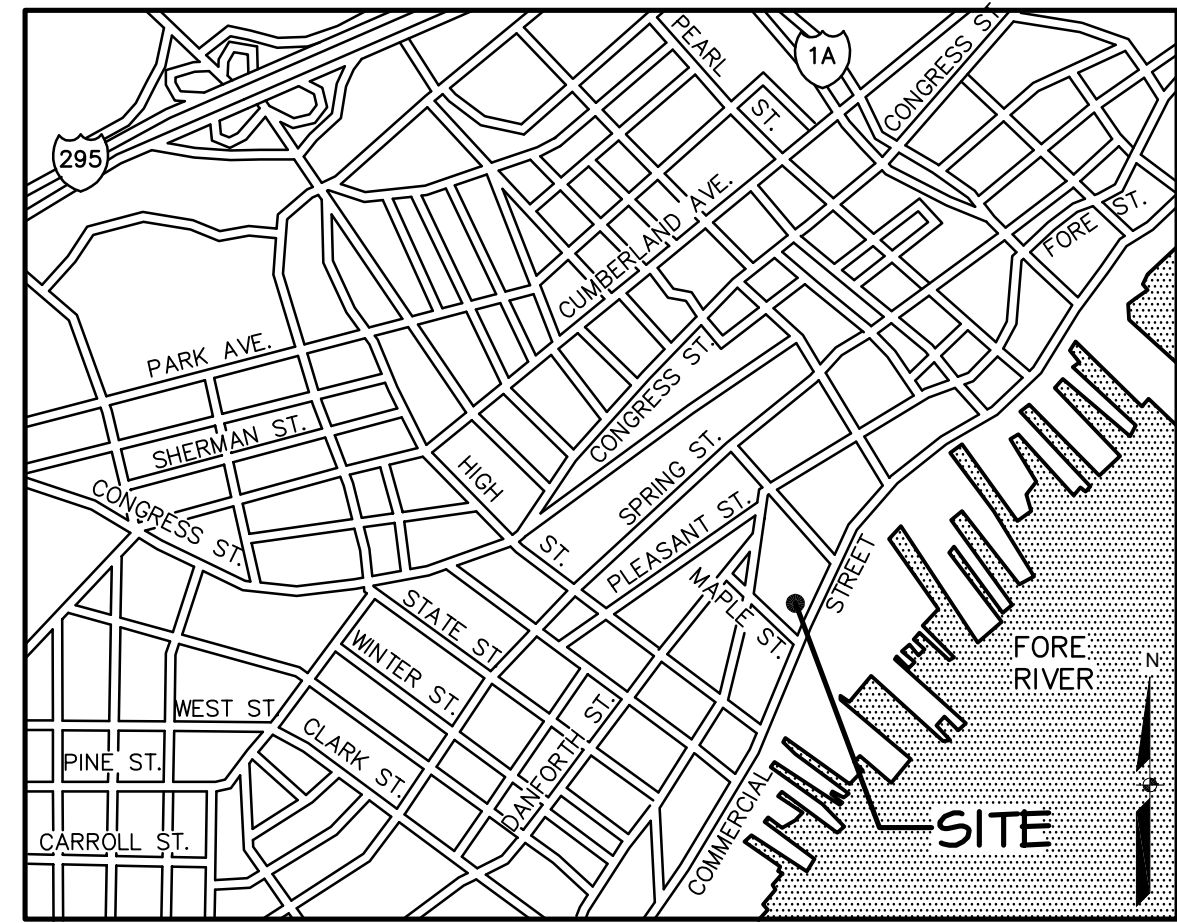
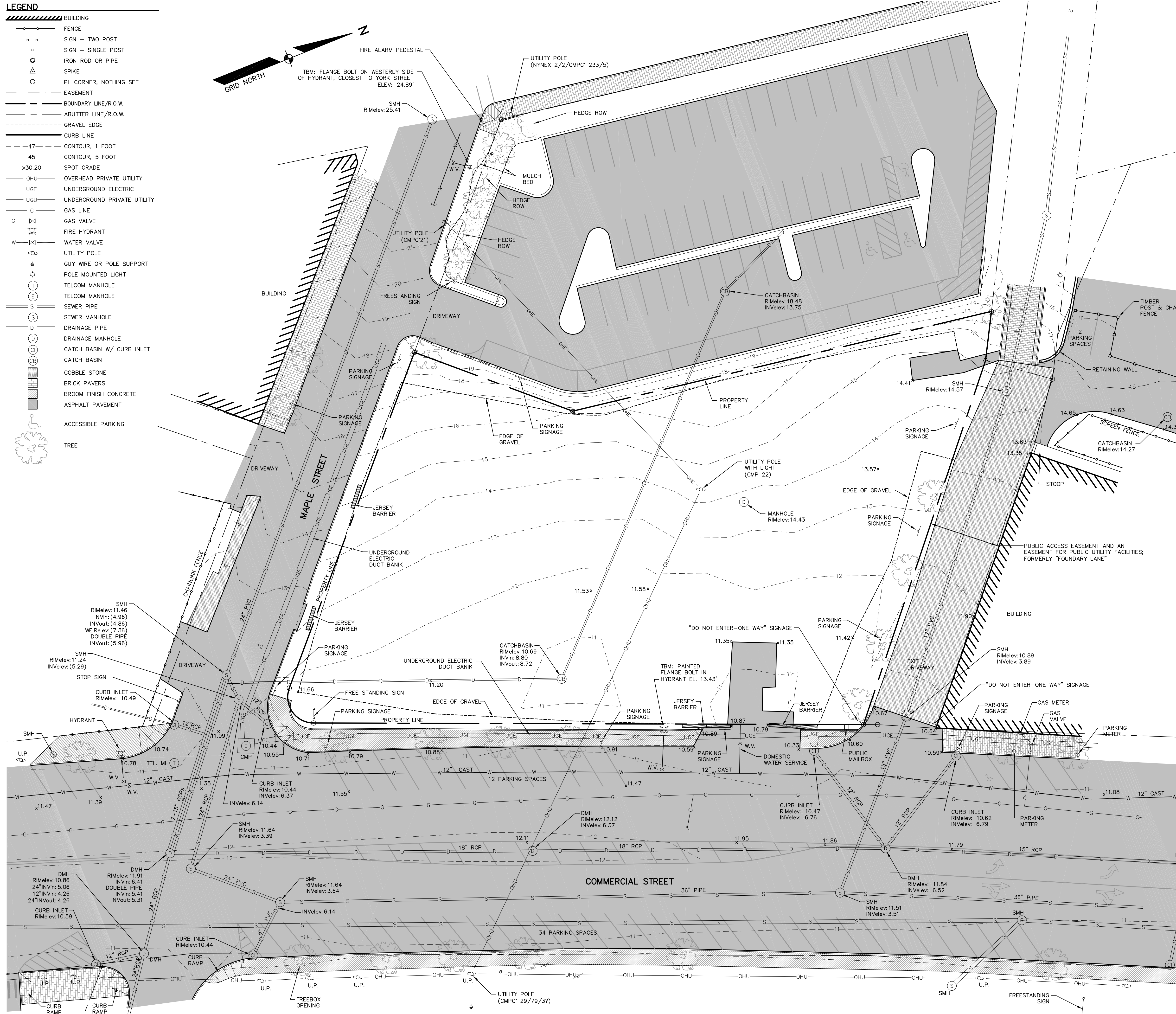
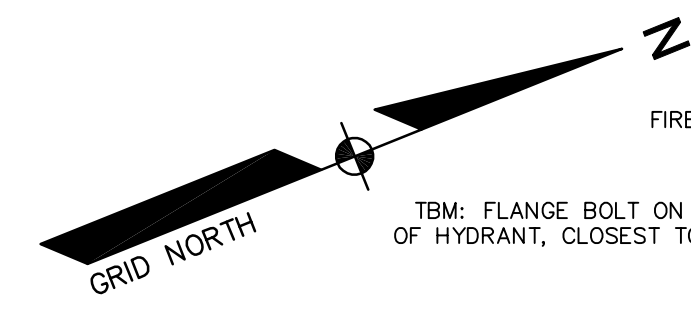


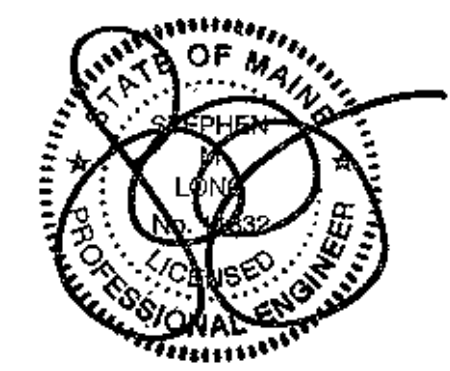
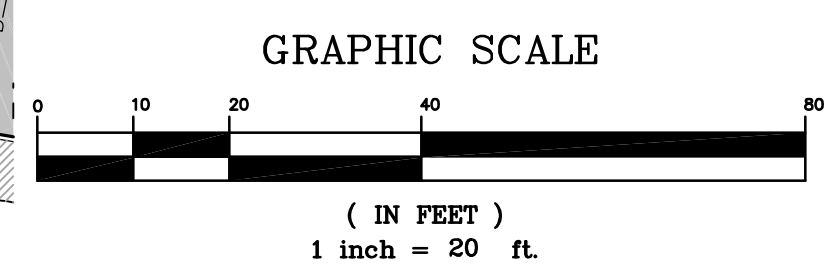
**LEGEND**

- ▨ BUILDING
- FENCE
- SIGN - TWO POST
- SIGN - SINGLE POST
- IRON ROD OR PIPE
- SPIKE
- PL CORNER, NOTHING SET
- EASEMENT
- BOUNDARY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- GRAVEL EDGE
- CURB LINE
- 47 CONTOUR, 1 FOOT
- 45 CONTOUR, 5 FOOT
- x30.20 SPOT GRADE
- OHU OVERHEAD PRIVATE UTILITY
- UGE UNDERGROUND ELECTRIC
- UGU UNDERGROUND PRIVATE UTILITY
- G GAS LINE
- G GAS VALVE
- FIRE HYDRANT
- W WATER VALVE
- UTILITY POLE
- GUY WIRE OR POLE SUPPORT
- POLE MOUNTED LIGHT
- TELCOM MANHOLE
- TELCOM MANHOLE
- S SEWER PIPE
- S SEWER MANHOLE
- D DRAINAGE PIPE
- D DRAINAGE MANHOLE
- C CATCH BASIN W/ CURB INLET
- C CATCH BASIN
- COBBLE STONE
- BRICK PAVERS
- BROOM FINISH CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING
- TREE



**GENERAL NOTES**

1. THE RECORD OWNER OF THE SUBJECT PROPERTY IS THE APPLICANT, J. B. BROWN & SONS. DEEDS GRANTING THE SUBJECT PROPERTY TO THE APPLICANT ARE THE FOLLOWING: A DEED FROM JOSEPH A. SYMONDS, JOHN MARSHALL BROWN AND PHILIP G. BROWN, DATED MAY 16, 1904 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 749, PAGE 43; A DEED FROM POULTRY PROCESSING, INC., DATED MAY 2, 1978 AND RECORDED IN SAID REGISTRY IN BOOK 4208, PAGE 56, AND A DEED FROM POULTRY PROCESSING, INC., DATED AUGUST 29, 1979 AND RECORDED IN SAID REGISTRY IN BOOK 4486, PAGE 50.
2. THE PROPERTY IS SHOWN AS LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
3. TOTAL AREA OF PARCEL IS 38,770 SQ.FT. OR 0.89 ACRES
4. LAND BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY TITLED "STANDARD BOUNDARY SURVEY OF LAND OF J. B. BROWN & SONS" BY HORIZONS ENGINEERING, INC. DATED OCTOBER 22, 2012
5. THE PROPERTY IS LOCATED WITHIN THE CITY OF PORTLAND 85b URBAN COMMERCIAL MIXED USE DISTRICT.
6. REFERENCE DEEDS:
  - A. JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 749 PAGE 43.
  - B. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CDRD BOOK 4208 PAGE 56.
  - C. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978, AND RECORDED IN CDRD BOOK 4486 PAGE 50.
7. REFERENCE PLANS:
  - A. "ALIGNMENT & GRADING - PARKING LOT 311-331 COMMERCIAL STREET PORTLAND MAINE - J. B. BROWN & SONS" DATED APRIL 29, 1989 AND SURVEYED BY HERBERT P. GRAY.
  - B. "LAND OF BAXTER PLACE ASSOCIATES AND DISPOSITION OF FOUNDRY LANE" DATED MAY 16, 1995, SURVEYED BY HERBERT P. GRAY AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 195 PAGE 127.
  - C. "PLAN OF LAND IN PORTLAND, MAINE FOR J. B. BROWN & SONS" DATED MARCH 27, 1978, SURVEYED BY OWEN & HASKELL, INC. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 119 PAGE 40.
  - D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PORTLAND, CUMBERLAND COUNTY FEDERAL AID PROJECT NO. M-0685(4) DATED JUNE, 1991 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 193 PAGE 341.
  - E. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS COMMERCIAL STREET CROSS TO HIGH" DATED APRIL 27, 1943, SHEET 624/3.
8. VERTICAL DATUM: CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929. NEAREST CITY BENCHMARK IS A 1/2" INCH DRILL HOLE LOCATED ON THE STEPS OF U.S. CUSTOM HOUSE, COMMERCIAL STREET, WITH AN ELEVATION OF 14.072'. ELEVATIONS OF THE TEMPORARY BENCHMARKS SHOWN HEREON WERE VERIFIED AGAINST THIS CITY BENCHMARK.
9. PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM-COMMUNITY PANEL NUMBER 2300510013-B DATED JULY 17, 1986.



DATE	REVISION DESCRIPTION	BY
01-02-13	REVISED BENCHMARKS & NOTES PER CITY STAFF COMMENTS	BJS
02-01-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS	BJS
02-05-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS	BJS

**COPECHEE**  
CONSTRUCTION CORPORATION  
11 CORPORATE DRIVE, BELMONT, NH 03220  
PHONE (603) 327-3990 FAX (603) 327-3191

**EXISTING CONDITIONS**

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT  
PORTLAND, ME

DATE: 10-22-12  
SCALE: 1"=20'  
DRAWN BY: BJS

**C02**  
SHEET: 2 OF 14