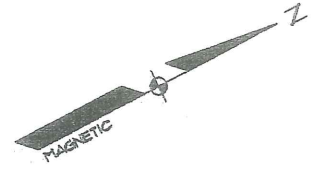


330 B-003

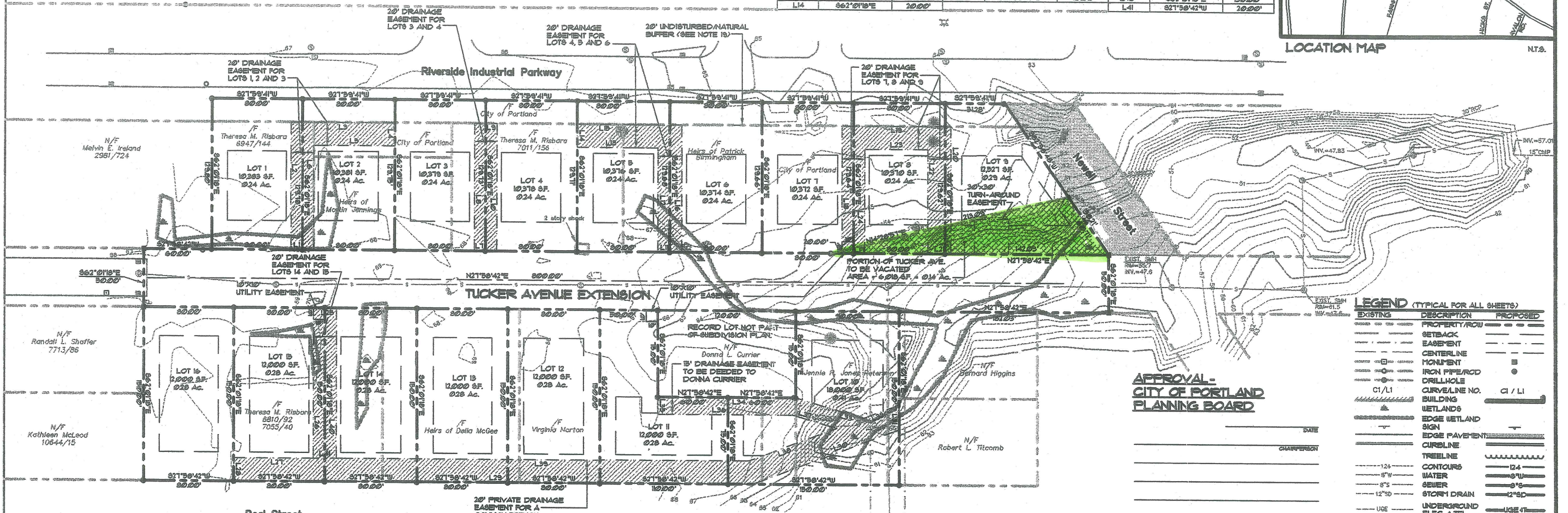
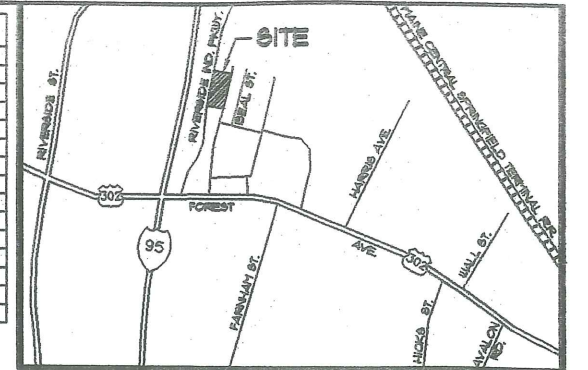
Tucker Ave

Tucker Woods Subdivision

Design Dwellings.



EASEMENT LINE DATA								
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N21°58'42"E	20.00'	L5	S21°59'41"W	30.00'	L9	S62°01'18"E	20.00'
L2	S62°01'18"E	109.18'	L6	S62°01'18"E	109.68'	L10	N21°58'42"E	452.04'
L3	N21°59'41"E	30.00'	L7	N21°58'42"E	20.00'	L11	S21°59'41"W	136.60'
L4	S62°01'18"E	20.00'	L8	S62°01'18"E	109.64'	L12	S62°01'18"E	21.55'
L5	S21°59'41"W	10.00'	L9	S21°59'41"W	15.00'	L13	S21°59'41"W	39.11'
L6	S62°01'18"E	99.11'	L10	S62°01'18"E	109.61'	L14	N44°47'28"E	61.03'
L7	N21°58'42"E	20.00'	L11	N21°58'42"E	20.00'	L15	N21°58'42"E	120.00'
L8	S62°01'18"E	109.13'	L12	S62°01'18"E	99.62'	L16	S62°01'18"E	15.00'
L9	N21°59'41"E	20.00'	L13	S21°59'41"W	55.00'	L17	N21°58'42"E	111.18'
L10	S62°01'18"E	109.13'	L14	S62°01'18"E	99.64'	L18	N44°47'28"E	39.12'
L11	N21°58'42"E	20.00'	L15	N21°58'42"E	20.00'	L19	S21°59'41"W	81.99'
L12	S62°01'18"E	99.63'	L16	S62°01'18"E	130.00'	L20	S21°59'41"W	350.42'
L13	S21°59'41"W	10.00'	L17	S21°58'42"W	10.00'	L21	S62°01'18"E	150.00'
L14	S62°01'18"E	20.00'	L18	S21°59'41"W	20.00'	L22	S21°59'41"W	20.00'

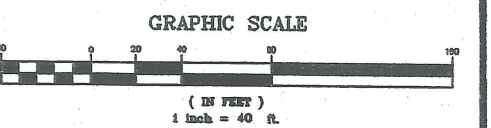


LEGEND (TYPICAL FOR ALL SHEETS)

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CURVE LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---

APPROVAL:
CITY OF PORTLAND
PLANNING BOARD

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 19____
AT _____ M. AND RECORDED IN _____
PLAN BOOK _____ PAGE _____ REGISTER _____
ATTEST _____



GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS DESIGN DWELLINGS, 65 MAIN STREET, GORHAM, MAINE 04036.
- THE PROPERTY IS LOCATED ON THE FOLLOWING CITY OF PORTLAND TAX ASSESSORS MAPS:
MAP 330: PORTION OF LOT B-3
MAP 332: LOTS D-2,3,4,15,16
LOTS B-10,11,12,13,19,20,21,22,23,24,25,26,32,33,34,35
LOTS D-1,2,14,15,16,17,18,19,23-29,30,31,32,33,47
- PLAN REFERENCES:
A) PLAN OF FOREST AVENUE TERRACE BY AL. ELIOT, CE, DATED MAY 7, 1919 AND RECORDED IN PLAN BOOK 12 PAGE 9.
B) RECORDS OF CITY SURVEY OF TUCKER AVENUE DATED NOVEMBER 9, 1939, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT, TRANSIT BOOK 91 PAGE 190.
C) PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR RUFUS H. JONES BY H.L. & E.C. JORDAN, SURVEYORS, DATED OCTOBER 1915 AND RECORDED IN PLAN BOOK 109 PAGE 36.
D) CITY ACCEPTANCE PLANS OF TUCKER, DOVER AND BAILEY AVENUES, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
E) "STANDARD BOUNDARY SURVEY "MADE FOR THERESA RISBARA" BY R.P. TITCOMB ASSOCIATES, INC., DATED SEPTEMBER 9, 1998.
F) "PRELIMINARY PLAN TUCKER AVENUE MADE FOR DESIGN DWELLINGS, INC. BY R.P. TITCOMB ASSOCIATES, INC., DATED SEPTEMBER 30, 1998.
- THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
- THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:
MINIMUM LOT SIZE 10,000 SF.
MINIMUM STREET FRONTAGE 50 FEET
MINIMUM LOT WIDTH 20 FEET
MINIMUM YARD DIMENSIONS:
FRONT YARD 25 FEET
REAR YARD (STRUCTURES GREATER THAN 100 SF.) 25 FEET
(STRUCTURES LESS THAN 100 SF.) 5 FEET
SIDE YARD (1 STORY) 5 FEET
(2 STORY) 8 FEET
(2 1/2 STORY) 14 FEET
(STRUCTURES LESS THAN 100 SF.) 5 FEET
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

- EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE 21 (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN ON SHEET 3 OF B. ANY CHANGES WHICH SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE TV. CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WERE PERFORMED BY R.P. TITCOMB ASSOCIATES INC. OCTOBER 1998. BEARINGS ARE REFERENCED TO TRUE NORTH, AS DETERMINED BY ASTROMETRIC OBSERVATION.

DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS. ELEVATIONS AND CONTOURS ARE BASED ON THE 1929 DATUM OF THE US COAST AND GEODETIC SURVEY. BENCHMARK COPPER BOLT IN MONUMENT ON NORTHERLY SIDE OF FOREST AVENUE AT FIRST ANGLE POINT WESTERLY OF FAIRHAM STREET. ELEVATION: 109.12'.

15. WETLANDS SHOWN AS DELINEATED BY MARK HAMPTON IN SEPTEMBER 1998. ANY WETLAND FILLING/DISTURBANCE SHALL OBTAIN THE NECESSARY WETLAND ALTERATION PERMITS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

16. ALL LOTS SHALL BE ACCESSED FROM TUCKER AVENUE ONLY. NO LOTS SHALL BE PROVIDED ACCESS FROM RIVERSIDE INDUSTRIAL PARKWAY OR FROM ANY FUTURE DEVELOPMENT OF BEAL STREET.

17. TOTAL LOT AREA 189,656 SF. = 4.36 Ac.
TOTAL ROUILL AREA 42,231 SF. = 0.91 Ac.
TOTAL AREA OF PROPERTY 227,887 SF. = 5.23 Ac.

18. THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. EACH DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR, OR CLEANING OF DITCHES, CHANNELS AND / OR PIPES ASSOCIATED WITH SURFACE DRAINAGE SHARED BY LOTS CONTRIBUTING RUNOFF TO THE SPECIFIC DRAINAGE COURSE DEPICTED THIS PLAN.

19. A 20-FT. WIDE NATURAL VEGETATED BUFFER STRIP SHALL REMAIN IN A NATURAL STATE WITH THE EXCEPTION OF CUTTING OF DEAD TREES, REMOVAL OF TREE DEBRIS AND PRUNING OR TRIMMING OF TREES ALONG THE BACK YARD DRAINAGE EASEMENTS.

20. NO CITY OF PORTLAND PUBLIC SERVICE SHALL BE PROVIDED TO THE TUCKER WOODS DEVELOPMENT UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY.

21. THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED BY DAVID TITCOMB, OF R.P. TITCOMB ASSOCIATES, INC. IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSURE FOR LAND SURVEYORS, CATEGORY I, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
A. THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THE PLAN.
B. MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
C. DEED DESCRIPTIONS WERE NOT PREPARED AT THIS TIME.

PERIMETER SURVEY STATEMENT:
THIS SEAL PERTAINS ONLY TO THE PERIMETER BOUNDARY AS SURVEYED BY DAVID TITCOMB AT R.P. TITCOMB ASSOCIATES, INC. AND SHOWN ON THE PLAN REFERENCED IN NOTE 3(F).

REV.	BY:	DATE:	STATUS:
D	JRS	12/17/98	REVISE PER PLANNING STAFF COMMENTS
C	JRS	12/4/98	REVISE PER PLANNING STAFF COMMENTS
B	JRS	11/24/98	FINAL PLAN SUBMISSION
A	JRS	10/14/98	SUBMIT FOR CITY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

RECORDING PLAT
OF:
TUCKER AVENUE EXTENSION
TUCKER AVENUE
PORTLAND, ME
FOR RECORD OWNER:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, ME 04038

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY: JRS
DRAWN BY: BRP
CHECKED BY: JRS
DATE: 10-6-98
SCALE: 1"=40'
FIELD BK: N/A
PROJ. NO: 98475
DRAWING: 98475SB
SHEET 1 OF 5

Segabo Technics
 Engineering & Planning for the Future
 12 WESTBROOK COMMON
 WESTBROOK, ME 04098-1339
 TEL (207) 866-0277

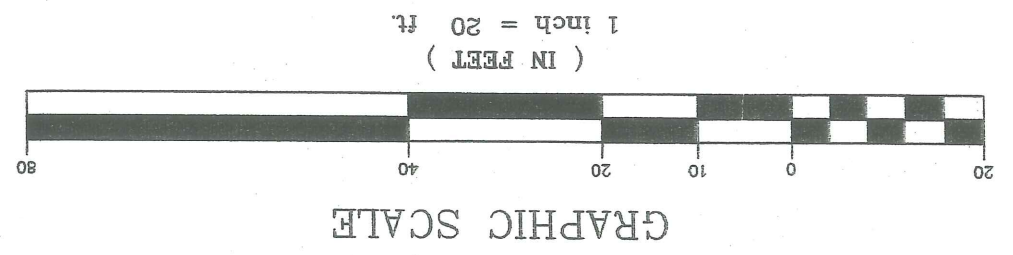
DESIGN DWELLINGS, INC.
 FOR RECORD OWNER:
 PORTLAND, ME
 TUCKER AVENUE EXTENSION
 65 MAIN STREET
 GORHAM, ME 04038

EXHIBIT 1 - PROPERTY TO BE VACATED

THIS PLAN SHALL NOT BE WORKED WITHOUT WRITTEN PERMISSION FROM SEGABO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEGABO TECHNICS, INC.

REV.	BY:	DATE:	STATUS:

DESIGN BY: JRS
 DRAWN BY: BRP
 CHECKED BY: JRS
 DATE: 10-6-98
 SCALE: 1"=20'
 N/A
 FIELD BK: 9847S
 DRAWING: 9847SEXT1
 SHEET OF



LEGEND

EXISTING	DESCRIPTION	PROPOSED
—	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTRLINE	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
≡	WETLANDS	≡
⋯	EDGE WETLAND	⋯
○	SIGN	○
- - -	CONTOURS	- - -
8" S	SEWER	8" S
○	CHAIN LINK FENCE	○

