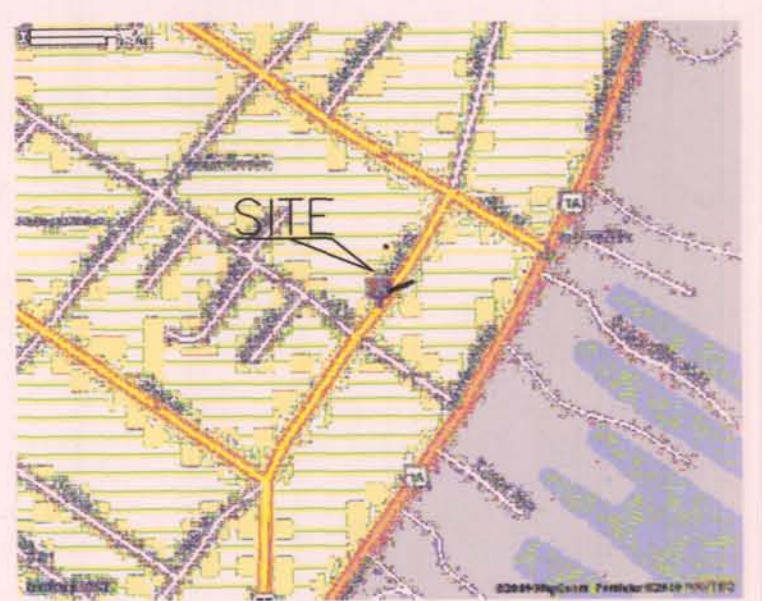
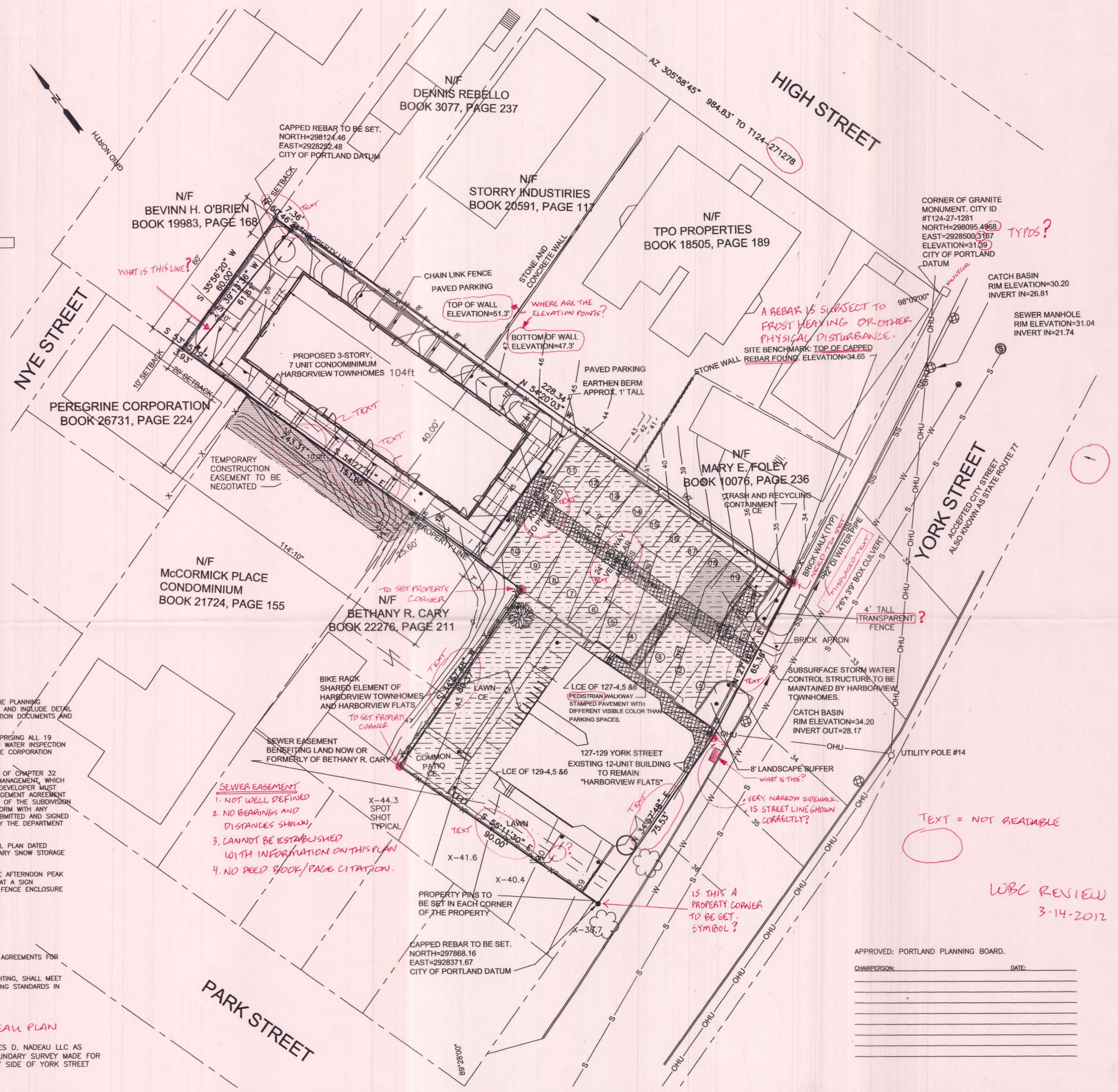


**SITE LOCATION MAP:**



SOURCE: MAPQUEST.COM



- SUBDIVISION CONDITIONS OF APPROVAL AS APPROVED JUNE 28, 2011:**
1. THE SUBDIVISION PLAT SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING AUTHORITY CORPORATION COUNSEL, AND DEPARTMENT OF PUBLIC SERVICES AND INCLUDE DETAIL REFERENCES TO APPROVAL DATES, EASEMENTS, 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 COUNSEL PRIOR TO THE RECORDING OF THE SUBDIVISION PLAT ;
  3. THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORM WATER INCLUDING ARTICLE III, POST CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER MUST 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 REVIEW REPORT DATED JULY 26, 2011, OR IN SUBSTANTIALLY THE SAME FORM WITH ANY CHANGES TO BE APPROVED BY THE CORPORATION COUNSEL, 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 WEEKDAYS. IT ALSO RECOMMENDED THAT A SIGN ADDRESSING THE ABOVE TRASH 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.

\* NEED TO SUBMIT A COPY OF THE NADEAU PLAN

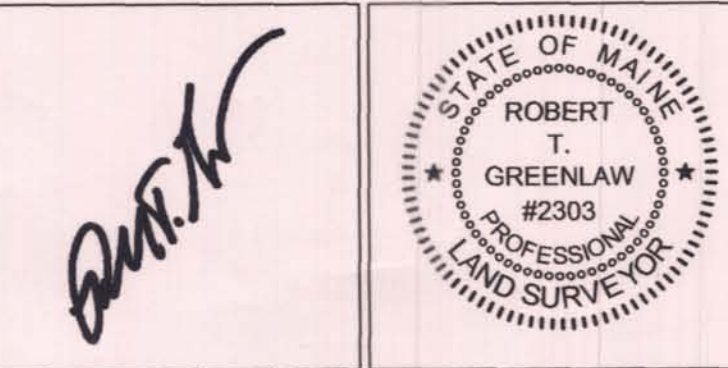
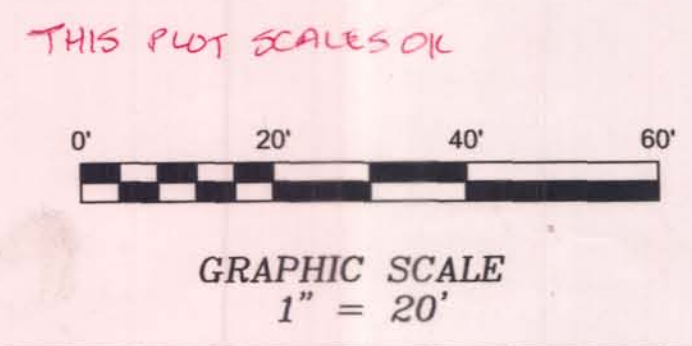
NOTE: THE BOUNDARY LINES SHOWN HEREON ARE REVISED BY JAMES D. NADEAU LLC AS SHOWN ON A PLAN TITLED "PLAN SHOWING THE RESULTS OF A BOUNDARY SURVEY MADE FOR SURVEY MADE FOR HARBORVIEW DEVELOPMENT, LLC NORTHEASTERLY SIDE OF YORK STREET PORTLAND MAINE" DATED 12/05/2011.

**REVISIONS:**

REVISION 8 : 03-08-2012: REVISED PROPERTY LINES, EASEMENTS & ANNOTATIONS.
REVISION 7 : 02-27-2012: ADDED CONDITIONS OF APPROVAL
REVISION 6 : 02-19-2012: ADDED PEDESTRIAN WALKWAY AND VARIOUS NOTES
REVISION 5 : 10-23-2011: CHANGES TO NOTES AND PLAN PER ENGINEER REVIEW.
REVISION 4 : 10-14-2011: ADDED CONDITIONS OF APPROVAL.

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 LICENSURE FOR PROFESSIONAL LAND 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. RECORD OWNER OF PARCEL: HARBORVIEW DEVELOPMENT LLC BOOK 28330 PAGE 45 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). OWNER'S ADDRESS: P.O. BOX 8816 PORTLAND, MAINE 04104
2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON. T124-27-1281 NORTH 298095.4968' EAST 2928500.3167' ELEVATION=31.69' BEING THE INSIDE CORNER OF A GRANITE M MONUMENT LOCATED AT THE NORTHWESTERLY STREET CORNER OF YORK AND HIGH STREETS.
3. AREA OF SUBJECT PARCELS: LOT 044-A-004= 14,117 SQ. FT., LOT 044-A-005=7122 SQUARE FEET. TOTAL AREA OF PARCEL=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 DENIORD DESIGN STUDIO.
  - c.) LANDSCAPE PLAN L2.0 BY SOREN DENIORD DESIGN STUDIO FOR TREE AND PLANT SCHEDULE.
  - d.) OFF-SITE SNOW STORAGE PLAN "S" BY ACORN ENGINEERING FOR SNOW STORAGE AND REMOVAL PLAN.
  - e.) UTILITY DRAWING C1 BY ACORN ENGINEERING FOR PROPOSED UTILITIES.
  - f.) GRADING AND DRAINAGE PLAN C2 BY ACORN ENGINEERING.
  - g.) CONDOMINIUM FLAT OF HARBORVIEW FLATS A CONDOMINIUM PREPARED FOR HARBORVIEW FLATS CONDOMINIUMS AND HARBORVIEW TOWNHOMES CONDOMINIUMS PREPARED BY OCEAN PARK LAND SURVEYING LLC OF OLD ORCHARD BEACH MAINE AND DATED OCTOBER 23, 2011. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - h.) REFERENCE IS HEREBY MADE TO THE LANDSCAPE PLAN BY SOREN DENIORD DESIGN STUDIO WHICH SHOWS FINAL STREET TREES PER CITY OF PORTLAND SUBDIVISION REQUIREMENTS. SAID PLAN IS DATED \_\_\_\_\_ WITH A REVISION DATE OF \_\_\_\_\_ THE STREET TREES WERE OMITTED FROM THIS PLAN FOR THE SAKE OF CLARITY.
5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY:
  - a.) A SEWER EASEMENT BENEFITING THE PARCEL IDENTIFIED AS BELONGING TO BETHANY R. CARY AS DESCRIBED IN DEED BOOK 22276, PAGE 211.
6. THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1957.
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" 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 LIMITED COMMON ELEMENTS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PROJECT ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT:

JAMIE BROADBENT, ARCHITECT  
KAPLAN THOMPSON ARCHITECTS  
424 FORE STREET  
PORTLAND, MAINE 04101  
207-842-2888

WILL SAVAGE, PE  
ACORN ENGINEERING  
154 YORK STREET #2  
PORTLAND, MAINE 04101  
207-775-2955

SOREN DENIORD  
LANDSCAPE ARCHITECT  
SOREN DENIORD DESIGN STUDIO  
43 WELWOOD ROAD  
PORTLAND, MAINE 04103  
207-400-2450

**ZONING:**

R-6 RESIDENTIAL ZONE:  
MINIMUM LOT SIZE: 4500 SQUARE FEET  
MINIMUM STREET FRONTAGE: 40 FEET  
FRONT YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: 10 FEET  
MINIMUM LOT WIDTH: 50 FEET  
MAXIMUM HEIGHT: 45 FEET

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051-13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

CRS ● Capped 5/8" Rebar Set With # 2303.	(50,000) Distance from reference Plan or deed.
IPF ○ Iron Pipe Found	N/F Now Or Formerly
MON □ Monument Found	12345/99 Deed Book/Page of Local Registry
34 Contour Line Proposed	— Edge of traveled way/Granite Curb
— Abutter Line	— OHU — Overhead Utility
— Property Line	○ Utility Pole
— Street Line	Z Indicates Ownership in Common
— Setback Line	⊕ Catch Basin with Throat at Curb
○ Old Lot Line	⊕ Sewer Manhole
○ Willow Tree 24" Diameter	⊕ Designated Parking Space
○ Street Tree Maple 3" Diameter	CE Common Element
○ Common Element	LCE Limited Common Element
○ Proposed Light	LCE-F Limited Common Element—Harborview Flats Condominium
	LCE-TH Limited Common Element—Harborview Townhomes

**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@GMAIL.COM  
207-749-9471

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