

ALTERATION NO.	DATE	DESCRIPTION	APPROVED BY DIRECTOR OF PLANNING & URBAN DEVELOPMENT	RECORDED BOOK	CHART
1	4/22/88	CHANGED NAME OF PROJECT FROM PHEASANT RUN TO QUAKER LANE			
2	1/17/88	MINOR REVISIONS TO FF. OF UNITS			
3	4/22/88	MINOR DIM. CHANGES TO ROADWAY			
4	4/23/88	REVISIONS TO NORTHERLY/SOUTHERLY DIMENSIONS OF OUT PARCEL			
5	5/2/88	NOTE ON COMPLETION OF SITE WORK W/ 2 YEAR PERIOD			
6	8/16/89	PROPOSED PROPERTY LINE ADDED ADDED AREA TO PRIVATE LOT			
7	9/14/89	BLDG. 12 SHIFTED DUE TO BOUNDARY CHANGES			
8	10/18/91	CHANGE OF OWNERSHIP & PHASING PLAN FOR PLANNING BOARD APPROVAL			

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE: *10/18/91*
George H. Buccì
Stephen R. F. Margaret M. Smith
Donna Williams
Judith R. O'Brien

THIS PLAN RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 191 PAGE 179 DATE 11-18-91 TIME 9:38 AM ATTESTED: *[Signature]*

LEGEND

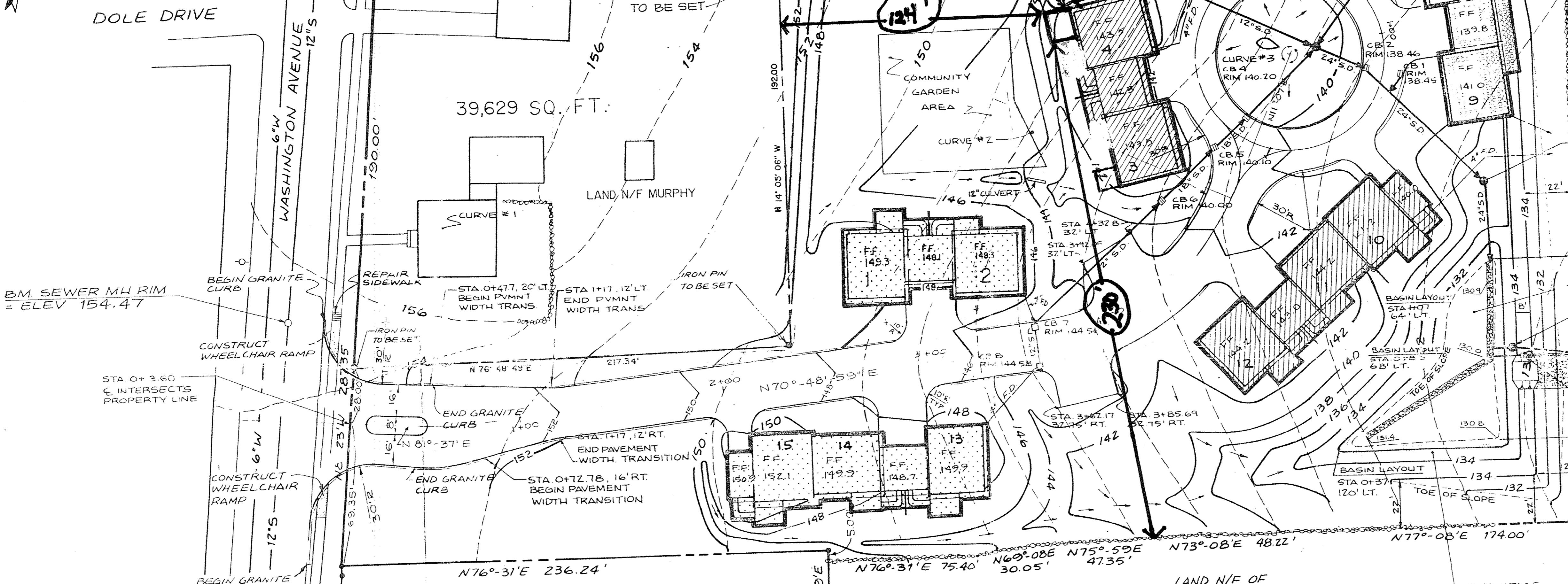
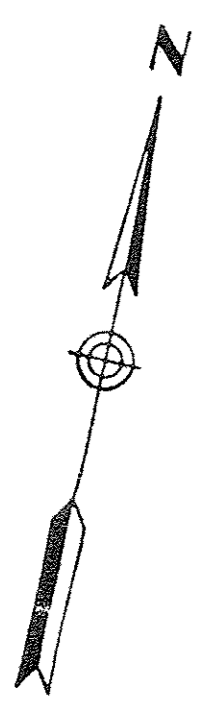
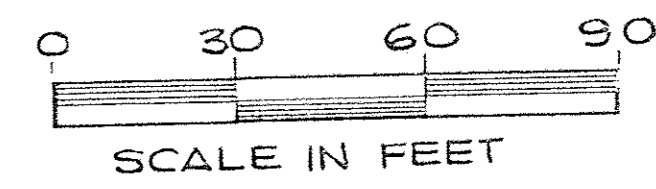
- PHASE 1
- PHASE 2
- PHASE 3

LAND N/E OF UTTERSTROM REALTY CO.

BASIN LAYOUT STA. 1+27.44' LT.
 2 YR. STAGE ELEV. 131.5
 25 YR. OUTLET CONTROL STRUCTURE STA. 0+85.34' LT.

FUTURE 24" PIPELINE (BY OTHERS) (NOT REQUIRED FOR THIS DRAINAGE SYSTEM)
 2 YR. OUTLET CONTROL STRUCTURE STA. 0+81.26' LT.
 DETENTION BASIN LAYOUT STA. 0+41.42' LT.

NOTE: DETENTION BASIN LAYOUT AXIS IS REAR PROPERTY LINE. STA. 0+00 IS THIS CORNER.



BM. SEWER MH RIM = ELEV. 154.47

STA. 0+3.60 C INTERSECTS PROPERTY LINE

LAND N/E OF HERBERT M. & MARGARET L. TYLER DB 2125, P 128

LAND N/E OF UTTERSTROM REALTY CO.

- The applicant is Mr. George Buccì.
- The total area of the parcel is 151,900 sq. ft.
- The project is within the R-3 zone. The residential density for the condition is as follows:

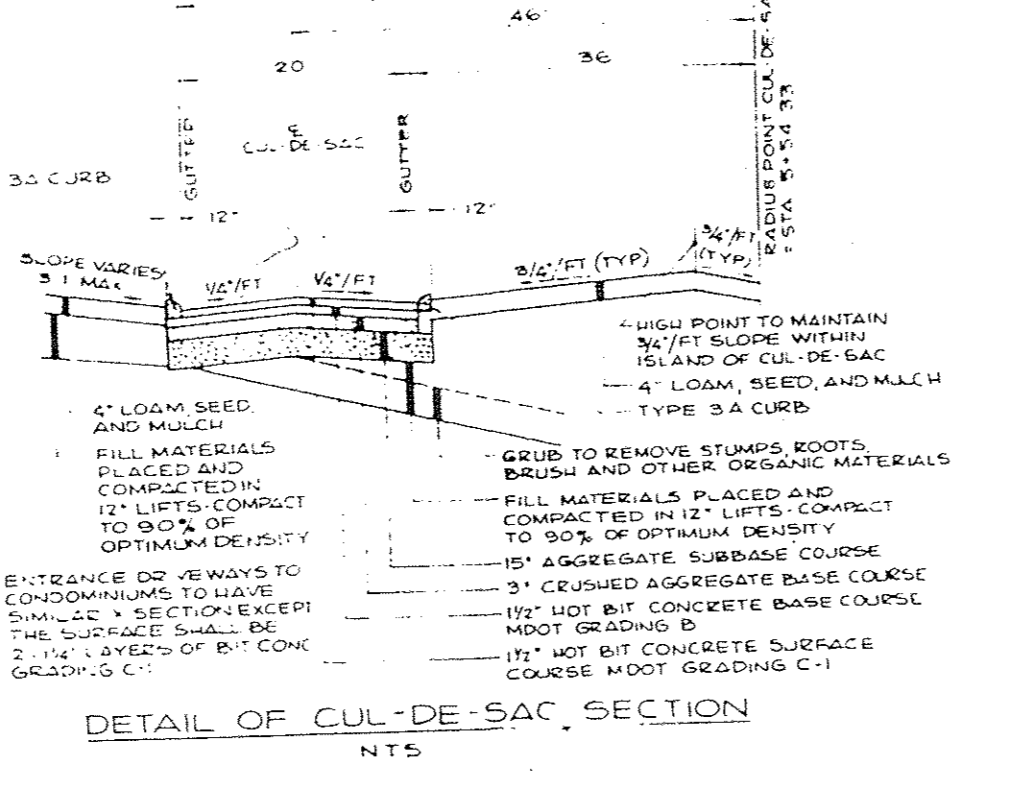
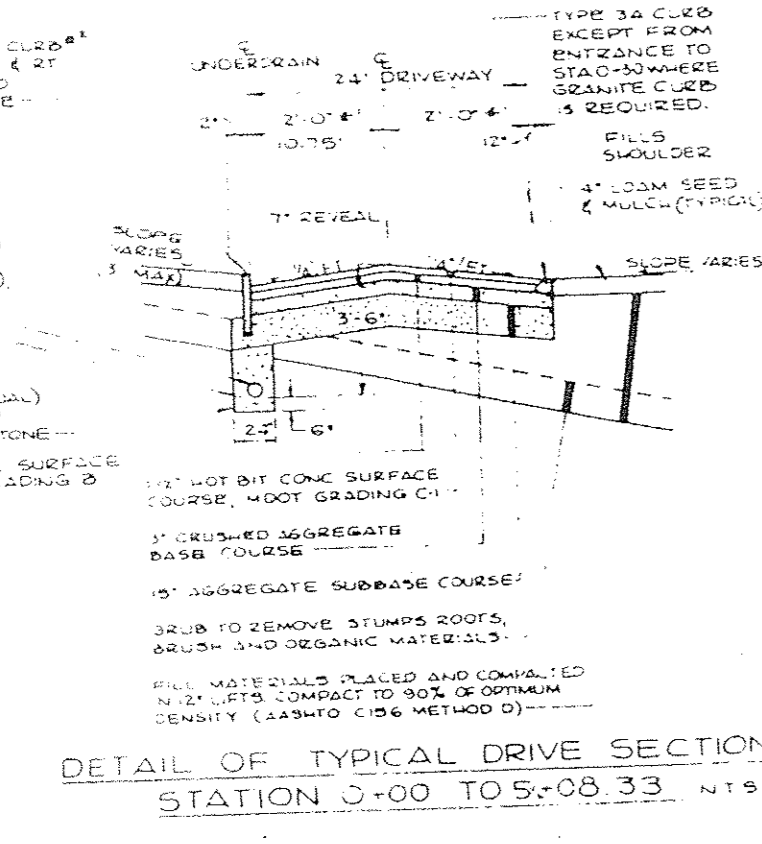
Gross Area	151,900
Lot Area	29,487
Net Area	122,413
Required Area per Unit	15,000 sq. ft.
Number of Units Permitted	8.16
Number of Units Proposed	15

- The project will be phased as follows:
 - Phases 1, 2, and 3 to be recorded within 3 years after Planning Board approval.
 - Phases 4, 5, 6, 7, 8, and 9 to be recorded within 5 years after Planning Board approval.
 - Phases 10, 11, 12, 13, 14, and 15 to be recorded within 5 years after Planning Board approval.
- See the PHASING AND GRADING PLAN.

Curve No.	Station	Radius	Length	Area
1	10+48.00	59.41	59.41	1,920.00
2	11+00.00	110.00	110.00	3,800.00
3	12+00.00	110.00	110.00	3,800.00
4	13+00.00	110.00	110.00	3,800.00
5	14+00.00	110.00	110.00	3,800.00
6	15+00.00	110.00	110.00	3,800.00

- NOTES ON CURBING
- Vertical Type 1 Granite Curbing is to be used in the following locations:

Cut	From	To	Length
30' Radius	Sta. 0+3.00	12+00.00	27.00
Tangent	Sta. 0+27.00	12+00.00	0.00
4' Radius	Sta. 0+16.18	4+00.00	23.82
Tangent	Sta. 0+48.18	4+00.00	0.00
4' Radius	Sta. 0+48.18	4+00.00	23.82
Tangent	Sta. 0+16.18	4+00.00	0.00
30' Radius	Sta. 0+3.00	12+00.00	27.00
Tangent	Sta. 0+27.00	12+00.00	0.00
 - Use 4" Transitions at end of tangent.
 - Use 7" reveal nominal, depress to 1/2" reveal for sidewalk crossings.
 - Use Type 3B bituminous curb along edge of roadway in all other areas.
 - No curbing is required at the entrance to driveways to individual condominium units.



PREPARED FOR: GEORGE H. BUCCI
 240 MOUNT SPRING RD.
 TOLLAND, CT 06084

QUAKER LANE
 WASHINGTON AVENUE PORTLAND, MAINE
RECORDING PLAT

DeLUCA - HOFFMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1266 Congress Street, Portland, Maine
 (207) 775-1121

SCALE: 1" = 30'
 DATE: 10/18/91
 DRAWN: _____ CHECKED: _____

SHEET NUMBER: **1** OF _____