GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS DEAN COLE, BY A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15081 PAGE 59.
2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 56 BLOCK G LOT 19, 37, 38, 39, & 44.
3. THE TOTAL AREA OF THE SUBDIVISION IS 130,388 S.F. ± 2.99 ACRES.
4. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
5. THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE	6,500 S.F.
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM YARD DIMENSIONS: MIN. LOT WIDTH	75 FEET
FRONT YARD	25 FEET
REAR YARD (STRUCTURES GREATER THAN 100 S.F.)	25 FEET
SIDE YARD (1 STORY)	8 FEET
(1 1/2 STORY)	8 FEET
(2 STORY)	14 FEET (SHOWN ON PLAN)
(2 1/2 STORY)	16 FEET
SIDE YARD (ON SIDE STREET)	20 FEET

6. 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.
7. 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.
8. 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 RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
9. ALL TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS INC. NOVEMBER 2001. ELEVATIONS ARE BASED ON A THE NGVD 1988 VERTICAL DATUM. SITE BENCH-MARK IS A SPIKE SET IN CMP #75 POLE ON RAY STREET, ELEVATION 91.33
10. 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.
11. WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
12. 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 V (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.
13. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBING, 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.
14. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
15. 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.
16. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
17. 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
18. ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.
19. THIS PROJECT HAS BEEN APPROVED FOR FILLING 12,416 S.F. PER TIER 1 MAINE D.E.P. WETLAND ALTERATION PERMIT FOR CONSTRUCTION OF BEAUREGARD STREET, STEPPING STONE LANE (N/ PATRIOT LANE) AND FOR LOTS 1, 2, 7, 8, 9 AND 10. ANY ADDITIONAL FILL ABOVE AMOUNTS SHOWN ON THIS PLAN, AND/OR AS ALLOWED ON EACH INDIVIDUAL LOT, WILL REQUIRE AMENDING THIS 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 PLAT.

PLAN REFERENCES

A. REVISED RECORDING PLAT OF THE MARLBOROUGH HEIGHTS SUBDIVISION, BY SEBAGO TECHNICS, INC., PROJECT # 98249, LAST REVISED JANUARY 31, 2002 AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 207, PAGE 162.

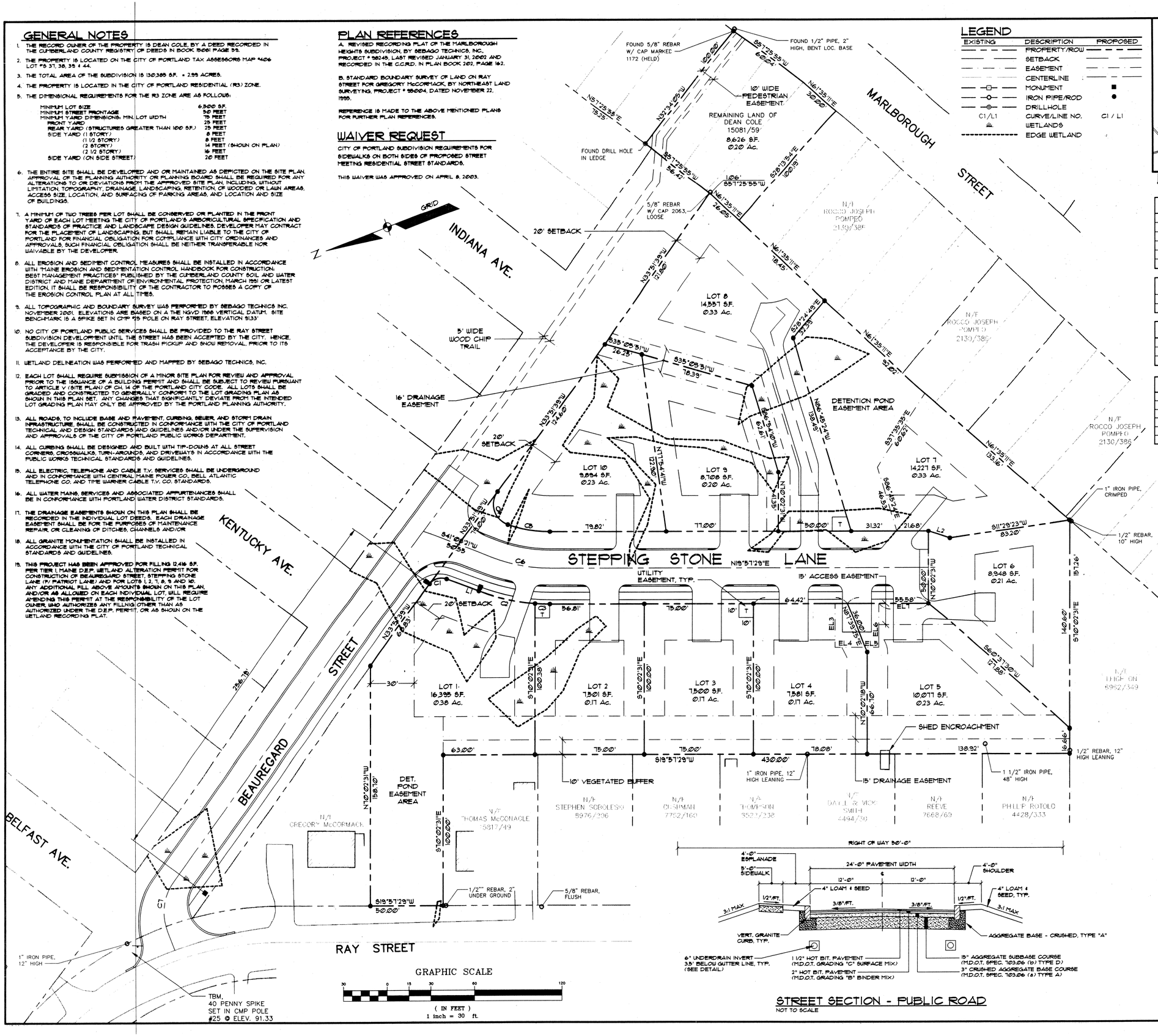
B. STANDARD BOUNDARY SURVEY OF LAND ON RAY STREET FOR GREGORY McCORMACK, BY NORTHEAST LAND SURVEYING, PROJECT # 95004, DATED NOVEMBER 22, 1995.

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.



GRAPHIC SCALE

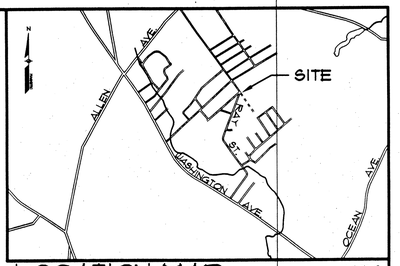
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STREET SECTION - PUBLIC ROAD
NOT TO SCALE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	■
	IRON PIPE/ROD	●
	DRILLHOLE	
C1/L1	CURVE/LINE NO.	C1 / L1
	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°38'21"E	12.18'
C2	39.71'	135.00'	S32°42'44"W	39.57'
C3	10.20'	135.00'	S22°07'18"W	10.19'
C4	21.83'	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'

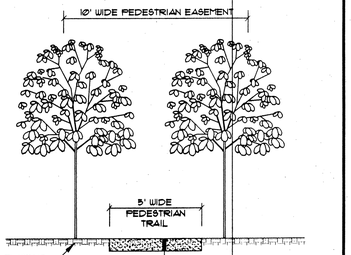
EASEMENT LINE DATA

LINE	BEARING	LENGTH
EL3	N10°02'31"W	30.00'
EL4	S18°51'29"W	20.00'
EL5	S18°51'29"W	10.00'
EL6	N10°02'31"W	30.00'
EL7	S18°51'29"W	34.00'

APPROVAL - CITY OF PORTLAND PLANNING BOARD

APRIL 8, 2003 DATE

CHAIRPERSON



NOTES:
1. CLEAR AND GRUB A FIVE FOOT WIDE SECTION THAT RUNS THE FULL LENGTH OF THE EASEMENT.
2. MATCH FINISH GRADE ALONG TRAIL TO EXISTING GROUND SURFACE.
3. 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 April 8, 20 03
AT 10 h 52 m A M. AND RECORDED IN
PLAN BOOK 204 PAGE 147
ATTEST John B O'Brien REGISTER

	E	JRS	3-17-04	NEW OWNER & SUBDIVISION NAME	
	D	JRS	8-4-03	REVISED PER CONDITIONS OF APPROVAL	
	C	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION	
	B	JRS	10-16-02	ISSUED FOR CLIENT REVIEW	
	A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW	
	REV:	BY:	DATE:	STATUS:	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
Engineering Expertise You Can Build On
Cornerstone of Southern Maine
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
01259	772	BOY	MWE	WJN

SUBDIVISION PLAN \ RECORDING PLAT
OF: AUTUMN GLEN SUBDIVISION
RAY STREET
PORTLAND, MAINE
FOR: WINDEMERE HOMES, LLC.
14 WINDEMERE LANE
SACO, MAINE 04072

RECORD OWNER:
DEAN COLE
GREAT FALLS ROAD
GORHAM, ME 04038

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

SHEET 2 OF 8