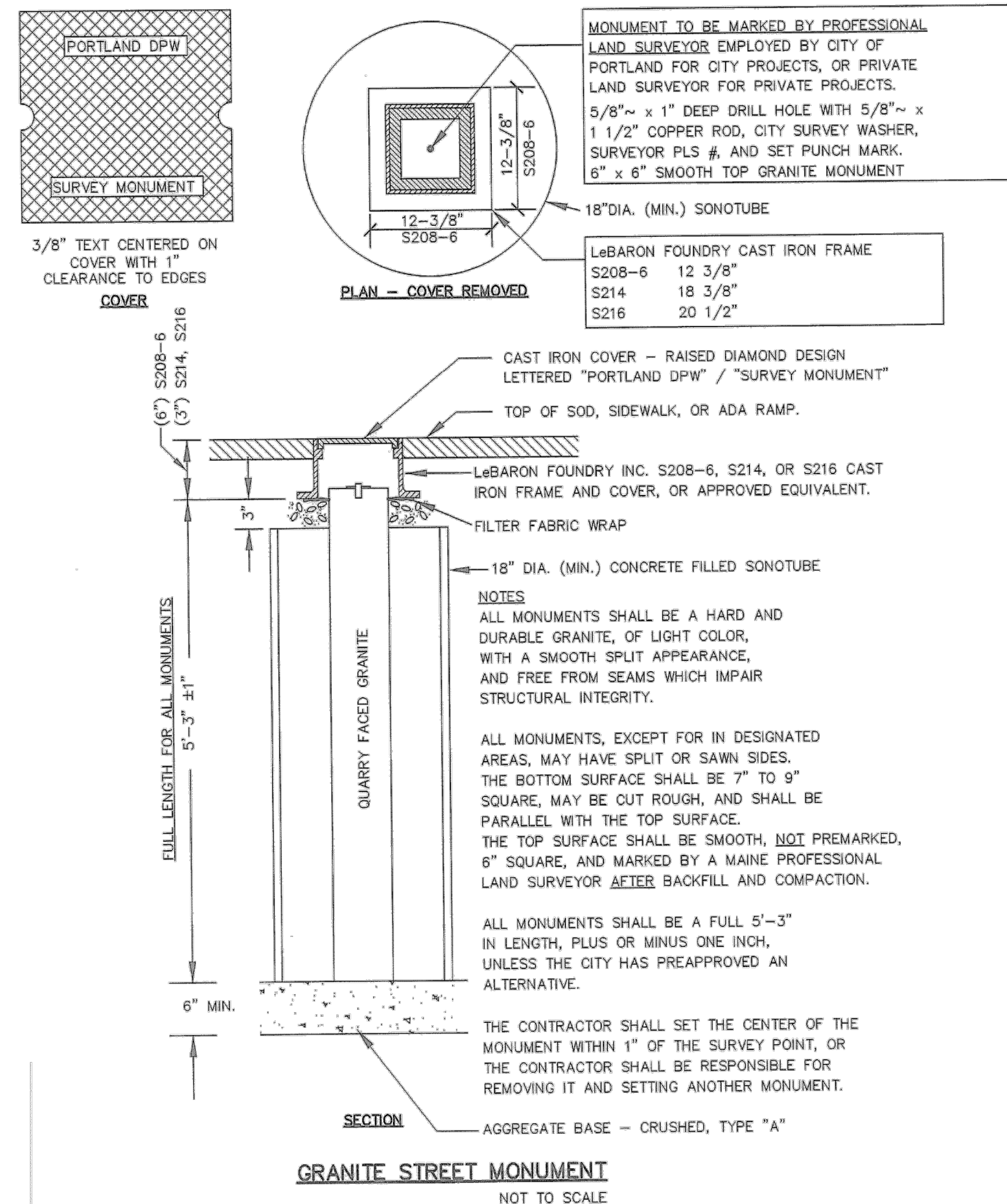


**EASEMENTS AND RELEASES:**

1. AN ACCESS, UTILITY AND MAINTENANCE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING UTILITIES SERVICES AS DEFINED IN 33 M.R.S.A. SECTION 458, A COMMON AREA PLAZA, A PATIO, LANDSCAPING AND FIRE LANE, EMERGENCY VEHICLE ACCESS TO AND FROM 101 YORK STREET, LLC'S PROPERTY FOR THE BENEFIT OF 101 YORK STREET, LLC AND J.B. BROWN & SONS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, LOCATED ON A PORTION OF J.B. BROWN & SONS' REAL PROPERTY AT 27 HIGH STREET IN PORTLAND, MAINE. SAID EASEMENT IS INCLUDED IN THE CONVEYANCE FROM J.B. BROWN & SONS TO 101 YORK STREET, LLC BY QUITCLAIM DEED DATED APRIL 27, 2016 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33066, PAGE 241 AND IS DEPICTED ON EXHIBIT A OF SAID QUITCLAIM DEED.
2. A COMMON DRIVEWAY, SIDEWALK, AND BIKE RACK EASEMENT FOR BENEFIT OF 101 YORK STREET, LLC AND J.B. BROWN & SONS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS, FOR THE BENEFIT, USE AND OPERATION OF THE 101 YORK STREET, LLC AND THE J.B. BROWN & SONS PROPERTY AS A COMMON DRIVEWAY, SIDEWALK, AND BIKE RACK EASEMENT AND A GRADING EASEMENT FOR BENEFIT OF 101 YORK STREET, LLC LOCATED ON A PORTION OF J.B. BROWN & SONS' REAL PROPERTY AT OR NEAR 60 DANFORTH STREET IN PORTLAND, MAINE. SAID EASEMENT IS INCLUDED IN THE CONVEYANCE FROM J.B. BROWN & SONS TO 101 YORK STREET, LLC BY QUITCLAIM DEED DATED APRIL 27, 2016 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33066, PAGE 241 AND IS DEPICTED ON EXHIBIT B OF SAID QUITCLAIM DEED.
3. A MUTUAL EASEMENT AGREEMENT BETWEEN J.B. BROWN & SONS AND WEST COMPANY LOCATED ON A PORTION OF THE REAL PROPERTY AT OR NEAR 60 DANFORTH STREET AND 78 DANFORTH STREET IN PORTLAND, MAINE. SAID MUTUAL EASEMENT AGREEMENT DATED MARCH 11, 2016, IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32989, PAGE 288 AND CONTAINS THE FOLLOWING AGREEMENTS:
  - i. PERMANENT, NON-EXCLUSIVE UTILITY EASEMENT FOR BENEFIT FOR J.B. BROWN & SONS PROPERTY AND 101 YORK STREET, LLC PROPERTY IN COMMON WITH THE WEST COMPANY PROPERTY.
  - ii. COMMON DRIVEWAY, SIDEWALK AND BIKE RACK EASEMENT FOR BENEFIT OF WEST COMPANY PROPERTY, J.B. BROWN & SONS PROPERTY AND 101 YORK STREET, LLC PROPERTY.
  - iii. TEMPORARY CONSTRUCTION EASEMENT FOR BENEFIT OF PROJECT PROPERTY (101 YORK STREET).
4. A RELEASE OF RIGHTS IN PRIVATE ROAD EXTENSION DELIVERED BY LINDA SACRE AND DARIN SACRE, OWNERS OF CERTAIN REAL ESTATE SITUATED AT 41 HIGH STREET, PORTLAND, MAINE TO J.B. BROWN & SONS. SAID RELEASE IS DATED MARCH 17, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32989, PAGE 260 AND RELEASES ANY RIGHTS LINDA SACRE AND DARIN SACRE, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS MAY HAVE TO ACCESS HIGH STREET COURT BEYOND A POINT 90± FEET EASTERLY OF THE PUBLIC STREET KNOWN AS HIGH STREET.
5. A RELEASE OF RIGHTS IN PRIVATE ROAD EXTENSION DELIVERED BY PETER J. GILLIS, OWNER OF CERTAIN REAL ESTATE SITUATED AT 51 HIGH STREET, PORTLAND, MAINE TO J.B. BROWN & SONS. SAID RELEASE IS DATED MARCH 9, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32989, PAGE 264 AND RELEASES ANY RIGHTS PETER J. GILLIS, AND HIS HEIRS, SUCCESSORS AND ASSIGNS MAY HAVE TO ACCESS HIGH STREET COURT BEYOND A POINT 90± FEET EASTERLY OF THE PUBLIC STREET KNOWN AS HIGH STREET.
6. A MUTUAL MAINTENANCE EASEMENT AGREEMENT BETWEEN J.B. BROWN & SONS AND 75 YORK STREET LLC LOCATED ON PORTIONS OF THE REAL PROPERTY OWNED BY J.B. BROWN & SONS, 101 YORK STREET, LLC AND 75 YORK STREET, LLC AT AND NEAR THEIR COMMON BOUNDARY LINES. SAID MUTUAL MAINTENANCE EASEMENT AGREEMENT DATED APRIL 22, 2016, IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33066, PAGE 91 AND PROVIDES MUTUAL EASEMENTS TO ENTER ON THE ADJACENT PROPERTY TO CONDUCT ANY MAINTENANCE AND REPAIRS TO THE IMPROVEMENTS ON ITS OWN LAND.
7. A CERTIFICATE OF COMPLETION OF REMEDIAL ACTIONS UNDER A VOLUNTARY RESPONSE ACTION PLAN ("VRAP") HAS BEEN ISSUED FROM THE COMMISSIONER OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION UNDER 38 M.R.S.A. SECTION 343-E AND HAS BEEN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33199, BOOK 294, TOGETHER WITH AN ENVIRONMENTAL COVENANT, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON SEPTEMBER 3, 2008, IN BOOK 26313, PAGE 47.
8. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN J.B. BROWN & SONS AND 75 YORK STREET, LLC LOCATED ON A PORTION OF THE REAL PROPERTY AT 75 YORK STREET, SAID EASEMENT IS DATED APRIL 25, 2016 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33066, PAGE 83, WHICH AGREEMENT CREATES AN EASEMENT FOR J.B. BROWN & SONS AND 101 YORK STREET, LLC (AS SUCCESSOR) FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS (INCLUDING INGRESS, EGRESS AND ACCESS FOR AND BY CONSTRUCTION VEHICLES), AND TEMPORARY STORAGE OF MATERIALS OR EQUIPMENT, OVER THE 75 YORK STREET PROPERTY LOCATED WITHIN OR NEAR THE AREA DEPICTED ON THE EXHIBIT A ATTACHED TO SAID TEMPORARY CONSTRUCTION EASEMENT AGREEMENT.
9. THE SITE PLAN PROVIDES SIDEWALKS LOCATED PARTIALLY IN THE CITY RIGHT-OF-WAY AND PARTIALLY ON THE SUBJECT PROPERTY. SIDEWALK AREA ON PRIVATE PROPERTY TO BE SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT TO THE CITY OF PORTLAND, SAID EASEMENT TO THE CITY TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. SAID EASEMENT SHALL BE REDUCED OR TERMINATED TO THE EXTENT THAT THE CITY OF PORTLAND PLANNING AUTHORITY APPROVES THE REDUCTION OR ELIMINATION OF SUCH SIDEWALKS ON THE SUBJECT PROPERTY.



**GENERAL NOTES:**

1. THIS IS THE SUBDIVISION PLAT FOR THE CREATION OF UP TO 63 DWELLING UNITS IN A NEW MIXED-USE BUILDING TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY. ALTHOUGH THE 63 DWELLING UNITS WILL BE CONSTRUCTED TO CONDOMINIUM UNIT STANDARDS, THE APPLICANT WILL INITIALLY OPERATE THE PROPERTY AS MARKET RATE RENTAL APARTMENTS.
2. APPLICANT INTENDS TO DEVELOP SUBJECT PROPERTY AS A PROJECT NAMED "YORK STREET MIXED-USE DEVELOPMENT" CONSISTING OF UP TO 63 RESIDENTIAL UNITS THAT ARE SUBJECT TO SUBDIVISION APPROVAL. THE WATER MAINS DEPARTMENT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAT CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 63 RESIDENTIAL UNITS. THE NON-RESIDENTIAL UNITS ARE NOT SUBJECT TO SUBDIVISION REGULATION.
4. THE RECORD OWNER OF THE SUBJECT PROPERTY IS THE APPLICANT, J.B. BROWN & SONS. A DEED GRANTING THE SUBJECT PROPERTY FROM J.B. BROWN & SONS TO 101 YORK STREET LLC WAS RECORDED ON APRIL 27, 2016 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33066, PAGE 241. SEE PLAN OF THE NEW DIVISION OF LOTS PLAN BOOK 216, PAGE 124.
5. SUBJECT PROPERTY CONSISTS OF PARTIAL LOTS 21, 22 AND 26 ON THE CITY OF PORTLAND TAX MAP 40.
6. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 66,787 SQ. FT.
7. LAND BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY TITLED "NEW DIVISION OF LOTS ON HIGH, DANFORTH, MAPLE & YORK STREETS, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR J.B. BROWN & SONS" BY OWEN HASKELL, INC. DATED DECEMBER 3, 2013 AND REVISED OCTOBER 28, 2015.
8. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN THE B-3 DOWNTOWN BUSINESS DISTRICT. SPACE AND BULK CRITERIA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT ARE AS FOLLOWS:
  - a. MIN. LOT SIZE: NONE
  - b. MIN. STREET FRONTAGE: 15'
  - c. MAX FRONT YARD SETBACK: 5' OR LESS
  - d. MIN. YARD DIMENSIONS: NONE
  - e. MIN. LOT WIDTH: NONE
  - f. MAX LOT COVERAGE: 100%
  - g. MAX HEIGHT OF BUILDING: 65'
9. THE FOLLOWING IS THE FLOOR SPACE AREA FOR EACH PROPOSED USE:
 

RESTAURANT:	7,000 S.F.
RETAIL:	9,955 S.F.
RESIDENTIAL:	80,798 S.F.
TOTAL:	97,753 S.F.
10. THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE YORK STREET MIXED-USE DEVELOPMENT IS 124 SPACES. EXCESS PARKING WILL BE PROVIDED ON SITE IN THE PARKING GARAGE.
11. A SUBDIVISION IS DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD. ACCOMPLISHED BY LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THIS EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
12. THIS IS A PRIVATE DEVELOPMENT. MAINTENANCE AND MANAGEMENT OF SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNER. IN THE EVENT THE OWNER DECIDES AT SOME TIME IN THE FUTURE TO SELL THE INDIVIDUAL DWELLING UNITS SEPARATELY AS CONDOMINIUM UNITS, A CONDOMINIUM ASSOCIATION WILL BE ORGANIZED, AS SUCCESSOR TO THE OWNER, TO TAKE OVER THE SAID RESPONSIBILITIES OF MAINTENANCE AND MANAGEMENT AS DESCRIBED IN THIS NOTE 12.
13. THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLANS AND MEET CITY STANDARDS AND STATE GUIDELINES. STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT BETWEEN THE CITY OF PORTLAND AND 101 YORK STREET, LLC TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. AS SET FORTH IN NOTE 12 ABOVE, IN THE EVENT THE OWNER DECIDES AT SOME TIME IN THE FUTURE TO SELL THE INDIVIDUAL DWELLING UNITS SEPARATELY AS CONDOMINIUM UNITS, A CONDOMINIUM ASSOCIATION WILL BE ORGANIZED, AS SUCCESSOR TO THE OWNER, TO TAKE OVER THE SAID RESPONSIBILITIES OF MAINTENANCE AND MANAGEMENT AS DESCRIBED IN THIS NOTE 13.
14. DURING CONSTRUCTION THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLANS AND MEET CITY STANDARDS AND STATE GUIDELINES.
15. FOR PURPOSES OF SUCCESSION FOR THE OBLIGATIONS AND RESPONSIBILITIES SET FORTH IN THESE NOTES, INCLUDING NOTES 12 AND 13 ABOVE, A DECLARATION OF CONDOMINIUM FOR THE YORK STREET MIXED USE DEVELOPMENT SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

**WAIVERS:**

16. THE PLANNING BOARD VOTED 6-0 TO GRANT THE FOLLOWING WAIVERS:
  - (1) THE PLANNING BOARD FOUND, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUABLE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 17.2.7) WHICH REQUIRES THAT ALONG ARTERIALS AND COLLECTORS, MINIMUM ACCEPTABLE SPACING BETWEEN UTILITIES DRIVENWAYS AND REPORTING LOTS SHALL BE 10 FEET. THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE, THE PLANNING BOARD WAIVED THE TECHNICAL MANUAL STANDARD (SECTION 17.2.7) TO ALLOW THE SEPARATION ON YORK STREET AS SHOWN ON THE PLANS, ON THE CONDITION, PROPOSED BY THE CONSULTING TRANSPORTATION ENGINEER, THAT THE APPLICANT REVISION THE PLANS TO NARROW THE ADJACENT DRIVEWAY TO THE EAST TO 20 FEET WITH THE INTENT OF MAXIMIZING THE DRIVEWAY SEPARATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - (2) THE PLANNING BOARD FOUND, BASED ON THE PLANNING AUTHORITY'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUABLE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 12.2) REQUIRING THAT THE AVERAGE ILLUMINATION LEVEL ON A SITE NOT EXCEED 1.25 FOOT-CANDELES AND THAT THE ILLUMINATION LEVEL OF THE PROPERTY LINE NOT EXCEED 0.1 FOOT-CANDELES. THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE, THE PLANNING BOARD WAIVED THE TECHNICAL MANUAL STANDARD (SECTION 12.2) TO ALLOW ILLUMINATION LEVELS AS PROPOSED IN THE PHOTOMETRIC PLAN (PLAN 17); AND
  - (3) THE PLANNING BOARD FOUND THAT THE APPLICANT HAS DEMONSTRATED THAT SITE CONSTRAINTS PREVENT THE PLANTING OF ALL REQUIRED STREET TREES IN THE RIGHT-OF-WAY. THE PLANNING BOARD WAIVED THE SITE PLAN STANDARD (SECTION 14528 (b) (ii)) REQUIRING ONE STREET TREE PER UNIT FOR MULTIFAMILY DEVELOPMENT AND CONCLUDED THAT THE APPLICANT SHALL CONTRIBUTE \$4,400 TO PORTLAND'S TREE FUND.

**SUBDIVISION CONDITIONS OF APPROVAL:**

17. THE PLANNING BOARD VOTED 6-0 THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL, WHICH MUST BE MET PRIOR TO THE SIGNING OF THE PLAT:
  1. THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY.
  2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL; AND
  3. THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS, INCLUDING BUT NOT LIMITED TO:
    - A) A PUBLIC ACCESS EASEMENT FOR AREAS OF THE SIDEWALK NOT IN THE RIGHT-OF-WAY;
    - B) ACCESS, UTILITY, AND MAINTENANCE EASEMENTS FROM 27 HIGH STREET TO 101 YORK STREET FOR AREAS INCLUDING A PROPOSED BIORETENTION CELL, A PROPOSED FIRE LANE, AND PATIO;
    - C) UTILITY AND CONSTRUCTION EASEMENTS FROM 78 DANFORTH STREET TO 101 YORK STREET;
    - D) ACCESS EASEMENT FROM 60 DANFORTH STREET TO 101 YORK STREET, 78 DANFORTH STREET, AND 27 HIGH STREET;
    - E) UTILITY EASEMENT FROM 60 DANFORTH STREET TO 101 YORK STREET AND 78 DANFORTH STREET;
    - F) UTILITY EASEMENT TO 78 DANFORTH STREET FROM 101 YORK STREET;
    - G) A CONSTRUCTION EASEMENT FROM 75 YORK STREET;
    - H) A GRADING EASEMENT, AS NECESSARY, FROM 60 DANFORTH STREET

**1. CONSTRUCTION:**

- a. METHODS AND MATERIALS USED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CURRENT CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
- b. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS, IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC WORKS DEPARTMENT TECHNICAL STANDARDS AND GUIDELINES. FINAL AS-BUILT LOCATIONS OF CURBING AND TIP DOWNS SHALL BE COORDINATED WITH PUBLIC WORKS DEPARTMENT. ALL WATER MAINS SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UNILIT STANDARDS.
- c. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. CONTRACTOR SHALL POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- d. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. APPLICANT, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- e. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.
- f. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- g. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- h. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERTY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- i. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT SEWER DIVISION.
- j. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
- k. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- l. 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 ALTERATIONS TO OR DEVIATIONS 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 LOCATIONS AND SIZE OF BUILDINGS.
- m. LANDSCAPING SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL, INCLUDING STREET TREES TO BE INSTALLED IN THE CITY RIGHT-OF-WAY AS SHOWN ON THE LANDSCAPING PLAN. STREET TREES SHALL BE A SPECIES IDENTIFIED ON THE CITY OF PORTLAND RECOMMENDED TREE LIST, UNLESS OTHERWISE APPROVED BY THE PORTLAND CITY ARBORIST OR HIS/HER DESIGNEE.
- n. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
- o. THE CONTRACTOR OR APPLICANT IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT INSPECTION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS 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 AT ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR PRECONSTRUCTION MEETING.

DWELLING UNIT SIZE MATRIX		
UNIT TYPE	AREA SF	TOTAL
1 BEDROOM	767	4
1 BEDROOM	756	4
1 BEDROOM	772	4
1 BEDROOM	967	4
2 BEDROOM	1,185	20
2 BEDROOM	1,164	8
2 BEDROOM	1,190	4
2 BEDROOM	1,232	3
2 BEDROOM	1,230	8
3 BEDROOM	1,504	4
TOTAL:		63

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Rev.	Date	Revision
3	5/9/16	MONUMENT, MEETS & BOUNDS, LABELS
2	3/10/16	RESPONSE TO CITY COMMENTS
1	11/13/15	RESPONSE TO CITY COMMENTS

Issued For	Date	By
FINAL PLAN REVIEW	4/11/16	AMP
SITE PLAN REVIEW	8/7/15	AMP

Design: DER	Draft: CG	Date: JUNE 2015
Checked: AMP	Scale: 1"=20'	Job No.: 3018
File Name: 3018-SUBDIVISION.dwg		

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Client:	York Street, LLC 36 Danforth Street, Portland, ME 04101

Drawing No.  
**C1.04**