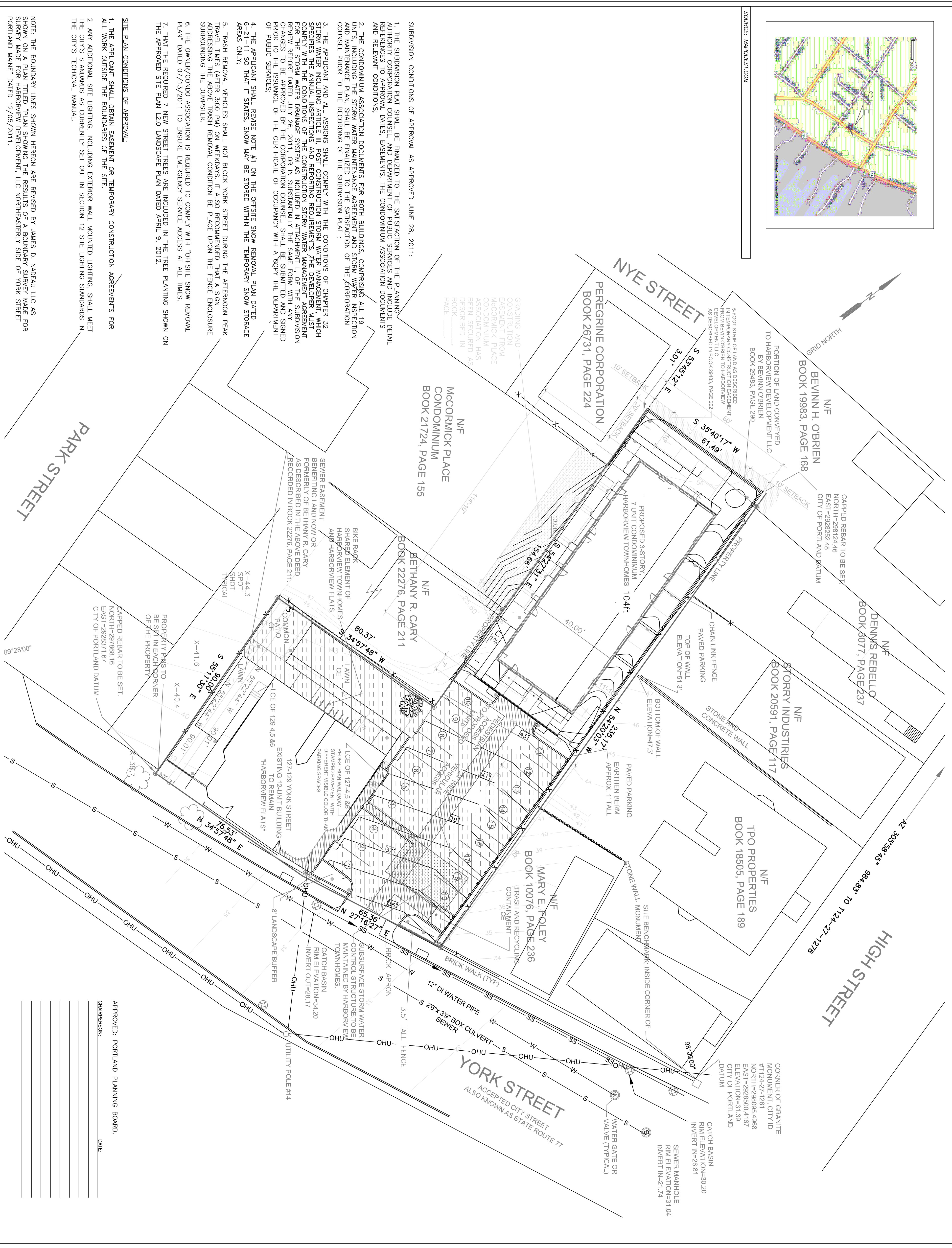


SOURCE: MAPQUEST.COM



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

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

1. THE SUBDIVISION PLAN 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 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 PLAN;
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 AND REPORT TO THE CITY OF PORTLAND AS SPECIFIED IN THE AGREEMENT. A REVIEW REPORT DATED JULY 26, 2011 OF A SUBSTANTIAL TECHNICAL 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 REVERSE 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 TRAFFIC PERIODS. TRASH REMOVAL VEHICLES SHALL BE SECURED IN A CONCRETE PAD ADJOINING THE ABOVE TRASH REMOVAL LOCATION BE PLACE UPON THE FENCE ENCLOSURE SURROUNDING THE DUMPSTER;
6. THE OWNER/CONDO ASSOCIATION IS REQUIRED TO COMPLY WITH "OFFSITE SNOW REMOVAL PLAN" DATED 07/13/2011 TO ENSURE EMERGENCY SERVICE ACCESS AT ALL TIMES;
7. THAT THE REQUIRED 7 NEW STREET TREES ARE INCLUDED IN THE TREE PLANTING SHOWN ON THE APPROVED SITE PLAN 12.0 LANDSCAPE PLAN DATED APRIL 9, 2012.

**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 12: 04-12-2012: ADDED 2 NOTES TO SUBDIVISION NOTES AND CHANGED 1 NOTE.	STATE OF MAINE, CUMBERLAND SS	RECEIVED	2012
REVISION 11: 04-09-2012: REVISED TEXT PER CITY REVIEW AND ADDED EASEMENT	REGISTRY OF DEEDS	AT :	H . M. AND RECORDED IN
REVISION 10: 03-23-2012: REVISED TEXT PER CITY REVIEW		PLAN BOOK	PAGE
REVISION 9: 03-19-2012: REVISED TEXT PER CITY REVIEW			
REVISION 8: 03-08-2012: REVISED PROPERTY LINES, EASEMENTS & ANNOTATIONS.			

**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: APRIL 12, 2012



APPROVED: PORTLAND PLANNING BOARD.

DATE:

CHAIRPERSON:

**GENERAL NOTES:**

1. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON.
2. BEARINGS 1124-27-1281 NORTH 289095.4488 EAST 2328500.4187 ELEVATION=31.39
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**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

Iron Pipe Found	(600') Distance from reference
Monument Found	N/A
Contour Line Proposed	12345/99
Property Line	Edge of Troweled way/Berilite Curb
Ashter Line	OHU - Overhead Utility
Street Line	OHU - Utility Pole
Setback Line	OHU - Catch Basin with Threat at Curb
Old Lot Line	OHU - Sawer Manhole
Willow Tree 24" Diameter	OHU - Designated Parking Space
Street Tree Maple 3" Diameter	OHU - United Common Element
Common Element	OHU - United Common Element-Harboview Flats Condominium
Proposed Light	OHU - United Common Element-Harboview Townhomes

**PREPARED BY:**  
ROBERT T. GREENLAW P.L.S.  
LAND SURVEYOR  
134 PORTLAND AVE  
OLD ORCHARD BEACH MAINE  
BOBGREENLAW@FAIRPOINT.NET

**FOR:**  
HARBORVIEW FLATS CONDOMINIUMS &  
HARBORVIEW TOWNHOMES CONDOMINIUMS

**SUBDIVISION PLAT**  
AT 127-129 YORK STREET, PORTLAND, MAINE

**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