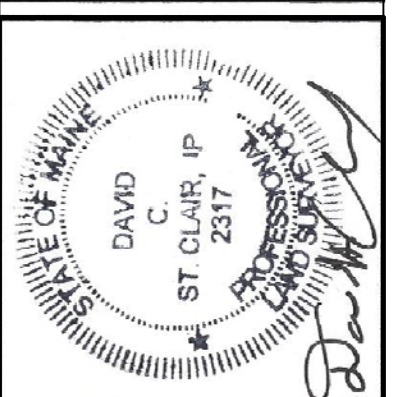
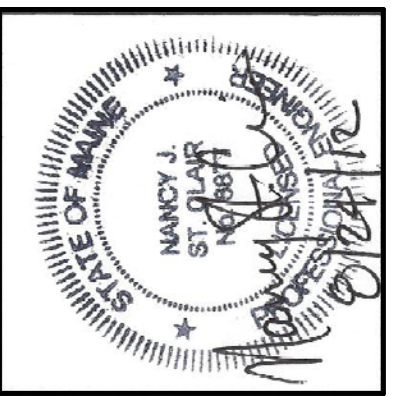


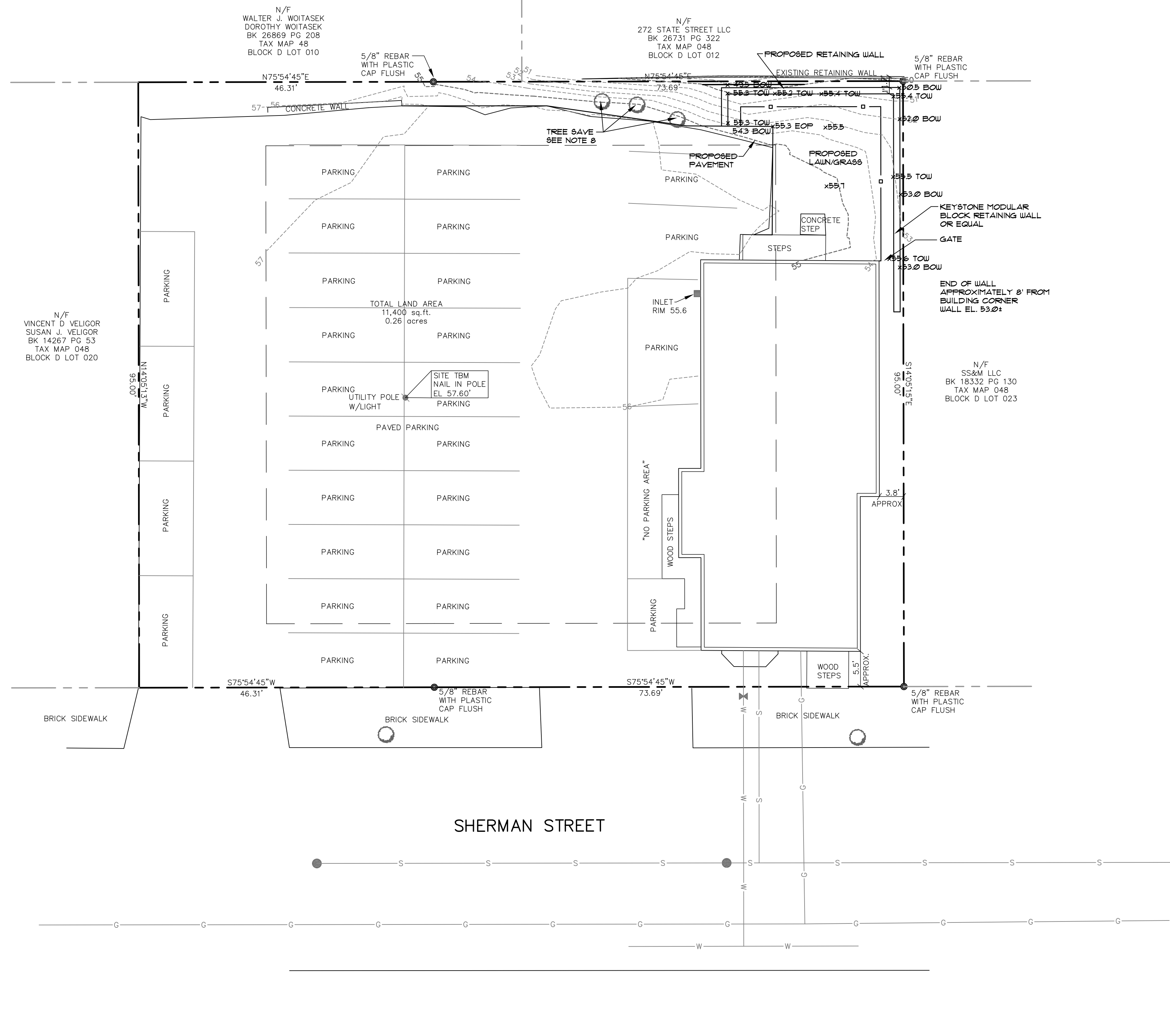
LOCATION MAP

N.T.S.



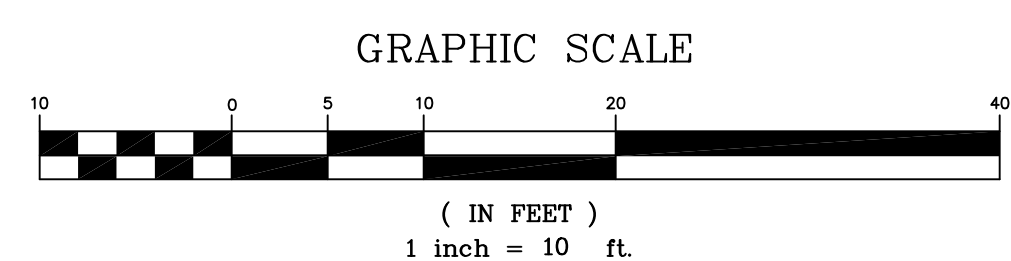
GENERAL NOTES:

- 1) THE RECORD OWNER OF THE PROPERTY IS GRASSHOPPER APARTMENTS, LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 19214 PAGE 206.
THE APPLICANT IS MICHELLE DUNHAM/GRASSHOPPER APARTMENTS LLC 55 SHERMAN STREET, PORTLAND MAINE
- 2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 48 BEING DEPICTED IN BLOCK D AS LOT 22.
- 3) THE TOTAL AREA OF THE PROPERTY IS 11,400 SQUARE FEET OR 0.26 ACRES, MORE OR LESS
- 4) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON IS BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE.
CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV D 88) BASED UPON A LOCALIZED CONVERSION USING CORPSON, NAVD 88 IS 0.11' LOWER THAN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). CITY OF PORTLAND ESTABLISHED VERTICAL DATUM IS BASED UPON NGVD 29 VERTICAL DATUM.
HORIZONTAL AND VERTICAL CONTROL AS ESTABLISHED UTILIZING A TOPCON GR5-1 DUAL FREQUENCY GPS RECEIVER.
- 5) PLAN REFERENCES:
A) PLAN OF 51-59 SHERMAN STREET PORTLAND MAINE DATED MARCH 11, 2002 BY ROYAL RIVER SURVEY CO. AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 202 PAGE 331.
B) SURVEY PLAN OF 65 SHERMAN STREET PORTLAND MAINE DATED NOVEMBER 30, 2005 BY ROYAL RIVER SURVEY CO., RECORDED IN PLAN BOOK 206 PAGE 20.
6) THE PROPERTY IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD.
A) AN EASEMENT GRANTED TO SHERMAN INVESTMENTS, LLC AS SHOWN ON A PLAN OF LAND RECORDED IN PLAN BOOK 202 PAGE 331. SAID EASEMENT IS LOCATED OVER THE PARKING LOT SHOWN HEREON.
B) A LEASE REFERENCED IN BOOK 17644 PAGE 174 GENERALLY DESCRIBES 1 PARKING SPACES ASSOCIATED WITH 55 SHERMAN STREET. SAID LEASE COVERS A PERIOD OF ONE YEAR AND 22 DAYS FROM MAY 10, 2007 THROUGH MAY 31, 2008. THE LEASE MAY BE EXTENDED FOR PERIODS OF ONE YEAR COMMENCING JUNE 1, 2008 THROUGH MAY 31, 2009.
7) THE PROPERTY LINE INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLANS REFERENCED IN NOTE 5 ABOVE. ST. CLAIR ASSOCIATES COMPLETED A LIMITED FIELD SURVEY TO TIE INTO THE PLANS REFERENCED IN NOTE 5 AND COMPLETED A LIMITED TOPOGRAPHIC SURVEY OF THE AREA ADJACENT TO AND TO THE REAR OF THE EXISTING BUILDING. THE PLANS REFERENCED IN NOTE 5 ABOVE DID NOT SHOW ANY EXISTING MONUMENTATION FOUND OR PROPOSED AT THE PROPERTY CORNERS OF THE PROPERTY SHOWN HEREON AND LAND OF VELIGOR. ST. CLAIR ASSOCIATES DOES NOT PROPOSE TO PLACE MONUMENTATION ALONG THIS LINE.
8) DURING CONSTRUCTION THE CONTRACTOR SHALL INCORPORATE TREE PRESERVATION MEASURES AS OUTLINED IN SECTION 4 OF PORTLAND'S TECHNICAL DESIGN STANDARDS TO AVOID UNDUE DISTURBANCE OF THE EXISTING MATURE CANOPY TREES ON THE SITE.
9) THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTLAND COMMUNITY PANEL NUMBER 230091 0013 B HAVING AN EFFECTIVE DATE OF JULY 17, 1986.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
●	IRON PIPE/ROD	●
○	BENCHMARK	○
▭	BUILDING	▭
▨	EDGE PAVEMENT	▨
▨	PAVEMENT PAINT	▨
---	CONTOURS	---
○	DECIDUOUS TREE	○
●	CATCH BASIN	●
○	UTILITY POLE	○
---	SILT FENCE	---
---	STOCKADE FENCE	---



SPACE & BULK REQUIREMENTS

THE PROPERTY IS LOCATED IN THE R-6 RESIDENTIAL ZONE.
THE SPACE AND BULK REQUIREMENTS FOR THE R-6 RESIDENTIAL ZONE ARE LISTED BELOW.

MINIMUM LOT SIZE:	4500 SF.
MINIMUM STREET FRONTAGE:	40 FEET
MINIMUM FRONT YARD:	10 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	VARIABLE
1 STORY:	10 FEET
2 STORIES:	10 FEET
3 STORIES:	10 FEET
4 STORIES:	12 FEET
5 STORIES:	15 FEET

AREA CALCULATIONS

AREA CALCULATIONS FOR THE PROPERTY ARE AS FOLLOWS

TOTAL PARCEL AREA	11,400 SF.
TOTAL EXISTING IMPERVIOUS AREA	8,065 SF.
TOTAL EXISTING BUILDING & DECK/STEPS AREA	1,882 SF.
TOTAL AREA OF DISTURBANCE	636 SF.
TOTAL NUMBER OF EXISTING PARKING SPACES	28 SPACES
PROPOSED IMPERVIOUS AREA	22 SF.

REV.	BY:	DATE:	STATUS:
C	DCS	8-24-12	SUBMIT FOR CITY REVIEW
B	DCS	8-17-12	ADD WALL DIMENSION INFORMATION
A	DCS	7-26-12	ISSUED FOR REVIEW

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

ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 899-5556

PROJECT NO.	12022
FIELD BOOK	ELECT
DESIGN	N/S
CHKD	N/S
DRAWN	DCS

SITE/GRADING PLAN
OF:
GRASSHOPPER APARTMENTS LLC
55 SHERMAN STREET
PORTLAND, MAINE
FOR:
MICHELLE DUNHAM/GRASSHOPPER APARTMENTS LLC
55 SHERMAN STREET
PORTLAND, ME 04101

DATE	SCALE
6-18-2012	1"=10'

12022EC-B TAB 12022S