

**GENERAL NOTES**

- THE RECORD OWNER OF THE PROPERTY IS DEAN COLE, BY A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 19081 PAGE 13.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSORS MAP 4026 LOT 19 31 30 38 4 4.
- THE TOTAL AREA OF THE SUBDIVISION IS 130,385 SF. = 2.99 ACRES.
- THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
- THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:
 

|   |                         |
|---|-------------------------|
| MINIMUM LOT SIZE                            | 6,500 SF.               |
| MINIMUM STREET FRONTAGE                     | 50 FEET                 |
| MINIMUM YARD DIMENSIONS, MIN. LOT WIDTH     | 25 FEET                 |
| FRONT YARD                                  | 25 FEET                 |
| REAR YARD (STRUCTURES GREATER THAN 100 SF.) | 25 FEET                 |
| SIDE YARD (1 STORY)                         | 8 FEET                  |
| (1 1/2 STORY)                               | 8 FEET                  |
| (2 STORY)                                   | 14 FEET (SHOWN ON PLAN) |
| SIDE YARD (ON SIDE STREET)                  | 16 FEET                 |
|   | 20 FEET                 |
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS INC. NOVEMBER 2001. ELEVATIONS ARE BASED ON A THE NAVD83 1988 VERTICAL DATUM. SITE BENCHMARK IS A SPIKE SET IN CIP 75 POLE ON RAY STREET, ELEVATION 91.33.
- NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE RAY STREET SUBDIVISION DEVELOPMENT UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL PRIOR TO ITS ACCEPTANCE BY THE CITY.
- WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
- EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE 14 (SITE PLAN) OF CH. 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN IN THIS PLAN SET. ANY CHANGES THAT SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBING SHALL BE DESIGNED AND BUILT WITH TYP-DOWNS AT ALL STREET CORNERS, SIDEWALKS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
- ALL WATER MAINS SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. EACH DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR OR CLEANING OF DITCHES, CHANNELS AND/OR
- ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.
- THIS PROJECT HAS BEEN APPROVED FOR FILLING 0.246 SF. PER TIER 1 MAINE D.E.P. WETLAND ALTERATION PERMIT FOR CONSTRUCTION OF BEAUREGARD STREET, STEPPING STONE LANE (W/ PATRICIA LANE) AND FOR LOTS 1, 2, 3, 4, 5, 9, 3 AND 10. ANY ADDITIONAL FILL ABOVE AMOUNTS SHOWN ON THIS PLAN, AND/OR AS ALLOWED ON EACH INDIVIDUAL LOT WILL REQUIRE APPLICATING THE PERMIT AT THE RESPONSIBILITY OF THE LOT OWNER, WHO AUTHORIZES ANY FILLING OTHER THAN AS AUTHORIZED UNDER THE D.E.P. PERMIT, OR AS SHOWN ON THE WETLAND RECORDING PLAN.

**PLAN REFERENCES**

- REVISED RECORDING PLAN OF THE MARLBOROUGH HEIGHTS SUBDIVISION, BY SEBAGO TECHNICS, INC. PROJECT # 19045, LAST REVISED JANUARY 31, 2002 AND RECORDED IN THE C.G.R.D. IN PLAN BOOK 202, PAGE 162.
- STANDARD BOUNDARY SURVEY OF LAND ON RAY STREET FOR GREGORY MCCORMACK, BY NORTHEAST LAND SURVEYING, PROJECT # 88004, DATED NOVEMBER 22, 1999.

REFERENCE IS MADE TO THE ABOVE MENTIONED PLANS FOR FURTHER PLAN REFERENCES.

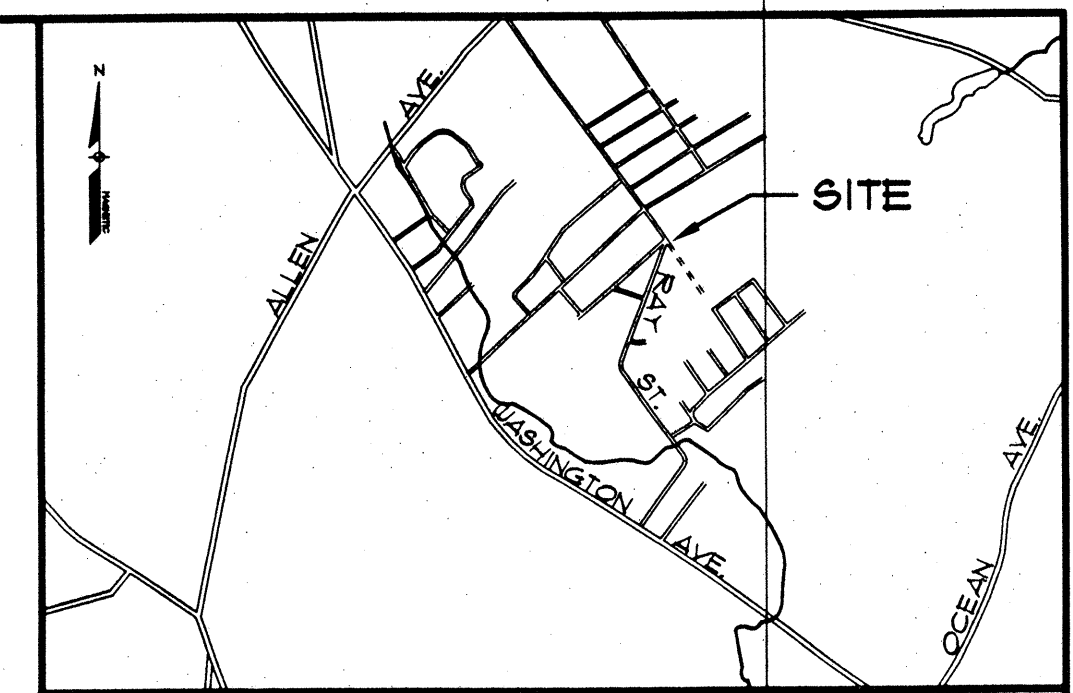
**WAIVER REQUEST**

CITY OF PORTLAND SUBDIVISION REQUIREMENTS FOR SIDEWALKS ON BOTH SIDES OF PROPOSED STREET MEETING RESIDENTIAL STREET STANDARDS.

THIS WAIVER WAS APPROVED ON APRIL 8, 2003.

**LEGEND**

| EXISTING | DESCRIPTION    | PROPOSED |
|----------|----------------|----------|
| ---      | PROPERTY/ROW   | ---      |
| ---      | SETBACK        | ---      |
| ---      | EASEMENT       | ---      |
| ---      | CENTERLINE     | ---      |
| ---      | MONUMENT       | ---      |
| ---      | IRON PIPE/ROD  | ---      |
| ---      | DRILLHOLE      | ---      |
| ---      | CURVE/LINE NO. | ---      |
| ---      | WETLANDS       | ---      |
| ---      | EDGE WETLAND   | ---      |



LOCATION MAP N.T.S.

**PROPERTY LINE CURVE DATA**

| CURVE | LENGTH | RADIUS  | CRD. BEARING | CRD. DIST. |
|-------|--------|---------|--------------|------------|
| C1    | 13.09' | 10.00'  | N03°30'21"E  | 12.10'     |
| C2    | 39.71' | 135.00' | S32°42'44"W  | 39.57'     |
| C3    | 10.20' | 135.00' | S22°01'18"W  | 10.19'     |
| C4    | 27.83' | 15.00'  | N86°21'39"W  | 24.01'     |
| C5    | 29.49' | 85.00'  | S30°32'55"W  | 29.35'     |

**CENTER LINE CURVE DATA**

| CURVE | LENGTH | RADIUS  | CRD. BEARING | CRD. DIST. |
|-------|--------|---------|--------------|------------|
| C6    | 40.66' | 110.00' | S30°32'55"W  | 40.43'     |

**PROPERTY LINE DATA**

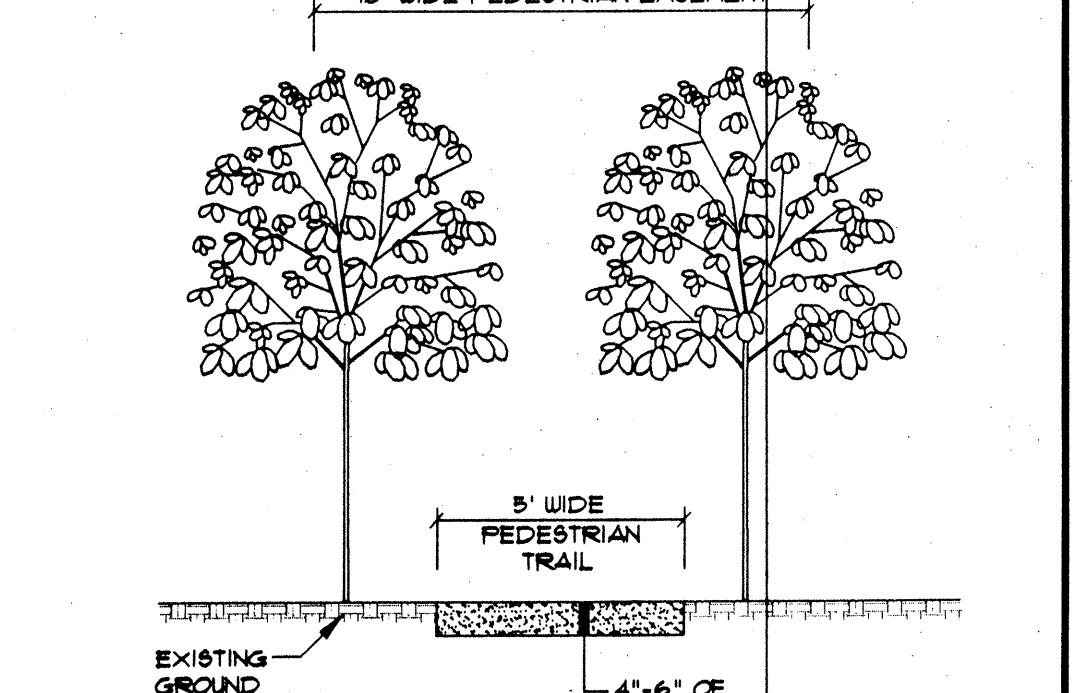
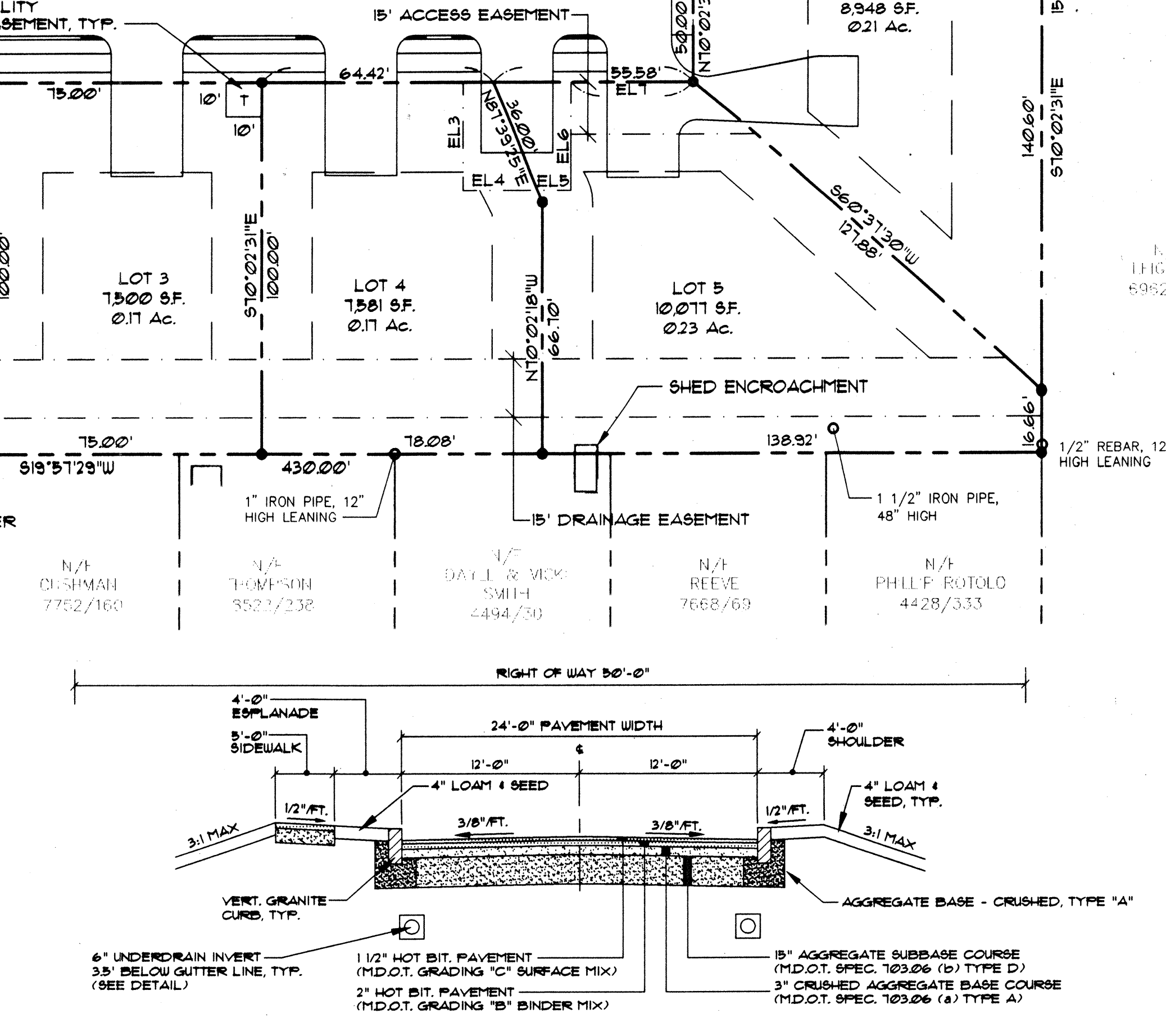
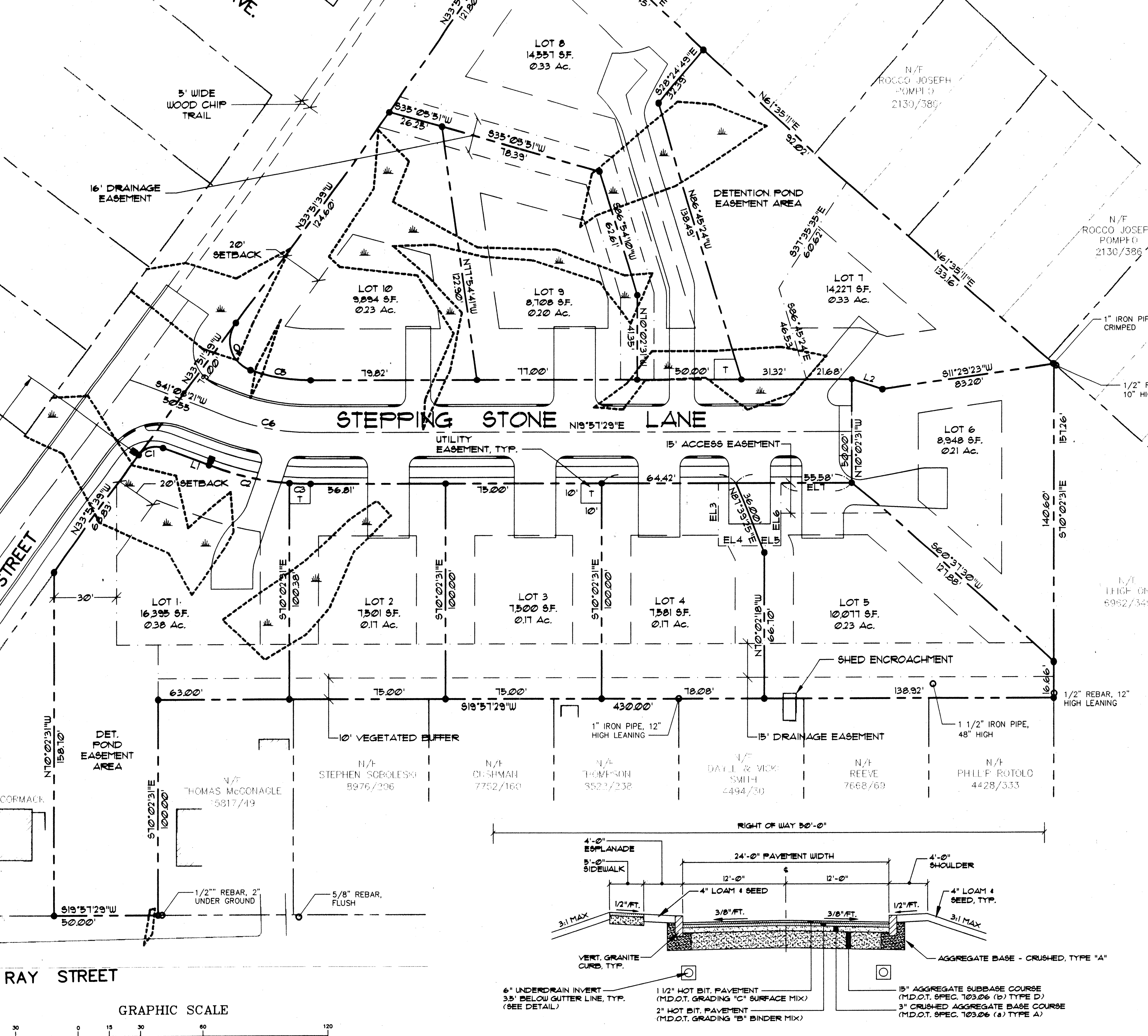
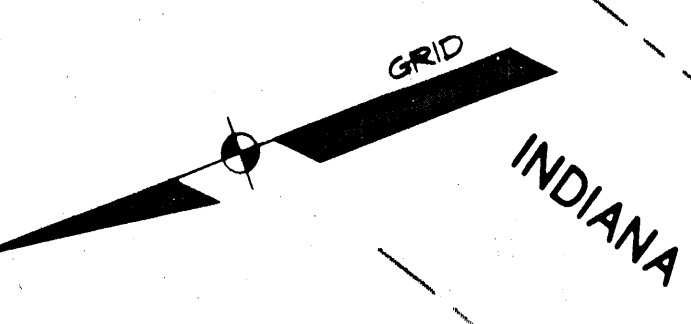
| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N41°08'21"E | 23.69' |
| L2   | S38°42'34"W | 15.53' |

**EASEMENT LINE DATA**

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| EL3  | N70°02'31"W | 30.00' |
| EL4  | S19°51'29"W | 20.00' |
| EL5  | S19°51'29"W | 10.00' |
| EL6  | N70°02'31"W | 30.00' |
| EL7  | S19°51'29"W | 34.00' |

**APPROVAL - CITY OF PORTLAND PLANNING BOARD**

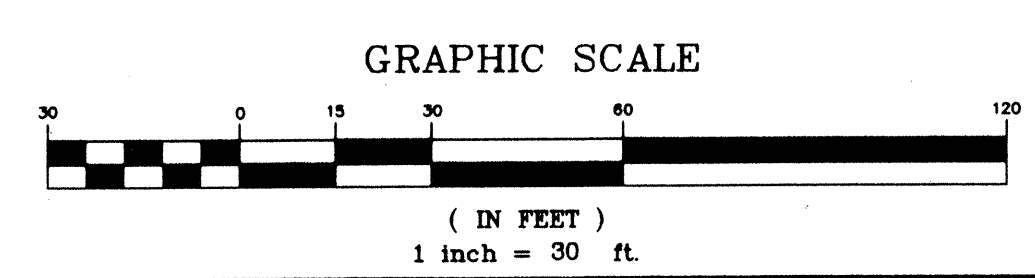
APR 8, 2003 DATE  
 [Signatures and stamps of planning board members]



- NOTES:**
- CLEAR AND GRUB A FIVE FOOT WIDE SECTION THAT RUNS THE FULL LENGTH OF THE EASEMENT.
  - MATCH FINISH GRADE ALONG TRAIL TO EXISTING GROUND SURFACE.
  - FINISHED GRADE CROSS-SLOPES SHALL NOT EXCEED 5%. ANY FILL THAT IS REQUIRED SHALL CONSIST OF CLEAN GRANULAR MATTER.

TRAIL SECTION NOT TO SCALE

STATE OF MAINE  
 Cumberland County SS Registry of Deeds  
 RECEIVED APR 11 2004  
 AT 10:53 AM AND RECORDED IN  
 PLAN BOOK 804 PAGE 497  
 ATTEST [Signature] REGISTER



1" IRON PIPE, 12" HIGH  
 TBM, 40 PENNY SPIKE SET IN CMP POLE #25 @ ELEV. 91.33

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PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
 01259 772 BGY MWE W/JN

SUBDIVISION PLAN / RECORDING PLAN  
 AU TUMN GLEN SUBDIVISION  
 RAY STREET  
 PORTLAND, MAINE  
 FOR: WINDEMERE HOMES, LLC.  
 14 WINDEMERE LANE  
 GORHAM, ME 04038

DATE SCALE  
 2-15-02 1"=30'

SHEET 2 OF 8