

NOTES

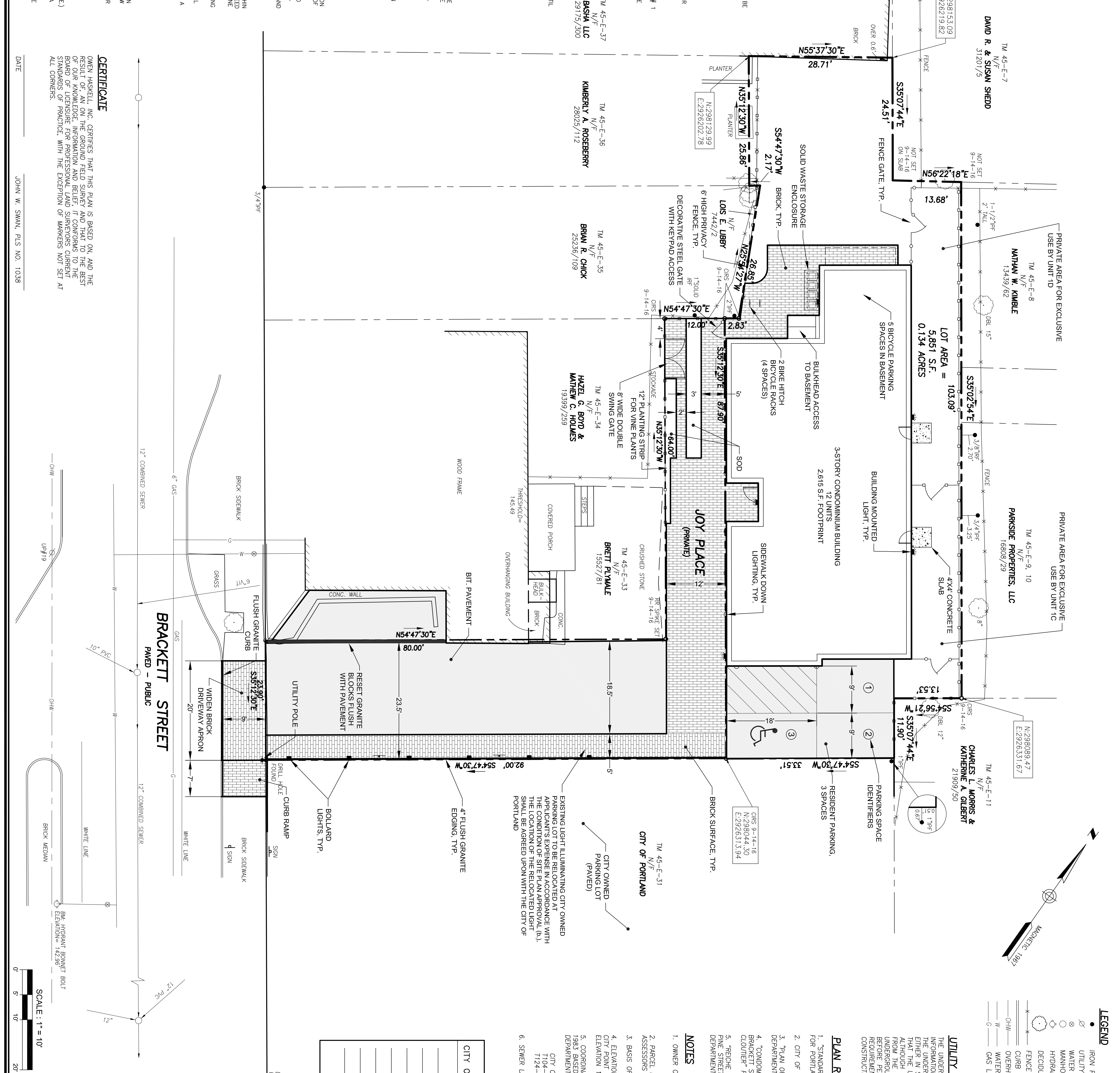
- NO TEMPORARY OR PERMANENT PARKING OF ANY VEHICLES OR OTHER CONVEYANCES SHALL BE PERMITTED WITHIN JOY PLACE, EXCEPT ON A TEMPORARY BASIS IN THE EVENT OF AN EMERGENCY, AND JOY PLACE IS TO BE KEPT OPEN AND UNOBSTRUCTED.
- JOY PLACE LLC HAS RIGHTS IN COMMON WITH OTHERS, IN AND TO THE USE OF JOY PLACE FOR ACCESS TO AND FROM THE PROJECT SITE, THE OFFICE CONDOMINIUM OWNERS ASSOCIATION ELEMENTS WITHIN THE CONDOMINIUM, INCLUDING BUT NOT LIMITED TO, JOY PLACE AND THE APPROVEDS THEREOF, EXTERIOR LIGHTING, SNOW REMOVAL, AND VAND VANDERVALE. ALL THE APPROVEDS IN THE CONDOMINIUM, SUBJECT TO ANY CONTRIBUTION TOWARDS SUCH COSTS AS MAY BE PROVIDED BY OTHER PARTIES HAVING RIGHTS IN AND TO THE USE OF JOY PLACE.
- ON-SITE PARKING SPACE # 1 SHALL BE DESIGNATED TO A SPECIFIC RESIDENTIAL UNIT, AND THE ON-SITE PARKING SPACE # 2 SHALL BE DESIGNATED TO A SPECIFIC RESIDENTIAL UNIT. SUCH AS SHALL BE SET FORTH IN THE FINAL DEEDS OF SUCH UNITS EXECUTED AND RECORDED IN CONNECTION WITH THE SALE THEREOF.

WARRANTS

- BASED UPON THE CONSULTING ENGINEER'S REVIEW, EXTRAORDINARY CONDITIONS EXIST OR UNDER HARSH LAW RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL, STANDARD TECHNICAL MANUAL SECTION 1.2.2.7 LOCATION AND SPACING OF DRIVEWAYS THE PLANNING BOARD WANTS THE TECHNICAL MANUAL, STANDARD TECHNICAL MANUAL SECTION 1.2.2.7 TO ALLOW THE EXISTING CONDITION TO REMAIN, AS SUPPORTED BY THE TRAFFIC ENGINEERING REVIEWER.
- BASED ON THE NEED TO ADDRESS GATED REQUIREMENTS THROUGH IMPROVED LIGHTING ALONG THE SOUTH BOUNDARY, THE PLANNING BOARD WANTS THE TECHNICAL MANUAL, STANDARD TECHNICAL MANUAL SECTION 1.2.2.5 LIGHT TRESPASS. THE PLANNING BOARD WANTS THE TECHNICAL MANUAL, STANDARD TECHNICAL MANUAL SECTION 1.2.2.5 TO ALLOW LIMITED LIGHT TRESPASS FROM THE BOLLARD LIGHTING AT THIS LOCATION, SUBJECT TO THE REVISED PHOTOGRAPHIC BEING REVIEWED AND APPROVED BY THE PLANNING AUTHORITY.

CONDITIONS OF APPROVAL

- CONDITIONAL USE APPROVAL, INCLUSIONARY ZONING:
 - THE APPLICANT AND THE CITY SHALL ENTER INTO AN AFFORDABLE HOUSING AGREEMENT (AHA) BEFORE A BUILDING PERMIT MAY BE ISSUED. DURING THE DURATION OF THE AFFORDABLE HOUSING AGREEMENT, THE APPLICANT SHALL MAINTAIN A PORTION OF THE DEVELOPED JOY PLACE PROPERTY'S DEED WITH THE CAMDEN AND COUNTY RESERVATION OF DEEDS BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.
 - SUBDIVISION APPROVAL:
 - THE APPLICANT SHALL SUBMIT A FINAL SUBDIVISION PLAN FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY; AND
 - THE FINAL SUBDIVISION PLAN SHALL ADDRESS THE COMMENTS FROM BILL SCOTT, DEW SUPERIOR, DATED 9.20.2017; AND
 - THE SUBDIVISION PLAN AND CONDOMINIUM ASSOCIATION DOCUMENTS SHALL INCLUDE CLARIFICATION OF RESPONSIBILITIES FOR THE MAINTENANCE, INCLUDING SNOW REMOVAL, OF JOY PLACE AND ASSOCIATED FEATURES SUCH AS BOLLARD LIGHTS AND BRICK PATHS AND
 - THE MAINTENANCE, INCLUDING SNOW REMOVAL, OF JOY PLACE AND ASSOCIATED FEATURES SHALL REQUIRE THAT RESIDENTS DO NOT PARK IN 4. JOY PLACE EXCEPT IN THE DESIGNATED PARKING SPACES SHOWN ON THE PLAN, AND THAT THE ON-SITE PARKING SPACE # 1 BE DESIGNATED TO A SPECIFIC RESIDENTIAL UNIT AND THE ON-SITE PARKING SPACE # 2 BE DESIGNATED TO A SPECIFIC RESIDENTIAL UNIT; THIS IS REQUIRED IN ORDER TO ENSURE EMERGENCY SERVICE ACCESS AND TO PREVENT VEHICLE BLOCKAGE ISSUES, AND; AND
 - THE CONDOMINIUM ASSOCIATION DOCUMENTS SHALL BE FINALIZED TO THE SATISFACTION OF THE ASSOCIATE CORPORATION COUNSEL AND THE APPLICANT.
 - THE PLANNING BOARD TO BE 11 SPACES OF WHICH 3 SPACES ARE PROVIDED ON SITE AND 8 SPACES SHALL BE PROVIDED IN THE IDENTIFIED OFF-SITE LOCATIONS OR EQUIVALENT. IN THE EVENT THAT THE USER CHANGE, THE PARKING REQUIREMENT WOULD NEED FURTHER REVIEW BY THE PLANNING BOARD; AND
 - THE APPLICANT SHALL WORK WITH THE CITY AND OTHER AGENCIES OF THE CITY'S PARKING LOT TO CLARIFY RIGHTS AND RESPONSIBILITIES FOR THE MAINTENANCE, INCLUDING SNOW REMOVAL, OF JOY PLACE AND ASSOCIATED FEATURES SUCH AS BOLLARD LIGHTS AND BRICK PATHS AND
 - REPLACEMENT LIGHTING (OR TEMPORARY REPLACEMENT LIGHTING) HAS BEEN INSTALLED; AND
 - THE CONSTRUCTION MANAGEMENT PLAN SHALL BE REVISED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, TO MINIMIZE IMPACTS ON THE SURROUNDING NEIGHBORHOOD AND TO ADDRESS THE COMMENTS FROM THE TRAFFIC ENGINEER REFERRED 9.21.2017 AND FROM THE PEW SENIOR ENGINEER DATED 9.22.2017; AND
 - THE PHOTOGRAPHIC PLAN SHALL BE REVISED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, TO SHOW ADEQUATE LIGHTING IN THE VICINITY OF THE THREE ON-SITE PARKING SPACES AND CONFORM TO THE PHOTOGRAPHIC CHARACTERISTICS OF THE REVISED BOLLARD LIGHTING THAT HAS BEEN PROVIDED ON THE PLAN; AND
 - THE LANDSCAPING PLAN SHALL BE REVISED FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, TO REPLACE THE AMIR MAPLE WITH A SPECIES SUGGESTED BY THE CITY ARBORIST IN HIS COMMENTS DATED 9.21.2017; AND
 - A PLAN SHOWING THE LOCATION AND SPACING OF ALL HVAC/HEATPUMP/COMPRESSOR AND SIMILAR EQUIPMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO INSTALLATION, IN ORDER TO ENSURE THESE ARE NOT IN THE WAY OF PLANTING STRIPS, AND
 - THEES (ONE PER TREE FOR EACH TREE) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, TO REPLACE THE AMIR MAPLE WITH A SPECIES SUGGESTED BY THE CITY ARBORIST IN HIS COMMENTS DATED 9.21.2017; AND
 - THE DESIGN OF THE APRON AND ASSOCIATED SIDEWALK SHALL MEET TECHNICAL STANDARDS AND CONFORM TO THE DESIGN DETAIL PROVIDED IN THE FINAL SUBMISSIONS (2X WALKWAY CROSS-SLOPE); AND
 - THE WASTEWATER CAPACITY LETTER SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS:
 - SUBDIVISION RECORDING PLAN: A REVISED RECORDING PLAN LISTING ALL CONDITIONS OF SUBDIVISION APPROVAL, MUST BE SUBMITTED FOR REVIEW AND SIGNATURE PRIOR TO THE ISSUANCE OF A PERFORMANCE GUARANTEE. THE PERFORMANCE GUARANTEE MUST BE ISSUED PRIOR TO THE RELEASE OF THE RECORDING PLAN FOR RECORDING AT THE CAMDEN AND COUNTY REGISTER OF DEEDS.
 - SUBDIVISION WARRANTS: PURSUANT TO 30-A MRS. SECTION 446(B)(1), ANY WARRANT MUST BE SET FORTH ON THE SUBDIVISION DEEDS WITHIN 90 DAYS OF THE FINAL SUBDIVISION APPROVAL.
 - DEVELOP SITE ACCORDING TO PLAN: THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DERIVED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL REVISION SITE PLAN BY THE PLANNING BOARD OF THE PLANNING AUTHORITY IS SUBJECT TO THE TERMS OF CHAPTER 14, LAND USE, OF THE PORTLAND CITY CODE.
 - SEPARATE BUILDING PERMITS ARE REQUIRED: THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING PLANS, WHICH MUST BE REVIEWED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.
 - SITE PLAN EXPIRATION: THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE (1) YEAR OF THE APPROVAL, OR WITHIN A TIME PERIOD UP TO THREE (3) YEARS FROM THE APPROVAL DATE AS AGREED TO BY THE CITY AND THE APPLICANT; REQUESTS TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE (1) YEAR EXPIRATION DATE.
 - SUBDIVISION PLAN EXPIRATION: THE SUBDIVISION APPROVAL IS VALID FOR UP TO THREE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.
 - PERFORMANCE GUARANTEE AND INSPECTION FEES: A PERFORMANCE GUARANTEE COVERING THE SITE IMPROVEMENTS AS WELL AS AN INSPECTION FEE PAYMENT OF 2.0% OF THE GUARANTEE AMOUNT AND THREE (3) FINAL SETS OF PLANS MUST BE SUBMITTED FOR RECORDING AT THE CAMDEN AND COUNTY REGISTER OF DEEDS AND PRIOR TO THE RELEASE OF A BUILDING PERMIT. STREET OPENING PERMIT OR CERTIFICATE OF OCCUPANCY FOR SITE PLANS, IF YOU NEED TO MAKE ANY MODIFICATIONS TO THE APPROVED PLANS, YOU MUST SUBMIT A REVISED SITE PLAN APPLICATION FOR STAFF REVIEW AND APPROVAL.
 - DEFECT GUARANTEE: A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.
 - PRE-CONSTRUCTION MEETING: PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, DEVELOPER, DESIGNER, COORDINATOR, PUBLIC SERVICE REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL PATH METHOD. WORKING FROM THE APPROVED SITE PLAN, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREED TIME FOR THE PRE-CONSTRUCTION MEETING.
 - DEPARTMENT OF PUBLIC WORKS PERMITS: IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR YOUR SITE. PLEASE CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR MORE INFORMATION. PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OF ANY WORK. PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OF ANY WORK. PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OF ANY WORK. PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OF ANY WORK.
 - WARRANT COPIES: WARRANT COPIES OF THE AS-BUILT PERMITS FOR THE PUBLIC STREETS AND OTHER PUBLIC INFRASTRUCTURE IN THE SUBDIVISION MUST BE SUBMITTED TO THE PUBLIC SERVICES DEPT. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE STANDARDS OF PRACTICE, WITH THE EXCEPTION OF WARNERS NOT SET AT DATE

JOHN W. SWAN, PLS NO. 1038

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

NOTES

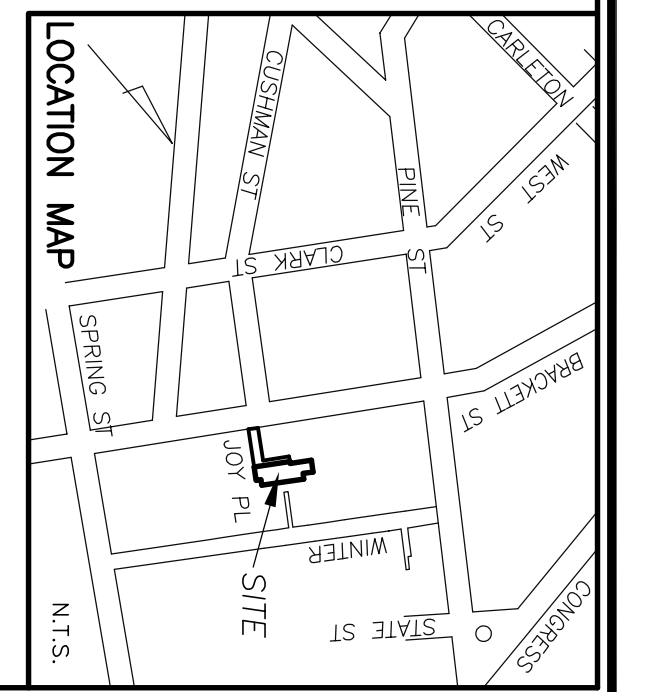
- OWNER OF RECORD: ONEJOY PLACE LLC, C.C.R.D. 33404 PAGE 272.
- PARCEL IS SHOWN AS LOT 48 & 49 BLOCK E ON CITY OF PORTLAND'S ASSESSORS MAP 45.
- BASIS OF BEARINGS ARE MAGNETIC 1967 PER PLAN REFERENCE 1.
- ELEVATIONS ARE BASED ON CITY REPORT AND VERTICAL DATUM, BENCHMARK: CITY POINT 1704.5-11 MONUMENT IN WALL AT CURB AND SPRING STREETS ELEVATION 127.91'.
- COORDINATES ARE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, AND FBRS BASED ON MONUMENT LOCATIONS PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.
- CITY CONTROL POINTS USED:
 - T104-24-1204 N. 2917755.40 E.3292657.54
 - T104-24-1204 N. 2917755.40 E.3292657.54
 - T124-26-1269 N. 2974222.58 E.32926942.98
- SEWER LATERALS TAKEN FROM PLAN REFERENCE 5.

PLAN REFERENCES

- "STANDARD BOUNDARY SURVEY ON BRACKETT STREET, PORTLAND, MAINE MADE FOR PORTLAND WEST, INC." DATED DECEMBER 14, 2000 BY OWEN HASKELL, INC.
- CITY OF PORTLAND STREET SHEETS.
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND SCHOOL DEPARTMENT" DATED FEB. 6, 1975 BY H.L. & E.C. JOHNSON SURVEYORS.
- "CONDOMINIUM PLAN, BLUE SWISS CONDOMINIUM, 75 GARDEN STREET & 103 BRACKETT STREET, PORTLAND, MAINE MADE FOR RECORD OWNER FRANCOIS R. COLUTIER FEBRUARY 27, 2017 BY OWEN HASKELL, INC.
- "TRACHE SCHOOL - BRACKETT STREET CROSSWALKS EXISTING CONDITIONS PLAN, FINE STREET TO SPRING STREET," BY CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION DATED FEB. 18, 2016. PLAN NUMBER 882/49.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE UNDER THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT TRACED ANY OF THE UNDERGROUND UTILITIES SHOWN. ANY CONSTRUCTION, INCLUDING ANY SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- WATER VALVE
- MANHOLE
- HYDRANT
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- WATER LINE
- GAS LINE

REV. 2	12-01-17	REVISED PER STAFF COMMENTS
REV. 1	09-13-17	REVISED PER STAFF COMMENTS

RECORDING PLAN

AT

1 JOY PLACE, PORTLAND, MAINE

MADE FOR OWNER OF RECORD:

ONEJOY PLACE LLC

TWO UNION STREET, 5TH FLOOR

PORTLAND, MAINE 04101

Drawn By	RS	Date	
Check By	JWS	APRIL 20, 2017	
Drawn No.		2014-086P	
Book No.	FILE	1" = 10'	C-2.1

OWEN HASKELL, INC.

390 U.S. ROUTE ONE, RAMOTH, ME 04105 (307) 774-0424

PROFESSIONAL LAND SURVEYORS