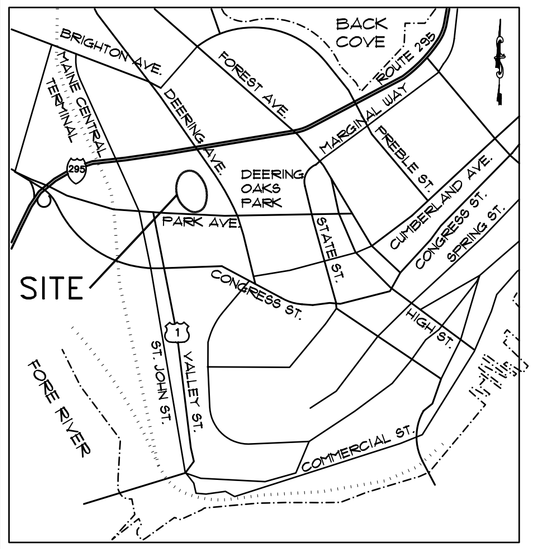
LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- BUILDING
- CURB
- CHAINLINK FENCE
- OHE — OVERHEAD WIRES
- UGE — UNDERGROUND WIRES
- G — GAS LINE
- S — SANITARY SEWER
- SD — STORMDRAIN
- OHE — OVERHEAD WIRES
- UGE — UNDERGROUND WIRES
- W — WATER LINE
- F/A — FIRE ALARM
- 86.4 + SPOT GRADE
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TR TRANSFORMER
- SEWER MANHOLE
- UTILITY POLE
- TREE
- TREELINE
- CHAINLINK FENCE
- BENCHMARK
- BOUND FOUND
- IRON PIPE FOUND
- HYDRANT
- GATE VALVE
- GAS VALVE



LOCATION PLAN

SCALE: 1"=2000'

PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY OF KING MIDDLE SCHOOL DEERING AVENUE PORTLAND MAINE BY CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION MAY 31, 1994 CITY FILE 947/1
2. PLAN OF LAND IN PORTLAND MAINE FOR MAIN INSTITUTION FOR THE BLIND BY OWEN HASKELL, INC. JANUARY 25, 1974 CITY OF PORTLAND ENGINEERING FILE 805/6.
3. PLAN OF PORTLAND SPORTS COMPLEX PARK AVENUE PORTLAND MAINE MADE FOR CITY OF PORTLAND BY OWEN HASKELL, INC. JULY 16, 1984.

LOCUS DEED REFERENCE:

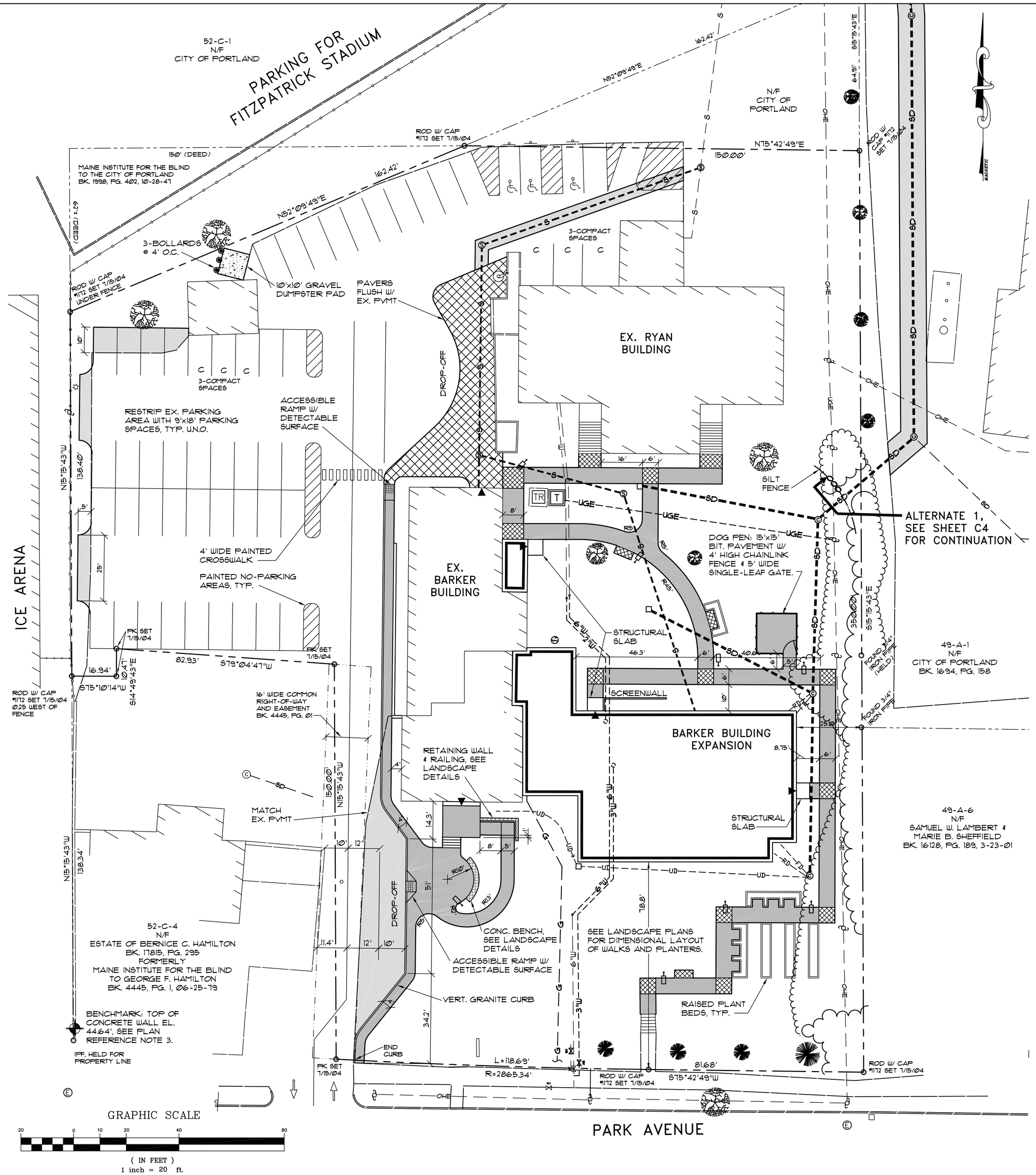
1. CITY OF PORTLAND TO THE MAINE INSTITUTION FOR THE BLIND, BOOK 821 PAGE 196 APRIL 4, 1908.

SURVEY NOTES:

1. TOTAL AREA: 1.94 ACRES OR 84705 SQ. FT.
2. LOCUS PARCEL TAX MAP 52-C-3.

SUBDIVISION & SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE



GENERAL NOTES

1. OWNERS: IRIS NETWORK, 189 PARK AVENUE, PORTLAND, MAINE AND IRIS PARK APARTMENTS LP, 201 PARK AVENUE, PORTLAND, MAINE.
2. ARCHITECT: SEMPLE AND DRANE ARCHITECTS, PORTLAND, MAINE.
3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
4. TOPOGRAPHY AND BOUNDARY INFORMATION TAKEN FROM "PLAN SHOWING A STANDARD BOUNDARY AND TOPOGRAPHIC SITE SURVEY MADE FOR THE IRIS NETWORK PARK STREET PORTLAND, MAINE", 06-03-04 BY DANIEL J. DALFONSO, LLC LAND SURVEYOR, OCEAN STREET SOUTH PORTLAND, MAINE. BENCHMARK: SEE SURVEY NOTES #3.
5. LANDSCAPE DESIGN BY MITCHELL & ASSOCIATES, PORTLAND MAINE.
6. ZONE: EXISTING R-5, TO BE REZONED AS CONTRACT ZONE.
7. TAX MAP REFERENCE: MAP 52, BLOCK C, LOT 3.
8. TOTAL PARCEL: 84,705 s.f., 1.94 acres.
9. EXISTING SERVICES ARE UNCHANGED, PUBLIC GAS, SEWER AND WATER.
10. TRASH WILL BE STORED IN A DUMPSTER OUTSIDE THE BUILDING FOR COLLECTION BY A PUBLIC HAULER.
11. SOILS ARE TAKEN FROM "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE AND ARE CLASSIFIED AS DEERFIELD (DeB) AND HINCKLEY (HlB).
12. AN EASEMENT EXISTS BETWEEN LOT 52-C-4 AND THE SUBJECT PARCEL FOR COMMON RIGHT-OF-WAY AND EASEMENT, BK. 4445, PG. 01.
13. THIS PROJECT IS THE SUBDIVISION OF 1.94 ACRES OF LAND INTO 31 RESIDENTIAL UNITS AND ONE OFFICE BUILDING.

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. ALL NEW CABLE UTILITIES SHALL BE 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 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. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THESE PLANS. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

ZONING REQUIREMENTS

ZONE: CONTRACT ZONE

1. THIS REZONING SHALL APPLY ONLY WHILE IRIS, OR AN ENTITY CONTROLLED BY OR AFFILIATED WITH IRIS OWNS THE PROPERTY AND THE HOUSING THEREON IS RESERVED FOR USE BY SIGHT IMPAIRED INDIVIDUALS. OTHERWISE, THE PROPERTY SHALL REVERT TO THE R-5 OR ANY SUCCESSOR ZONE.

2. THE PROPERTY SHALL OTHERWISE CONFORM TO THE ZONING REQUIREMENTS OF THE R-5 ZONE WITH THE EXCEPTIONS NOTED HEREIN:
   A. PARKING:
      A TOTAL OF 55 PARKING SPACES SHALL BE PROVIDED AND DEDICATED AS FOLLOWS:
      42 SPACES DEDICATED TO THE OFFICE USES ON THE PROPERTY
      13 SPACES DEDICATED TO THE RESIDENTIAL USE ON THE PROPERTY

UNDERLYING R-5 ZONE SETBACKS & COVERAGE:

MINIMUM STREET FRONTAGE:	50 FEET
FRONT YARD:	20 FEET
REAR YARD:	20 FEET
SIDE YARD:	
3 STORY STRUCTURE	14 FEET
MAXIMUM LOT COVERAGE:	40%
MINIMUM LOT WIDTH:	60 FEET

STATE OF MAINE THOMAS S. GREER 4206 REGISTERED PROFESSIONAL ENGINEER

ARCHITECT:
SEMPLE & DRANE ARCHITECTS
496 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 761-4231
assemple1@maine.rr.com

OWNER:

PROJECT:
IRIS NETWORK
RENOVATION & ADDITIONS
PORTLAND, ME 04101

DRAWING:
SUBDIVISION AND SITE PLAN

SCALE: AS SHOWN

DATE: MARCH 18, 2005

REVISIONS:
5/5/05 - REV'D FOR FINAL APPROVAL

SHEET:
C1

IRIS NETWORK
PORTLAND, ME 04101