

- THIS IS THE SUBDIMISION PLAT FOR THE CREATION OF 14 DWELLING UNITS IN A NEW MIXED-USE BUILDING TO BE CONSTRUCTED ON THE SUBJECT PROPERTY, THE APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIMISION OF THE LAND ON THE SUBJECT PROPERTY.
- THE RECORD OWNER OF THE SUBJECT PROPERTY IS THE APPLICANT, J B BROWN & SONS, DEEDS CRANTING THE SUBJECT PROPERTY TO THE APPLICANT ARE THE FOLLOWING: A DEED FROM JOSEPH A. SYMONDD, JOHN MARSHALL BROWN AND PHUID C. BROWN, DATED MAY B, 1904 AND RECORDED IN THE CLUBERLAND COUNTY RECISTRY OF DEEDS IN BOOK 748, PAGE 43; A DEED FROM POULTRY PROCESSING, INC., DATED MAY 2, 1978 AND RECORDED IN SAID RECISTRY OF DEEDS IN BOOK 4208, PAGE 66, AND A DEED FROM POULTRY PROCESSING, INC., DATED MAY 2, DATED MAY 2, 1978 AND RECORDED IN SAID REGISTRY IN BOOK 4408, PAGE 66, AND A DEED FROM POULTRY PROCESSING, INC., DATED MAY 2, DATED MAY 3, DATED MAY 2, DATED MAY 3, D
- 3. SUBJECT PROPERTY IS LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
- 4. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 38,770 SQ FT.
- LAND BOUNDARY AND TOPOCRAPHIC 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 COTOBER 22, 2012

- APPLICANT INTENDS TO DEVELOP SUBJECT PROPERTY AS MIXED USE BUILDING CONSISTING OF 14 RESIDENTIAL UNITS THAT ARE SUBJECT TO SUBDIVISION REGULATION, PLUS A HOTEL AND A RESTAURANT.
- 8. THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAT CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 14 RESIDENTIAL UNITS. THE NON-RESIDENTIAL UNITS ARE NOT SUBJECT TO SUBDIVISION REGULATION.
- 9. 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—TEAR PERIOD. WHETHER ACCOMPLISHED BY SALE, LESSE, DEVELOPMENT, BUILDINGS OR OTHERWISE, AND AS FURTHER DEFINED IN 30—A MAS, SECTION 4001 HE IRMS SUBDIVISION SHALL ALSO INCLUDE HE DIVISION OF A NEW SIRRICIUME OR STRUCTURES ON A THACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE—TEAR PERIOD AND THE VISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY LISED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE—TEAR DEFINED, THE AREA MICLIPED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY THAT OF A STRUCTURE FIOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH, A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH.

- THE SITE PLAN PROVIDES FOR SIDEWALKS LOCATED PARTIALLY IN THE CITY RIGHT-OF-WAY AND PARTIALLY ON THE SUBJECT PROPERTY. APPLICANT SHALL GRANT AN EASEMENT TO THE PUBLIC FOR PEDESTRIAN TEAML. OVER PORTIONS OF THE SIDEWALS LOCATED ON THE SUBJECT PROPERTY. SAID EASEMENT SHALL ER REDUCTION OR LEMMINATED TO HELD STATE THE STATE STATE OF THE SIDEWALKS ON THE SUBJECT PROPERTY.
- 12. THE PROJECT APPROVED ON THE SUBJECT PROPERTY SHALL BE SUBJECT TO A TRAFFIC DEMAND MANAGEMENT (TIM) PLAN, WHICH MAY BE MODIFIC PROVIDED THE CONTROL TO A TRAFFIC DEMAND PLANNING DEPARTMENT).
- 13. THE PLANNING BOARD GRANTED (\_\_\_\_) WAIVERS OF APPLICABLE SUBDIVISION AND/OR LAND USE STANDARDS AS SET FORTH IN THE CERTIFICATE OF SUBDIVISION WAIVER APPROVAL RECORDED IN THE CORD AT SUCK. \_\_\_\_\_ PAGE \_\_\_\_\_\_ PAGE \_\_\_\_\_
- REFERENCE DEEDS.
  A JOSEPH A: SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SCNS 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 CORD BOOK 4208 PAGE 56.
  D. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED. MAY 2,1978. AND RECORDED IN. CORD. BOOK 4486 PAGE 50.

- BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE STATE COORDINATE SYSTEM WEST ZONE.
- THIS PLAN IS BASED ON A TOTAL STATION SURVEY COMPLETED ON SEPTEMBER 18, 2012 WITH A RAW PRECISION (
- BASIS OF BEARINGS WAS DETERMINED WITH STATIC GPS OBSERVATIONS. HORIZONTAL DATUM IS STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83.
- VERTICAL DATUM: CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929. NEAREST CITY BENCHMARK IS A 1 INCH DRILL HOLE LOCATED ON THE STEPS OF U.S. CUSTOM HOUSE, COMMERCIAL STREET, WITH AN ELEVATION OF 14.072. FIVATIONS OF THE TEMPORARY PERCHAMBENS SHOWN HERROW MERF VERIFIED AGAINST THIS CITY BRINCHMARK.
- PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM— COMMUNITY PANEL NUMBER 2300510013-B DATED JULY 17, 1986.



SUBDIVISION PLAN  $\Omega$ 

VELOPWENT 3Y J E BROWN &: D MAPLE STREETS

MIXED USE REDEVEL
OF LAND OWNED 3:
COMMERCIAL AND PORTLAND, MAINE

SCALE: 1"-20' RAWN BY: BJS SO SHEET: 1 OF 1

DATE: 10-22-12