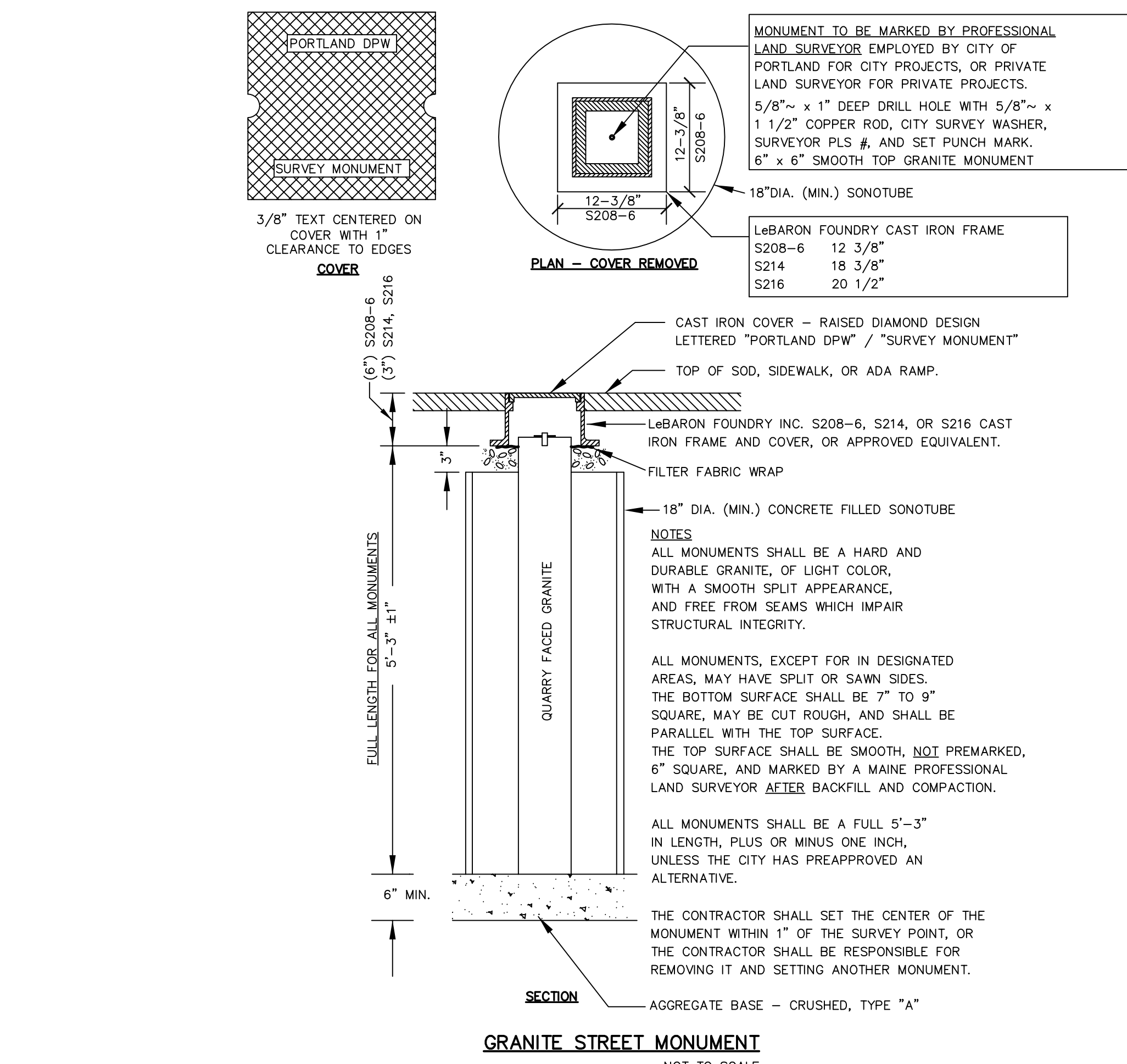
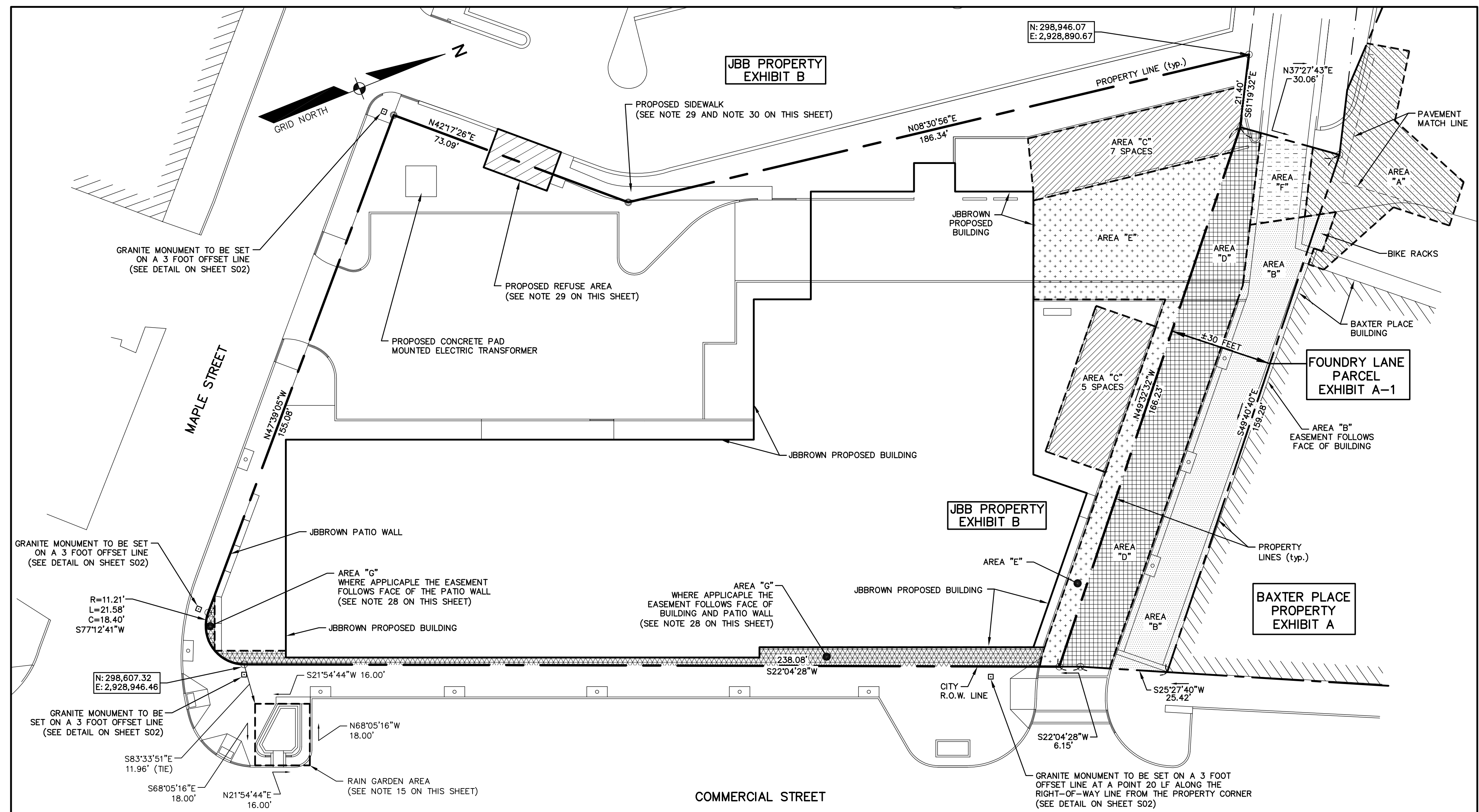


GENERAL NOTES CONTINUED:

22. THE FOUNDRY LANE PARCEL, OWNED BY BAXTER PLACE, LLC, IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND AN EASEMENT FOR PUBLIC UTILITY FACILITIES THAT WAS RETAINED IN THE DISCONTINUANCE ORDER RECORDED AT THE CCRD IN BK 11924 PG 015. SEE THE AGREEMENT OF AGREEMENT BETWEEN J.B. BROWN & SONS AND BAXTER PLACE ASSOCIATES RECORDED AT THE CCRD IN BK 11924 PG 010. ALSO, SEE THE MODIFICATION OF AGREEMENT AND PUBLIC ACCESS EASEMENT BY J.B. BROWN & SONS AND BAXTER PLACE, LLC TO BE RECORDED AT THE CCRD.
23. PEDESTRIAN EASEMENT TO BENEFIT JBB PROPERTY IS AREA "B" AND AREA "F". SEE EASEMENT AGREEMENTS BETWEEN BAXTER PLACE, LLC AND J.B. BROWN & SONS RECORDED AT THE CCRD IN BK 30325 PG 220.
24. PARKING EASEMENT FOR 12 SPACES TO BENEFIT BAXTER PLACE PROPERTY IS AREA "C." SEE EASEMENT AGREEMENT BETWEEN BAXTER PLACE, LLC AND J.B. BROWN & SONS RECORDED AT THE CCRD IN BK 30325 PG 220.
25. PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS EASEMENT TO BENEFIT JBB PROPERTY IS AREA "D." SEE EASEMENT AGREEMENT BETWEEN J.B. BROWN & SONS AND BAXTER PLACE, LLC RECORDED AT THE CCRD IN BK 30325 PG 220.
26. PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS EASEMENT TO BENEFIT BAXTER PLACE PROPERTY IS AREA "E." SEE EASEMENT AGREEMENT BETWEEN BAXTER PLACE, LLC AND J.B. BROWN & SONS RECORDED AT THE CCRD IN BK 30325 PG 220.
27. TEMPORARY CONSTRUCTION EASEMENT TO BENEFIT JBB PROPERTY IS AREA "A," AREA "B," AREA "D," AND AREA "F." SEE EASEMENT AGREEMENT BETWEEN J.B. BROWN & SONS AND BAXTER PLACE, LLC RECORDED AT THE CCRD IN BK 30325 PG 220.
28. THE SITE PLAN PROVIDES SIDEWALKS LOCATED PARTIALLY IN THE CITY RIGHT-OF-WAY AND PARTIALLY ON THE SUBJECT PROPERTY. SEE EASEMENT OVER AREA "G" TO THE PUBLIC FOR PEDESTRIAN TRAVEL OVER PORTIONS OF THE SIDEWALKS LOCATED ON THE SUBJECT PROPERTY TO BE RECORDED AT THE CCRD. 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.
29. THE SITE PLAN PROVIDES A REFUSE AREA AND A WALKWAY PARTIALLY ON AN ADJACENT PARCEL OF LAND OWNED BY J.B. BROWN & SONS IDENTIFIED AS LOT 1 OF BLOCK F ON THE CITY OF PORTLAND TAX MAP 40. SEE EASEMENT OR AGREEMENT OVER SAID REFUSE AREA AND WALKWAY TO BENEFIT THE SUBJECT PARCEL IDENTIFIED AS LOT 1 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40 TO BE RECORDED AT THE CCRD. SAID EASEMENT OR AGREEMENT ALLOWS FOR ACCESS, WASTE COLLECTION, AND SERVICE DELIVERY.
30. IN ADDITION TO SUCH RECORDED EASEMENTS, THE CONDOMINIUM DECLARANT GRANTS TO THE GENERAL PUBLIC A RIGHT OF WAY PEDESTRIAN EASEMENT (INCLUDING WHEELCHAIRS AND SIMILAR MOBILITY ASSISTANCE EQUIPMENT FOR THE DISABLED) ON, OVER AND ACROSS ANY SIDEWALKS LOCATED ON THE REAL ESTATE FOR THE SOLE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE REAL ESTATE. SEE THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CCRD.
31. THE PLANNING BOARD GRANTED THE FOLLOWING (5) WAIVERS OF APPLICABLE SUBDIVISION AND/OR LAND USE STANDARDS:
 A. LOCATION AND SPACING OF DRIVEWAYS. THE PLANNING BOARD WAIVES TECHNICAL STANDARD, SECTION 1.20.1, TO ALLOW A TWO WAY SITE ENTRANCE ON MAPLE STREET APPROXIMATELY 80 FEET FROM THE EXISTING ACCESS TO THE ADJACENT LOT.
 B. PARKING AISLE. THE PLANNING BOARD WAIVES TECHNICAL STANDARD, SECTION 1.14, FIGURES 1-28 TO 1-32 WHICH REQUIRE A 24 FOOT WIDE DRIVE AISLE, TO ALLOW A REDUCTION TO 20 FEET WIDTH BEHIND THE 5 PARKING SPACES ADJACENT TO THE DRIVE ACCESS NEAR FOUNDRY LANE.
 C. CROSSWALK SIGHT DISTANCE. THE PLANNING BOARD WAIVES TECHNICAL STANDARD, SECTION 1.20.1, TO ALLOW A REDUCTION IN THE REQUIRED SIGHT DISTANCE TO THE CENTERLINE OF THE CROSSWALK ON THE EAST SIDE OF COMMERCIAL STREET, SUBJECT TO THE REMOVAL OF AN ADDITIONAL PARKING SPACE NEAREST TO THE CROSSWALK, AS BASED ON PLAN CO# REV. 1-15-2013.
 D. FLOODING. THE PLANNING BOARD WAIVES TECHNICAL STANDARD, SECTION 5 II 4 E (2) (g) AND (b), TO ALLOW THE MINOR INCREASE IN POST-DEVELOPMENT STORMWATER FLOWS TO THE TIDAL FORE RIVER, A TRIBUTARY TO CASCO BAY (THE ATLANTIC OCEAN).
 E. SITE LIGHTING. THE PLANNING BOARD WAIVES TECHNICAL STANDARD, SECTION 12.2.3 ILLUMINATION LEVELS AND 12.2.5 LIGHT TRESPASS, TO ALLOW TO LOCATIONS NEAR THE BUILDING WHERE MAXIMUM LIGHT LEVELS ARE EXCEEDED BY UP TO 4 FOOT CANDLES, AND TO ALLOW SOME MINOR TRESPASS AT THE PROPERTY BOUNDARIES THAT BENEFIT THE PEDESTRIAN AREAS.
32. NOTES RELATED TO VEHICLE DELIVERIES, COLLECTION OF WASTE, HVAC SYSTEMS AND EXTERNAL MECHANICAL EQUIPMENT WHICH ARE RESTRICTED BY CONDITIONS OF THE SITE PLAN APPROVAL ARE ON THE FINAL APPROVED SITE PLANS ON FILE AT CITY HALL AND IN THE DECLARATION OF CONDOMINIUM FOR THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED.
33. REFERENCE DEEDS:
 A. JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP C. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 749 PAGE 43.
 B. POLTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CCRD BOOK 4208 PAGE 56.
 C. POLTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED, MAY 2, 1978, AND RECORDED IN CCRD BOOK 4486 PAGE 50.
34. REFERENCE PLANS:
 A. ALIGNMENT & GRADING - PARKING LOT 311-331 COMMERCIAL STREET PORTLAND MAINE. J. B. BROWN & SONS DATED APRIL 29, 1998 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 193 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.
35. 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 SERVICES DIVISION TECHNICAL STANDARDS AND GUIDELINES. FINAL AS-BUILT LOCATIONS OF CURBING AND TIP DOWNS SHALL BE COORDINATED WITH PUBLIC SERVICES DIVISION. 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 PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED 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 SERVICES 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 SERVICES 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 SERVICES 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 LOCATION AND SIZE OF BUILDINGS.
 (m) LANDSCAPING SHALL MEET THE "LANDSCAPING AND LANDSCAPE PRESERVATION STANDARDS" IN SECTION 4 OF THE CITY OF PORTLAND TECHNICAL MANUAL (ADOPTED 7/19/10 AND REVISED THROUGH 7/21/11, INCLUDING STREET TREES TO BE INSTALLED IN THE CITY RIGHT-OF-WAY IN AS SHOWN ON THE APPROVED LANDSCAPING PLAN (SHEET CO# OF THE APPROVED SITE PLAN SET) ON FILE WITH THE PLANNING AUTHORITY. 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 SERVICES INSPECTION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8838). 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 THE PRECONSTRUCTION MEETING.



LEGEND

- EXISTING BUILDING
- EXISTING EASEMENT LINE
- BOUNDARY LINE/R.O.W.
- NEW EASEMENT OR AGREEMENT LINE
- GRANITE MONUMENT TO BE SET ON 3.00' OFFSET LINE

AREA "A"
 AREA "B"
 AREA "C"
 AREA "D"
 AREA "E"
 AREA "F"
 AREA "G"

EASEMENTS PLAN

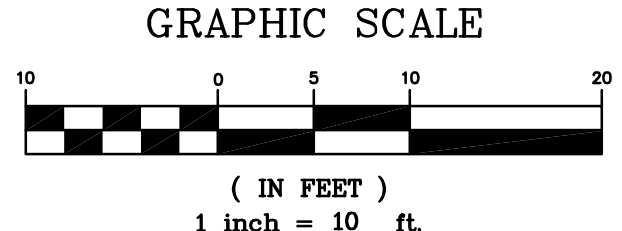
SCALE: 1"=20'

CERTIFICATION
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

horizons Engineering
 34 School Street
 Littleton, NH 03561
 Phone 603.444.4111 - Fax 603.444.1343

APPROVAL BY:
 CITY OF PORTLAND PLANNING BOARD:

DATE: _____



COPECEE CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT, NH 03120
 PHONE (603) 327-9890 FAX (603) 327-9191

SUBDIVISION PLAT

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT 321 COMMERCIAL STREET PORTLAND, MAINE
 RECORD OWNER: J.B. BROWN & SONS PO BOX 207 PORTLAND, ME 04112

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

S02

SHEET: 2 OF 2