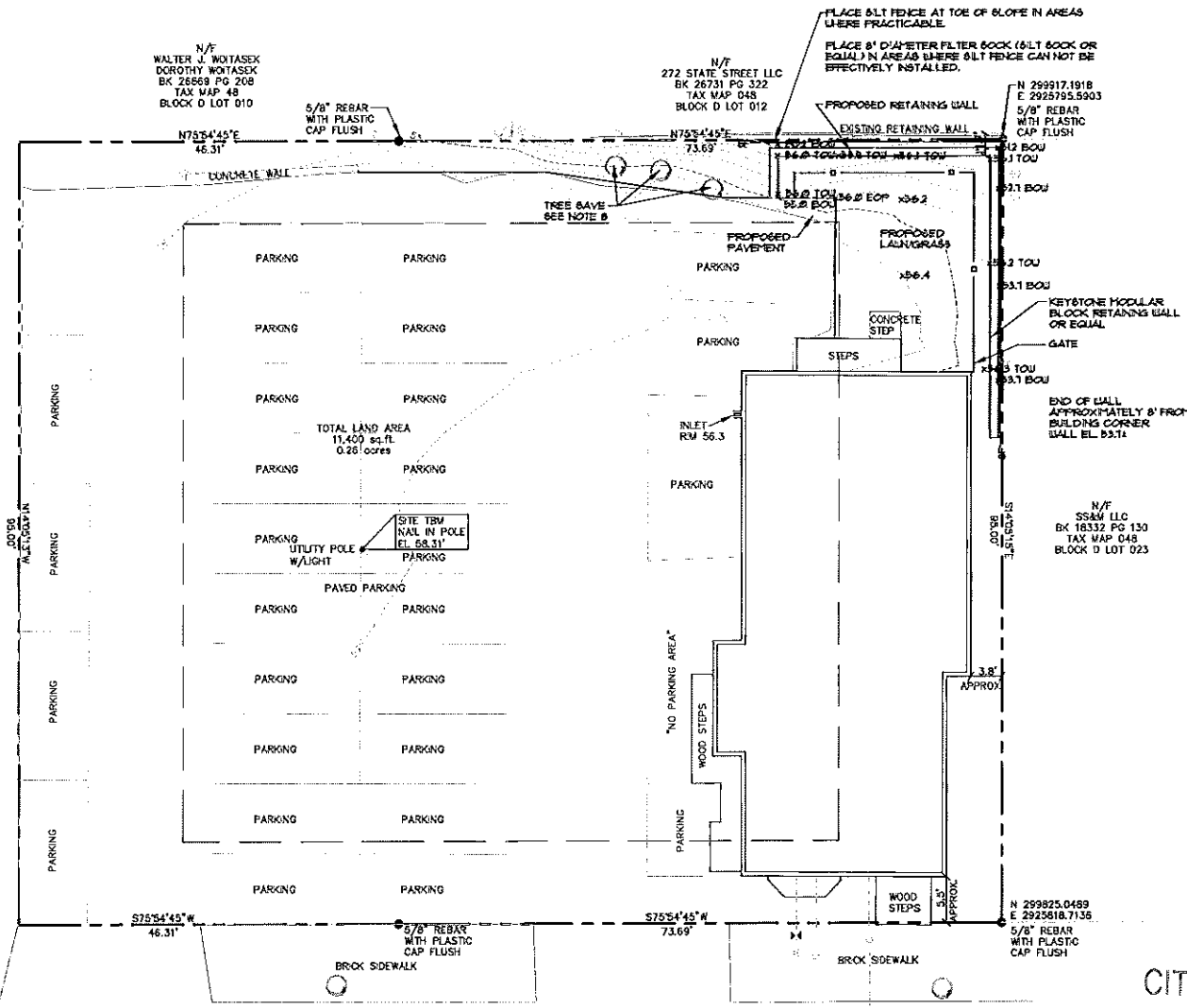
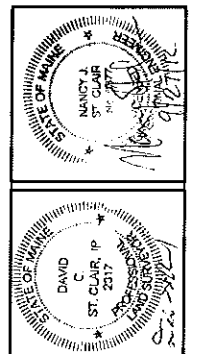


LOCATION MAP N.T.S.



LEGEND

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

N/F
VINCENT D. VEJGOR
SUSAN J. VEJGOR
BK 14287 PG 53
TAX MAP 048
BLOCK D LOT 020

GENERAL NOTES:

- THE RECORD OWNER OF THE PROPERTY IS GRASSHOPPER APARTMENTS, LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTERY OF DEEDS IN BOOK 1514 PAGE 256.
- THE APPLICANT IS MICHELLE DUNHAM/GRASSHOPPER APARTMENTS LLC 55 SHERMAN STREET, PORTLAND MAINE
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 48 BEING DEPICTED IN BLOCK D AS LOT 22.
- THE TOTAL AREA OF THE PROPERTY IS 11,400 SQUARE FEET OR 0.26 ACRES, MORE OR LESS
- 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 NATIONAL GEODETIC VERTICAL DATUM OF 29 (NGVD 29).
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING A TOPCON GRS-1 DUAL FREQUENCY GPS RECEIVER.
- PLAN REFERENCES:
 - A) PLAN OF 51-59 SHERMAN STREET PORTLAND MAINE DATED MARCH 01, 2002 BY ROYAL RIVER SURVEY CO. AND RECORDED AT THE CUMBERLAND COUNTY REGISTERY OF DEEDS IN PLAN BOOK 129 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.
 - C) THE PROPERTY IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD.
 - D) 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.
 - E) A LEASE REFERENCED IN BOOK 1644 PAGE 114 GENERALLY DESCRIBES 1 PARKING SPACES ASSOCIATED WITH 55 SHERMAN STREET. SAID LEASE COVERS A PERIOD OF ONE YEAR AND 22 DAYS FROM MAY 10, 2002 THROUGH MAY 31, 2003. THE LEASE MAY BE EXTENDED FOR PERIODS OF ONE YEAR COMMENCING JUNE 1, 2003 THROUGH MAY 31, 2004.
- 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 THE 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 VEJGOR. ST. CLAIR ASSOCIATES DOES NOT PROPPOSE TO PLACE MONUMENTATION ALONG THIS LINE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL INCORPORATE TREE PRESERVATION MEASURES AS OUTLINED IN SECTION 4 OF PORTLAND'S TECHNICAL DESIGN STANDARDS TO AVOID UNDESIRABLE DISTURBANCE OF THE EXISTING MATURE CANOPY TREES ON THE SITE.
- 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 230051 003 IS HAVING AN EFFECTIVE DATE OF JULY 11, 1986.

REV.	DATE	BY	STATUS
D	9-24-12	DCS	REVISED PER CITY REVIEW
C	8-24-12	DCS	SUBMIT FOR CITY REVIEW
B	8-17-12	DCS	ADD WALL DIMENSION INFORMATION
A	7-26-12	DCS	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.

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:

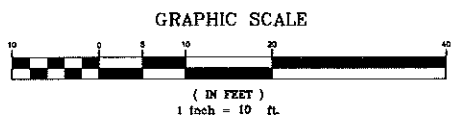
MINIMUM LOT SIZE:	43,000 SF.
MINIMUM STREET FRONTAGE:	40 FEET
MINIMUM FRONT YARD:	10 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	VARIES
1 STORY:	10 FEET
2 STOREY:	10 FEET
3 STOREY:	10 FEET
4 STOREY:	10 FEET
5 STOREY:	10 FEET

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	1,002 SF.
TOTAL AREA OF DISTURBANCE	636 SF.
TOTAL NUMBER OF EXISTING PARKING SPACES	20 SPACES
PROPOSED IMPERVIOUS AREA	72 SF.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 10/16/12



ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 South Main St. 4th Fl.
Portland, ME 04101
(207) 833-5558

PROJECT NO.: FIELD BOOK DESIGN CHMD DRAWN
12022 ELECT NUS NUS NUS 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