

400-D-3

Ray Street

Faulbrock Woods

Faulbrock Inc.

on Spreadsheet

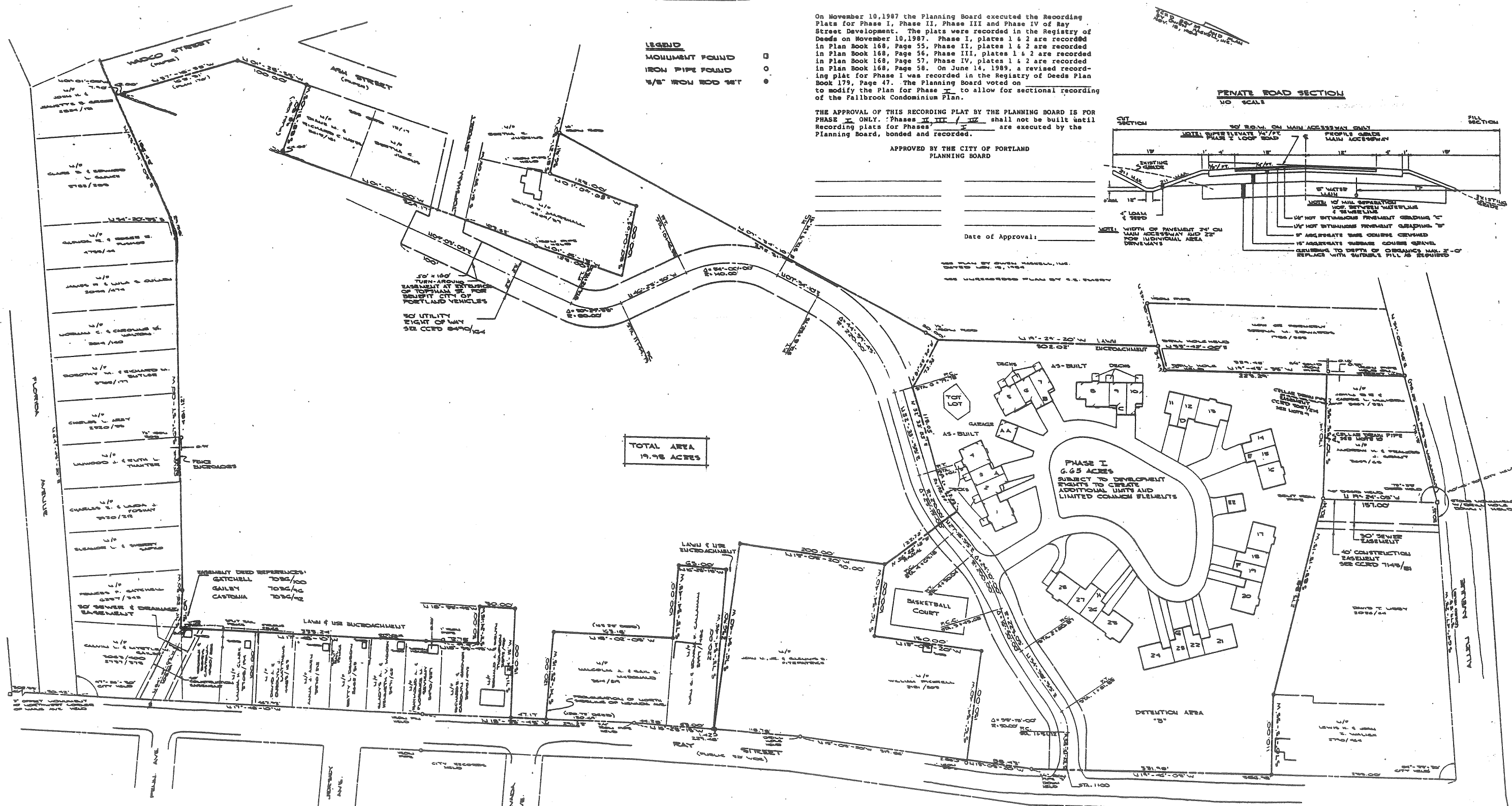
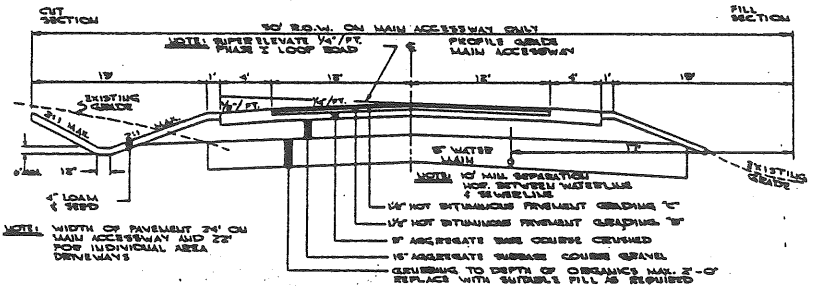
On November 10, 1987 the Planning Board executed the Recording Plat for Phase I, Phase II, Phase III and Phase IV of Ray Street Development. The plats were recorded in the Registry of Deeds on November 10, 1987. Phase I, plates 1 & 2 are recorded in Plan Book 168, Page 55, Phase II, plates 1 & 2 are recorded in Plan Book 168, Page 56, Phase III, plates 1 & 2 are recorded in Plan Book 168, Page 57, Phase IV, plates 1 & 2 are recorded in Plan Book 168, Page 58. On June 14, 1989, a revised recording plat for Phase I was recorded in the Registry of Deeds Plan Book 179, Page 47. The Planning Board voted on to modify the Plan for Phase I to allow for sectional recording of the Fallbrook Condominium Plan.

THE APPROVAL OF THIS RECORDING PLAT BY THE PLANNING BOARD IS FOR PHASE I ONLY. Phases II, III & IV shall not be built until Recording plats for Phases II, III & IV are executed by the Planning Board, bonded and recorded.

APPROVED BY THE CITY OF PORTLAND
PLANNING BOARD

Date of Approval: _____

PRIVATE ROAD SECTION
NO SCALE



TOTAL AREA
19.98 ACRES

PHASE I
6.65 ACRES
SUBJECT TO DEVELOPMENT RIGHTS TO CREATE ADDITIONAL UNITS AND LIMITED COMMON ELEMENTS

- 1/ ALL ROADWAYS & UTILITIES WILL BE PERMANENTLY OWNED AND MAINTAINED
- 2/ TOPSHAM STREET & GERTRUDE STREET IMPROVEMENTS WILL BE COMPLETED AS PART OF PHASE II WORK
- 3/ SEE DRAWING I-1 REVISED JANUARY 5, 1988 FOR ADDITIONAL PERIMETER PLANTING
- 4/ SITE AMENITIES SHOWN AS PART OF PHASE I SHALL BE CONSTRUCTED DURING PHASE I.
- 5/ THE CONDOMINIUM AS IT NOW EXISTS, WHICH INCLUDES ALL LOTS WITHIN THE BOUNDS OF PHASE I AS SHOWN ON THE RE-VIDED RECORDING PLAT RECORDED IN PLAN BOOK 179, PAGE 47, SHALL NOT OTHERWISE BE AFFECTED BY THIS MODIFICATION OF PHASE I APPROVAL.

- NOTES:**
- 1/ DECLARANT: MERREAL CORP. (FORMERLY MM II REAL ESTATE CORP.) OWNER OF RECORD: MM II REAL ESTATE CORPORATION SEE DEED DATED NOV. 27, 1988 (SEE DEED 8161/84 TO MERREALETTING DEVELOPERS, INC.) 8912/280
 - 2/ LOTS 18 SHOWN ON LOTS 100-0-7, 100-0-12, 100-0-15, AND 108-0-11 ON THE CITY OF PORTLAND MEMORANDUM MAPS
 - 3/ RAY STREET RELOCATION ACCEPTED ON 7/4/1987. SEE CITY ENGINEERING RECORDS FOR WORKLINE INFORMATION HELD. NO LAYOUT FOUND BEFORE 1987
 - 4/ ALLEN AVENUE: COUNTY RELOCATION DATED JUNE 1987. SEE CITY ENGINEERING RECORDS FOR WORKLINE INFORMATION HELD.
 - 5/ SURVEY EQUIPMENT: LEVELS & THEODOLITE, WHEN USED.
 - 6/ BASIS OF SURVEY: THIS SURVEY SYSTEM IS BASED ON PLAN BY OWEN HASKELL, INC. NOV. 19, 1984 WHICH IS BASED ON PLAN CORD 86/27
 - 7/ FLORIDA AVENUE LOTS: SEE PLAN CORD 6/27 LOTS 30-37 ON WAD STREET, ALL DISTANCES HELD; ALSEAS ON FLORIDA HELD PER CITY RECORDS (160-28-48); REAR LINES OF LOTS 48 TO 49 HELD PARALLEL TO AND 100' FROM FLORIDA AVENUE; LINE BETWEEN LOTS 48 & 49 HELD 90' TO FLORIDA AVE.
 - 8/ BENCH MARK: P.K. NAIL IN POLE J-30 SOUTH SIDE OF ALLEN AVE. ELEV. 108.12 BASED ON CITY DATUM
 - 9/ EASEMENT DESCRIPTION IN CORD 8027/214 IS VAGUE AS TO LOCATION AND WIDTH AND MAY COVER MORE AREA THAN JUST THE PIPE LOCATION
 - 10/ CELLAR DRAIN PIPE FROM LAND OF GRANT EMPTIES WATER OUT TO FRESHNESS. NO EASEMENT WAS FOUND FOR THIS
 - 11/ DECKS AND GARAGES ARE LIMITED COMMON ELEMENTS



THIS PLAN IS A REVISION OF
CORD PLAN BOOK 168, PAGE 5
PHASE I OF II.

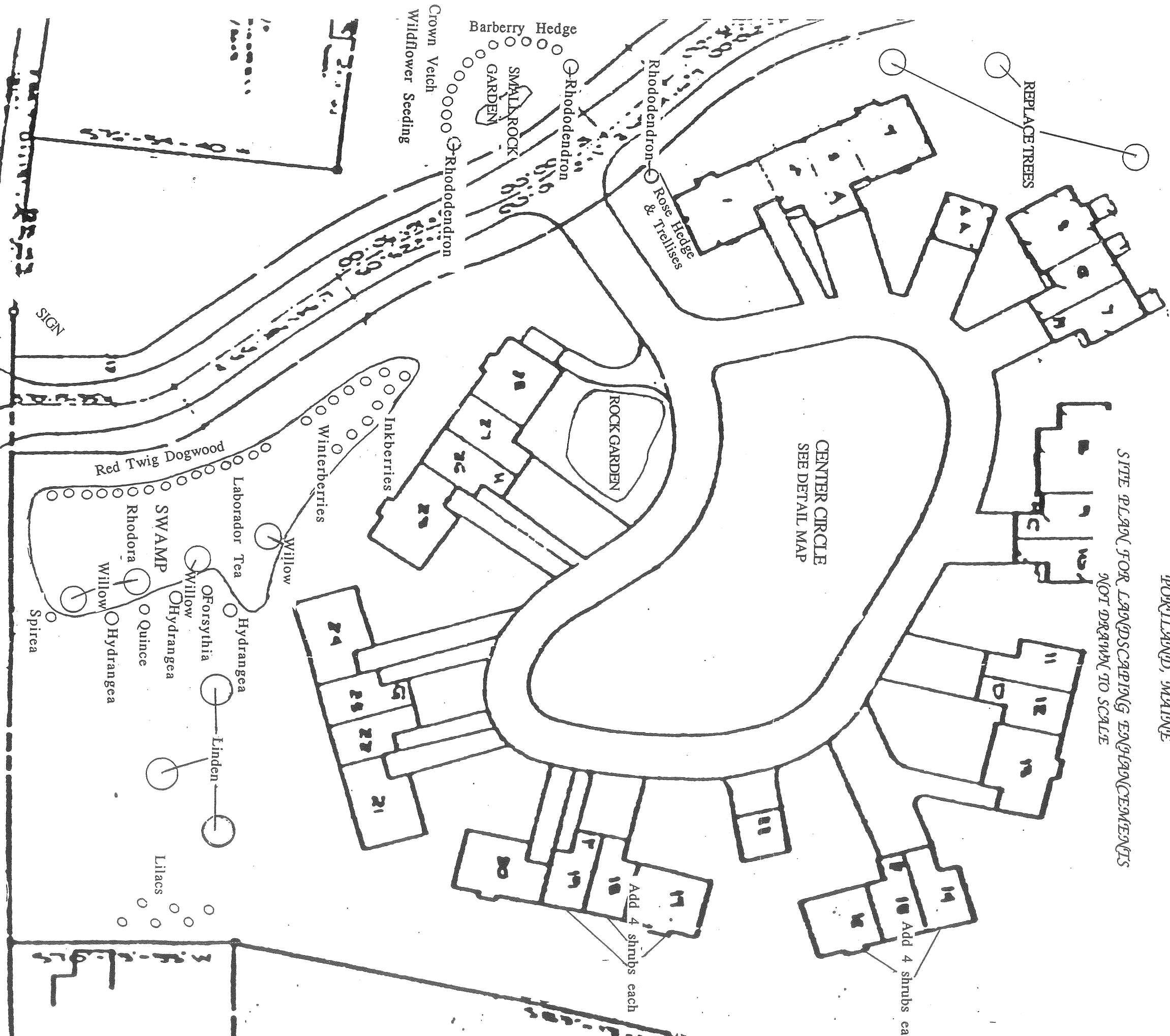
REVISED RECORDING PLAT
FALLBROOK, A CONDOMINIUM
(FORMERLY RAY STREET DEVELOPMENT)
ON RAY STREET PORTLAND, MAINE
FOR
MERREAL CORP.

Owen Haskell, Inc.
Civil Engineer South Portland, Maine Land Surveyor

Drawn by J.C.S.	Date	Job No.
Traced by M.A.M.	MAY 20, 1990	8938 P
Checked by J.C.S.	Scale	Drawn by
IN 20 246, 2555 1/8"	1"=50'	1 OF 4

MOTHER NATURE'S SON
 LANDSCAPING SERVICES
 FALLBROOK CONDOMINIUMS
 PORTLAND, MAINE

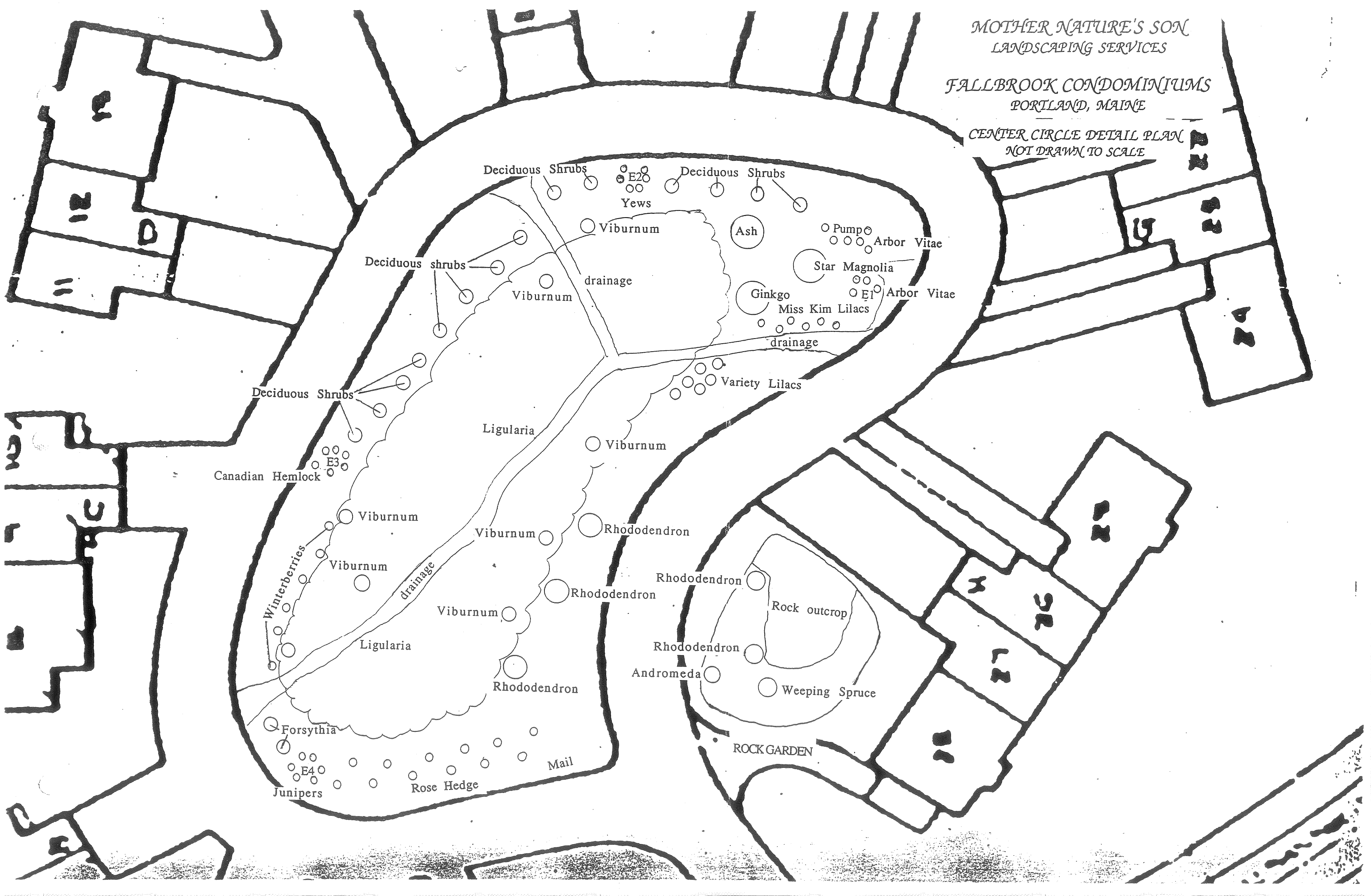
SITE PLAN FOR LANDSCAPING ENHANCEMENTS
 NOT DRAWN TO SCALE



MOTHER NATURE'S SON
LANDSCAPING SERVICES

FALLBROOK CONDOMINIUMS
PORTLAND, MAINE

CENTER CIRCLE DETAIL PLAN
NOT DRAWN TO SCALE



Deciduous Shrubs

E2

Deciduous Shrubs

Yews

Viburnum

Ash

Pump

Arbor Vitae

Deciduous shrubs

Viburnum

drainage

Star Magnolia

Ginkgo

Miss Kim Lilacs

E1

Arbor Vitae

drainage

Variety Lilacs

Deciduous Shrubs

Ligularia

Viburnum

Canadian Hemlock

E3

Viburnum

Viburnum

Rhododendron

Winterberries

Viburnum

drainage

Viburnum

Rhododendron

Ligularia

Rhododendron

Rock outcrop

Forsythia

Rhododendron

Rhododendron

Andromeda

Weeping Spruce

Junipers

Rose Hedge

Mail

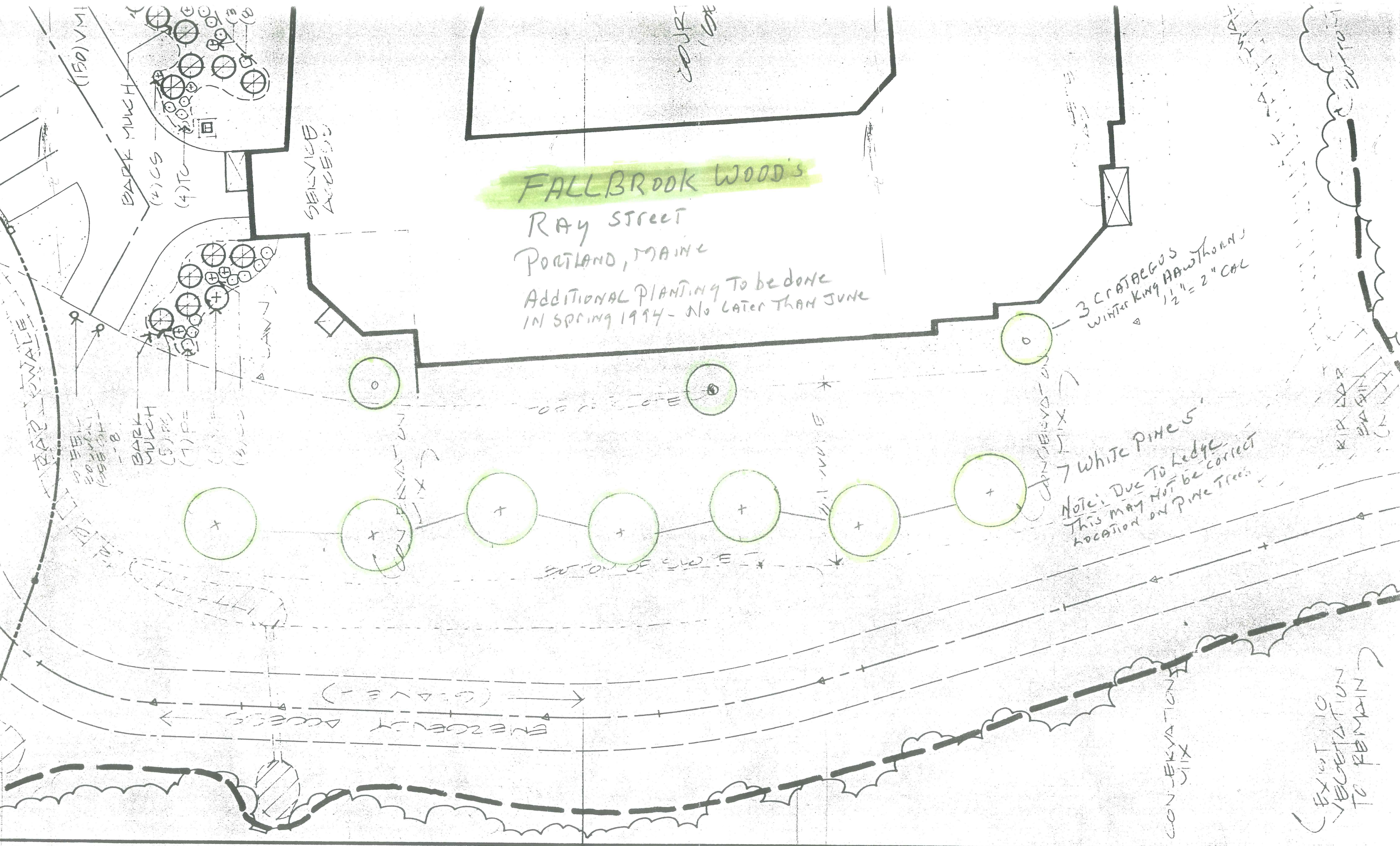
ROCK GARDEN

FALLBROOK WOODS

RAY STREET

PORTLAND, MAINE

ADDITIONAL PLANTING TO BE DONE
IN SPRING 1994 - NO LATER THAN JUNE



3 CRATAEGUS
WINTER KING HAWTHORN
1/2" = 2" CAL

7 WHITE PINE 5'
Note: Due To Ledge
This MAY NOT BE CORRECT
LOCATION ON PINE TREES

EXISTING
VEGETATION
TO REMAIN

CONSERVATION
ZONE

EMERGENCY ACCESS
(GARAGE)

SECTION OF CURVE

SECTION OF CURVE

CONSERVATION
ZONE

CONSERVATION
ZONE

CONSERVATION
ZONE

CONSERVATION
ZONE

SERVICE
ACCESS

COURT

(150) VM

BARK MULCH
(4) CS

(4) TC

BARK
MULCH
(5) CS

(1) PE

(4) CS

(4) CS

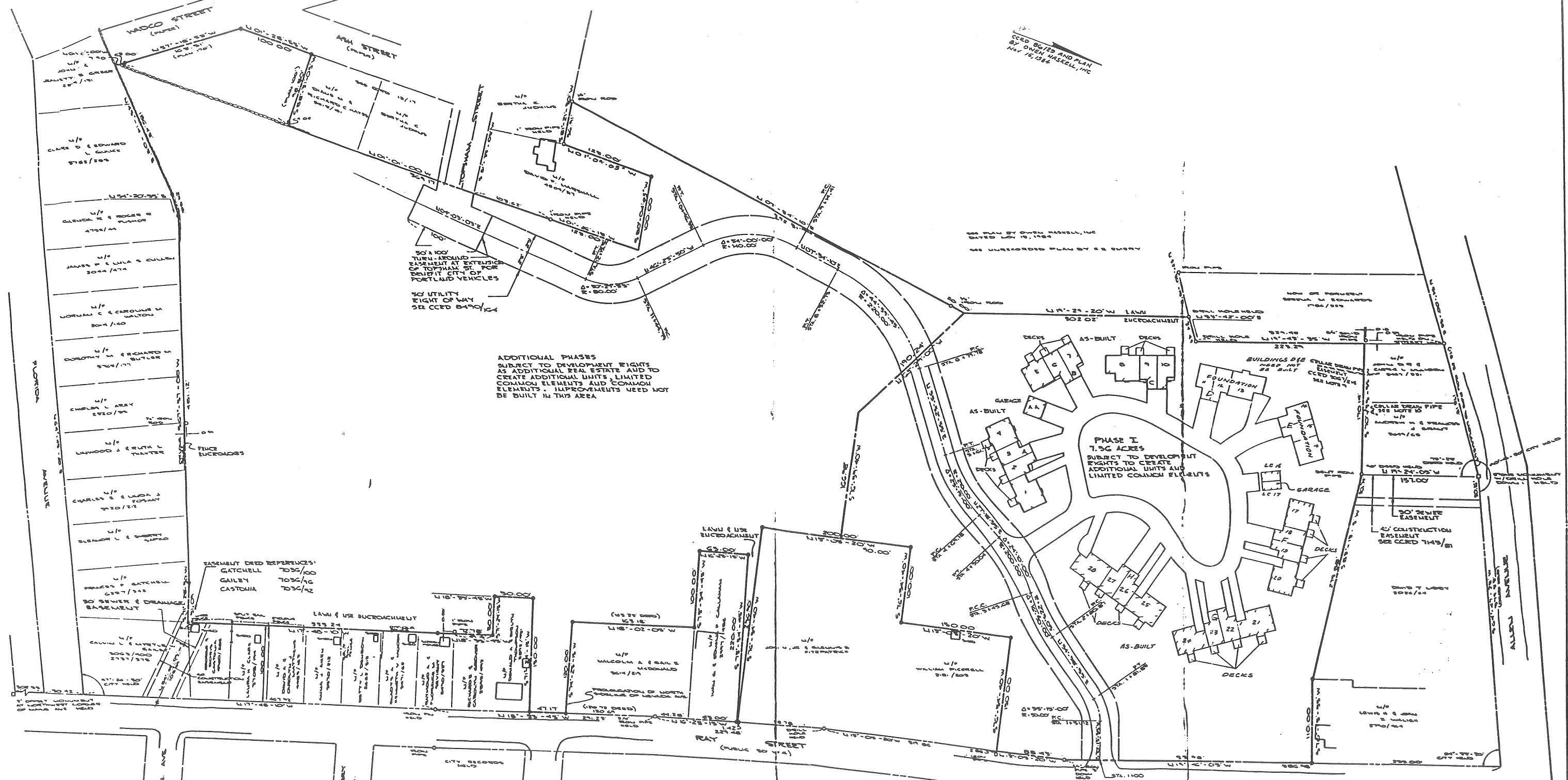
SOFT
WOOD
(5) CS

BARK
MULCH
(4) CS

BARK
MULCH
(4) CS

(150) VM

CCRD 8615 AND PLAN
BY OWEN HASKELL, INC.
MAY 15, 1990



NOTES:

- DECLARANT: MERREAL CORP., A DELAWARE CORPORATION FORMERLY NAMED MM II REAL ESTATE CORPORATION OWNER OF RECORD: MM II REAL ESTATE CORPORATION SEE DEED DATED NOV. 27, 1988 (SEE DEED 8161/84 TO MERRELLING DEVELOPERS, INC.) 8172/280
- LOTS 8 SHOWN AS LOTS 400-D-7, 400-D-12, 400-D-18, AND 408-F-1 ON THE CITY OF PORTLAND APPLICABLE MAPS
- RAY STREET RELOCATION ACCEPTED ON 2/4/1987. SEE CITY ENGINEERING RECORDS FOR SIDEWALK INFORMATION HELD. NO LAYOUT VOLUME BEFORE 1987
- ALLEN AVENUE: COUNTY RELOCATION, DATED JULY 1987. SEE CITY ENGINEERING RECORDS FOR SIDEWALK INFORMATION HELD.
- SURVEY EQUIPMENT: LEITZ 6 THEODOLITE; MINOM 110 20.
- BASES OF BEARING: THIS BEARING SYSTEM IS BASED ON PLAN BY OWEN HASKELL, INC. NOV. 15, 1984 WHICH IS BASED ON PLAN CCRD 86/21

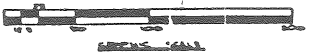
- FLORIDA AVENUE LOTS: SEE PLAN CCRD 12/81 LOTS 30-67 ON SAID PLAN, ALL DISTANCE HELD; ALIAS ON FLORIDA HELD PER CITY RECORDS (10-28-48); REAR LINES OF LOTS 48 TO 49 HELD PARALLEL TO AND 100' FROM FLORIDA AVENUE; LINE BETWEEN LOTS 48 & 49 HELD 90' TO FLORIDA AVE.
- BOUNDARY: P.K. VAL IN POLE J-30 SOUTH SIDE OF ALLEN AVE. ELEV. 108.12 BASED ON CITY DATUM
- EASEMENT DESCRIPTION IN CCRD 8067/214 IS VAGUE AS TO LOCATION AND WIDTH AND MAY COVER MORE AREA THAN JUST THE PIPE LOCATION
- CELLAR DRAIN PIPE FROM LAND OF GRANT EMPTIES WATER OUT TO PREMISES. NO EASEMENT WAS FOUND FOR THIS
- DECKS AND GARAGES ARE LIMITED COMMON ELEMENTS
LC-16 = LIMITED COMMON ELEMENT UNIT 16.
LC-17 = LIMITED COMMON ELEMENT UNIT 17.

- SEE REVISED RECORDING PLAT FALLBROOK, - A CONDOMINIUM (FORMERLY RAY STREET DEVELOPMENT) ON RAY STREET, PORTLAND, MAINE FOR MERREAL CORP. DATED MAY 3, 1989 BY OWEN HASKELL, INC. C.C.R.D. PLAN BOOK 173 PAGE 47.
- SEE CONDOMINIUM PLAT FALLBROOK, A CONDOMINIUM ON RAY STREET, PORTLAND, MAINE, FOR MERREAL CORP. DATED APRIL 11, 1989 BY OWEN HASKELL, INC. C.C.R.D. PLAN BOOK 178 PAGE 66.
- SEE CONDOMINIUM PLAT II FALLBROOK, A CONDOMINIUM ON RAY STREET, PORTLAND, MAINE, FOR MERREAL CORP. DATED OCTOBER 21, 1989 BY OWEN HASKELL, INC. C.C.R.D. PLAN BOOK 182 PAGE 14.



I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY CONDITION II.

J. C. Haskell 5-11-1990



State of Maine, Cumberland ss.
Registry of Deeds
Received May 15, 1990
at 9:10 A.M. and recorded in
Plan Book 182 Page 15
Attest: *[Signature]*
Register

CONDOMINIUM PLAT III FALLBROOK, A CONDOMINIUM ON RAY STREET PORTLAND, MAINE FOR MERREAL CORP.		
Owen Haskell, Inc. Civil Engineers South Portland, Maine Land Surveyors		
Drawn by J.C.H.	Date MAY 10, 1990	Job No. 8938 P
Traced by M.A.M.	Scale 1"=60'	Drawn by
Checked by J.C.H.		Drop No. 1
By 244,120,874		



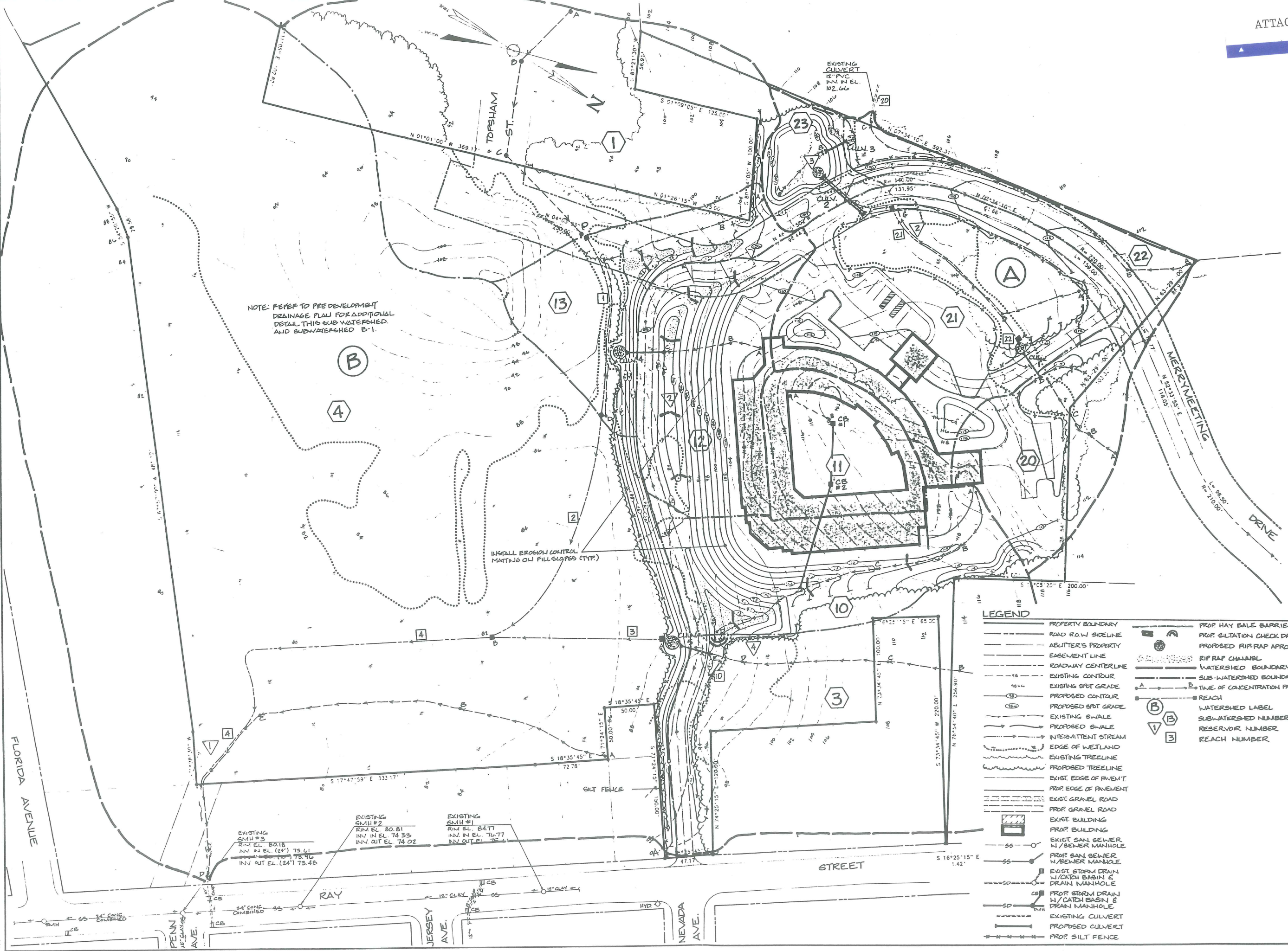
DAVID A. HAMILL
REGISTERED PROFESSIONAL ENGINEER
STATE OF MAINE
LICENSE NO. 3197

FALLBROOK WOODS
RAY STREET
PORTLAND, MAINE
PREPARED FOR:
FALLBROOK INCORPORATED
7 SHADY LANE
FALMOUTH, MAINE

Revision	Date
1	05/15/92
2	05/15/92
3	05/15/92
4	05/15/92
5	05/15/92
6	05/15/92
7	05/15/92
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100	05/15/92

**POST-DEVELOPMENT
DRAINAGE
&
EROSION & SEDIMENTATION
CONTROL PLAN**

Job No. 2608
Sheet
6 of **8**



NOTE: REFER TO PRE-DEVELOPMENT DRAINAGE PLAN FOR ADDITIONAL DETAIL THIS SUB WATERSHED AND SUBWATERSHED B-1.

INSTALL EROSION CONTROL MATTING ON FILL SLOPES (CTP)

LEGEND

—	PROPERTY BOUNDARY	—	PROP. HAY BALE BARRIER
- - -	ROAD ROW SIDELINE	—	PROP. SILTATION CHECK DAM
- - -	ADJUTANT'S PROPERTY EASEMENT LINE	—	PROPOSED RIP-RAP APRON
- - -	ROADWAY CENTERLINE	—	—
- - -	EXISTING CONTOUR	—	—
- - -	EXISTING SPOT GRADE	—	—
- - -	PROPOSED CONTOUR	—	—
- - -	PROPOSED SPOT GRADE	—	—
- - -	EXISTING SWALE	—	—
- - -	PROPOSED SWALE	—	—
- - -	INTERMITTENT STREAM	—	—
- - -	EDGE OF WETLAND	—	—
- - -	EXISTING TREELINE	—	—
- - -	PROPOSED TREELINE	—	—
- - -	EXIST. EDGE OF PAVEMENT	—	—
- - -	PROP. EDGE OF PAVEMENT	—	—
- - -	EXIST. GRAVEL ROAD	—	—
- - -	PROP. GRAVEL ROAD	—	—
- - -	EXIST. BUILDING	—	—
- - -	PROP. BUILDING	—	—
- - -	EXIST. SAN SEWER N/SEWER MANHOLE	—	—
- - -	PROP. SAN SEWER N/SEWER MANHOLE	—	—
- - -	EXIST. STORM DRAIN N/CATCH BASIN & DRAIN MANHOLE	—	—
- - -	PROP. STORM DRAIN N/CATCH BASIN & DRAIN MANHOLE	—	—
- - -	EXISTING CULVERT	—	—
- - -	PROPOSED CULVERT	—	—
- - -	PROP. SILT FENCE	—	—

EXISTING SWH #3
RIM EL. 80.18
INV. IN EL. (24") 75.61
INV. OUT EL. (24") 73.48

EXISTING SWH #2
RIM EL. 80.81
INV. IN EL. 74.33
INV. OUT EL. 74.02

EXISTING SWH #1
RIM EL. 84.77
INV. IN EL. 76.77
INV. OUT EL. 76.48