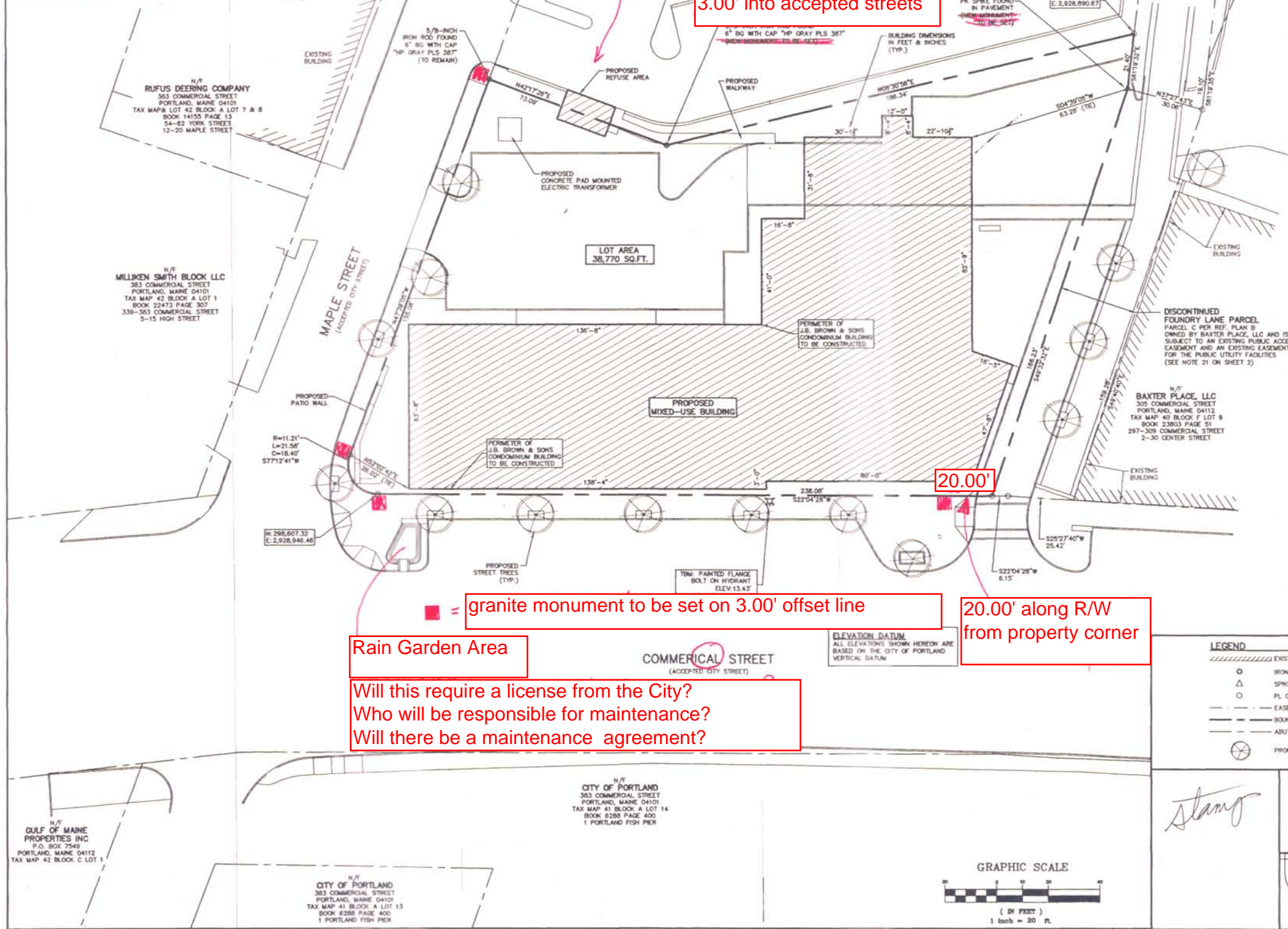


LOCATION MAP N.T.S.



is the refuse area encroaching on the proposed walkway?

monuments are only set 3.00' into accepted streets

granite monument to be set on 3.00' offset line

20.00' along R/W from property corner

Rain Garden Area

Will this require a license from the City?
Who will be responsible for maintenance?
Will there be a maintenance agreement?

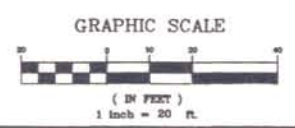
- GENERAL NOTES:**
- THIS IS SHEET ONE (501) OF TWO SHEETS OF THE SUBDIVISION PLAN FOR THE CREATION OF UP TO 14 DWELLING UNITS IN A NEW MIXED-USE CONDOMINIUM BUILDING TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE APPROVAL OF THIS PLAN DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
 - APPLICANT INTENDS TO DEVELOP SUBJECT PROPERTY AS A CONDOMINIUM NAMED "321 COMMERCIAL STREET CONDOMINIUM" CONSISTING OF UP TO 14 RESIDENTIAL UNITS THAT ARE SUBJECT TO SUBDIVISION REGULATION, PLUS A HOTEL AND A RESTAURANT. SHEET 501 SHOWS THE DIMENSIONS AND LOCATION ON THE GROUND OF THE CONDOMINIUM BUILDING. SHEET 502 PROVIDES THE PROPOSED EASEMENTS FOR THE DEVELOPMENT AND CONSTRUCTION RELATED NOTES.
 - THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAN CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 14 RESIDENTIAL UNITS. THE NON-RESIDENTIAL UNITS ARE NOT SUBJECT TO SUBDIVISION REGULATION.
 - 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 15, 1904 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 749, PAGE 43; A DEED FROM POLTRY PROCESSING, INC., DATED MAY 2, 1978 AND RECORDED IN SAID REGISTRY IN BOOK 4208, PAGE 56; AND A DEED FROM POLTRY PROCESSING, INC., DATED AUGUST 29, 1978 AND RECORDED IN SAID REGISTRY IN BOOK 4486, PAGE 50.
 - SUBJECT PROPERTY IS LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
 - TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 38,770 SQ. FT.
 - 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.
 - ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN THE B-56 URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
 - (a) MIN. LOT SIZE: NONE
 - (b) MIN. STREET FRONTAGE: NONE
 - (c) MAX FRONT YARD SETBACK: 10'
 - (d) MIN. YARD DIMENSIONS: NONE
 - (e) MIN. LOT WIDTH: NONE
 - (f) MAX LOT COVERAGE: 100%
 - (g) MAX HEIGHT OF BUILDING: 65'
 - THE FOLLOWING IS THE FLOOR SPACE AREA FOR EACH PROPOSED USE:
 - RESTAURANT: 7,185 SQ. FT.
 - HOTEL: 86,808 SQ. FT.
 - RESIDENTIAL: 13,364 SQ. FT. (PLUS 784 SQ. FT. LOBBY)
 - TOTAL: 113,357 SQ. FT.
 - THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE 321 COMMERCIAL STREET CONDOMINIUM IS 110 SPACES. PROVISIONS FOR REQUIRED PARKING SPACES WILL BE MADE ON-SITE AND OFF-SITE ON TWO NEARBY PARKING LOTS LOCATED AT 50 THROUGH 70 DANFORTH STREET. REFERENCE SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CORD. THE PARKING PROVISIONS ARE AS FOLLOWS:
 - ON-SITE SPACES: 33 OFF-SITE SPACES
 - 14 SPACES FOR THE RESIDENTIAL UNITS 77 SPACES FOR THE RESTAURANT
 - 19 SPACES FOR THE HOTEL (12 SHARED WITH BAXTER) 67 SPACES FOR THE HOTEL
 - 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 WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A 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 DIVISION OF AN 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 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 PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
 - THIS IS A PRIVATE CONDOMINIUM. MAINTENANCE AND MANAGEMENT OF FOUNDRY LANE, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION. REFERENCE SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CORD.
 - THE PROJECT APPROVED ON THE SUBJECT PROPERTY SHALL BE SUBJECT TO A TRAFFIC DEMAND MANAGEMENT (TDM) PLAN, WHICH MAY BE MODIFIED FROM TIME TO TIME (THE CURRENT TDM PLAN SHALL BE AVAILABLE FROM THE CITY OF PORTLAND PLANNING DEPARTMENT).
 - THE PLANNING BOARD GRANTED (5) WAIVERS OF APPLICABLE SUBDIVISION AND/OR LAND USE STANDARDS AS SET FORTH IN THE CERTIFICATE OF SUBDIVISION WAIVER APPROVAL RECORDED TO BE RECORDED IN THE CORD.
 - 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 OF 1:80,300.
 - 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 NOV 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.
 - PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM - COMMUNITY PANEL NUMBER 2300510013-B DATED JULY 17, 1986.
 - REFERENCE DEEDS:
 - A. JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 15, 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 CORD BOOK 4208 PAGE 56.
 - C. POLTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CORD BOOK 4486 PAGE 50.
 - 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 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-9685(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.

LEGEND

- EXISTING BUILDING
- IRON ROD OR PIPE
- SPIKE
- PL CORNER, MONUMENT TO BE SET
- EASEMENT
- BOUNDARY LINE/R.O.W
- ABUTTER LINE/R.O.W
- PROPOSED STREET TREE

CERTIFICATION
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 80 - STANDARDS OF PRACTICE.

ANDREW J. NADEAU, PLS 2336
horizons Engineering
34 School Street
Lewiston, ME 03501
Phone 603.444.4111 - Fax 603.444.1343



REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	01-02-15	REVISED PER CITY STAFF AND HISTORICAL PLANNING BOARD COMMENTS
2	01-25-15	REVISED PER THE CONDITIONS OF THE PLANNING BOARD APPROVAL

PREPARED BY: **COPECHE** CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03318
PHONE (603) 321-8888 FAX (603) 321-8181

SUBDIVISION PLAN

APPROVAL BY: CITY OF PORTLAND PLANNING BOARD.
DATE: _____

PROJECT: MIXED USE DEVELOPMENT OF LAND OWNED BY J.B. BROWN & SONS COMMERCIAL AND MAPLE STREETS PORTLAND, MAINE
RECORD OWNER: J.B. BROWN & SONS P.O. BOX 207 PORTLAND, ME 04112

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

S01
SHEET: 1 OF 2

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