

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, March 28, 2016 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

- a) A proposed amendment to Appendix A, Article XI “District Regulations” of the Zoning and Land Use Code to allow fitness and recreational sports centers as a permitted use in the Riverfront, Community Business, Highway Business, Centreville, Office Service, Urban Enterprise, and Mill districts.

V. OTHER BUSINESS:

- a) CMP Lewiston Loop Construction Update.
- b) Recommendation for acquisition of land and public easements from Franklin Property Trust.
- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF THE MINUTES: Motion to adopt the February 22, 2016 and the March 14, 2016 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: March 23, 2016
RE: March 28, 2016 Planning Board Agenda Item IV(a)

A proposed amendment to Appendix A, Article XI “District Regulations” of the Zoning and Land Use Code to allow fitness and recreational sports centers as a permitted use in the Riverfront, Community Business, Highway Business, Centreville, Office Service, Urban Enterprise, and Mill districts.

It has recently come to staff’s attention that a discrepancy exists within the Zoning and Land Use Code regarding the use categories “*Places of assembly, amusement, recreation, entertainment, or culture*” and “*Fitness and recreational sports centers as listed under NAICS Code 713940 (North American Industry Classification System)*”.

Historically, the city has permitted fitness centers and gyms as a commercial use allowed in many nonresidential districts. This determination has been made in part by reference to the following definition in Article II, Section 2 of the Zoning and Land Use Code:

Places of assembly, amusement, recreation, entertainment, or culture means facilities designed to accommodate the public for amusement, entertainment, recreation or social activities including halls, auditoria, sports arenas, gymnasiums, skating and hockey rinks, stadia, golf courses, racetrack operations (excluding motorized vehicle racing), meeting rooms, theaters, and similar facilities but not including movie theaters.

Staff was recently discussing a proposed sports training facility to be located in the Community Business (CB) district and the proposal for the YMCA to be located at Mill 5 in the Mill (M) district. Upon closer review of the district regulations contained in Article XI, Section 22(c) a specific use category exists for fitness and recreational sports centers as listed under NAICS Code 713940. The NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. Lewiston’s Zoning and Land Use Code makes reference to this system when additional clarification or specificity is needed for specific use types. NAICS Code 713940 includes the following:

713940 Fitness and Recreational Sports Centers

This industry comprises establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports. Illustrative examples include:

- Aerobic dance or exercise centers
- Ice or roller skating rinks
- Gymnasiums
- Physical fitness centers
- Handball, racquetball, or tennis club facilities
- Swimming or wave pool

Upon the adoption of the Zoning and Land Use Code in 1988, fitness centers have operated and been established in zoning districts under the semblance of a places of assembly, amusement, recreation, entertainment, or culture. However, in 1999 an amendment was adopted with specific reference to permitting fitness and recreational sports centers as a conditional use in the Office Residential (OR) district for the YWCA on East Avenue to allow for a proposed expansion. The YWCA was a nonconforming use and could not expand prior to the new use clarification being added to the code. In 2003, the use was added to the Industrial (I) district to allow for the establishment of a squash court. No other districts specifically permit fitness and recreational sports centers. However, since 1988, fitness centers have continued to be permitted in nonresidential districts as places of assembly, amusement, recreation, entertainment, or culture.

In effort to provide clarification within the code and to eliminate inconsistencies in use determinations and definitions, staff is proposing to allow fitness and recreational sport centers in the same zoning districts that places of indoor assembly, amusement or culture are permitted: the Riverfront, Community Business, Highway Business, Centreville, and Office Service, Urban Enterprise, and Mill districts. Permitting this use is consistent and compatible with other allowed uses when considering the similarity or intensiveness of uses currently allowed in these districts (i.e. academic institutions including athletic facilities, hospitals and medical clinics, public community meeting and civic function buildings, business and professional offices, movie theaters, places of assembly, amusement, recreation, entertainment, or culture, commercial parking facilities).

This proposed amendment was discussed at a City Council workshop on March 8, 2016 at which there was discussion of whether fitness centers should be permitted in other districts where they are already allowed as an accessory use (i.e. Bates College is in the Institutional Office (IO) district which does not permit fitness centers as a stand-alone use, but has a fitness center). The proposed amendment remains unchanged with the purpose of the IO district to accommodate major community facilities including hospitals, schools, colleges and similar institutions that may easily provide fitness centers as an accessory use. There was also discussion of whether places of assembly, amusement, recreation, entertainment, or culture should be allowed in the Industrial (I) district since fitness centers area already allowed as a permitted use. The proposed amendment remains unchanged. Lewiston has a limited amount of industrial land available for the development of major economic activities, including manufacturing and processing. Ideally, this district would remain free of encroachments from non-compatible residential or commercial uses that may be impacted from more noxious industrialized uses.

On March 15, 2016 the City Council held a public meeting and voted unanimously in support on first passage and that a public hearing on the proposed amendment be continued to their next regularly scheduled City Council meeting upon receiving a recommendation from the Planning Board.

ACTION NECESSARY

Make a motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council’s consideration to adopt a proposed amendment to Appendix A, Article XI “District Regulations” of the Zoning and Land Use Code to allow fitness and recreational sports centers as a permitted use in the Riverfront, Community Business, Highway Business, Centreville, Office Service, Urban Enterprise, and Mill districts (including, if any, specific conditions raised by the Planning Board).

**AN ORDINANCE PERTAINING TO FITNESS AND RECREATIONAL
SPORTS CENTERS**

THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the code of ordinances of the City of Lewiston, Maine is hereby amended as follows:

**APPENDIX
A**

ZONING AND LAND USE CODE

ARTICLE XI. DISTRICT REGULATIONS

Sec. 22. Land Use Requirements.

- (c) *Land Use Table* – uses appearing in the table are part of this Code and set forth the uses allowed in all district.

(SEE TABLE)

REASONS FOR PROPOSED AMENDMENT

A discrepancy exists within the Zoning and Land Use Code regarding the use categories for *places of assembly, amusement, recreation, entertainment, or culture* and *fitness and recreational sports centers* as listed under NAICS Code 713940 (North American Industry Classification System).

Upon the adoption of the Zoning and Land Use Code in 1988, fitness centers have operated and been established in zoning districts under the semblance of places of assembly, amusement, recreation, entertainment, or culture. However, in 1999 an amendment was adopted with specific reference to permitting fitness and recreational sports centers as a conditional use in the Office Residential (OR) district for the YWCA on East Avenue to allow for a proposed expansion. The YWCA was a nonconforming use and could not expand prior to the new use clarification being added to the code. In 2003, the use was added to the Industrial (I) district to allow for the establishment of a squash court. No other districts specifically permit fitness and recreational sports centers. However, fitness centers have continued to be permitted in nonresidential districts as places of assembly, amusement, recreation, entertainment, or culture.

In effort to provide clarification within the code and to eliminate inconsistencies in use determinations and definitions, staff is proposing to allow fitness and recreational sport centers in the same zoning districts that places of indoor assembly, amusement or culture are permitted: the Riverfront, Community Business, Highway Business, Centreville, and

Office Service, Urban Enterprise, and Mill districts. Permitting this use is consistent and compatible with other allowed uses when considering the similarity or intensiveness of uses currently allowed in these districts (i.e. academic institutions including athletic facilities, hospitals and medical clinics, public community meeting and civic function buildings, business and professional offices, movie theaters, places of assembly, amusement, recreation, entertainment, or culture, commercial parking facilities).

CONFORMANCE WITH COMPREHENSIVE PLAN

The City Council hereby determines that the changes to the Zoning and Land Use Code are in conformance with the Comprehensive Plan for the following reasons:

1. Stimulate and maintain vital business investment in the downtown area (1997 Plan, Downtown, Goal, #1).
2. Review development review, permitting, and licensing policies and practices to see where they can be streamlined in order to better service the development community (1997 Plan, Economy, Policy 1, Strategy B and C).
3. Encourage orderly growth and development in appropriate areas of the City, while protecting the City's rural character, making efficient use of public services and preventing development sprawl (1997 Plan, Land Use, Goals, #1).
4. Locating new development within the downtown, as well as other identified growth areas supported by existing infrastructure, makes efficient use of municipal resources and will stimulate the transformation of the City's economy and regional reputation. Encourage infill and redevelopment within the downtown, existing service areas, and designated growth areas (Legacy Lewiston, Prioritize Economic Vitality).
5. Support the efforts to stabilize and reuse the building or redevelopment of Mill 5 (Legacy Lewiston, Celebrate History, and Arts & Culture).

Land Use Table: All Zoning Districts 03.10.06	Rural Agriculture (RA)	Low Density Residential (LDR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Riverfront (RF)	Neighborhood Conservation "A" (NCA)	Neighborhood Conservation "B" (NCB)	Office Residential (OR)	Downtown Residential (DR)	Institutional Office (IO)	Community Business (CB)	Highway Business (HB)	Centreville (CV) ⁽²⁶⁾	Office Service (OS)	Industrial (I)	Urban Enterprise	Mill (M)	Resource Conservation (RC) ⁽¹⁸⁾	Groundwater conservation overlay district (GC) ⁽²⁷⁾	No Name Pond Conservation Overlay District (NNP) ⁽²⁸⁾	Mobile Home Park overlay district (MH) ⁽²⁹⁾
Places of indoor assembly, amusement or culture					P						P	P	P	P		P	P				
Fitness and recreational sports centers as listed under NAICS Code 713940					P			C P			P	P	P	P	P	P	P				



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: March 23, 2016
RE: March 28, 2016 Planning Board Agenda Item V(a)

CMP Lewiston Loop Construction Update.

The Board may recall the approval of CMP's Lewiston Loop transmission line and Middle Street Substation in 2015. At that time, CMP explained that as part of the upgrades, a new underground utility line will be constructed from the Middle Street substation to the existing Lewiston Lower Substation off Strawberry Patch Road behind Grimmel's Gas Station on Lisbon Street. This section of underground improvements is not subject to development review approval from the Planning Board. However, some Board members asked if an update would be provided about this final leg of the project prior to its construction.

Representatives on behalf of CMP will be at the meeting to provide an overall update on the Lewiston Loop project, including the underground improvements as well as those currently under way.

No Action Necessary



MPRP - Lewiston Loop

3/28/2016

City of Lewiston

Lewiston Loop Construction Update

MPRP – Lewiston Loop

Overview

Lewiston Loop Overview

Current Project Status

Upcoming Work

- Substation Construction
- Section 256 Scope
- Distribution Scope
- Underground Construction

Project Plantings

General Discussion



MPRP – Lewiston Loop

Lewiston Loop Overview

- Deferred MPRP project - CPCN approval in 2013
- Started overhead construction in July of 2015
- 4.3 miles of new 115kV overhead transmission
- Approx. 1.1 miles underground 115kV transmission
- Distribution system modifications
- 34.5kV tie-ins to Middle Street Substation
- Construct new Middle Street Substation
- Decommission Lewiston Steam Substation
- Upgrade Lewiston Lower Substation



MPRP – Lewiston Loop

Current Project Status

Overhead Construction

- Approximately 85% complete
- All concrete foundations are poured
- Final structures being set near railroad
- Conductor installed across Boxer Island
 - Conductor and fiber installation to be completed along railroad within next month
- Final environmental restoration ongoing in Auburn
- Final connections to Middle Street Substation will be done in the first quarter of 2017



MPRP – Lewiston Loop

Upcoming Work: Substations

Middle Street Substation: New 115/34/12kv Substation

- Approved by Planning Board in October 2015
- Site work expected to begin in April 2016
- Construction is expected to be complete in the fourth quarter of 2016
- Testing and commissioning through January 2017
- Distribution relocations anticipated to be completed in April 2017

Lewiston Steam Substation Decommissioning

- Removal of existing underground storage tank planned for April 2016
- Removal of remaining equipment scheduled to occur in the second quarter of 2017 after Middle Street Substation completion
- Building to be transferred to the City as outlined in acquisition agreement

Lewiston Lower Substation Upgrades

- Modifications to Lewiston Lower Substation within substation fence line to occur 2017-2018
- No Planning Board approval necessary

MPRP – Lewiston Loop

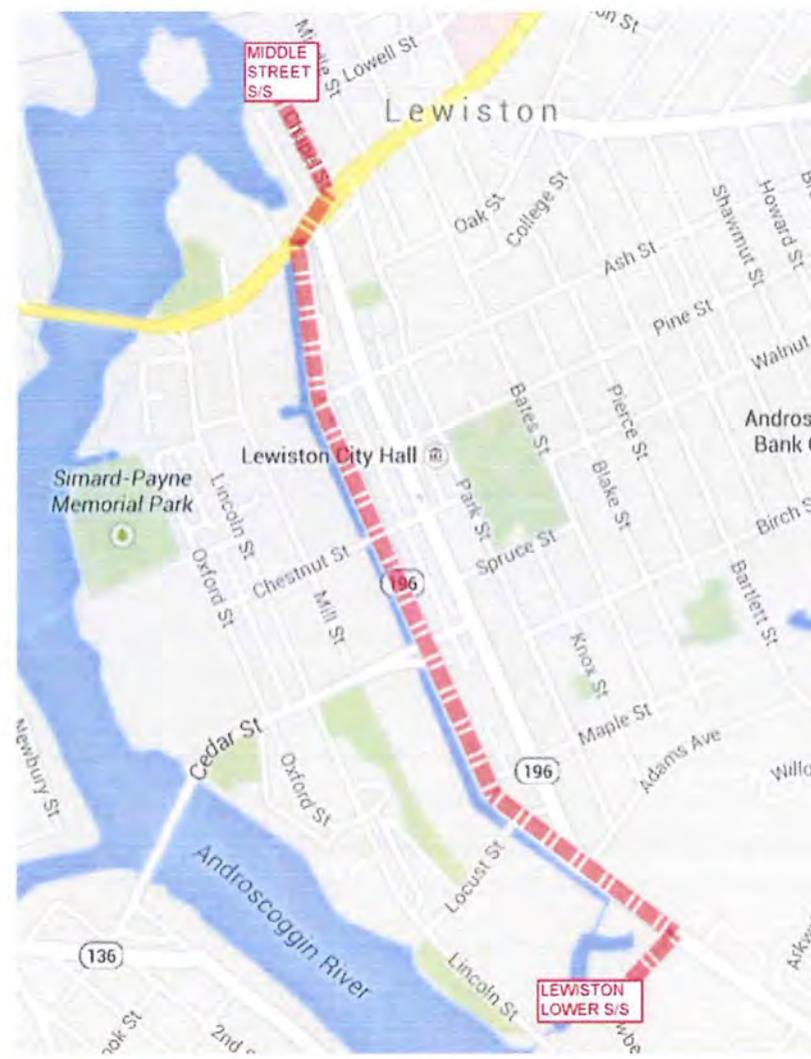
Upcoming Work: Section 256 Scope

Underground Transmission Scope

- 1.1 mile underground 115kV transmission line between new Middle Street Substation and existing Lewiston Lower Substation
- Mobilization mid-April 2016- Chapel St
- Majority of work completed by December 2016
- Civil construction complete mid-2017

Construction Sequencing and Phasing

- Lowell/Chapel, Main St., Canal St., Lisbon St., Strawberry Patch Rd.
- Signage- daily setup and breakdown
- Flaggers- Police detail when on Main St
- Lane Closures/Road Closures
 - Detours as needed: Lowell, Chapel, Canal
 - Lane Closures: Main Street, Lisbon Street

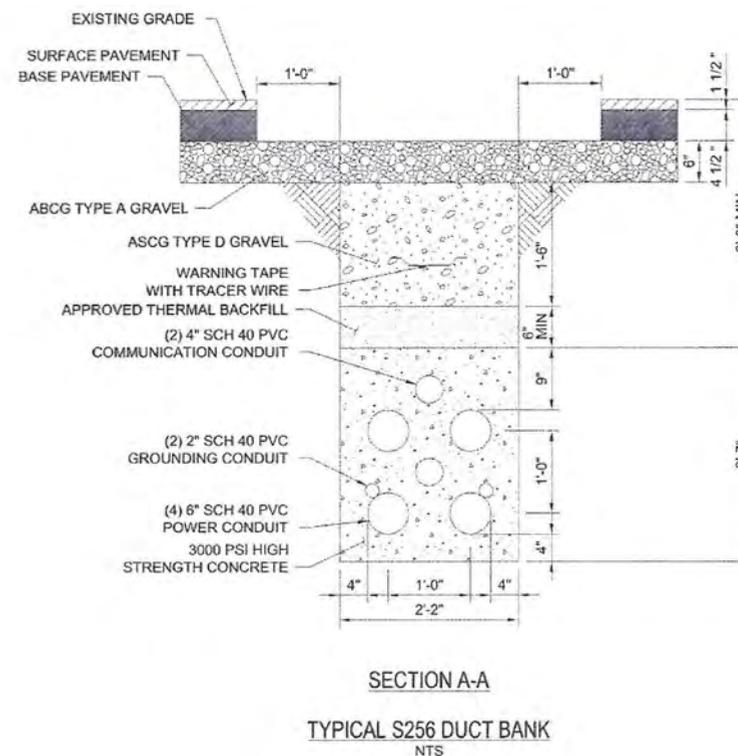


MPRP – Lewiston Loop

Upcoming Work: Section 256 Scope

Section 256

- Sargent Corporation will perform all civil construction for the new S256 underground transmission line
 - All conduits encased in concrete
 - Fluidized thermal backfill placed on top of duct bank to bottom of road bedding
 - 2 new splice vaults
- A separate contractor will supply, pull, splice and terminate all cable
 - Utilizing cross-linked polyethylene (XLPE) cable technology to protect underground cable
 - No cooling fluid and pumps needed
 - Cable is protected by concrete as well as XLPE protective layer



MPRP – Lewiston Loop

Upcoming Work: Distribution Scope

Distribution near Middle Street Substation

- New underground distribution duct banks and manholes in the vicinity of the new substation
- Work will occur on Chapel and Lowell Streets and tie to an existing manhole on Main Street

Distribution near Lewiston Lower Substation

- Relocated underground distribution duct bank
- Work will occur within an easement adjacent to Strawberry Patch Road



MPRP – Lewiston Loop

Upcoming Work: Underground Construction

Safety

- Priority
- Crews: PPE, training, lighting, site HASP
- Public: Delineation of work zone, traffic control

Permits

- Road opening, excavation, sidewalk occ., parking, Dig Safe, etc.

Construction Practices

- Trenching – Equipment/Work plan
- Dewatering – Lower canal level, pumps and silt sacs
- Conduit Installation – Moullison Elec.
- Thermal backfill
- Road Plates – Skid resistant coating
- Road Restoration (temporary and final)

Coordination with Emergency Services

- Daily notification: (207) 784-6421 - (non-emergency option)
- Separate notification to United Ambulance Service: (207) 783-2219



MPRP – Lewiston Loop

Upcoming Work: Underground Construction

Public Outreach

- City of Lewiston and Brookfield involved in outreach process
- Project team has been working to coordinate meetings with major businesses
- Mail notification will be sent to property owners along entire route two weeks prior to construction
- Door hangers for property owners and tenants along the route as approaching
- Weekly update emails to City of Lewiston
- Burns & McDonnell and Sargent designated public involvement personnel
- www.maine-power.com and toll free hotline: (866) 914-1944
- Other stakeholders such as MDOT, Brookfield and Unitil have been involved and will be updated throughout the project
 - Canal water level will be lowered to facilitate excavation on Canal Street

MPRP – Lewiston Loop

Project Plantings

Section 255

- Installation of plantings near walking trail adjacent to Androscoggin River to occur Spring 2016 upon completion of environmental restoration

Middle Street

- Plantings required as part of Middle Street Substation conditional use approval to occur Spring 2017 after construction of substation
- Project Team actively worked with adjacent landowner to Middle Street Substation on appropriate plantings
- Revised Middle Street planting plan will be submitted to the Planning Board



MPRP – Lewiston Loop

General Discussion

Questions/Comments?



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: March 24, 2016
RE: March 28, 2016 Planning Board Agenda Item V(b)

Recommendation for acquisition of land and public easements from Franklin Property Trust.

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

As part of an agreement between the City of Lewiston and Franklin Property Trust (FPT), staff has been working with FPT's representative in reviewing survey plans to establish lot lines based upon historic use patterns for each of the residential structures on FPT land on Lincoln Street, Merton Boulevard, Willow Circle, and Sand Hill. The surveying work has been completed with the goal of making the properties as close to conforming to underlying zoning as possible.

Through the surveying process, several matters have arisen that require a recommendation from the Planning Board for the City Council's consideration:

1. Accepting fee ownership of two parcels on Lincoln Street that have been developed and maintained by the city as park and open space. The two parcels as shown on the plat titled Lincoln Circle consist of 5,751 SF and 2,399SF and have been maintained as park and open space by the City for over 20 years.
2. Accepting fee ownership of two parcels off Willow Circle abutting the Public Works facility on Adams Avenue as shown on the plat titled Willow Circle. The one parcel of 12,646 SF has been used by the city since the 1960's. The other parcel of 3,416 SF is too small to developed, not contiguous with other FPT land, and therefore, proposed to be conveyed to the City.
3. Accepting a 20' easement over FPT land for a future potential bike/pedestrian path near the river. This easement shown on the plats titled Lincoln Place and Lincoln Terrace is slightly larger but overlaps an existing 15' easement for a sewer line.
4. Accepting fee ownership of the land under existing public way easements that more accurately reflect what is on the ground for roads currently existing over FPT land. This includes:
 - Lincoln Terrace as shown on the plat titled Lincoln Drive and Lincoln Circle.
 - Lincoln Drive as shown on the plat titled Lincoln Drive and Lincoln Circle.
 - Lincoln Circle as shown on the plat titled Lincoln Circle.
 - Merton Boulevard as shown on the plat title Merton Boulevard.
 - Sand Hill Road and Strawberry Patch Road as shown on the plat titled Sand Hill.
 - Willow Circle as shown on the plat titled Willow Circle.

Once the City Council acts upon the Planning Board's recommendation, FPT will record the plans at the Registry of Deeds. Once the plans are recorded, Franklin will begin offering parcels for sale to building owners.

ACTION NECESSARY:

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition of the following land from Franklin Property Trust:

1. Accepting fee ownership of two parcels as shown on the plat titled Lincoln Circle consisting of 5,751 SF and 2,399SF.
2. Accepting fee ownership of two parcels off Willow Circle as shown on the plat titled Willow Circle consisting of 12,646 SF and of 3,416 SF.
3. Accepting a 20' easement over FPT land for a future potential bike/pedestrian path near the river as shown on the plats titled Lincoln Place and Lincoln Terrace.
4. Accepting fee ownership of the land under existing public way easements that more accurately reflect what is on the ground for roads currently existing over FPT land. This includes:
 - Lincoln Terrace as shown on the plat titled Lincoln Drive and Lincoln Circle.
 - Lincoln Drive as shown on the plat titled Lincoln Drive and Lincoln Circle.
 - Lincoln Circle as shown on the plat titled Lincoln Circle.
 - Merton Boulevard as shown on the plat title Merton Boulevard.
 - Sand Hill Road and Strawberry Patch Road as shown on the plat titled Sand Hill.
 - Willow Circle as shown on the plat titled Willow Circle.

NOTES:

- RECORD OWNER: FRANKLIN PROPERTY TRUST
- PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 44 AND DEED FROM MAINE CENTRAL RAILROAD COMPANY TO FRANKLIN PROPERTY TRUST DATED AUGUST 7, 1981, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1540, PAGE 75.
- ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 209, LOT 27
- TOTAL AREA OF PARCEL 2.44 ACRES.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK GPS.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
- APPROXIMATE FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD HAZARD LAYER (FEMA-NFHL), 23001C-NFHL, ANDROSCOGG COUNTY, (FEMA FIRM PANEL 23001C0329E EFFECTIVE JULY 8, 2013.)

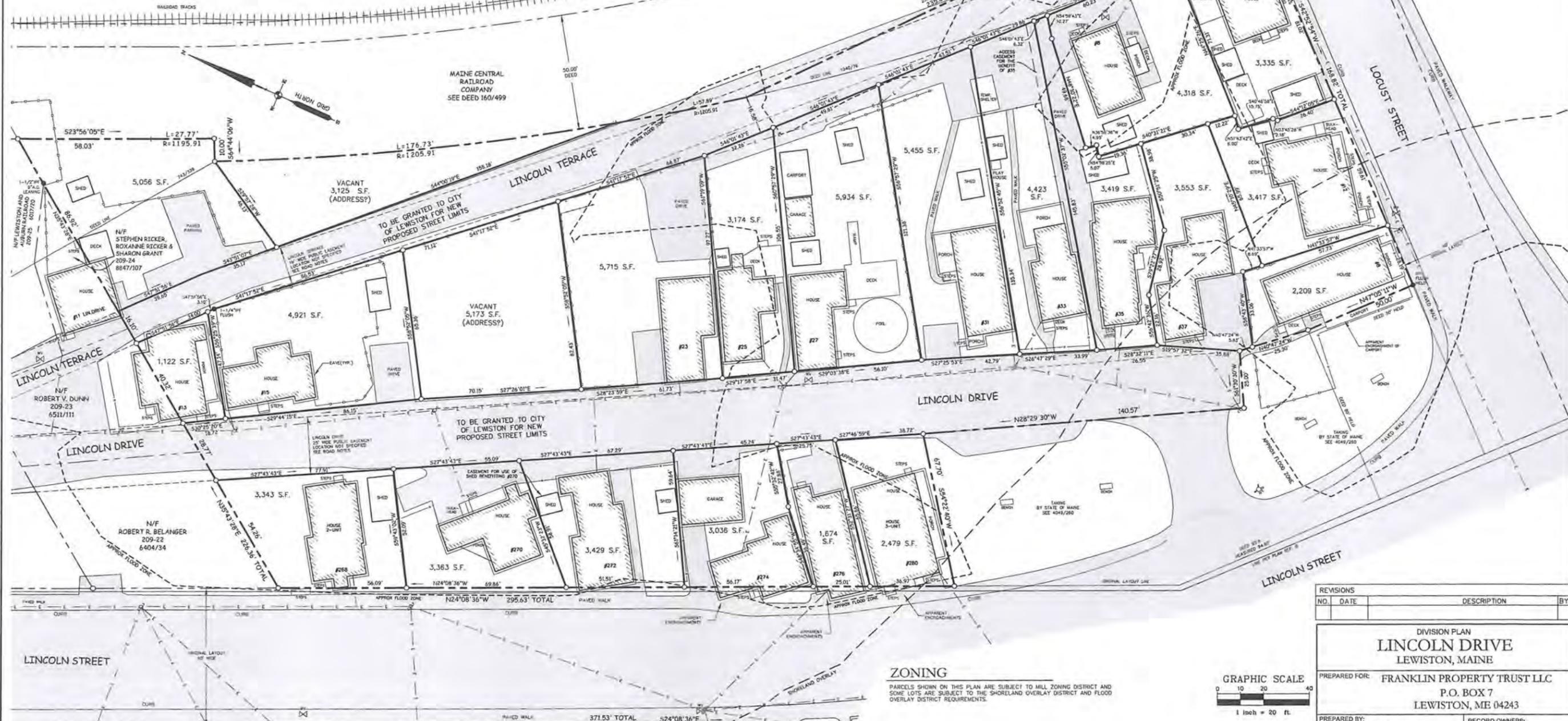
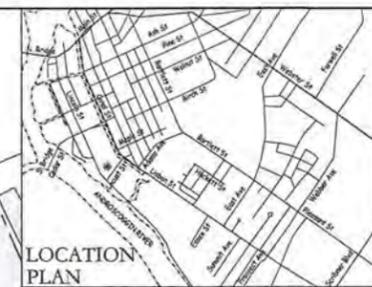
PLAN REFERENCES:

- BOUNDARY SURVEY AND LEASE LOTS ON LINCOLN STREET, LEWISTON, MAINE MADE FOR NORTHERN UTILITIES, INC. PREPARED BY OWEN HASKELL, INC. DATED MAY 3, 2007, NOT RECORDED.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LINCOLN STREET, LEWISTON, ANDROSCOGG COUNTY, FEDERAL AID PROJECT NO. STP-0009-5086(00), D.O.T. FILE NO. 1-234 DATED JUNE 1997, SHEETS 1 THROUGH 7, RECORDED IN ANDROSCOGG COUNTY REGISTRY OF DEEDS PLAN BOOK 42, PAGES 69, 70, 71, 72, 73, 74 AND 75.
- STANDARD BOUNDARY SURVEY, LAND OF MAINE CENTRAL RAILROAD COMPANY TO P.P.N. CORP. PREPARED BY VINCENT J.P. LEBLANC, LAND SURVEYOR DATED OCTOBER 24, 1992 RECORDED AT ANDROSCOGG COUNTY REGISTRY OF DEEDS PLAN BOOK 37, PAGE 25.
- MAIN INTERCEPTOR SEWAGE EASEMENTS PREPARED BY CITY OF LEWISTON, ENGINEERING DEPARTMENT DATED 3/19/76, SHEET 1 OF 8 AND SHEET 3 OF 9 RECORDED AT ANDROSCOGG COUNTY REGISTRY OF DEEDS PLAN BOOK 28, PAGE 11 AND PLAN BOOK 28, PAGE 13.
- PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.
- RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 943+50 TO STATION 996+30 DATED JUNE 30, 1916, PLAN V5A/4.
- RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 996+30 TO STATION 1030+77 DATED JUNE 30, 1916, PLAN V5A/5.

ROAD NOTES:

- LINCOLN STREET - SEE CITY OF LEWISTON BOOK 2, PAGE 140, DATED 1935. WIDTH VARIES FROM 60' AT CEDAR STREET AND TAPERS TO 50' PAST LOCUST STREET. ADDITIONAL TAKING BY MDT IN 1998, SEE 4049/260, DATED 1998, AND PLAN REFERENCE B.
- LINCOLN TERRACE - 16' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73.
- LINCOLN DRIVE - 25' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73.
- LOCUST STREET - 40' WIDE SEE CITY OF LEWISTON BOOK 1, PAGE 360.

LOCATION PLAN



LEGEND

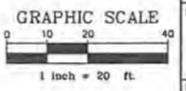
- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- N/F (NOW OR FORMERLY)
- DEED BOOK PAGE REFERENCE
- TAX MAP AND LOT NUMBER
- FLOOD OVERLAY DISTRICT
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- STOCKADE / WOOD FENCE
- WIRE FENCE
- CATCH BASINS
- HYDRANT
- DRAIN MANHOLE
- W/V
- MF
- IPF/RF/RBF
- CRBS
- 5/8" REBAR W/ CAP OR ALUMINUM WASHER TO BE SET
- UTILITY POLE
- SEWER MANHOLE

DIVISION PLAN NOTE:

LINCOLN DRIVE IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS, PURSUANT TO 30-A M.R.S.A. SECTION 4401(4)(E). THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. STREETS WITHIN LINCOLN DRIVE AND THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE VI, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

ZONING

PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO MILL ZONING DISTRICT AND SOME LOTS ARE SUBJECT TO THE SHORELAND OVERLAY DISTRICT AND FLOOD OVERLAY DISTRICT REQUIREMENTS.



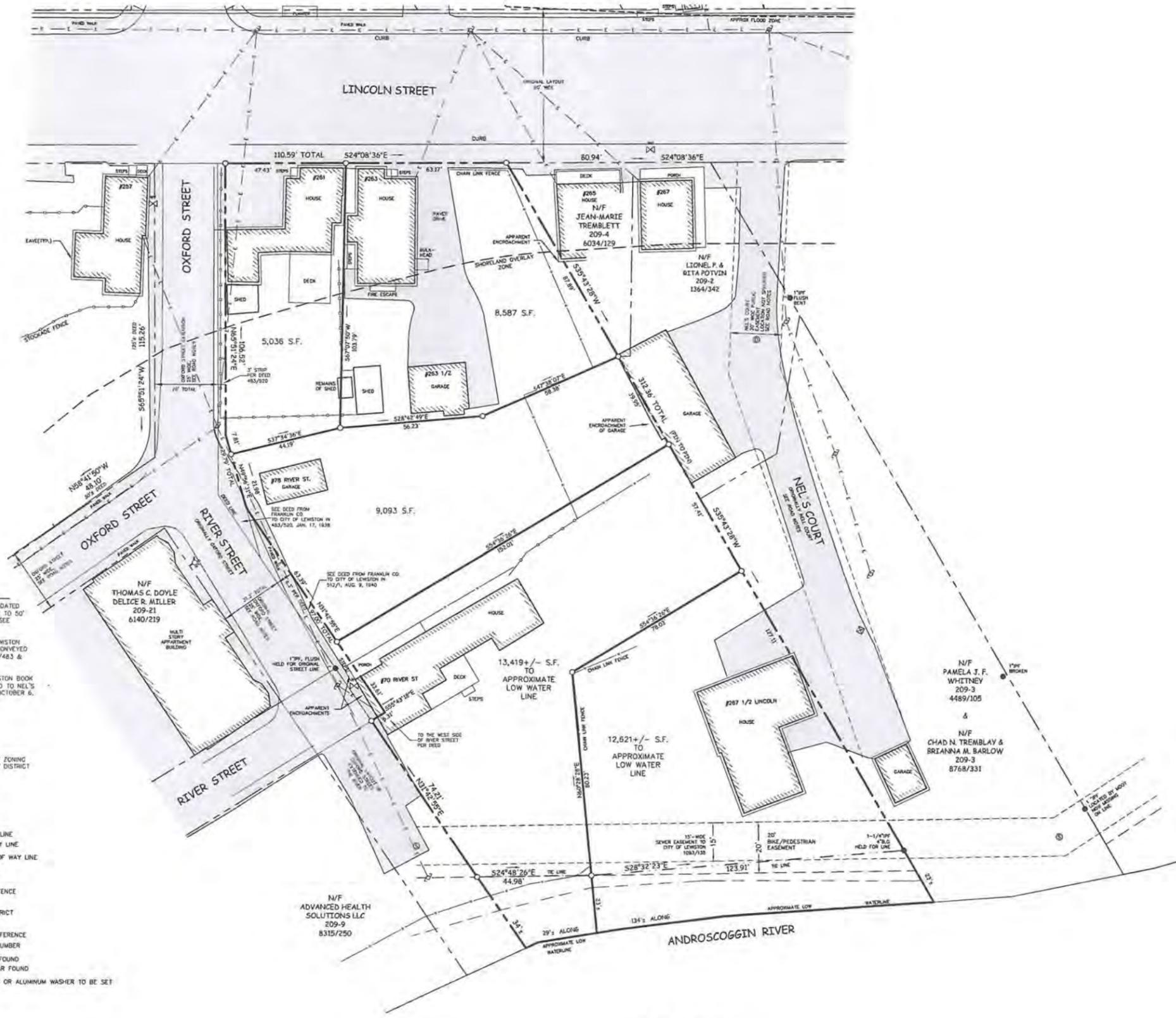
NO.	DATE	DESCRIPTION	BY

DIVISION PLAN
LINCOLN DRIVE
LEWISTON, MAINE
PREPARED FOR: FRANKLIN PROPERTY TRUST LLC
P.O. BOX 7
LEWISTON, ME 04243

PREPARED BY:
JONES ASSOCIATES INC.
Planners, Surveyors and Environmental Consultants
280 POLAND SPRING ROAD, ALBURN, MAINE 04210
(207) 241-0335

RECORD OWNERS:
FRANKLIN PROPERTY TRUST
P.O. BOX 7
LEWISTON, ME 04243
PLAN DATE:
MARCH 9, 2016
SCALE: 1"=20'
PROJ. #: 15-0511E

CODE ENFORCEMENT DIRECTOR _____ DATE: _____



LOCATION PLAN

ROAD NOTES:

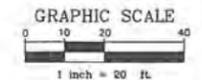
LINCOLN STREET - SEE CITY OF LEWISTON BOOK 2, PAGE 140, DATED 1935. WIDTH VARIES FROM 60' AT CEDAR STREET AND TAPERS TO 50' PAST LOCUST STREET. ADDITIONAL TAKING BY MOOT IN 1998, SEE 4049/260, DATED 1998, AND PLAN REFERENCE B.
 OXFORD STREET - ORIGINAL LAYOUT 25' WIDE. SEE CITY OF LEWISTON BOOK 1, PAGE 327 & BOOK 1, PAGE 358. ADDITIONAL LAND CONVEYED FROM FRANKLIN COMPANY TO CITY OF LEWISTON IN DEEDS 520/483 & 512/1.
 NEL'S COURT - 20' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73. ORIGINALLY CALLED NELL COURT. NAME CHANGED TO NEL'S COURT AS NOTED ON ABOVE BOOK AND PAGE REFERENCE ON OCTOBER 6, 1998.

ZONING

PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO RIVERFRONT ZONING DISTRICT, SHORELAND OVERLAY DISTRICT AND FLOOD OVERLAY DISTRICT REQUIREMENTS.

LEGEND

- SUBJECT BOUNDARY LINE
- - - PROPOSED BOUNDARY LINE
- - - ABUTTER OR RIGHT OF WAY LINE
- - - OVERHEAD ELECTRIC
- - - CHAIN LINK FENCE
- - - STOCKADE / WOOD FENCE
- - - WIRE FENCE
- - - FLOOD OVERLAY DISTRICT
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- MF GRANITE MONUMENT FOUND
- IPF/IRF/RSF IRON PIPE/ROD/REBAR FOUND
- CRBS 5/8" REBAR W/ CAP OR ALUMINUM WASHER TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASINS
- HYDRANT
- WATER VALVE



NOTES:

1. RECORD OWNER: FRANKLIN COMPANY TRUST
2. PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN COMPANY TRUST DATED SEPTEMBER 10, 1978, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 49.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 209, LOT 5
5. TOTAL AREA OF PARCEL 1.1 ACRES ± TO APPROXIMATE LOW WATER OF THE ANDROSCOGGIN RIVER.
6. ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK GPS.
7. THE LOCATION, SIZE AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
8. PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
9. APPROXIMATE FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD HAZARD LAYER (FEMA-NFHL), 23001C-NFHL, ANDROSCOGGIN COUNTY, (FEMA FIRM PANEL 23001C0329E EFFECTIVE JULY 8, 2013.)

PLAN REFERENCES:

- A. BOUNDARY SURVEY AND LEASE LOTS ON LINCOLN STREET, LEWISTON, MAINE MADE FOR NORTHERN UTILITIES, INC. PREPARED BY OWEN HASKELL, INC. DATED MAY 3, 2007, NOT RECORDED.
- B. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LINCOLN STREET, LEWISTON, ANDROSCOGGIN COUNTY, FEDERAL AID PROJECT NO. STP-0009-5986(00)X, D.O.T. FILE NO. 1-234 DATED JUNE 1997, SHEETS 1 THROUGH 7, RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 42, PAGES 69, 70, 71, 72, 73, 74 AND 75.
- C. STANDARD BOUNDARY SURVEY, LAND OF MAINE CENTRAL RAILROAD COMPANY TO P.P.N. CORP PREPARED BY VINCENT J.P. LEBLANC, LAND SURVEYOR DATED OCTOBER 24, 1992 RECORDED AT ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 37, PAGE 25.
- D. MAIN INTERCEPTOR SEWAGE EASEMENTS PREPARED BY CITY OF LEWISTON, ENGINEERING DEPARTMENT DATED 3/19/76, SHEET 1 OF 9 AND SHEET 3 OF 9 RECORDED AT ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 28, PAGE 11 AND PLAN BOOK 28, PAGE 13.
- E. PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.
- F. RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 843+50 TO STATION 996+30 DATED JUNE 30, 1916, PLAN V5A/4.
- G. RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 996+30 TO STATION 1030+77 DATED JUNE 30, 1916, PLAN V5A/5.

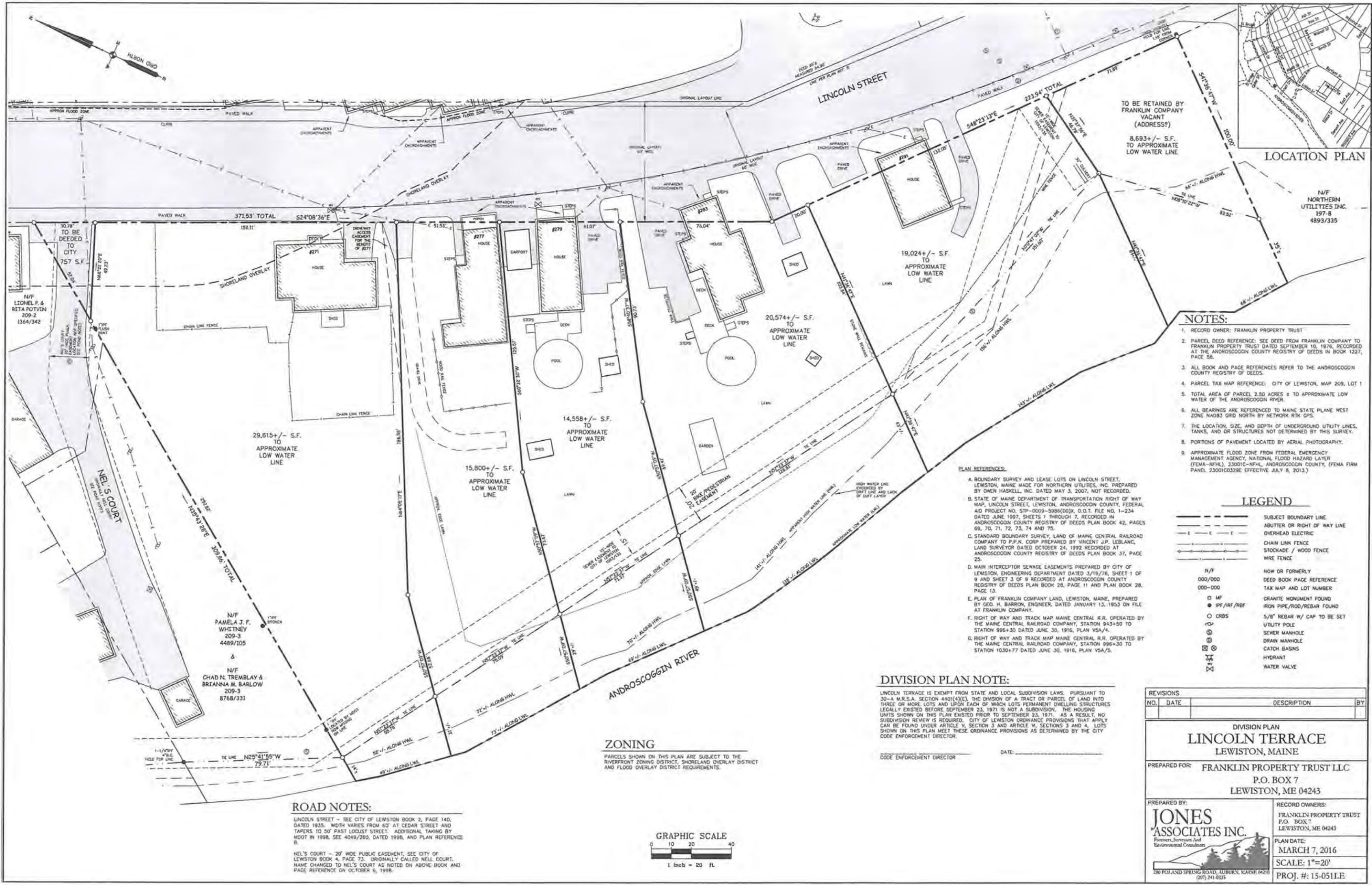
DIVISION PLAN NOTE:

LINCOLN PLACE IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS. PURSUANT TO 30-A M.R.S.A. SECTION 4401(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND LOTS EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE VI, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

DATE: _____
 CODE ENFORCEMENT DIRECTOR: _____

REVISIONS		
NO.	DATE	DESCRIPTION

DIVISION PLAN LINCOLN PLACE LEWISTON, MAINE	
PREPARED FOR: FRANKLIN PROPERTY TRUST LLC P.O. BOX 7 LEWISTON, ME 04243	
PREPARED BY: JONES ASSOCIATES INC. <small>Surveyors, Engineers and Environmental Consultants</small>	RECORD OWNERS: FRANKLIN PROPERTY TRUST P.O. BOX 7 LEWISTON, ME 04243
PLAN DATE: MARCH 7, 2016	SCALE: 1"=20'
PROJ. #: 15-051LE	



- NOTES:**
- RECORD OWNER: FRANKLIN PROPERTY TRUST
 - PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 58.
 - ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
 - PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 209, LOT 1
 - TOTAL AREA OF PARCEL 2.50 ACRES ± TO APPROXIMATE LOW WATER OF THE ANDROSCOGGIN RIVER
 - ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTM GPS.
 - THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
 - PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
 - APPROXIMATE FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD HAZARD LAYER (FEMA-NFHL), 23001C-NFHL, ANDROSCOGGIN COUNTY, (FEMA FIRM PANEL 23001C0329E EFFECTIVE JULY 8, 2013.)

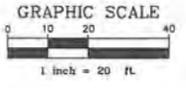
- PLAN REFERENCES:**
- BOUNDARY SURVEY AND LEASE LOTS ON LINCOLN STREET, LEWISTON, MAINE MADE FOR NORTHERN UTILITIES, INC. PREPARED BY OWEN HASKELL, INC. DATED MAY 3, 2007, NOT RECORDED.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LINCOLN STREET, LEWISTON, ANDROSCOGGIN COUNTY, FEDERAL AID PROJECT NO. 51P-0009-008(D)(J), D.O.T. FILE NO. 1-234 DATED JUNE 1997, SHEETS 1 THROUGH 7, RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 42, PAGES 69, 70, 71, 72, 73, 74 AND 75.
 - STANDARD BOUNDARY SURVEY, LAND OF MAINE CENTRAL RAILROAD COMPANY TO P.J.N. CORP. PREPARED BY VINCENT J.P. LEBLANC, LAND SURVEYOR DATED OCTOBER 24, 1992 RECORDED AT ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 37, PAGE 25.
 - MAIN INTERCEPTOR SEWAGE EASEMENTS PREPARED BY CITY OF LEWISTON, ENGINEERING DEPARTMENT DATED 3/19/76, SHEET 1 OF 9 AND SHEET 3 OF 9 RECORDED AT ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 28, PAGE 11 AND PLAN BOOK 28, PAGE 13.
 - PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.
 - RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 943+50 TO STATION 996+30 DATED JUNE 30, 1916, PLAN V5A/4.
 - RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 996+30 TO STATION 1030+77 DATED JUNE 30, 1916, PLAN V5A/5.

LEGEND

---	SUBJECT BOUNDARY LINE
- - -	ABUTTER OR RIGHT OF WAY LINE
—E—E—E—	OVERHEAD ELECTRIC
—C—C—C—	CHAIN LINK FENCE
—X—X—X—	STOCKADE / WOOD FENCE
—W—W—W—	WIRE FENCE
N/F	NOW OR FORMERLY
000/000	DEED BOOK PAGE REFERENCE
000-000	TAX MAP AND LOT NUMBER
□ MF / RB	GRANITE MONUMENT FOUND
● IPF / RBF	IRON PIPE/ROD/REBAR FOUND
○ CRBS	5/8" REBAR W/ CAP TO BE SET
⊙	UTILITY POLE
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	HYDRANT
⊙	WATER VALVE

DIVISION PLAN NOTE:
 LINCOLN TERRACE IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS, PURSUANT TO 30-A M.R.S.A. SECTION 440(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE V, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

ZONING
 PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO THE RIVERFRONT ZONING DISTRICT, SHORELAND OVERLAY DISTRICT AND FLOOD OVERLAY DISTRICT REQUIREMENTS.



ROAD NOTES:
 LINCOLN STREET - SEE CITY OF LEWISTON BOOK 2, PAGE 140, DATED 1935. WIDTH VARIES FROM 60' AT CEDAR STREET AND TAPERS TO 50' PAST LOCUST STREET. ADDITIONAL TAKING BY MOOT IN 1998. SEE 4049/260, DATED 1998, AND PLAN REFERENCE B.
 NEL'S COURT - 30' WIDE PUBLIC EASEMENT. SEE CITY OF LEWISTON BOOK 4, PAGE 73. ORIGINALLY CALLED NELL COURT. NAME CHANGED TO NEL'S COURT AS NOTED ON ABOVE BOOK AND PAGE REFERENCE ON OCTOBER 6, 1998.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

**DIVISION PLAN
 LINCOLN TERRACE
 LEWISTON, MAINE**

PREPARED FOR: **FRANKLIN PROPERTY TRUST LLC**
 P.O. BOX 7
 LEWISTON, ME 04243

PREPARED BY: **JONES ASSOCIATES INC.**
 Planners, Surveyors And Environmental Consultants
 280 POLAND SPRING ROAD, AUBURN, MAINE 04210
 (207) 241-8235

RECORD OWNERS:
 FRANKLIN PROPERTY TRUST
 P.O. BOX 7
 LEWISTON, ME 04243

PLAN DATE:
MARCH 7, 2016

SCALE: **1"=20'**

PROJ. #: **15-051LE**

NOTES:

- RECORD OWNER: FRANKLIN PROPERTY TRUST
- PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 25 AND DEED FROM MAINE CENTRAL RAILROAD TO FRANKLIN PROPERTY TRUST DATED AUGUST 7, 1981, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1540, PAGE 73.
- ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 186, LOT 1, PORTION OF MAP 197, LOT 19 AND PORTION OF MAP 97-NRW.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK GPS.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND/OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
- APPROXIMATE FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD HAZARD LAYER (FEMA-NFHLS), 23001C-NPL, ANDROSCOGG COUNTY, (FEMA FIRM PANEL 23001C0329E EFFECTIVE JULY 8, 2013).

PLAN REFERENCES:

- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY "63" (LINCOLN STREET), LEWISTON, ANDROSCOGG COUNTY, FEDERAL AID PROJECT NO. HPP-1661(400) PART II, DATED APRIL 2010, D.O.T. FILE NO. 1-297.
- STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN FOR WEBBER OIL COMPANY, DATED 7/02/1998, PREPARED BY A.R.C.C. LAND SURVEYORS INC.
- PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.
- RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 943+00 TO STATION 996+00 DATED JUNE 30, 1916, PLAN V24/4.

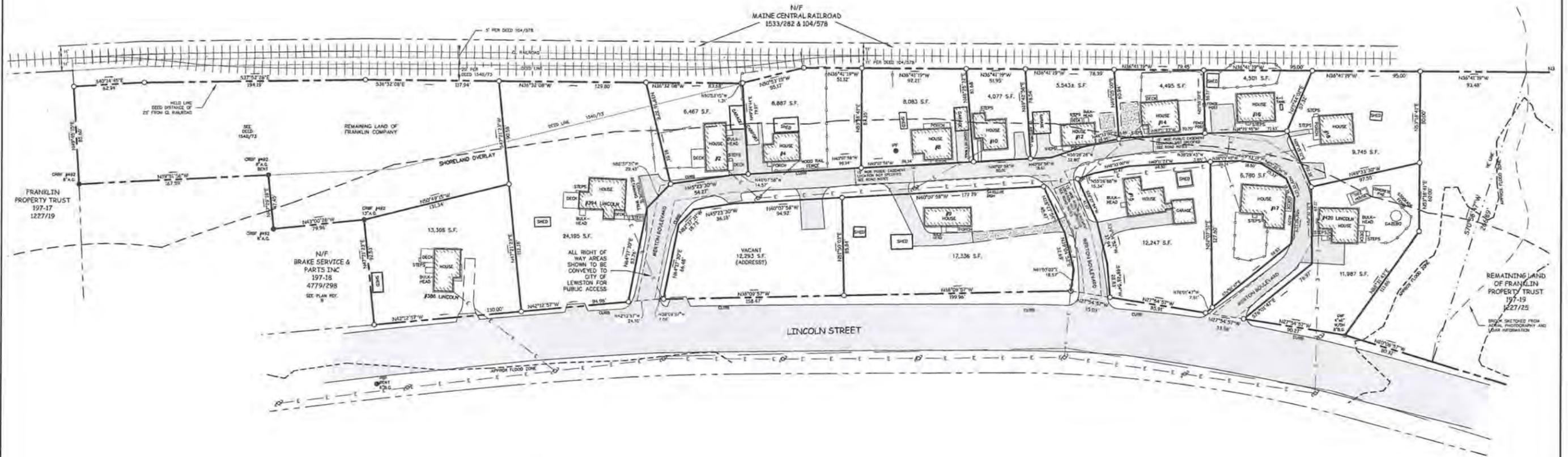
ROAD NOTES:

LINCOLN STREET - SEE CITY OF LEWISTON BOOK 2, PAGE 140, DATED 1935. WIDTH IS 50' OVER THIS SECTION. ADDITIONAL TAKING BY MDT IN 2010 ON SOUTH SIDE OF LINCOLN STREET, NORTH SIDE OF LINCOLN STREET RIGHT-OF-WAY BASED ON PLAN REFERENCE A AND FOUND MONUMENTS.

MERTON BOULEVARD - 15' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73. LOCATION NOT SPECIFIED.



LOCATION PLAN



DIVISION PLAN NOTE:

MERTON BOULEVARD IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS, PURSUANT TO 30-A M.R.S.A. SECTION 4401(4)(E). THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. STREETS WITHIN MERTON BOULEVARD AND THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE VI, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

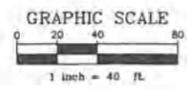
CODE ENFORCEMENT DIRECTOR _____ DATE: _____

ZONING

PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO MLL ZONING DISTRICT AND SOME LOTS ARE SUBJECT TO THE SHORELAND OVERLAY DISTRICT REQUIREMENTS.

LEGEND

	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	OVERHEAD ELECTRIC
	CHAIN LINK FENCE
	STOCKADE / WOOD FENCE
	RAILROAD
	N/F
	000/000
	000-000
	GM
	IP/R/R
	CRBS
	UP



REVISIONS		
NO.	DATE	DESCRIPTION

DIVISION PLAN
MERTON BOULEVARD
LEWISTON, MAINE

PREPARED FOR: **FRANKLIN PROPERTY TRUST LLC**
P.O. BOX 7
LEWISTON, ME 04243

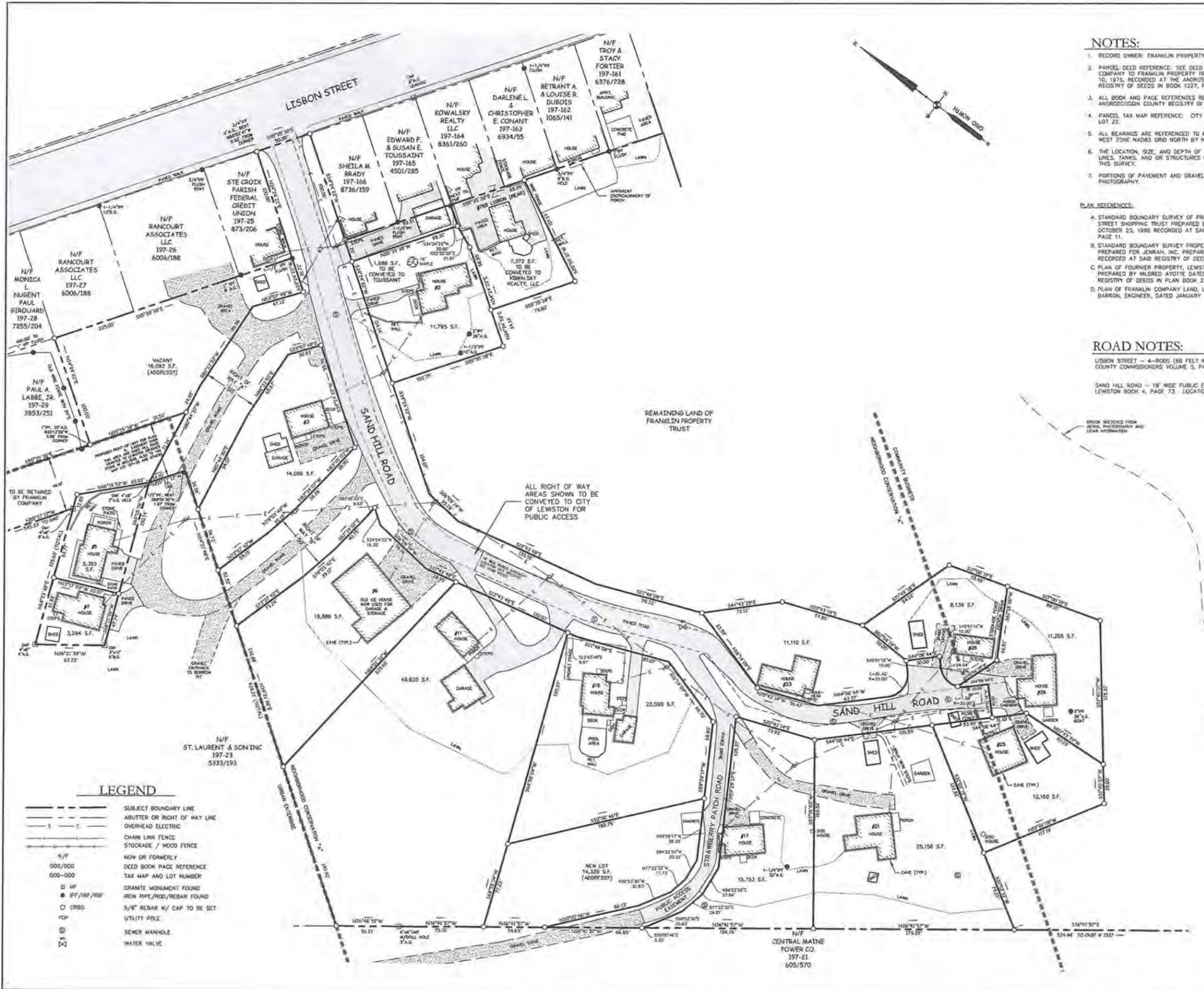
PREPARED BY:
JONES ASSOCIATES INC.
Forester, Surveyor And Environmental Consultant
250 POLAND SPRING ROAD, AUBURN, MAINE 04218
(207) 241-0235

RECORD OWNERS:
FRANKLIN PROPERTY TRUST
P.O. BOX 7
LEWISTON, ME 04243

PLAN DATE:
MARCH 7, 2016

SCALE: 1"=40'

PROJ. #: 15-051LE



NOTES:

1. RECORD OWNER: FRANKLIN PROPERTY TRUST
2. PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 22.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 197, LOT 22.
5. ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK GPS.
6. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND/OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
7. PORTIONS OF PAVEMENT AND GRAVEL LOCATED BY AERIAL PHOTOGRAPHY.

PLAN REFERENCES:

- A. STANDARD BOUNDARY SURVEY OF PROMENADE MALL FOR TRUSTEES OF LISBON STREET SHOPPING TRUST PREPARED BY DIRIGO LAND SERVICES, INC. DATED OCTOBER 23, 1996 RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 40, PAGE 11.
- B. STANDARD BOUNDARY SURVEY PROPERTY OF LEWISTON CRUSHED STONE CO., INC. PREPARED FOR JENRIAH, INC. PREPARED BY DAVID E. BAKER DATED AUGUST 1984 RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 34, PAGE 177.
- C. PLAN OF FOURNIER PROPERTY, LEWISTON, PREPARED FOR ROGER & RITA FOURNIER PREPARED BY WILFRED AYOITE, DATED SEPTEMBER 4, 1974 RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 27, PAGE 11, SHEET A.
- D. PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.

ROAD NOTES:

LISBON STREET - 4-RODS (66 FEET WIDE). SEE ANDROSCOGG COUNTY COMMISSIONERS VOLUME 3, PAGE 336.

SAND HILL ROAD - 18' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73. LOCATION NOT SPECIFIED.

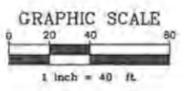
ZONING

PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO NEIGHBORHOOD CONSERVATION "A", COMMUNITY BUSINESS, OR URBAN ENTERPRISE DISTRICT REQUIREMENTS.

DIVISION PLAN NOTE:

SAND HILL IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS, PURSUANT TO 30-A M.R.S.A. SECTION 440(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. STREETS WITHIN SAND HILL AND THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE VI, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

CODE ENFORCEMENT DIRECTOR _____ DATE: _____



LEGEND

- SUBJECT BOUNDARY LINE
- - - ABUTTER OR RIGHT OF WAY LINE
- - - OVERHEAD ELECTRIC
- - - CHAIN LINK FENCE
- - - STOCKADE / WOOD FENCE
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- M/F GRANITE MONUMENT FOUND
- I/PF/IRF/RBF IRON PIPE/ROD/REBAR FOUND
- CRSS 5/8" REBAR W/ CAP TO BE SET
- ⊕ UTILITY POLE
- ⊗ SEWER MANHOLE
- ⊘ WATER VALVE

REVISIONS			
NO.	DATE	DESCRIPTION	BY

**DIVISION PLAN
SAND HILL
LEWISTON, MAINE**

PREPARED FOR: **FRANKLIN PROPERTY TRUST LLC**
P.O. BOX 7
LEWISTON, ME 04243

PREPARED BY: **JONES ASSOCIATES INC.**
Planners, Surveyors And Environmental Consultants
380 POLAND SPRING ROAD, ALBURN, MAINE 04910
(207) 241-6233

RECORD OWNERS: **FRANKLIN PROPERTY TRUST**
P.O. BOX 7
LEWISTON, ME 04243

PLAN DATE: **MARCH 9, 2016**
SCALE: **1"=40'**
PROJ. #: **15-051LE**

NOTES:

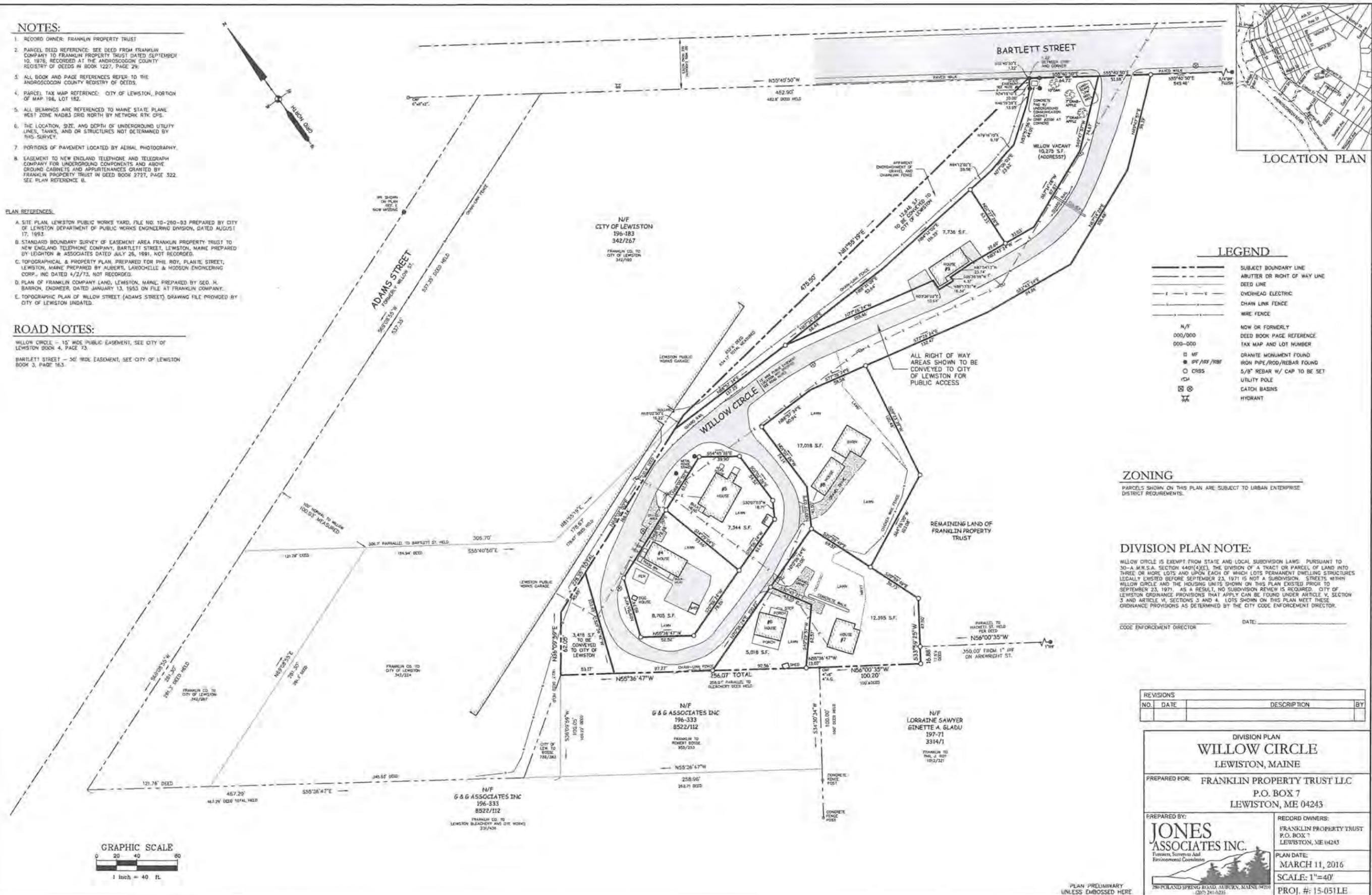
1. RECORD OWNER: FRANKLIN PROPERTY TRUST
2. PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 29.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, PORTION OF MAP 198, LOT 182.
5. ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK GPS.
6. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
7. PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
8. EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND COMPONENTS AND ABOVE GROUND CABINETS AND APPURTENANCES GRANTED BY FRANKLIN PROPERTY TRUST IN DEED BOOK 2727, PAGE 322. SEE PLAN REFERENCE B.

PLAN REFERENCES:

- A. SITE PLAN, LEWISTON PUBLIC WORKS YARD, FILE NO. 10-260-93 PREPARED BY CITY OF LEWISTON DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION, DATED AUGUST 17, 1993.
- B. STANDARD BOUNDARY SURVEY OF EASEMENT AREA FRANKLIN PROPERTY TRUST TO NEW ENGLAND TELEPHONE COMPANY, BARTLETT STREET, LEWISTON, MAINE PREPARED BY LEIGHTON & ASSOCIATES DATED JULY 26, 1991, NOT RECORDED.
- C. TOPOGRAPHICAL & PROPERTY PLAN, PREPARED FOR PHIL ROY, PLANIE STREET, LEWISTON, MAINE PREPARED BY ALBERT, LAROCHELLE & HODSON ENGINEERING CORP., INC DATED 4/2/73, NOT RECORDED.
- D. PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.
- E. TOPOGRAPHIC PLAN OF WILLOW STREET (ADAMS STREET) DRAWING FILE PROVIDED BY CITY OF LEWISTON UNDATED.

ROAD NOTES:

WILLOW CIRCLE - 15' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73.
 BARTLETT STREET - 50' WIDE EASEMENT, SEE CITY OF LEWISTON BOOK 3, PAGE 163.



LEGEND

- SUBJECT BOUNDARY LINE
- - - ABUTTER OR RIGHT OF WAY LINE
- DEED LINE
- - - OVERHEAD ELECTRIC
- - - CHAIN LINK FENCE
- - - WIRE FENCE
- N/T NOW OR FORMERLY
- 000/000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- MF GRANITE MONUMENT FOUND
- IP/RT/RBF IRON PIPE/ROD/REBAR FOUND
- CRBS 5/8" REBAR W/ CAP TO BE SET
- UTY UTILITY POLE
- ⊗ CATCH BASIN
- ⊕ HYDRANT

ZONING

PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO URBAN ENTERPRISE DISTRICT REQUIREMENTS.

DIVISION PLAN NOTE:

WILLOW CIRCLE IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS PURSUANT TO 30-A M.R.S.A. SECTION 4401(4)(E). THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. STREETS WITHIN WILLOW CIRCLE AND THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE V, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

CODE ENFORCEMENT DIRECTOR _____ DATE _____

REVISIONS		
NO.	DATE	DESCRIPTION

DIVISION PLAN
WILLOW CIRCLE
 LEWISTON, MAINE

PREPARED FOR: **FRANKLIN PROPERTY TRUST LLC**
 P.O. BOX 7
 LEWISTON, ME 04243

PREPARED BY: **JONES ASSOCIATES INC.**
 Planning, Surveying and Environmental Consultants

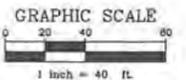
RECORD OWNERS:
 FRANKLIN PROPERTY TRUST
 P.O. BOX 7
 LEWISTON, ME 04243

PLAN DATE:
MARCH 11, 2016

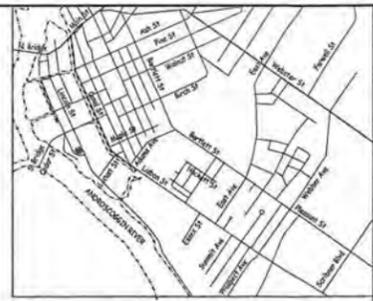
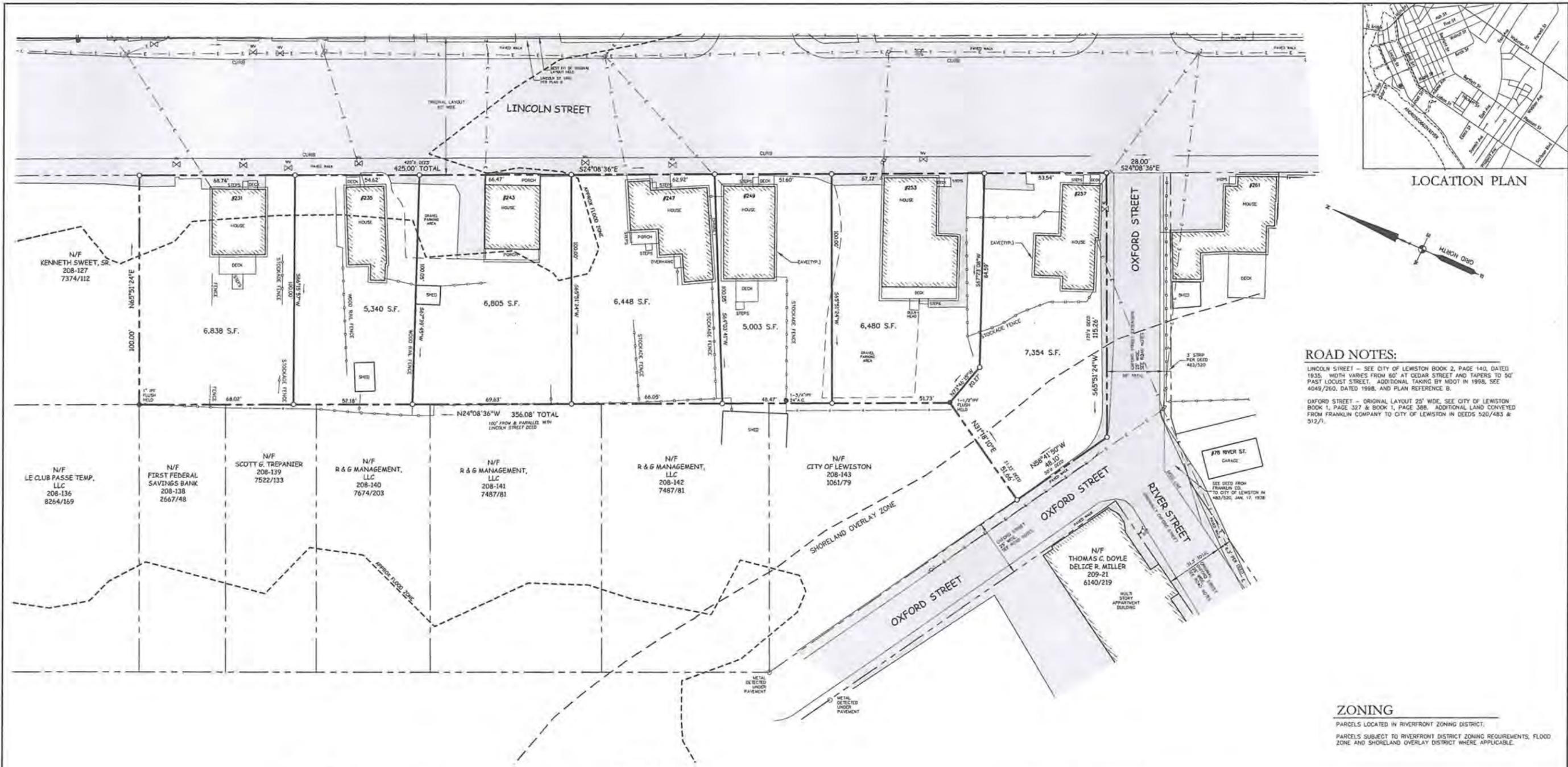
SCALE: 1"=40'

PROJ. #: 15-051LE

280 POLAND SPRING ROAD, AUBURN, MAINE 04210 (207) 541-3325



PLAN PRELIMINARY UNLESS EMBOSSED HERE



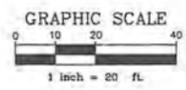
ROAD NOTES:
 LINCOLN STREET - SEE CITY OF LEWISTON BOOK 2, PAGE 140, DATED 1935. WIDTH VARIES FROM 60' AT CEDAR STREET AND TAPERS TO 50' PAST LOCUST STREET. ADDITIONAL TAKING BY MOOT IN 1998, SEE 4049/260, DATED 1998, AND PLAN REFERENCE B.
 OXFORD STREET - ORIGINAL LAYOUT 25' WIDE. SEE CITY OF LEWISTON BOOK 1, PAGE 327 & BOOK 1, PAGE 388. ADDITIONAL LAND CONVEYED FROM FRANKLIN COMPANY TO CITY OF LEWISTON IN DEEDS 520/483 & 512/1.

ZONING
 PARCELS LOCATED IN RIVERFRONT ZONING DISTRICT.
 PARCELS SUBJECT TO RIVERFRONT DISTRICT ZONING REQUIREMENTS, FLOOD ZONE AND SHORELAND OVERLAY DISTRICT WHERE APPLICABLE.

DIVISION PLAN NOTE:
 LINCOLN COURT IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS, PURSUANT TO 30-A M.R.S.A. SECTION 4401(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE VI, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

CODE ENFORCEMENT DIRECTOR _____ DATE _____

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).
 MICHAEL A. HARTMAN, P.L.S. #2433
 FOR JONES ASSOCIATES INC.



- PLAN REFERENCES:**
- BOUNDARY SURVEY AND LEASE LOTS ON LINCOLN STREET, LEWISTON, MAINE MADE FOR NORTHERN UTILITIES, INC. PREPARED BY OWEN HASKELL, INC. DATED MAY 3, 2007, NOT RECORDED.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LINCOLN STREET, LEWISTON, ANDROSCOGG COUNTY, FEDERAL AID PROJECT NO. STP-0009-5986(00)X, D.O.T. FILE NO. 1-234 DATED JUNE 1997, SHEETS 1 THROUGH 7, RECORDED IN ANDROSCOGG COUNTY REGISTRY OF DEEDS PLAN BOOK 42, PAGES 69, 70, 71, 72, 73, 74 AND 75.
 - STANDARD BOUNDARY SURVEY, LAND OF MAINE CENTRAL RAILROAD COMPANY TO P.P.N. CORP. PREPARED BY VINCENT J.P. LEBLANC, LAND SURVEYOR DATED OCTOBER 24, 1992 RECORDED AT ANDROSCOGG COUNTY REGISTRY OF DEEDS PLAN BOOK 37, PAGE 25.
 - MAIN INTERCEPTOR SEWAGE EASEMENTS PREPARED BY CITY OF LEWISTON, ENGINEERING DEPARTMENT DATED 3/19/76, SHEET 1 OF 9 AND SHEET 3 OF 9 RECORDED AT ANDROSCOGG COUNTY REGISTRY OF DEEDS PLAN BOOK 28, PAGE 11 AND PLAN BOOK 28, PAGE 13.
 - PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 13, 1953 ON FILE AT FRANKLIN COMPANY.
 - RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 943+50 TO STATION 996+30 DATED JUNE 30, 1916, PLAN V54/A.
 - RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R. OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 996+30 TO STATION 1030+77 DATED JUNE 30, 1916, PLAN V54/B.
- LEGEND**
- | | |
|---------------|--|
| — — — — — | SUBJECT BOUNDARY LINE |
| — — — — — | PROPOSED BOUNDARY LINE |
| — — — — — | ABUTTER OR RIGHT OF WAY LINE |
| — — — — — | OVERHEAD ELECTRIC |
| — — — — — | CHAIN LINK FENCE |
| — — — — — | STOCKADE / WOOD FENCE |
| — — — — — | WIRE FENCE |
| — — — — — | FLOOD OVERLAY DISTRICT |
| — — — — — | SHORELAND OVERLAY ZONE |
| N/F | NOW OR FORMERLY |
| 000/000 | DEED BOOK PAGE REFERENCE |
| 000-000 | TAX MAP AND LOT NUMBER |
| □ MF | GRANITE MONUMENT FOUND |
| ● IF /RF /RBF | IRON PIPE/ROD/REBAR FOUND |
| ○ CRBS | 5/8" REBAR W/ CAP OR ALUMINUM WASHER TO BE SET |
| ○ | UTILITY POLE |
| ○ | SEWER MANHOLE |
| ○ | DRAIN MANHOLE |
| ○ | CATCH BASINS |
| ○ | HYDRANT |
| ○ | WATER VALVE |

- NOTES:**
- RECORD OWNER: FRANKLIN PROPERTY TRUST
 - PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 40.
 - ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
 - PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 208, LOT 128.
 - TOTAL AREA OF PARCEL 1.02 ACRES.
 - ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK GPS.
 - THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND/OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
 - PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
 - APPROXIMATE FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD HAZARD LAYER (FEMA-NFHL), 2300IC-NFHL, ANDROSCOGG COUNTY, (FEMA FIRM PANEL 23001C0329E EFFECTIVE JULY 8, 2013)

REVISIONS		
NO.	DATE	DESCRIPTION

**DIVISION PLAN
LINCOLN COURT
LEWISTON, MAINE**

PREPARED FOR: **FRANKLIN PROPERTY TRUST LLC**
 P.O. BOX 7
 LEWISTON, ME 04243

PREPARED BY: **JONES ASSOCIATES INC.**
 Timon, Surveyor and
 Environmental Consultants

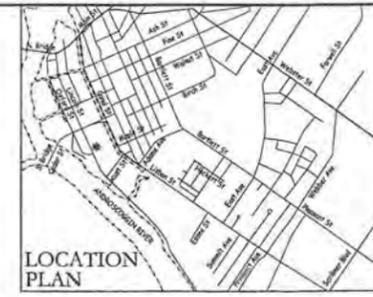
RECORD OWNERS:
 FRANKLIN PROPERTY TRUST
 P.O. BOX 7
 LEWISTON, ME 04243

PLAN DATE:
FEBRUARY 10, 2016

SCALE: 1"=20'

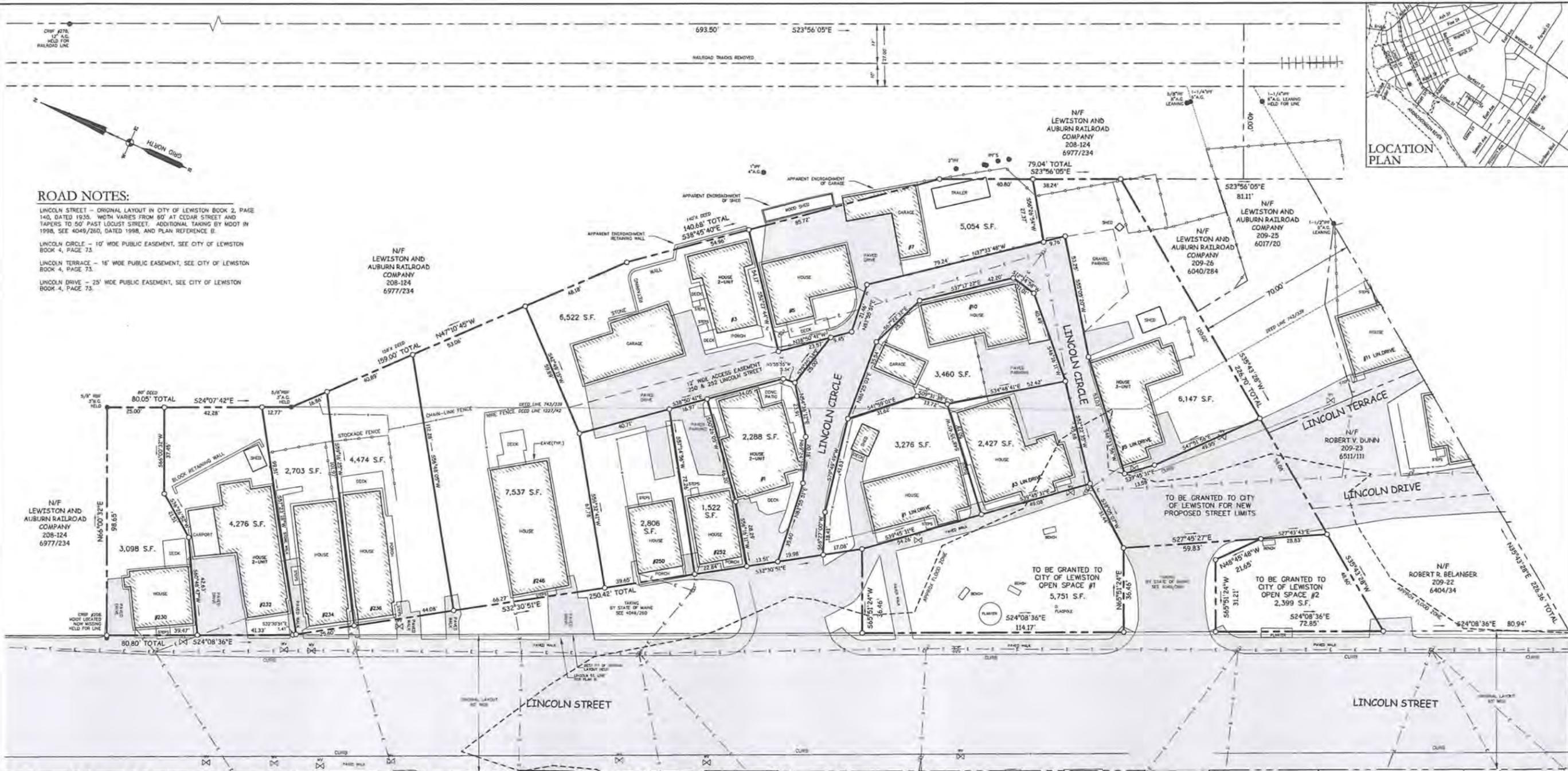
PROJ. #: 15-051LE

200 POLAND SPRING ROAD, AUBURN, MAINE 04292
 (207) 241-0335



ROAD NOTES:

LINCOLN STREET - ORIGINAL LAYOUT IN CITY OF LEWISTON BOOK 2, PAGE 140, DATED 1916. WIDTH VARIES FROM 80' AT CEDAR STREET AND TAPERS TO 50' PAST LOCUST STREET. ADDITIONAL TAKING BY MDOT IN 1998, SEE 4049/260, DATED 1998, AND PLAN REFERENCE B.
 LINCOLN CIRCLE - 10' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73.
 LINCOLN TERRACE - 16' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73.
 LINCOLN DRIVE - 25' WIDE PUBLIC EASEMENT, SEE CITY OF LEWISTON BOOK 4, PAGE 73.



NOTES:

- RECORD OWNER: FRANKLIN PROPERTY TRUST
- PARCEL DEED REFERENCE: SEE DEED FROM FRANKLIN COMPANY TO FRANKLIN PROPERTY TRUST DATED SEPTEMBER 10, 1976, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 1227, PAGE 42 AND DEED FROM MAINE CENTRAL RAILROAD COMPANY TO FRANKLIN COMPANY DATED MAY 21, 1956, RECORDED AT THE ANDROSCOGG COUNTY REGISTRY OF DEEDS IN BOOK 743, PAGE 339.
- ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP Z08, LOT 125
- TOTAL AREA OF PARCEL 1.65 ACRES.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 GRID NORTH BY NETWORK RTK OPS.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- PORTIONS OF PAVEMENT LOCATED BY AERIAL PHOTOGRAPHY.
- APPROXIMATE FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD HAZARD LAYER (FEMA-NFHL), 23001C-NFHL, ANDROSCOGG COUNTY, (FEMA FIRM PANEL 23001C0329E EFFECTIVE JULY 5, 2013.)

PLAN REFERENCES:

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- PLAN OF FRANKLIN COMPANY LAND, LEWISTON, MAINE, PREPARED BY GEO. H. BARRON, ENGINEER, DATED JANUARY 12, 1953 ON FILE AT FRANKLIN COMPANY.
- RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R., OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 843+50 TO STATION 996+30 DATED JUNE 30, 1916, PLAN V54/4.
- RIGHT OF WAY AND TRACK MAP MAINE CENTRAL R.R., OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY, STATION 996+30 TO STATION 1030+77 DATED JUNE 30, 1916, PLAN V56/5.

LEGEND



ZONING

PARCELS LOCATED IN MILL ZONING DISTRICT AND FLOOD OVERLAY DISTRICT.

DIVISION PLAN NOTE:

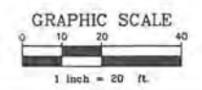
LINCOLN CIRCLE IS EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS, PURSUANT TO 30-A M.R.S.A. SECTION 440(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. STREETS WITHIN LINCOLN CIRCLE AND THE HOUSING UNITS SHOWN ON THIS PLAN EXISTED PRIOR TO SEPTEMBER 23, 1971. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. CITY OF LEWISTON ORDINANCE PROVISIONS THAT APPLY CAN BE FOUND UNDER ARTICLE V, SECTION 3 AND ARTICLE VI, SECTIONS 3 AND 4. LOTS SHOWN ON THIS PLAN MEET THESE ORDINANCE PROVISIONS AS DETERMINED BY THE CITY CODE ENFORCEMENT DIRECTOR.

CODE ENFORCEMENT DIRECTOR _____ DATE: _____

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman
 MICHAEL A. HARTMAN, P.L.S. #2433
 FOR JONES ASSOCIATES INC.



REVISIONS		
NO.	DATE	DESCRIPTION
01	2/2/2016	CHANGES PER CITY COMMENTS

DIVISION PLAN
LINCOLN CIRCLE
 LEWISTON, MAINE

PREPARED FOR: FRANKLIN PROPERTY TRUST LLC
 P.O. BOX 7
 LEWISTON, ME 04243

RECORD OWNERS:
 FRANKLIN PROPERTY TRUST
 P.O. BOX 7
 LEWISTON, ME 04243

PREPARED BY:
JONES ASSOCIATES INC.
 Lewiston, Saco, and Portland, Maine
 Environmental Consultants

PLAN DATE:
JANUARY 6, 2016

SCALE: 1"=20'

PROJ. #: 15-051LE

