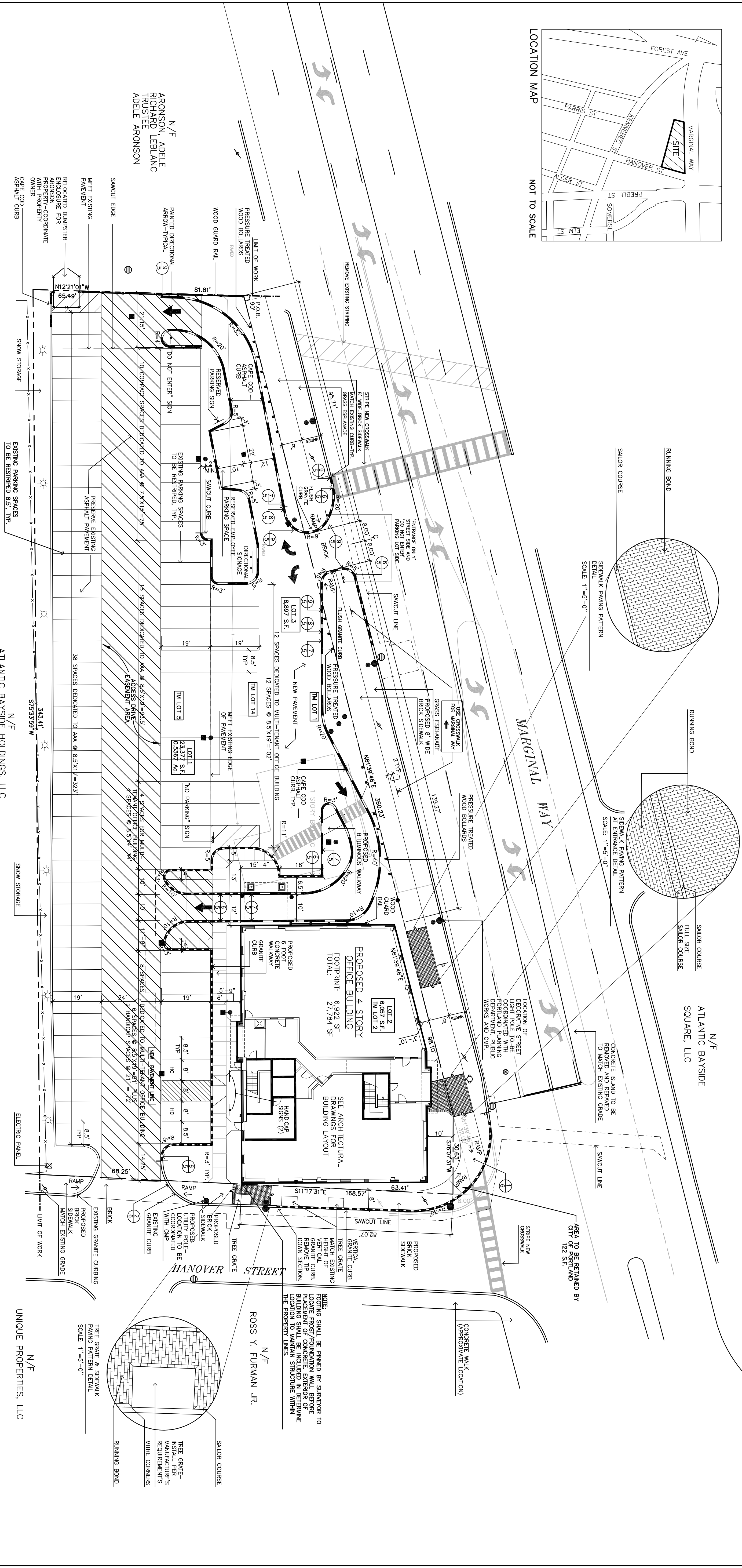




LOCATION MAP
NOT TO SCALE



GENERAL NOTES

- TOTAL SITE AREA: 42,945 SF OR 0.966 AC
- ZONING DISTRICT: B-5 URBAN COMMERCIAL MIXED USE ZONE
- RECORD OWNER: BAYSIDE VENTURES, LLC 50 PORTLAND PER, SUITE 400 PORTLAND, ME 04101
- TAX MAP AND LOT: TAX MAP 34 LOTS: 1, 2, 5, 14, AND BLOCK C
- SPACE AND BULK STANDARDS: REQUIRED
- MINIMUM LOT AREA: NONE
- MINIMUM AREA PER DWELLING UNIT: N/A
- MINIMUM STREET FRONTAGE: N/A
- MINIMUM SIDE YARD: N/A
- MINIMUM SET BACK: N/A
- MINIMUM LOT COVERAGE: 100 PERCENT
- MINIMUM LOT WIDTH: 57 FEET 1 1/4 INCHES
- MINIMUM LOT HEIGHT: NONE
- OPEN SPACE RATIO: NONE
- PARKING REQUIREMENTS: REQUIRED
- TOTAL SPACES: 83 SPACES
- BOUNDARY INFORMATION TAKEN FROM "PLAN REFERENCES" 1, 2, 3, AND 4
- SEE SHEET 1
- EXISTING CONDITIONS INFORMATION TAKEN FROM AN ON THE GROUND FIELD SURVEY PREPARED BY OWEN HASKELL, LLC, PROFESSIONAL LAND SURVEYORS.
- EXTERIOR POLE MOUNTED LIGHT FIXTURES SHALL BE 175 WATT METAL HALIDE WIRE MESH, COLOR LIGHT SOURCE TYPE II DISTRIBUTION, MOUNTING HEIGHT 20 FEET, AS MANUFACTURED BY POS-TECH, INC., PORTLAND, ME.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CITY OF PORTLAND SIGNAGE REGULATIONS.
- FINAL LOCATION OF SIGNAGE SHALL BE COORDINATED WITH THE CITY OF PORTLAND TRAFFIC SECTION.
- ALL MATERIALS AND INSTALLATION DETAILS SHALL MEET M.D.O.T. AND/OR CITY OF PORTLAND STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE OWNERS REPRESENTATIVE.
- DURING WINTER CONDITIONS WHEN SNOW STORAGE CONDITIONS OCCUR, THE OWNER SHALL BE RESPONSIBLE TO REMOVE SNOW FROM THE PROPERTY TO MAINTAIN CIRCULATION AND PARKING.
- BUILDING CORNERS SHALL BE LOCATED BY SURVEY BEFORE CONSTRUCTION OF FROST WALL.
- LANDSCAPING SHALL MEET THE "HARBOROUGH TECHNICAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF TREES, AND LOCATION AND SIZE OF BUILDINGS.
- ALL POTENTIAL UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMP AT ALL INTERSECTIONS AND AT ALL CLOSURES OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH THE PORTLAND EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE MODEL, COLOR LIGHT SOURCE TYPE II DISTRIBUTION, MOUNTING HEIGHT 20 FEET, AS MANUFACTURED BY POS-TECH, INC., PORTLAND, ME.)
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE].

GENERAL NOTES

- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER, REVIEWER, ENGINEER, AND ALL OTHER PARTIES INVOLVED IN THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITED BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY ENGINEER AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. APPROVAL OF A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING SHALL BE OBTAINED FROM THE CITY OF PORTLAND TRAFFIC SECTION.
- PROPOSED STREET LIGHT FIXTURES TO BE ACCORDING TO BAYSIDE NEIGHBORHOOD SUBDIVISION, NEVADA GRAVE MODEL #88X8.
- DRAIN GRATES ALONG HANOVER STREET TO BE IN ACCORDANCE WITH BAYSIDE NEIGHBORHOOD GUIDELINES.
- DO NOT REMOVE EXISTING TREES AND PLANTS TO THE HANOVER WAY FRONT PROPERTY LINE. EXISTING TREES AND PLANTS TO BE REMOVED SHALL BE REPLACED WITH A DATE OF IDENTIFICATION OF JULY 17, 1988, FOR COMMUNITY NUMBER 220051 IN CUMBERLAND COUNTY, STATE OF MAINE, WHICH IS LOCATED ON THE PORTLAND TRAFFIC SECTION MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ELEVATIONS ARE BASED ON MVD 1929 PER PLAN REFERENCE 4.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A URBAN DEVELOPMENT, ON FLOOR INSURANCE RATE MAP NO. 0013 B, WHICH IS LOCATED ON THE PORTLAND TRAFFIC SECTION MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PARCELS ARE SHOWN AS LOTS 1, 2, 5 AND 14, BLOCK C, ON THE CITY OF PORTLAND ASSESSORS' MAP 34.
- BEARINGS ARE BASED ON PLAN REFERENCE 1 (MAGNETIC 2000).

LEGEND

PROPERTY LINE	EXISTING	PROPOSED
IRON PIPE/ROD FOUND		
UTILITY POLE		
SITE LIGHT FIXTURE		
STREET LIGHT FIXTURE		
BUILDING LIGHT FIXTURE		
MANHOLE		
VALVE		
CATCH BASIN		
FIRE HYDRANT		
CURBING		
VERTICAL FACE GRANITE CURB		
CAPE COD ASPHALT CURB		
CHAINLINK FENCE		
SIGN		
ELECTRIC METER		

PLAN REFERENCES:

- STANDARD BOUNDARY SURVEY HANOVER STREET PORTLAND, MAINE, DATED FEBRUARY 2004, FILE NO. 9-185, RECORDED IN PLAIN BOOK 200 PAGE 148.
- MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 295 DATED JAN 1997 DEC 1967 S.H.C. FILE NO. 3-185.
- STANDARD BOUNDARY SURVEY SALT SHED LOT CITY OF PORTLAND, DATED MARCH 23, 1999 REVISED JULY 10, 2000.
- SITE PLAN OF COPHAM SAVINGS BANK 27 MARGINAL WAY PORTLAND, MAINE FOR COPHAM SAVINGS BANK DATED 3-25-03 BY SEBAGO TECHNICS.

SURVEY NOTES:

- OWNERS OF RECORD: TM 34 BLOCK C, LOT 2 CITY OF PORTLAND
- BOOK 21420 PAGE 287
- TM 34 BLOCK C, LOT 5 ATLANTIC BAYSIDE SQUARE LLC BOOK 18693 PAGE 200
- PARCELS ARE SHOWN AS LOTS 1, 2, 5 AND 14, BLOCK C, ON THE CITY OF PORTLAND ASSESSORS' MAP 34.
- BEARINGS ARE BASED ON PLAN REFERENCE 1 (MAGNETIC 2000).
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A URBAN DEVELOPMENT, ON FLOOR INSURANCE RATE MAP NO. 0013 B, WHICH IS LOCATED ON THE PORTLAND TRAFFIC SECTION MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PARCELS ARE SHOWN AS LOTS 1, 2, 5 AND 14, BLOCK C, ON THE CITY OF PORTLAND ASSESSORS' MAP 34.
- BEARINGS ARE BASED ON PLAN REFERENCE 1 (MAGNETIC 2000).

LEGEND

PROPERTY LINE	EXISTING	PROPOSED
IRON PIPE/ROD FOUND		
UTILITY POLE		
SITE LIGHT FIXTURE		
STREET LIGHT FIXTURE		
BUILDING LIGHT FIXTURE		
MANHOLE		
VALVE		
CATCH BASIN		
FIRE HYDRANT		
CURBING		
VERTICAL FACE GRANITE CURB		
CAPE COD ASPHALT CURB		
CHAINLINK FENCE		
SIGN		
ELECTRIC METER		

LAYOUT AND LIGHTING PLAN

Reproduction or reuse of this plan without the expressed written consent of Mitchell & Associates is prohibited.

DATE:

JUNE 30, 2005

PROFESSIONAL ENGINEER REVIEW

AUG. 3, 2005: ENGINEER REVIEW

STAFF REVIEW

OCT. 6, 2005: STAFF REVIEW

APPROVAL

NOV. 11, 2005: CONDITIONS OF APPROVAL

Prepared For: APPLICANT: BAYSIDE VENTURES, LLC
50 Portland Per. Suite 400
Portland, Maine 04101

Prepared By: MITCHELL & ASSOCIATES
177 The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4827

MULTI-TENANT OFFICE BUILDING

63 Marginal Way Portland, Maine

Date: JUNE 30, 2005

Professional Engineer Review: AUG. 3, 2005: ENGINEER REVIEW

Staff Review: OCT. 6, 2005: STAFF REVIEW

Approval: NOV. 11, 2005: CONDITIONS OF APPROVAL

Reproduction or reuse of this plan without the expressed written consent of Mitchell & Associates is prohibited.

Title: LAYOUT AND LIGHTING PLAN

Scale: 1"=20'

North:

Sheet No.: 2

11/11/2005

ISSUED FOR PERMITTING