ALTERATION NO.	DATE	DESCRIPTION	APPROVED BY DIRECTOR OF PLANNING & URBAN DEVELOPMENT	RECORDS BOOK	RECORDS CHART
1	4/24/88	CHANGED NAME OF PROJECT FROM PHEASANT RUN TO QUAKER LANE			
2	7/17/88	MINOR REVISIONS TO F.F. OF UNITS			
3	4/12/91	MINOR DIM. CHANGES TO ROADWAY			
4	4/23/91	REVISIONS TO NORTHERLY & SOUTHERLY DIMENSIONS OF OUT PARCEL			
5	5/2/91	NOTE ON COMPLETION OF SITE WORK W/I 2 YEAR PERIOD			
6	5/15/91	PROPOSED PROPERTY LINE ADDED ADDED AREA TO PRIVATE LOT			
7	9/14/89	SLOPE 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 11/12/91

THIS PLAN RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 181 PAGE 129
DATE 11-12-91 TIME 9:33 A.M.
ATTESTED

LEGEND

PHASE I

PHASE 2

PHASE 3

LAND N/F OF STEPHEN R. & MARGARET M. SMITH DB 2582, P 111

LAND N/F OF CLAYTON A. & MARJORIE A. HAND DB 3638, P 344

LAND N/F MURPHY

LAND N/F OF UTTERSTROM REALTY CO.

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

LAND N/F OF UTTERSTROM REALTY CO.

GOLE DRIVE

WASHINGTON AVENUE

39,629 SQ. FT.

COMMUNITY GARDEN AREA

IRON PIN TO BE SET

BM. SEWER MH RIM = ELEV 154.47

CONSTRUCT WHEELCHAIR RAMP

BEGIN GRANITE CURB

END GRANITE CURB

REPAIR SIDEWALK

STA. 0+47.7, 20' LT. BEGIN PVMNT WIDTH TRANS.

STA. 1+17, 12' LT. END PVMNT. WIDTH TRANS.

STA. 0+00 & 3.60' ℄ INTERSECTS PROPERTY LINE

STA. 0+12.78, 16' RT. BEGIN PAVEMENT WIDTH TRANSITION

STA. 3+95.69, 16' RT. END PAVEMENT WIDTH TRANSITION

STORM M.H.

BASIN LAYOUT STA. 1+27, 44' LT.
2 YR. STAGE ELEV. 151.5
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+61, 26' LT.
DETENTION BASIN LAYOUT STA. 0+41, 42' LT.

BASIN LAYOUT STA. 0+67, 120' LT.

25 YR. STAGE ELEV. 153.0

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

N76°-08'E 830.0'

N77°-16'E 252.95'

N76°-31'E 236.24'

N70°-48'-59"E

N61°-08'E 30.05'

N75°-59'E 47.35'

N77°-08'E 48.22'

N77°-08'E 174.00'

S15°-59'E

N15°-52'W 365.38'

N14°-52'W 382.54'

S61°-37'E

110'

113'

134'

1) The applicant is Mr. George Bucci.

2) The total area of the parcel is 181,418 sq. ft.

3) The project is within the R-3 zone. Art. residential density for the condominium is as follows:

Gross Area	154,412
Less 30%	30,922
Net Area	123,176
Required Area per Unit =	6,000 sf
Number of Units Permitted =	19.0
Number of Units Proposed =	18

4) The units will each have a basic size of 23 x 36 feet. Garages located between abutting units will have a base size of 24 x 22 feet. Garages units are attached to the end of units will have a base dimension of 13.9 x 22 feet. The ground coverage of one 3 unit buildings is 3288 sq. ft. The ground coverage of the 4 unit buildings is 3288 sq. ft. Total area of buildings (excluding decks and patios) is 15,449 sq. ft.

5) There are no existing easements of record on the site.

6) Solid waste will be handled by private curbside pickup once a week.

7) Refer to the sanitary and water service plan for information regarding the applicant's evaluation of off-site public facilities for water and sewer.

8) The stormwater management proposed for the site includes the use of a detention facility on the southeast corner of the parcel. The outlet of this system is in close proximity to a 24" culvert laid to a 24 inch storm drain which will be constructed as part of the Parsons Pond Housing Project.

9) The elevation of the site ranges from 139.5+/- to 154.6+/-. The proposed development will be terraced into the slope.

10) The development will include outdoor lighting along the roadway and at the entrance of each home. Refer to landscaping plan.

11) The development will include an association and include covenants to achieve the following objectives:

a) Maintenance of the infrastructure including:

- Drainage facilities
- Lighting
- Water systems
- Sewer systems and the pump station
- Roadway repairs
- Snow removal
- Grass mowing
- Shrub maintenance

b) Maintenance of the building units.

12) An erosion, sedimentation, and dust control program is contained in the stormwater management report for the project.*

13) Perimeter boundaries taken from plan by Peter Webber.

14) The project was originally recorded in Book 9374, Page 34 on May 15, 1990 in the Cumberland County Registry of Deeds. At the date of this plan, October 12, 1991, the following items were completed:

a) Units 10, 11, and 12
b) The foundations to units 3 and 4
c) All infrastructure, except the wire associated with the units that have not been constructed, and the finish course of hot bituminous pavement

15) The project will phase as follows:

a) Phase I - To be recorded within 3 years after Planning Board approval -

Units 2, 3, 10, 11 and 12

b) Phase II and III - to be recorded within 5 years after Planning Board approval -

Phase II - units 1, 4, 5, 6, and 9
Phase III - Units 7, 8, 13, 14, and 15

*REFER TO GRADING AND DRAINAGE PLAN

0 30 60 90
SCALE IN FEET

DETAIL OF TYPICAL DRIVE SECTION
STATION 0+00 TO 5+09.33 N.T.S

DETAIL OF CUL-DE-SAC SECTION N.T.S

Curve Data

Curve #	1	2	3
Delta Δ	10° 48'-01"	89°-41'-58"	163°
Degree of Curve	12°-31'-17"	41°-31'-17"	124°-31'-22"
Radius	458.20 Ft.	138.01'	46.00'
Length of Curve	86.46'	216.32'	189.83'
Tangent Length to PI	43.38'	137.75'	-
Station of PC	0+43.30	1+36.07	-
Station of PT	0+72.96	1+79.07	-

Radius Point is at Station 0+56.11

NOTES ON CURBING

1. Vertical Type 1 Granite curbing is to be used in the following locations:

Cut	From	To	Length
20' Radius	Sta. 0+72.96 +/-	Sta. 0+47	25' / 15'	25.71 /
Tangent	Sta. 0+47	Sta. 0+21.78	25' / 15'	25.7 /
2' Radius	Sta. 0+21.78	1' / 15'	Sta. 0+19.78	1' / 15'	2.09 /
Tangent	Sta. 0+19.78	1' / 15'	Sta. 0+19.16	1' / 15'	13.27 /
20' Radius	Sta. 0+19.16	1' / 15'	Sta. 0+12.16	1' / 15'	13.16 /
Tangent	Sta. 0+12.16	1' / 15'	Sta. 0+12.78	1' / 15'	1.38 /
20' Radius	Sta. 0+12.78	1' / 15'	Sta. 0+11.16	1' / 15'	1.38 /
Tangent	Sta. 0+11.16	1' / 15'	Sta. 0+57	1' / 15'	47.84 /
Flatten	Sta. 0+57	15' / 15'	Sta. 0+57.10	15' / 15'	15.1 /
Flatten	Sta. 0+57.10	Sta. 0+72.96 +/-	15' / 15'	15.86 /

2. Use 1" transitions at end of tangents.
3. Use 7" reveal nominal, degrade to 6" reveal for sidewalk crossings.
4. Use 6" reveal on bituminous curb along edge of roadway in all locations.
5. No curbing is required on the entrance 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

SEAL

SEAL

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