PM
RECORDED IN PLAN BOOK 218 PAGE 277
ATTEST: *[Signature]* REGISTRAR

FINAL APP
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL APP	WHS	10/27/17
DPW REVIEW	WHS	11/27/17
CITY COMMENTS	WHS	11/27/17
PLAT REVIEW	WHS	3/16/18

SUBDIVISION PLAT - PHASE III

PROJECT NAME: **STROUDWATER PRESERVE**
1700 WESTBROOK STREET, PORTLAND, MAINE
CLIENT: **STROUDWATER DEVELOPMENT PARTNERS, LLC**
62 Portland St #25 KENNEBUNK, MAINE 04043

ACORN ENGINEERING, INC. ENGINEERING, INC.
158 DANFORTH ST. PORTLAND MAINE 04102
(207) 775-2655

FILE: 1079_CIVL
JN: 1079
SCALE: 1"=50'
DESIGNED BY: WHS
DRAWN BY: QJD
CHECKED BY: WHS

DRAWING NO. **C-13**