

NOTES

- 1. 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...
2. 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...
3. ON-SITE PARKING SPACE #1 SHALL BE DESIGNATED TO A SPECIFIC RESIDENTIAL UNIT...
4. THE PORTION OF THE ADJACENT PROPERTY NOW OR FORMERLY OF PLYMALE DESIGNATED "PLYMALE PARKING AREA" HEREON IS NOT PART OF THE PROJECT SITE...

WAIVERS

- 1. BASED UPON THE CONSULTING TRAFFIC ENGINEER'S REVIEW, EXTRAORDINARY CONDITIONS EXIST OR UNDUCE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL SECTION 1.7.2.7 LOCATION AND SPACING OF DRIVEWAYS...
2. BASED ON THE NEED TO ADDRESS OPTED REQUIREMENTS THROUGH IMPROVED LIGHTING ALONG THE SOUTH BOUNDARY...

CONDITIONS OF APPROVAL

- 1. CONDITIONAL USE APPROVAL, INCLUSIONARY ZONING:
a. THE APPLICANT AND THE CITY SHALL ENTER INTO AN AFFORDABLE HOUSING AGREEMENT (AHA) BEFORE A BUILDING PERMIT MAY BE ISSUED.
2. SUBDIVISION APPROVAL:
a. THE APPLICANT SHALL SUBMIT A FINAL SUBDIVISION PLAN FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL...
3. SITE PLAN APPROVAL:
a. THE PARKING REQUIRED FOR THE PROPOSED 12 UNIT RESIDENTIAL DEVELOPMENT HAS BEEN DETERMINED BY THE PLANNING BOARD...
4. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS:
a. SUBDIVISION RECORDING PLAT: A REVISED RECORDING PLAT LISTING ALL CONDITIONS OF SUBDIVISION APPROVAL MUST BE SUBMITTED FOR REVIEW AND SIGNATURE PRIOR TO THE ISSUANCE OF A PERFORMANCE GUARANTEE...

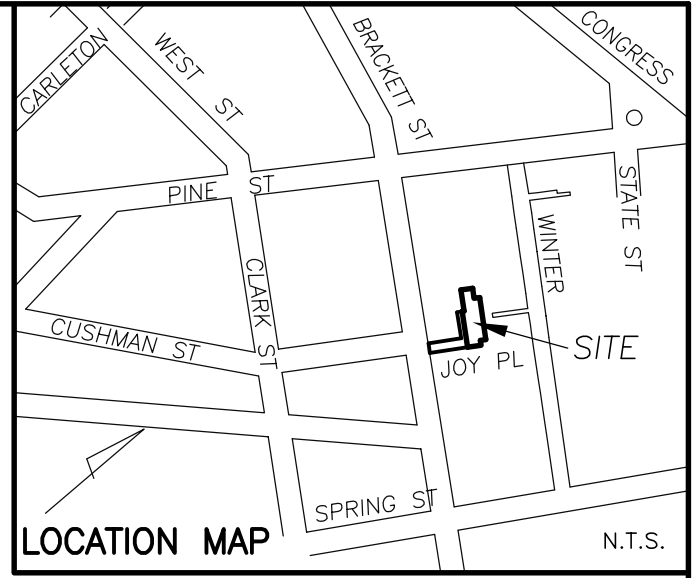
CERTIFICATE

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 BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE...

DATE JOHN W. SWAN, PLS NO. 1038

LEGEND

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



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...

PLAN REFERENCES

- 1. "STANDARD BOUNDARY SURVEY ON BRACKETT STREET, PORTLAND, MAINE MADE FOR 'PORTLAND WEST, INC.'" DATED DECEMBER 14, 2000 BY OWEN HASKELL, INC.
2. CITY OF PORTLAND STREET SHEETS.
3. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND SCHOOL DEPARTMENT" DATED FEB. 6, 1975 BY H.I. & E.C. JORDAN SURVEYORS.

NOTES

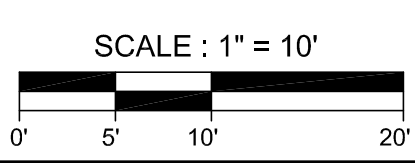
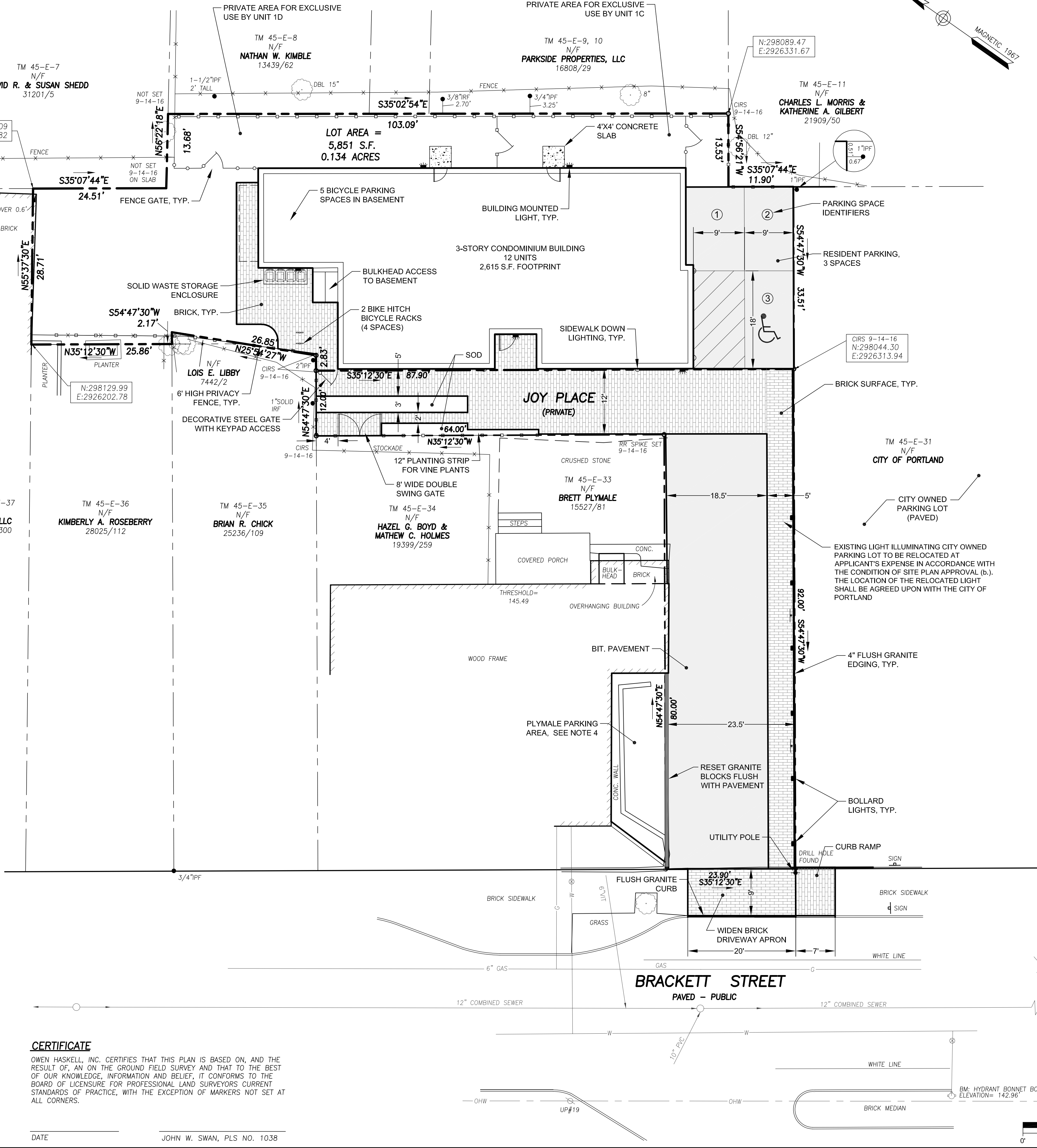
- 1. OWNER OF RECORD: ONEJOY PLACE LLC, C.C.R.D. 33404 PAGE 272.
2. PARCEL IS SHOWN AS LOT 48 & 49 BLOCK E ON CITY OF PORTLAND'S ASSESSORS MAP 45.
3. BASIS OF BEARINGS ARE MAGNETIC 1967 PER PLAN REFERENCE 1.
4. ELEVATIONS ARE BASED ON CITY PORTLAND VERTICAL DATUM. BENCHMARK: CITY POINT T104-45-11 MONUMENT IN VAULT AT CLARK AND SPRING STREETS ELEVATION 127.91'.
5. COORDINATES ARE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 1983 BASED ON MONUMENT LOCATIONS PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.

Table with 4 columns: CITY CONTROL POINTS USED, T104-24-1204, N: 297735.40, E: 2926587.54, T124-26-1269, N: 297422.56, E: 2926942.98

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD. Includes a signature line and a date field.

Table with 3 columns: REV. NO., DATE, DESCRIPTION. REV. 3 01-17-18 ADDED NOTE 4, MISC. REV. 2 12-01-17 REVISED PER STAFF COMMENTS REV. 1 09-13-17 REVISED PER STAFF COMMENTS

RECORDING PLAT AT 1 JOY PLACE, PORTLAND, MAINE MADE FOR OWNER OF RECORD: ONEJOY PLACE LLC TWO UNION STREET, 5TH FLOOR PORTLAND, MAINE 04101. OWEN HASKELL, INC. 390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207)774-0424 PROFESSIONAL LAND SURVEYORS. Includes a table for Drwn By, Trace By, Check By, Book No. and Date, Scale, Job No., Drwg. No.



SPRING ST.