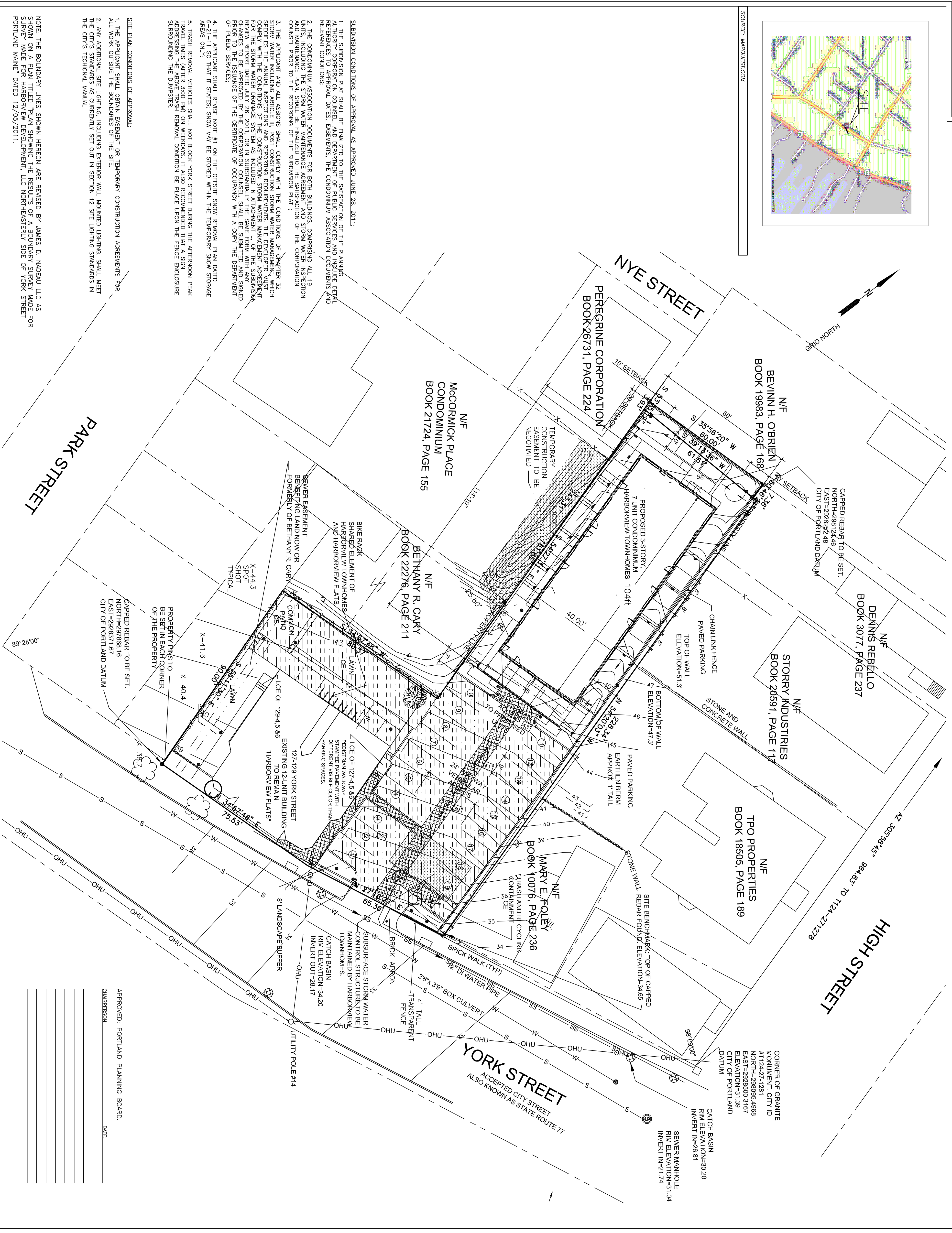


SOURCE: MAPQUEST.COM



**SUBDIVISION CONDITIONS OF APPROVAL AS APPROVED JUNE 28, 2011:**

1. THE SUBDIVISION PLAN SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING BOARD AND THE CITY ENGINEER. REFERENCES TO APPROVAL DATES, RESIDENTS, THE CONDOMINIUM ASSOCIATION DOCUMENTS AND RELEVANT CONDITIONS;
2. THE CONDOMINIUM ASSOCIATION DOCUMENTS FOR BOTH BUILDINGS, COMPRISING ALL 19 UNITS, INCLUDING THE STORM WATER MAINTENANCE AGREEMENT AND STORM WATER INSPECTION AND MAINTENANCE PLAN SHALL BE FINALIZED TO THE SATISFACTION OF THE CORPORATION AND COUNCIL PRIOR TO THE RECORDING OF THE SUBDIVISION PLAN;
3. THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORM WATER INCLUDING PARTICIPATING IN POSITIVE CONSTRUCTION STORM WATER MANAGEMENT WHICH COMPLY WITH THE CONDITIONS OF THE CONSTRUCTION STORM WATER MANAGEMENT AGREEMENT FOR THE STORM WATER DRAINAGE SYSTEM AS INCLUDED IN ATTACHMENT L OF THE SUBDIVISION PLAN. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM TO BE APPROVED BY THE CORPORATION COUNCIL. SHALL BE SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WITH A COPY THE DEPARTMENT OF PUBLIC SERVICES;
4. THE APPLICANT SHALL REVISE NOTE #1 ON THE OFFSITE SNOW REMOVAL PLAN DATED 6-21-11 SO THAT IT STATES: SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY;
5. TRASH REMOVAL VEHICLES SHALL NOT BLOCK YORK STREET DURING THE AFTERNOON PEAK TRAVEL TIMES (AFTER 3:00 PM) ON WEDNESDAYS. IT IS ALSO RECOMMENDED THAT A SIGN BE PLACED AT THE END OF THE TEMPORARY SNOW STORAGE REMOVAL CONDITION BE PLACED UPON THE FENCE ENCLOSURE SURROUNDING THE DUMPSTER.

**SITE PLAN CONDITIONS OF APPROVAL:**

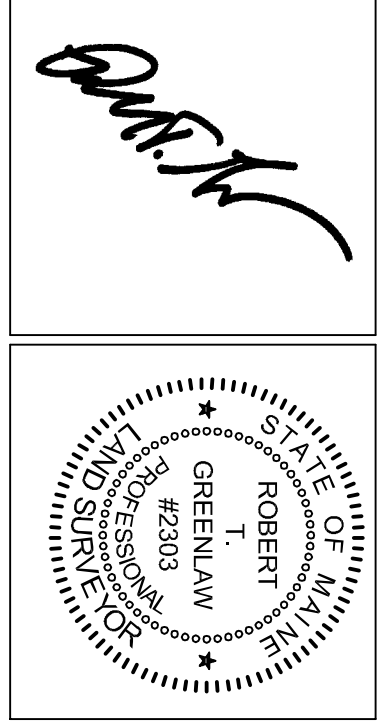
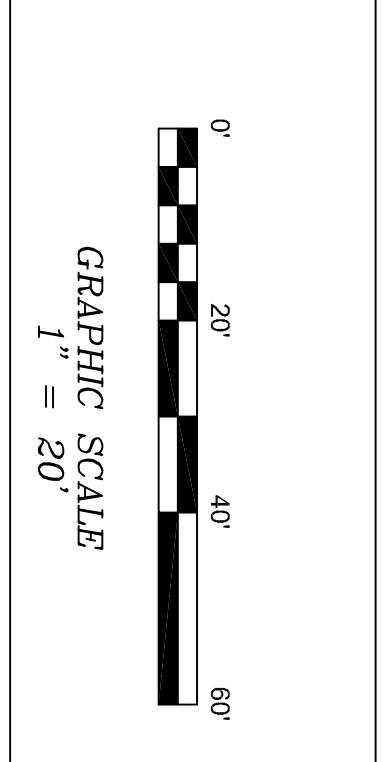
1. THE APPLICANT SHALL OBTAIN EASEMENT OR TEMPORARY CONSTRUCTION AGREEMENTS FOR ALL WORK OUTSIDE THE BOUNDARIES OF THE SITE.
2. ANY ADDITIONAL SITE LIGHTING, INCLUDING EXTERIOR WALL MOUNTED LIGHTING, SHALL MEET THE CITY'S STANDARDS AS CURRENTLY SET OUT IN SECTION 12 SITE LIGHTING STANDARDS IN THE CITY'S TECHNICAL MANUAL.

**REVISIONS:**

REVISION 8: 03-08-2012: REVISED PROPERTY LINES, EASEMENTS & ANNOTATIONS.	STATE OF MAINE, CUMBERLAND SS	RECEIVED	2012
REVISION 7: 02-27-2012: ADDED CONDITIONS OF APPROVAL.	REGISTRY OF DEEDS	AT :	H . M. AND RECORDED IN
REVISION 6: 02-19-2012: ADDED PEDESTRIAN WALKWAY AND VARIOUS NOTES.		PLAN BOOK	PAGE
REVISION 5: 10-23-2011: CHANGES TO NOTES AND PLAN PER ENGINEER REVIEW.			
REVISION 4: 10-14-2011: ADDED CONDITIONS OF APPROVAL.			
LOCATION: 127-129 YORK STREET PORTLAND, MAINE			

NOTE: THE BOUNDARY LINES SHOWN HEREON ARE REVISED BY JAMES D. MADEAU LLC AS SHOWN ON A PLAN TITLED "PLAN SHOWING THE RESULTS OF A BOUNDARY SURVEY MADE FOR SURVEY MADE FOR HARBORVIEW DEVELOPMENT, LLC NORTHEASTERLY SIDE OF YORK STREET PORTLAND MAINE" DATED 12/05/2011.

STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS  
RECEIVED  
2012  
AT : H . M. AND RECORDED IN  
PLAN BOOK PAGE



**CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303  
DATE: MARCH 08, 2012

**GENERAL NOTES:**

1. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON.
2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON.
3. AREA OF SUBJECT PARCELS: LOT 044-A-004+ 14,117 SQ. FT., LOT 044-A-005+7122 SQUARE FEET TOTAL AREA OF PARCELS=21239 SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) CITY OF PORTLAND TAX MAP 44, SUBJECT LOTS SHOWN AS BLOCK A, LOTS 004 AND 005.
  - b.) SITE PLAN L1.0 BY SOREN DENROD DESIGN STUDIO.
  - c.) LANDSCAPE PLAN L2.0 BY SOREN DENROD DESIGN STUDIO FOR TREE AND PLANT SCHEDULE.
  - d.) OFF-SITE SNOW STORAGE PLAN "S" BY ACORN ENGINEERING FOR SNOW STORAGE AND REMOVAL.
  - e.) UTILITY DRAWING "C1" BY ACORN ENGINEERING FOR PROPOSED UTILITIES.
  - f.) GRADING AND DRAINAGE PLAN "C2" BY ACORN ENGINEERING.
  - g.) CONDOMINIUM FLOOR PLAN L3.0 AND COMMON ELEMENTS FLOOR PLAN BY HARBORVIEW FLATS CONDOMINIUM ASSOCIATION, INC. DATED OCTOBER 23, 2011. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - h.) LANDSCAPE PLAN "L" BY SOREN DENROD DESIGN STUDIO FOR LANDSCAPE PLAN IS DATED WITH A REVISION DATE OF \_\_\_\_\_ THE STREET TREES WERE OMITTED FROM THIS PLAN FOR THE SAME OF CLARITY.
5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1937.
7. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
8. PROPOSED PARKING SPACES: 19 SPACES NUMBERED 2,3,4&5 ARE DESIGNATED AS COMPACT PARKING SPACES ONLY.
9. THE SUBJECT PARCEL SHOWN AS HARBORVIEW TOWNHOMES CONDOMINIUM "A" IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION \_\_\_\_\_ WITH AN APPROVAL DATE OF \_\_\_\_\_.
10. REFER TO THE HARBORVIEW TOWNHOMES AND HARBORVIEW FLATS CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND BURDENING ELEMENTS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

PROJECT ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT:  
JAMIE BROUDENBENT, ARCHITECT  
KARLAN THOMPSON ARCHITECTS  
PORTLAND, MAINE 04101  
207-842-2888

WILL SHAGE, PE  
ACORN ENGINEERING  
154 YORK STREET #2  
PORTLAND, MAINE 04101  
207-775-2889

SOREN DENROD  
ACORN ENGINEERING  
SOREN DENROD DESIGN STUDIO  
43 WELLMOOD ROAD  
PORTLAND, MAINE 04103  
207-842-2889

**ZONING:**

R-6 RESIDENTIAL ZONE.  
MINIMUM LOT AREA: 4000 SQUARE FEET  
MINIMUM STREET FRONTAGE: 40 FEET  
FRONT YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: 10 FEET  
MAXIMUM HEIGHT: 45 FEET

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP IS AVAILABLE AT THE OFFICE OF THE MAINE DEPARTMENT OF REVENUE AND TAXATION, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

CS @	Capped 5/8" Rebar Set	(60.00' Distance from reference
IPF	Iron Pipe Found	N/A
MOE	Monument Found	123456/99
CL	Contour Line Proposed	of Local Registry
---	As-built Line	Edge of Troweled Way/Concrete Curb
---	Property Line	
---	Street Line	OHU - Overhead Utility
---	Setback Line	U - Utility Pole
---	Old Lot Line	Z - Indicates Ownership
---	Willow Tree 24" Diameter	⊕ Catch Basin with Throat at Curb
---	Street Tree Maple 3" Diameter	⊙ Sawer Manhole
---	Common Element	⊙ Designated Parking Space
---	Proposed Light	⊙ Common Element
		⊙ Limited Common Element-Harborview Flats Condominium
		⊙ Limited Common Element-Harborview Flats Condominium
		⊙ Limited Common Element-Harborview Flats Condominium

**SUBDIVISION PLAT**

AT 127-129 YORK STREET, PORTLAND, MAINE

FOR: HARBORVIEW FLATS CONDOMINIUMS & HARBORVIEW TOWNHOMES CONDOMINIUMS

PREPARED BY: OCEAN PARK LAND SURVEYING LLC  
134 PORTLAND AVE  
OLD ORCHARD BEACH MAINE  
BOBGREENLAW@FAIRPOINT.NE

DRAWN BY: RTG  
CHECKED BY: MMB  
SCALE: 1" = 20'  
DATE OF SURVEY: 10/20/2010  
JOB NUMBER: 121 YORK ST  
SHEET: 2 OF 2  
DRAWER: 2010 NO. 010