

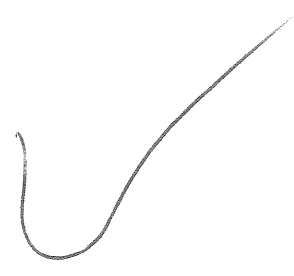
339-D-009001

35-35 Barday Ave, Portland, ME

Barday Avenue Lot Division

Diversified properties INC

P. O Box 10127 Portland, ME 04104



Rev	Date	Revision

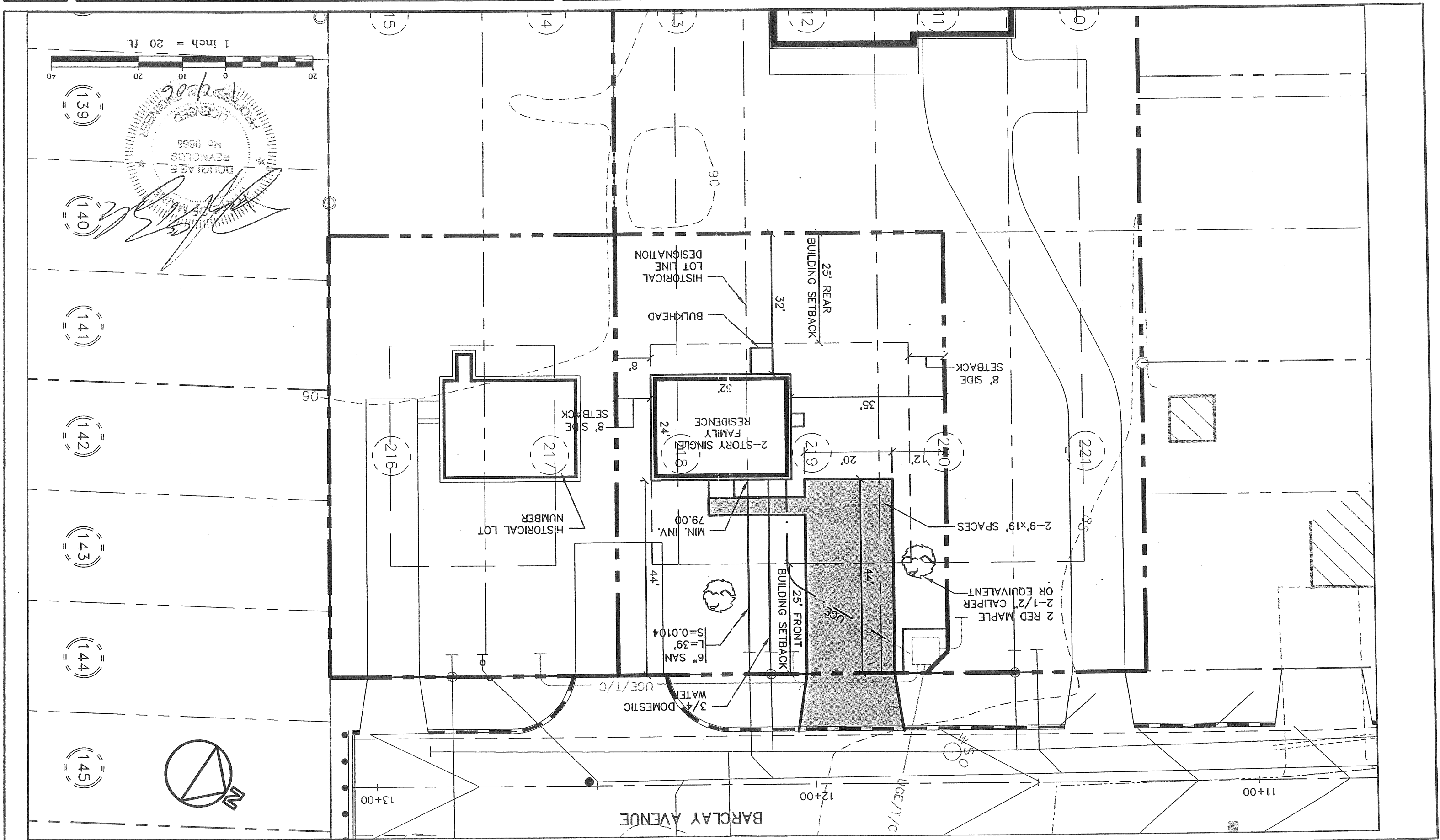
Design: DER	Date: 1/07
Draft: CAH	Job No.: 374
Checked: DER	Scale: 1"=20'
File Name: 374-SP.dwg	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 15 Shaker Road  
 Groy, ME 04039  
 P.O. Box 1237  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mail@gorrillpalmer.com

Traffic and Civil Engineering Services

Drawing Name: **Site and Utility Plan**  
 Project: **BARCLAY AVENUE, Portland, ME**

Figure No. **2**



Attachment 10

Rev.	Date	Revision
-	-	-

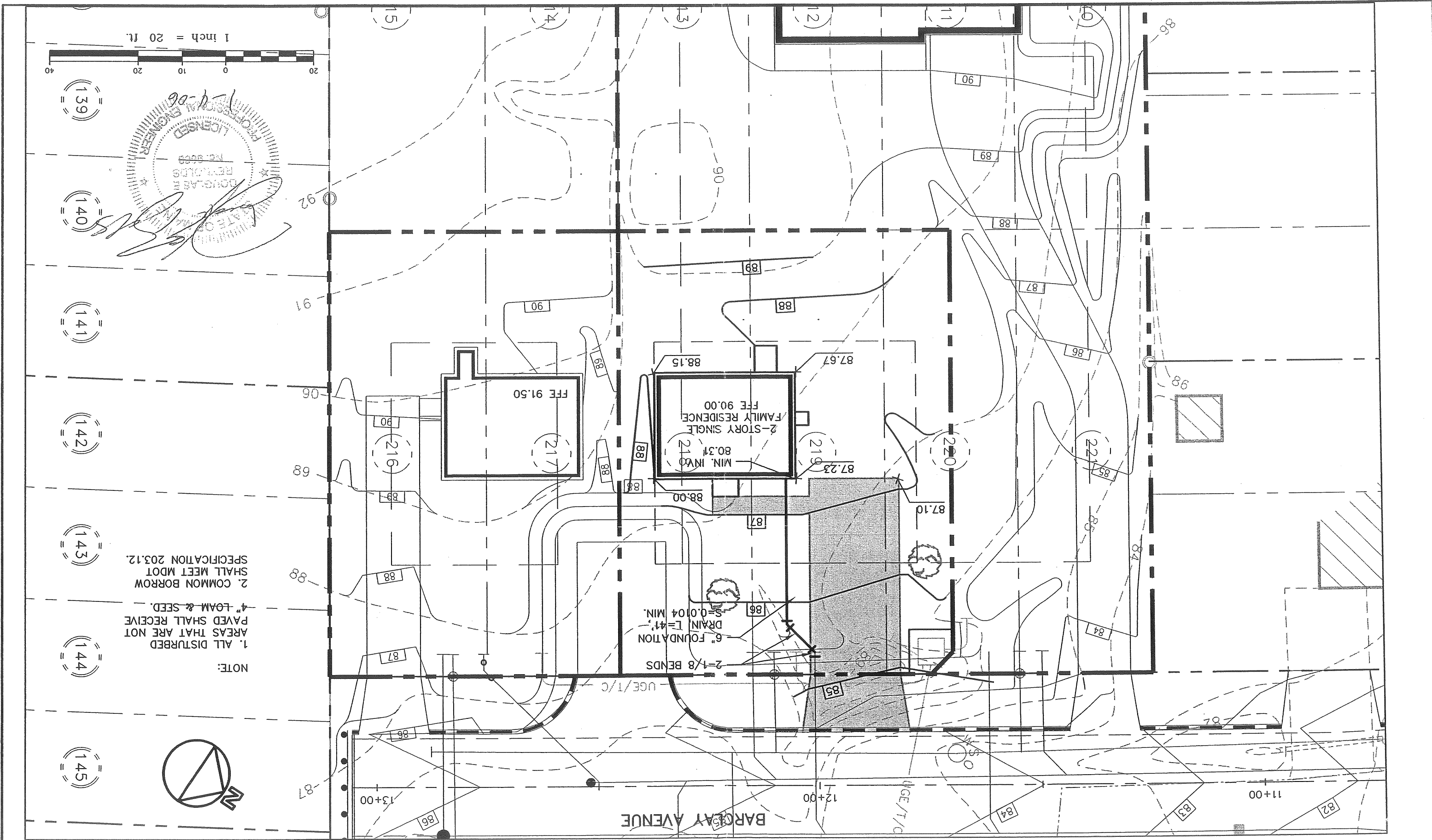
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Draft: CAH	Job No.: 374
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File Name: 374-SP.dwg	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 15 Shaker Road  
 Gray, ME 04039  
 PO Box 1237  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mail@gorrillpalmer.com

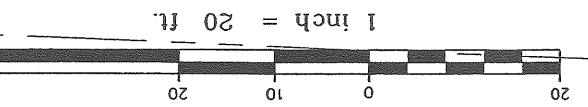
Traffic and Civil Engineering Services

Drawing Name: Grading and Drainage Plan  
 Project: BARCLAY AVENUE, Portland, ME

Figure No. 3



- NOTE:
1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" FOAM & SEED.
  2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12.



- (139)
- (140)
- (141)
- (142)
- (143)
- (144)
- (145)

Attachment 11

Rev.	Date	Revision

Issued For	Date	By

Design: JML Date: JUN 2001  
 Checked: AMP Scale: AS SHOWN 1/8" = 1'-0"  
 File Name: 374-SFDMS (RECORD DMS FOLDER)  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPECI). Any alterations, deletions or omissions, shall be at the user's sole risk and without liability to GPECI.

**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 1237  
 26 Main Street  
 Gray, ME 04039  
 E-Mail: gpec@maine.rr.com  
 FAX: 207-657-6912  
 207-657-6910

Drawing Name: **Roadway Layout & Utility Plan**  
 Project: **BARCLAY AVENUE, PORTLAND, MAINE**

Drawing No. **1**

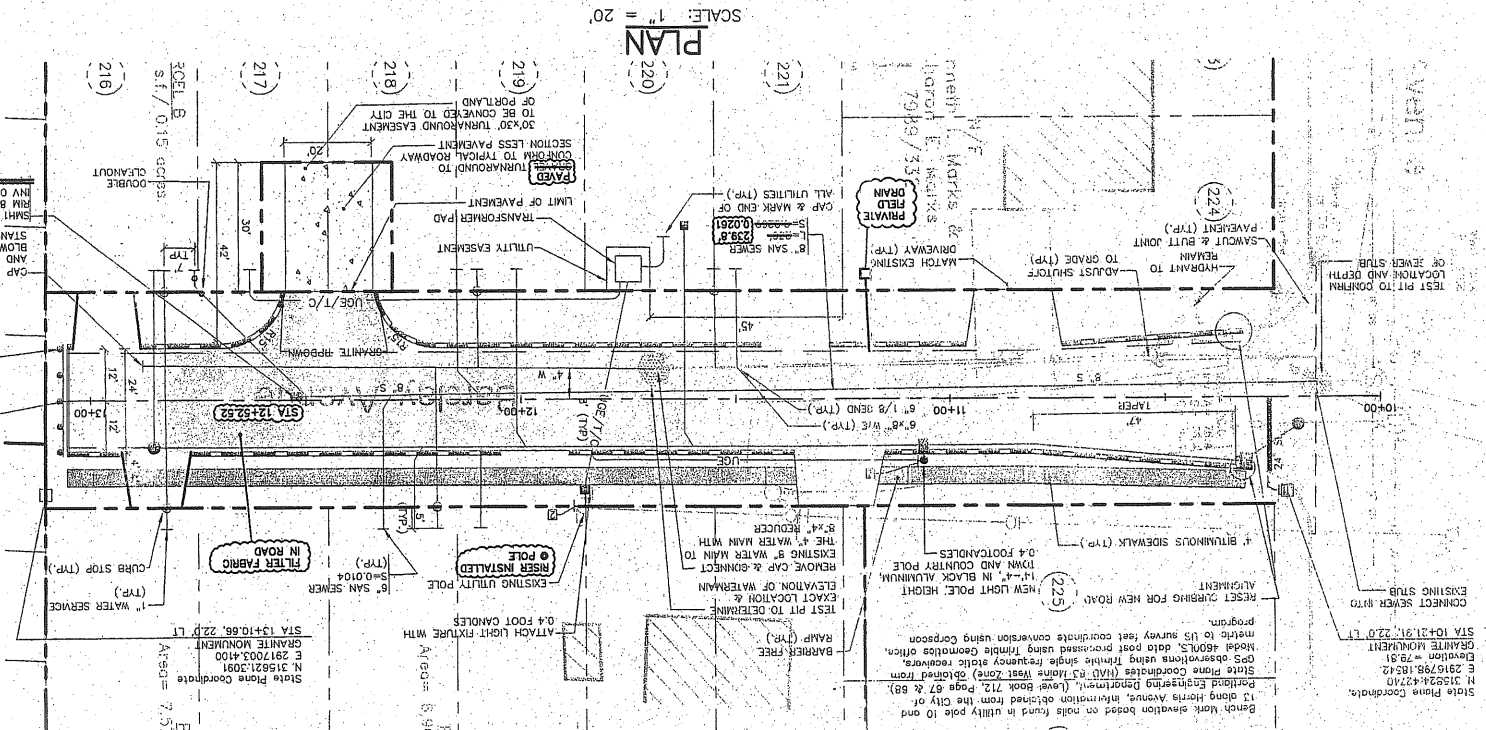
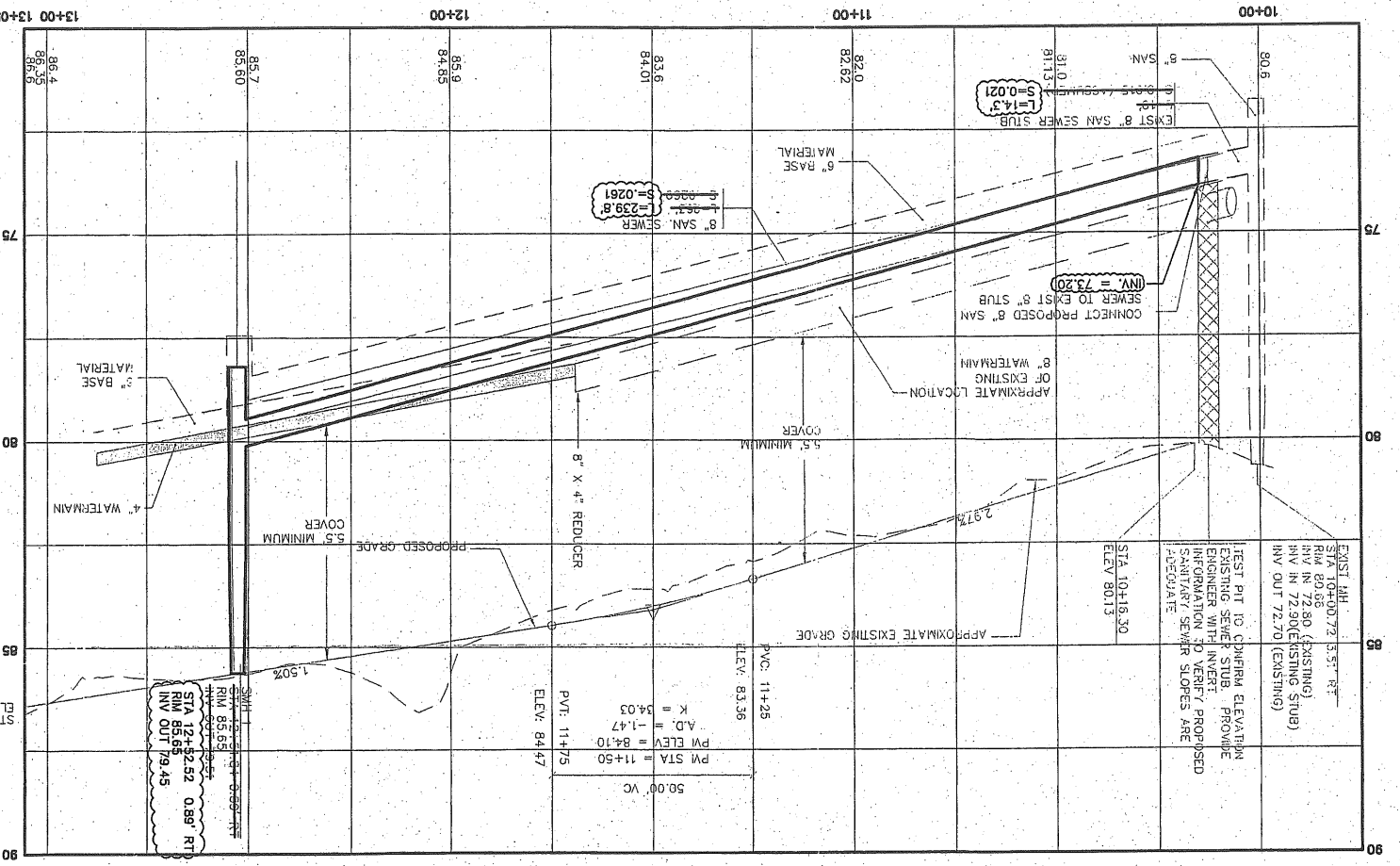
**NOTES**

1. WATER INSTALLED AS SPECIFIED.
2. SEWER INSTALLED AS SPECIFIED WITH NOTED CHANGES.
3. USE T/C IS DIRECT BURIAL EXCEPT AT PAVEMENT CROSSINGS - AT PAVEMENT CROSSINGS - CABLE (1-3" SCH. 40 PVC), CMP (2-3" SCH. 40 PVC) AND VERTICAN (1-3" SCH. 40 PVC).

**PROFILE**

SCALE: 1" = 20' HORIZ. 1" = 2' VERT.

**NOTE:**  
 INFORMATION HIGHLIGHTED ON THIS PLAN SET IS BASED UPON FIELD INFORMATION PROVIDED BY A.H. GROVER AND SONS INC, GORRILL PALMER CONSULTING ENGINEERS, INC. CAN NOT AND DOES NOT CONFIRM THE ACCURACY OF THE INFORMATION PROVIDED.



**LAYOUT NOTES**

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TRICOMA ASSOCIATES IN 2001.
2. THE CONTRACTOR SHALL LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS.
3. AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. IMPROVEMENTS SHALL BE INSTALLED IF DEMAND NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
5. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
7. NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF BARCLAY AVENUE IS ACCEPTED BY THE CITY COUNCIL.

**UTILITY NOTES**

1. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. ALL WATER DISTRIBUTION PIPES SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE JOINT LINED AND BIRMINGHAM COATED COMPARED TO ANVMA/ANS C900/214. DISINFECTION OF WATER LINES SHALL CONFORM TO ANVMA STANDARD C651, LATEST EDITION.
2. THE LOCATION OF THE PROPOSED UNDERGROUND ELECTRICAL SERVICE IS APPROXIMATE AND THE CONTRACTOR SHALL CORROBORATE THE EXACT LOCATION WITH THE CENTRAL MAINE POWER COMPANY.
3. THURST BLOCKS OR LOCKING RETAINERS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AND FORCE MAIN AT ALL BENDS, TEE'S, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THURST BLOCKS OR LOCKING RETAINERS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.

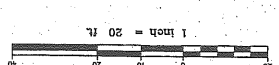
**GRADING AND DRAINAGE NOTES**

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SECTION 800 - PIPE THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
 III REINFORCED CONCRETE PIPE, CLASS III  
 SMOOTH BORE POLYETHYLENE - ADS OR HANCOCK  
 SMOOTH BORE POLYETHYLENE - ADS OR HANCOCK
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

**EROSION CONTROL NOTES**

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE.
3. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SLOES FROM ALL STORM DRAIN LINES.
4. ALL CATCH BASINS WITH OUTLET PIPES 15" DIAMETER OR LESS SHALL BE PROVIDED WITH CASCO TRAPS PER DETAIL.
5. SILT REMOVED FROM AROUND INLETS SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
6. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
7. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

**RECORD DRAWING**



**NOTES**

1. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
2. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
3. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
4. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
5. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
6. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
7. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.

**TYPICAL ROADWAY SECTION**

**TYPICAL DRIVEWAY SECTION**

**CURB LEGEND**

VERTICAL GRANITE CURB  
 GRANITE CURB

**SIGN LEGEND**

STOP SIGN  
 POTENTIAL BUILDING LOCATION  
 POTENTIAL EDGE OF DRIVEWAY  
 SUBDIVISION LOT NUMBER  
 COPIED IRON ROD SET PLS #1273  
 WATER VALVE  
 DRAIN MANHOLE  
 EXISTING CONTOUR  
 SPOT ELEVATION  
 EDGE OF GOVERNMENT  
 SEWER MANHOLE  
 CATCH BASIN  
 UTILITY POLE  
 EXISTING BUILDING  
 NEW OR FORMERLY  
 GRANITE MONUMENT FOUND  
 IRON PIN FOUND

**NOTES**

1. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
2. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
3. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
4. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
5. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
6. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.
7. 1/2" HOT BITUMINOUS PAVEMENT GRADING TO BE INSTALLED ON ALL AREAS TO BE PAVED.

Attachment 12

Rev.	Date	Revision
-	-	-

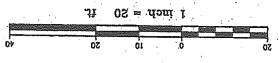
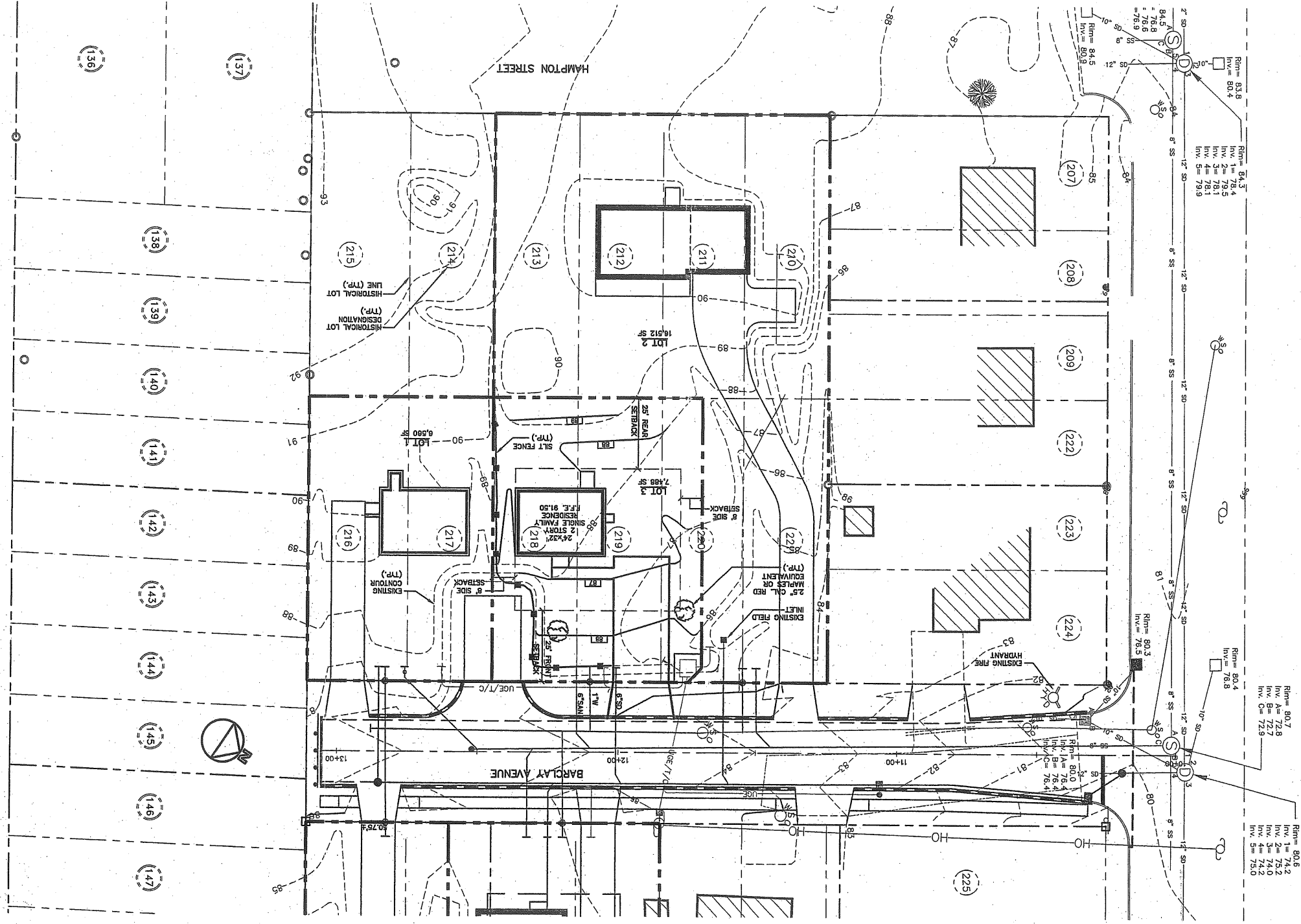
CITY COMMENTS	
Issued For	
By	
Date	3/26/07

Design: -  
 Checked: DER Scale: 1"=20'  
 Job No.: 374  
 Date: 02/07  
 Draft: CAG  
 File Name: 374-SP.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 207-657-6910  
 15 Shaker Road  
 Gray, ME 04039  
 E-Mail: mailbox@gorrillpalmer.com  
 Fax: 207-657-6912

Drawing Name:  
 Project: **BARCLAY AVENUE, PORTLAND, MAINE**  
 Client: **Diversified Properties**  
 P.O. Box 10127, Portland, ME 04104

Drawing No. **1**

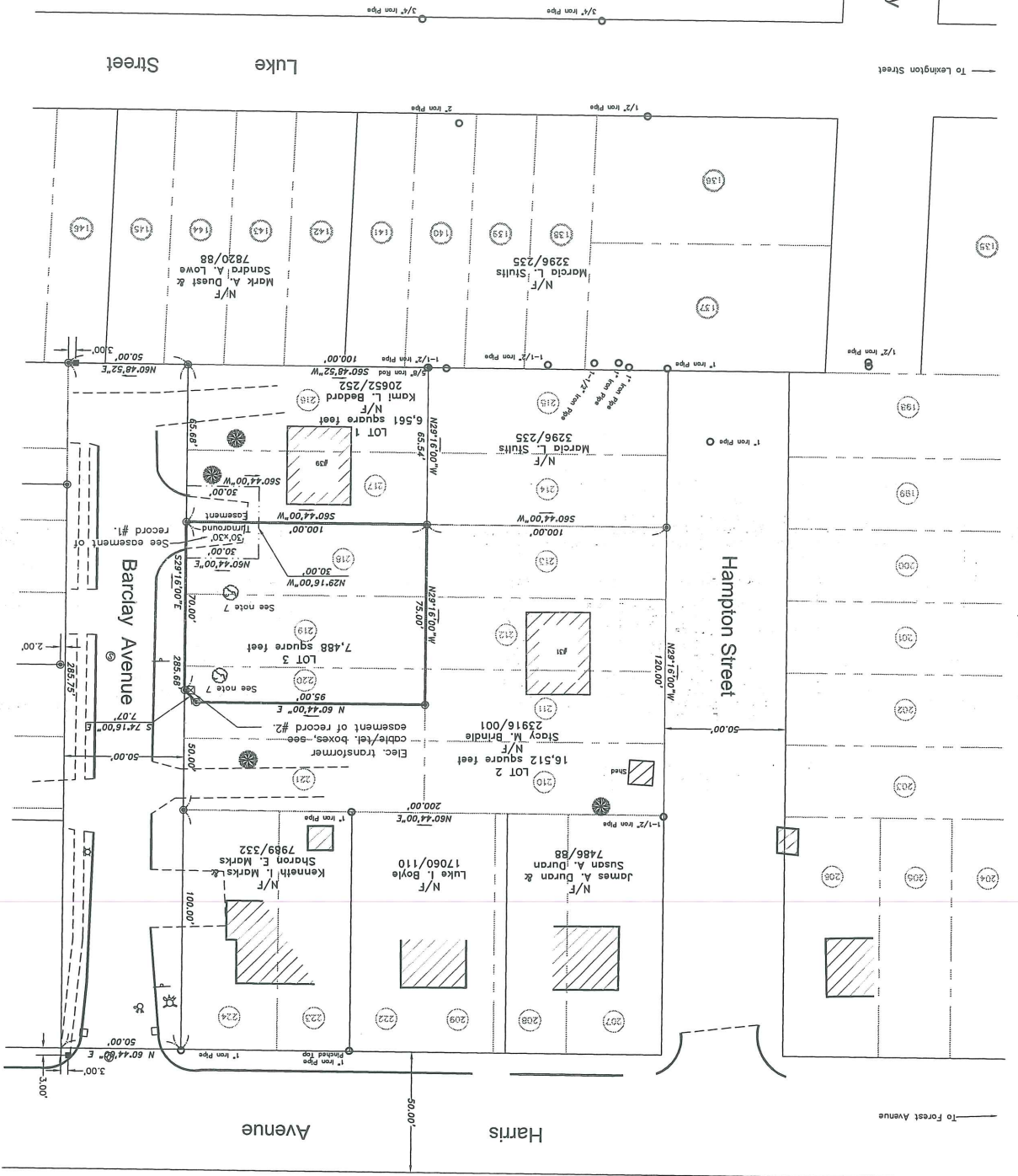


RECEIVED  
 APR - 5 2007  
 City of Portland  
 Planning Division

Attachment 13  
 (not reviewed)

Revised but not reviewed  
 02 of 4.10.07

Attachment 14 (not reviewed)



Approved by the City of Portland Planning Board

dated \_\_\_\_\_

NOTES

1) Bearings are based on plan reference 1, Magnetic North 1919.  
 2) Book and Page references are to the Cumberland County Registry of Deeds.  
 3) As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.

4) Subdivision at the time of approval is defined as "subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in 30-A, M.R.S.A. Section 14-40. The term subdivision shall also include the division of a new structure or structures on a tract of parcel of land into three (3) or more dwelling units within a five-year period and the division of and existing structure or structures previously used for commercial or industrial use into three (3) or more dwelling units to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."

5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 1996 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.

Minimum Lot Size	Minimum Lot Width
R-3	65 Ft
Minimum Setbacks:	
Front Yard	25 Ft
Side Yard *	25 Ft
Rear Yard	8 Ft
1 Story	8 Ft
1 1/2 Stories	14 Ft **
2 Stories	16 Ft
2 1/2 Stories	20 Ft
Side Yard * on Side Streets	

\* The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.

6) Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.  
 7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboriculture Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee provisions. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however there placement will be determined at the time that the lot is developed.  
 8) No wetland areas found.  
 9) According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.

CERTIFICATION

Rev. J. Crehan  
 PLS #2273

The survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Standard Boundary Survey  
 MADE FOR  
 Diversified Properties  
 449 Forest Avenue  
 Portland, Maine

DATE: January 30, 2007  
 SCALE: 1"=30'

BOOK# 588  
 BARCLAY SUBDIV  
 FILE# B187

133 Gray Road  
 Falmouth, Maine 04105  
 Titcomb Associates

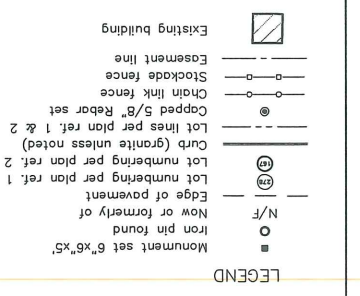


EASEMENTS OF RECORD

1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.  
 2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

REFERENCES

1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919, Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.  
 2) Plan of Lenoxdale by Tilton McClintock, dated May 1906, Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.  
 3) Plan of Central Park by Vorney and Churchill Civil Engineers, dated October 1901, Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.  
 4) Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc. dated April 15, 1988.  
 5) City of Portland Engineering Department street monumentation records.  
 6) Plan of Homestead Acres by F.B. Hitch Civil Engineers, dated June 20, 1952, Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.  
 7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01, Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.  
 8) Plan of land made for John O'Toole by Professional Land Services, dated 5/82, Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.  
 9) Plan of land made for John O'Toole by Professional Land Services, dated 1/54, Page 59.



RECEIVED

APR - 5 2007

City of Portland  
 Planning Division

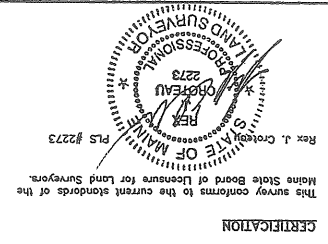
Rev. 1 05/16/07 | Drainage easement | MFC

**Standard Boundary Survey**  
MADE FOR  
Hampson Street & Barclay Avenue  
Portland, Maine

**Diversified Properties**  
449 Forest Avenue  
Portland, Maine

DATE: January 30, 2007 | SCALE: 1"=30'  
JOB#: 201026  
BOOK#: 588  
BARCLAY SUBDIV  
FILE#: 8187

**Titcomb Associates**  
133 Gray Road  
Farmington, Maine 04105



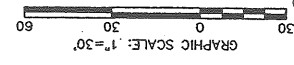
Approved by the City of Portland Planning Board

dated \_\_\_\_\_

**CERTIFICATION**

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Rex J. Corbett  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF MAINE  
LICENSE NO. 2273  
PLS #2273



*Supplemental*

**OWNERS OF RECORD**

Diversified Properties, Inc.: Book 20676, Page 148

**EASEMENTS OF RECORD**

- 1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242
- 2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

- 1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
- 2) Plan of Lenoxdale by Tilton McClintock, dated May 11, 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- 3) Plan of Central Park by Vorney and Churchill Civil Engineers, dated October 9, 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
- 4) Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc., dated April 15, 1988.
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- 6) Plan of Homestead Acres by F.B. Hoch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
- 7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
- 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 59.

**REFERENCES**

**LEGEND**

- Monument set 6"x6"x5"
- Iron pin found
- Now or formerly of
- Edge of pavement
- Lot numbering per plan ref. 1
- Lot numbering per plan ref. 2
- Curb (granite unless noted)
- Lot lines per plan ref. 1 & 2
- Catch basin
- Chain link fence
- Stockade fence
- Easement line
- Capped 5/8" Rebor set
- Existing tree
- Proposed tree
- Existing building

- \* The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.
- 6) Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.
- 7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standards for Landscaping and Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee improvements. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however their placement will be determined at the time that the lot is developed.
- 8) No wetland areas found.
- 9) According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.
- 10) Any disturbance of Barclay Avenue prior to October, 2008 that requires a street opening permit shall be subject to a five year street moratorium permit.
- 11) A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
- 12) No driveway shall be constructed off the turnaround.

Minimum Lot Size	Minimum Setbacks:
R-3	6500 Ft
	25 Ft
	8 Ft
	14 Ft **
	16 Ft
	20 Ft
	65 Ft

Minimum Lot Width

Side Yard \* on Side Streets

2 1/2 Stories

2 Stories

1 1/2 Stories

1 Story

Side Yard \*

Rear Yard

Front Yard

Minimum Lot Size

R-3

6500 Ft

25 Ft

8 Ft

14 Ft \*\*

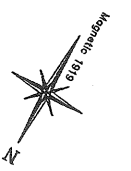
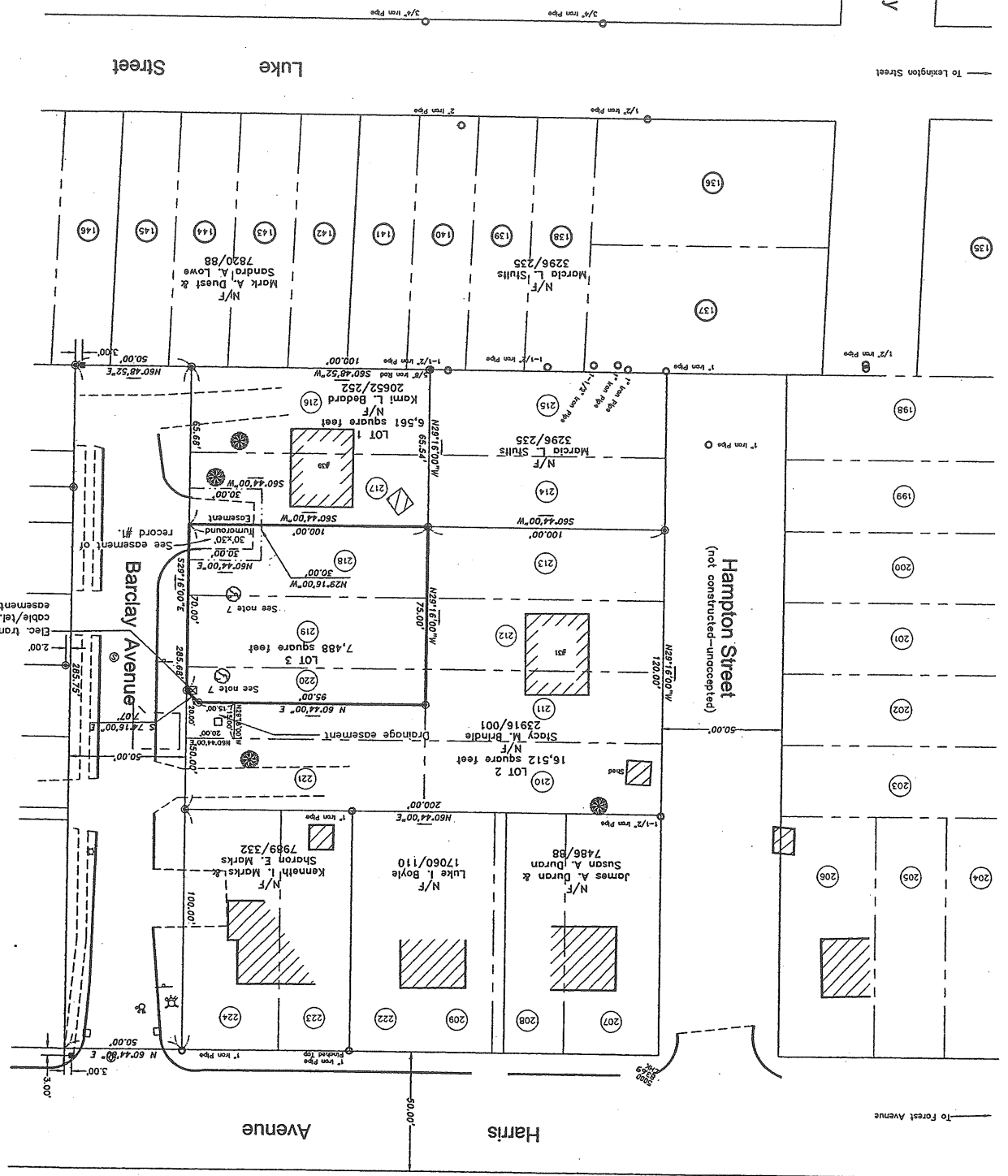
16 Ft

20 Ft

65 Ft

- 1) Bearings are based on plan reference 1, Magnetic North 1919.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
- 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, building or otherwise and as further defined in 30-A, M.R.S.A. Section 14-40I. The term subdivision shall also include the division of a new structure or structures on a tract of land into three (3) or more dwelling units within a five-year period and the division of and 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
- 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.

**NOTES**



FO-SE-S P24

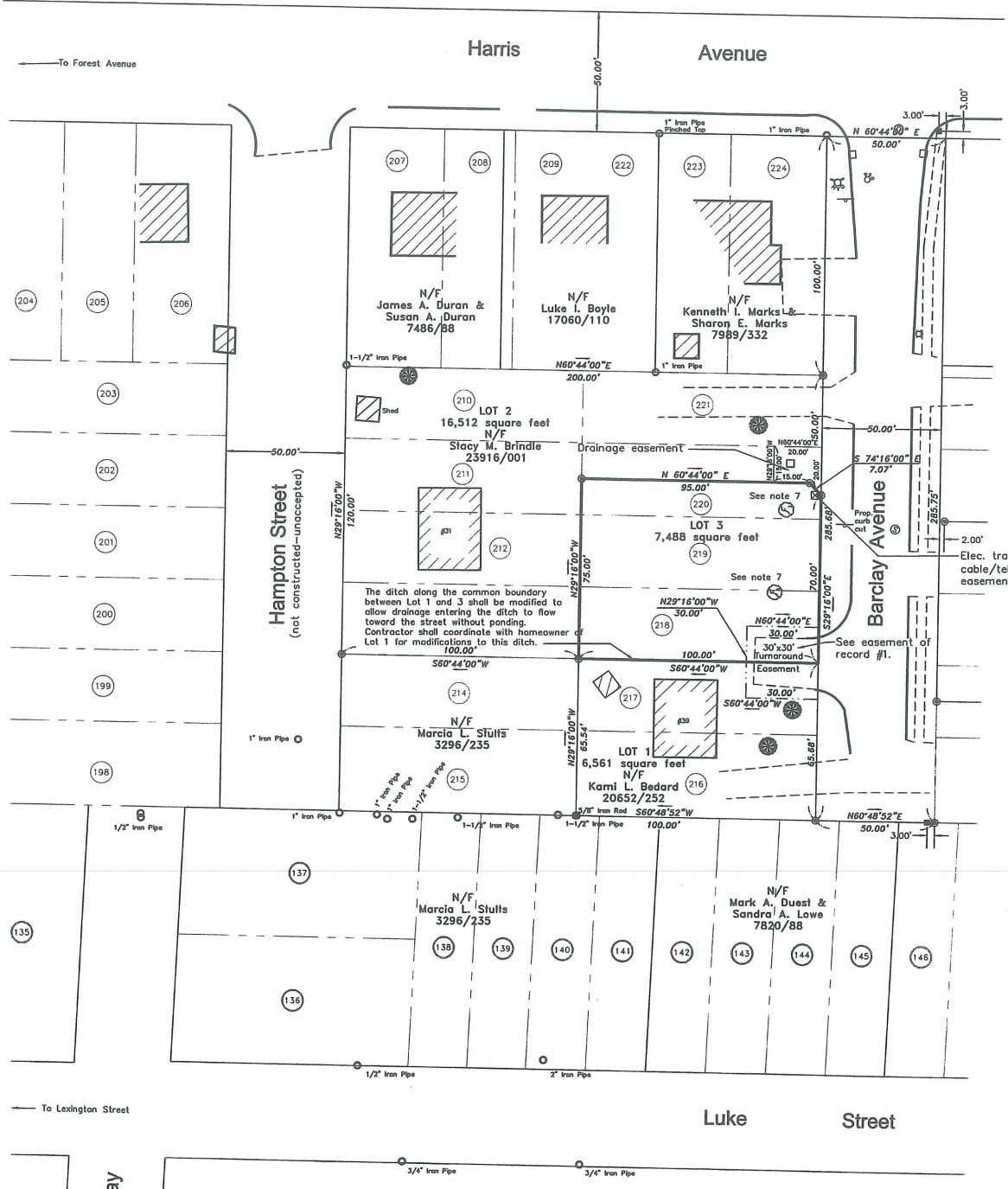
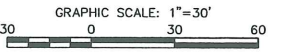


LEGEND	
■	Monument set 6"x6"x5'
○	Iron pin found
N/F	New or formerly of
—	Edge of pavement
⊕	Lot numbering per plan ref. 1
⊕	Lot numbering per plan ref. 2
—	Curb (granite unless noted)
---	Lot lines per plan ref. 1 & 2
□	Catch basin
○	Chain link fence
○	Stockade fence
---	Easement line
●	Capped 5/8" Rebar set
○	Existing tree
○	Proposed tree
▨	Existing building

- REFERENCES**
- 1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
  - 2) Plan of Lenoxdale by Tilton McClintock, dated May 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
  - 3) Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
  - 4) Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc. dated April 15, 1988.
  - 5) City of Portland Engineering Department street monumentation records.
  - 6) Plan of Homestead Acres by F.B. Hotch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - 7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
  - 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.

- EASEMENTS OF RECORD**
- 1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
  - 2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

**OWNERS OF RECORD**  
 Diversified Properties, Inc.: Book 20676, Page 148



- NOTES**
- 1) Bearings are based on plan reference 1, Magnetic North 1919.
  - 2) Book and Page references are to the Cumberland County Registry of Deeds.
  - 3) As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241. Barclay Avenue is accepted as a city way.
  - 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in 30-A, M.R.S.A. Section 14-40i. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three (3) or more dwelling units within a five-year period and the division of and 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
  - 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of The Code of Ordinances of The City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.
 

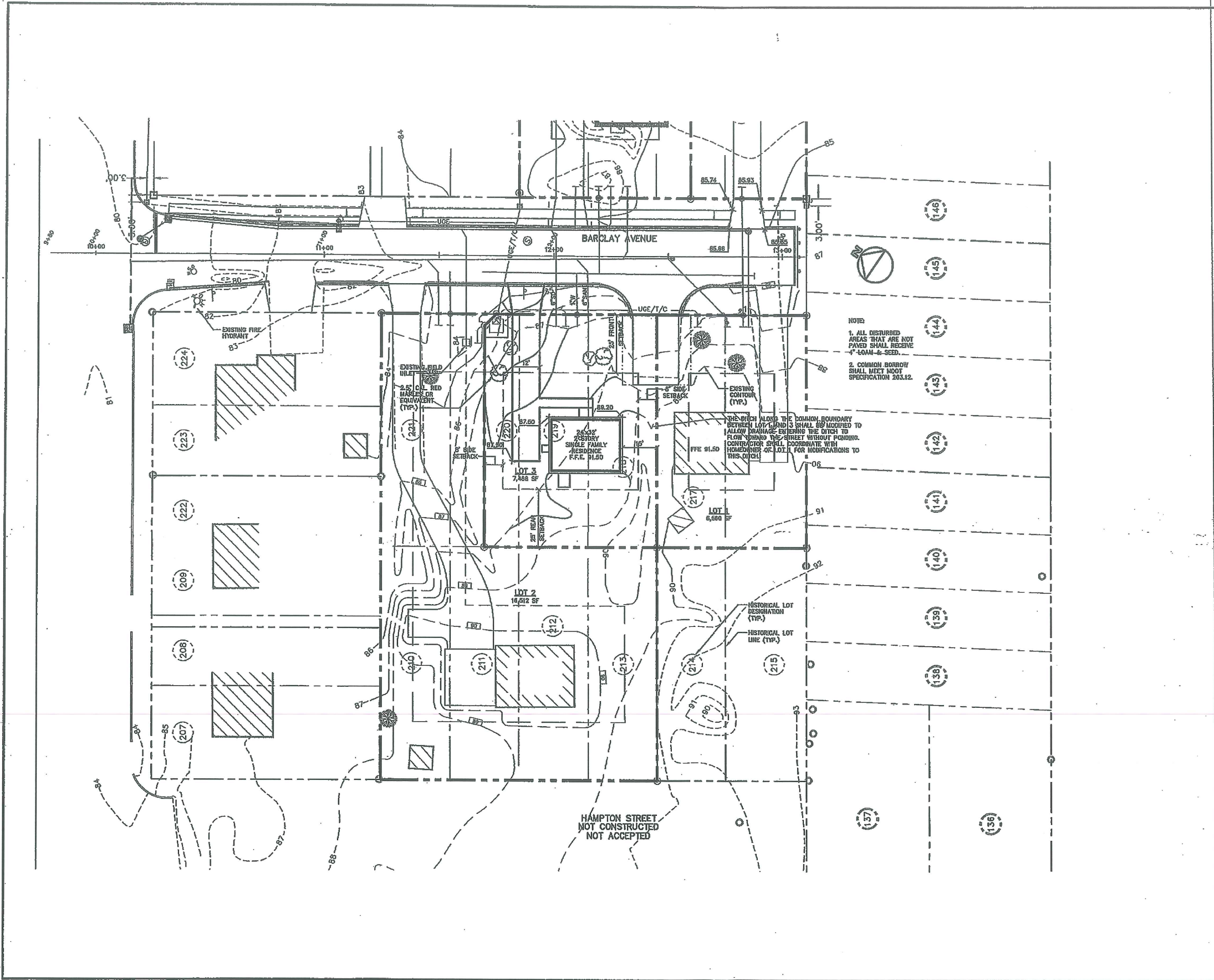
Minimum Lot Size	R-3
Minimum Setbacks:	6500 Ft
Front Yard	25 Ft
Rear Yard	25 Ft
Side Yard *	8 Ft
1 Story	8 Ft
1 1/2 Stories	14 Ft **
2 Stories	16 Ft
2 1/2 Stories	20 Ft
Side Yard * on Side Streets	20 Ft
Minimum Lot Width	65 Ft
  - \* The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.
  - 6) Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of The Portland City Code.
  - 7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee improvements. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however their placement will be determined at the time that the lot is developed.
  - 8) No wetland areas found.
  - 9) According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.
  - 10) Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street moratorium permit.
  - 11) A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
  - 12) No driveway shall be constructed off the turnaround.

Approved by the City of Portland Planning Board  
 dated \_\_\_\_\_

**CERTIFICATION**  
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.  
 Rex J. Croteau  
 LAND SURVEYOR  
 PLS #2273

Rev. 2   06/04/07	Ditch note, prop. curb cut	RJC
Rev. 1   05/16/07	Drainage easement	RJC
<b>Standard Boundary Survey</b>		
Hampton Street & Barclay Avenue      Portland, Maine		
MADE FOR		
<b>Diversified Properties</b>		
449 Forest Avenue      Portland, Maine		
JOB# 201026	DATE: January 30, 2007	SCALE: 1"=30'
BOOK# 588	<b>Titcomb Associates</b> 133 Gray Road Falmouth, Maine 04105	
BARCLAY SUBDIV		
FILE# 8187		





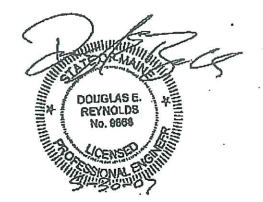
LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- PROPOSED CONTOUR
- DRIVEWAY EDGE OF PAVEMENT

NOTE  
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.  
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12.

THE DITCH ALONG THE COMMON BOUNDARY BETWEEN LOT 1 AND 3 SHALL BE MODIFIED TO ALLOW DRAINAGE ENTERING THE DITCH TO FLOW TOWARD THE STREET WITHOUT PONDING. CONTRACTOR SHALL COORDINATE WITH HOMEOWNER OF LOT 1 FOR MODIFICATIONS TO THIS DITCH.

HAMPTON STREET  
 NOT CONSTRUCTED  
 NOT ACCEPTED



Rev.	Date	Revision
1	05/30/07	ADDED DITCH NOTE

CITY COMMENTS	Date	By
	5/25/07	DER
	3/26/07	DER

Design:  Draft: CAO Date: 02/07  
 Checked: DER Scale: 1"=20' Job No: 374  
 File Name: 374-SP.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237 207-657-6910  
 16 Shaker Road FAX: 207-657-6912  
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Overall Grading Plan
Project:	BARCLAY AVENUE, PORTLAND, MAINE
Client:	Diversified Properties P.O. Box 10127, Portland, ME 04104

Drawing No.  
**1**

CHIMNEY W/  
FLASHING &  
CRICKET

A2

A2

8  
12

RIDGE VENT  
PROVIDE .18 SF. FREE AREA • RIDGE VENT  
PER EA. UNIT (TYP.)

BITUTHENE ICE & WATER  
SHIELD UP EAVES (TYP.)  
3'-0" MIN.

25 YEAR FIBERGLASS  
SHINGLES  
W/ FELT PAPER

25 YEAR FIBERGLASS  
SHINGLES  
W/ FELT PAPER

RIM DETAIL:  
NG & HEAD  
P. • FRONT  
ELEVATION  
NYL TRIM  
FLASHING  
W FLANGES

CORNER  
BOARD

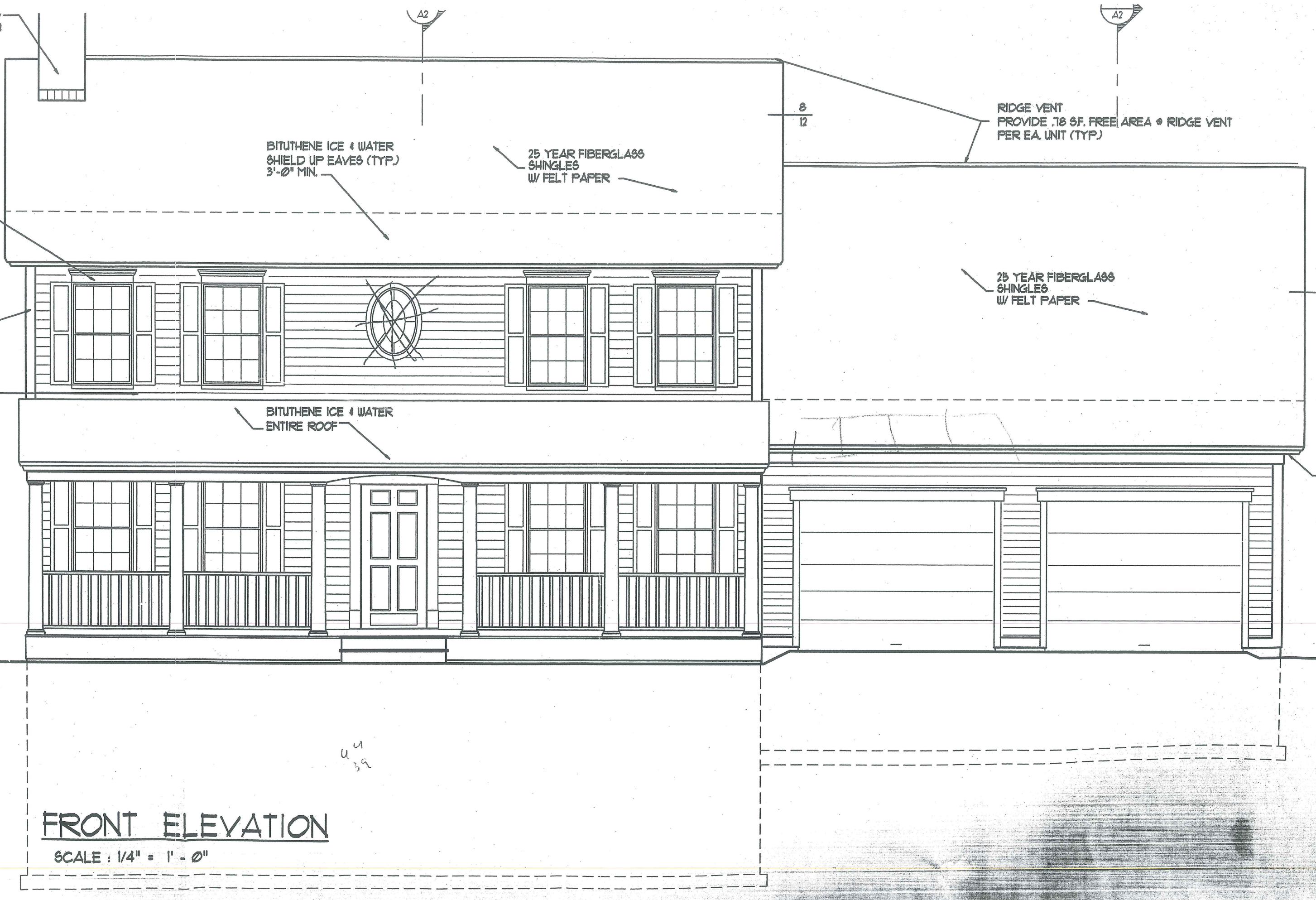
NYL SIDING  
• 5" T.W.

BITUTHENE ICE & WATER  
ENTIRE ROOF

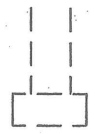
# FRONT ELEVATION

SCALE : 1/4" = 1' - 0"

44  
39

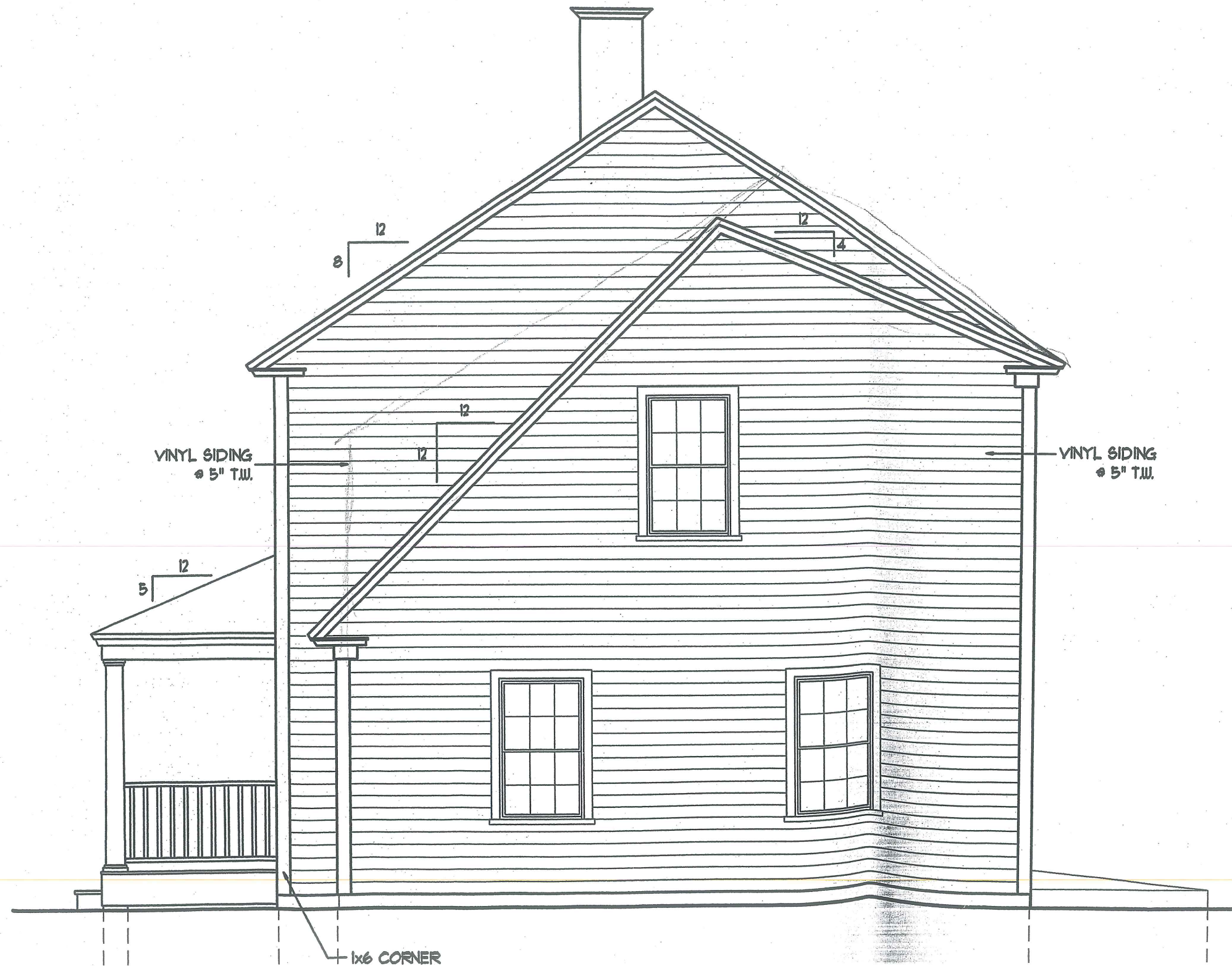


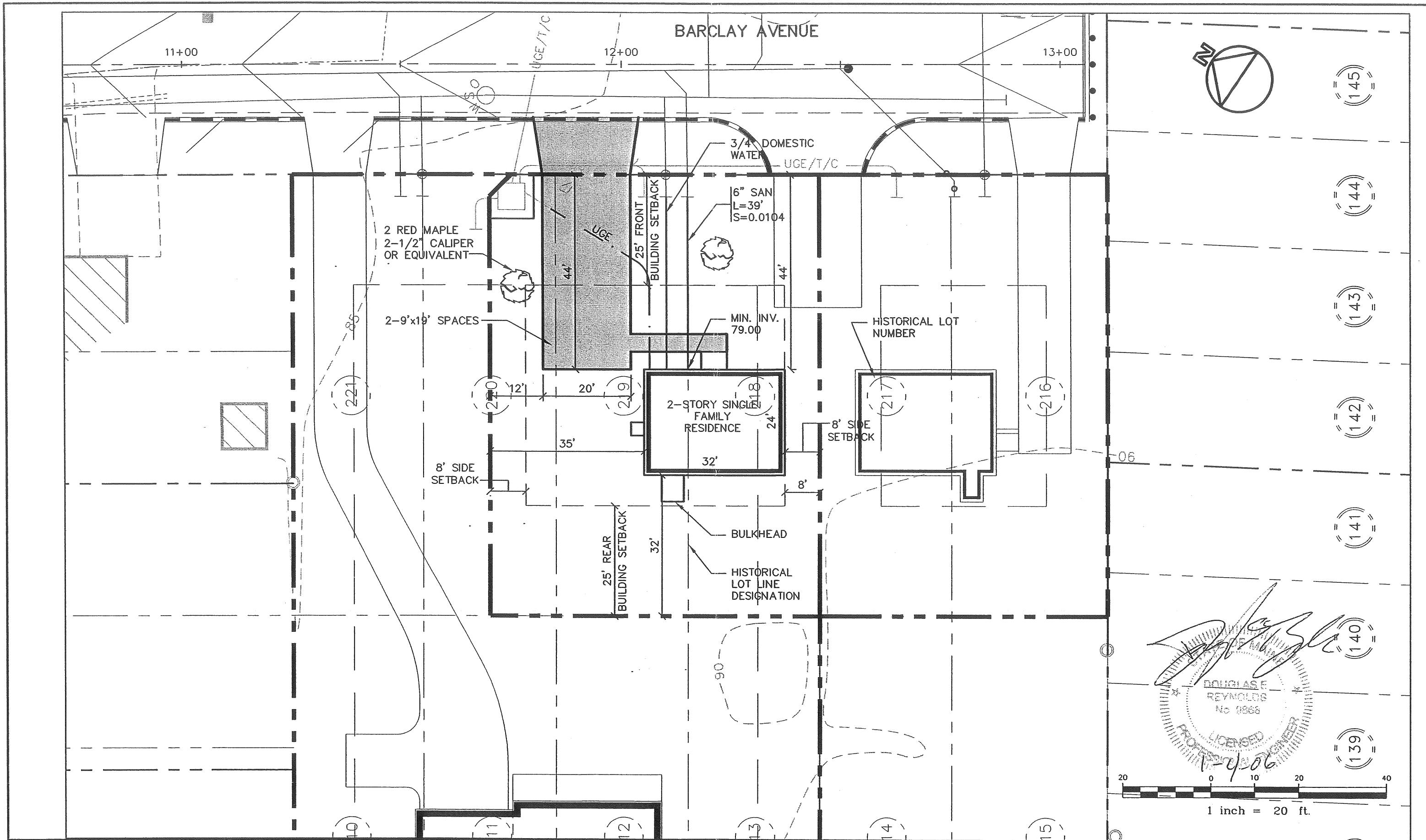
BOARD



# LEFT SIDE ELEVATION

SCALE: 1/4" = 1' - 0"





Rev.	Date	Revision
-	-	-
-	-	-

Design: DER	Date: 1/07
Draft: CAH	Job No.: 374
Checked: DER	Scale: 1"=20'
File Name: 374-SP.dwg	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
*Traffic and Civil Engineering Services*

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039

207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Site and Utility Plan**

Project: **BARCLAY AVENUE, Portland, ME**

Figure No.  
**2**

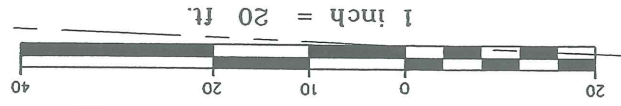
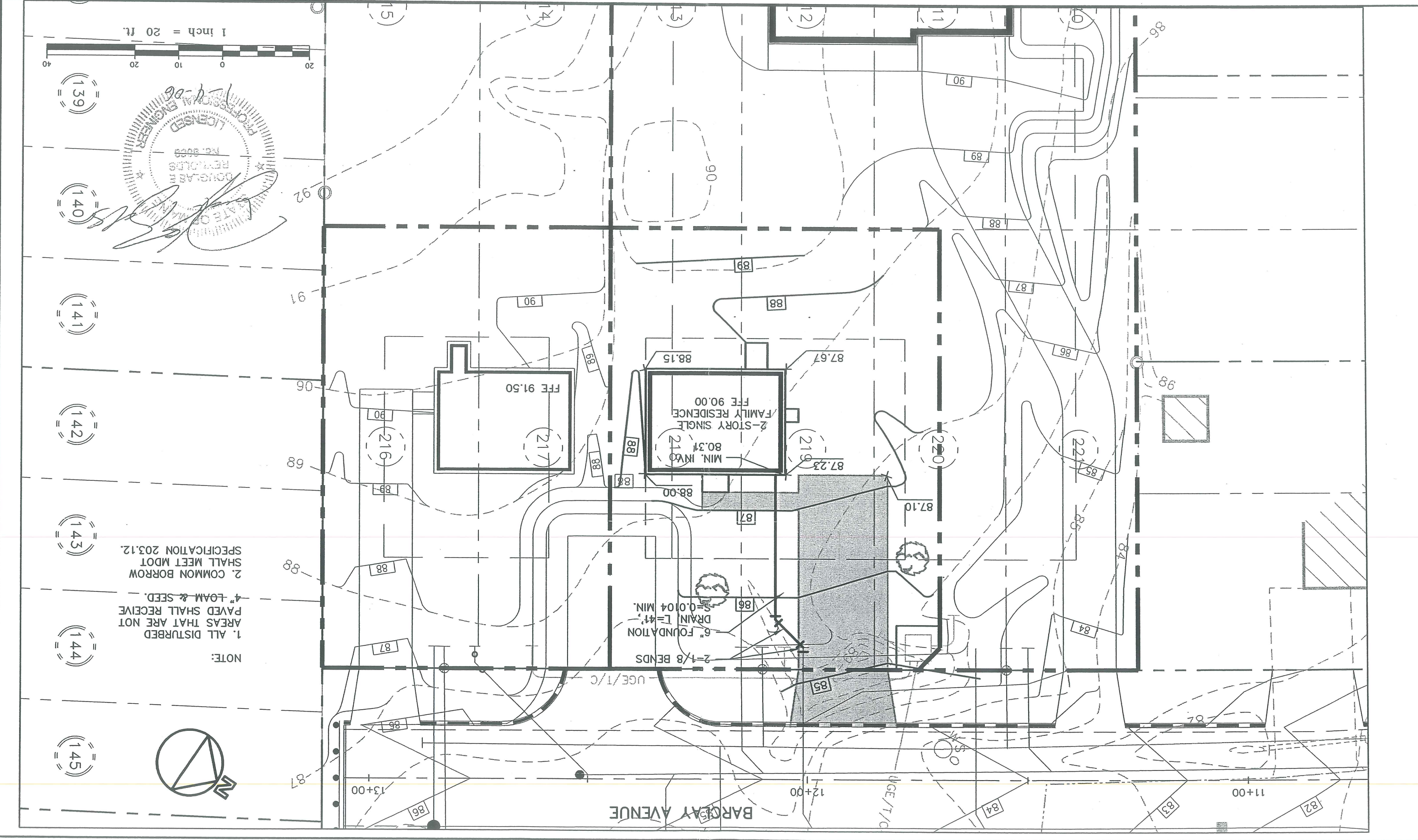
Rev.	Date	Revision
-	-	-

Design: DER	Date: 7/06
Draft: CAH	Job No.: 374
Checked: DER	Scale: 1"=20'
File Name: 374-SP.dwg	

**GP**  
 Gorill-Palmer Consulting Engineers, Inc.  
 15 Shaker Road  
 Gray, ME 04039  
 PO Box 1237  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mail@gorillpalmer.com

Drawing Name: **Grading and Drainage Plan**  
 Project: **BARCLAY AVENUE, Portland, ME**

Figure No. **3**



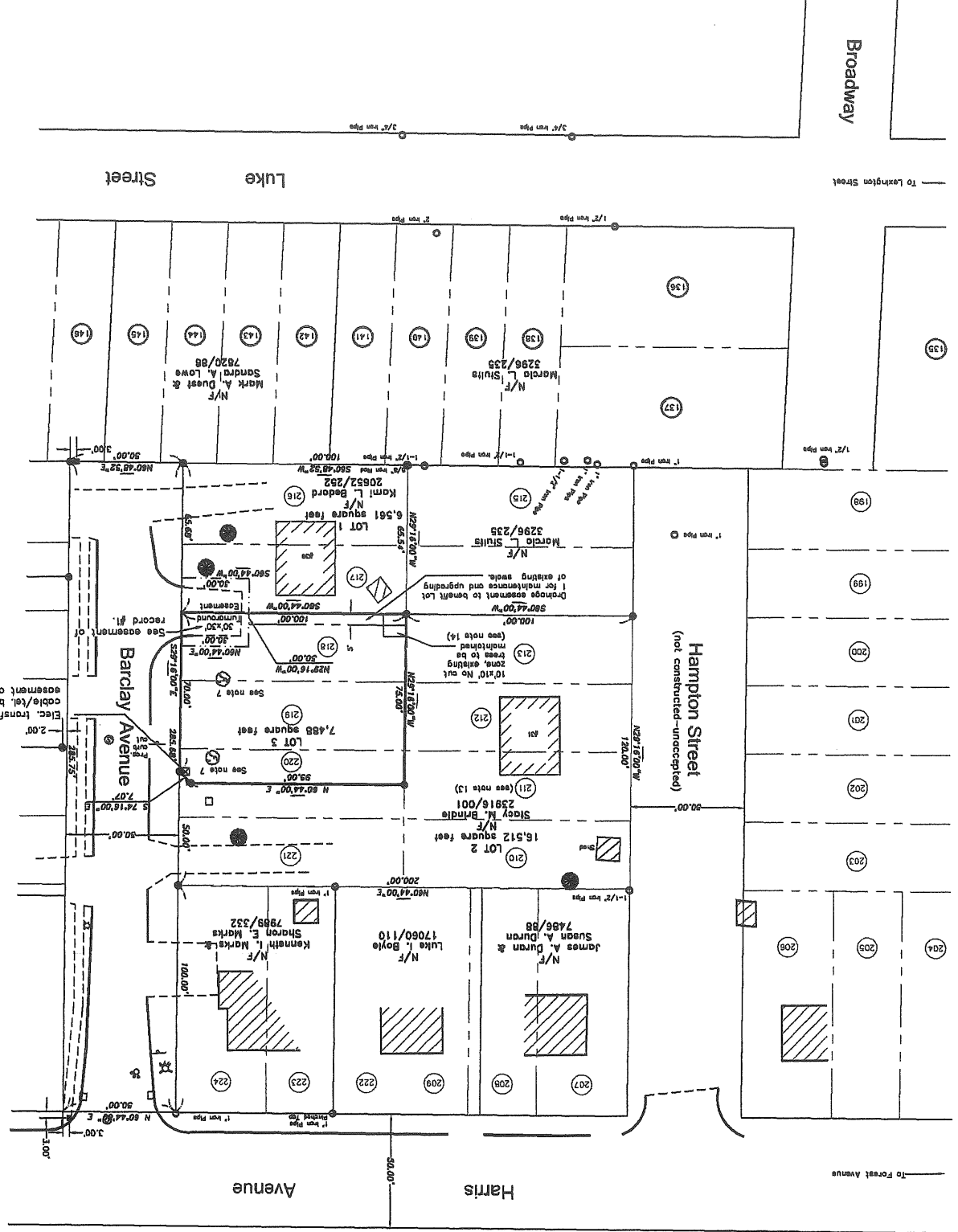
NOTE:  
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" FOAM & SEED.  
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12.



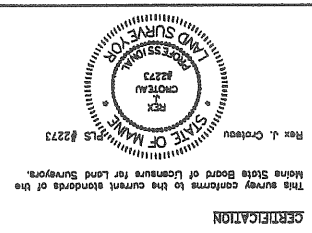
(139) (140) (141) (142) (143) (144) (145)



Attachment 7

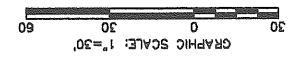


Approved by the City of Portland Planning Board



Rev. 5 10/18/07	Remove drain assn, Lot 1, add note 13-15	R/C
Rev. 4 07/24/07	Remove 15'x20' drainage easement	R/C
Rev. 3 07/23/07	10' drainage assn, 10'x10' no cut zone, note 13	R/C
Rev. 2 08/04/07	Drain note, prop. curb cut	R/C
Rev. 1 08/18/07	15'x20' Drainage easement	R/C

Subdivision Recording Plat  
MADE FOR  
Diversified Properties  
449 Forest Avenue  
Portland, Maine  
DATE: January 30, 2007 SCALE: 1"=30'  
JOB# 201026  
BOOK# 588  
BARCLAY SUBDIV  
FILE# 8187  
Tilcomb Associates  
133 Gray Road  
Portland, Maine 04105



- OWNERS OF RECORD  
Diversified Properties, Inc.: Book 20676, Page 148
- Remove drain assn, Lot 1, add note 13-15
  - Remove 15'x20' drainage easement
  - 10' drainage assn, 10'x10' no cut zone, note 13
  - Drain note, prop. curb cut
  - 15'x20' Drainage easement
- REVISIONS

- REFERENCES
- Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 18.
  - Plan of Lenoxdale by Tilton McClintock, dated May 1908. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
  - Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
  - Site Plan of Harris Avenue Extension by R. P. Tilcomb Associates, Inc., dated April 15, 1988.
  - City of Portland Engineering Department street monumentation records. 1983. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - Plan of Homestead Acres by F.B. Holch Civil Engineer, dated June 20, 1983. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - Standard Boundary Survey made for Diversified Properties by Tilcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 25.
  - Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.
- EASEMENTS OF RECORD
- Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
  - Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17508, Page 82.
- OWNERS OF RECORD
- No wetland areas found.
  - According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0008 B dated July 17, 1988, Lots 1-3 do not lie in a special flood hazard zone.
  - Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street moratorium permit.
  - A plan depicting the eas built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
  - No driveway shall be constructed off the turnaround.
  - Lot 2 in the three lot subdivision for Hampton Street and Barclay Avenue received conditional use approval from the Portland Zoning Board of Appeals for an accessory unit in the single family home at 31 Barclay Avenue on September 2, 2007 and the Planning Board reviewed and approved the amended subdivision for the fourth division as defined under the State of Maine Statute 30-A, M.R.S.A on October 23, 2007.
  - The 10 by 10 no cut zone on lot 3 shall be restricted from any plantings that interfere with the trees on lot 1, and that no trimming or removal of branches of the tree on lot 1 which encroach on lot 3 shall be undertaken except in the event of disease, damage or safety resulting from the overhanging limbs.
  - No street opening permit shall be issued for lot 3 unless and until the City has received from the developer the cost of the curb cut servicing Lot 3 in an amount required by City code.

- NOTES
- Bearings are based on plan reference 1, Magnetic North 1919.
  - Book and Page references are to the Cumberland County Registry of Deeds.
  - As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
  - Subdivision of the three of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period, whether accomplished by sale, lease, development, building or other means and as further defined in 30-A, M.R.S.A, Section 14-401. The term subdivision shall also include the division of a new structure or structures on a tract of land into three (3) or more dwelling units within a five-year period and the division of and existing structure or structures previously used for commercial or industrial use into three (3) or more dwelling units to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
  - Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 14, 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.
- | Minimum Lot Size | Minimum Setbacks:  | Minimum Lot Width           |
|------------------|--|-----------------------------|
| R-3<br>6500 Ft.  | Front Yard<br>25 Ft.<br>Rear Yard<br>25 Ft.<br>Side Yard<br>25 Ft. | Minimum Lot Width           |
| 1 Story          | 1 1/2 Stores   | Side Yard * on Side Streets |
| 2 Stores         | 2 Stores   | 2 1/2 Stores                |
| 8 Ft.            | 8 Ft.  | 16 Ft.                      |
| 14 Ft. **        | 14 Ft. **  | 20 Ft.                      |
| 65 Ft.           | 65 Ft.   | 65 Ft.                      |
- LEGEND
- Monument set 6"x8"x5"
  - Iron pin found
  - Now or formerly of
  - Edge of pavement
  - Lot numbering per plan ref. 1
  - Lot numbering per plan ref. 2
  - Curb (granite unless noted)
  - Lot lines per plan ref. 1 & 2
  - Catch basin
  - Chain link fence
  - Stockade fence
  - Easement line
  - Capped 3/8" Rebar set
  - Existing tree
  - Proposed tree
  - Existing building

Date	Revision

CITY COMMENTS	

Issued For	Date

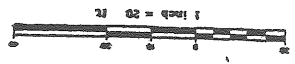
By	Date

Design - Draft: CAG Date: 02/07  
 Checked: DCR Scale: 1"=30' Job No.: 174  
 The Name: 174-57.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, omissions or other errors shall be at the user's sole risk and without liability to GPCEI.

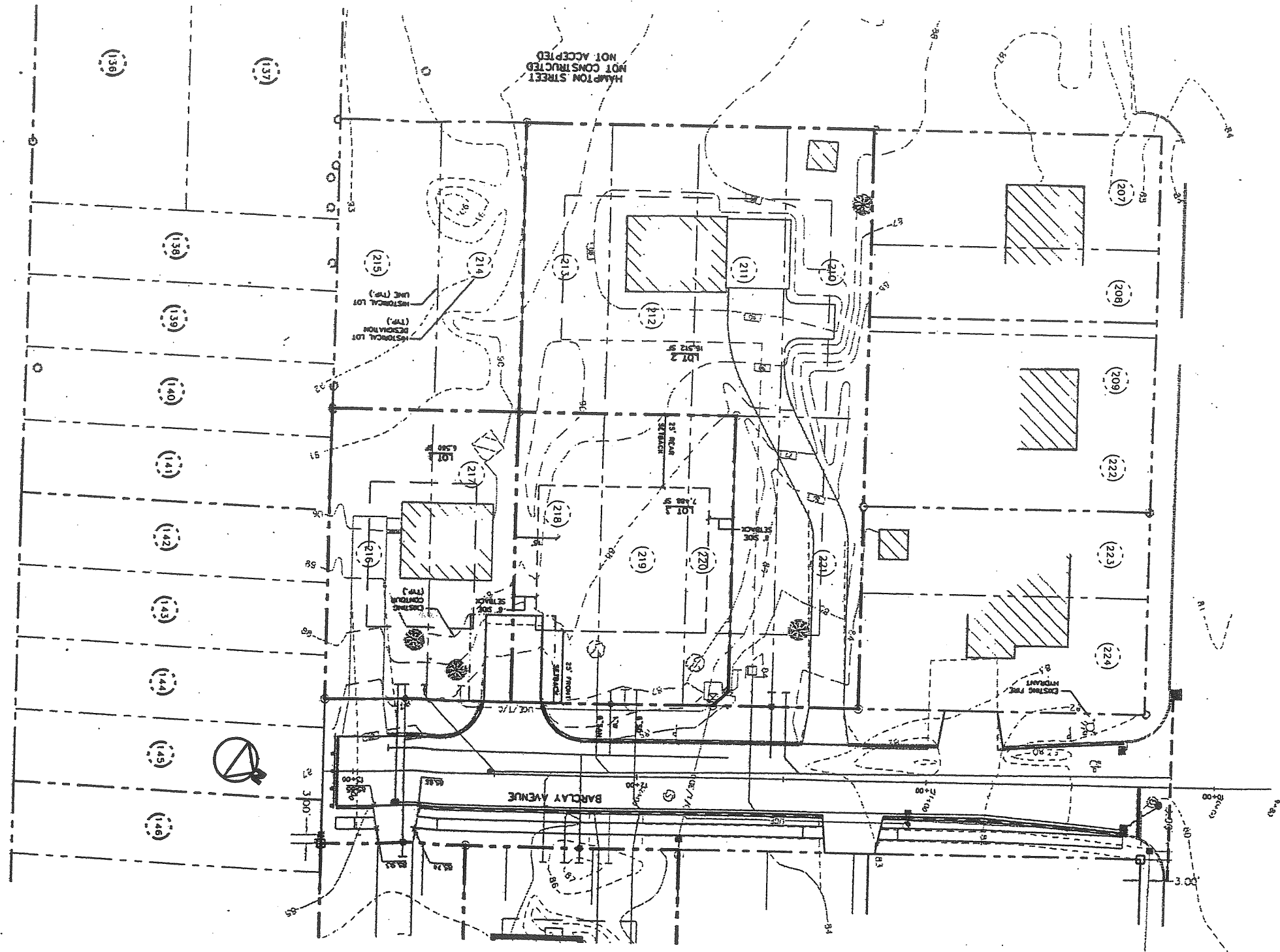
**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 E-Mail: mroboc@gorrillpalmer.com  
 Fax: 207-657-6910  
 207-657-6912

Drawing Name: Existing Conditions Plan  
 Project: BARCLAY AVENUE, PORTLAND, MAINE  
 Client: Diversified Properties  
 P.O. Box 10127, Portland, ME 04104

Drawing No. 2



LEGEND  
 - - - - - EXISTING CONTOUR  
 ▨ EXISTING BUILDING



Attachment 6



**LEGEND**

- Iron pin found
- N/F Not of former of
- Edge of pavement
- Let numbering per plan ref. 1
- Let numbering per plan ref. 2
- Curb (gartha unless noted)
- Let lines per plan ref. 1 & 2
- Capped 3/8" rebar set
- Chain link fence
- Stockade fence
- Coastment line
- Existing building

**REFERENCES**

- 1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
- 2) Plan of Landlords by Tilton McClintock, dated May 1908. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- 3) Plan of Central Park by Verney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book B, Page 129.
- 4) Site Plan of Harris Avenue Extension by R. P. Nicomb Associates, Inc., dated April 15, 1988.
- 5) City of Portland Engineering Department street monumentation records.
- 6) Plan of domesticated areas by F.B. Helton Civil Engineer, dated June 30, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 25, Page 21.
- 7) Standard Boundary Survey made for Diversified Properties by Nicomb Associates, dated 04/10/01.
- 8) Plan of land made for John O'Leary by Professional Land Services, dated 5/22. Recorded in the Cumberland County Registry of Deeds in Plan Book 15a, Page 18.

**NOTES**

- 1) Bearings are based on plan reference 1, Magnetic North 1918.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) As per the notice recorded in the Cumberland County Registry of Deeds by the City of Portland, dated 12/28/00, the portion of Harris Avenue southerly of Harris Avenue as considered Unaccepted/Continued.
- 4) The subject parcels located within Harris Farms (see reference 1) were conveyed with a fee interest to the centerline of the defining street(s), subject to the rights of other lot owners and the public to the use of the street.

**OWNERS OF RECORD**

- Diversified Properties, Inc. 16500/158
- Bong Inc. Profit Sharing Trust 17087/42
- Maggie Lane Development LLC 17008/32, 17204/26, 16830/290

**EASEMENTS OF RECORD**

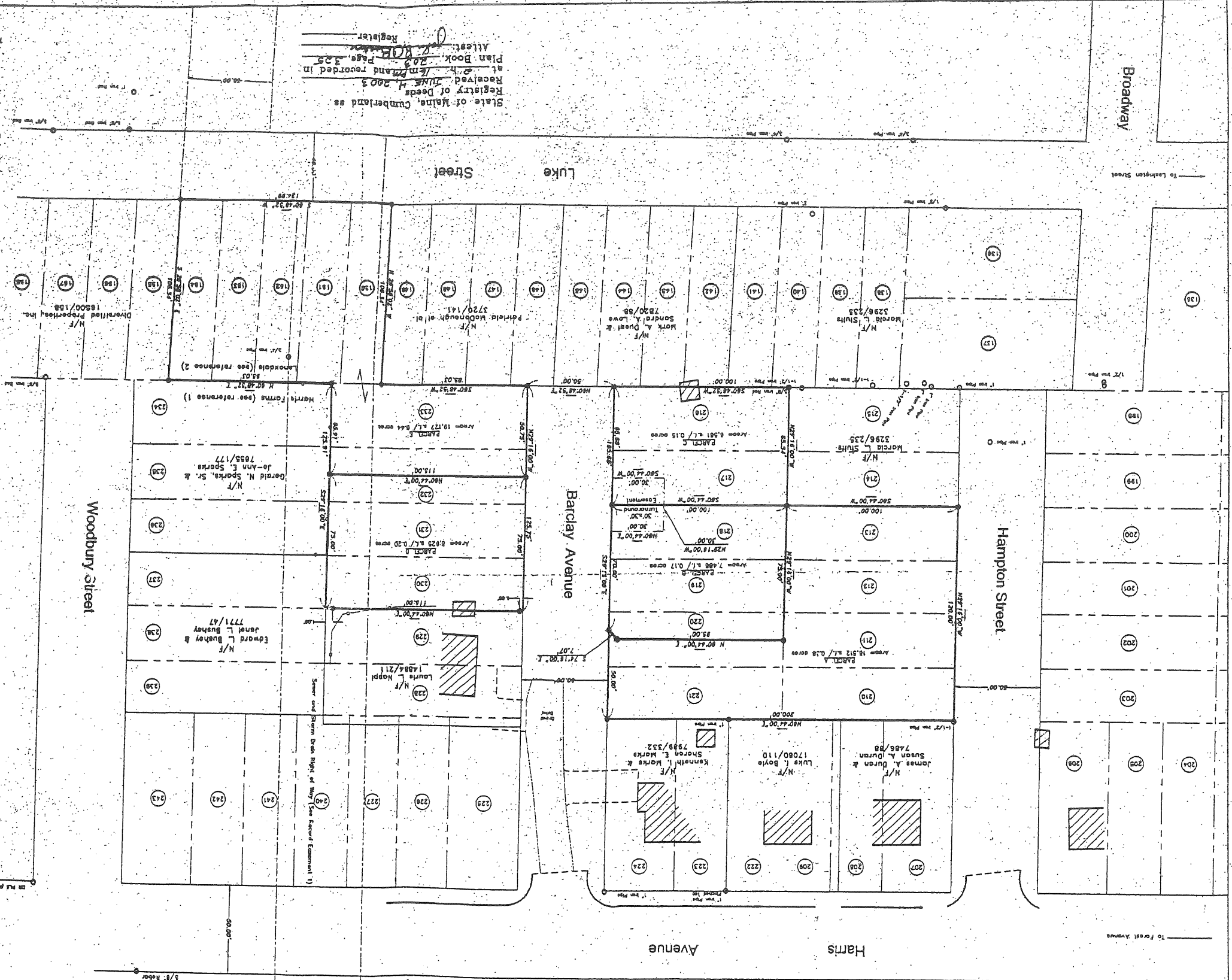
- 1) Sewer and Storm Drain Right of Way to the City of Portland 2073/250.
- 2) See note 4.

**Standard Boundary Survey**  
 MADE FOR: Portland, Maine  
 DATE: 8/15/01  
 SCALE: 1"=30'  
 BOOK: 288  
 PAGE: 28  
 NPL# 5187  
 Nicomb Associates  
 133 Oak Road  
 Portland, Maine 04105

**CERTIFICATION**

This survey conforms to the current standards of the Maine State Board of Landowners or Land Surveyors. I, the undersigned, certify that I am a duly licensed Land Surveyor in the State of Maine.

*[Signature]*  
 Date: 8/15/01



State of Maine, Cumberland ss  
 Registry of Deeds, 2003  
 Received JUNE 11, 2003  
 at 2:45 PM and recorded in  
 Plan Book 288, Page 28  
 Attest: *[Signature]*  
 Registrar

Rev.	Date	Revision
1	10/04/07	ADDED SPOT GRADES

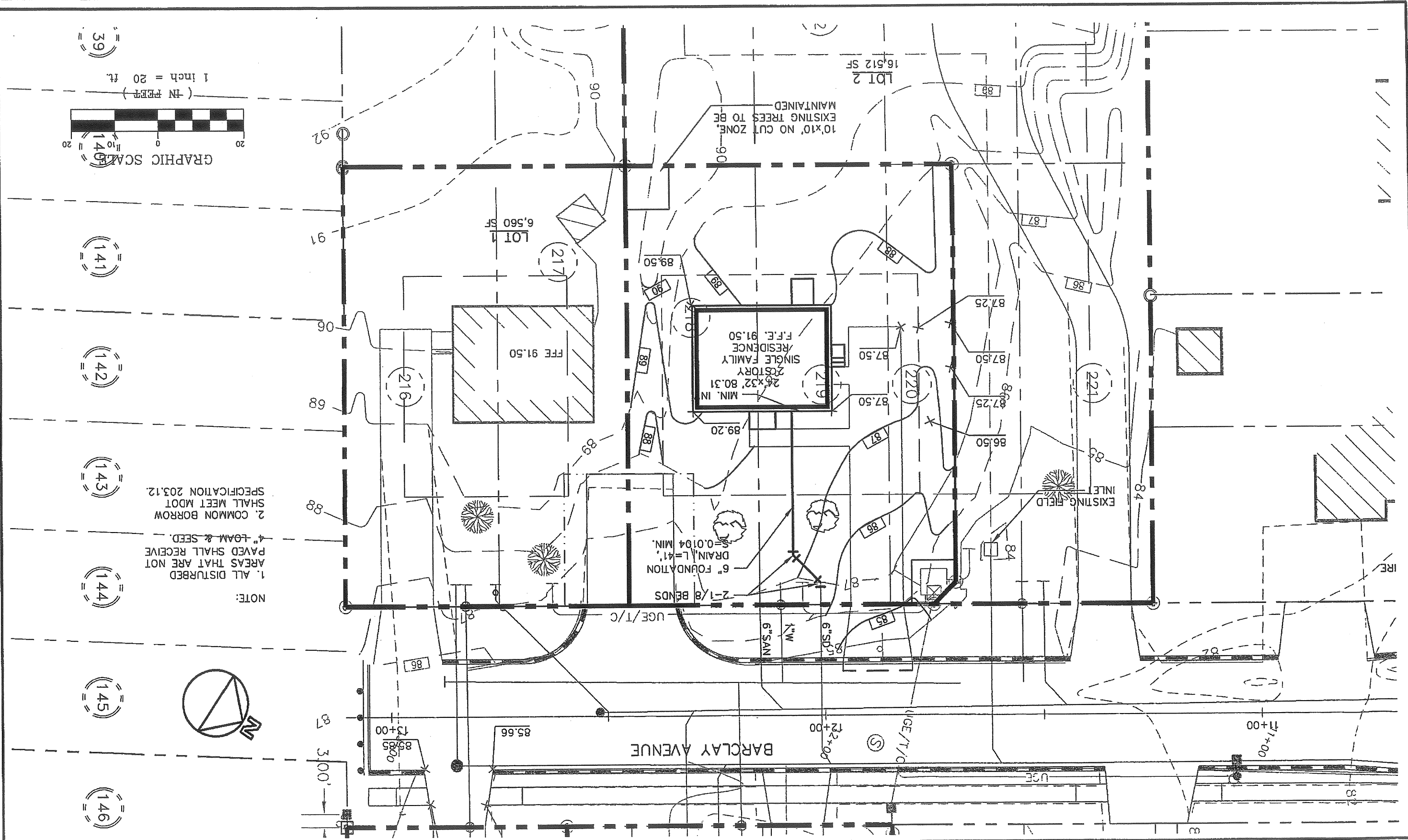
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Draft: CAG	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.DWG	
TAB: LOT3; LMAN: 374-LOT3 GRADING	

**GP**  
Gorill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

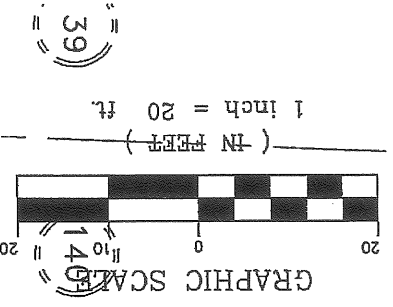
P.O. Box 1237  
15 Shaker Road  
Gray, ME 04039  
207-657-6910  
FAX: 207-657-6912  
E-Mail: mlbox@gorillpalmer.com

Drawing Name: **Lot 3 Grading & Drainage Plan**  
Project: **BARCLAY AVENUE, PORTLAND**

Figure No. **3**



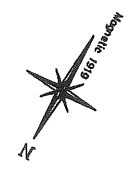
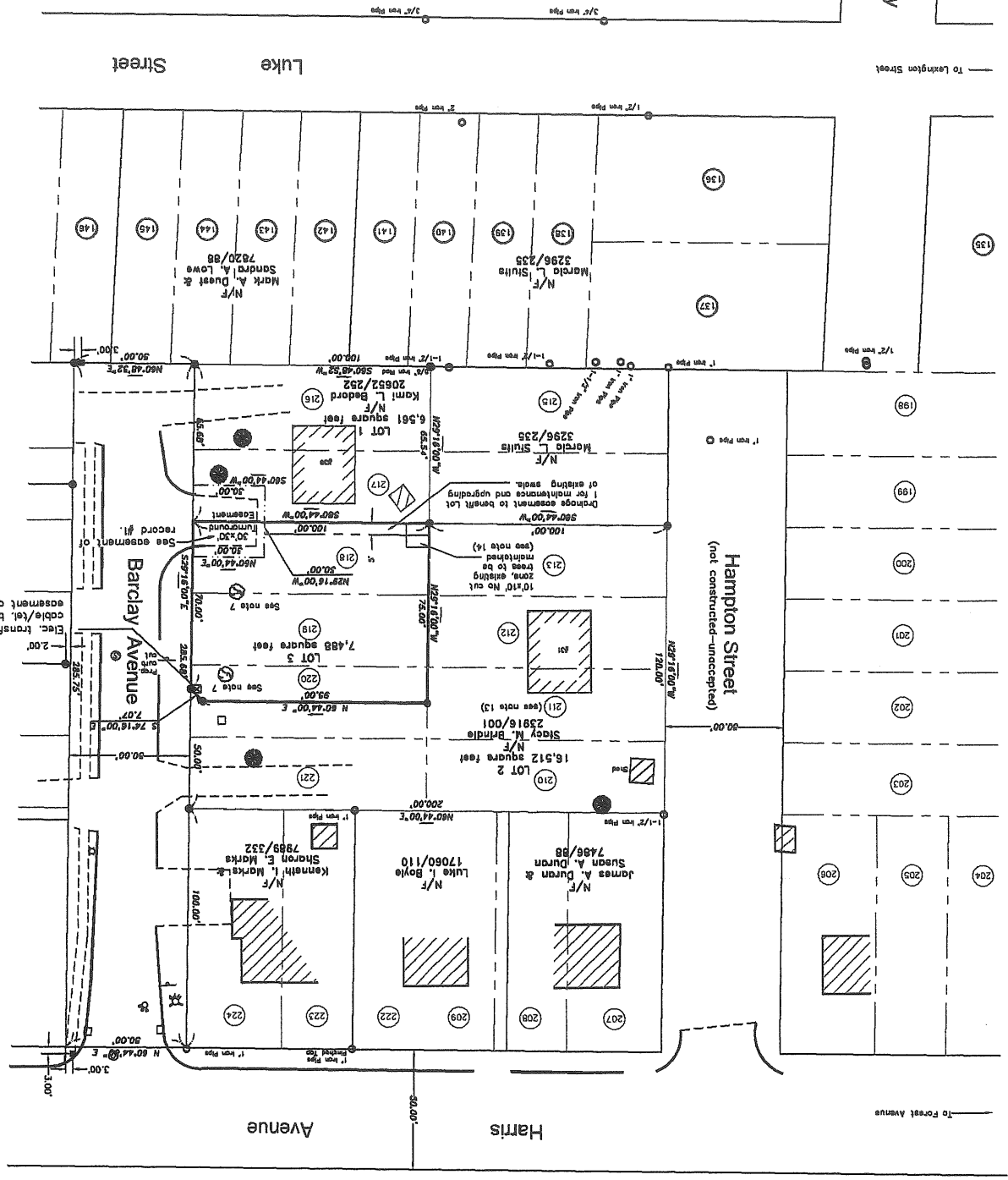
- NOTE:
1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" FOAM & SEED.
  2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12.



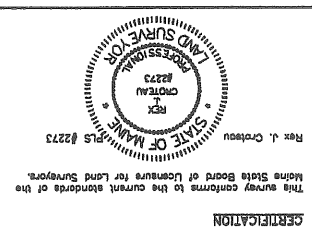
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- (144)
- (143)
- (142)
- (141)
- (140)
- (39)

Attachment 8

Attachment 7

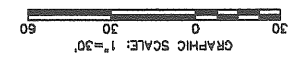


Approved by the City of Portland Planning Board



CERTIFICATION  
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

FILE# 8187	BARCLAY SUBDIV
BOOK# 588	
JOB# 201026	DATE: January 30, 2007
449 Forest Avenue Portland, Maine	
MADE FOR Diversified Properties	
Hampton Street & Barclay Avenue Portland, Maine	
Subdivision Recording Plat	
Rev. 5 10/18/07	Remove drain asse., Lot 1, odd nos 13-15
Rev. 4 07/24/07	Remove 18'x20' drainage easement
Rev. 3 07/23/07	10' drainage asse., 10'x10' no cut zone, note 13
Rev. 2 08/04/07	Ditch note, prop. curb cut
Rev. 1 05/18/07	13'x20' drainage easement



- NOTES
- 1) Bearings are based on plan reference 1, Magnetic North 1918.
  - 2) Book and Page references are to the Cumberland County Registry of Deeds.
  - 3) As per City of Portland City Council Order of Accepting Barclay Avenue as a City Way dated April 26, 2005 and recorded in Book 22556, Page 241, Barclay Avenue is accepted as a city way.
  - 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (2) or more lots, including lots of forty (40) acres or more, other than a five-year period whether accomplished by sale, lease, development, building or otherwise and as further defined in 30-A, M.R.S.A., Section 14-401. The term subdivision shall also include the division of a new structure or structures on a tract of land into three (3) or more dwelling units within a five-year period 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through the use of a permanent partition, including shared walls, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
  - 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 1998 or as amended from time to time. Excepts of the dimensional requirements (R3 Zone) are presented below.
 

R-3	Minimum Lot Size	6500 Ft.
	Minimum setbacks:	
	Front Yard	25 Ft.
	Side Yard	25 Ft.
	Rear Yard	8 Ft.
	1 Story	8 Ft.
	1 1/2 Stories	14 Ft. **
	2 Stories	16 Ft.
	2 1/2 Stories	20 Ft.
	Side Yard * on Side Streets	65 Ft.
  - 6) Plan of Homestead Acres by F.B. Holt Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - 7) Standard Boundary Survey made for Diversified Properties by Tiltcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
  - 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/8/2. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 55.
  - 9) Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.
  - 10) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard and Landscape Design Guidelines. Developer may contract for the placement of trees, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be transferable for whichever by the developer. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee for the project. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however their placement will be determined at the time that the lot is developed.
  - 11) No wetland areas found.
  - 12) No driveway shall be constructed off the turnaround.
  - 13) Lot 2 in the three lot subdivision for Hampton Street and Barclay Avenue received conditional use approval from the Planning Board of Appeals for an accessory unit in the single family home at 31 Barclay Avenue on September 7, 2007 and the Planning Board reviewed and approved the amended subdivision for the fourth division as defined under the State of Maine Statute 30-A, M.R.S.A. on October 23, 2007.
  - 14) The 10 foot cut zone on lot 3 shall be restricted from any plantings that interfere with the trees on lot 1, and that no trimming or removal of branches of the tree on lot 1 which encroach on lot 3 shall be undertaken except in the event of disease, damage or safety resulting from the overhanging limbs.
  - 15) No street opening permit shall be issued for lot 3 unless and until the City has received from the developer the cost of the curb cut serving Lot 3 in an amount required by City code.

REFERENCES

- 1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 18.
- 2) Plan of Lenoix by Tilton McClintock, dated May 1905. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- 3) Plan of Central Park by Vorney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
- 4) Site Plan of Harris Avenue Extension by R. P. Tiltcomb Associates, Inc. dated April 15, 1988.
- 5) City of Portland Engineering Department street monumentation records. 1953.
- 6) Plan of Homestead Acres by F.B. Holt Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
- 7) Standard Boundary Survey made for Diversified Properties by Tiltcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
- 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/8/2. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 55.

EASSEMENTS OF RECORD

- 1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22556, Page 242.
- 2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

OWNERS OF RECORD

- 1) Diversified Properties, Inc.; Book 20576, Page 148

LEGEND

- Iron pin found
- Monument set 6"x8"x5"
- Edge of pavement
- Lot numbering per plan ref. 2
- Lot numbering per plan ref. 1 & 2
- Curb (granite unless noted)
- Lot lines per plan ref. 1 & 2
- Catch basin
- Chain link fence
- Stockade fence
- Easement line
- Capped 5/8" Rebar set
- Existing tree
- Proposed tree
- Existing building

Date	Revision

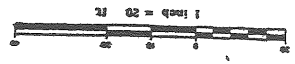
ISSUED FOR	DATE	BY
CITY COMMENTS	5/25/07	DER
	3/26/07	DER

Design: \_\_\_\_\_ Date: 02/07  
 Checked: DER Scale: 1"=20'  
 Job No.: 174  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be of the user's sole risk and without liability to GPCEI.

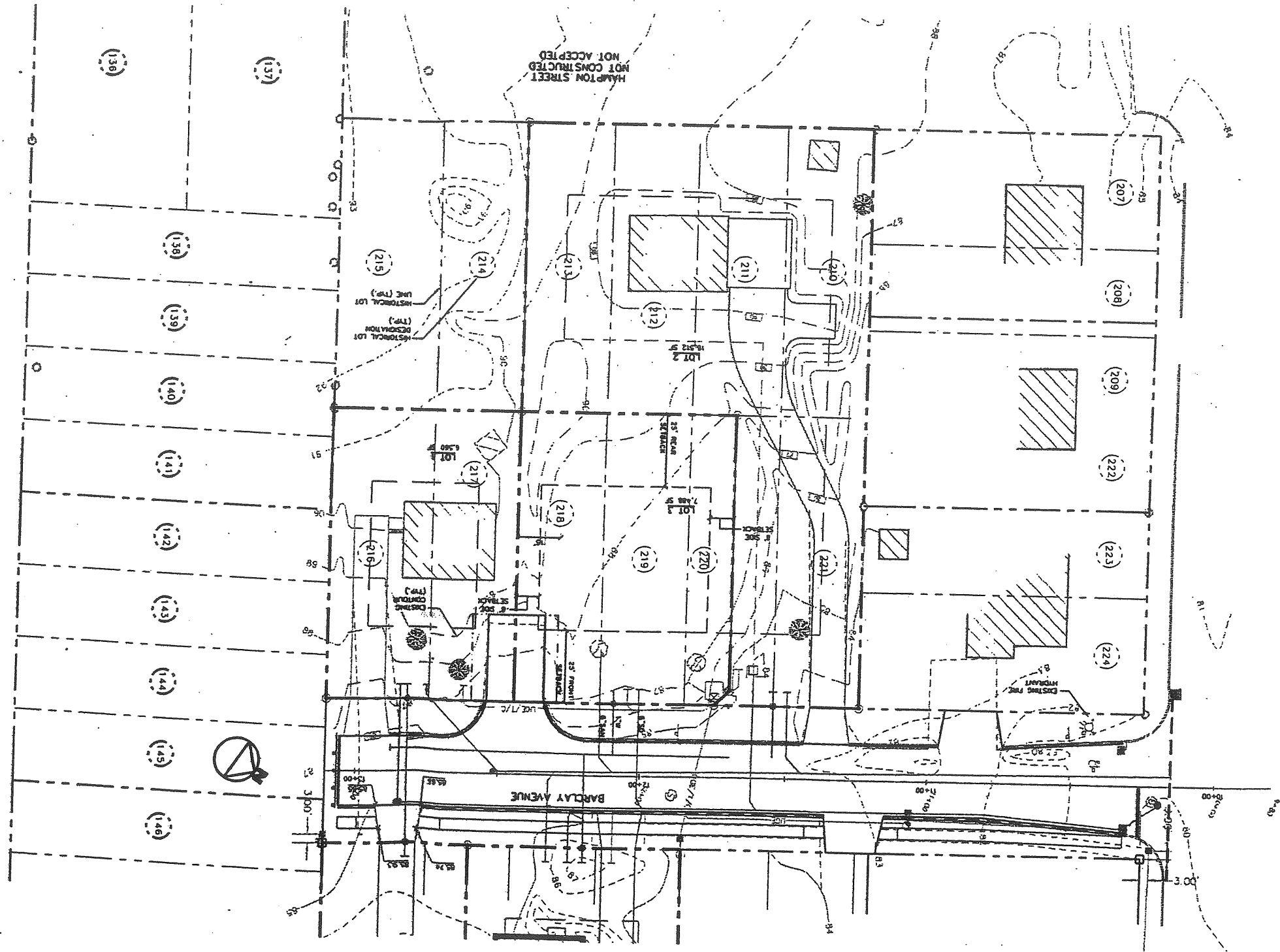
**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 127  
 15 Skater Road  
 Gray, ME 04839  
 E-Mail: mopalco@gorrillpalmer.com  
 Fax: 207-657-6910  
 207-657-6912

Drawing Name: Existing Conditions Plan  
 Project: BARCLAY AVENUE, PORTLAND, MAINE  
 Client: Diverted Properties  
 P.O. Box 10127, Portland, ME 04104

Drawing No. 2



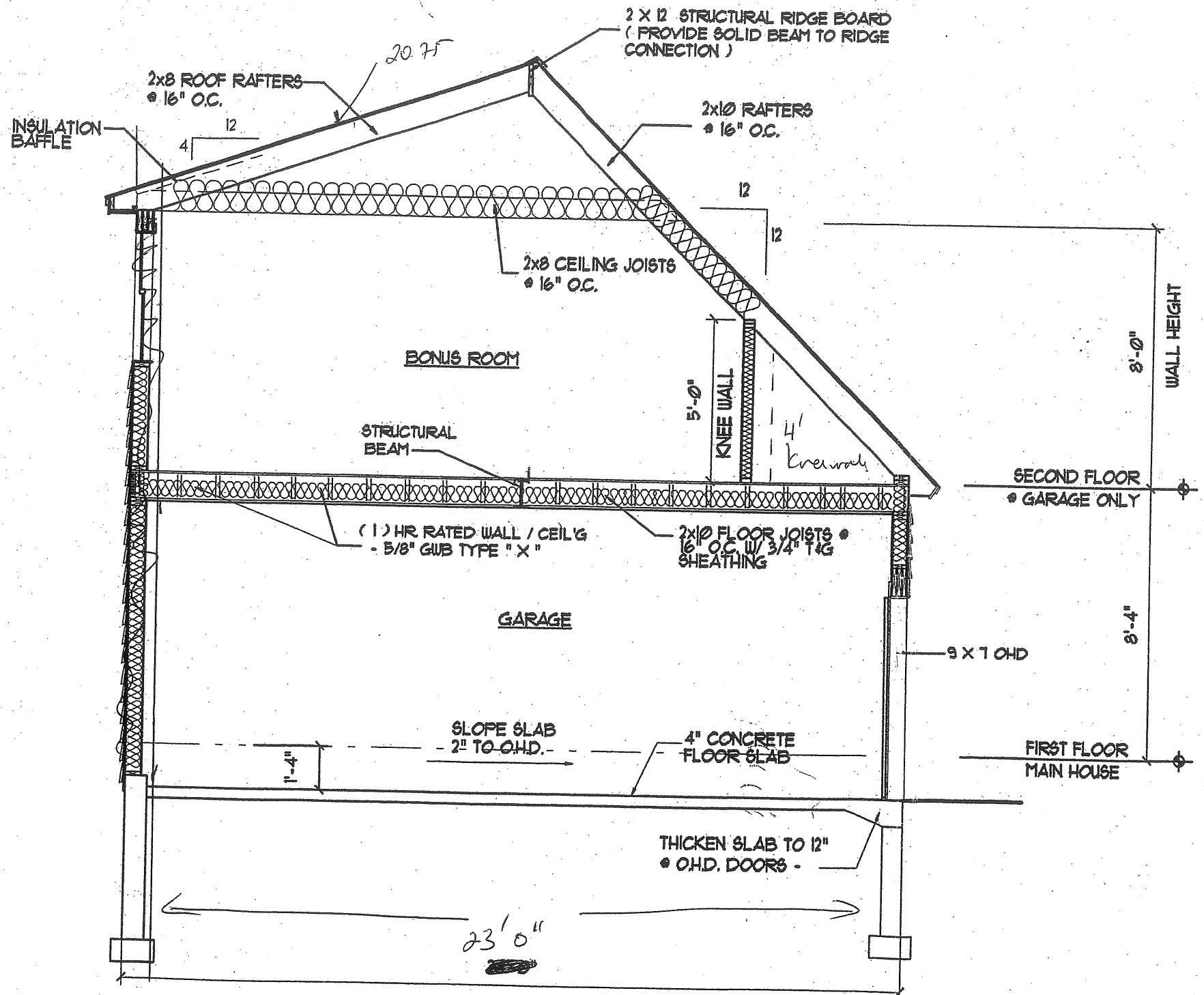
LEGEND  
 - - - - - EXISTING CONTOUR  
 ▨ EXISTING BUILDING



Attachment 6



5  
12  
6



$19 \times 28 = 532 \text{ } \Phi$

living space.

total living  $\frac{2300}{1000} = 23\%$   
610  $\Phi$

9/6/07

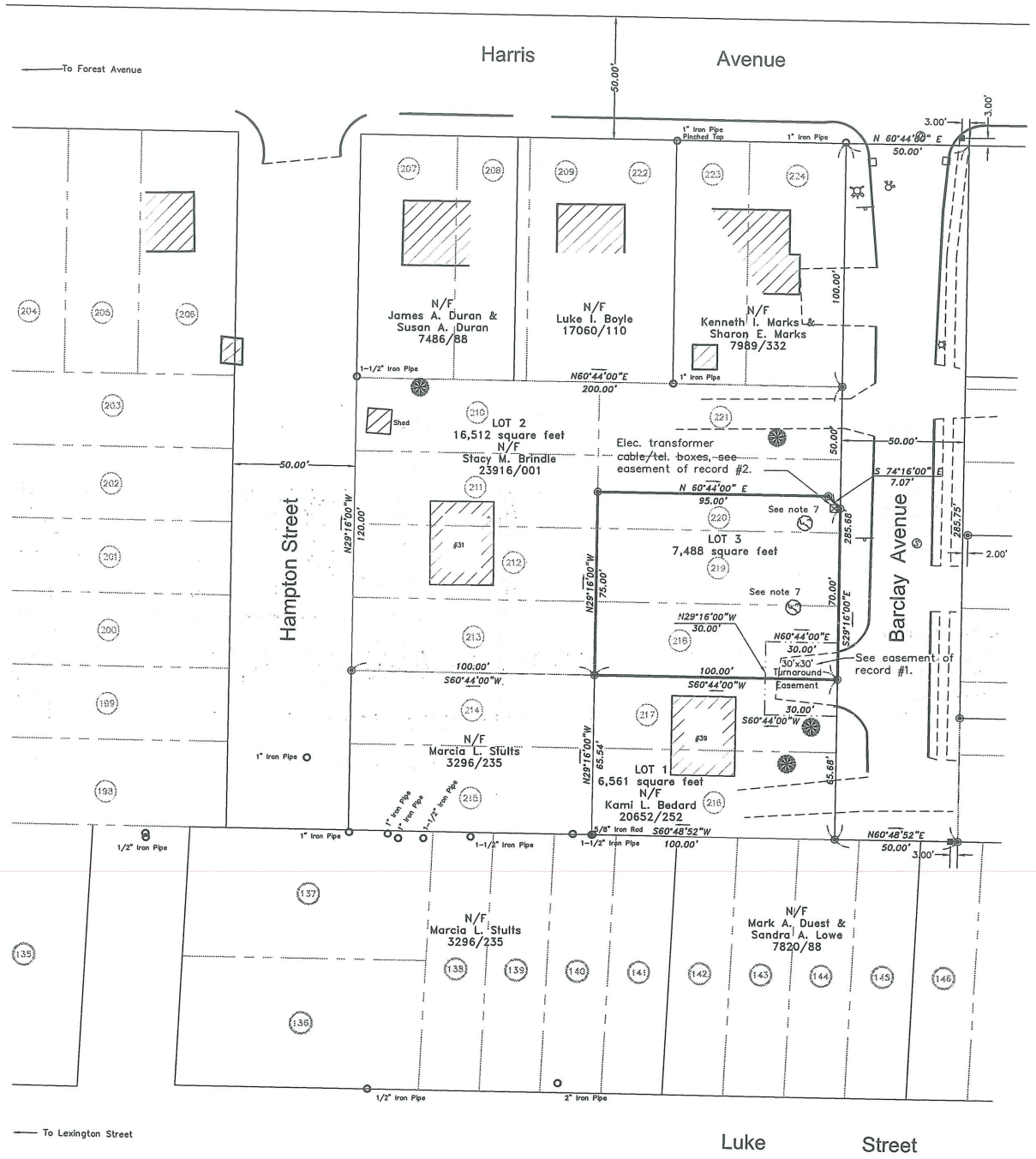
Total living area 2,300  $\Phi$   
23% of floor area

new living space  
532  $\Phi$   
66

**2** BUILDING SECTION THRU GARAGE  
SCALE: 1/4" = 1' - 0"



LEGEND	
■	Monument set 6"x6"x5'
○	Iron pin found
N/F	Now or formerly of
—	Edge of pavement
①	Lot numbering per plan ref. 1
②	Lot numbering per plan ref. 2
—	Curb (granite unless noted)
—	Lot lines per plan ref. 1 & 2
⊙	Capped 5/8" Rebar set
—	Chain link fence
—	Stockade fence
—	Easement line
▨	Existing building



**NOTES**

- Bearings are based on plan reference 1, Magnetic North 1919.
- Book and Page references are to the Cumberland County Registry of Deeds.
- As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
- Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in 30-A, M.R.S.A. Section 14-40i. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three (3) or more dwelling units within a five-year period 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments".
- Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of The Code of Ordinances of the City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.
 

Minimum Lot Size	R-3
Minimum Setbacks:	6500 Ft
Front Yard	25 Ft
Rear Yard	25 Ft
Side Yard *	8 Ft
1 Story	8 Ft
1 1/2 Stories	14 Ft **
2 1/2 Stories	16 Ft
Side Yard * on Side Streets	20 Ft
Minimum Lot Width	65 Ft
- \* The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.
- Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.
- A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee improvements. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however their placement will be determined at the time that the lot is developed.
- No wetland areas found.
- According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.

**REFERENCES**

- Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
- Plan of Lenoxdale by Tilton McClintock, dated May 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
- Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc. dated April 15, 1988.
- City of Portland Engineering Department street monumentation records.
- Plan of Homestead Acres by F.B. Hotch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
- Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
- Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 59.

**EASEMENTS OF RECORD**

- Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
- Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

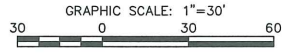
**OWNERS OF RECORD**

Diversified Properties, Inc.: Book 20676, Page 148

RECEIVED

APR - 5 2007

City of Portland  
Planning Division



Approved by the City of Portland Planning Board

dated \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFICATION**

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau PLS #2273

**Standard Boundary Survey**

Hampton Street & Barclay Avenue      Portland, Maine

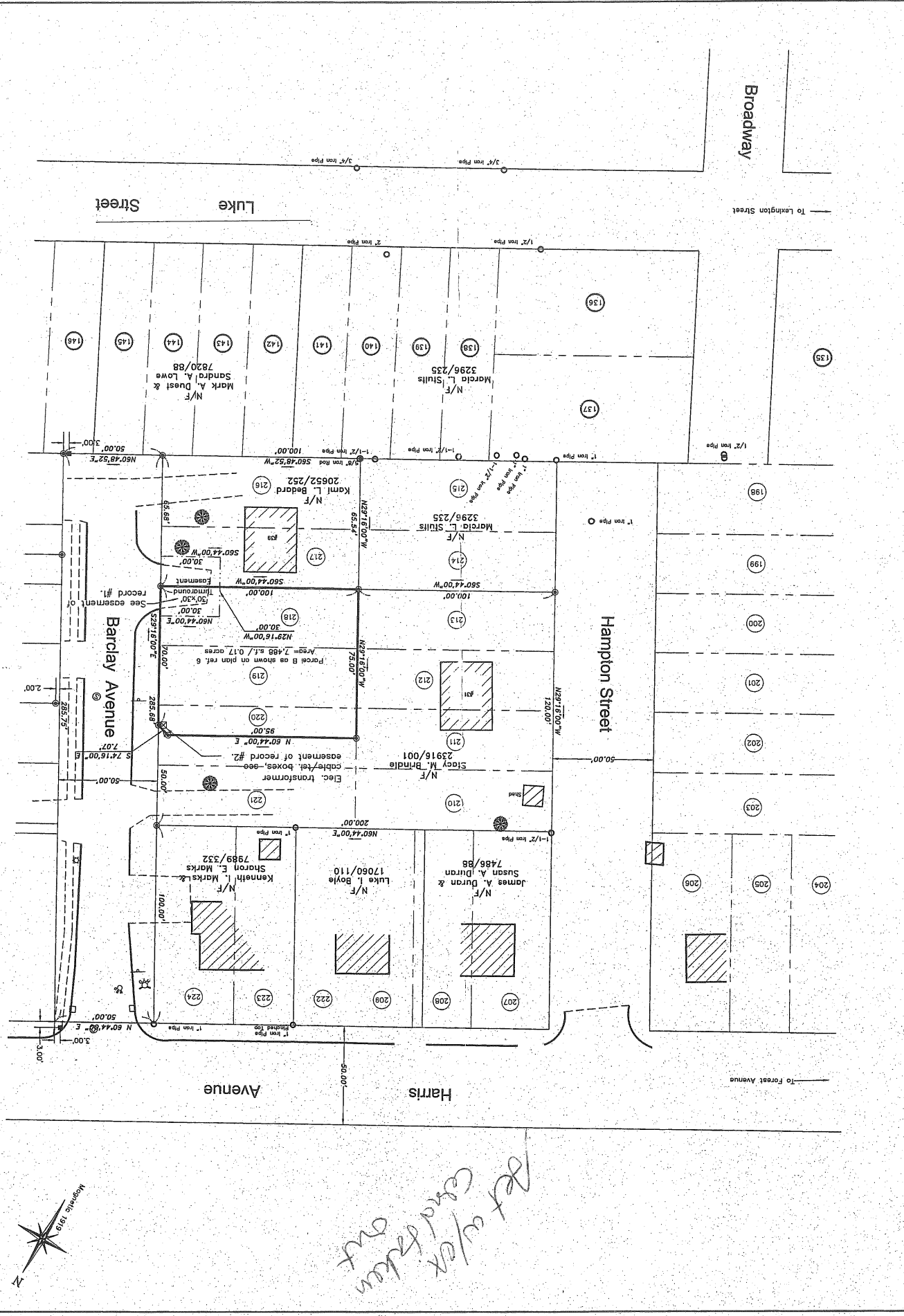
MADE FOR

**Diversified Properties**

449 Forest Avenue      Portland, Maine

JOB# 201026	DATE: January 30, 2007	SCALE: 1"=30'
BOOK# 588		
BARCLAY SUBDIV		
FILE# 8187		

**Titcomb Associates**  
133 Gray Road  
Falmouth, Maine 04105



Approved by the City of Portland Planning Board

dated \_\_\_\_\_

**CERTIFICATION**

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Rev. J. G. O'Neil  
 State of Maine  
 PROFESSIONAL LAND SURVEYOR  
 REG. NO. 2273

PLS #2273

**Standard Boundary Survey**  
 MADE FOR  
 Portland, Maine  
 449 Forest Avenue  
 Diversified Properties

DATE: January 30, 2007  
 SCALE: 1"=30'

BOOK # 588  
 BARCLAY SUBDIV  
 FILE # 8187

133 Gray Road  
 Portland, Maine 04105  
 Wilcomb Associates

GRAPHIC SCALE: 1"=30'

0 30 60

Subdivision  
 Record  
 Plat  
 rec'd 2 & 07

NOTE: (1) Bearings are based on plan reference 1, Magnetic North 1919.

(2) Book and page references are to the Cumberland County Registry of Deeds.

(3) As per City of Portland City Council, "Order of Accepting Barclay Avenue as a City Way," dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.

(4) Subdivision at the time of approval is defined as "subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in 30-A, M.R.S.A. Section 14-401. The term subdivision shall also include the division of a new structure or structures on a tract of parcel of land into three (3) or more dwelling units within a five-year period and the division of existing structures 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."

(5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excepts of the dimensional requirements (R3 Zone) are presented below.

(6) Subject parcel shall require the submission of a site review plan prior to the issuance of a Building Permit and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.

(7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee. Improvements, trees shown on plan to be preserved or located in "no cut" area shall not be cut without permission from the city arborist.

(8) No wetland areas found.

Minimum Lot Size	Minimum Sublots:
6500 Ft	R-3
25 Ft	Front Yard
25 Ft	Rear Yard
8 Ft	Side Yard *
8 Ft	1 1/2 Stories
14 Ft **	2 Stories
16 Ft	2 1/2 Stories
20 Ft	Side Yard * on Side Streets
65 Ft	Minimum Lot Width

**EASEMENTS OF RECORD**

(1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.

(2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

**OWNERS OF RECORD**

Diversified Properties, Inc.; Book 20676, Page 148

**REFERENCES**

(1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.

(2) Plan of Lenoxdale by Tilton McClintock, dated May 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.

(3) Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.

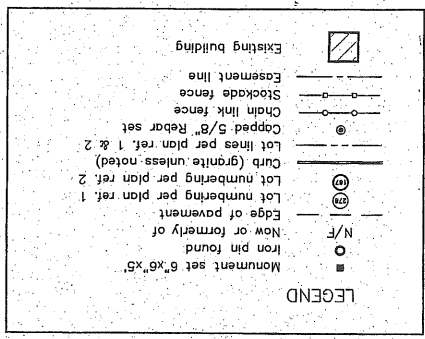
(4) Site Plan of Harris Avenue Extension by R. F. Titcomb Associates, Inc. dated April 15, 1988.

(5) City of Portland Engineering Department street monumentation records. 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 20, Page 21.

(6) Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.

(7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.

(8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 59.



Attachment B



Rev.	Date	Revision
-	-	-

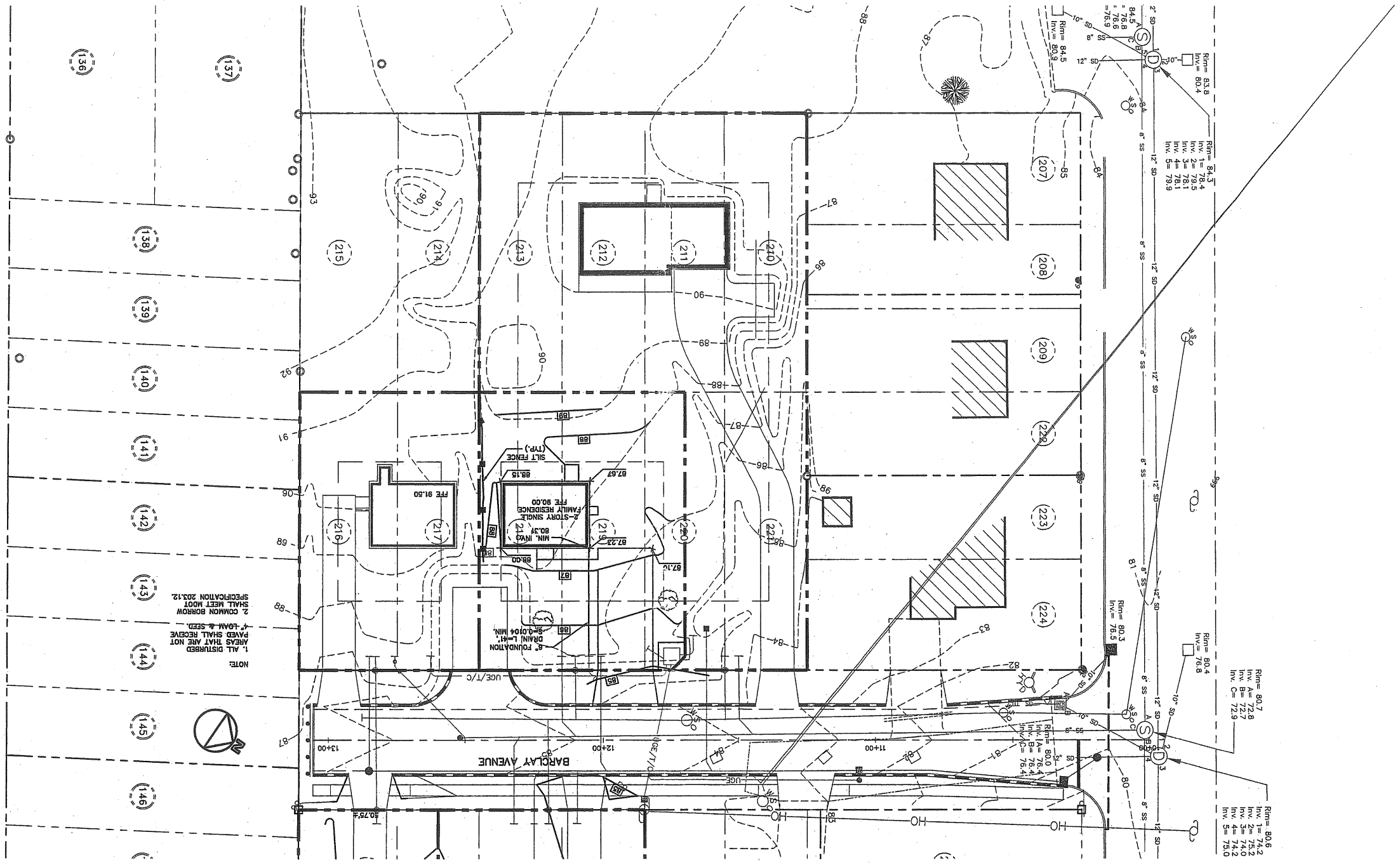
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-	-	-

Design: -  
 Checked: DER  
 Date: 02/07  
 Scale: 1"=20'  
 Job No.: 374  
 File Name: 374-OVERALLGRADING.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

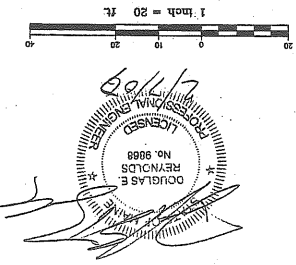
**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 207-657-6910  
 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com  
 P.O. Box 1237  
 15 Shaker Road  
 Gray, ME 04039

Drawing Name: Overall Grading Plan  
 Project: BARCLAY AVENUE, PORTLAND, MAINE  
 Client: Diversified Properties  
 P.O. Box 10127, Portland, ME 04104

Drawing No. 1



NOTE:  
 1. ALL DISTURBED AREAS SHALL RECEIVE PAVED SHALL RECEIVE 4\"



Attachment 9

**Wicomb Associates**  
133 Oak Road  
Lewiston, Maine 04105

BOOK # 388  
DATE: 5/15/01  
SCALE: 1"=30'

**Diversified Properties**  
MADE FOR:  
Standard Boundary Survey  
Hampden Street & Barclay Avenue  
Portland, Maine

DATE: 5/15/01  
SCALE: 1"=30'

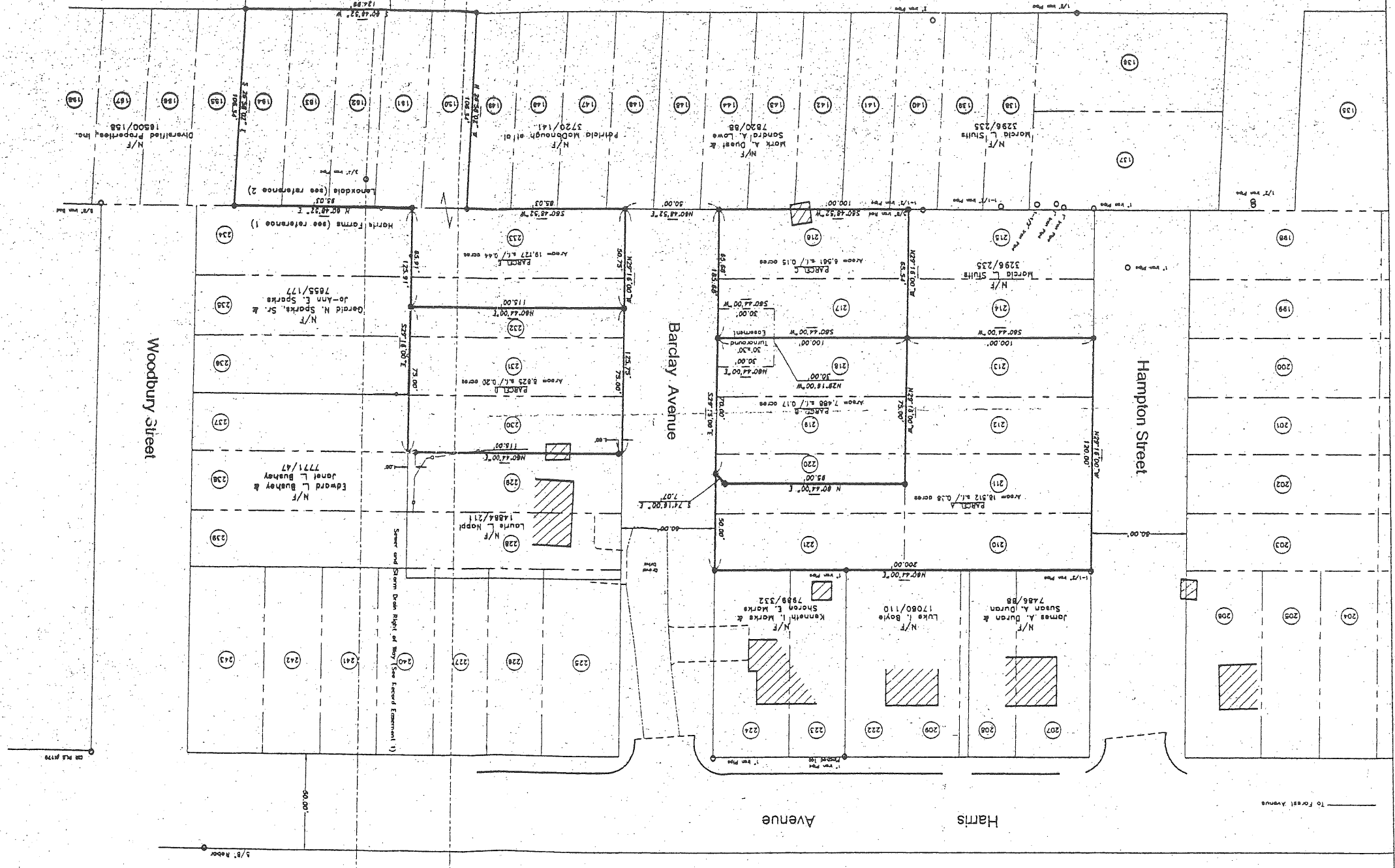
FILE # 0187  
BARCLAY.dwg

*M/OC*

MEASUREMENTS  
 (1) No iron pins  
 (2) No iron pins set as of plan date  
 (3) No iron pins set as of plan date  
 (4) No iron pins set as of plan date

NOTICE  
 This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

State of Maine, Cumberland ss  
 Registry of Deeds, Cumberland ss  
 Received JUNE 4, 2003  
 at 2:15 pm  
 Plan Book 388 Page 325  
 Register



**REFERENCES**

- 1) Plan of Hortis Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 18.
- 2) Plan of Lenoxide by Tilton McChick, dated May 1908. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- 3) Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book B, Page 129.
- 4) Site Plan of Hortis Avenue Extension by R. F. Wicomb Associates, Inc. dated April 15, 1988.
- 5) City of Portland Engineering Department street monumentation records.
- 6) Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 38, Page 21.
- 7) Standard Boundary Survey made for Diversified Properties by Wicomb Associates, dated 04/10/01.
- 8) Plan of land made for John O'Leary by Professional Land Services, dated 5/8/02. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 19.

**NOTES**

- 1) Bearings are based on plan reference 1, Magnetic North 1919.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) As per the notice recorded in the Cumberland County Registry of Deeds by the City of Portland, dated 12/20/00, the intersection of Hortis Avenue and the portion of Barclay Avenue southerly of Hortis Avenue was considered Unacceptable/Continued.
- 4) The subject parcels located within 'Hortis Farms' (see reference 1) were conveyed with a fee interest to the centerline of the adjoining street(s).
- 5) Subject to the rights of other lot owners and the public to the use of the street.

**OWNERS OF RECORD**

Diversified Properties, Inc. 18500/158  
 Bong Inc. Profit Sharing Trust 17087/42  
 Maggie Lane Development LLC 17008/32, 17304/165, 18830/200

**EASEMENTS OF RECORD**

- 1) Sewer and Storm Drain Right of Way to the City of Portland 3673/290.
- 2) See note 4.

**LEGEND**

	Iron pin found
	New or formerly of edge of government
	Lot numbering per plan ref. 1
	Lot numbering per plan ref. 2
	Curb (gartha unless noted)
	Lot lines per plan ref. 1 & 2
	Capped 5/8" Radior rail
	Chain link fence
	Sticoides fence
	Easement line
	Existing building

Attachment 5

Rev.	Date	Revision
-	-	-

Issued For	
CITY COMMENTS	
By	5/25/02
Date	3/25/02

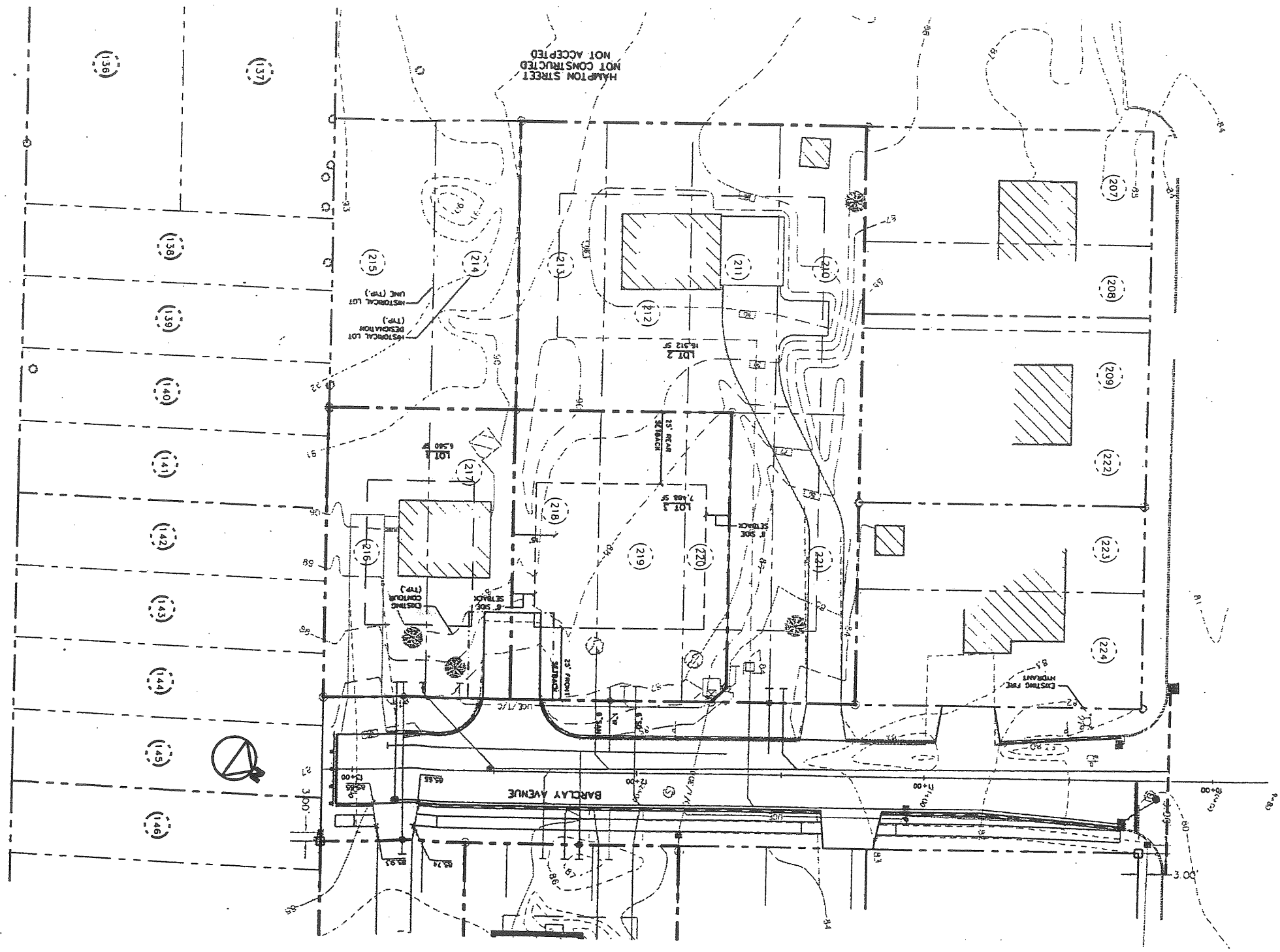
Design - Date: 02/07  
 Check: DCB Scale: 1"=20'  
 Job No.: 374

This plan shall not be modified without written permission from Gorill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

**GP**  
 Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 E-Mail: mddbx@gorillpalmer.com  
 FAX: 207-657-6912  
 207-657-6910

Drawing Name:  
 Project: **BARCLAY AVENUE, PORTLAND, MAINE**  
 Client: **Diversified Properties**  
 P.O. Box 10127, Portland, ME 04104

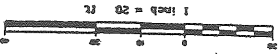
Drawing No. **2**



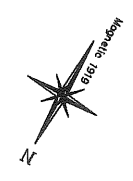
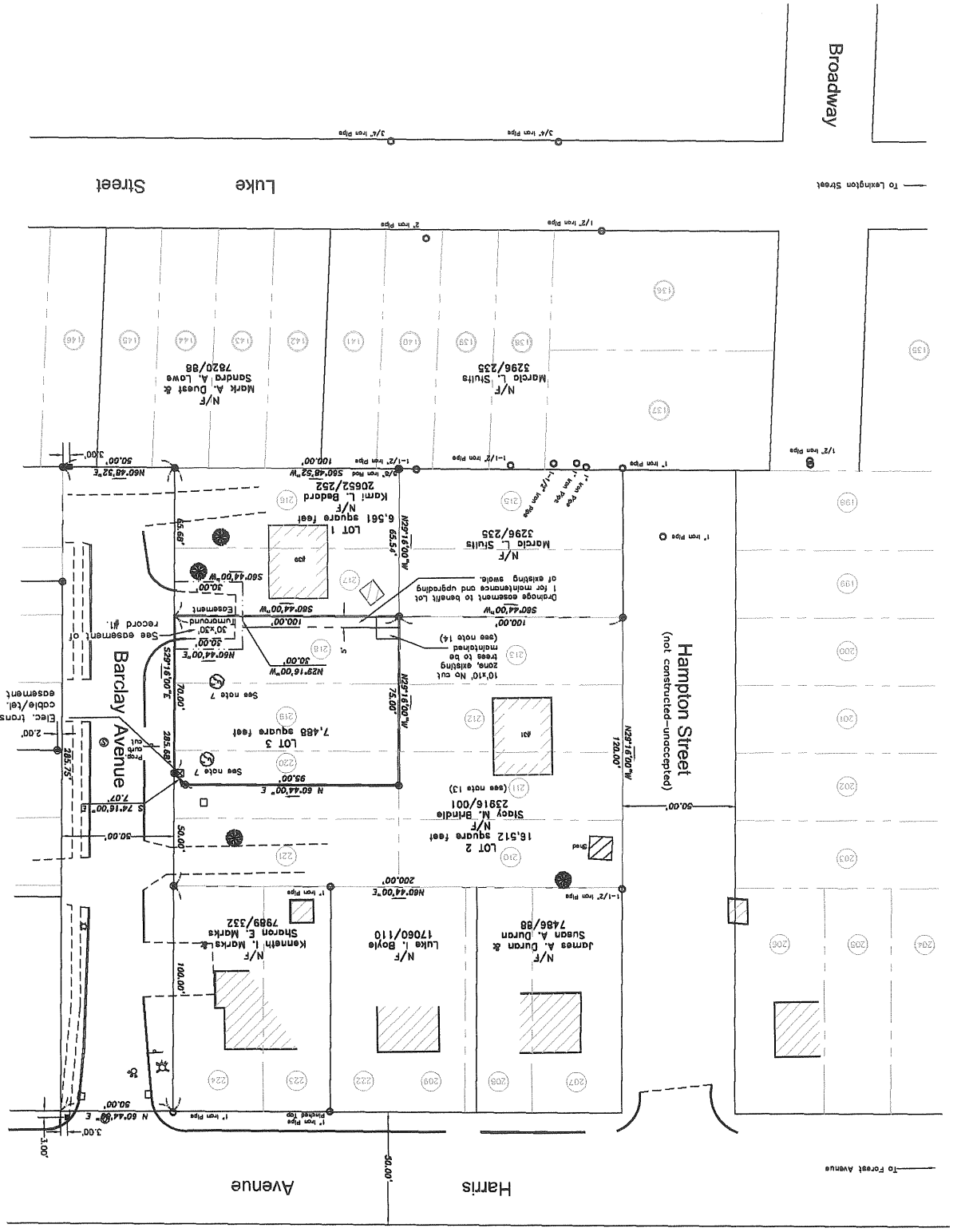
LEGEND

EXISTING BUILDING (hatched area)

EXISTING CONTOUR (dashed line)



Attachment 6



Approved by the City of Portland Planning Board

- NOTES
- 1) Bearings are based on plan reference 1, Magnetic North 1919.
  - 2) Book and Page references are to the Cumberland County Registry of Deeds.
  - 3) As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
  - 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period, whether development, buildings or otherwise and as further defined in 30-A, M.R.S., Section 14-401. The term subdivision shall also include the division of a new structure or structures on a five-year period into three (3) or more dwelling units 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
  - 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use of The Code of Ordinances of the City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excepts of the dimensional requirements (R3 Zone) are presented below.
 

Minimum Lot Size	6500 Ft <sup>2</sup>
Minimum setbacks:	
Front Yard	25 Ft
Rear Yard	25 Ft
Side Yard *	8 Ft
1 1/2 Stories	14 Ft **
2 Stories	16 Ft
2 1/2 Stories	20 Ft
Side Yard * on Side Streets	65 Ft
  - 6) Plan of Lot made for John O'Toole by Professional Land Services, dated 5/8/2, Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.
  - 7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01, Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
  - 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/8/2, Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.

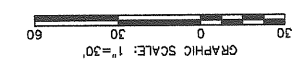
- 9) According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0005 B dated July 17, 1988, Lots 1-3 do not lie in a special flood hazard zone.
- 10) Any disturbance of Barclay Avenue street prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street moratorium permit.
- 11) A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
- 12) No driveway shall be constructed off the turnaround.
- 13) Lot 2 in the three lot subdivision for Hampton Street and Barclay Avenue received conditional use approval from the Portland Zoning Board of Appeals for an accessory unit in the single family form at 31 Barclay Avenue on September 7, 2007 and the Planning Board reviewed and approved the amended subdivision for the forth division as defined under the State of Maine Statute 30-A, M.R.S.A. on October 23, 2007.
- 14) The 10 by 10 foot cut zone on lot 3 shall be restricted from any plantings that interfere with the tree on lot 1, and that no trimming or removal of branches of the tree on Lot 1 which encroach on Lot 3 shall be undertaken except in the event of disease, damage or safety resulting from the overhanging limbs.
- 15) No street opening permit shall be issued for lot 3 unless and until the City has received from the developer the cost of the curb cut servicing Lot 3 in an amount required by City code.



CERTIFICATION  
The survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

LEGEND

Monument set 6"x6"x5"	■
Iron pin found	○
Now or formerly of	N/F
Edge of pavement	—
Lot numbering per plan ref. 1	①
Lot numbering per plan ref. 2	②
Curb (gronite unless noted)	—
Lot lines per plan ref. 1 & 2	—
Catch basin	□
Chain link fence	—
Stockade fence	—
Easement line	—
Capped 5/8" Rebar set	●
Existing tree	●
Proposed tree	○
Existing building	▨



Rev. 5	10/18/07	Remove drain basin, Lot 1, add note 13-19	R/C
Rev. 4	07/24/07	Remove 15'x20' drainage easement	R/C
Rev. 3	07/23/07	10' drainage eas., 10'x10' no cut zone, note 13	R/C
Rev. 2	06/04/07	Ditch note, prop. curb cut	R/C
Rev. 1	05/18/07	15'x20' Drainage easement	R/C

Subdivision Recording Plat  
MADE FOR  
Portland, Maine  
Hampton Street & Barclay Avenue

Diversified Properties  
Portland, Maine  
449 Forest Avenue

DATE: January 30, 2007  
SCALE: 1"=30'

BOOK# 588  
JOB# 201026

BARCLAY SUBDIV  
FILE# 8187

Titcomb Associates  
133 Gray Road  
Portland, Maine 04105

OWNERS OF RECORD  
Diversified Properties, Inc.; Book 20676, Page 148

EASEMENTS OF RECORD  
1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.  
2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17508, Page 92.

Attachment 7

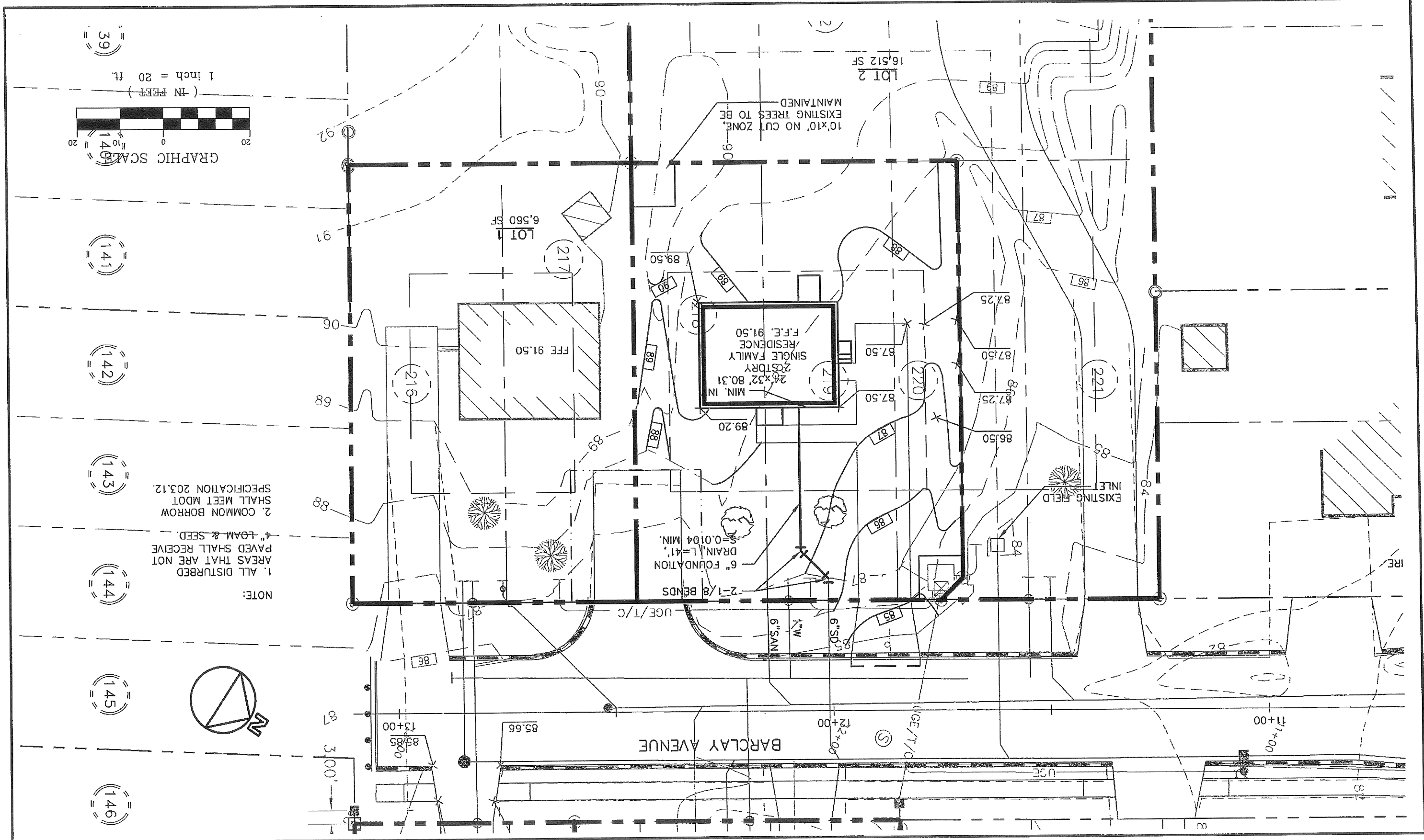
Rev.	Date	Revision
1	10/04/07	ADDED SPOT GRADES

Design: DER Date: JULY 2002  
 Draft: CAG Job No.: 374  
 Checked: AMP Scale: 1" = 20'  
 File Name: 374-SP.DWG  
 TAB: LOT3; LMAN: 374-LOT3 GRADING

**GP**  
 Gorrell-Palmer Consulting Engineers, Inc.  
 15 Snaker Road  
 Gray, ME 04039  
 PO Box 1237  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mail@gorrellpalmer.com

Drawing Name: **Lot 3 Grading & Drainage Plan**  
 Project: **BARCLAY AVENUE, PORTLAND**

Figure No. **3**



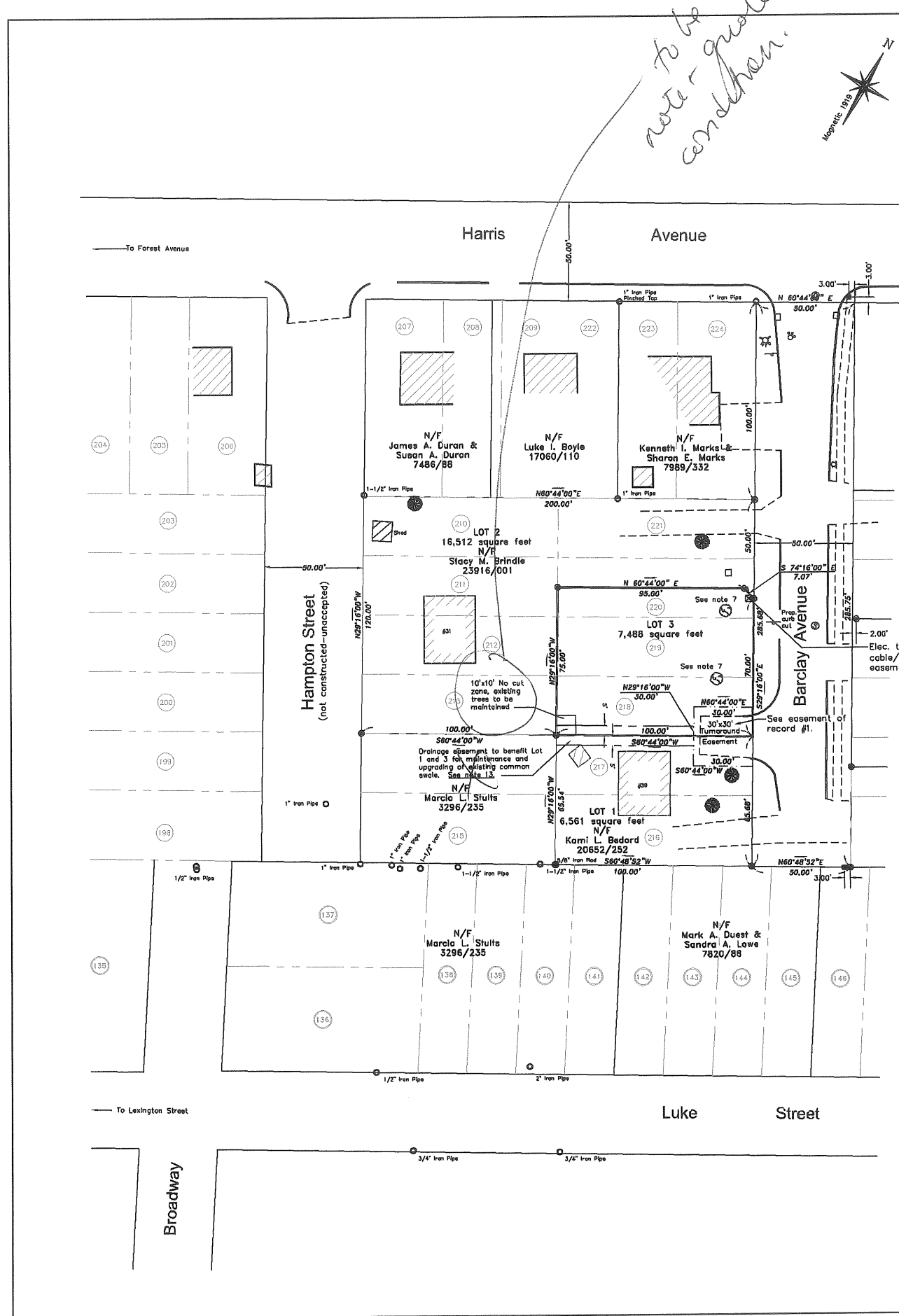
NOTE:  
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" FOAM & SEED.  
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12

Attachment 8

*to be note - granite condition*

*as of 10.9.07 PB Hearing Board given of a final Plat. topped on 10.9.07*

*draft as submitted by Jim Wolf 9.19.07 subject of discussion Penny Letell drafting revised note 13. she agreed 3 other new notes in 10.9.07*



**NOTES**

- Bearings are based on plan reference 1, Magnetic North 1919.
- Book and Page references are to the Cumberland County Registry of Deeds.
- As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
- Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in 30-A, M.R.S.A. Section 14-40. The term subdivision shall also include the division of a new structure or structures on a tract of parcel of land into three (3) or more dwelling units within a five-year period and the division of and 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments".
- Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of The Code of Ordinances of The City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.
 

Minimum Lot Size	R-3	6500 Ft
Minimum Setbacks:		
Front Yard		25 Ft
Rear Yard		25 Ft
Side Yard *		8 Ft
1 Story		8 Ft
1 1/2 Stories		14 Ft **
2 Stories		16 Ft
Side Yard * on Side Streets		20 Ft
Minimum Lot Width		65 Ft
- \* The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.
- Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of The Portland City Code.
- A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee improvements. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however their placement will be determined at the time that the lot is developed.
- No wetland areas found.
- According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.
- Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street moratorium permit.
- A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
- No driveway shall be constructed off the turnaround.
- The ditch along the common boundary between Lot 1 and 3 shall be modified to allow drainage entering the ditch to flow toward the street without ponding. Contractor shall coordinate with homeowner of Lot 1 for modifications to this ditch.

**LEGEND**

■	Monument set 6"x6"x5'
○	Iron pin found
N/F	Now or formerly of
—	Edge of pavement
①	Lot numbering per plan ref. 1
②	Lot numbering per plan ref. 2
—	Curb (granite unless noted)
---	Lot lines per plan ref. 1 & 2
□	Catch basin
—○—	Chain link fence
—□—	Stockade fence
—	Easement line
●	Capped 5/8" Rebar set
○	Existing tree
○	Proposed tree
▨	Existing building

**REFERENCES**

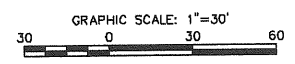
- Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
- Plan of Lenoxdale by Tilton McClintock, dated May 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
- Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc. dated April 15, 1988.
- City of Portland Engineering Department street monumentation records.
- Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
- Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
- Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.

**EASEMENTS OF RECORD**

- Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
- Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

**OWNERS OF RECORD**

Diversified Properties, Inc.: Book 20676, Page 148



Approved by the City of Portland Planning Board

dated \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFICATION**

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Rev. J. Croteau STATE OF MAINE PLS #2273



Rev. 4 07/24/07	Remove 15'x20' drainage easement	RJC
Rev. 3 07/23/07	10' drainage esse., 10'x10' no cut zone, note 13	RJC
Rev. 2 06/04/07	Ditch note, prop. curb cut	RJC
Rev. 1 05/18/07	15'x20' Drainage easement	RJC

**Standard Boundary Survey**  
Hampton Street & Barclay Avenue Portland, Maine

MADE FOR  
**Diversified Properties**

449 Forest Avenue Portland, Maine

JOB# 201026 DATE: January 30, 2007 SCALE: 1"=30'

BOOK# 588

BARCLAY SUBDIV

FILE# 8187

**Titcomb Associates**  
133 Gray Road Falmouth, Maine 04105

**Ticombe Associates**  
133 Overy Road  
Portland, Maine 04105

BOOK # 588  
DATE: 5/15/01  
SCALE: 1"=30'

**Diversified Properties**  
485 Forest Avenue  
Portland, Maine

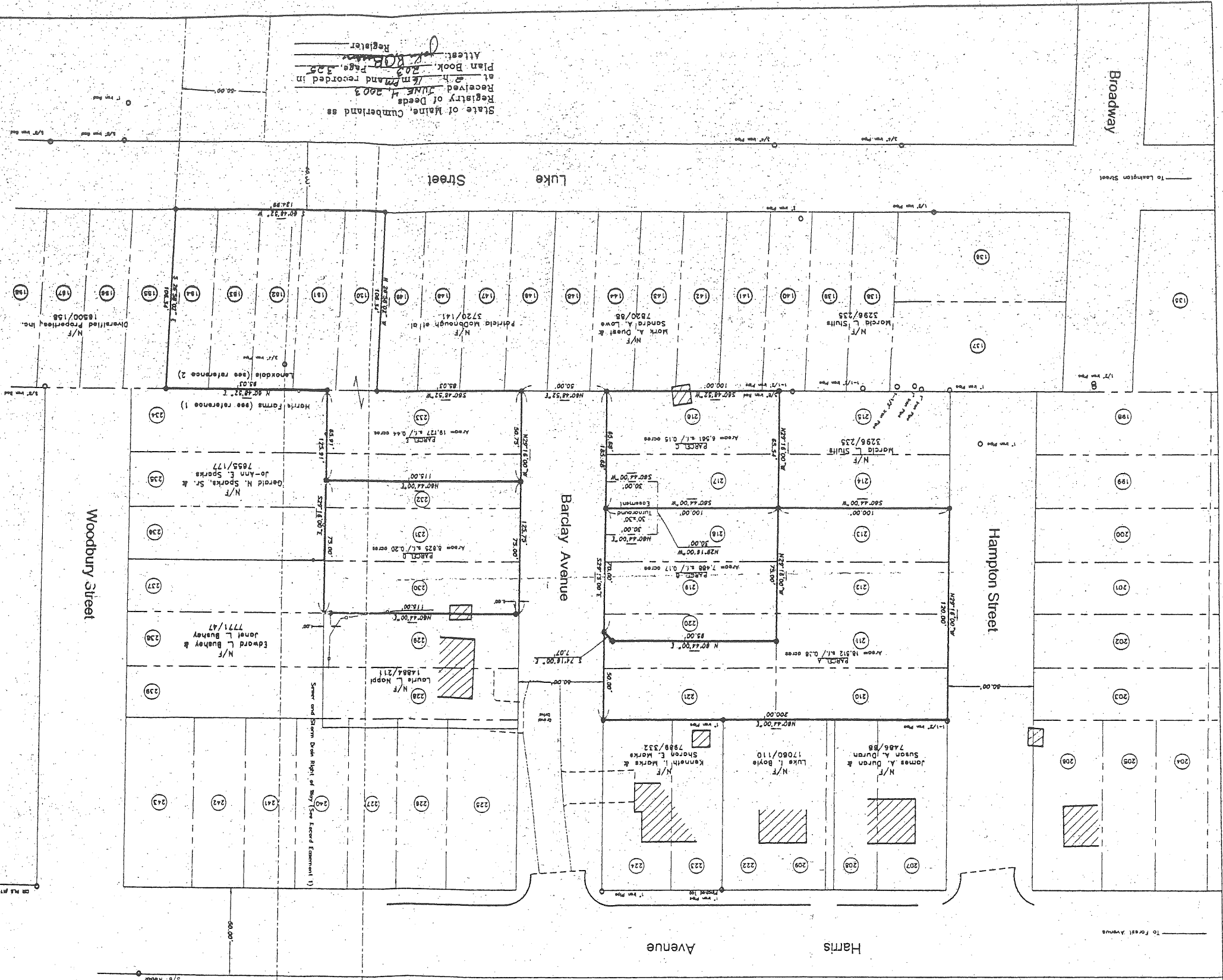
MADE FOR:  
Standard Boundary Survey  
Hampson Street & Barclay Avenue

1" = 30'	1" = 30'	1" = 30'
1" = 30'	1" = 30'	1" = 30'
1" = 30'	1" = 30'	1" = 30'

**NOTICE**  
This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

**EXPLANATION**  
 (1) No iron pins set at this date.  
 (2) No report written.  
 (3) No description given.

State of Maine, Cumberland ss  
Received of Deeds, June 4, 2003  
at 2:15 pm and recorded in  
Plan Book 588, Page 325  
Register

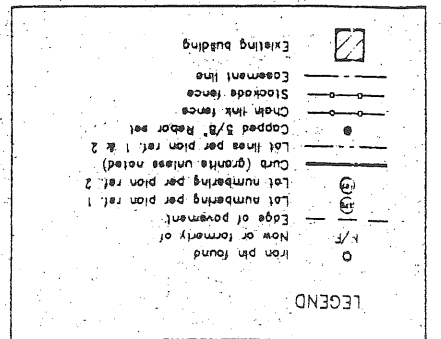


**OWNERS OF RECORD**  
 Diversified Properties, Inc. 18500/158  
 Bond Inc. Profit Sharing Trust 17087/42  
 Magpie Lns. Development LLC 17088/32, 17304/165, 18830/200

**EASEMENTS OF RECORD**  
 1) Sewer and Storm Drain Right of Way to the City of Portland, 3673/290.  
 2) See note 4.

**NOTES**  
 1) Bearings are based on plan reference 1, Magnetic North 1918.  
 2) Book and Page references are to the Cumberland County Registry of Deeds.  
 3) As per the notice recorded in the Cumberland County Registry of Deeds portion of Forest Avenue southerly of Harts Avenue and considered Unaccepted/Continued.  
 4) The subject parcels located within "Harts Farms" (see reference 1) were conveyed with a fee interest to the centerline of the adjoining street(s).  
 5) Subject to the rights of other lot owners and the public to the use of the street.

**REFERENCES**  
 1) Plan of Harts Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.  
 2) Plan of Land sold by Tison McChesney, dated May 1908. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.  
 3) Plan of Center Park by Varnhey and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 128.  
 4) Site Plan of Harts Avenue Extension by R. F. Ticombe Associates, Inc. dated April 15, 1988.  
 5) City of Portland Engineering Department street monumentation records.  
 6) Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1952. Recorded in the Cumberland County Registry of Deeds in Plan Book 28, Page 21.  
 7) Standard Boundary Survey made for Diversified Properties by Ticombe Associates, dated 04/10/01.  
 8) Plan of land made for John O'Neil by Professional Land Services, dated 5/8/2. Recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 18.  
 9) 5/8/2. Recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 18.



Attachment 2

Rev.	Date	Revision
-	-	-

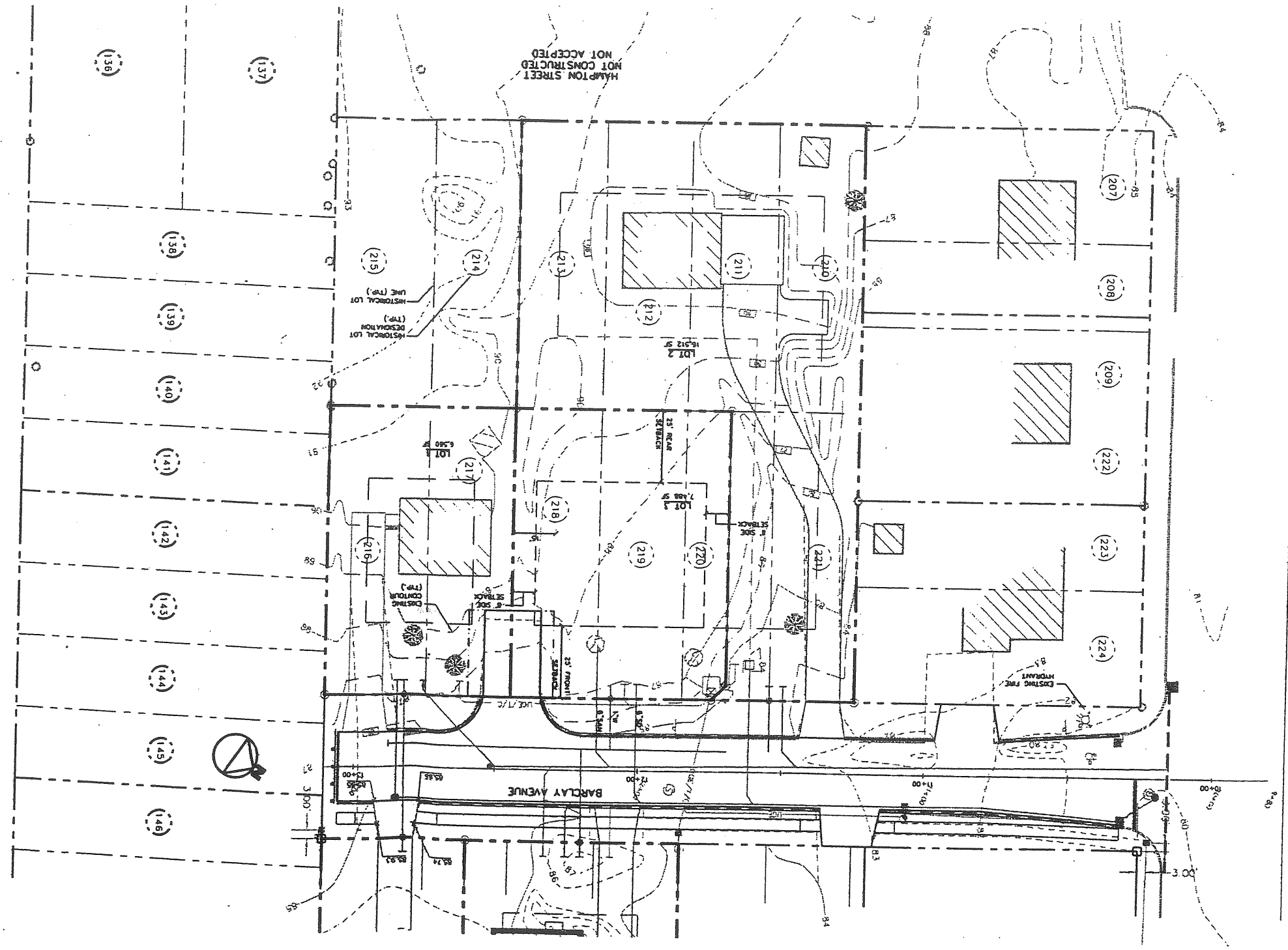
Issued For	
CITY COMMENTS	5/25/07
DEF	3/26/07
By	
Date	

Design - Date: 02/07  
 Checked: DEB Scale: 1"=20'  
 Job No.: 374  
 This plan shall not be modified without written permission from GCP-Former Consulting Engineers, Inc. (GPECI). Any alterations authorized or otherwise, shall be of the user's sole risk and without liability to GPECI.

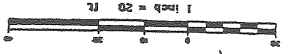
**Gorill-Palmer Consulting Engineers, Inc.**  
 PO Box 1237  
 Traffic and Civil Engineering Services  
 15 Shaker Road  
 Gray, ME 04839  
 E-Mail: m2020@gorillpalmer.com  
 207-657-6910  
 FAX: 207-657-6912

Drawing Name: Existing Conditions Plan  
 Project: BARCLAY AVENUE, PORTLAND, MAINE  
 Client: Diversified Properties  
 P.O. Box 10127, Portland, ME 04104

Drawing No. 2



LEGEND  
 --- EXISTING CONTOUR  
 ▨ EXISTING BUILDING



Attachment 3







*This is what the one says removed look.*

**NOTES**

- 1) Bearings are based on plan reference 1, Magnetic North 1919.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) As per City of Portland City Council Order of Accepting Barclay Avenue as a City Way, dated April 26, 2005 and recorded in Book 2256, Page 241, Barclay Avenue is accepted as a City Way.
- 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accomplished by sale, lease, development, building or otherwise and as further defined in 30-A, M.R.S.A. Section 14-401. The term subdivision shall also include the division of a new structure or structure on a tract of land into three (3) or more dwelling units for commercial or industrial use into three (3) or more dwelling units within a five-year period. The area included in the expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
- 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excepts of the dimensional requirements (R3 Zone) are presented below.

Minimum Lot Size:	Minimum Subblock:	Front Yard:	Rear Yard:	Side Yard:
R-3	6500 Ft.	25 Ft.	25 Ft.	8 Ft.
		14 Ft. =	14 Ft. =	2 1/2 Stories
		2 Stories		2 1/2 Stories
		16 Ft.		Side Yard * on Side Streets
		20 Ft.		Minimum Lot Width
		65 Ft.		

- 6) The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plan.
- 7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscaping Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for final compliance with City ordinances and approvals. Such final approval shall be neither transferable nor voidable by the developer. Improvements, trees shown on plan to be preserved or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however these placement will be determined at the time that the lot is developed.
- 8) No wetland areas found.
- 9) According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.
- 10) Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street maintenance permit.
- 11) A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
- 12) No driveway shall be constructed off the turnaround.

Approved by the City of Portland Planning Board



**CERTIFICATION**  
This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.  
Rene L. Colman  
133 Gray Road  
Portland, Maine 04105

**Diversified Properties**  
MADE FOR  
Standard Boundary Survey  
Hampton Street & Barclay Avenue  
Portland, Maine

DATE: January 30, 2007 SCALE: 1"=30'  
JOB# 201026  
BOOK# 598  
BARCLAY SUBDIV  
FILE# 8187

133 Gray Road  
Portland, Maine 04105  
**Ticombe Associates**



GRAPHIC SCALE: 1"=30'

- OWNERS OF RECORD**  
Diversified Properties, Inc.: Book 20676, Page 148
- EASEMENTS OF RECORD**
- 1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
  - 2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 82.

- REFERENCES**
- 1) Plan of Horris Farms by E.C. Jordan & Co., dated June 5, 1919, Recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 19.
  - 2) Plan of Lonsdale by Tilton McClintock, dated May 1906, Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
  - 3) Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901, Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
  - 4) Site Plan of Horris Avenue Extension by R. P. Ticombe Associates, Inc. dated April 15, 1988.
  - 5) City of Portland Engineering Department street monumentation records, 1953, Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - 6) Plan of Homestead Acres by F.B. Hitch Civil Engineer, dated June 20, 1953, Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - 7) Standard Boundary Survey made for Diversified Properties by Ticombe Associates, dated 05/15/01, Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
  - 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/82, Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.

**LEGEND**

Existing building	Existing tree	Proposed tree	Monument set 6"x6"x5"
Existing tree	Capped 5/8" Rebar set	Edge of pavement	Lot numbering per plan ref. 1
Easement line	Chain link fence	Lot numbering per plan ref. 2	Lot numbering per plan ref. 1 & 2
Stockade fence	Catch basin	Lot lines per plan ref. 1 & 2	

*draft plat as in June 12 Hearing Report subject of cond 2!!!*

As submitted  
9/19/07

NOT a graphic  
to own & copy

Rev.	Date	Revision

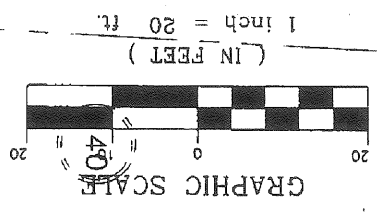
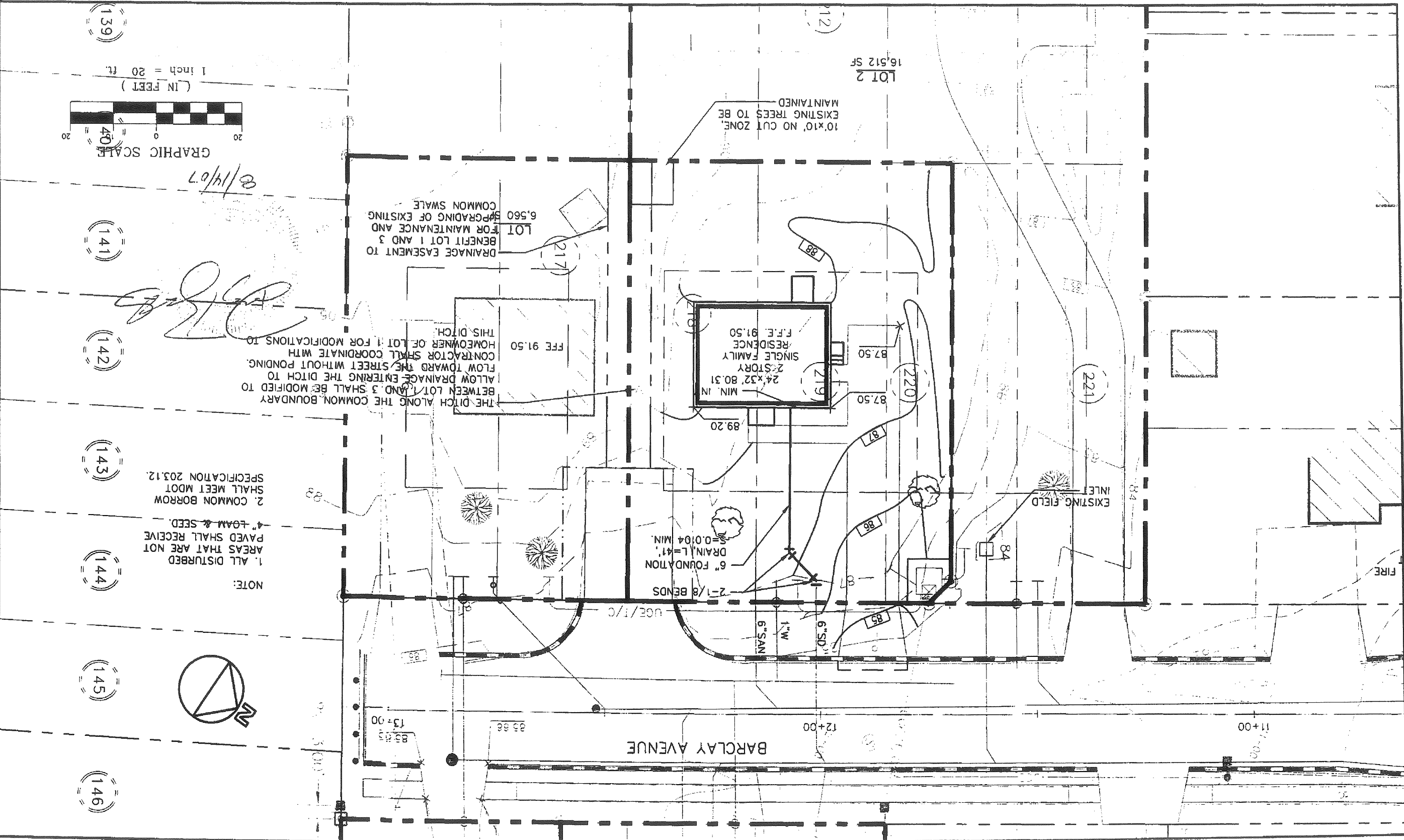
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Draft: SCB	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.DWG	
Title: LOT3, LMAN, 374-LOT3 GRADING	

**GP**  
 Gorill-Palmer Consulting Engineers, Inc.  
 15 Snaker Road  
 Gray, ME 04039  
 PO Box 1237  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: molitor@gorillpalmer.com

Traffic and Civil Engineering Services

Drawing Name: Lot 3 Grading & Drainage Plan  
 Project: BARCLAY AVENUE, PORTLAND

Figure No. 3

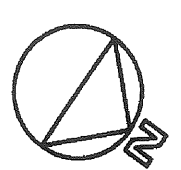


NOTE:  
 1. ALL DISTURBED AREAS THAT RECEIVE PAVED SHALL RECEIVE 4" FOAM & SEED.  
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12.

(143) THE DITCH ALONG THE COMMON BOUNDARY BETWEEN LOT 1 AND 3 SHALL BE MODIFIED TO ALLOW DRAINAGE ENTERING THE DITCH TO FLOW TOWARD THE STREET WITHOUT PONDING. CONTRACTOR SHALL COORDINATE WITH HOMEOWNER OF LOT 1 FOR MODIFICATIONS TO THIS DITCH.

(142) DRAINAGE EASEMENT TO BENEFIT LOT 1 AND 3 FOR MAINTENANCE AND REPAIR GRADING OF EXISTING COMMON SWALE.

(141) 10'x10' NO CUT ZONE. EXISTING TREES TO BE MAINTAINED.



8/14/07

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**Standard Boundary Survey**  
 MADE FOR  
 Hampton Street & Barclay Avenue  
 Portland, Maine  
**Diversified Properties**  
 449 Forest Avenue  
 Portland, Maine  
 JOB # 201026 DATE: January 30, 2007 SCALE: 1"=30'  
 BOOK # 588 BARCLAY SUBDIV  
 FILE # 8187  
**Titcomb Associates**  
 133 Gray Road  
 Portland, Maine 04105

**CERTIFICATION**  
 This survey conforms to the current standards of the  
 Maine State Board of Licensure for Land Surveyors.  
 Reg. v. Creston  
 REG. PROFESSIONAL LAND SURVEYOR  
 STATE OF MAINE  
 CRESTON  
 2273  
 PLS #2273

Approved by the City of Portland Planning Board

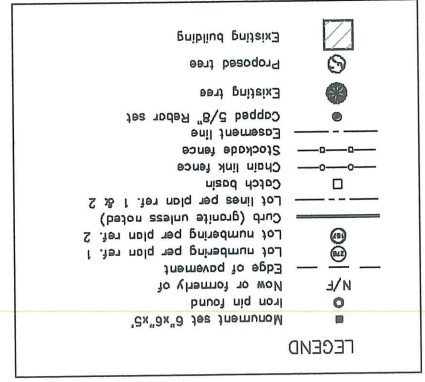
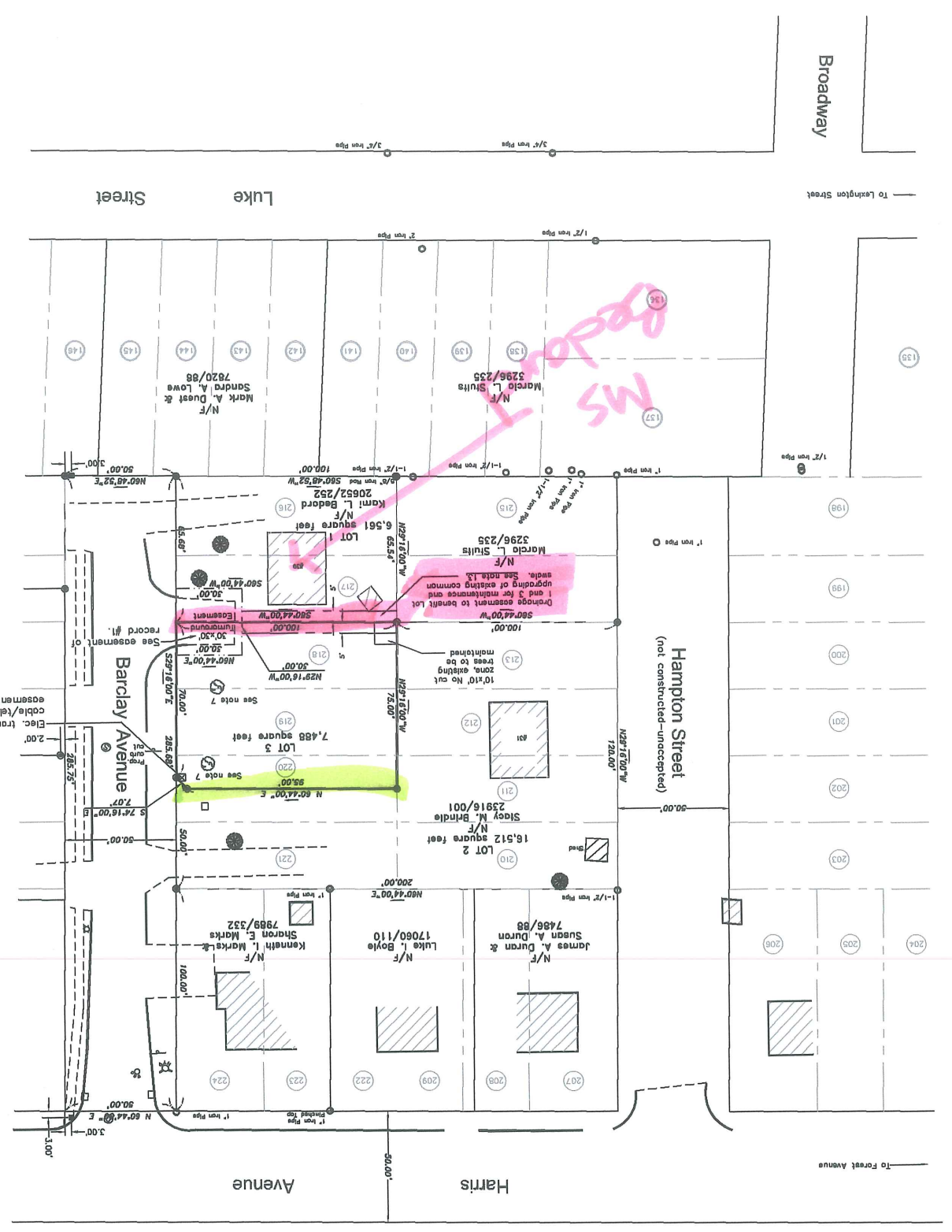
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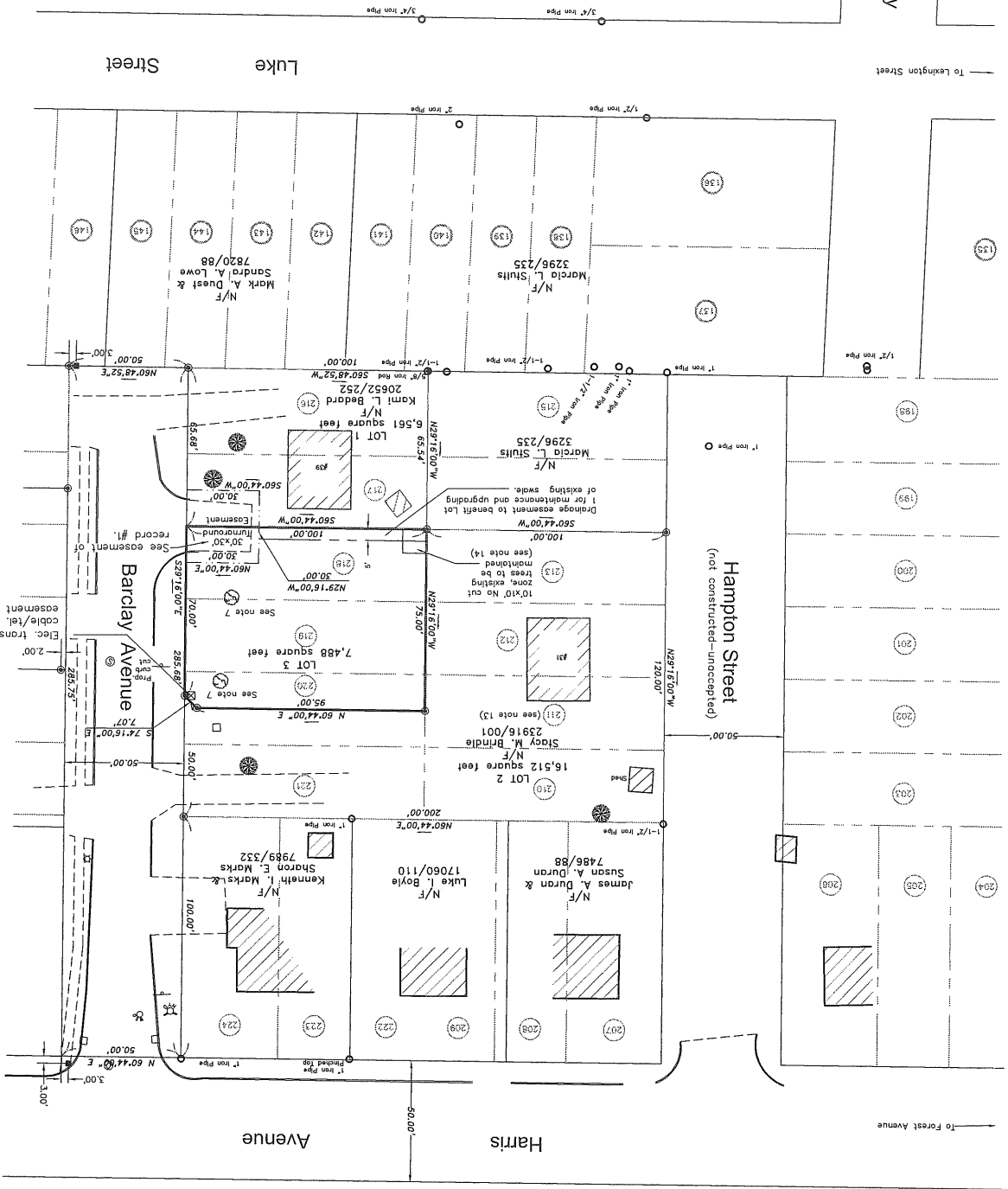
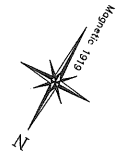
draft plat as submitted  
 9-19-07  
 new notes  
 not incorporated

**REFERENCES**  
 (1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 18.  
 (2) Plan of Lenoxide by Tilton McClintock, dated May 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.  
 (3) Plan of Central Park by Varnay and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.  
 (4) Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc. dated April 15, 1988.  
 (5) City of Portland Engineering Department street monumentation records.  
 (6) Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.  
 (7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.  
 (8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.  
**EASEMENTS OF RECORD**  
 (1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.  
 (2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

**OWNERS OF RECORD**  
 Diversified Properties, Inc.: Book 20676, Page 148

**NOTES**  
 1) Bearings are based on plan reference 1, Magnetic North 1919.  
 2) Book and Page references are to the Cumberland County Registry of Deeds.  
 3) As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.  
 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, otherwise and as further defined in 30-A, M.R.S.A. Section 14-40L. The term subdivision shall also include the division of a new structure or structures on a tract of land into three (3) or more dwelling units within a five-year period and the division of and 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 expansion of an existing structure is deemed to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments.  
 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excepts of the dimensional requirements (R3 Zone) are presented below.  
 Minimum Lot Size 6500 Ft  
 Minimum setbacks:  
 Front Yard 25 Ft  
 Side Yard \* 8 Ft  
 Rear Yard 25 Ft  
 Minimum Lot Width 65 Ft  
 Minimum Lot Size 6500 Ft  
 Minimum setbacks:  
 Front Yard 25 Ft  
 Side Yard \* 8 Ft  
 Rear Yard 25 Ft  
 Minimum Lot Width 65 Ft  
 \* The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width.  
 Sold reduction does not require an amended recording plat.  
 (6) Subject parcel shall require the submission of a site review plan prior to the issuance of a Portland City Code.  
 (7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Articultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement and of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be neither transferable nor withdrawable by the developer. Improvements, trees shown on plan to be preserved" or located in "no cut" area shall not be cut without permission from the city official. Street trees shown on lot 3 are required, however these placement will be determined at the time that the lot is developed.  
 (8) No wetland areas found.  
 (9) According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.  
 (10) Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street microtunnel permit.  
 (11) A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.  
 (12) No driveway shall be constructed off the turnaround.  
 (13) The ditch along the common boundary between Lot 1 and 3 shall be modified to allow drainage entering the ditch to flow toward the street without ponding. Contractor shall coordinate with homeowner of Lot 1 for modifications to this ditch.





Approved by the City of Portland Planning Board

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dated \_\_\_\_\_

**CERTIFICATION**

This survey conforms to the current standards of the  
Maine State Board of Licensure for Land Surveyors.

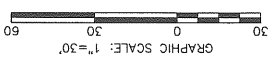
Rex J. Corneau  
#2273  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF MAINE #2273

**Subdivision Recording Plat**  
MADE FOR  
Hampton Street & Barclay Avenue  
Portland, Maine

**Diversified Properties**  
449 Forest Avenue  
Portland, Maine

JOB# 201026 DATE: January 30, 2007 SCALE: 1"=7'  
BOOK# 588 BARCLAY SUBDIV  
FILE# 8187

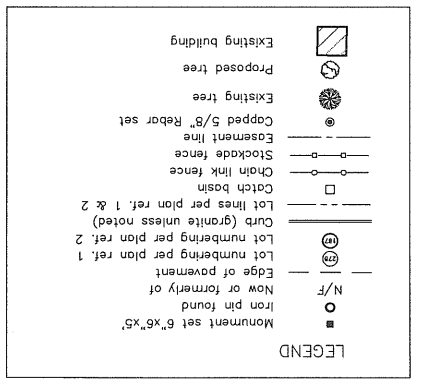
133 Gray Road  
Portland, Maine  
*Titcomb AS*



**Appended**

- OWNERS OF RECORD**
- Diversified Properties, Inc.: Book 20676, Page 148
- ESASMENTS OF RECORD**
- 1) Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
  - 2) Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.
- REFERENCES**
- 1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
  - 2) Plan of Lenoxdale by Tilton McClintock, dated May 11, 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
  - 3) Plan of Central Park by Vorney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
  - 4) Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc., dated April 15, 1988.
  - 5) City of Portland Engineering Department street monumentation records.
  - 6) Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
  - 7) Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
  - 8) Plan of Land made for John O'Toole by Professional Land Services, dated 5/8/2. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.
- REFERENCES**
- | Minimum Lot Size | Minimum Setbacks:                 |
|------------------|-----------------------------------|
| R-3              | Front Yard 25 Ft                  |
|                  | Rear Yard 25 Ft                   |
|                  | Side Yard * 8 Ft                  |
|                  | 1 Story 14 Ft **                  |
|                  | 1 1/2 Stories 16 Ft               |
|                  | 2 Stories 20 Ft                   |
|                  | Side Yard * on Side Streets 65 Ft |
- \* The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width.
- 6) Subject parcel shall require the submission of a site review plan pursuant to Article V of Chapter 14 of the Portland City Code.
- 7) A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be either transferable or non-transferable by the developer. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee.
- 8) No wetland areas found.
- 9) Number 230051 0006 B dated July 17, 1986. Lots 1-3 do not lie in a special flood hazard zone. Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street moratorium permit.
- 10) A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
- 12) No driveway shall be constructed off the turnaround.
- 13) Lot 2 in the three lot subdivision for Hampton Street and Barclay Avenue received conditional use approval from the Portland Zoning Board of Appeals for an accessory unit in the single family home at 31 Barclay Avenue on September 7, 2007 and the Planning Board reviewed and approved the amended subdivision for the fourth division as defined under the State of Maine Statute 30-A, M.R.S.A on October 23, 2007.
- 14) The 10 by 10 foot cut zone on lot 3 shall be restricted from any plantings that interfere with the tree on lot 1, and that no trimming or removal of branches of the tree on lot 1 which encroach on lot 3 shall be undertaken except in the event of disease, damage or safety resulting from the overhanging limbs.
- 15) No street opening permit shall be issued for lot 3 unless and until the City has received 3 in an amount required by City code.

- NOTES**
- 1) Bearings are based on plan reference 1, Magnetic North 1919.
  - 2) Book and Page references are to the Cumberland County Registry of Deeds.
  - 3) As per City of Portland City Council Order of Accepting Barclay Avenue as a City Way, dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
  - 4) Subdivision at the time of approval is defined as "Subdivision shall mean the division of lot, tract or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period, whether accomplished by sale, lease, development, building or otherwise and as further defined in 30-A, M.R.S.A. Section 14-401. The term subdivision shall also include the division of a new structure or structure on a tract of land into three (3) or more dwelling units within a five-year period and the division of an existing structure or structures previously used for commercial or industrial use into three (3) or more dwelling units to be a new structure for the purpose of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease, is intended for human habitation, including single-family housing, condominiums, time-share units and apartments."
  - 5) Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of The Code of Ordinances of The City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.



red 5.25.07

Rev.	Date	Revision
-	-	-

CITY COMMENTS	

Issued For	

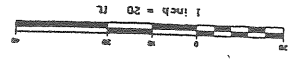
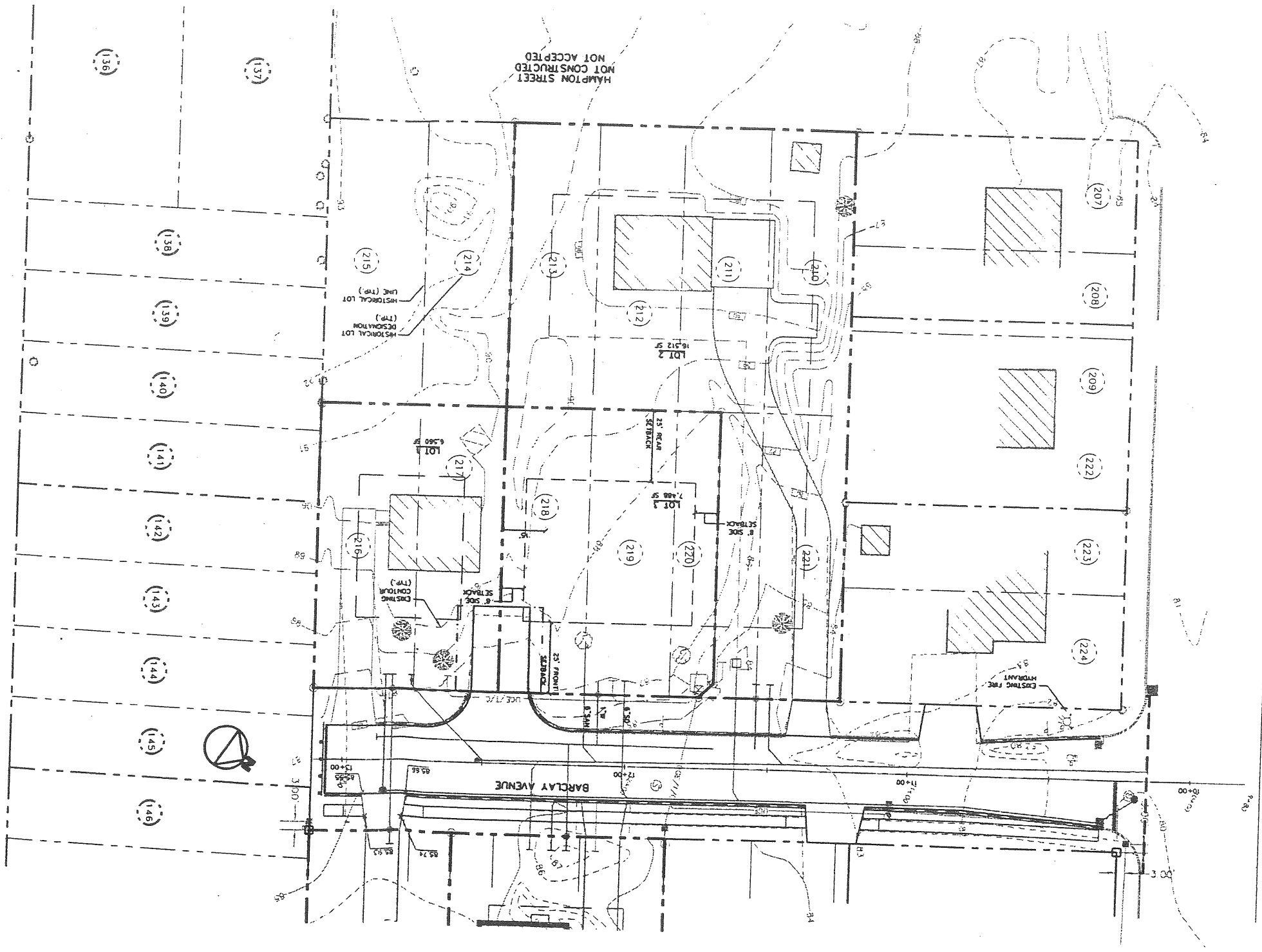
Design	Drawn	Scale	Date

This plan shall not be modified without written permission from Gorill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, amendments, or otherwise, shall be at the user's sole risk and without liability to GPCEI.

**GP**  
 Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 E-Mail: [maboz@gorillpalmer.com](mailto:maboz@gorillpalmer.com)  
 Fax: 207-657-6912  
 207-657-6910

Drawing Name: Existing Conditions Plan  
 Project: BARCLAY AVENUE, PORTLAND, MAINE  
 Client: Diversified Properties

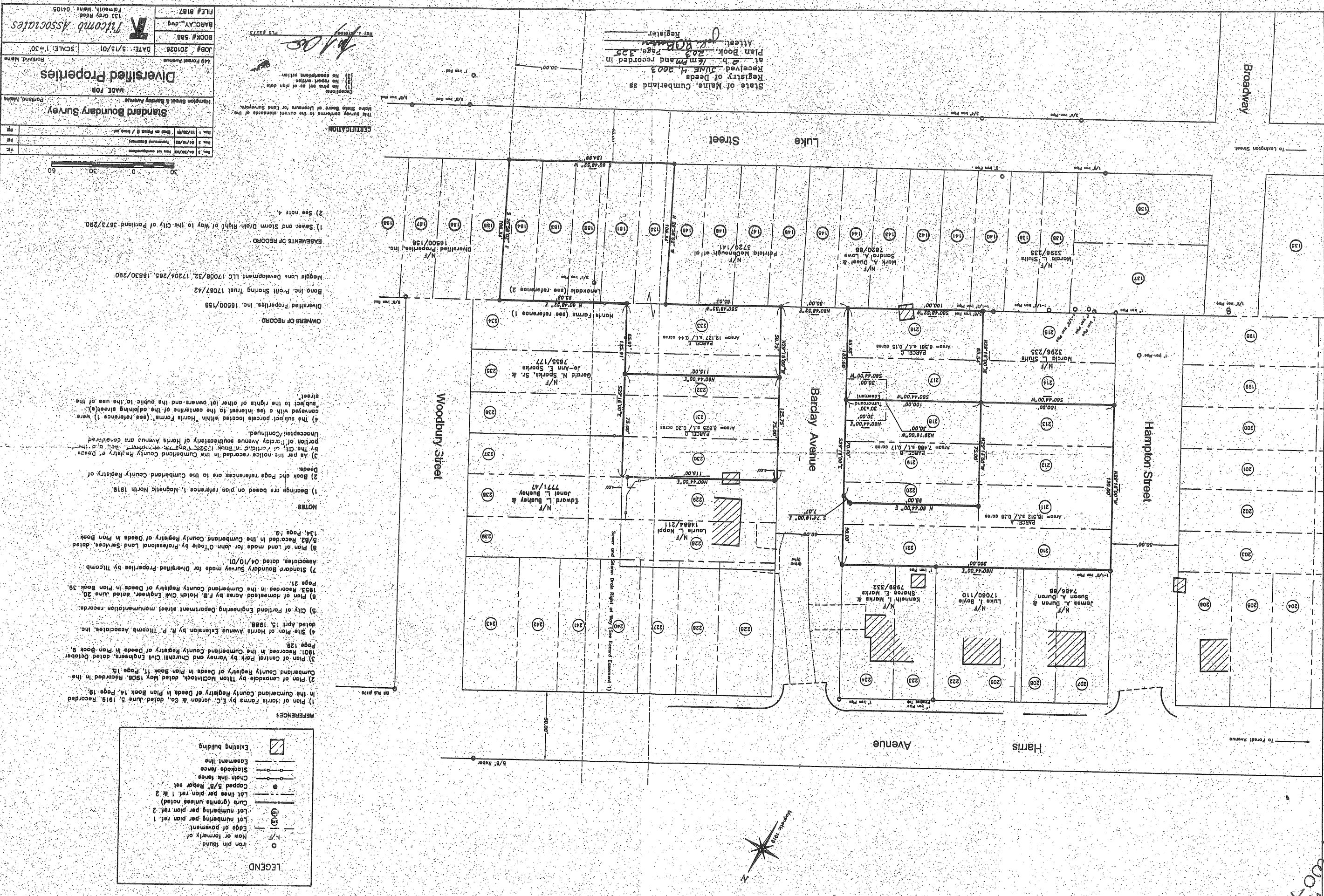
Drawing No. 2



LEGEND  
 --- EXISTING CONTOUR  
 ▨ EXISTING BUILDING

Attachment 15

1/3 BWA Design Shop  
April 10, 2007



**LEGEND**

○	Iron pin found
N/F	Not of formerity of
—	Edge of government
①	Lot numbering per plan ref. 1
②	Lot numbering per plan ref. 2
—	Curb (grants unless noted)
—	Lot lines per plan ref. 1 & 2
●	Capped 5/8" Rebar set
—	Chain link fence
—	Stockade fence
—	Easement line
▨	Existing building

**REFERENCES**

- 1) Plan of Harris Farms by E.C. Jordan & Co. dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 18.
- 2) Plan of Lanxode by Tilton McInloch, dated May 1908. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- 3) Plan of Central Park by Verney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 5, Page 129.
- 4) Site Plan of Harris Avenue Extension by R. P. Ticombe Associates, Inc. dated April 15, 1988.
- 5) City of Portland Engineering Department street monumentation records.
- 6) Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 30, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
- 7) Standard Boundary Survey made for Diversified Properties by Ticombe Associates, dated 04/10/01.
- 8) Plan of land made for John O'Leary by Professional Land Services, dated 5/8/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 18.

**NOTES**

- 1) Bearings are based on plan reference 1, Magnetic North 1918.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) As per the notice recorded in the Cumberland County Registry of Deeds by the City, on October 15, 2007, "Page 1325", the subject parcel is subject to the rights of other lot owners and the public to the use of the street.
- 4) The subject parcel located within "Harris Farms" (see reference 1) was conveyed with a fee interest in the centerline of the adjoining street(s).
- 5) Unaccepted/Continued.

**OWNERS OF RECORD**

- Diversified Properties, Inc. 16500/158
- Bone, Inc. Profit Sharing Trust 17087/42
- Magle Lane Development LLC 17008/32, 17204/265, 16530/290

**EASEMENTS OF RECORD**

- 1) Sewer and Storm Drain Right of Way to the City of Portland 3673/290.
- 2) See note 4.



Fig. 2	04/20/01	Iron pin monumentation
Fig. 3	04/15/01	Proposed easement
Fig. 4	10/20/01	Iron pin monumentation

**Standard Boundary Survey**

MADDE FOR  
Portland, Maine

JOB#	201026	DATE:	5/15/01	SCALE:	1"=30'
BOOK#	588	BARCLAY, Dave	FILE#	0187	

Ticombe Associates  
133 Gray Road  
Portland, Maine 04105

**CERTIFICATION**  
I, the undersigned, being a duly Licensed Surveyor for the State of Maine, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my books and files.

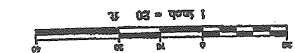
State of Maine, Cumberland ss  
Registry of Deeds  
Received JUNE 4, 2007  
at 2:10 PM and recorded in  
Plan Book 588 Page 325  
Register





Attachment 14

Drawing No. 1



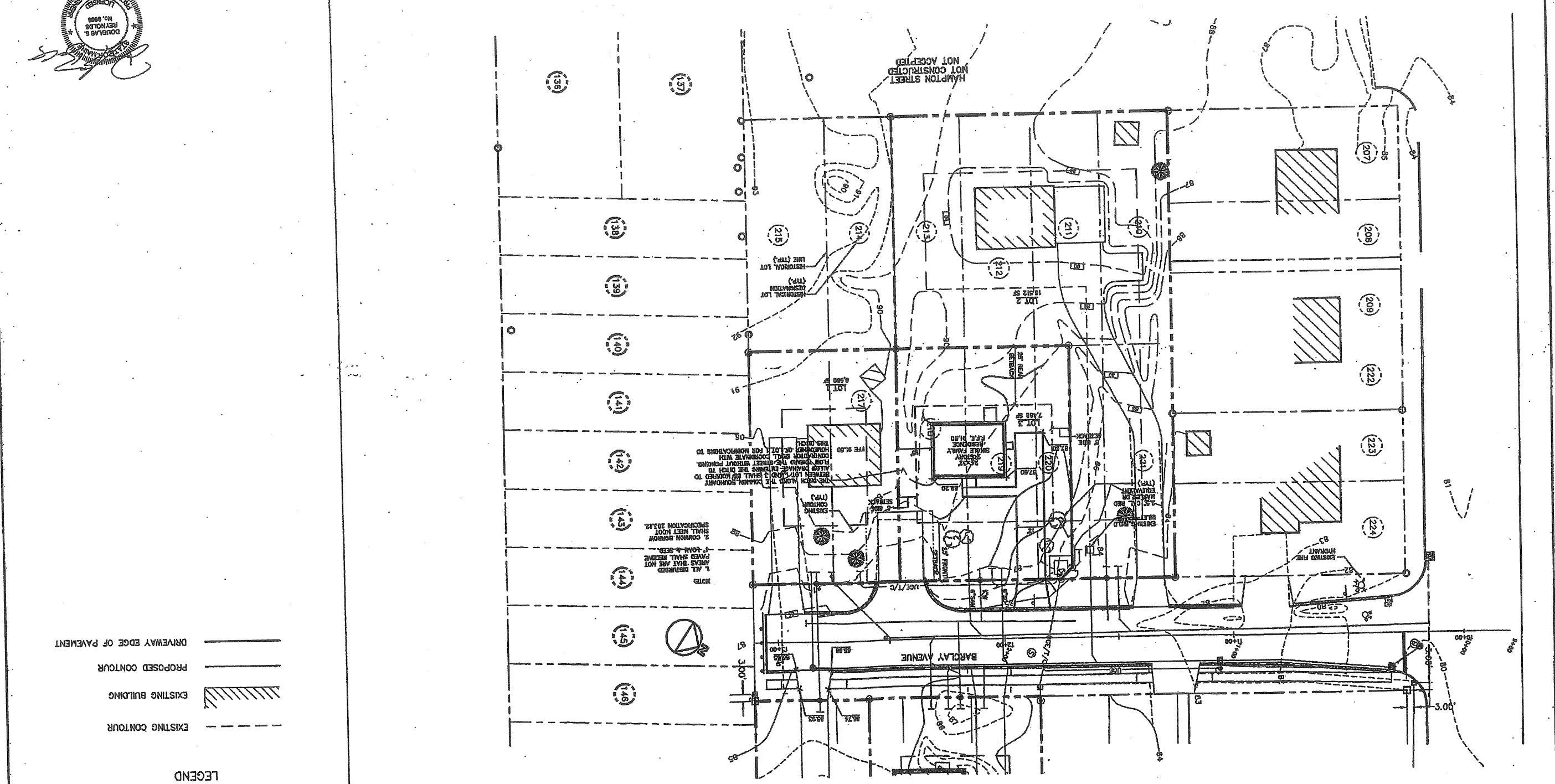
Drawing Name: Overall Grading Plan	
Project: BARCLAY AVENUE, PORTLAND, MAINE	Client: Diversified Properties P.O. Box 10127, Portland, ME 04104

**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 207-657-8910  
 207-657-8912  
 E-Mail: mgbox@gorrillpalmer.com  
 16 Shaker Road  
 P.O. Box 1237  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Portland, ME 04103

Design - Date: 02/07  
 Checked: DEN Scale: 1"=20' Lvs: No. 214  
 This plan and not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Issued For	Date	By
CITY COMMENTS	3/26/07	DER
	6/25/07	DER

Rev.	Date	Revision
1	05/30/07	ADDED DITCH NOTE



LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- PROPOSED CONTOUR
- DRIVEWAY EDGE OF PAVEMENT

red 5.25.07

Rev.	Date	Revision
-	-	-

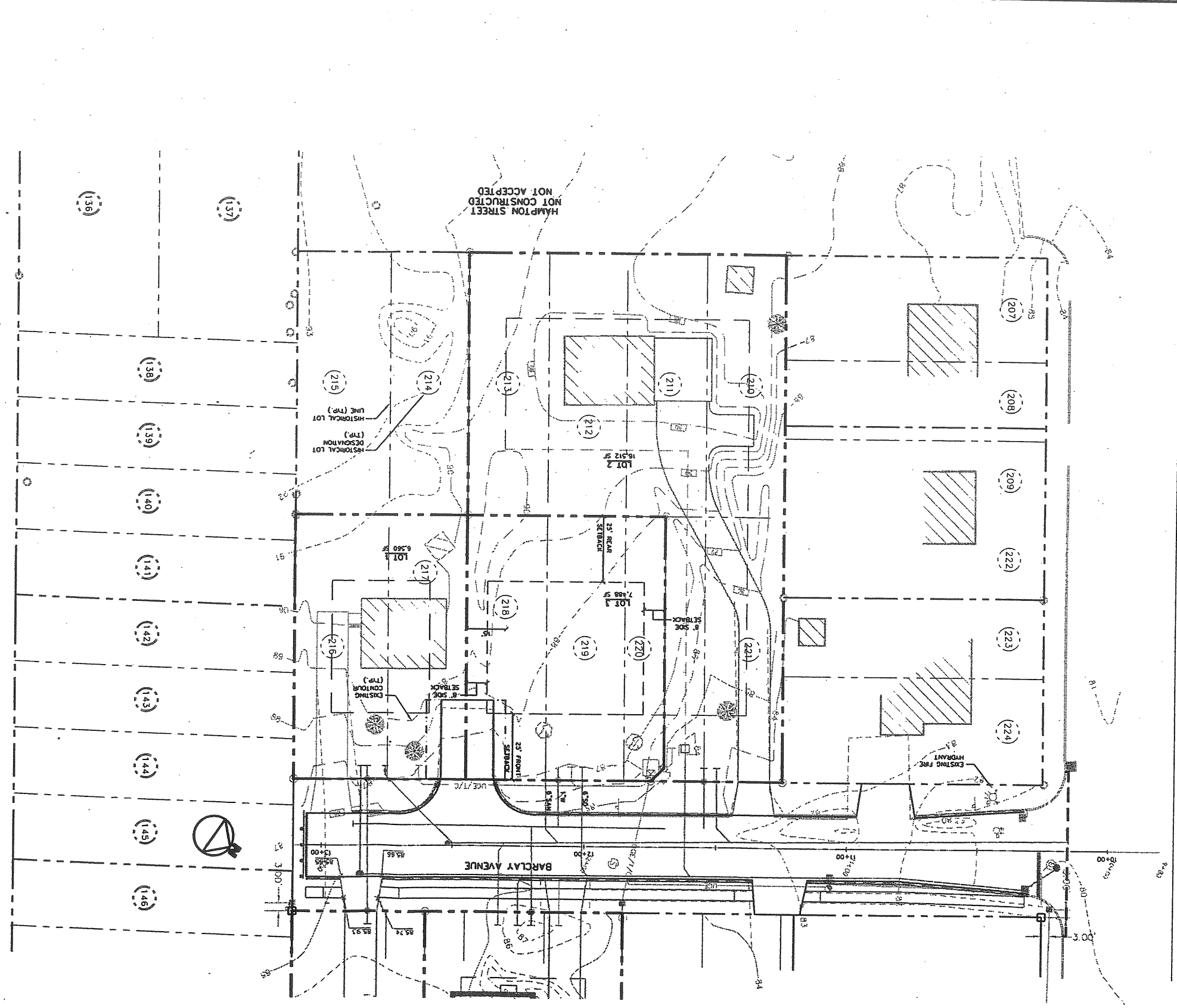
CITY COMMENTS	DER	Date	By
	5/25/07	DER	
	3/26/07	DER	

Design: -  
 Drafter: CAG Date: 02/07  
 Checked: DER Scale: 1"=20'  
 Job No.: 374  
 File Name: 374-SP.dwg  
 This plan shall not be modified without written permission from Gorill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be of the user's sole risk and without liability to GPCEI.

**GP**  
 Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 Shaker Road  
 Croy, ME 04039  
 E-Mail: mobox@gorillpalmer.com  
 207-657-6910  
 FAX: 207-657-6912

Drawing Name: Existing Conditions Plan  
 Project: BARCLAY AVENUE, PORTLAND, MAINE  
 Client: Diversified Properties  
 P.O. Box 10127, Portland, ME 04104

Drawing No. 2



LEGEND  
 EXISTING BUILDING  
 EXISTING CONTOUR

Attachment 15

PB Workshop  
April 19, 2007



**LEGEND**

- Iron pin found
- N/F Now or formerly of
- Edge of pavement
- (19) Lot numbering per plan ref. 1
- (20) Lot numbering per plan ref. 2
- Curb (granite unless noted)
- Lot lines per plan ref. 1 & 2
- Capped 5/8" Rebar set
- Chain link fence
- Stockade fence
- - - Easement line
- ▨ Existing building

**REFERENCE**

- 1) Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
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**NOTES**

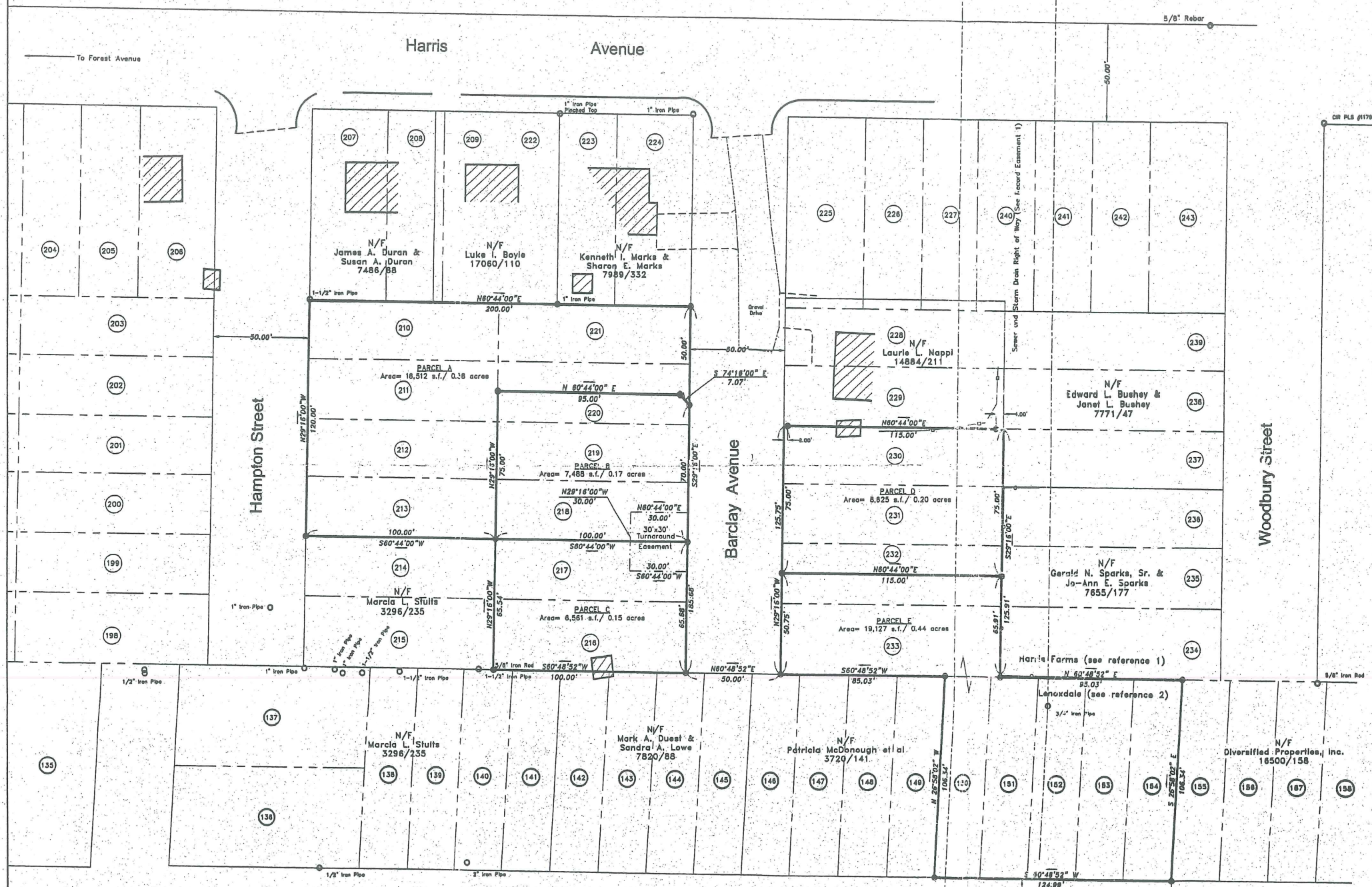
- 1) Bearings are based on plan reference 1, Magnetic North 1919.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) As per the notice recorded in the Cumberland County Registry of Deeds by The City of Portland in Book 1325, Page 178, the portion of Barclay Avenue southeasterly of Harris Avenue are considered Unaccepted/Continued.
- 4) The subject parcels located within "Harris Farms" (see reference 1) were conveyed with a fee interest to the centerline of the adjoining street(s), "subject to the rights of other lot owners and the public to the use of the street".

**OWNERS OF RECORD**

Diversified Properties, Inc. 16500/158  
 Bono Inc. Profit Sharing Trust 17087/42  
 Maggie Lane Development LLC 17008/32, 17204/265, 16830/290

**EASEMENTS OF RECORD**

- 1) Sewer and Storm Drain Right of Way to the City of Portland. 3673/290.
- 2) See note 4.



To Forest Avenue  
 To Lexington Street

State of Maine, Cumberland ss  
 Registry of Deeds  
 Received JUNE 4, 2003  
 at 2 h 16 PM and recorded in  
 Plan Book 203 Page 325  
 Attest: John B. O'Brien  
 Register

**CERTIFICATION**

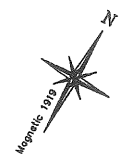
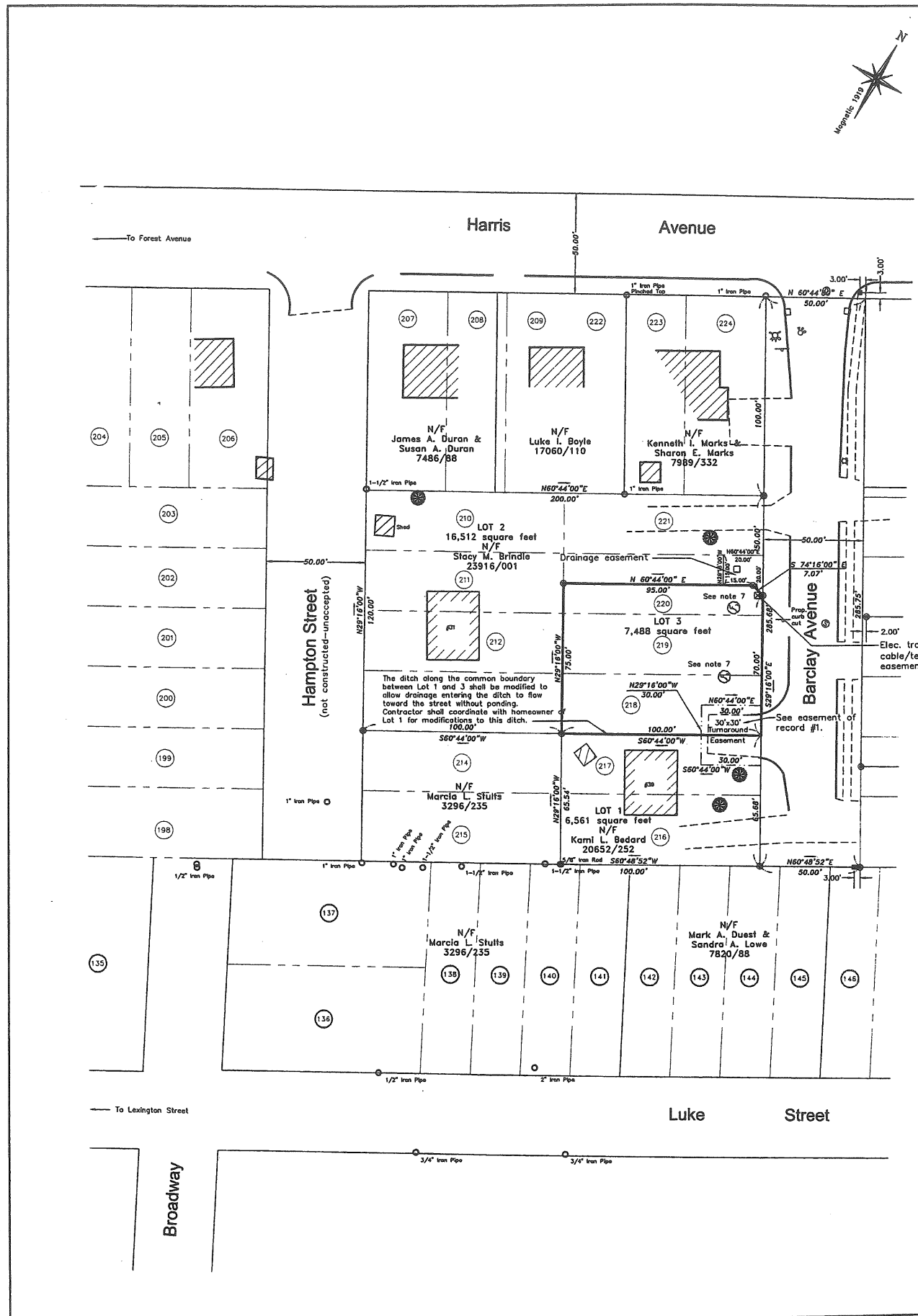
This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

- Exceptions:  
 (1) No pins set as of plan date  
 (2) No report written.  
 (3) No descriptions written.

*[Signature]*  
 Max J. Titcomb  
 PLS #2273



Rev. 3 04/25/03	New lot configurations	RF
Rev. 2 04/16/02	Turnaround Easement	RF
Rev. 1 12/28/01	Shed on Parcel 9 / Iron set	RF
<b>Standard Boundary Survey</b>		
Hampton Street & Barclay Avenue Portland, Maine		
MADE FOR		
<b>Diversified Properties</b>		
440 Forest Avenue Portland, Maine		
JOB# 201026	DATE: 5/15/01	SCALE: 1"=30'
BOOK# 586	Titcomb Associates 133 Gray Road Falmouth, Maine 04105	
BARCLAY.dwg		
FILE# 8187		



NOTES

- Bearings are based on plan reference 1, Magnetic North 1919.
- Book and Page references are to the Cumberland County Registry of Deeds.
- As per City of Portland City Council "Order of Accepting Barclay Avenue as a City Way" dated April 26, 2005 and recorded in Book 22566, Page 241, Barclay Avenue is accepted as a city way.
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- Development of the parcels proposed as part of this plan shall be in accordance with Chapter 14, Land Use, of The Code of Ordinances of The City of Portland, Supplement 5, Dated January 1999 or as amended from time to time. Excerpts of the dimensional requirements (R3 Zone) are presented below.
 

Minimum Lot Size	R-3
	6500 Ft
Minimum Setbacks:	
Front Yard	25 Ft
Rear Yard	25 Ft
Side Yard *	8 Ft
1 Story	8 Ft
1 1/2 Stories	14 Ft **
2 Stories	16 Ft
2 1/2 Stories	20 Ft
Side Yard * on Side Streets	20 Ft
Minimum Lot Width	65 Ft
- The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.
- Subject parcel shall require the submission of a site review plan prior to the issuance of a building permit and shall be subject to review pursuant to Article V of Chapter 14 of The Portland City Code.
- A minimum of two street trees per lot shall be conserved or planted meeting the City of Portland Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately 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. Developer shall be responsible for 2 street trees per lot as part of the performance guarantee improvements. Trees shown on plan "to be preserved" or located in "no cut" area shall not be cut without permission from the city arborist. Street trees shown on Lot 3 are required, however their placement will be determined at the time that the lot is developed.
- No wetland areas found.
- According to the FEMA Flood Insurance Rate Map for the City of Portland Community Panel Number 230051 0006 B dated July 17, 1986, Lots 1-3 do not lie in a special flood hazard zone.
- Any disturbance of Barclay Avenue prior to October 22, 2009 that requires a street opening permit shall be subject to a five year street moratorium permit.
- A plan depicting the as built location of the curb cut for Lot 3 shall be required prior to the issuance of a certificate of occupancy.
- No driveway shall be constructed off the turnaround.

**LEGEND**

- Monument set 6"x6"x5"
- Iron pin found
- N/F Now or formerly of
- Edge of pavement
- ⊕ Lot numbering per plan ref. 1
- ⊙ Lot numbering per plan ref. 2
- Curb (granite unless noted)
- - - Lot lines per plan ref. 1 & 2
- Catch basin
- Chain link fence
- Stackade fence
- - - Easement line
- Capped 5/8" Rebar set
- ⊙ Existing tree
- ⊙ Proposed tree
- ▨ Existing building

REFERENCES

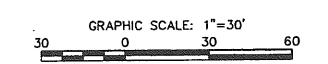
- Plan of Harris Farms by E.C. Jordan & Co., dated June 5, 1919. Recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.
- Plan of Lenoxdale by Tilton McClintock, dated May 1906. Recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15.
- Plan of Central Park by Varney and Churchill Civil Engineers, dated October 1901. Recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 129.
- Site Plan of Harris Avenue Extension by R. P. Titcomb Associates, Inc. dated April 15, 1988.
- City of Portland Engineering Department street monumentation records.
- Plan of Homestead Acres by F.B. Hatch Civil Engineer, dated June 20, 1953. Recorded in the Cumberland County Registry of Deeds in Plan Book 39, Page 21.
- Standard Boundary Survey made for Diversified Properties by Titcomb Associates, dated 05/15/01. Recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
- Plan of Land made for John O'Toole by Professional Land Services, dated 5/82. Recorded in the Cumberland County Registry of Deeds in Plan Book 134, Page 59.

EASEMENTS OF RECORD

- Release of Barclay Avenue and 30' x 30' Turnaround Easement to the City of Portland, Book 22566, Page 242.
- Underground Line Easement conveyed to Central Maine Power Company and Verizon New England, Inc., Book 17509, Page 92.

OWNERS OF RECORD

Diversified Properties, Inc.: Book 20676, Page 148



Approved by the City of Portland Planning Board

dated \_\_\_\_\_

\_\_\_\_\_

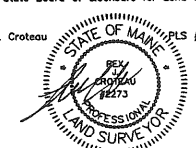
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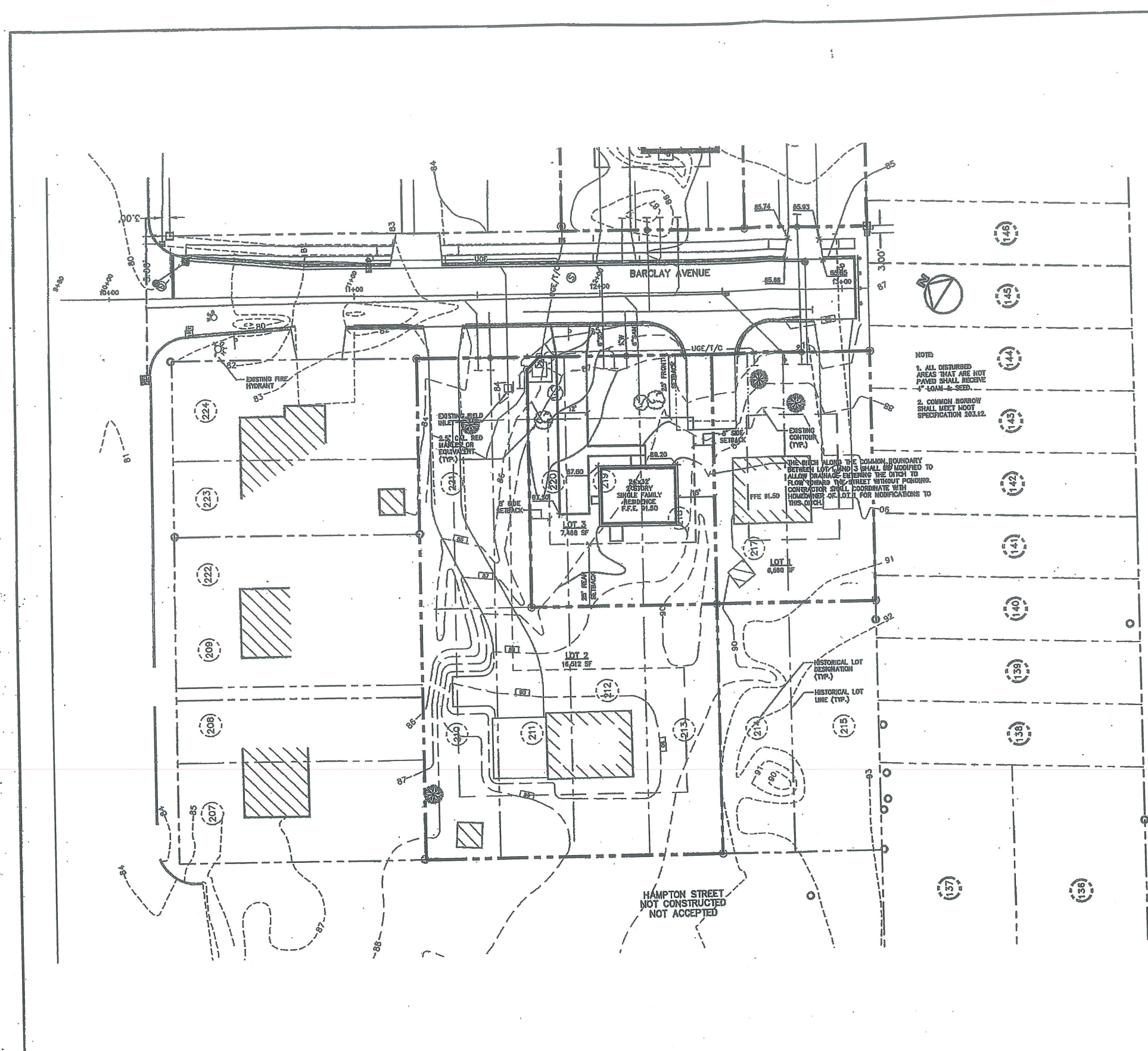
CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Rev. J. Croteau



Rev. 2   06/04/07	Ditch note, prop. curb cut	R/C
Rev. 1   05/15/07	Drainage easement	R/C
<b>Standard Boundary Survey</b>		
Hampton Street & Barclay Avenue      Portland, Maine		
MADE FOR		
<b>Diversified Properties</b>		
449 Forest Avenue      Portland, Maine		
JOB# 201026	DATE: January 30, 2007	SCALE: 1"=30'
BOOK# 588		
BARCLAY SUBDIV	<b>Titcomb Associates</b>	
FILE# 8187	133 Gray Road Falmouth, Maine 04105	



LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- PROPOSED CONTOUR
- DRIVEWAY EDGE OF PAVEMENT

NOTE:  
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 1" LOAM & SEED.  
 2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 203.12.

THE DITCH ALONG THE COMMON BOUNDARY BETWEEN LOT 1 AND 3 SHALL BE ADOPTED TO ALLOW DRAINAGE EXTERNS THE DITCH TO FLOW TOWARD THE STREET WITHOUT PONDING. CONTRACTOR SHALL COORDINATE WITH NEIGHBORS ON LOT 1 FOR MODIFICATIONS TO THIS DITCH.

HAMPTON STREET NOT CONSTRUCTED NOT ACCEPTED



1 inch = 20 ft

Rev.	Date	Revision
1	05/30/07	ADDED DITCH NOTE

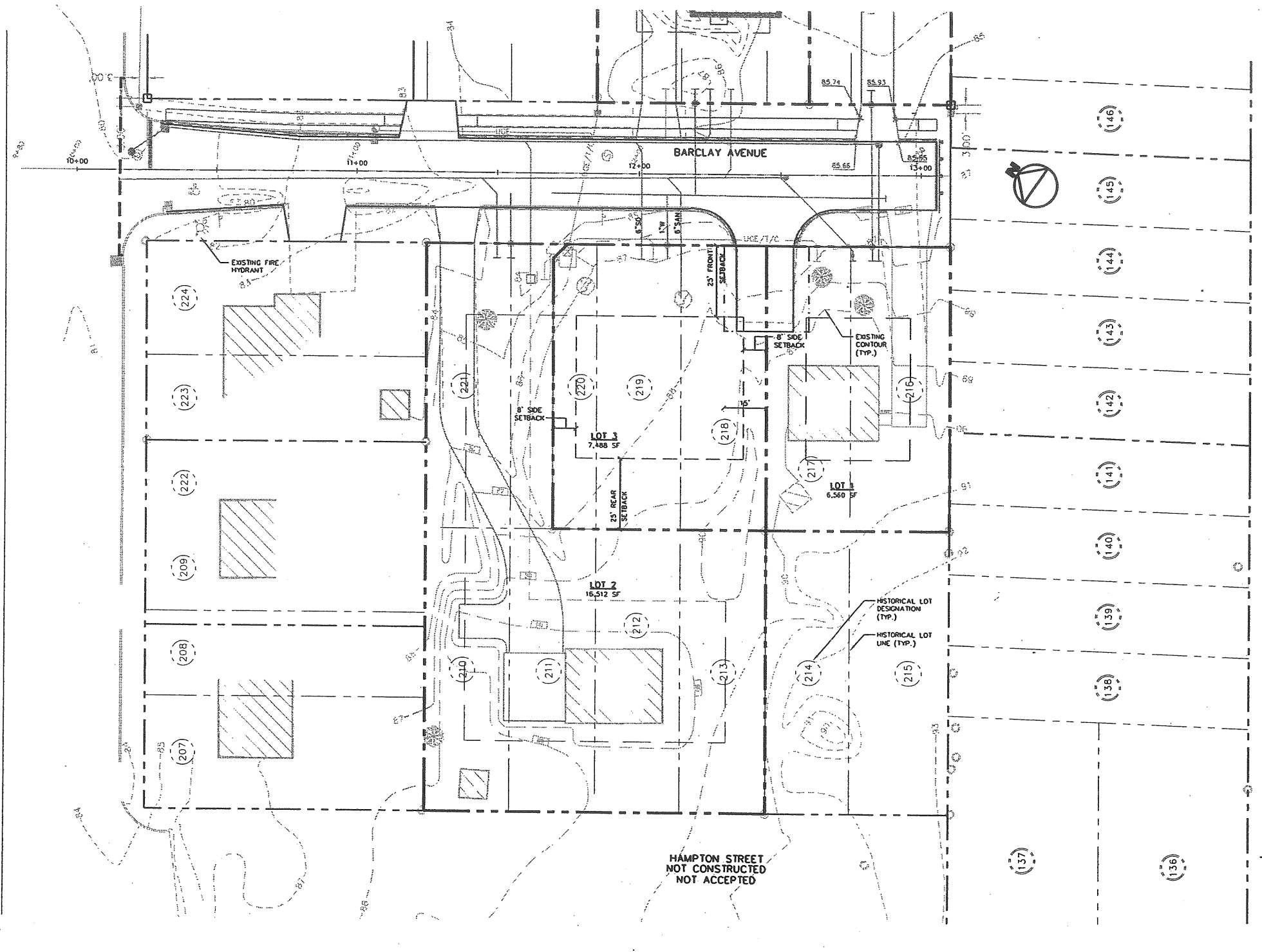
City Comments	Date	By
	5/25/07	DER
	3/26/07	DER
Issued For		

Design: Brett CAG Date: 02/07  
 Checked: DER Scale: 1"=20' Job No: 374  
 File Name: 374-SP.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

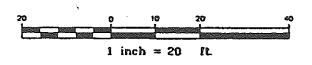
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 PO Box 1237 Traffic and Civil Engineering Services 207-657-6910  
 15 Shaker Road FAX: 207-657-8912  
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com

Drawing Name:	Overall Grading Plan
Project:	BARCLAY AVENUE, PORTLAND, MAINE
Client:	Diversified Properties P.O. Box 10127, Portland, ME 04104

Drawing No.  
**1**



**LEGEND**  
 - - - - - EXISTING CONTOUR  
 ▨ EXISTING BUILDING



rec'd 5.25.07

Rev.	Date	Revision

CITY COMMENTS	Date	By
	5/25/07	DER
	3/26/07	DER

Design: - Draft: CAG Date: 02/07  
 Checked: DER Scale: 1"=20' Job No.: 374  
 File Name: 374-SP.dwg  
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 Traffic and Civil Engineering Services  
 PO Box 1237 207-657-6910  
 15 Shaker Road FAX: 207-657-6912  
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com

Drawing Name: **Existing Conditions Plan**  
 Project: **BARCLAY AVENUE, PORTLAND, MAINE**  
 Client: **Diversified Properties**  
 P.O. Box 10127, Portland, ME 04104

Drawing No. **2**