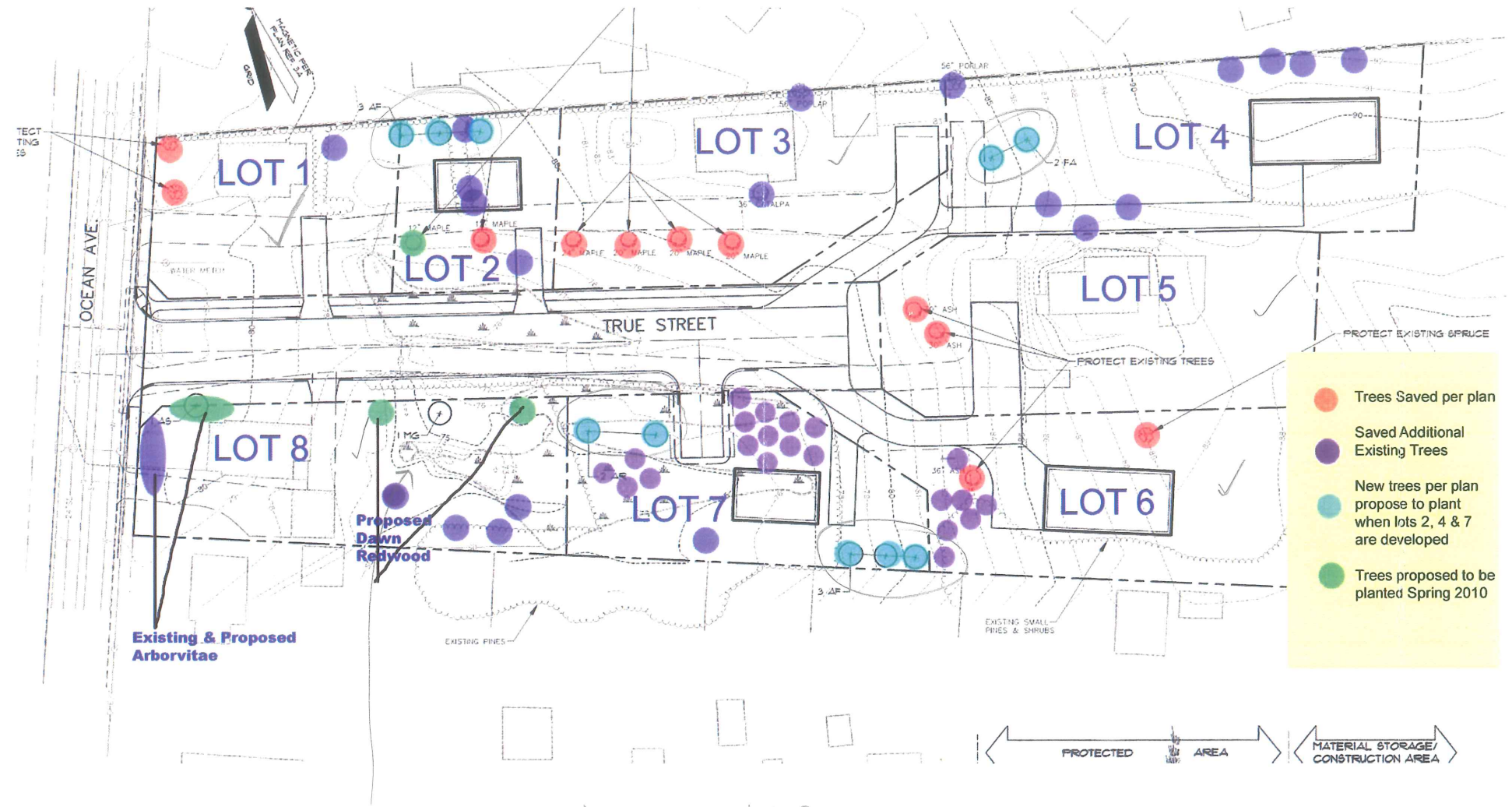


424-A-005001

41-41 True St, Portland, Maine

True Street Subdivision

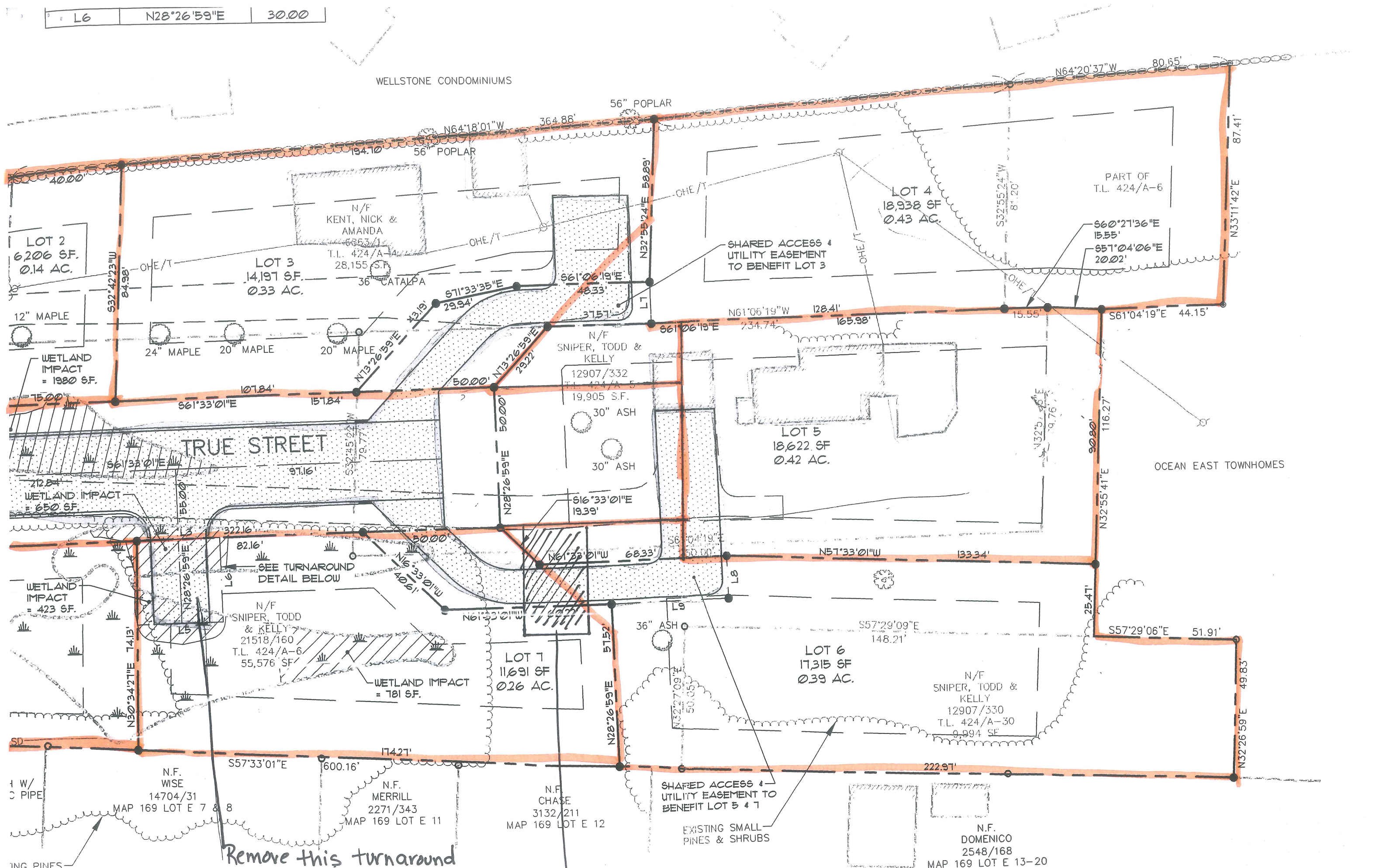
Sniper Todd R.



Crush stones around the wetland on lot 8

L6 N28°26'59"E 30.00

WELLSTONE CONDOMINIUMS



LOT 2
6,206 SF.
0.14 AC.

LOT 3
14,197 SF.
0.33 AC.

LOT 4
18,938 SF
0.43 AC.

LOT 5
18,622 SF
0.42 AC.

LOT 7
11,691 SF
0.26 AC.

LOT 6
17,315 SF
0.39 AC.

N/F
KENT, NICK &
AMANDA
T.L. 424/A-4
6,863 S.F.

N/F
SNIPER, TODD &
KELLY
12907/332
T.L. 424/A-5
19,905 S.F.

N/F
SNIPER, TODD
& KELLY
21518/160
T.L. 424/A-6
55,576 SF

N/F
SNIPER, TODD &
KELLY
12907/330
T.L. 424/A-30
9,994 SF

N.F.
WISE
14704/31
MAP 169 LOT E 7 & 8

N.F.
MERRILL
2271/343
MAP 169 LOT E 11

N.F.
CHASE
3132/211
MAP 169 LOT E 12

N.F.
DOMENICO
2548/168
MAP 169 LOT E 13-20

Remove this turnaround

Approximate Location of .

1 W/
C PIPE
ING PINES

SHARED ACCESS &
UTILITY EASEMENT TO
BENEFIT LOT 5 & 7
EXISTING SMALL
PINES & SHRUBS

SHARED ACCESS &
UTILITY EASEMENT
TO BENEFIT LOT 3

WETLAND
IMPACT
= 1980 SF.

WETLAND
IMPACT
= 650 SF.

WETLAND
IMPACT
= 423 SF.

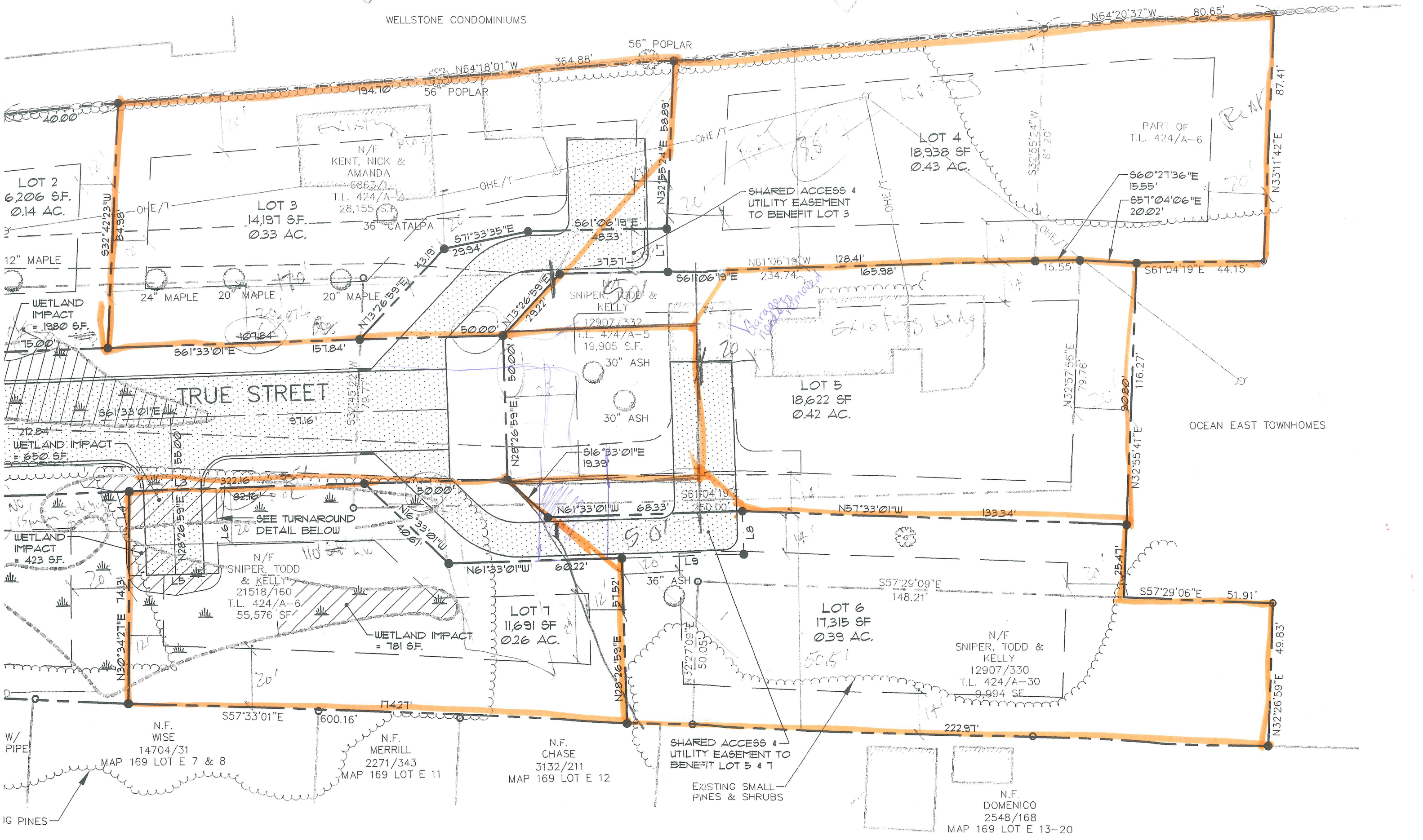
WETLAND IMPACT
= 781 SF.

TRUE STREET

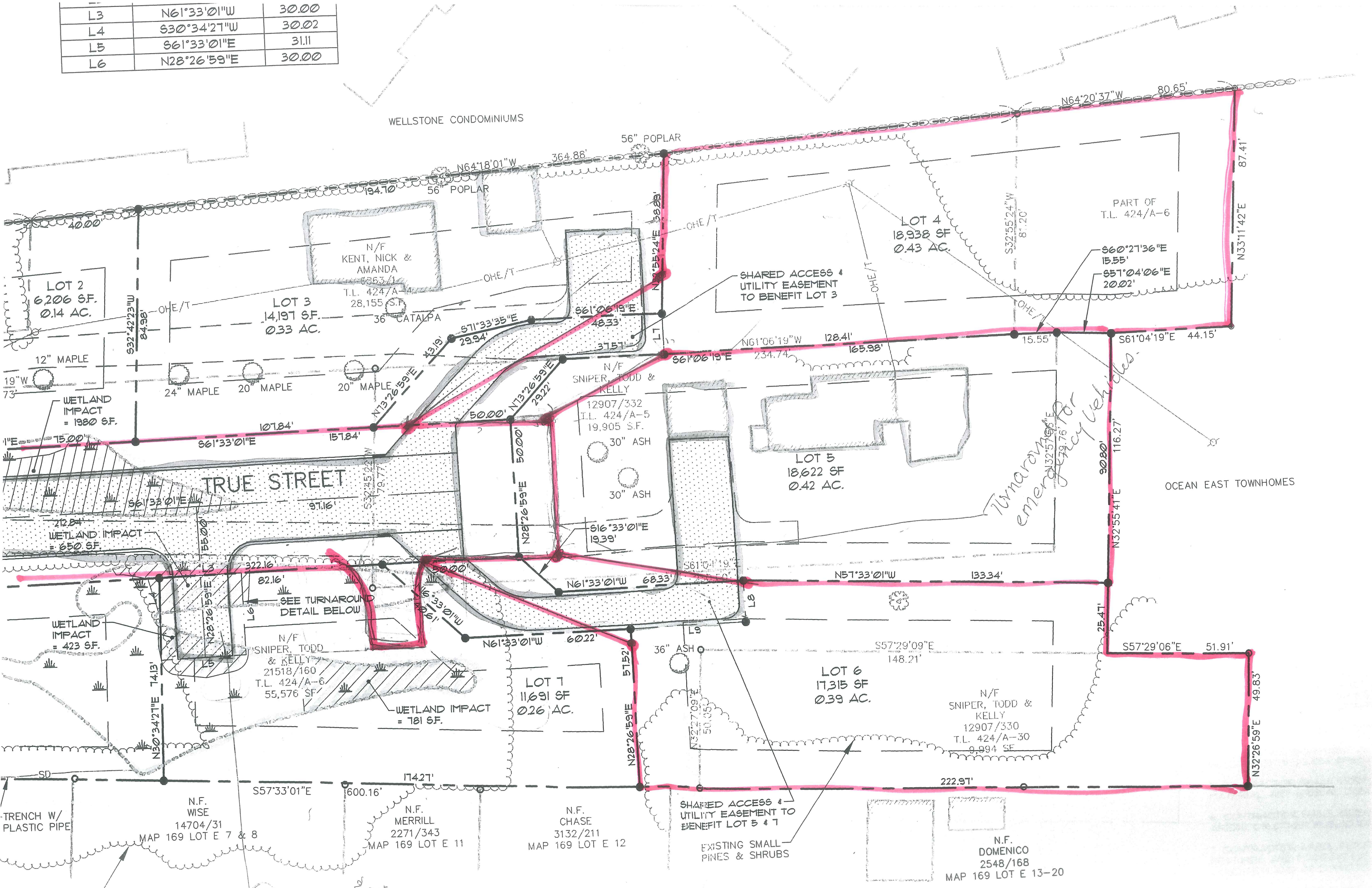
OCEAN EAST TOWNHOMES

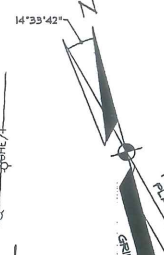
PART OF
T.L. 424/A-6

WELLSTONE CONDOMINIUMS



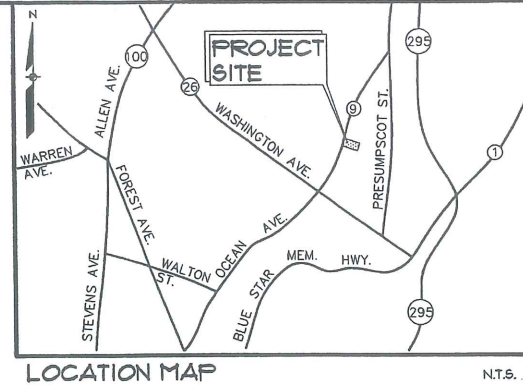
L3	N61°33'01"W	30.00
L4	S30°34'27"W	30.02
L5	S61°33'01"E	31.11
L6	N28°26'59"E	30.00



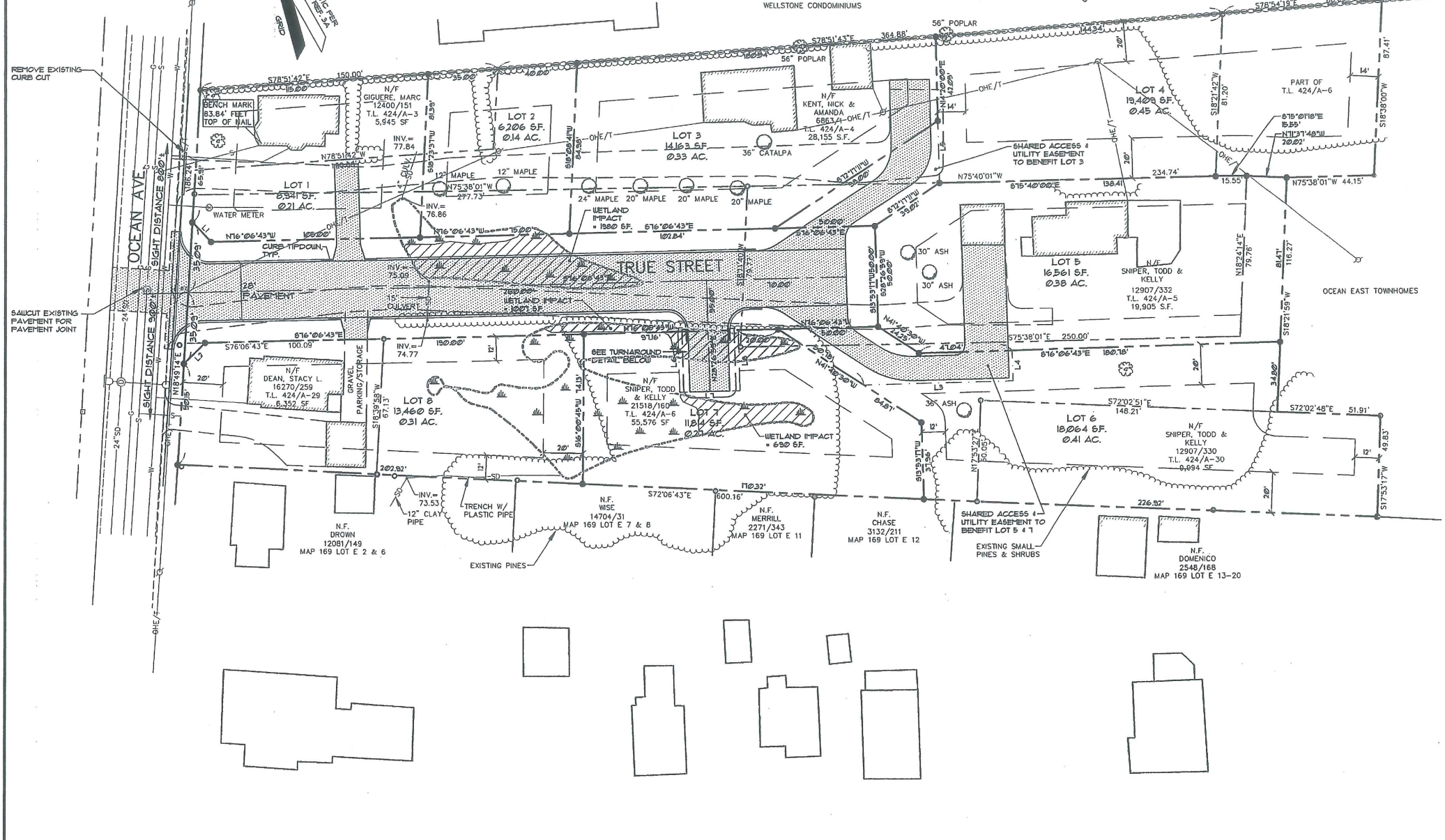


EASEMENT LINE DATA		
LINE	BEARING	LENGTH
L3	N16°06'43"W	15.16
L4	S13°53'11"W	15.00
L5	S14°20'00"W	30.91
L6	N13°53'11"E	30.00
L7	S16°06'43"E	30.00
L8	N13°53'11"E	30.00

PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L1	N20°38'45"W	13.52
L2	S61°21'15"W	14.74



ELEVATION FROM NORTHEAST FLANGE OF HYDRANT OCEAN AVE. IN FRONT OF WELLSTONE CONDO 83.74'

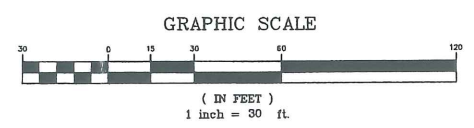
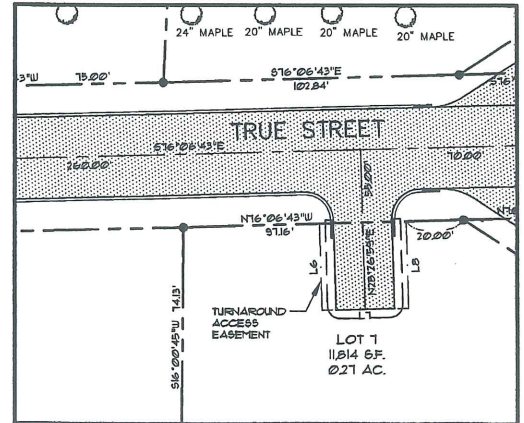


GENERAL NOTES:

- APPLICANT AND RECORD OWNERS:
A. TODD AND KELLY SNIPER, 41 TRUE STREET TRUE STREET NEIGHBORHOOD
B. MARC GIGUERE, 693 OCEAN AVENUE
C. NICK AND AMANDA KENT, 691 OCEAN AVENUE
D. STACEY DEAN AND ROYCE GOULD, 691 OCEAN AVENUE
- TAX ASSESSORS REFERENCE: M424 L A-3 (GIGUERE); M424 L A-29 (DEAN); M424 L A-4 (KENT); M424 L A-5, M424 L A-6, M424 L A-30 (SNIPER).
- PLAN REFERENCES:
A. TRUE STREET, EXISTING CONDITIONS PLAN, REVISED SEPTEMBER 29, 2005 BY RUI EATON ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
B. TRUE STREET, SUBDIVISION PLAN, REVISED SEPTEMBER 29, 2005 BY RUI EATON ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
- WETLANDS SHOWN AS DELINEATED BY MARK CENCI IN APRIL 2005.
- TOTAL LOT AREA: 2.89 ACRES (ALL SUBJECT PARCELS)
- ZONING DISTRICT: R-3 RESIDENTIAL ZONE
- SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRMD):
MIN. LOT SIZE: 6,000 SF.
MIN. LOT AREA PER DU: 3,000 SF.
MIN. STREET FRONTAGE: 50 FT.
MIN. FRONT YARD:
1. PRINCIPAL OR ACCESSORY: 20 FT.
2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
3. FOR LOTS OF RECORD AS OF 6/5/51 THAT ARE LESS THAN 100 FEET DEEP: 20% OF DEPTH
MIN. REAR YARD:
1. PRINCIPAL OR ATTACHED ACCESSORY WITH GROUND COVERAGE (G.C.) GREATER THAN 100 SF: 20 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF: 5 FT.
MIN. SIDE YARD:
1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF, HEIGHT OF STRUCTURE: 5 FT. SETBACK
A. 1 STORY: 5 FT.
B. 1-1/2 STORY: 6 FT.
C. 2 STORY: 10 FT.
D. 2-1/2 STORY: 14 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF: 5 FT.
MIN. SIDE YARD ON SIDE STREET, (PRINCIPAL OR ACCESSORY): 15 FT.
MAX. LOT COVERAGE: 40%
MAX. STRUCTURE HEIGHT:
1. PRINCIPAL OR ATTACHED ACCESSORY: 25 FT.
2. ACCESSORY DETACHED: 18 FT.
- WAIVERS:
A. THE APPLICANTS REQUEST A WAIVER OF THE LAND USE CODE, CHAPTER 14, ARTICLE 4, SEC. 14-498, SUBSECTION 8, PARAGRAPH A REQUIRING THE CONSTRUCTION OF SIDEWALKS IN A SUBDIVISION SETBACK.
B. TOTAL IMPACTED WETLAND AREA: 36711 SQ. FT.
- PROJECT IMPACTS:
A. TOTAL DISTURBED AREA: 0.455 ACRES
B. TOTAL IMPACTED WETLAND AREA: 36711 SQ. FT.
- THIS PLAN IS BASED SOLELY UPON A BOUNDARY SURVEY PERFORMED BY RUI EATON ASSOCIATES FOR PREPARATION OF PLANS REFERENCED IN NOTE 3 ABOVE.
- THE INTERIOR LOT COMPUTATIONS WERE COMPLETED BY SEBAGO TECHNICS, INC. UNDER THE SUPERVISION OF THE SIGNING PROFESSIONAL. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED. NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED MONUMENTATION SHOWN HEREON MAY OR MAY NOT BE SET BY THE SIGNING PROFESSIONAL OR SEBAGO TECHNICS.
- SUBJECT PARCELS ARE NOT WITHIN ANY FLOODPLAIN AND ARE CLASSIFIED AS ZONE 'X' PER FEMA MAP 230291 0207C.
- BEARINGS & NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE USING (NAD) DATUM. CONTOURS & ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
- THE MAGNETIC NORTH ORIENTATION SHOWN HEREON IS BASED UPON PLANS REFERENCED IN NOTE 3 ABOVE.
- SEBAGO TECHNICS UTILIZED THE PROPERTY LINES DEPICTED ON PLANS REFERENCED IN NOTE 3 AND ROTATED THESE PROPERTY LINES ONTO GRID NORTH NAD 1983 MAINE WEST ZONE TO CONFORM WITH CITY OF PORTLAND SUBDIVISION PLAN REQUIREMENTS.
- EXISTING STRUCTURES ON LOTS 1, 3, 5, & 8 ARE GRANDFATHERED AND EXEMPT FROM SETBACK REQUIREMENTS FROM EXISTING PROPERTY LINES.
- THE TREES AS SHOWN SHALL BE PROTECTED AS DESIGNATED ON THE LANDSCAPE PLAN, SHEET 6 OF 9. ANY OF THESE PROTECTED TREES LOST OR DAMAGED SHOULD BE REPLACED 'IN KIND' OR AS RECOMMENDED BY THE CITY ARBORIST OR PLANNING STAFF.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CONFEROUS TREE	---
---	TREELINE	---



STATE OF MAINE
RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

APPROVAL-
CITY OF PORTLAND
PLANNING BOARD

DATE _____
CHAIRPERSON _____

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

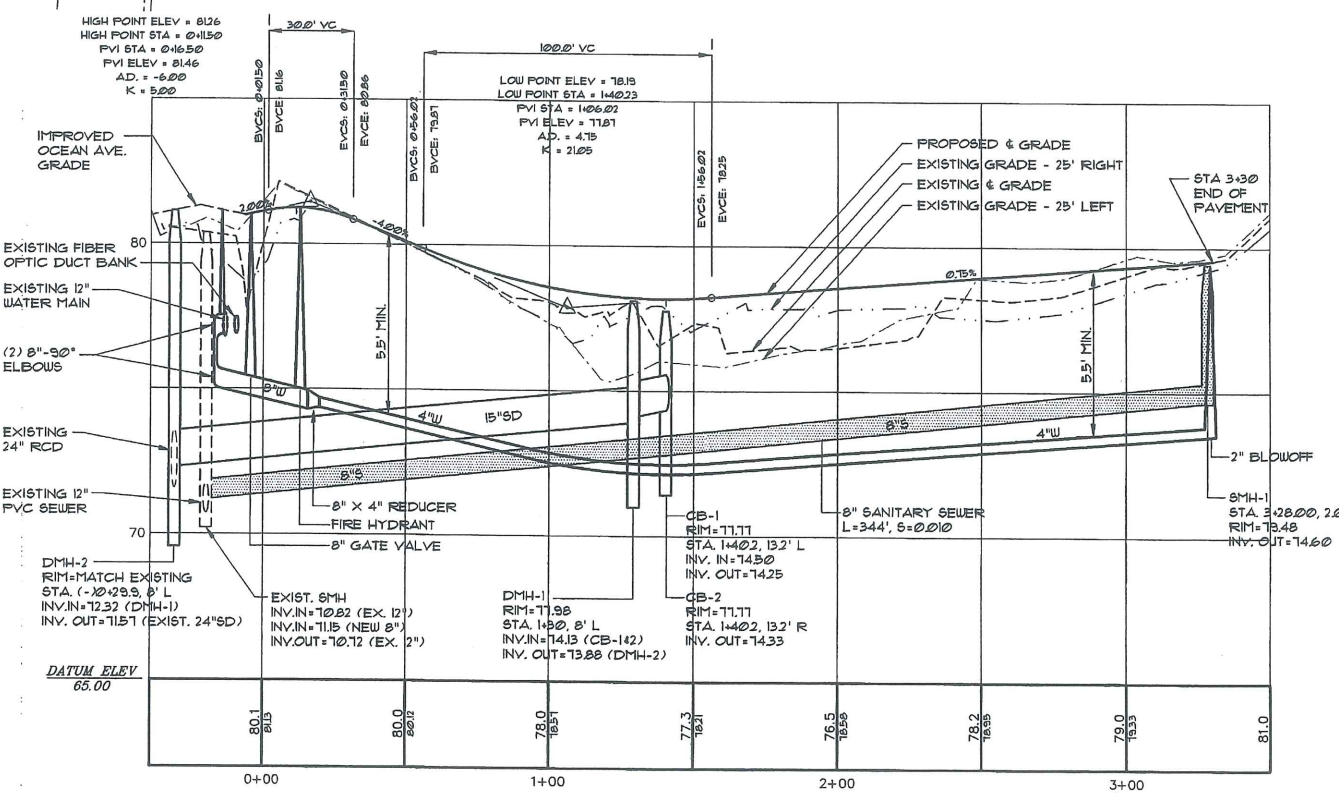
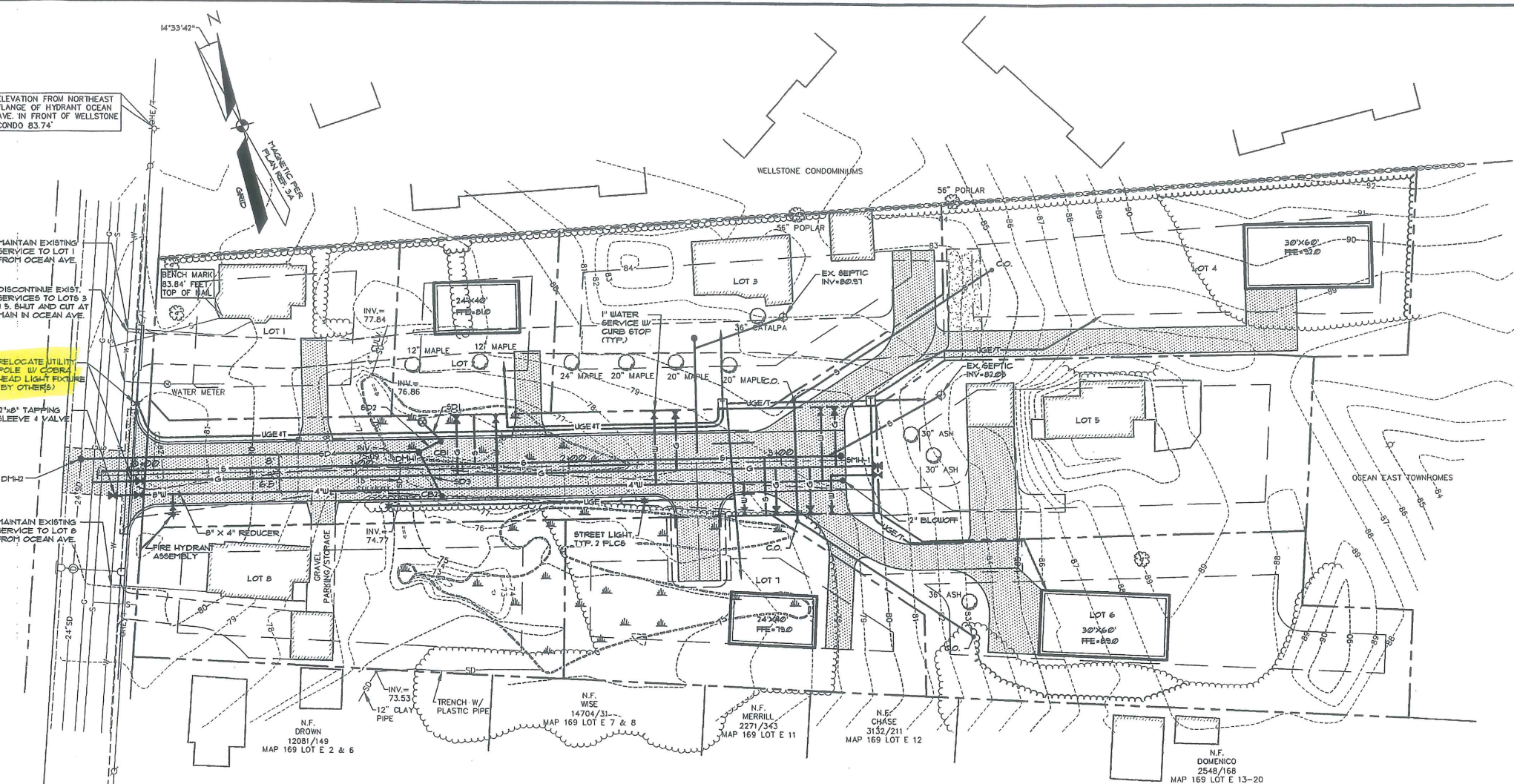
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
05207 RAM RAM BCM

SUBDIVISION PLAN
OF
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, ME 04101

DATE SCALE
04-04-06 1"=30'

SHEET 3 OF 9

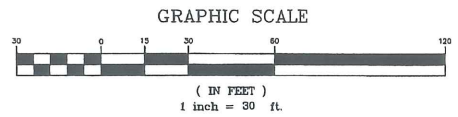
05207SB.dwg, TAB: SB



PROFILE:
 HORIZ. SCALE: 1" = 30'
 VERT. SCALE: 1" = 3'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROLL	---
---	SETBACK LINE/ROLL	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	BUILDINGS	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	30.20 SPOT GRADE	---
---	STONE WALL	---
○	DECIDUOUS TREE	○
●	CONIFEROUS TREE	●
—	GAS	—
—	WATER	—
⊗	GATE VALVE	⊗
⊕	HYDRANT	⊕
⊙	POTABLE WELL	⊙
⊖	SEWER	⊖
—	FORCE MAIN	—
—	SEWER MH	—
—	STORM DRAIN	—
—	UNDERDRAIN	—
—	CATCH BASIN	—
—	DRAINAGE MH	—
—	CULVERT	—
—	OVER-HEAD ELEC. # TEL	—
—	UNDERGROUND ELEC. # TEL	—
—	TRANSFORMER PAD	—
—	LIGHT POLE/WALL	—
—	UTILITY POLE	—
—	GUY	—
—	BILT FENCE	—
—	RIPRAP	—



DRAINAGE STRUCTURE TABLE

ID.	TYPE	RIM	PIPE	INVERT ELEV.
CB-1	E	11.11	12"	14.50 (FROM SWALE) 14.25 (TO DMH-1)
CB-2	E	11.11	12"	14.33 (TO DMH-1)
DMH-1	-	11.98	12"	14.13 (FROM CB-1 & 2) 13.88 (TO DMH-2)
DMH-2	-	8.15	24"	11.51 (EXISTING MAIN) 12.32 (FROM DMH-1)

STORM DRAIN PIPE TABLE

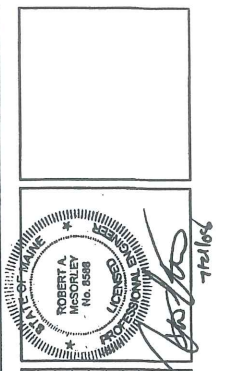
ID.	DIA. (IN.)	TYPE	LENGTH (FT.)	SLOPE
SD 1	12	PVC	10	0.010
SD 2	12	PVC	8	0.015
SD 3	12	PVC	20	0.010
SD 4	15	PVC	156	0.010

SEWER STRUCTURE TABLE

ID.	TYPE	RIM	PIPE	INVERT ELEV.
SMH-1	A	13.48	8"	14.60 (TO EXIST. SMH)

SAN. SEWER PIPE TABLE

ID.	DIA. (IN.)	TYPE	LENGTH (FT.)	SLOPE
S1	8"	FVC	344'	0.010



7-22-08 REVISED PER CITY STAFF COMMENTS
 6-4-08 REVISED PER CITY OF PORTLAND COMMENTS
 5-14-08 REVISED PER PWD COMMENTS
 4-9-08 ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW
 11-30-07 ISSUED TO CLIENT FOR REVIEW
 03-28-06 REVISED HAMMERHEAD DESIGN
 03-25-05 ISSUED SKETCH PLAN TO CITY
 10-19-05 ISSUED TO CLIENT FOR REVIEW
 9-19-05 STATUS:

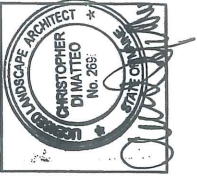
REV. BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
 Engineering Expertise You Can Build On
 One Grand Street
 Portland, ME 04101
 Tel (207) 855-0277

PROJECT NO. 05207
 FIELD BOOK DESIGN CHKD DRAWN
 DDB DDB BCM

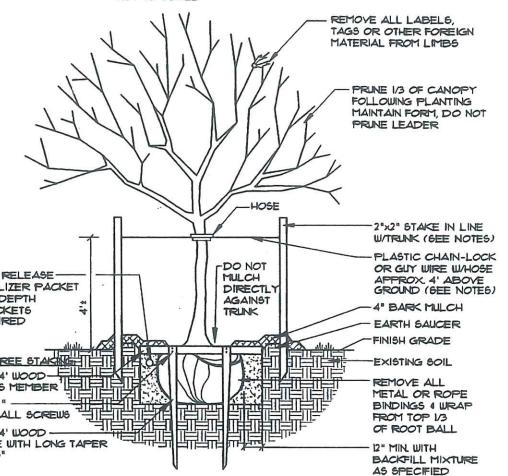
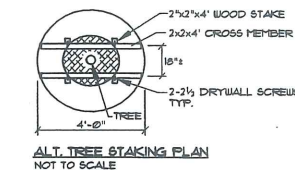
UTILITY PLAN
 OF: **TRUE STREET SUBDIVISION**
 TRUE STREET
 PORTLAND, MAINE
 FOR: **TRUE STREET NEIGHBORHOOD**
 41 TRUE STREET
 PORTLAND, ME 04101

DATE: 04-04-06 SCALE: 1" = 30'
 SHEET 5 OF 9



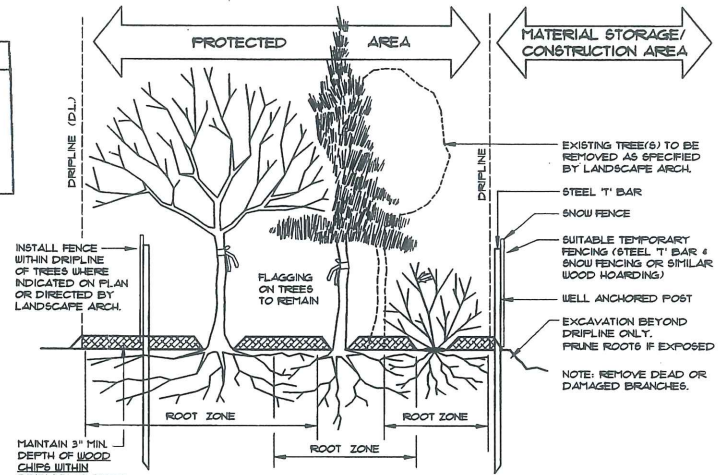
LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE FIT PREPARATION, PRUNING, STAKING OR GUYING, UNWRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE UTILITIES, PAVINGS, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SCODDED OR SEED. PLANTING AREAS SHALL RECEIVE 1" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SURFACE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL FERTILITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.



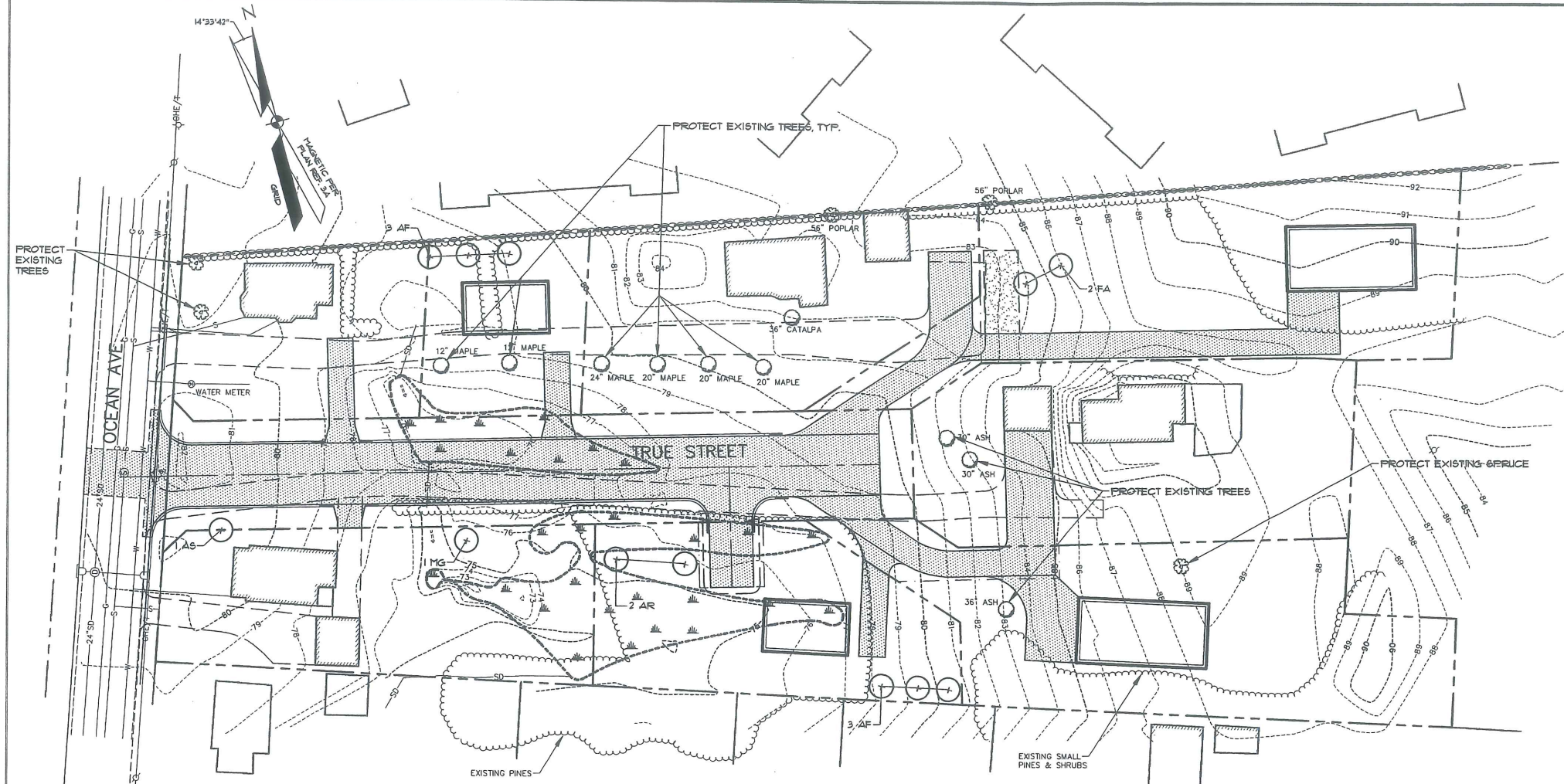
- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 - THE TREE IS OF SUBSTANTIAL SIZE.
 - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 - THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 - IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2' TO 4' CALIFER
NOT TO SCALE



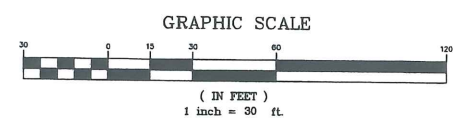
NOTE: AS THE MAJOR PORTIONS OF THE ROOT SYSTEMS OF THE PLANT(S) TO BE PROTECTED ARE WITHIN THE DRIFLINE ZONE, THIS ENTIRE AREA SHOULD BE FENCED OFF TO A MINIMUM HEIGHT OF 4' PRIOR TO CONSTRUCTION AND REMOVED THEREAFTER FOR MAXIMUM PROTECTION. NO VEHICLE TRESPASS, EXCAVATION, FILL, WASTE DISCHARGE OR OR MATERIAL STORAGE SHOULD BE ALLOWED IN THIS ZONE.

TREE PROTECTION DETAIL
NOT TO SCALE
CROSS-SECTION OF TYPICAL PLANT GROUPING



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CONIFEROUS TREE	(X)
---	TREELINE	---



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AR	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	2
AS	ACER X FREEMANII 'AR15TRONG'	ARMSTRONG SUGAR MAPLE	2 1/2" CAL.	1
AF	ABIES FRASERI	FRASER FIR	6'-1' HGT.	6
FA	FRAXINUS AMERICANA 'CHICAGO REGAL'	WHITE ASH	2 1/2" CAL.	2
MS	METASEQUOIA GLYPTOSTROBILIS	DAWN REDWOOD	5'-6'	1
EXISTING TREES TO REMAIN				12
TOTAL TREES PROVIDED				24
TOTAL TREES REQUIRED (2 PER LOT)				16

REV.	DATE	BY	STATUS
7-22-08			REVISED PER CITY ARBORIST COMMENTS
6-4-08			REVISED PER CITY COMMENTS
5-14-08			ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW
4-9-08			ISSUED TO CLIENT FOR REVIEW
11-30-07			REVISED HAMMERHEAD DESIGN
03-28-06			ISSUED SKETCH PLAN TO CITY
10-25-05			ISSUED SKETCH PLAN TO CITY
9-19-05			ISSUED TO CLIENT FOR REVIEW

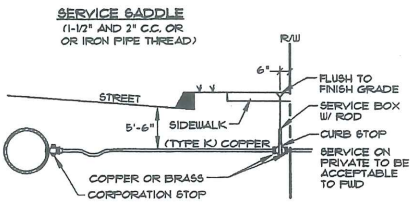
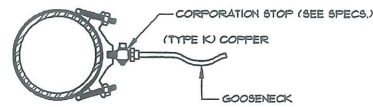
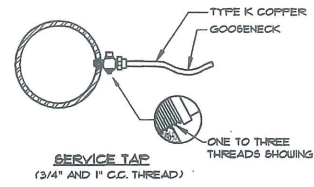
Sebago Technics
Engineering & Services You Can Build On
One Chapel Street
Westbrook, Me 04098-1339
Tel (207) 858-0277

LANDSCAPING PLAN
OF
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, ME 04101

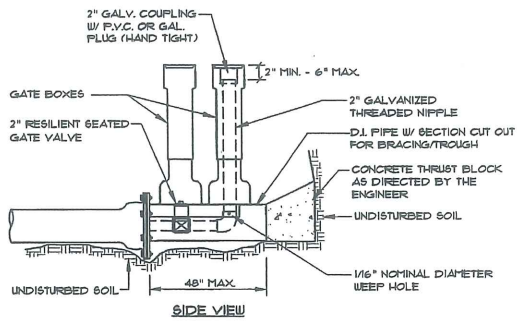
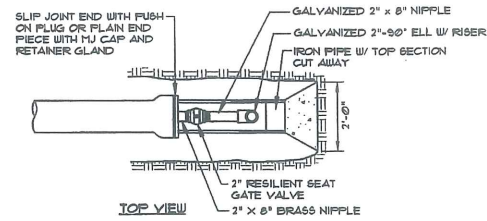
DATE	SCALE
04-04-06	1"=30'

SHEET 6 OF 9

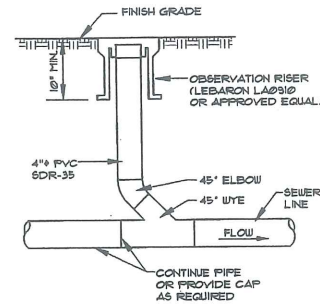
05207L.dwg, TAB.LS



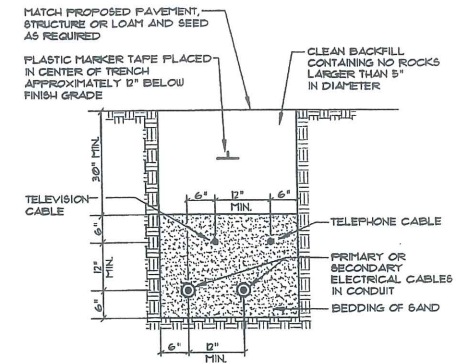
TYPICAL SERVICE CONNECTION
NOT TO SCALE



STANDARD 2" BLOW-OFF
NOT TO SCALE

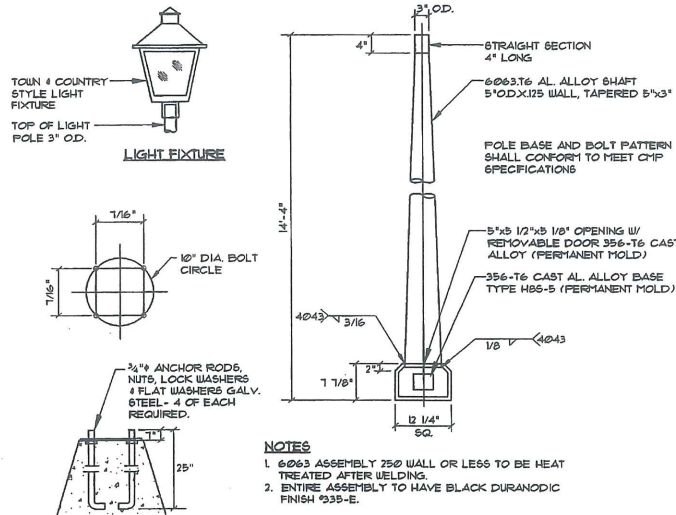


SEWER CLEANOUT
NOT TO SCALE



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT
WHEN RUN BENEATH PAVED AREAS.

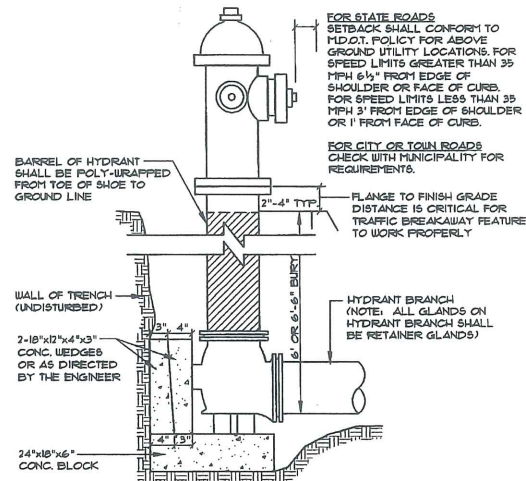
**TYPICAL UNDERGROUND
CABLE INSTALLATION**
NOT TO SCALE



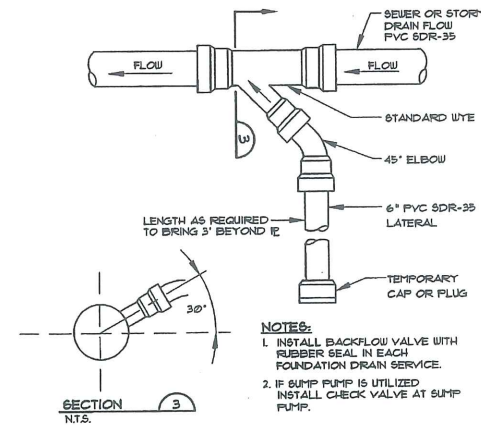
NOTES
1. 6063 ASSEMBLY 250 WALL OR LESS TO BE HEAT TREATED AFTER WELDING.
2. ENTIRE ASSEMBLY TO HAVE BLACK DURANODIC FINISH 9339-E.

INSTALLATION SPECIFICATIONS:
1. 10" x 4" CONCRETE BASE INSTALLED FLUSH TO GRADE
2. 2" LONG SWEEP ELBOW-PVC CONDUIT
3. NEEDS TO BE GROUNDED WITH A 5/8" x 8" GROUND ROD CAST INTEGRAL WITH THE BASE

TYPICAL LIGHT POLE
NOT TO SCALE

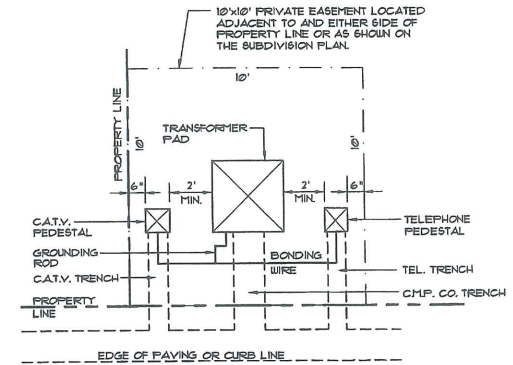


TYPICAL HYDRANT INSTALLATION
NOT TO SCALE



**SEWER / FOUNDATION DRAIN
SERVICE CONNECTION**
NOT TO SCALE

NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.



NOTE:
TRANSFORMER PAD AND COVER
TO BE FIBERGLASS MEETING CENTRAL
MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



REV.	DATE	BY	STATUS
7-22-08		RAM	REVISED PER CITY STAFF COMMENTS
6-4-08		RAM	REVISED PER CITY OF PORTLAND COMMENTS
5-14-08		RAM	REVISED PER PWD COMMENTS
4-9-08		RAM	ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW
11-30-07		RAM	ISSUED TO CLIENT FOR REVIEW
9-19-05		ADB	ISSUED TO CLIENT FOR REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Chebot Street
Portland, ME 04103
Tel: (207) 656-0277

PROJECT NO. 05207
FIELD BOOK N/A
DESIGN DDB
CHECK DDB
DRAWN DDB

DETAILS
OF:
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, MAINE 04101

DATE 9-19-05
SCALE AS NOTED

SHEET 8 OF 9

SURVEY BY

SS REGISTRY OF DEEDS

STATE OF MAINE

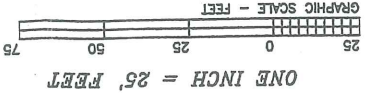
RECEIVED

AT _____ H _____ M _____ AND _____

RECORDED IN PLAN BOOK _____ PAGE _____

REGISTER

- PLAN REFERENCE:
- 1) TOWNHOUSE AT OCEAN EAST AT OCEAN AVE. & PRESUMPSCOT STREET PORTLAND, ME. DATED JULY 17, 2002 BY COFFIN ENGINEERING RECORDED IN PLAN BOOK 204 PAGE 48
 - 2) WELLSTONE CONDOMINIUM ON OCEAN AVE. PORTLAND ME. DATED 4/23/84 BY SEBAGO TECHNICS RECORDED IN PLAN BOOK 144 PAGE 61
 - 3) THE ADAMS FARM BY PERCY RICHARDSON C.E. DATED JANUARY 16, 1911 RECORDED IN PLAN BOOK 12 PAGE 33
 - 4) OCEAN AVE. STREET INFORMATION AT PORTLAND ENGINEERING OFFICE VALT

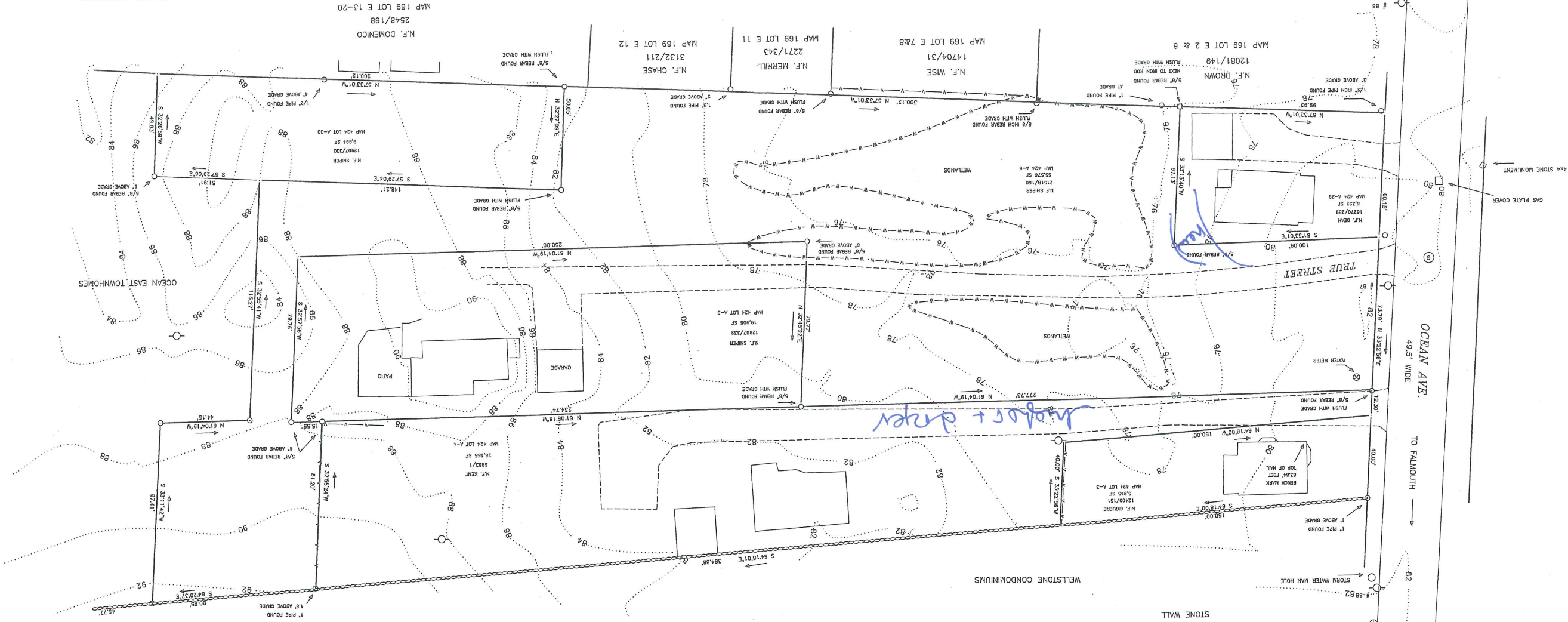


OWNED BY
 MARC GIGUERE AMANDA MCQUIDDY KENT TODD SNIPER
 STACY DEAN NICHOLES KENT KELLY SNIPER

DEED REFERENCE:
 BOOK 21518 PAGE 160 BOOK 12907 PAGE 330-333
 BOOK 6863 PAGE 1 BOOK 16270 PAGE 259
 BOOK 12400 PAGE 151

LAND LOCATED ON TRUE STREET OFF OCEAN AVE.

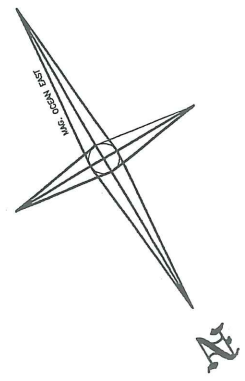
**EXISTING CONDITION
 TRUE STREET**



NOTES:
 ELEVATION FROM NORTHEAST FLANGE OF HYBRANT OCEAN AVE. IN FRONT OF WELLSTONE CONDO
 83.74'
 TOTAL AREA 125,881 SQUARE FEET
 2.69 ACRES

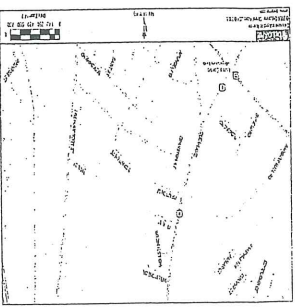
CERTIFICATION
 THIS SURVEY PLAN CONFORMS TO THE
 MAINE BOARD OF LICENSURE FOR
 PROFESSIONAL LAND SURVEYORS STANDARDS
 RICHARD W. EATON P.L.S. # 2075
 [Signature]

- ~ LEGEND ~
- 5/8 INCH REBAR SET WITH CAP
 - IRON FOUND
 - ◇ STONE MONUMENT
 - SEWER MAN HOLE
 - UTILITY POLE
 - FENCE
 - STONE WALL



PLANNING BOARD

DATE _____



LOCATION

note note 3.6.06

CERTIFICATION
 THIS SURVEY PLAN CONFORMS TO THE
 MAINE BOARD OF LICENSURE FOR
 PROFESSIONAL LAND SURVEYORS STANDARDS

Richard W. Eaton

RICHARD W. EATON P.L.S. # 2076

NOTES:

ELEVATION FROM NORTHEAST FLANGE
 OF HYDRANT OCEAN AVE. IN FRONT OF WELLSTONE CONDO
 83.74'

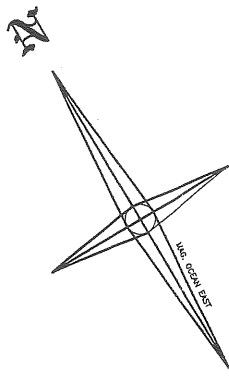
TOTAL AREA 125,934 SQUARE FEET
 2.89 ACRES

ZONE R-5
 FRONT SET BACK = 20'
 REAR SET BACK = 20'
 SIDE SET BACK 1 STORY = 8'
 SIDE SET BACK 1 1/2 STORIES = 8'
 SIDE SET BACK 2 STORIES = 12'
 SIDE SET BACK 2 1/2 STORIES = 14'
 SIDE STREET SET BACK = 15'
 MAXIMUM SETBACK SHOWN ON PLAN

~ LEGEND ~

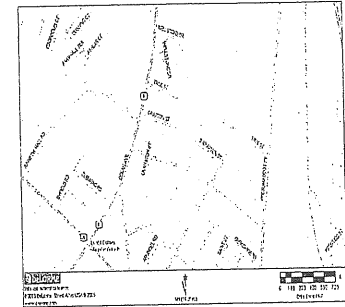
- 5/8 INCH REBAR SET WITH CAP
- IRON FOUND
- ◇ STONE MONUMENT
- ⊙ SEWER MAN HOLE
- UTILITY POLE
- N.F. NOW OR FORMERLY
- 3132/211 BOOK AND PAGE

- - - - - FENCE
- ⊖⊖⊖⊖⊖ STONE WALL

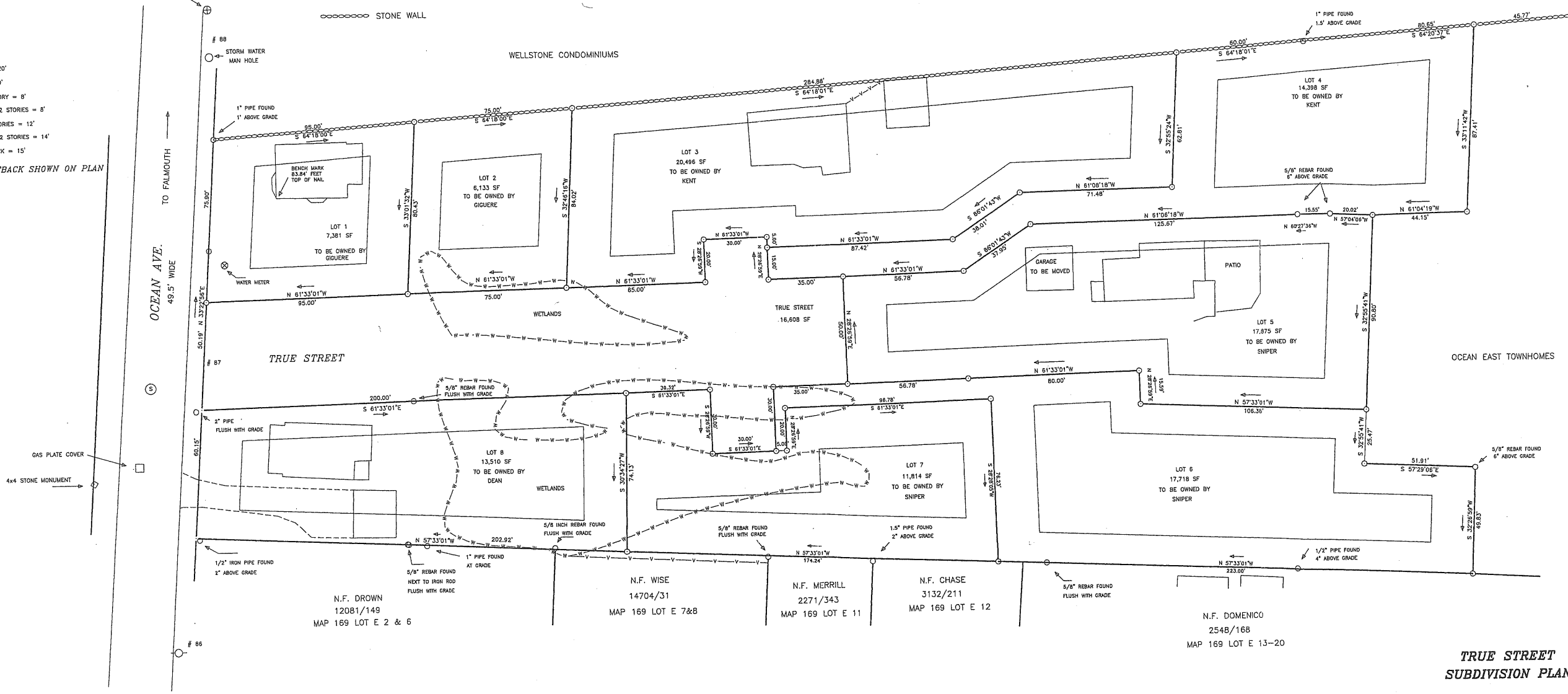


PLANNING BOARD

DATE _____



LOCATION



TRUE STREET
 SUBDIVISION PLAN

OWNED BY

MARC GIGUERE AMANDA MCQUIDDY KENT TODD SNIPER
 STACY DEAN NICHOLES KENT KELLY SNIPER

DEED REFERENCE:

BOOK 21518 PAGE 160 BOOK 12907 PAGE 330-333
 BOOK 6863 PAGE 1 BOOK 16270 PAGE 259

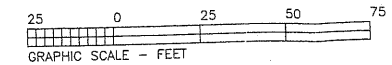
BOOK 12400 PAGE 151

LAND LOCATED ON TRUE STREET OFF OCEAN AVE.

PLAN REFERENCE:

- 1) TOWNHOUSE AT OCEAN EAST AT OCEAN AVE. & PRESUMPSCOT STREET
 PORTLAND, ME. DATED JULY 17, 2002 BY COFFIN ENGINEERING RECORDED IN PLAN BOOK 204 PAGE 48
- 2) WELLSTONE CONDOMINIUM ON OCEAN AVE. PORTLAND ME. DATED 4/23/84
 BY SEBAGO TECHNICS RECORDED IN PLAN BOOK 144 PAGE 61
- 3) THE ADAMS FARM BY PERCY RICHARDSON C.E. DATED JANUARY 16, 1911
 RECORDED IN PLAN BOOK 12 PAGE 33
- 4) OCEAN AVE. STREET INFORMATION AT PORTLAND ENGINEERING OFFICE VALT

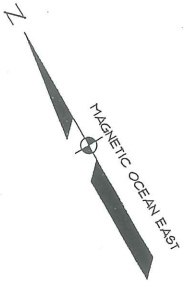
ONE INCH = 25' FEET



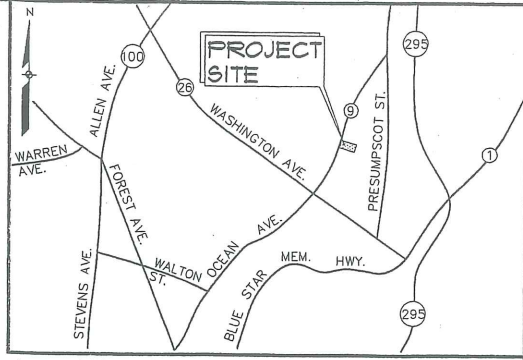
STATE OF MAINE

SS REGISTRY OF DEEDS
 RECEIVED _____
 AT _____ H _____ M _____ AND
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTER

SURVEY BY
R.W. EATON ASSOCIATES
58 PLEASANT STREET
WESTBROOK, MAINE 04092
APRIL 15, 2005 REVISED SEPTEMBER 29, 2005



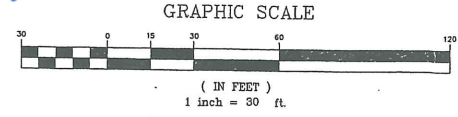
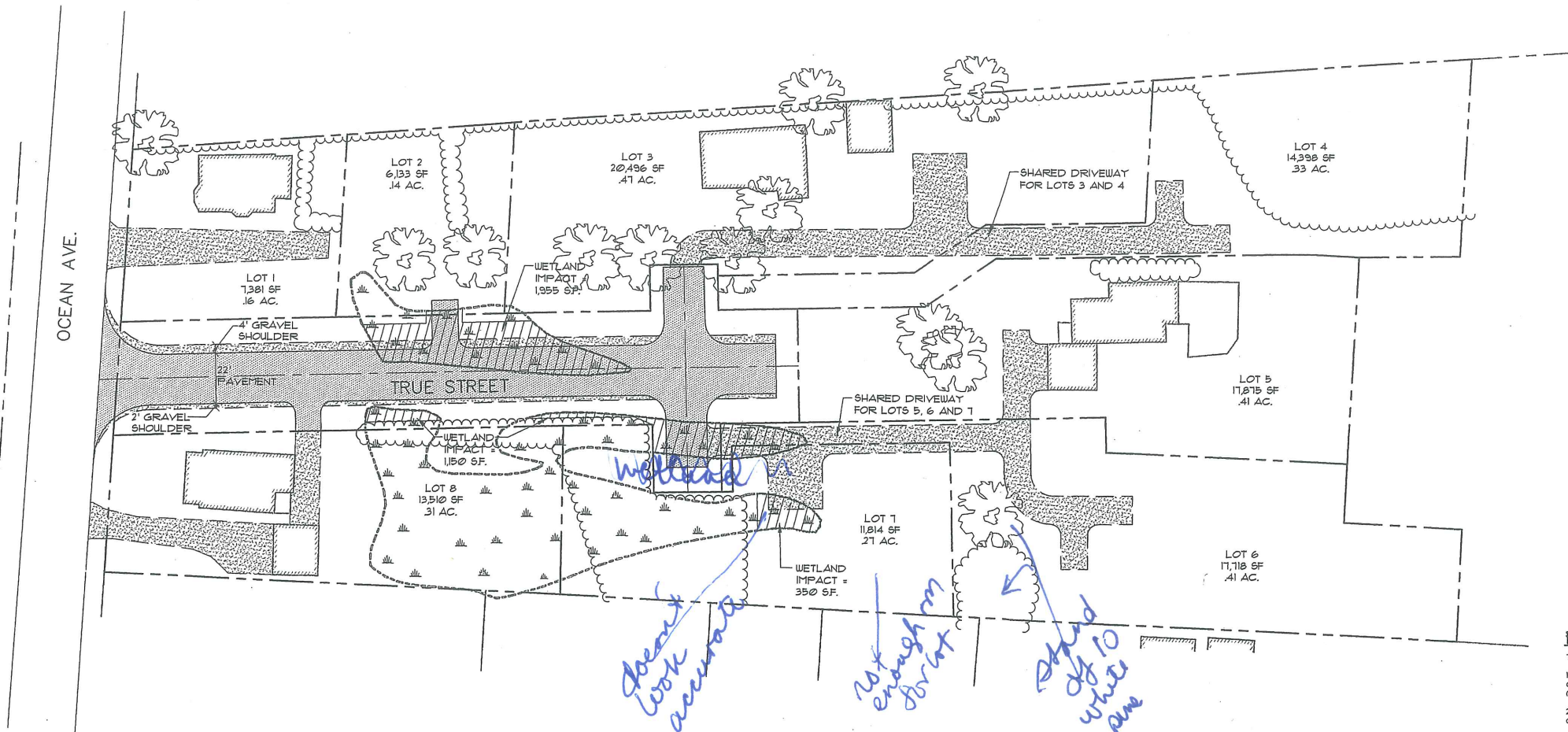
*Alle ways
3.6.06*



LOCATION MAP N.T.S.

GENERAL NOTES:

- APPLICANT AND RECORD OWNERS:
TRUE STREET NEIGHBORHOOD:
A. TODD AND KELLY SNIPER, 41 TRUE STREET
B. MARC GIGUERE, 683 OCEAN AVENUE
C. NICK AND AMANDA KENT, 601 OCEAN AVENUE
D. STACEY DEAN AND ROYCE GOULD, 681 OCEAN AVENUE
DEED REFERENCES: 12400/151 (GIGUERE), 16270/255 (DEAN), 6863/1 (KENT), 21518/160, 12027/330, 12027/332 (SNIPER).
- TAX ASSESSORS REFERENCE: M424 L A-3 (GIGUERE), M424 L A-29 (DEAN), M424 L A-4 (KENT), M424 L A-5, M424 L A-6, M424 L A-30 (SNIPER).
- PLAN REFERENCES:
A. TRUE STREET, EXISTING CONDITIONS PLAN, REVISED SEPTEMBER 29, 2005 BY RW EATON ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
B. TRUE STREET, SUBDIVISION PLAN, REVISED SEPTEMBER 29, 2005 BY RW EATON ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
- WETLANDS SHOWN AS DELINEATED BY MARK CENCI IN APRIL 2005.
- TOTAL LOT AREA: 289 ACRES (ALL SUBJECT PARCELS)
- ZONING DISTRICT: R-5 RESIDENTIAL ZONE
- SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRUD):
MIN. LOT SIZE: 6,000 SF.
MIN. LOT AREA PER DU: 3,000 SF.
MIN. STREET FRONTAGE: 50 FT.
MIN. FRONT YARD: 9-19-05
1. PRINCIPAL OR ACCESSORY: 20 FT.
2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
3. FOR LOTS OF RECORD AS OF 6/3/81 THAT ARE LESS THAN 100 FEET DEEP: 20% OF DEPTH
MIN. REAR YARD:
1. PRINCIPAL OR ATTACHED ACCESSORY WITH GROUND COVERAGE (G.C.) GREATER THAN 100 SF.: 20 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
MIN. SIDE YARD:
1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF.: SETBACK
A. 1 STORY: 8 FT.
B. 1-1/2 STORY: 8 FT.
C. 2 STORY: 12 FT.
D. 2-1/2 STORY: 14 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
MIN. SIDE YARD ON SIDE STREET:
PRINCIPAL OR ACCESSORY: 15 FT.
MAX. LOT COVERAGE: 40%
MAX. STRUCTURE HEIGHT:
1. PRINCIPAL OR ATTACHED ACCESSORY: 35 FT.
2. ACCESSORY DETACHED: 18 FT.

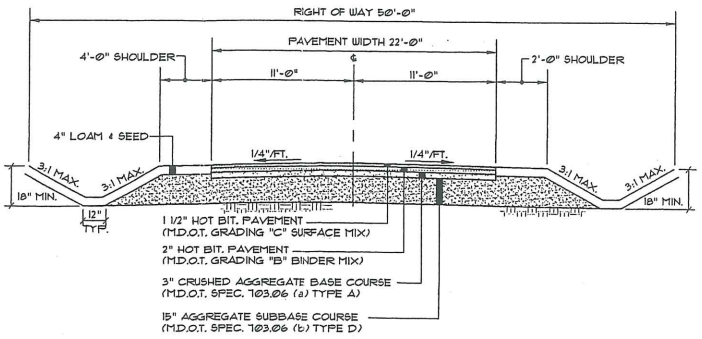


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CONIFEROUS TREE	---
---	TREELINE	---

REQUESTED WAIVERS:

- THE APPLICANT RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS/MODIFICATIONS:
- 20-FOOT ROAD SECTION MODIFIED TO PROVIDE 22' PAVEMENT, 4' GRAVEL SHOULDER ON ONE SIDE (IN LIEU OF SIDEWALK) AND 2' GRAVEL SHOULDER ON OPPOSITE SIDE (SEE PROPOSED STREET SECTION BELOW).
 - MAINTAIN EXISTING DRAINAGE CONDITIONS BY USE OF SWALES AND CULVERTS IN LIEU OF CURBS AND ENCLOSED STORM DRAINAGE SYSTEM.



PROPOSED STREET SECTION NOT TO SCALE

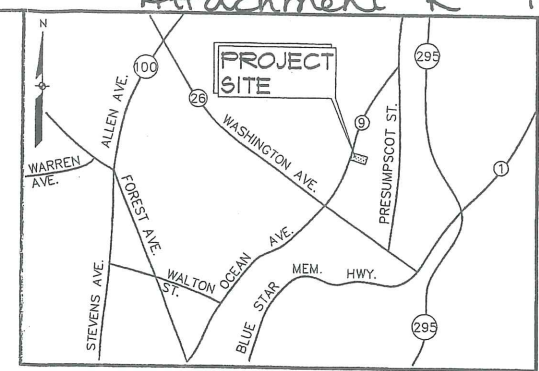
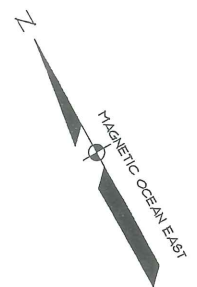
Sebago Technics
Engineering Expertise You Can Build On
One Cabot Street
Westbrook, Me 04095-1339
Tel (207) 856-0277

PROJECT NO: 05207
FIELD BOOK: DOB
DESIGN: DOB
CHKD: DOB
DRAWN: DOB
BCM

SKETCH PLAN OF:
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, ME 04101

DATE: 7-19-05
SCALE: 1"=30'

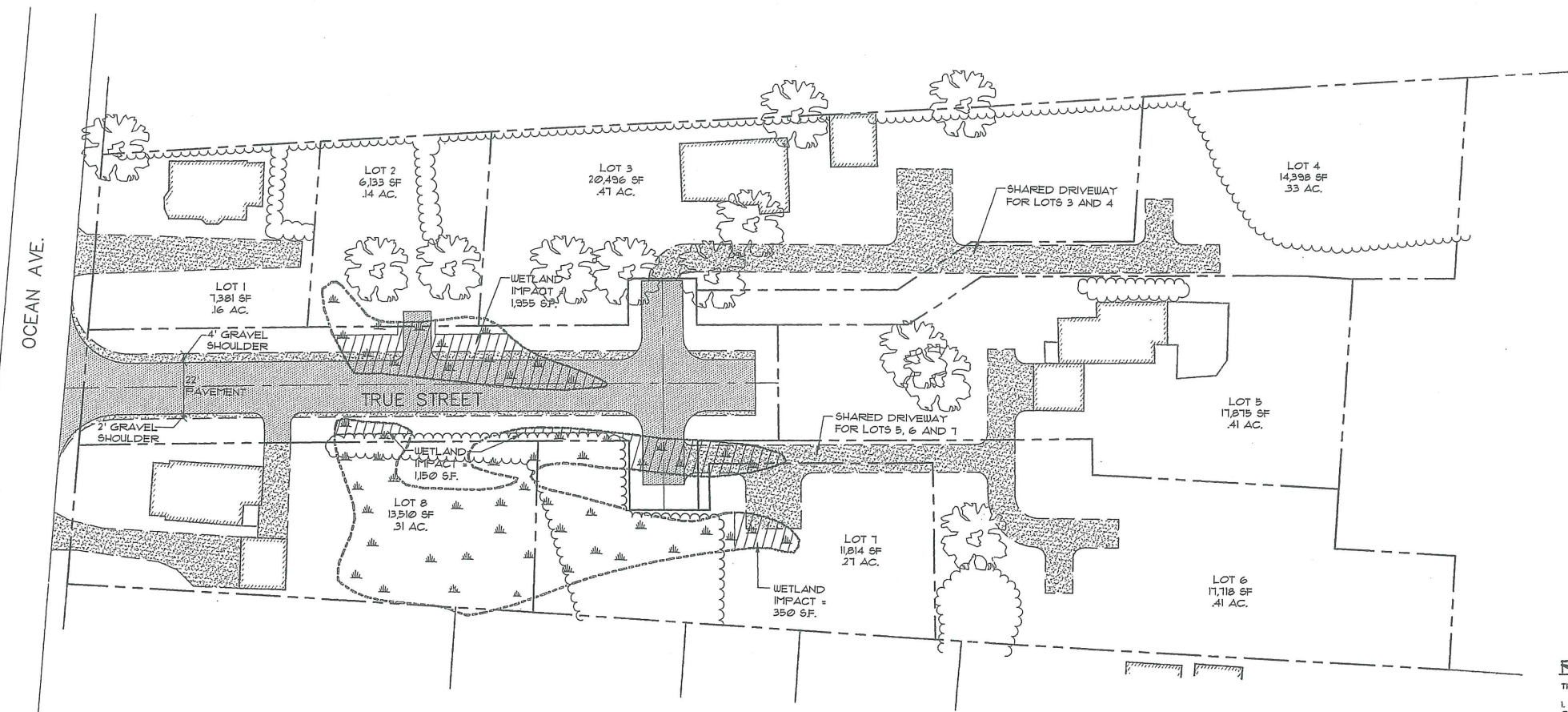
SHEET 1 OF 1



LOCATION MAP N.T.S.

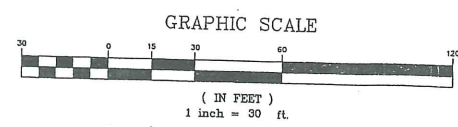
GENERAL NOTES:

- APPLICANT AND RECORD OWNERS:
 TRUE STREET NEIGHBORHOOD:
 A. TODD AND KELLY SNIPER, 41 TRUE STREET
 B. MARC GIGUIERE, 693 OCEAN AVENUE
 C. NICK AND AMANDA KENT, 691 OCEAN AVENUE
 D. STACEY DEAN AND ROYCE GOULD, 681 OCEAN AVENUE
 DEED REFERENCES: 13400/181 (GIGUIERE), 16210/293 (DEAN), 60631/ (KENT), 21518/162, 12521/332, 12521/332 (SNIPER).
- TAX ASSESSORS REFERENCE: M424 L A-3 (GIGUIERE), M424 L A-29 (DEAN), M424 L A-4 (KENT), M424 L A-5, M424 L A-6, M424 L A-30 (SNIPER).
- PLAN REFERENCES:
 A. TRUE STREET, EXISTING CONDITIONS PLAN, REVISED SEPTEMBER 23, 2005 BY RJI EATON ASSOCIATES, 59 FLEASANT STREET, WESTEROCK, MAINE 04092.
 B. TRUE STREET, SUBDIVISION PLAN, REVISED SEPTEMBER 23, 2005 BY RJI EATON ASSOCIATES, 59 FLEASANT STREET, WESTEROCK, MAINE 04092.
- WETLANDS SHOWN AS DELINEATED BY MARK CENCI IN APRIL 2005.
- TOTAL LOT AREA: 7.29 ACRES (ALL SUBJECT PARCELS)
- ZONING DISTRICT: R-5 RESIDENTIAL ZONE
- SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRUD):
 MIN. LOT SIZE: 6,000 SF.
 MIN. LOT AREA PER DU: 3,000 SF.
 MIN. STREET FRONTAGE: 50 FT.
 MIN. FRONT YARD: 20 FT.
 1. PRINCIPAL OR ACCESSORY: 20 FT.
 2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
 3. FOR LOTS OF RECORD AS OF 6/5/81 THAT ARE LESS THAN 100 FEET DEEP: 20% OF DEPTH
 MIN. REAR YARD:
 1. PRINCIPAL OR ATTACHED ACCESSORY WITH GRADING COVERAGE (G.C.) GREATER THAN 100 SF.: 20 FT.
 2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
 MIN. SIDE YARD:
 1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF.:
 HEIGHT OF STRUCTURE: SETBACK
 A. 1 STORY: 8 FT.
 B. 1 1/2 STORY: 9 FT.
 C. 2 STORY: 12 FT.
 D. 2 1/2 STORY: 14 FT.
 2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.: 5 FT.
 MIN. SIDE YARD ON SIDE STREET:
 PRINCIPAL OR ACCESSORY: 15 FT.
 MAX. LOT COVERAGE: 40%
 MAX. STRUCTURE HEIGHT:
 1. PRINCIPAL OR ATTACHED ACCESSORY: 35 FT.
 2. ACCESSORY DETACHED: 18 FT.



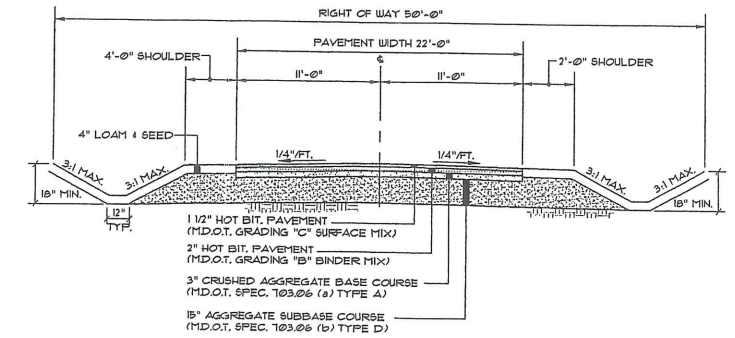
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CONIFEROUS TREE	---
---	TREELINE	---



REQUESTED WAIVERS:

- THE APPLICANT RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS/MODIFICATIONS:
- 28-FOOT ROAD SECTION MODIFIED TO PROVIDE 22' PAVEMENT, 4' GRAVEL SHOULDER ON ONE SIDE (IN LIEU OF SIDEWALK) AND 2' GRAVEL SHOULDER ON OPPOSITE SIDE (SEE PROPOSED STREET SECTION BELOW).
 - MAINTAIN EXISTING DRAINAGE CONDITIONS BY USE OF SWALES AND CULVERTS IN LIEU OF CURBS AND ENCLOSED STORM DRAINAGE SYSTEM.



PROPOSED STREET SECTION NOT TO SCALE

Sebago Technics
 Engineering Experts You Can Build On
 One Chobot Street
 Westbrook, ME 04095-1339
 Tel: (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
 05207 DDB DDB BCM

SKETCH PLAN OF TRUE STREET SUBDIVISION TRUE STREET, PORTLAND, MAINE FOR TRUE STREET NEIGHBORHOOD 41 TRUE STREET, PORTLAND, ME 04101

DATE SCALE
 7-19-05 1"=30'

SHEET 1 OF 1

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.

05207/SK