

PROPOSED EASEMENTS PLAN

SCALE: 1"=20'

- LEGEND**
- EXISTING BUILDING
 - - - EXISTING EASEMENT LINE
 - BOUNDARY LINE/R.O.W.
 - - - EASEMENT LINE
 - ▨ AREA "A"
 - ▩ AREA "B"
 - ▧ AREA "C"
 - ▦ AREA "D"
 - ▥ AREA "E"
 - ▤ AREA "F"
 - ▣ AREA "G"

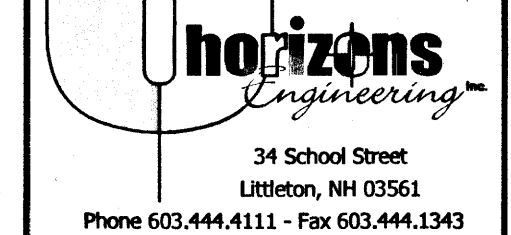
Professional Seal

GENERAL NOTES CONTINUED:

21. 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 BETWEEN THE CITY OF PORTLAND, J.B. BROWN & SONS AND BAXTER PLACE ASSOCIATES RECORDED AT THE CCRD IN BK 11924 PG 010.
22. PROPOSED PEDESTRIAN EASEMENT TO BENEFIT THE PUBLIC AND JBB PROPERTY IS AREA "B" AND AREA "F". SEE EASEMENT AGREEMENTS BETWEEN BAXTER PLACE, LLC, J.B. BROWN & SONS, AND THE CITY OF PORTLAND TO BE RECORDED IN THE CCRD.
23. PROPOSED 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 TO BE RECORDED IN THE CCRD.
24. PROPOSED 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 TO BE RECORDED IN THE CCRD.
25. PROPOSED 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 TO BE RECORDED IN THE CCRD.
26. THE SITE PLAN PROVIDES SIDEWALKS LOCATED PARTIALLY IN THE CITY RIGHT-OF-WAY AND PARTIALLY ON THE SUBJECT PROPERTY. THE PROPOSED EASEMENT TO THE PUBLIC FOR PEDESTRIAN TRAVEL OVER PORTIONS OF THE SIDEWALKS LOCATED ON THE SUBJECT PROPERTY IS AREA "G." 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.
27. 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 UNTIL 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 C08 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.

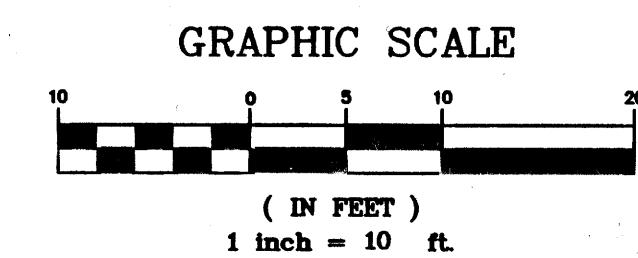
CERTIFICATION
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

ANDREW J. NADEAU, PLS 2326



APPROVAL BY:
CITY OF PORTLAND PLANNING BOARD:

DATE: _____



DATE	REVISION	SCHEDULE
01-02-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS	BY: BJS
01-25-13	REVISED PER THE CONDITIONS OF THE PLANNING BOARD APPROVAL	BY: BJS

PREPARED BY:
COPECHIE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03120
PHONE (603) 527-9956 FAX (603) 527-9191

SUBDIVISION PLAN

PROJECT: MIXED USE REDEVELOPMENT OF LAND OWNED BY J.B. BROWN & SONS COMMERCIAL AND MAPLE STREETS PORTLAND, MAINE
RECORD OWNER: J.B. BROWN & SONS PORTLAND, ME 04112

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

SHEET: 2 OF 2