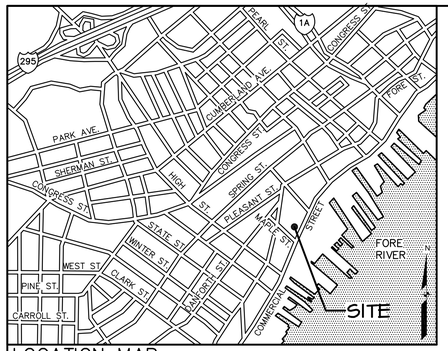
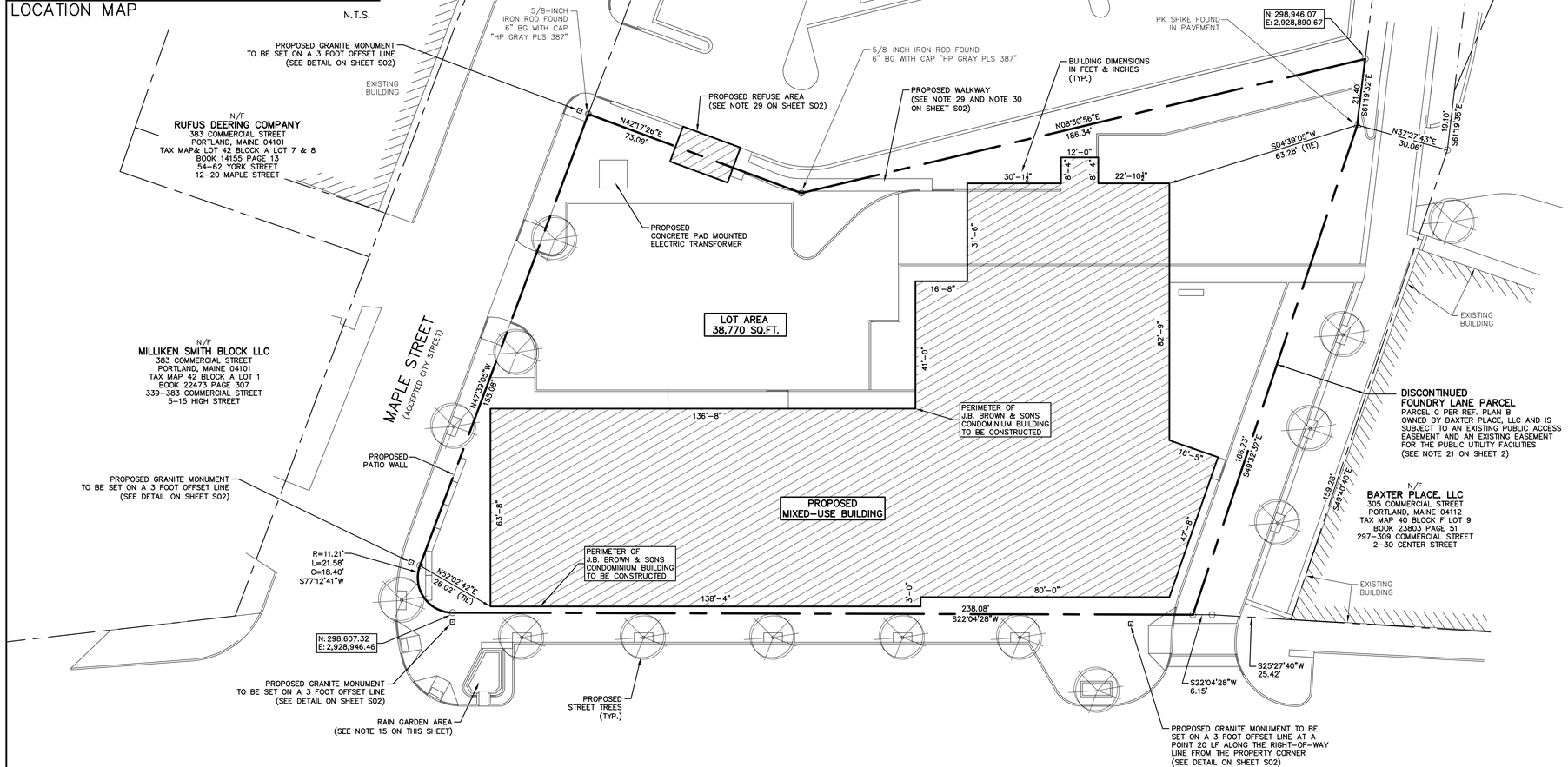


LOCATION MAP

N.T.S.

ELEVATION DATUM
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF PORTLAND VERTICAL DATUM.



GENERAL NOTES:

1. THIS IS SHEET ONE (S01) OF TWO SHEETS OF THE SUBDIVISION PLAT 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 PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
2. 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 S01 SHOWS THE DIMENSIONS AND LOCATION ON THE GROUND OF THE CONDOMINIUM BUILDING. SHEET S02 PROVIDES THE PROPOSED EASEMENTS FOR THE DEVELOPMENT AND CONSTRUCTION RELATED NOTES.
3. 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,
4. 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, LNC., DATED AUGUST 29, 1979 AND RECORDED IN SAID REGISTRY IN BOOK 4486, PAGE 50.
5. SUBJECT PROPERTY IS LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
6. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 38,770 SQ FT.
7. 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
8. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN THE B-5b URBAN COMMERCIAL MIXED USE DISTRICT. SPACE AND BULK CRITERIA FOR THE B-5b 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'
9. THE FOLLOWING IS THE FLOOR SPACE AREA FOR EACH PROPOSED USE:
   RESTAURANT: 7,185 SQ.FT.
   HOTEL 86,608 SQ.FT.
   RESIDENTIAL: 18,764 SQ.FT. (PLUS 764 SQ.FT. LOBBY)
   TOTAL: 113,321 SQ.FT.
10. THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE 321 COMMERCIAL STREET CONDOMINIUM IS 110 SPACES. PARKING SPACES WILL BE PROVIDED ON-SITE AND OFF-SITE WITH TWO NEARBY PARKING LOTS LOCATED AT 50 THROUGH 70 DANFORTH STREET.
    (a) REFERENCE SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CCRD FOR A DESCRIPTION OF LIMITED COMMON ELEMENTS OF THE PARKING.
    (b) SEE EASEMENT AGREEMENT FOR THE 12 SHARED PARKING SPACES BETWEEN BAXTER PLACE, LLC AND J.B. BROWN & SONS TO BE RECORDED IN THE CCRD.
    (c) PROVISION FOR PARKING ARE AS FOLLOWS:

33 ONSITE SPACES:	77 OFFSITE SPACES:
14 SPACES FOR THE RESIDENTIAL UNITS	10 SPACES FOR THE RESTAURANT
19 SPACES FOR THE HOTEL (12 SHARED WITH BAXTER)	67 SPACES FOR THE HOTEL

11. 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 SUBDIVISON 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 MULTI-FAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
12. 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. SEE THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CCRD.
13. 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 CONDOMINIUM ASSOCIATION SHALL DEVELOP, IMPLEMENT AND MANAGE THE APPROVED TDM PLAN AS SET OUT IN THE OCTOBER 22, 2012 TDM PLAN AND THE RESPONSE TO COMMENTS LETTER PREPARED BY JOHN ADAMS DATED JANUARY 9, 2013, WHICH INCLUDE A POST-DEVELOPMENT MONITORING PHASE. SEE THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CCRD
14. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT AND STORMWATER POLLUTION PREVENTION PLANS (DATED OCTOBER 22, 2012 AND UPDATED JANUARY 2, 2013) AND THE APPROVED PLANS, AND MEET CITY STANDARDS AND STATE GUIDELINES. SEE THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CCRD.
15. THE SITE PLAN PROVIDES A RAIN GARDEN/STORMWATER PLANTER (RAIN GARDEN) LOCATED IN THE SIDEWALK BUMP OUT WITHIN THE CITY RIGHT-OF-WAY AT THE INTERSECTION OF COMMERCIAL STREET AND MAPLE STREET. THE MAINTENANCE OF SAID RAIN GARDEN SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION. SEE THE STORMWATER MANAGEMENT AGREEMENT OVER SAID RAIN GARDEN TO BE RECORDED AT THE CCRD. SAID AGREEMENT CLARIFIES THE STORMWATER MANAGEMENT OBLIGATIONS AND RESPONSIBILITIES OF THE CONDOMINIUM ASSOCIATION. SAID AGREEMENT SHALL BE REDUCED OR TERMINATED TO THE EXTENT THAT THE CITY OF PORTLAND PLANNING AUTHORITY APPROVES THE REDUCTION OR ELIMINATION OF SUCH RAIN GARDEN IN THE CITY RIGHT-OF-WAY. ALSO, SEE THE DECLARATION OF CONDOMINIUM OF THE 321 COMMERCIAL STREET CONDOMINIUM TO BE RECORDED IN CCRD.
16. DURING CONSTRUCTION THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT AND STORMWATER POLLUTION PREVENTION PLANS (DATED OCTOBER 22, 2012 AND UPDATED JANUARY 2, 2013) AND THE APPROVED PLANS, AND MEET CITY STANDARDS AND STATE GUIDELINES.
17. BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE.
18. THIS PLAN IS BASED ON A TOTAL STATION SURVEY COMPLETED ON SEPTEMBER 18, 2012 WITH A RAW PRECISION OF 1:60,300.
19. BASIS OF BEARINGS WAS DETERMINED WITH STATIC GPS OBSERVATIONS. HORIZONTAL DATUM IS STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83.
20. VERTICAL DATUM: CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929. NEAREST CITY BENCHMARK IS A ½ 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.
21. PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM- COMMUNITY PANEL NUMBER 2300510013-B DATED JULY 17, 1986.

LEGEND

- EXISTING BUILDING
- IRON ROD OR PIPE
- SPIKE
- PL CORNER
- GRANITE MONUMENT TO BE SET ON 3.00' OFFSET LINE
- EASEMENT
- BOUNDARY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- PROPOSED STREET TREE

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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

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

APPROVAL BY:
CITY OF PORTLAND PLANNING BOARD:

DATE: _____

DATE	REVISION DESCRIPTION	BY
01-02-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS	BJS
01-25-13	REVISED PER THE CONDITIONS OF THE PLANNING BOARD APPROVAL	BJS
03-12-13	REVISED PER THE COMMENTS OF DPS, LEGAL, AND PLANNING (APPROVAL CONDITION)	BJS

REVISION SCHEDULE

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PREPARED BY:
OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9990 FAX (603) 527-9991

SUBDIVISION PLAT

PROJECT:
COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
OF LAND OWNED BY J B BROWN & SONS
321 COMMERCIAL STREET
PORTLAND, MAINE

RECORD OWNER:
J.B. BROWN & SONS
P.O. BOX 207
PORTLAND, ME 04112

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

S01

SHEET: 1 OF 2