

76-A-1

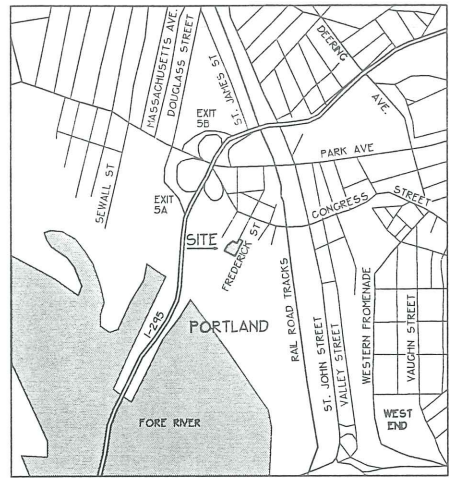
2004-0119

50 Frederic St.

Amendment. Logan Place

York Cumberland Housing

on Spreadsheet



LOCATION MAP
NOT TO SCALE

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	68.64'	1689.61'	N42°46'38"W	68.64
C2	50.10'	1689.61'	N44°47'26"W	50.09
C3	84.12'	1689.61'	N47°03'58"W	84.11
C4	109.84'	305.00'	N56°55'42"E	109.25
C5	33.75'	325.00'	N03°37'54"E	33.74

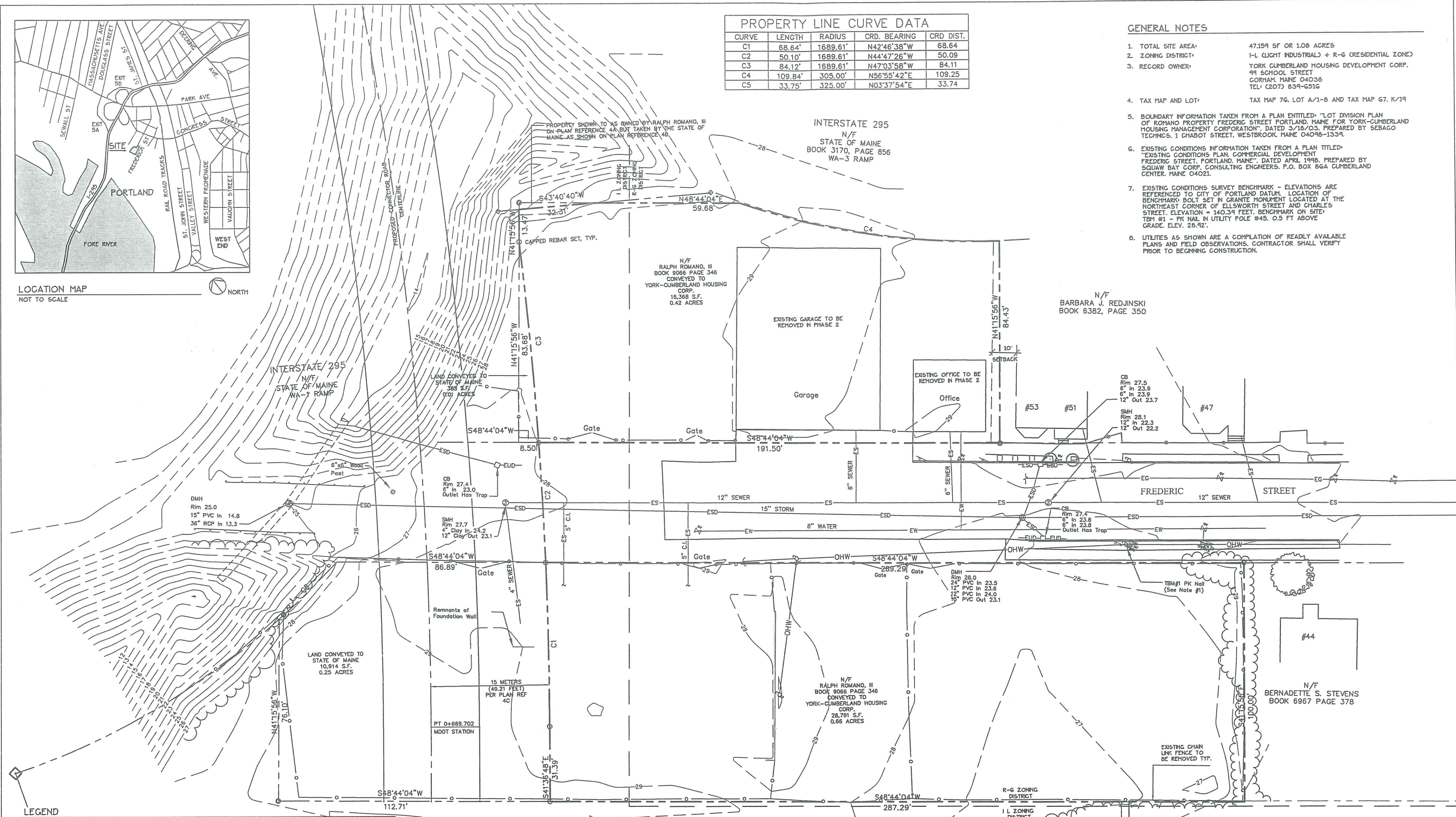
GENERAL NOTES

- TOTAL SITE AREA: 47,159 SF OR 1.08 ACRES
- ZONING DISTRICT: I-L (LIGHT INDUSTRIAL) + R-G (RESIDENTIAL ZONE)
- RECORD OWNER: YORK CUMBERLAND HOUSING DEVELOPMENT CORP. 99 SCHOOL STREET GORHAM, MAINE 04038 TEL: (207) 839-6516
- TAX MAP AND LOT: TAX MAP 76, LOT A/1-8 AND TAX MAP 67, K/19
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED: "LOT DIVISION PLAN OF ROMANO PROPERTY FREDERIC STREET PORTLAND, MAINE FOR YORK-CUMBERLAND HOUSING MANAGEMENT CORPORATION", DATED 3/18/03, PREPARED BY SEBAGO TECHNGS, 1 CHABOT STREET, WESTBROOK, MAINE 04096-1339.
- EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED: "EXISTING CONDITIONS PLAN COMMERCIAL DEVELOPMENT FREDERIC STREET, PORTLAND, MAINE", DATED APRIL 1998, PREPARED BY SQUAW BAY CORP. CONSULTING ENGINEERS, P.O. BOX 86A CUMBERLAND CENTER, MAINE 04021.
- EXISTING CONDITIONS SURVEY BENCHMARK - ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM. LOCATION OF BENCHMARK BOLT SET IN GRANITE MONUMENT LOCATED AT THE NORTHEAST CORNER OF ELLSWORTH STREET AND CHARLES STREET. ELEVATION = 140.39 FEET. BENCHMARK ON SITE: TBM #1 - PK NAIL IN UTILITY POLE #45, 0.5 FT ABOVE GRADE. ELEV. 28.92'.
- UTILITIES AS SHOWN ARE A COMPLETION OF READILY AVAILABLE PLANS AND FIELD OBSERVATIONS. CONTRACTOR SHALL VERIFY PRIOR TO BEGINNING CONSTRUCTION.

Prepared For: **ATTN!**
 Owner/Applicant:
YORK CUMBERLAND HOUSING DEVELOPMENT CORPORATION
 99 School Street
 Gorham, Maine 04038
 Tel: (207) 839-6516

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

LOGAN PLACE
 52 & 61 Frederic Street
 Portland, Maine



EXISTING		EXISTING	
PROPERTY LINE		UTILITY POLE	
SETBACKS		CURBING	
IRON PIPE/ROD FOUND		CHAIN LINK FENCE	
GRANITE MONUMENT		GUARD RAIL	
CAPPED REBAR		SIGN	
UTILITY POLE		CONTOUR	
SANITARY MANHOLE		WATER	
GATE VALVE		OVERHEAD UTILITY WIRE	
CATCH BASIN		SANITARY SEWER	
FIRE HYDRANT		UNDERGROUND ELECTRIC	
DECIDUOUS TREE/SHRUB		STORM DRAIN	
EVERGREEN TREE/SHRUB		GAS	
TREE LINE		UNDER DRAIN	

SURVEY NOTES (PREPARED BY SEBAGO TECHNGS)

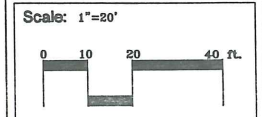
- THE RECORD OWNER OF THE PARCEL IS RALPH ROMANO, II BY DEED DATED JANUARY 1, 1990 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9066 PAGE 346.
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- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCES 4A, 4B AND 4C. THE TITLE COMMITMENT FROM CURTIS THAXTER STEVENS BRODER + McOLEAU LLC AND FIELD LOCATION OF MONUMENTATION BY SEBAGO TECHNGS, INC.
- PLAN REFERENCES:
 - STANDARD BOUNDARY SURVEY, FREDERICK ST. PORTLAND, PLAN OF LAND FOR RALPH ROMANO, JR. ROMANO REALTY, INC. BY LAND USE CONSULTANTS DATED AUGUST 10, 1988
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 245, PORTLAND CUMBERLAND COUNTY, FEDERAL AD PROJECT NO. I-295-3(C24), DATED MAY 1967, S.H.C. FILE NO. 3-185, SHEET 39 OF 75.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 245, PORTLAND CUMBERLAND COUNTY, FEDERAL AD PROJECT NO. I-295-3(C24), DATED SEPTEMBER 2002, S.H.C. FILE NO. 3-483, SHEET 1 OF 19.
- REFERENCE IS MADE TO EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH DATED APRIL 16, 1975 AND RECORDED IN BOOK 4171, PAGE 167.
- REFERENCE IS MADE TO RESTRICTIONS SET FORTH IN A DEED FROM JAMES OTTE COREY TO RALPH ROMANO, JR. DATED DECEMBER 16, 1949 AND RECORDED IN BOOK 1985, PAGE 85.
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Date: JUNE 17, 2003

Revisions:

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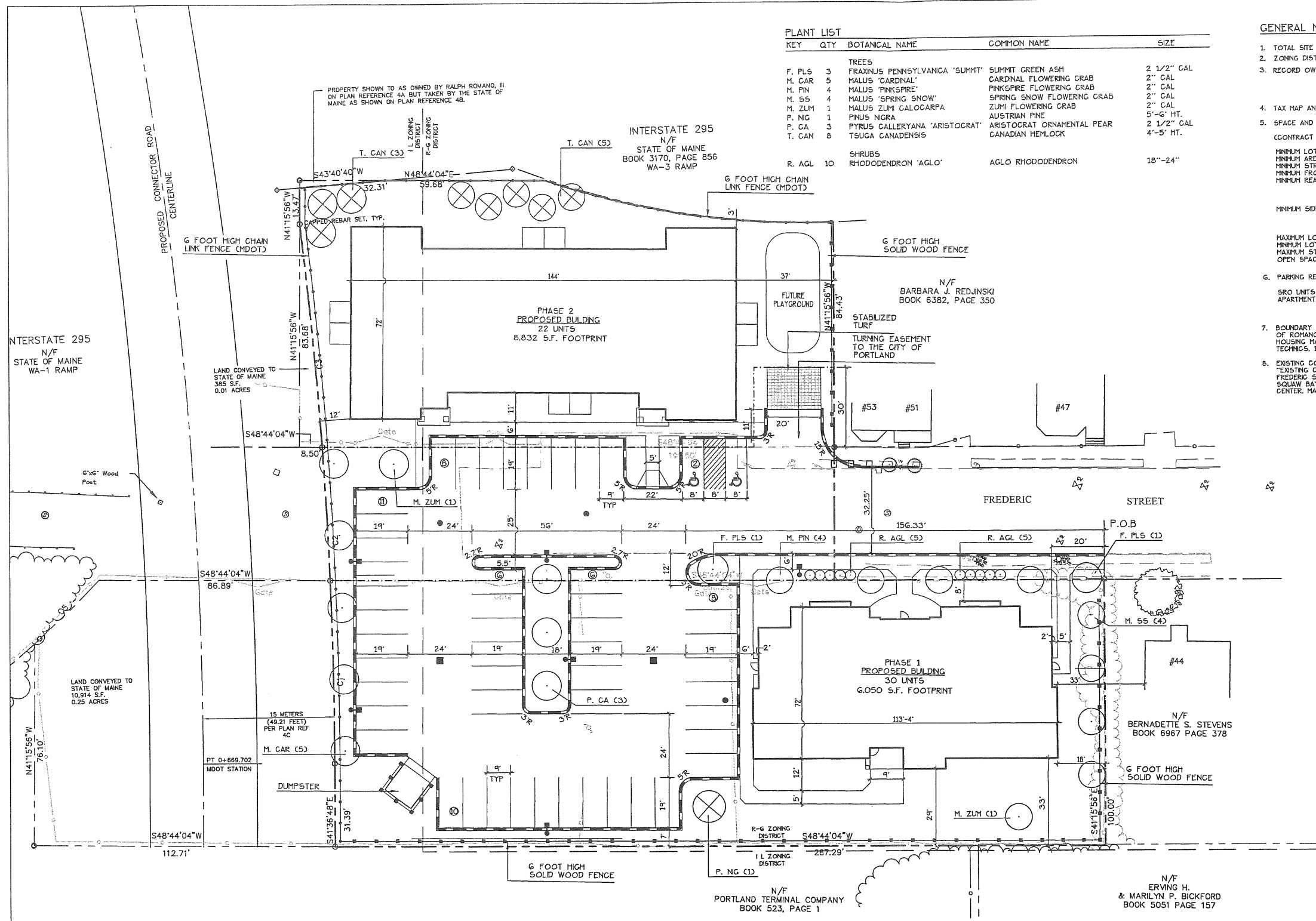
Title: **EXISTING CONDITIONS AND DEMOLITION PLAN**



North:

Sheet No: **1**

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
F. PLS	3	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	2 1/2" CAL
M. CAR	5	MALUS 'CARDINAL'	CARDINAL FLOWERING CRAB	2" CAL
M. PN	4	MALUS 'PINKSPIRE'	PINKSPIRE FLOWERING CRAB	2" CAL
M. SS	4	MALUS 'SPRING SNOW'	SPRING SNOW FLOWERING CRAB	2" CAL
M. ZUM	1	MALUS ZUM CALOCARPA	ZUM FLOWERING CRAB	2" CAL
P. NG	1	PRUNUS NIGRA	AUSTRIAN PINE	5'-6" HT.
P. CA	3	PRUNUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT ORNAMENTAL PEAR	2 1/2" CAL
T. CAN	8	TSUGA CANADENSIS	CANADIAN HEMLOCK	4'-5" HT.
SHRUBS				
R. AGL	10	RHODODENDRON 'AGLO'	AGLO RHODODENDRON	18"-24"

GENERAL NOTES

- TOTAL SITE AREA: 56,651 SF OR 1.30 ACRES
- ZONING DISTRICT: PROPOSED CONTRACT ZONE
- RECORD OWNER: YORK CUMBERLAND HOUSING DEVELOPMENT CORP.
99 SCHOOL STREET
GORHAM, MAINE 04038
TEL: (207) 839-6516
- TAX MAP AND LOT: TAX MAP 76, LOT A/1-B AND TAX MAP 67, K/19
- SPACE AND BULK STANDARDS:

(CONTRACT ZONE STANDARDS)	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	47,159 S.F.
MINIMUM AREA PER DWELLING UNIT	725 S.F.	725 S.F.
MINIMUM STREET FRONTAGE	NONE	100 FEET
MINIMUM FRONT YARD	NONE	8 FEET
MINIMUM REAR YARD	10 FEET BETWEEN STRUCTURES ADJACENT TO ADJUTING RESIDENCE	N/A
MINIMUM SIDE YARD	10 FEET BETWEEN STRUCTURES ADJACENT TO ADJUTING RESIDENCE	33 FT MIN.
MAXIMUM LOT COVERAGE	100 PERCENT	N/A
MAXIMUM LOT WIDTH	N/A	45 FEET
MAXIMUM STRUCTURE HEIGHT	N/A	45 FEET
OPEN SPACE RATIO	N/A	N/A
- PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
SRO UNITS	1 SPACE/ 5 UNITS	8 SPACES
APARTMENT UNITS	2 SPACES/ UNIT	44 SPACES
	TOTAL 49 SPACES	TOTAL 52 SPACES
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED: "LOT DIVISION PLAN OF ROMANO PROPERTY FREDERIC STREET PORTLAND, MAINE FOR YORK-CUMBERLAND HOUSING MANAGEMENT CORPORATION", DATED 3/16/03, PREPARED BY SEBAGO TECHNCS, 1 CHABOT STREET, WESTBROOK, MAINE 04098-1339.
- EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED: "EXISTING CONDITIONS PLAN, COMMERCIAL DEVELOPMENT FREDERIC STREET, PORTLAND, MAINE", DATED APRIL 1998, PREPARED BY SQUAW BAY CORP., CONSULTING ENGINEERS, P.O. BOX 86A CUMBERLAND CENTER, MAINE 04021.

Prepared For:
 Owner/Applicant:
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 Landscape Architects
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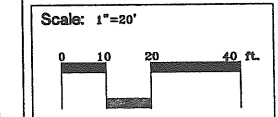
LOGAN PLACE
 Portland, Maine
 52 & 61 Frederic Street

Date:
 JUNE 17, 2003

Revisions:

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Title:
LAYOUT, LIGHTING & PLANTING PLAN



North:

Sheet No:
2

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE			CURBING		
IRON PIPE/ROD FOUND			CHAIN LINK FENCE		
GRANITE MONUMENT			WOOD FENCE		
CAPPED REBAR			GUARD RAIL		
UTILITY POLE			SIGN		
MANHOLE			LIGHT FIXTURE		
VALVE					
CATCH BASIN					
FIRE HYDRANT					
DECIDUOUS TREE/SHRUB					
EVERGREEN TREE/SHRUB					
TREE LINE					

SURVEY NOTES

- THE RECORD OWNER OF THE PARCEL IS RALPH ROMANO, II BY DEED DATED JANUARY 1, 1990 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9066 PAGE 346.
- THE PROPERTY IS SHOWN AS LOT A/1-B ON THE CITY OF PORTLAND TAX MAP 76 AND LOT K/19 ON TAX MAP 67 AND ARE LOCATED IN THE R6 AND L ZONES.
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 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 295, PORTLAND CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. 1-295-3C243, DATED MAY 1967, S.H.C. FILE NO. 3-185, SHEET 39 OF 73.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 295, PORTLAND CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. 1-295-3C243, DATED SEPTEMBER 2002, S.H.C. FILE NO. 3-463, SHEET 1 OF 19.
- REFERENCE IS MADE TO EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH DATED APRIL 16, 1975 AND RECORDED IN BOOK 4171, PAGE 167.
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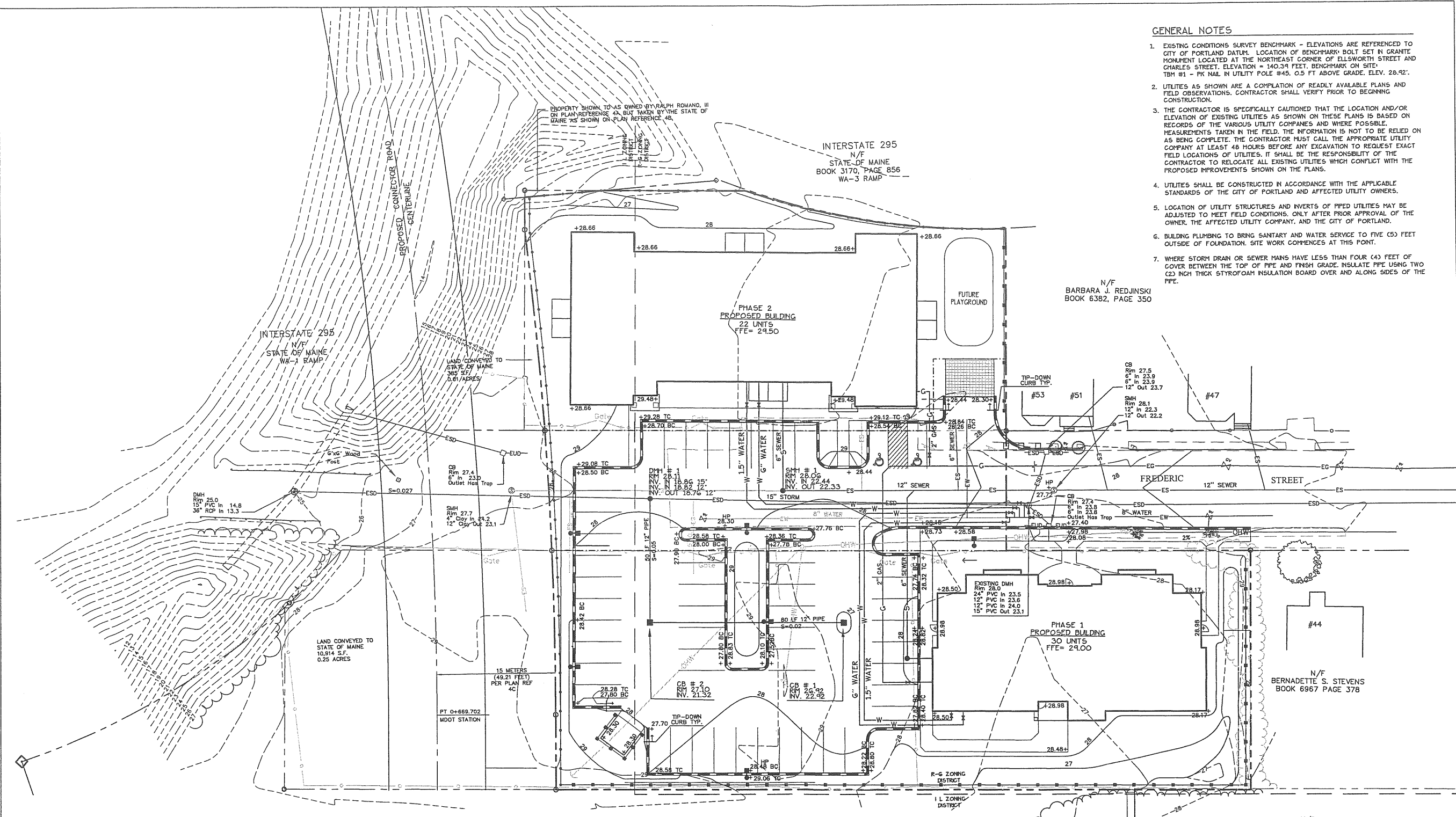
12

16

Prepared For:
 Owner/Applicant:
**YORK CUMBERLAND
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 98 School Street
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 Tel: (207) 839-8518

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

- GENERAL NOTES**
- EXISTING CONDITIONS SURVEY BENCHMARK - ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM. LOCATION OF BENCHMARK BOLT SET IN GRANITE MONUMENT LOCATED AT THE NORTHEAST CORNER OF ELLSWORTH STREET AND CHARLES STREET. ELEVATION = 140.34 FEET. BENCHMARK ON SITE: TBH #1 - PK NAIL IN UTILITY POLE #43, 0.5 FT ABOVE GRADE. ELEV. 28.42'.
 - UTILITIES AS SHOWN ARE A COMPILATION OF READILY AVAILABLE PLANS AND FIELD OBSERVATIONS. CONTRACTOR SHALL VERIFY PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF PORTLAND AND AFFECTED UTILITY OWNERS.
 - LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS, ONLY AFTER PRIOR APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY, AND THE CITY OF PORTLAND.
 - BUILDING PLUMBING TO BRING SANITARY AND WATER SERVICE TO FIVE (5) FEET OUTSIDE OF FOUNDATION. SITE WORK COMMENCES AT THIS POINT.
 - WHERE STORM DRAIN OR SEWER MANS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN THE TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.



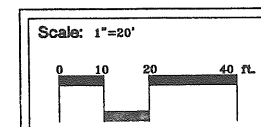
LOGAN PLACE
 Portland, Maine
 52 & 61 Frederic Street

Date:
 JUNE 17, 2003

Revisions:

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Title:
**GRADING, DRAINAGE,
 AND
 UTILITIES PLAN**



North:

Sheet No.: **3**

LEGEND

	EXISTING	EXISTING		EXISTING	EXISTING
PROPERTY LINE			CURBING		
IRON PIPE/ROD FOUND			FENCE		
GRANITE MONUMENT			GUARD RAIL		
CAPPED REBAR			SIGN		
UTILITY POLE			CONTOUR		
LIGHT FIXTURE			WATER		
MANHOLE			OVERHEAD UTILITY WIRE		
VALVE			SANITARY SEWER		
CATCH BASIN			UNDERGROUND ELECTRIC		
FIRE HYDRANT			STORM DRAIN		
DECIDUOUS TREE/SHRUB			GAS		
EVERGREEN TREE/SHRUB			UNDER DRAIN		
TREE LINE					

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GENERAL NOTES

- TOTAL SITE AREA: 47,159 SF OR 1.08 ACRES
- ZONING DISTRICT: I-1 (LIGHT INDUSTRIAL) + R-6 (RESIDENTIAL ZONE)
- RECORD OWNER: YORK CUMBERLAND HOUSING DEVELOPMENT CORP.
99 SCHOOL STREET
GORHAM, MAINE 04038
TEL: (207) 834-6516
- TAX MAP AND LOT: TAX MAP 76, LOT A/1-8 AND TAX MAP 67, K/19
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Prepared For:
Owner/Applicant:
YORK CUMBERLAND HOUSING DEVELOPMENT CORPORATION
 99 School Street
 Gorham, Maine 04038
 Tel: (207) 859-6516

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

LOGAN PLACE
 Portland, Maine
 52 Frederic Street

Date:
 JUNE 17, 2003

Revisions:

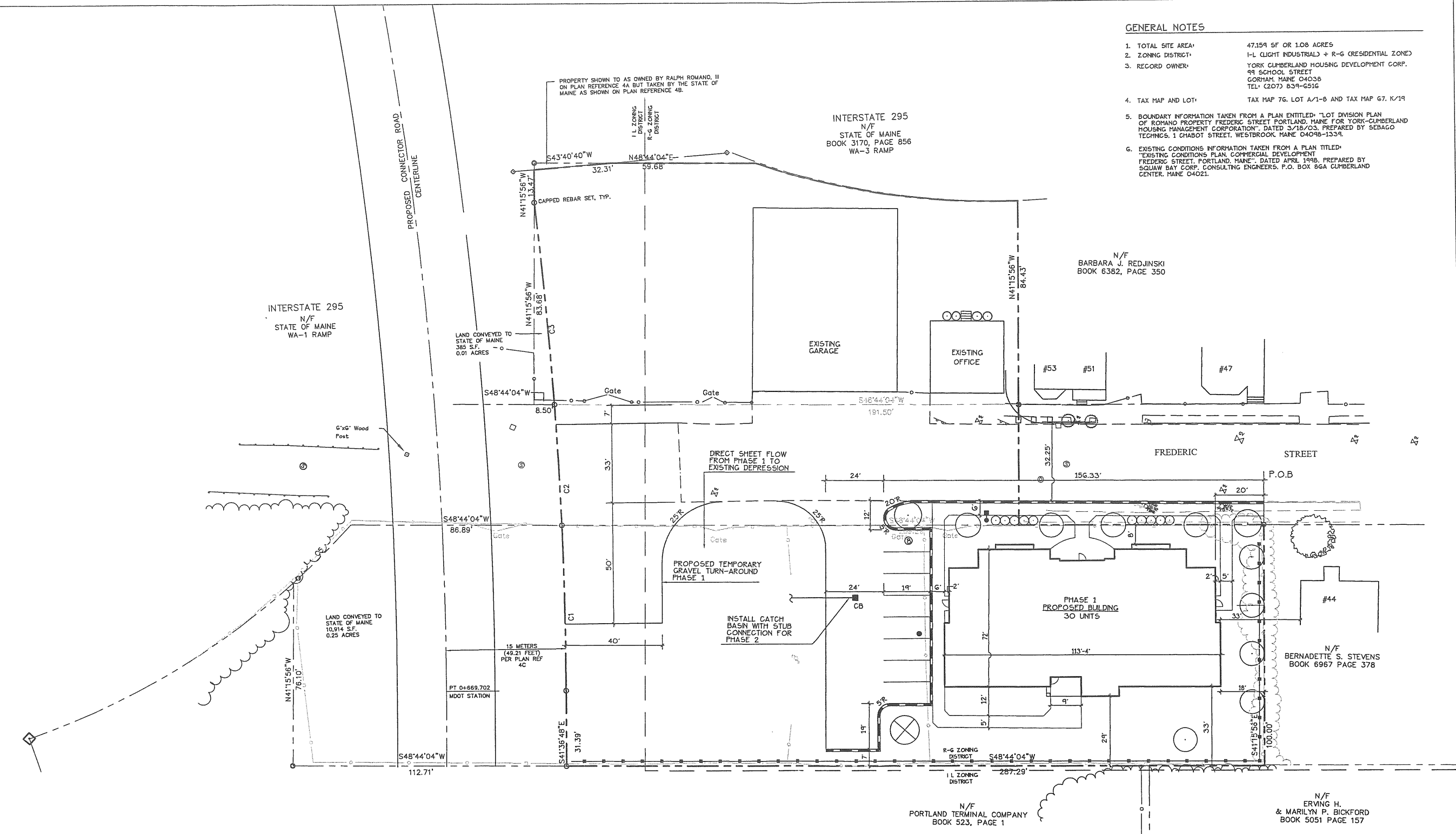
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Title:
PHASE 1 SITE PLAN

Scale: 1"=20'

North:

Sheet No.: **4**



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE			CURBING		
IRON PIPE/ROD FOUND			FENCE		
GRANITE MONUMENT			GUARD RAIL		
CAPPED REBAR			SIGN		
UTILITY POLE			LIGHT FIXTURE		
MANHOLE					
VALVE					
CATCH BASIN					
FIRE HYDRANT					
DECIDUOUS TREE/SHRUB					
EVERGREEN TREE/SHRUB					
TREE LINE					

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NOTE:
 FOR PLANT LIST SEE
 PLAN SHEET #2

Prepared For:
 Owner/Applicant:
**YORK CUMBERLAND
 HOUSING DEVELOPMENT
 CORPORATION**
 99 School Street
 Gorham, Maine 04038
 Tel: (207) 839-6516

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
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 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

LOGAN PLACE
 Portland, Maine
 52 Frederic Street

Date:
 JUNE 17, 2003

Revisions:

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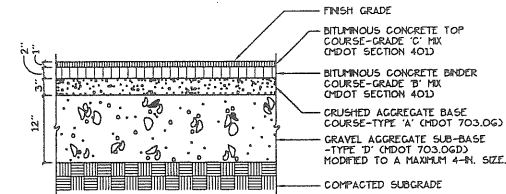
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**PHASE 1
 SITE DETAILS**

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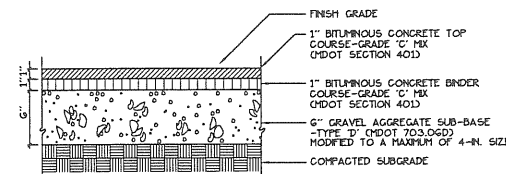
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Sheet No:

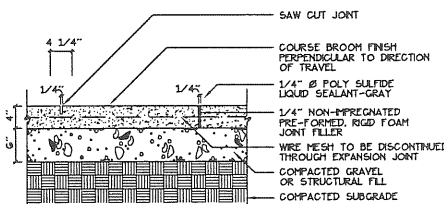
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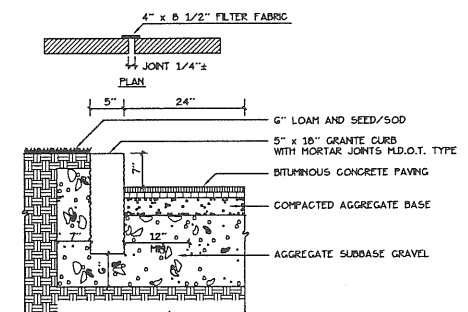
1 BITUMINOUS PAVEMENT - ROADS + PARKING
 NOT TO SCALE



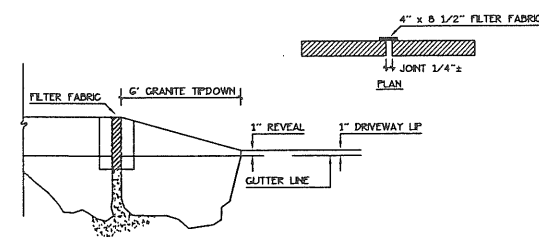
2 BITUMINOUS SIDEWALK
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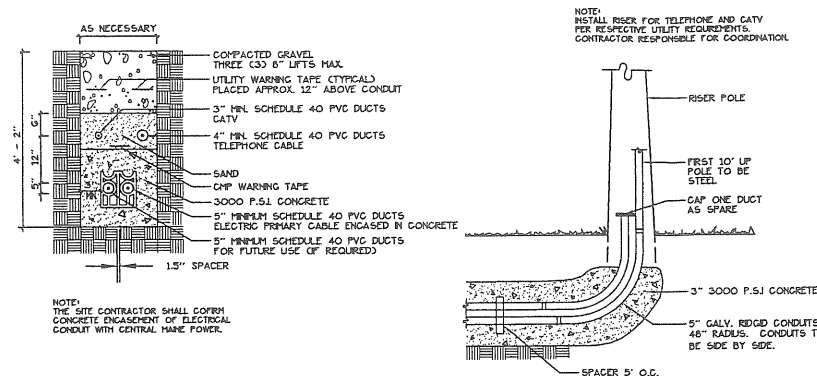
3 CONCRETE WALK
 NOT TO SCALE



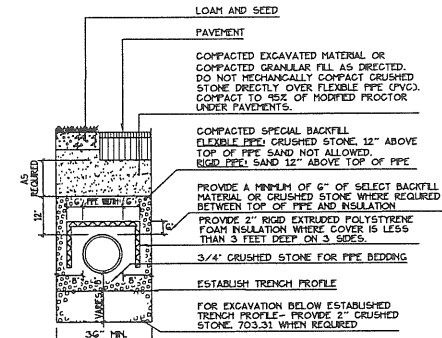
4 VERTICAL GRANITE CURB
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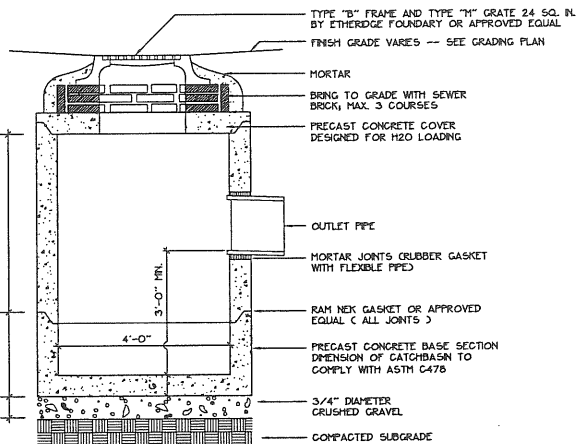
5 TIPDOWN CURB
 NOT TO SCALE



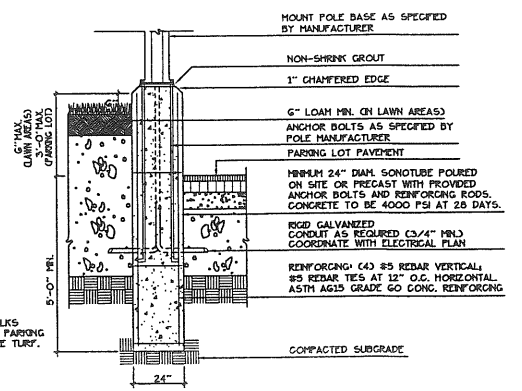
6 ELECTRICAL, TELEPHONE + CABLE T.V. TRENCH
 NOT TO SCALE



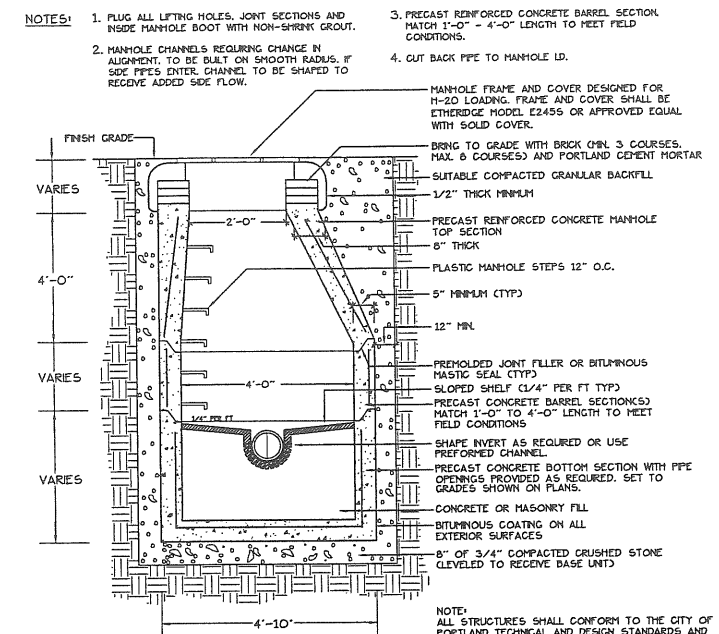
7 PIPE TRENCH DETAIL
 NOT TO SCALE



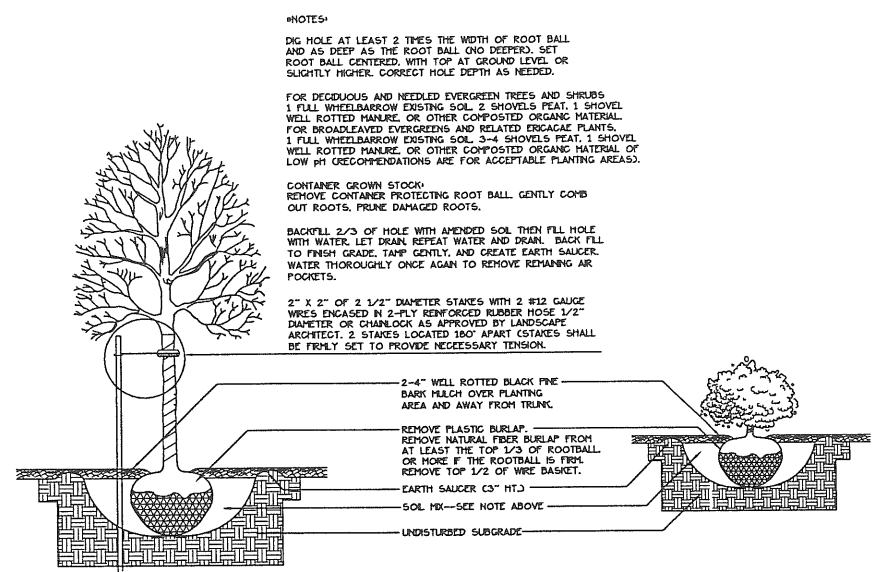
8 PRECAST CONCRETE CATCHBASIN
 NOT TO SCALE



9 LIGHT POLE BASE
 NOT TO SCALE



10 PRECAST CONCRETE MANHOLE
 NOT TO SCALE



11 TREE INSTALLATION
 NOT TO SCALE



CWS Architects

Architecture
Space Planning
Value Design

134 Cumberland Avenue
Portland, ME 04101
Phone: (207)774-4441
Fax: (207)774-6816

www.CWSArch.com

Owner:
**YC PORTLAND
L.P.**
c/o York Cumberland
Housing Development
Corporation
Cochran, Maine

Contractor:

LOGAN PLACE

PORTLAND, MAINE

Project No: 01.409 SPD

Drawing Title:

FRONT BUILDING ELEVATION

Scale: 1/8" = 1'-0"
Date: June 17, 2003

Revisions:

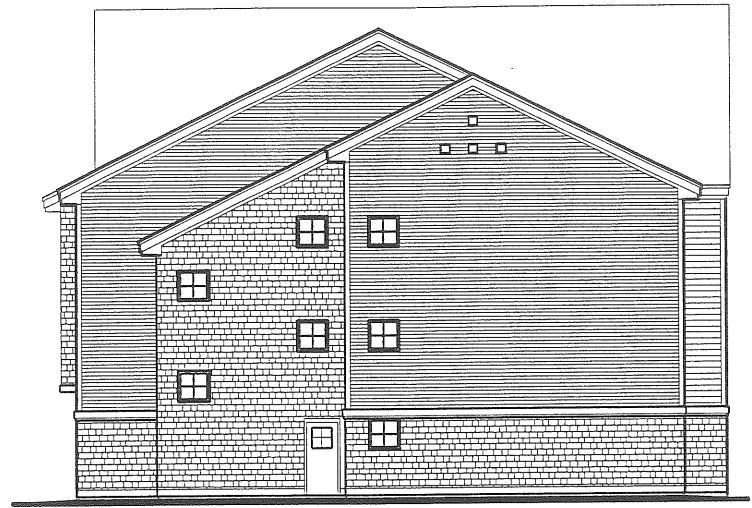
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Drawing Number:

6



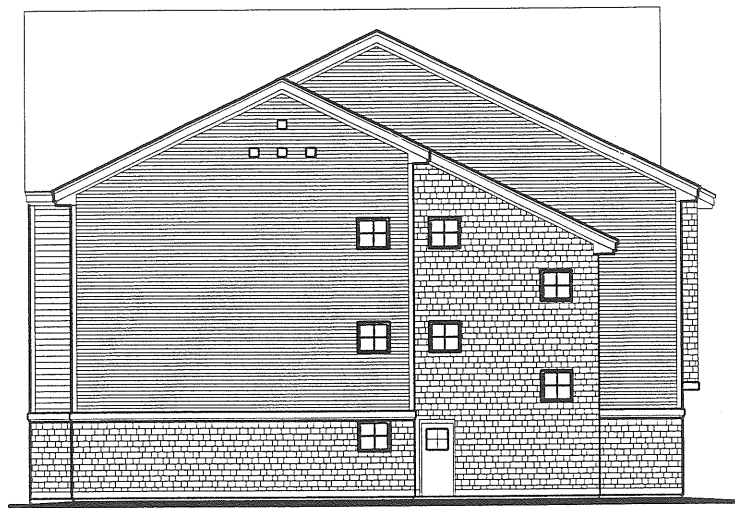
A STREET FRONT ELEVATION
SCALE: 1/8"=1'-0"



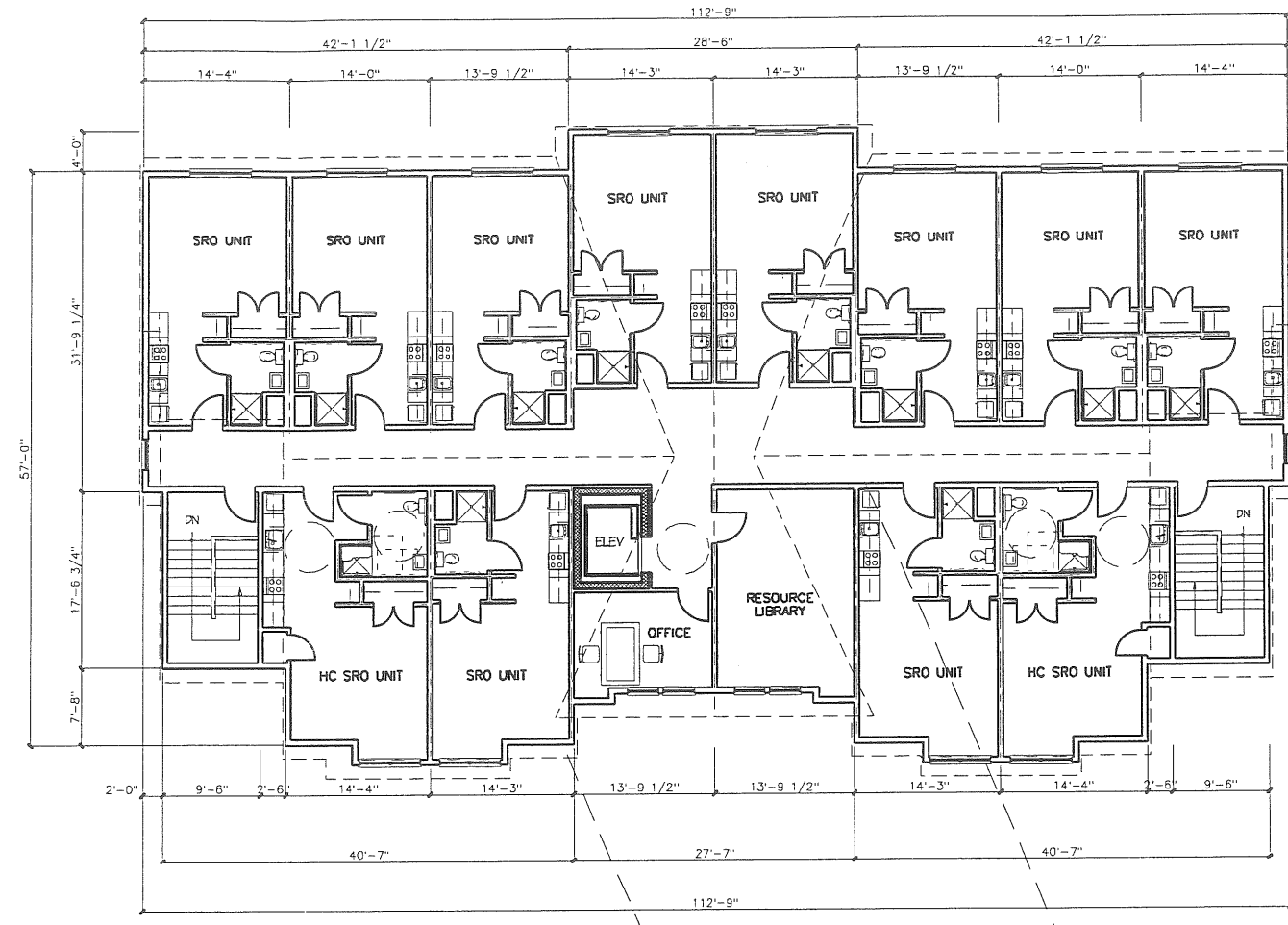
B RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



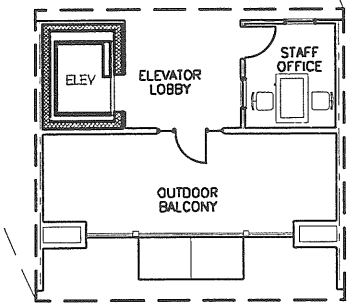
C REAR ELEVATION
SCALE: 1/8"=1'-0"



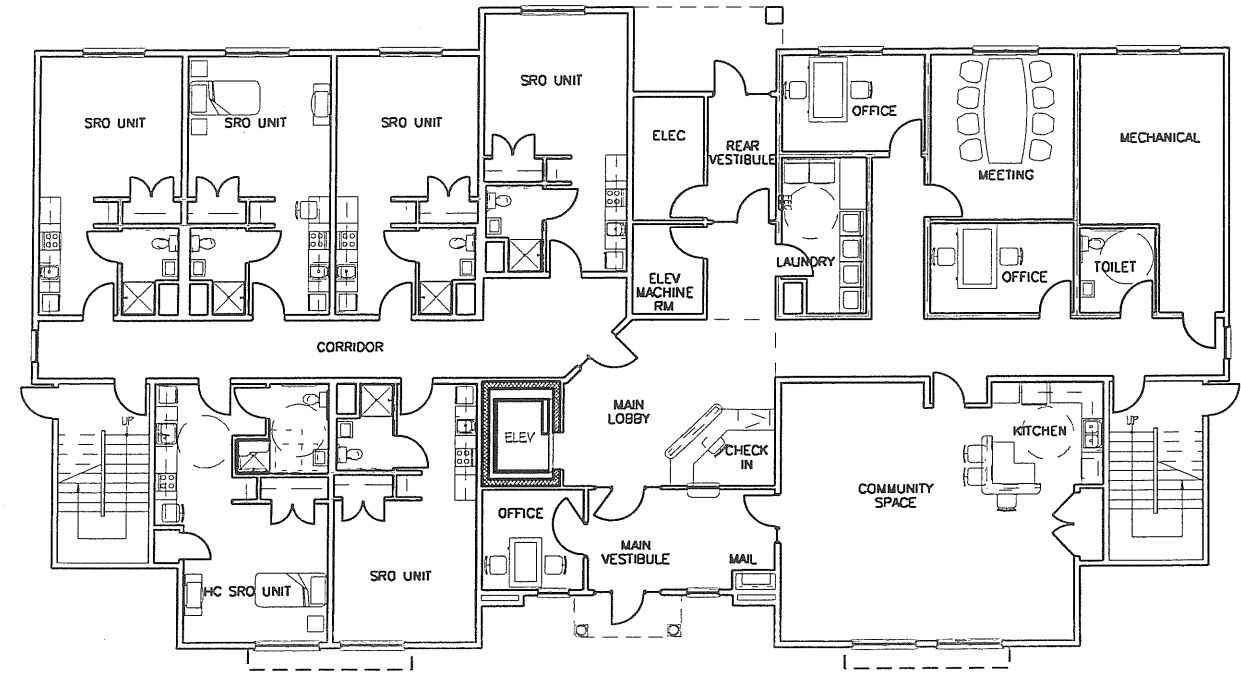
D LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 PROPOSED THIRD FLOOR PLAN
(SECOND FLOOR SIMILAR, WITH BALCONY)
SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR BALCONY AREA
SCALE: 1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



CWS Architects

- Architecture
- Space Planning
- Value Design

434 Cumberland Avenue
 Portland, ME 04101
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 Fax: (207) 774-6816

www.CWSArch.com

Owner:

**YC PORTLAND
 L.P.**
 c/o York Cumberland
 Housing Development
 Corporation
 Corham, Maine

Contractor:

**LOGAN
 PLACE**
 PORTLAND, MAINE

Project No: 01.409 SRD

Drawing Title:

**FRONT BUILDING
 ELEVATION**

Scale: 1/8" = 1'-0"

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Revisions:

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- △

Drawing Number:

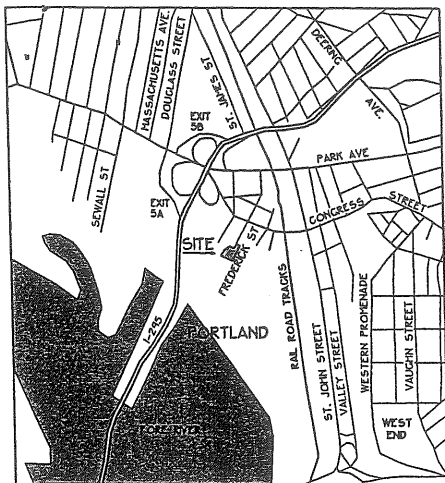
8



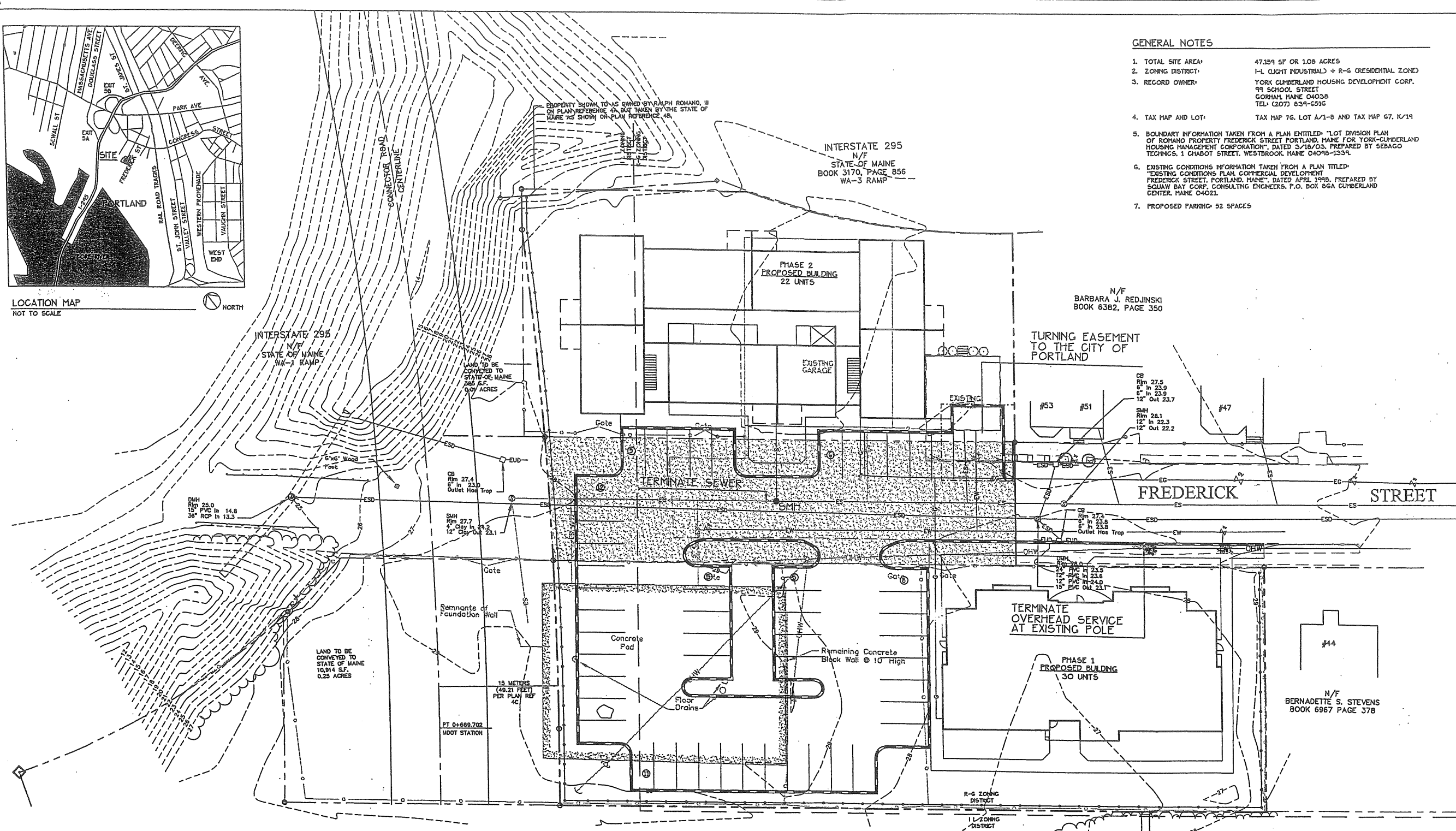
F PHASE I - STREET FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



F PHASE II - STREET FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



LOCATION MAP
NOT TO SCALE



GENERAL NOTES

- TOTAL SITE AREA: 47,359 SF OR 1.08 ACRES
- ZONING DISTRICT: 1-L (LIGHT INDUSTRIAL) + R-6 (RESIDENTIAL ZONED)
- RECORD OWNER: YORK CUMBERLAND HOUSING DEVELOPMENT CORP. 99 SCHOOL STREET GORHAM, MAINE 04038 TEL: (207) 639-6316
- TAX MAP AND LOT: TAX MAP 76, LOT A/1-8 AND TAX MAP 67, K/19
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED: "LOT DIVISION PLAN OF ROMANO PROPERTY FREDERICK STREET PORTLAND, MAINE FOR YORK-CUMBERLAND HOUSING MANAGEMENT CORPORATION", DATED 3/18/03, PREPARED BY SEBAGO TECHNCS, 1 CHABOT STREET, WESTBROOK, MAINE 04098-1339.
- EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED: "EXISTING CONDITIONS PLAN, COMMERCIAL DEVELOPMENT FREDERICK STREET, PORTLAND, MAINE", DATED APRIL 1998, PREPARED BY SQUAW BAY CORP. CONSULTING ENGINEERS, P.O. BOX 86A CUMBERLAND CENTER, MAINE 04021.
- PROPOSED PARKING: 52 SPACES

Prepared For:
Owner/Applicant:
 YORK CUMBERLAND
 HOUSING DEVELOPMENT
 CORPORATION
 99 School Street
 Gorham, Maine 04038
 Tel: (207) 639-6518

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Staple School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

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LOGAN PLACE
 Portland, Maine
Frederick Street

Date: APRIL 7, 2003

Revisions:

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Title: **MASTER PLAN**

Scale: 1"=20'

North:

Sheet No: **2**

LEGEND

	EXISTING	EXISTING		EXISTING	EXISTING
PROPERTY LINE			CURBING		
IRON PIPE/ROD FOUND			FENCE		
GRANITE MONUMENT			GUARD RAIL		
CAPPED REBAR			SIGN		
UTILITY POLE					
HANDBOLE					
GATE VALVE					
CATCH BASIN					
FIRE HYDRANT					
DECIDUOUS TREE/SHRUB					
EVERGREEN TREE/SHRUB					
TREE LINE					

SURVEY NOTES

- THE RECORD OWNER OF THE PARCEL IS RALPH ROMANO, II BY DEED DATED JANUARY 1, 1990 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9066 PAGE 346.
- THE PROPERTY IS SHOWN AS LOT A/1-8 ON THE TOWN OF PORTLAND TAX MAP 76 AND LOT K/19 ON TAX MAP 67 AND ARE LOCATED IN THE R-6 AND L ZONES.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCES 4A, 4B AND 4C. THE TITLE COMMITMENT FROM CURTIS THAXTER STEVENS BROTHER + PROLEAU LLC AND FIELD LOCATION OF MONUMENTATION BY SEBAGO TECHNCS, INC.
- PLAN REFERENCES:
 - STANDARD BOUNDARY SURVEY, FREDERICK ST. PORTLAND, PLAN OF LAND FOR RALPH ROMANO, JR. ROMANO REALTY, INC. BY LAND USE CONSULTANTS DATED AUGUST 10, 1988
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 295, PORTLAND CUMBERLAND COUNTY, FEDERAL AD PROJECT NO. 1-245-3(24), DATED MAY 1967, S.H.C. FILE NO. 3-185, SHEET 39 OF 73.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 295, PORTLAND CUMBERLAND COUNTY, FEDERAL AD PROJECT NO. 1-245-3(24), DATED SEPTEMBER 2002, S.H.C. FILE NO. 3-483, SHEET 1 OF 19.
- REFERENCE IS MADE TO EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH DATED APRIL 16, 1975 AND RECORDED IN BOOK 4171, PAGE 167.
- REFERENCE IS MADE TO RESTRICTIONS SET FORTH IN A DEED FROM JAMES OTTIE COREY TO RALPH ROMANO, JR. DATED DECEMBER 16, 1949 AND RECORDED IN BOOK 1985, PAGE 85.
- REFERENCE IS MADE TO RESTRICTIONS SET FORTH IN A DEED FROM RALPH R. WEBB TO RALPH ROMANO, JR. DATED OCTOBER 18, 1949 AND RECORDED IN BOOK 1977, PAGE 184.

PROPOSED STREET VACATION