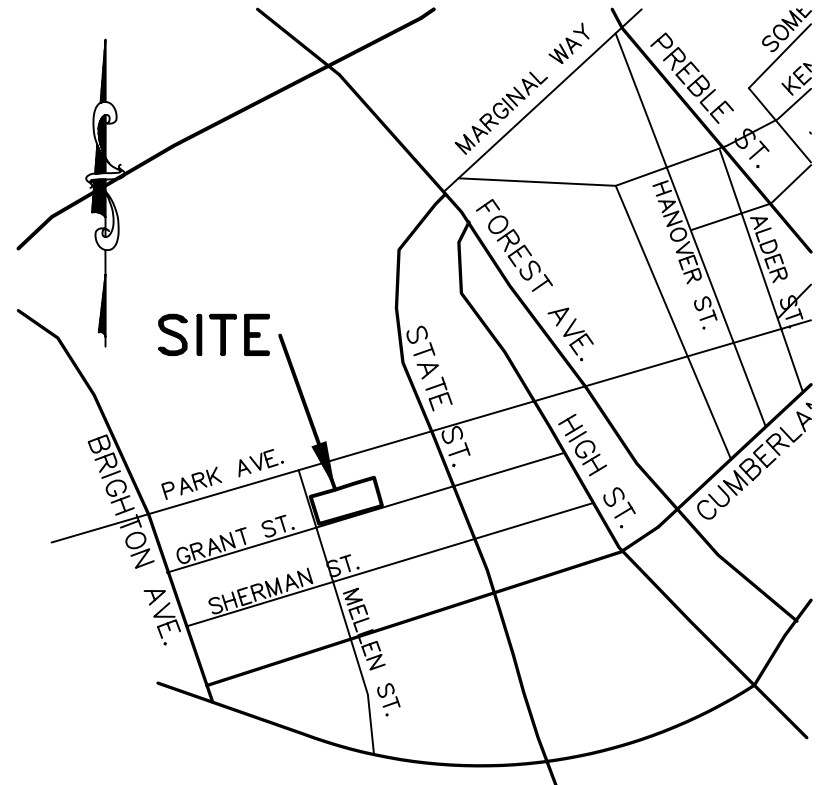


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LOCATION PLAN SCALE: 1"=1000'

LEGEND

- EXISTING: PROPERTY LINE, ABUTTERS PROPERTY, EDGE OF PAVEMENT, CONTOURS, CURB, GAS LINE, OHE, SANITARY SEWER, STORM DRAIN, WATER LINE, SEWER MANHOLE, DRAIN MANHOLE, CATCH BASIN, UTILITY POLE, TREE, WOOD FENCE, PICKET FENCE, CHAINLINK FENCE, CONCRETE WALL, HYDRANT, GATE VALVE, GAS VALVE, WATER METER, CITY MONUMENT, IRON PIPE FOUND, IRON PIN SET W/ PLASTIC CAP INSCRIBED PLS #1172

PROPOSED



PLAN REFERENCE

- 1. PLAN OF DIVISION BETWEEN DEERING AND PREBLE ESTATES RECORDED PLAN BOOK 3, PAGE 37.
2. STANDARD BOUNDARY SURVEY ON SHERMAN STREET AND GRANT STREET MADE FOR CITY OF PORTLAND BY OWEN HASKELL INC. JULY 23, 2001, CITY FILE NO. 816/3.

LOCUS DEED REFERENCE

HAROLD P. BURNHAM TO H. PAGE BURNHAM AND PATRICIA G. BURNHAM BOOK 13605, PAGE 296 02-09-98.

SURVEY NOTES

- 1. ELEVATIONS ARE BASED ON CITY DATUM: TOP OF 3' O/S MONUMENT NORTHEAST CORNER OF SHERMAN AND MELLEN STREETS ELEVATION: 51.48'.
2. ON SITE BENCHMARK: TOP OF IRON ROD W/CAP AT SOUTHEAST CORNER OF LOCUS. ELEVATION: 38.12'.
3. UTILITIES SHOWN ON PLAN ARE LOCATED APPROXIMATELY AND SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION. LOCATIONS SHOWN ARE BASED ON PHYSICAL LOCATIONS AND OR MAPS FROM THE RESPECTIVE UTILITY COMPANIES.

ZONING REQUIREMENTS

ZONE: R-7 - COMPACT URBAN RESIDENTIAL OVERLAY ZONE
PERMITTED USES: RESIDENTIAL USES AS PERMITTED IN THE R-6 ZONE THAT COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

- 1. MINIMUM LOT SIZE: NONE
2. MINIMUM STREET FRONTAGE: NONE
3. MINIMUM YARD DIMENSIONS: NONE
*EXCEPT THAT THE SIDE OR REAR SETBACKS OF THE R-6 ZONE SHALL APPLY TO ABUTTING RESIDENTIAL LOTS:
REAR YARD: 20 FEET
SIDE YARD: 10 FEET
3 STORY: 10 FEET
THE WIDTH OF ONE SIDE YARD MAY BE REDUCED ONE FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN 10 FEET.
4. MAXIMUM LOT COVERAGE: 100%
5. MAXIMUM RESIDENTIAL DENSITY: 725 s.f. PER DWELLING UNIT
6. MAXIMUM BUILDING HEIGHT: 50 FEET
PARKING:
1-PARKING SPACE PER DWELLING UNIT
1-PARKING SPACE PER 1,000 s.f. NEIGHBORHOOD CENTER

GENERAL NOTES

- 1. OWNER/ DEVELOPER: PEOPLES REGIONAL OPPORTUNITY PROGRAM, 510 CUMBERLAND AVE., PORTLAND, MAINE 04101.
2. ARCHITECT: TFH ARCHITECTS, PORTLAND, MAINE.
3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
4. BOUNDARY AND TOPOGRAPHY BY DANIEL J. DALFONSO, LLC, SOUTH PORTLAND, MAINE. DATE 02-19-02. WORKSHEET ENTITLED "PLAN SHOWING A STANDARD BOUNDARY AND SITE SURVEY MADE FOR PROP INC., PORTLAND REGIONAL OPPORTUNITY PROGRAM, GRANT AND MELLEN STREET, PORTLAND, MAINE." BENCHMARK: SEE SURVEY NOTE #2.
5. ZONE: R-7, RESIDENTIAL.
6. TAX MAP REFERENCE: MAP 48, BLOCK B, LOT 11 THRU 14.
7. TOTAL PARCEL: 18,979.72 s.f.
8. BUILDINGS SHALL HAVE NUMBERS CLEARLY VISIBLE FROM THE ROAD.
9. PUBLIC USE AREA IS INCLUDED IN THIS PROJECT.
10. BUILDINGS TO BE SERVICED BY PUBLIC GAS, SEWER AND WATER.
11. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
12. TRASH WILL BE STORED IN THE ENCLOSURE OUTDOORS FOR COLLECTION BY PROP PERSONNEL.
13. CALL DIG-SAFE (1-800-225-4977) PRIOR TO BEGINNING WORK.
14. SOILS AS SHOWN IN "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE ARE CLASSIFIED AS DEERFIELD.
15. THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DEMINIMUS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.
16. THIS PROJECT IS THE SUBDIVISION OF 18,979 s.f. OF LAND FOR 1-BUILDING WITH 8 DWELLING UNITS AND 1-NEIGHBORHOOD CENTER.
17. CONDITIONAL USE FOR THE COMMUNITY CENTER WAS GRANTED TO BY THE PORTLAND ZONING BOARD OF APPEALS ON DECEMBER 5, 2002.
18. OWNER IS TO REMOVE SNOW AS NEEDED.

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

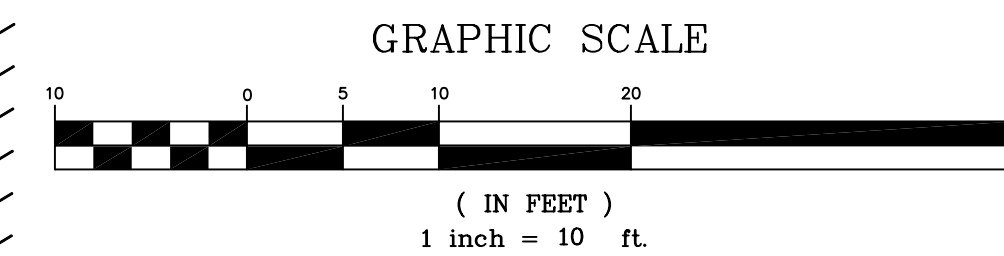
- 1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION 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.
3. SEE PLAN FOR INSTALLATION OF POWERLINE UTILITIES, OVERHEAD OR UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH BARKMULCH OR LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

WAIVERS:

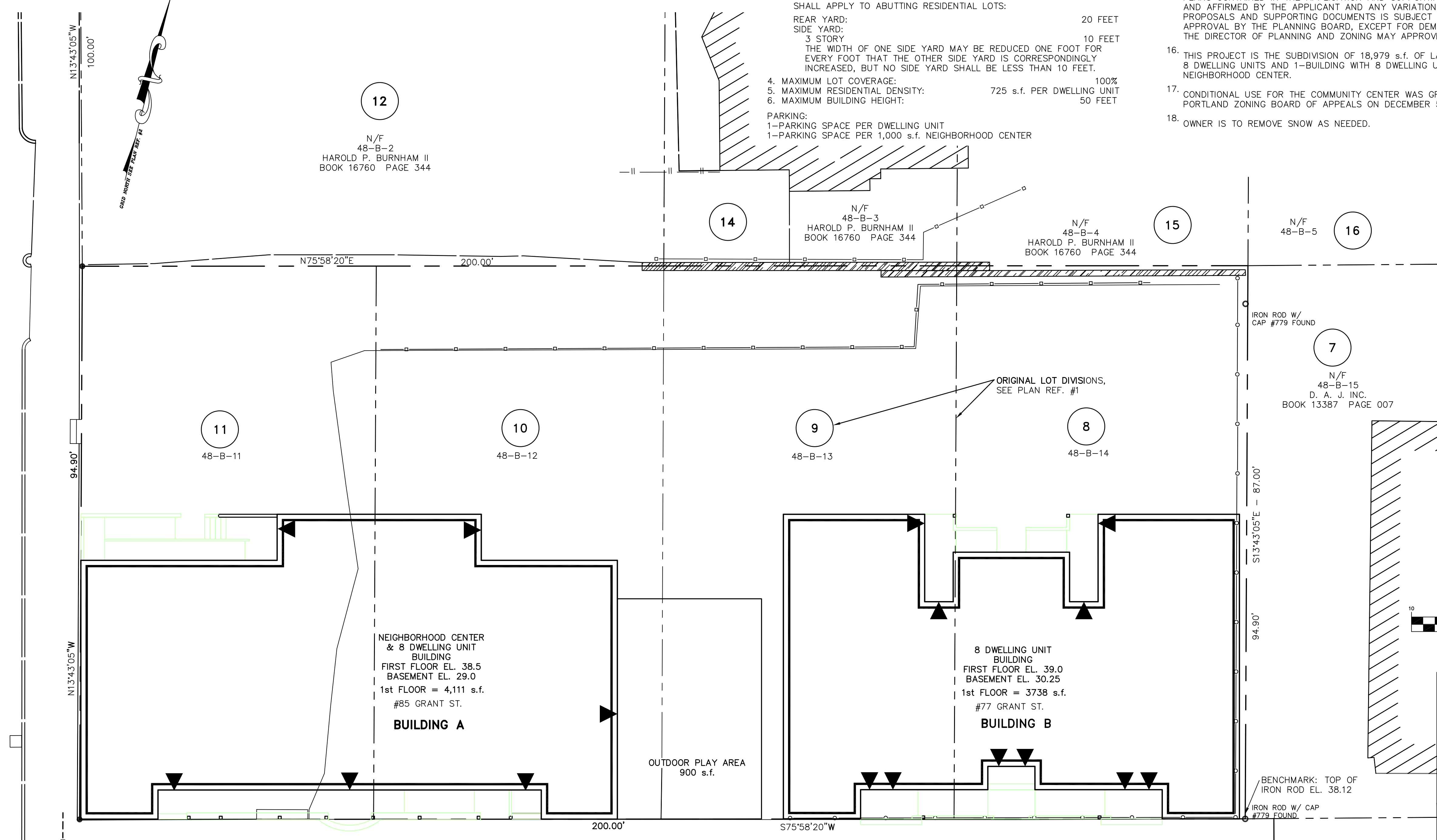
THE LANDSCAPE REQUIREMENT OF TWO TREES PER RESIDENTIAL UNIT PER SEC. 14-506, WITH THE CONDITION THAT THE PROPOSED TREES WILL HAVE A CALIPER OF 3 1/2", IS WAIVED.
THE DRIVEWAY WIDTH AS REQUIRED BY THE TECHNICAL AND DESIGN STANDARDS IS WAIVED.

SUBDIVISION PLAN APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

Approval signature lines and date field.



CAD FILE: 01404 PLOT DATE: FILE SCALE: 1"=10'



NEIGHBORHOOD CENTER & 8 DWELLING UNIT BUILDING FIRST FLOOR EL. 38.5 BASEMENT EL. 29.0 1st FLOOR = 4,111 s.f. #85 GRANT ST. BUILDING A

8 DWELLING UNIT BUILDING FIRST FLOOR EL. 39.0 BASEMENT EL. 30.25 1st FLOOR = 3738 s.f. #77 GRANT ST. BUILDING B

OUTDOOR PLAY AREA 900 s.f.

BENCHMARK: TOP OF IRON ROD EL. 38.12 IRON ROD W/ CAP #779 FOUND.

Revision table with columns: REV., DATE, DESCRIPTION

PEOPLES REGIONAL OPPORTUNITY PROGRAM 510 CUMBERLAND AVE. PORTLAND ME GRANT STREET GRANT STREET, PORTLAND

PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE SUBDIVISION PLAN

Project information table with columns: SCALE, DATE, PROJECT, DRN BY, DESG BY, CHK BY