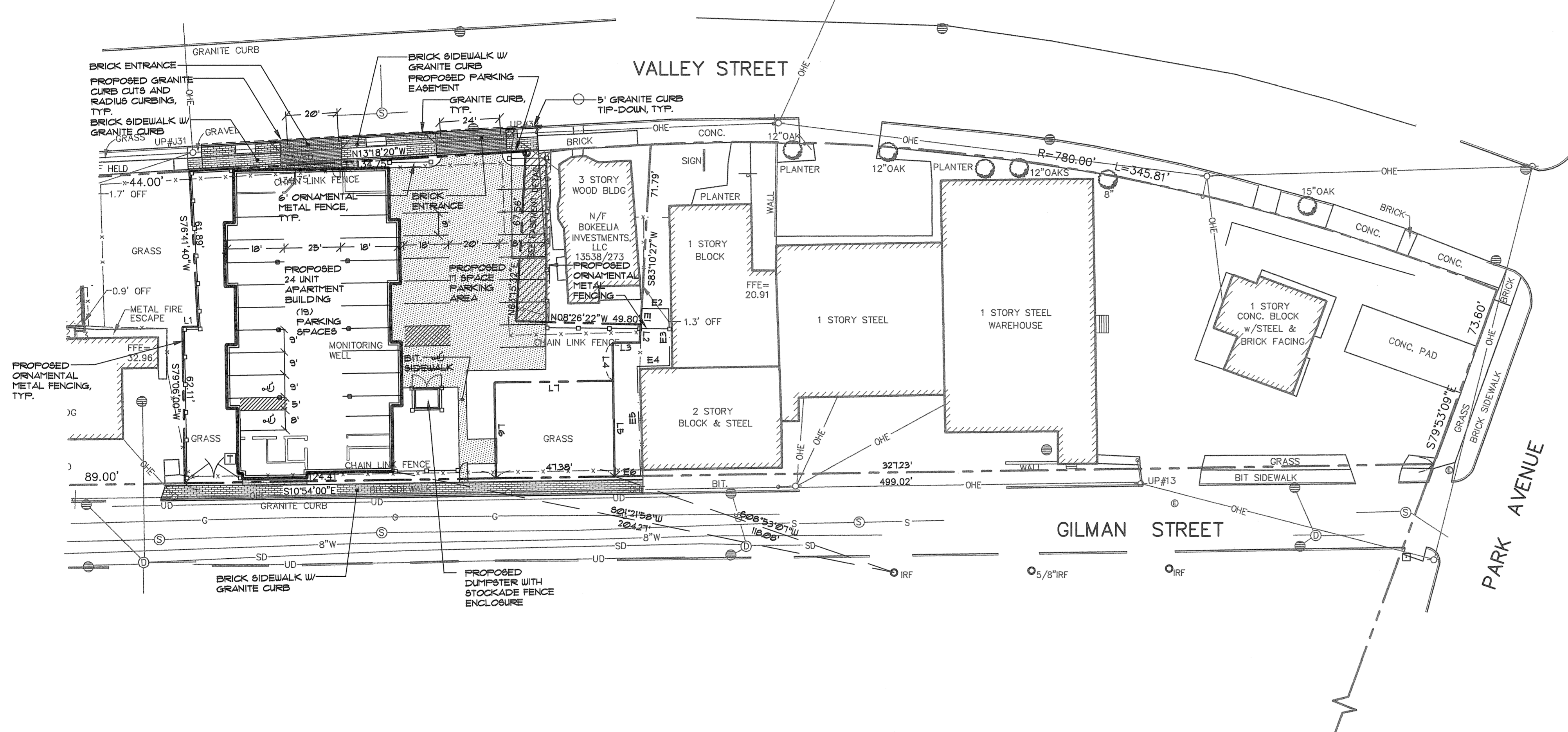
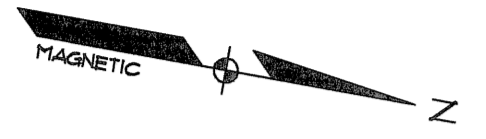
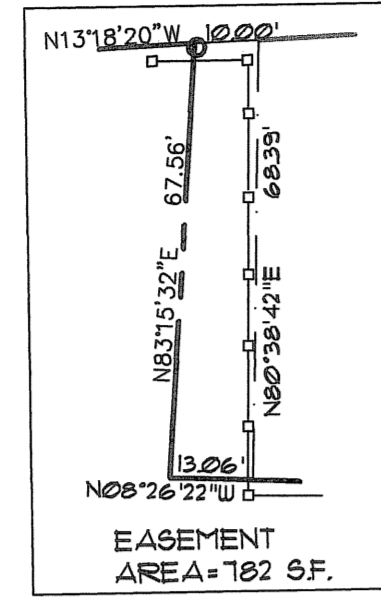


LOCATION MAP

N.T.S.

EASEMENT DETAIL



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS SHALOM HOUSE, INC. BY DEED, DATED OCTOBER 1, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21811 PAGE 305.
 - THE PROPERTY IS SHOWN AS LOTS 3-9 ON THE CITY OF PORTLAND TAX MAP 65, BLOCK D, AND IS LOCATED IN THE R-1 ZONE, WHICH IS A CONTRACT ZONE WITH THE CITY OF PORTLAND.
- | ASSESSORS MAP - BLOCK - LOT | DEED |
|-----------------------------|--------------------|
| 65-D-4, 5, 6, 8, 10 | 8742/328 |
| 65-D-3 | 9366/336 |
| 65-D-11/3 | 321/89 |
| 65-D-16 | 324/156 |
| 65-D-1 | 9550/1501 9394/261 |
| 65-D-1 | 1162/99 |
| 65-D-9 | 9234/71 |
| 65-E-28 | 3126/559 |
- TOTAL AREA OF PARCEL: 19,680 SF.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON
 - PLAN REFERENCES:
A. PLAN ENTITLED "STANDARD BOUNDARY AND TOPOGRAPHY SURVEY ON VALLEY STREET, PORTLAND, MAINE, MADE FOR J. WESTON WALCH PUBLISHERS, 321 VALLEY STREET, PORTLAND, MAINE" PREPARED BY OWEN HASKEL, INC., DATED JULY 19, 1998, AND REVISED THROUGH FEBRUARY 23, 2000.
 - THE PROJECT IS TO BE SERVICED BY MUNICIPAL WATER, SEWER, UNDERGROUND ELECTRIC AND TELEPHONE, AND NATURAL GAS SERVICES.
 - LINE OF ADJUTING PROPERTIES ARE BASED ON CITY STREET MONUMENTS FOUND AND DIMENSIONS FROM SURVEYS OF VARIOUS PROPERTIES BY HJ. AND E.C. JORDAN SURVEYORS.
 - SEE 1491/68 FOR EASEMENT RIGHTS FOR BANKS, FIRE ESCAPE ITS CLEAR OF PROPERTY LINE BUT IN EASEMENT; BUILDING ON PREMISES ENCLOSED INTO EASEMENT 0.3' TO 0.8'.
 - ELEVATIONS ARE BASED ON CITY ELEVATION OF 411.0 ON MONUMENT AT INTERSECTION OF VALLEY STREET AND A STREET.

CONDITIONS OF APPROVAL:

- A CONSTRUCTION MOBILIZATION PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE LANDSCAPE PLAN IS SUBJECT TO THE FINAL REVIEW AND APPROVAL OF JEFF TARLING, CITY ARBORIST.
- THE CONDITIONS CONTAINED IN THE REVIEW BY STEVE BUSHEY, DEVELOPMENT REVIEW COORDINATOR, DELUCA+HOFFMAN, INC. DATED OCTOBER 14, 2005 SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED SPECTRA III AREA LUMINARIES SHALL BE CUT-OFF OF FULL CUT-OFF FIXTURES.
- THE CONDITIONS CONTAINED IN THE REVIEW OF CARRIE MARSH, URBAN DESIGNER, DATED OCTOBER 19, 2005, SHALL BE ADDRESSED BY THE APPLICANT AND REVIEWED AND APPROVED BY THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

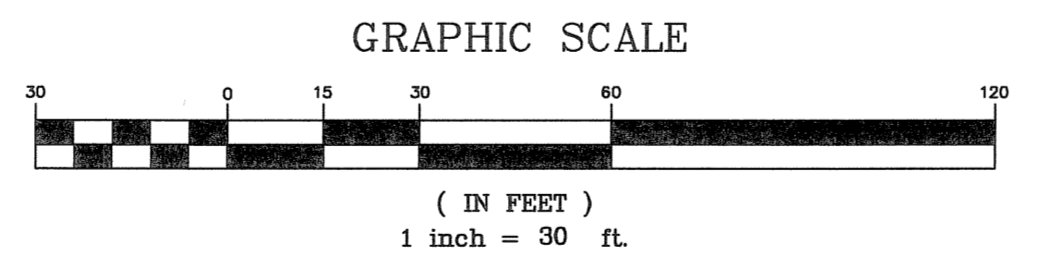
APPROVAL-
CITY OF PORTLAND
PLANNING BOARD

DATE _____

CHAIRPERSON _____

LINE	DIRECTION	DISTANCE
L1	N11°56'00"W	6.30'
L2	N63°10'21"E	7.15'
L3	S10°54'00"E	10.83'
L4	S19°06'00"W	15.01'
L5	S19°06'00"W	38.00'
L6	S19°06'00"W	38.00'
L7	S10°54'00"E	41.38'

LINE	DIRECTION	DISTANCE
E1	N63°10'21"E	6.41'
E2	N03°33'34"W	10.80'
E3	N18°51'41"E	22.12'
E4	S11°08'13"E	13.02'
E5	N18°20'19"E	43.51'
E6	S10°54'00"E	10.30'



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
—○—	MONUMENT	—○—
—○—	IRON PIPE/ROD	—○—
—○—	CURVE/LINE NO.	—○—
▬	BUILDING	▬
—	SIGN	—
▬	EDGE PAVEMENT	▬
▬	GRAVEL ROAD	▬
▬	CURBLINE	▬
⊙	MONITORING WELL	⊙
---	CONTOURS	---
---	STORM DRAIN	---
---	UNDER DRAIN	---
---	GAS	---
---	WATER	---
---	SEWER	---
—O—	OVERHEAD ELEC. & TEL.	—O—
—X—	GATE VALVE	—X—
—◇—	HYDRANT	—◇—
—■—	CATCH BASIN	—■—
—○—	MANHOLE	—○—
—x—	BARB WIRE FENCE	—x—
—x—	STOCKADE FENCE	—x—
○	DECIDUOUS TREE	○

Sebago Technics
Engineering Experience You Can Build On
1000 Main Street
Portland, ME 04102
Tel: (207) 856-0277

PROJECT NO: 04040
FIELD BOOK: 04040
DESIGN: JHW
CHKD: ---
DRAWN: ST

SITE PLAN (BID SET)
FOR:
VALLEY STREET APARTMENTS
GILMAN STREET
PORTLAND, MAINE 04102
FOR:
315 VALLEY STREET LP
P.O. BOX 560
PORTLAND, MAINE 04112

DATE	SCALE
8-5-05	1"=30'

040405