GENERAL NOTES

1. THE RECORD OWNERS OF THE PROPERTY ARE AS FOLLOWS:

LOT #	OWNER	TAX MAP–BLOCK–LOT	DEED BOOK/PAGE
1	KING CONSTRUCTION CORP.	406–F–051–001	23038/001
2	KING CONSTRUCTION CORP.	406–F–052–001	23038/001
3	KING CONSTRUCTION CORP.	406–F–053–001	23038/001
4	PAUL DANCAUSE & ELIZABETH SIMARD	406–F–054–001	24335/108
5	HANCOCK CONSTRUCTION FINANCING LLC	406–F–055–001	22794/194
6	KING CONSTRUCTION CORP.	406–F–056–001	23038/001
7	KING CONSTRUCTION CORP.	406–F–057–001	23038/001
8	KING CONSTRUCTION CORP.	406–F–058–001	23038/001
9	KING CONSTRUCTION CORP.	406–F–059–001	23038/001
10	KING CONSTRUCTION CORP.	406–F–060–001	23038/001

* DEED REFERENCES ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)

2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSORS MAP #406, BLOCK F, LOT #'S 51–60.

3. THE TOTAL AREA OF THE SUBDIVISION IS APPROXIMATELY 112,727 S.F. = 2.54 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
MIN. LOT WIDTH		65 FEET
MINIMUM YARD DIMENSIONS:		
FRONT YARD		25 FEET
REAR YARD		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

* STRUCTURES GREATER THAN 100 S.F.
** SEE ORDINANCE FOR MORE PARTICULAR INFORMATION

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 MANE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSES 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 BENCHMARK IS A SPIKE SET IN CMP #25 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 ROAD, CURBING, SIDEWALKS, TURNAROUNDS AND SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVAL OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVAL OF THE CITY OF PORTLAND'S CONSULTING ENGINEER.

14. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP–DOWNS AT INTERSECTIONS, IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.

15. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, 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 (F/ 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 # 98245, LAST REVISED JANUARY 31, 2002 AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 202, PAGE 162.

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

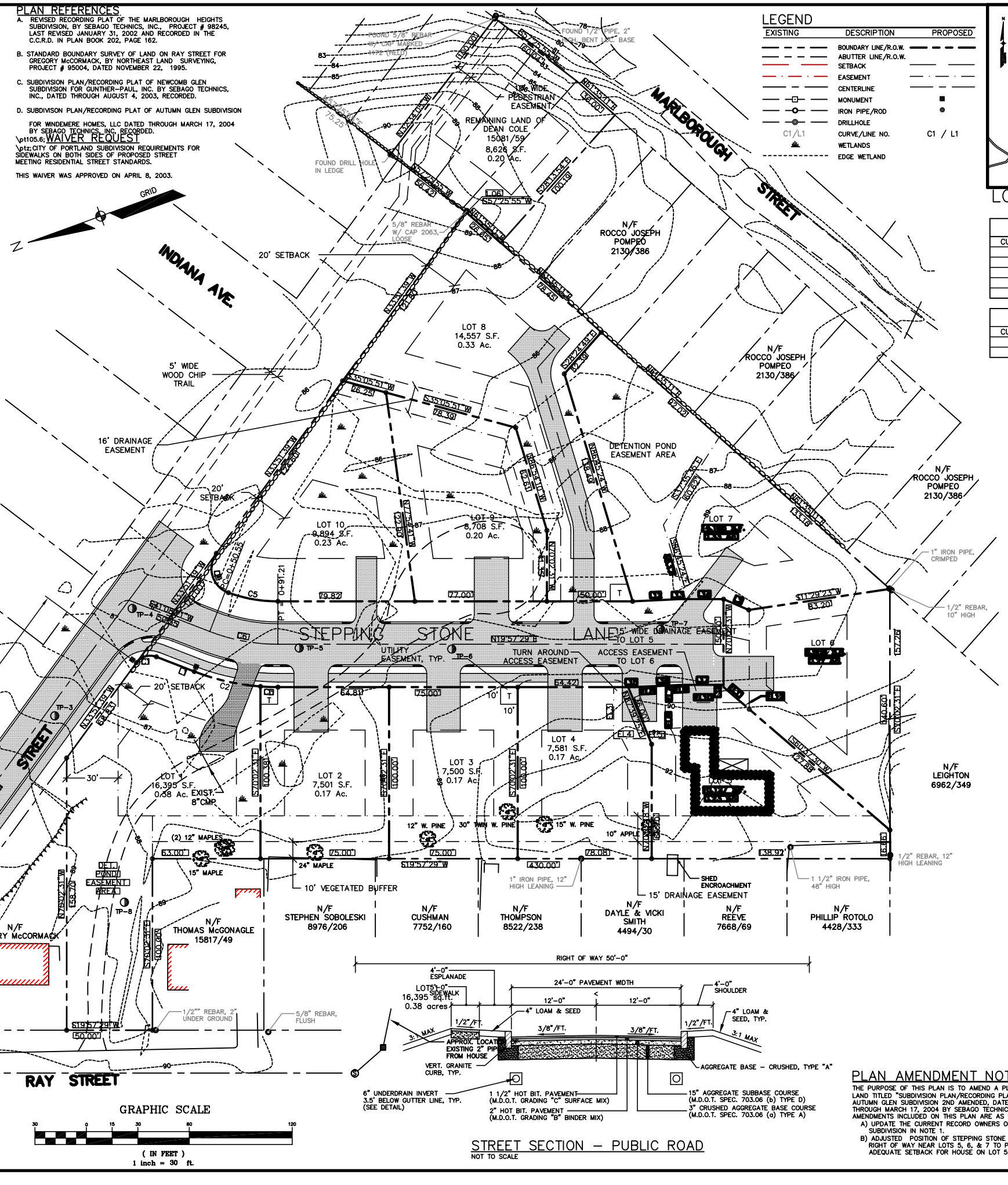
C. SUBDIVISION PLAN/RECORDING PLAT OF NEWCOMB GLEN SUBDIVISION FOR GUNTHER–PAUL, INC. BY SEBAGO TECHNICS, INC., DATED THROUGH AUGUST 4, 2003, RECORDED.

D. SUBDIVISON PLAN/RECORDING PLAT OF AUTUMN GLEN SUBDIVISION FOR WINDEMERE HOMES, LLC DATED THROUGH MARCH 17, 2004 BY SEBAGO TECHNICS, INC. RECORDED.

WAIVER REQUEST

\pt105.6;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.


GRID N
INDIANA AVE.
MARLBOROUGH STREET
KENTUCKY AVE.
BEAUREGARD STREET
BELFAST AVE.
RAY STREET
STEPPING STONE LANE
20' SETBACK
16' DRAINAGE EASEMENT
5' WIDE WOOD CHIP TRAIL
10' VEGETATED BUFFER
15' DRAINAGE EASEMENT
DETENTION POND EASEMENT AREA
5' WIDE DRAINAGE EASEMENT TO LOT 5
TURN AROUND ACCESS EASEMENT
ACCESS EASEMENT TO LOT 6
10' WIDE PEDESTRIAN EASEMENT
REMAINING LAND OF DEAN COLE 15081/59 8,626 S.F. 0.20 Ac.
LOT 1 16,395 S.F. 0.38 Ac. EXIST. 8"CMP
LOT 2 7,501 S.F. 0.17 Ac.
LOT 3 7,500 S.F. 0.17 Ac.
LOT 4 7,581 S.F. 0.17 Ac.
LOT 5 8,708 S.F. 0.20 Ac.
LOT 6
LOT 7
LOT 8 14,557 S.F. 0.33 Ac.
LOT 9 8,708 S.F. 0.20 Ac.
LOT 10 9,894 S.F. 0.23 Ac.
N/F ROCCO JOSEPH POMPEO 2130/386
N/F GREGORY McCORMACK
N/F THOMAS McGONAGLE 15817/49
N/F STEPHEN SOBOLESKI 8976/206
N/F CUSHMAN 7752/160
N/F THOMPSON 8522/238
N/F DAYLE & VICKI SMITH 4494/30
N/F REEVE 7668/69
N/F PHILLIP ROTOLO 4428/333
N/F LEIGHTON 6962/349
FOUND 5/8" REBAR W/ CAP 2063, LOOSE
FOUND DRILL HOLE IN LEDGE
FOUND 1/2" PIPE, 2" HIGH, BENT 1.0' E BASE
1" IRON PIPE, CRIMPED
1/2" REBAR, 10" HIGH
1/2" REBAR, 12" HIGH LEANING
1" IRON PIPE, 12" HIGH LEANING
1 1/2" IRON PIPE, 48" HIGH
1/2"" REBAR, 2" UNDER GROUND
5/8" REBAR, FLUSH
1" IRON PIPE, 12" HIGH
BENCHMARK 40 PENNY SPIKE SET IN CMP POLE #25 ELEV. 91.33
SHED ENCROACHMENT
10" APPLE
12" W. PINE
30" TWIN W. PINE
15" W. PINE
24" MAPLE
15" MAPLE
(2) 12" MAPLES
TP-1
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TP-3
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TP-5
TP-6
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TP-8
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