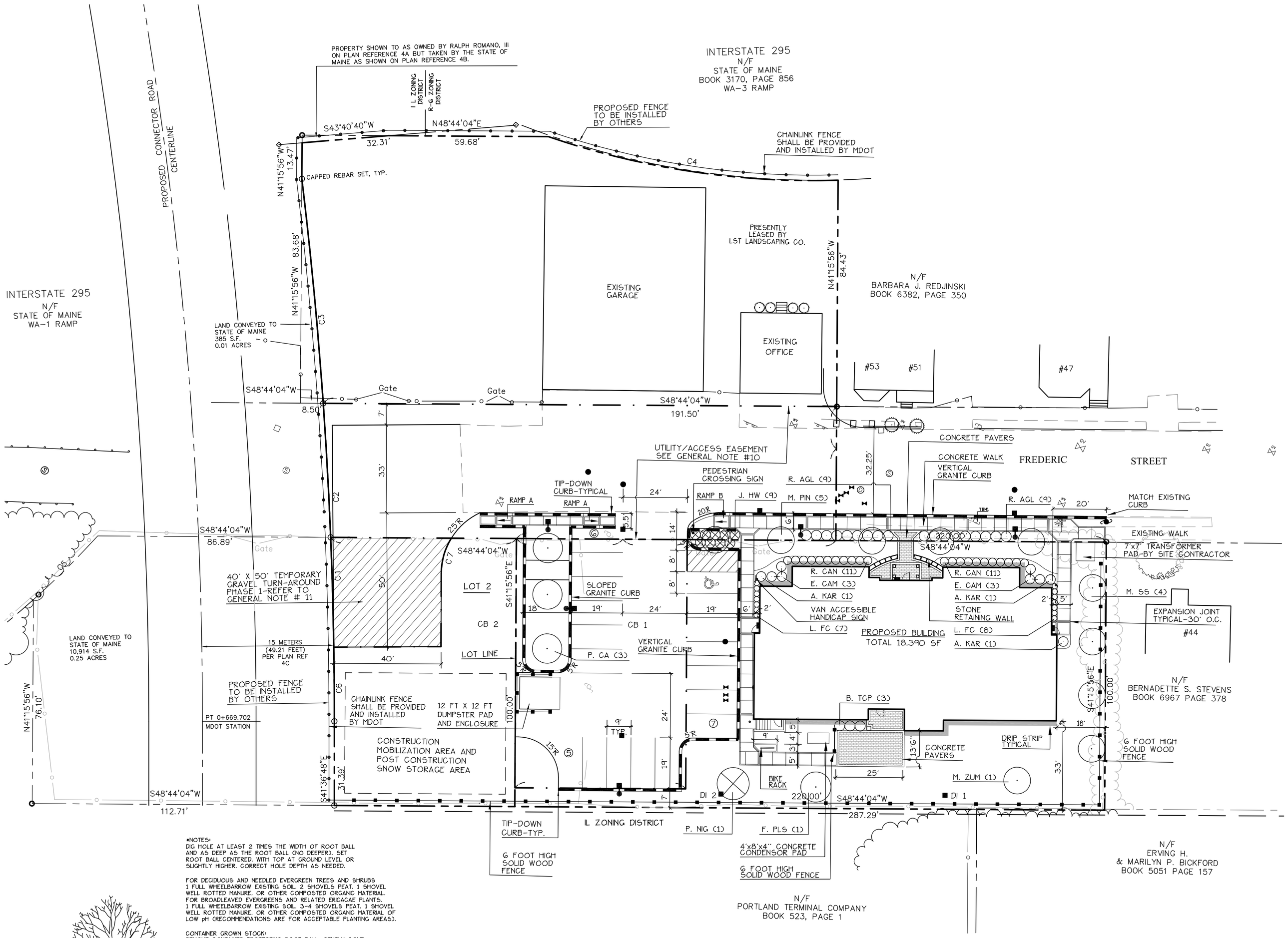


GENERAL NOTES

1. TOTAL SITE AREA: 56,651 SF OR 1.30 ACRES INCLUDING VACATED R.O.W.
   PHASE I 22,000 SF OR .50+/- AC
   PHASE II 34,651 SF OR .80+/- AC
2. ZONING DISTRICT: CONTRACT ZONE
3. RECORD OWNER: AVESTA HOUSING DEVELOPMENT CORP. 307 CUMBERLAND AVE. PORTLAND, MAINE 04101 TEL: (207) 553-7777
4. TAX MAP AND LOT: TAX MAP 76, LOT A/1-8 AND TAX MAP 67, K/19
5. SPACE AND BULK STANDARDS:

(CONTRACT ZONE STANDARDS)	REQUIRED	PHASE I
MINIMUM LOT AREA	NONE	22,000 S.F.
MINIMUM AREA PER DWELLING UNIT	725 S.F.	725 S.F.
MINIMUM STREET FRONTAGE	50 FT	100 FEET
MINIMUM FRONT YARD	NONE	8 FEET
MINIMUM REAR YARD	10 FEET BETWEEN STRUCTURES ADJACENT TO ABBUTTING RESIDENCE	N/A
MINIMUM SIDE YARD	10 FEET BETWEEN STRUCTURES ADJACENT TO ABBUTTING RESIDENCE	33 FEET TO STEVENS BLDG.
MAXIMUM LOT COVERAGE	80 PERCENT	70 PERCENT
MINIMUM LOT WIDTH	50 FEET	100 FEET
MAXIMUM STRUCTURE HEIGHT	45 FEET	39'-6"
OPEN SPACE RATIO	20 PERCENT	30 PERCENT

6. PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
SRO UNITS	1 SPACE/ 5 UNITS 6 SPACES	18 SPACES

7. 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 TECHNICS, 1 CHABOT STREET, WESTBROOK, MAINE 04098-1339.
8. EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "EXISTING CONDITIONS PLAN, COMMERCIAL DEVELOPMENT FREDERIC STREET, PORTLAND, MAINE", DATED APRIL 1998, PREPARED BY SQUAW BAY CORP. CONSULTING ENGINEERS, P.O. BOX 8GA CUMBERLAND CENTER, MAINE 04021.
9. ALL UNDEVELOPED/UNUSED PORTIONS OF LOT 1 + 2 SHALL BE LOAMED AND SEEDED AT THE TIME OF PHASE I CONSTRUCTION. AREAS EXCLUDED ARE THE LEASED PORTIONS OF LOT 2 (PHASE II) PRESENTLY BEING USED BY TENANT. UNDEVELOPED AREA SHALL BE MAINTAINED AS PART OF PHASE I DEVELOPEMENT.
10. A 50 FT WIDE UTILITY EASEMENT INCLUSIVE OF THE VACATED PORTION OF THE FREDERIC STREET RIGHT-OF-WAY AND THE 30 FT BY 30 FT TURN AROUND AREA, SHALL BE CONVEYED TO THE CITY OF PORTLAND AS A CONDITION OF APPROVAL.
11. THE OWNER SHALL NOT BE REQUIRED TO PAVE THE PHASE I TEMPORARY TURNAROUND, PROVIDED (i) THE SAME IS BUILT OF COMPACTED GRAVEL, (ii) CONSTRUCTION OF PHASE II TURNAROUND SHALL BEGIN NO LATER THAN JUNE 15, 2006, AT THE CONCLUSION OF WHICH THE PHASE II TURNAROUND EASEMENT SHALL BE PAVED ACCORDING TO CITY STANDARDS, AND (iii) THE OWNER ESCROWS WITH THE CITY AN AMOUNT EQUAL TO THE ESTIMATED COST OF PAVING THE PHASE II TURNAROUND EASEMENT. (REFER TO CONTRACT ZONE AGREEMENT DATED NOVEMBER 3, 2003.)
12. EXTERIOR POLE MOUNTED LIGHT FIXTURES SHALL BE 100 WATT METAL HALIDE, MIN-AEROLUME MODEL, AS MANUFACTURED BY USA ARCHITECTURAL LIGHTING. POLE LIGHTS ARE ON 15 FOOT POLES. THE BUILDING MOUNTED LIGHTS SHALL BE 100 WATT METAL HALIDE, GREENLEE LIGHTING WCS SERIES, AS MANUFACTURED BY LSI INDUSTRIES, INC.
12. DELINEATION BETWEEN ON-SITE AND OFF-SITE WORK- DUE TO ACCOUNTING REQUIREMENTS OF THE FUNDING SOURCES, THE CONTRACTOR SHALL PROVIDE SEPARATE VALUES FOR ON-SITE AND OFF-SITE WORK ON THE SCHEDULE OF VALUES IN THE PROPOSAL FORM. BOTH ON-SITE AND OFF-SITE WORK SHALL BE INCLUDED IN THE BASE BID ON THE PROPOSAL FORM. (SEE ITEM 10. SPECIAL CONSIDERATIONS IN INSTRUCTIONS TO BIDDERS)

CONDITIONS OF APPROVAL

ON NOVEMBER 25, 2003 THE PORTLAND PLANNING BOARD VOTED UNANIMOUSLY (7-0) ON THE FOLLOWING MOTIONS REGARDING THE LOGAN PLACE SUBDIVISION:

1. THAT THE PLAN WAS IN CONFORMANCE WITH THE SUBDIVISION REVIEW ORDINANCE OF THE CITY LAND USE CODE WITH THE FOLLOWING CONDITIONS:

   iii. AS PART OF PHASE I OF THE PROJECT, CROSSWALKS BE INSTALLED BY THE APPLICANT ON BOTH CONGRESS STREET AND PARK AVENUE PRIOR TO OCCUPANCY. SUPPLEMENTAL ADVANCE WARNING DEVICES AND OTHER STRATEGIES SHALL BE DETERMINED FOLLOWING A REVIEW OF CONDITIONS BY THE APPLICANT'S ENGINEER IN CONSULTATIONS WITH CITY'S CROSSWALK COMMITTEE. ALL WORK DEEMED NECESSARY SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

2. THAT THE LOGAN PLACE PLAN, PHASE I IS IN CONFORMANCE WITH THE SITE PLAN STANDARDS OF THE LAND USE CODE SUBJECT TO THE FOLLOWING CONDITIONS:

   iv. THE APPLICANT SHALL SUBMIT A LETTER TO THE PLANNING AND DEVELOPMENT DEPARTMENT FROM THE MAINE DEPARTMENT OF TRANSPORTATION CONFIRMING THEY WILL INSTALL THE PERIMETER CHAIN LINK FENCE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE I.

   v. THE APPLICANT SHALL SUBMIT PRIOR TO CONSTRUCTION A LETTER OF APPROVAL AND AGREED CONSTRUCTION SCHEDULE BE FORWARDED TO THE CITY FROM THE APPLICANT AND THE INVOLVED UTILITY COMPANIES.

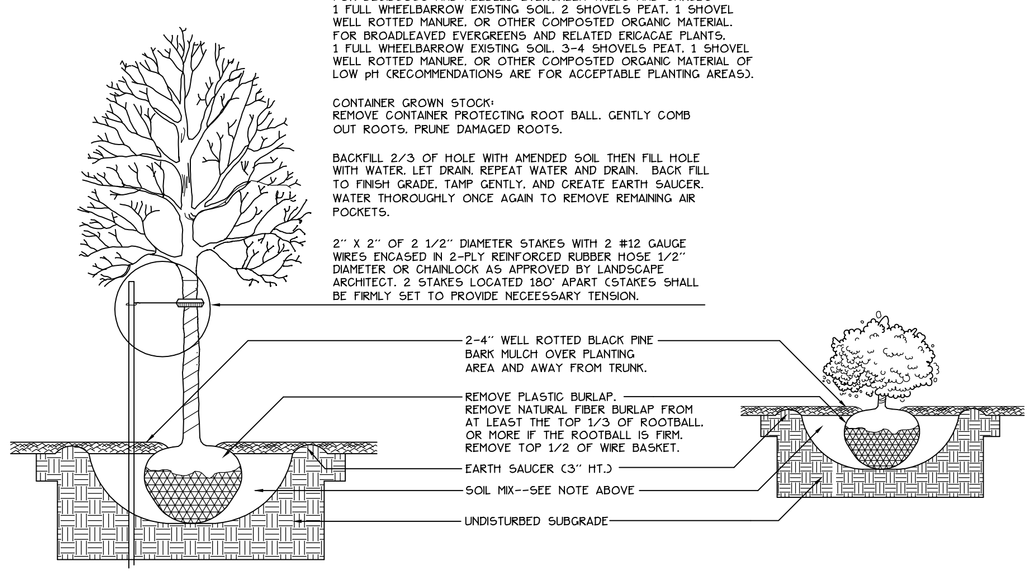
*NOTES:
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS
1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.
FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS,
1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING AREAS).

CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS. PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER. LET DRAIN REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

2" X 2" OF 2 1/2" DIAMETER STAKES WITH 2 #12 GAUGE WIRES ENCASED IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR CHAINLOCK AS APPROVED BY LANDSCAPE ARCHITECT. 2 STAKES LOCATED 180° APART (STAKES SHALL BE FIRMLY SET TO PROVIDE NECESSARY TENSION.



1/2 TREE INSTALLATION
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE/ROD FOUND		
GRANITE MONUMENT		
CAPPED REBAR		
UTILITY POLE	U.P.#10	
MANHOLE	S	
VALVE	GV	WV
CATCH BASIN	C.B.#10	
FIRE HYDRANT		
DECIDUOUS TREE/SHRUB		
EVERGREEN TREE/SHRUB		
TREE LINE		

	EXISTING	PROPOSED
CURBING		
FENCE		
GUARD RAIL		
SIGN		
LIGHT FIXTURE		
BUILDING MOUNTED LIGHT		

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	40.97'	1689.61'	N43°14'47"W	40.97
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
C6	27.67'	1689.61'	N42°04'57"W	27.67
C7	13.81'	25.00'	S25°36'46"E	13.63

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
F. PLS	1	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	2.5" CAL
M. PIN	5	MALUS 'PINKSPIRE'	PINKSPIRE FLOWERING CRAB	2" CAL
M. SS	4	MALUS 'SPRING SNOW'	SPRING SNOW FLOWERING CRAB	2" CAL
M. ZUM	1	MALUS ZUMI CALOCARPA	ZUMI FLOWERING CRAB	2" CAL
P. CA	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT ORNAMENTAL PEAR	2.5" CAL
P. NIG	1	PINUS NIGRA	AUSTRIAN PINE	5'-6' HT.
		SHRUBS		
A. KAR	3	AZALEA KAREN	KAREN AZALEA	15"-18"
B.TCP	3	BERBERIS THUNBERGI CRIMSON PYGMY	JAPANESE DWARF RED BARBERRY	15"-18"
E. CAM	6	ENKIANTHUS CAMPANULATUS	REDVEIN ENKIANTHUS	3'-4'
J. HW	9	JUNIPERUS HORIZONTALIS WILTONI	BLUE RUG JUNIPER	18"-24"
L. FC	15	LEUCOTHOE FONTANESIANA COMPACTA	COMPACT LEUCOTHOE	15"-18"
R. AGL	18	RHODODENDRON 'AGLO'	AGLO RHODODENDRON	2'-2.5'
R. CAN	22	RHODORA CANADENSIS	CANADIAN RHODORA	15"-18"

Prepared For:

Applicant:
YC Portland, LP
307 Cumberland Avenue
Portland, Maine 04101
Tel: (207) 553-7777

Prepared By:

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

LOGAN PLACE

52 Frederic Street Portland, Maine

Date:
JANUARY 14, 2004

Revisions:

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

Title:
LAYOUT & PLANTING PLAN

Scale: 1"=20'

0 10 20 40 ft.

North:

Sheet No.: 2