

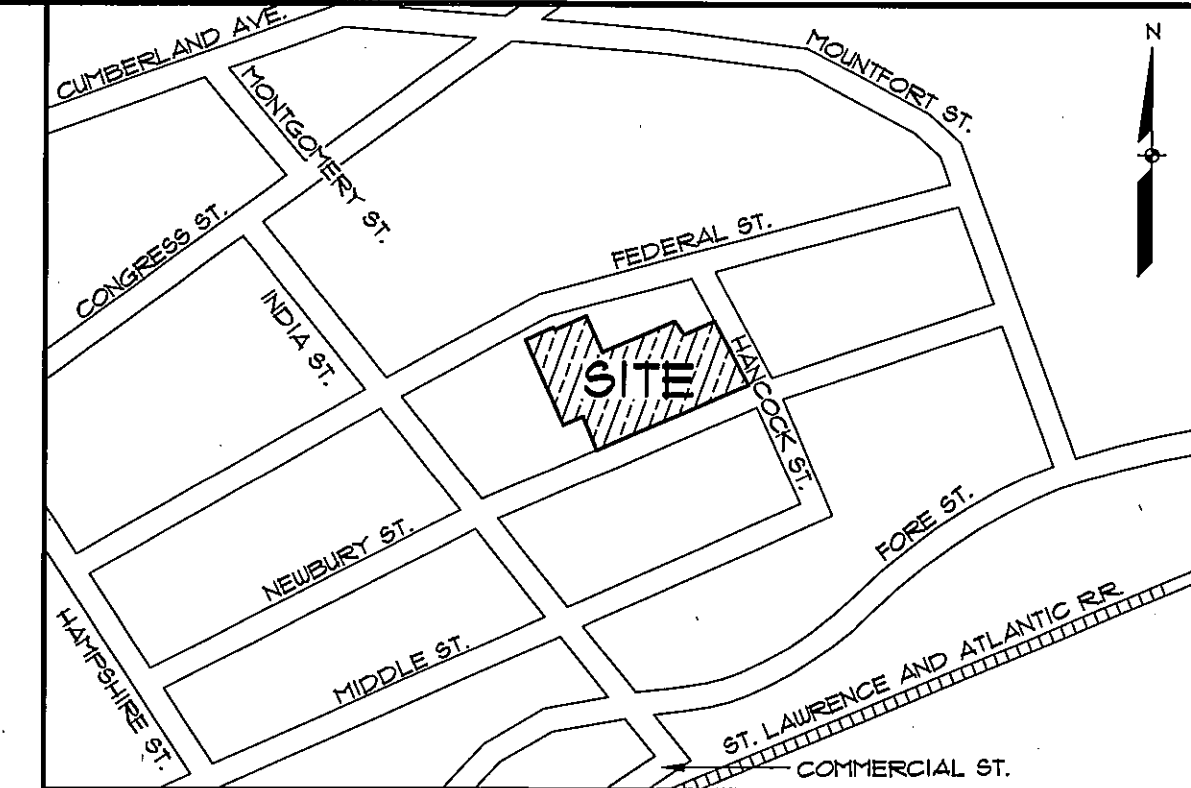
LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°25'25" W	4.67'
L2	S41°10'20" E	5.26'

LIST OF ABUTTERS

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12514/211
B	TIM HARDY	1254/50
C	DAVID FILIFOS	15916/285
D	HUGH R. NAZOR & LINDA J. MURNIK	24322/233
E	FRANK & MARIA DESJARDINS	25330/165
F	JOHN & ZENKA S. GRISWOLD	25359/111
G	STEPHEN M. & WILMA ROSE	24131/259
H	RICHARD H. & WENDY E. PENLEY	28551/308
I	RICHARD B. & ELIZABETH M. CARSON	28011/288
J	PETER & PATRICIA BAGG	24613/252
K	LIV R. CHASE & BRENT L. ADLER	27194/123
L	JUBILATION, LLC	25543/282
M	BETTY POTROY	6106/216
N	DASHA, LLC	21823/23
O	DOMINIC REALTY, LLC	15585/207
P	DOMINIC REALTY, LLC	14431/266
Q	DOMINIC REALTY, LLC	15585/304
R	DAVID & ALLISON BROWN	15168/132
S	ELIZABETH MONAGHAN & KURT NIELSEN	23346/136

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	ZONE LINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---
---	HYDRANT	---
---	SEWER MH	---
---	CATCH BASIN	---
---	DRAINAGE MH	---



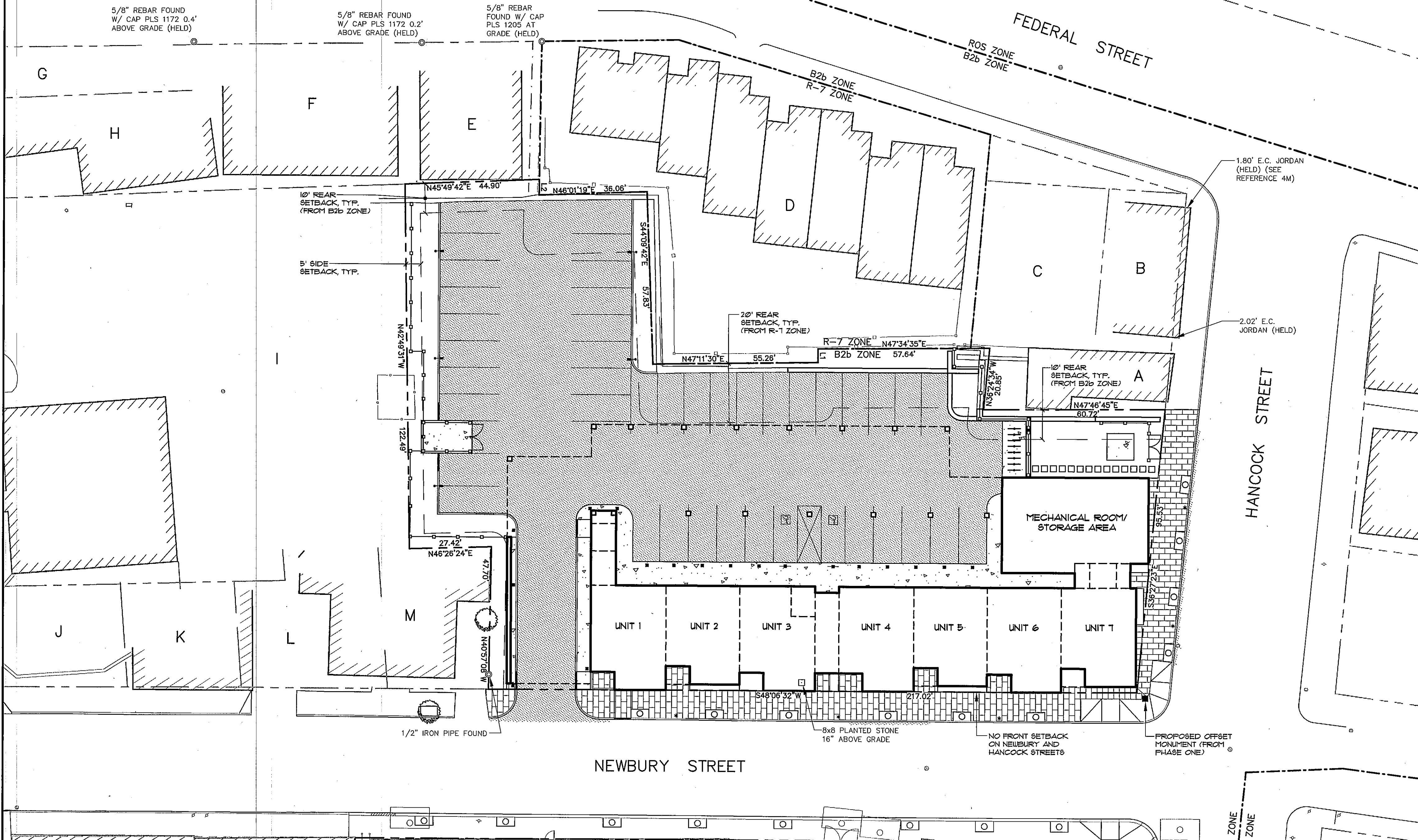
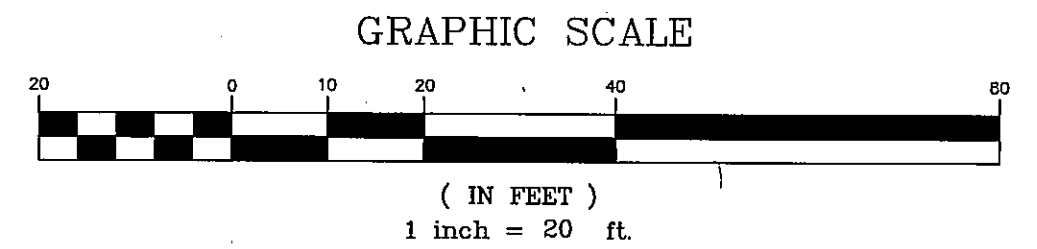
GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE AT OCEANGATE LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 25625 PAGE 215, BOOK 21688 PAGE 258, BOOK 28198 PAGE 91, AND BOOK 23103 PAGE 316.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 201 BLOCK D AS LOTS 013, 014, 015 AND 032.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2008. BOUNDARY INFORMATION SHOWN HEREON IS APPROXIMATE UNTIL THE RESEARCH HAS BEEN UPDATED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND VERTICAL DATUM. THE CITY DATUM WAS DETERMINED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.012 THE NGVD 29 ELEVATION IS 14.042 AND NAVD83 IS 13.97.
- TOTAL AREA OF PARCEL IS 30,282 SF. (0.70 ACRES).
- ZONING DISTRICT, B-2b COMMUNITY BUSINESS ZONE.
- SPACE AND BULK CRITERIA FOR B-2b ZONE:
 - (a) MIN. LOT SIZE: NONE
 - (b) MIN. STREET FRONTAGE: NONE
 - (c) MIN. FRONT YARD: NONE
 - (d) MIN. REAR YARD: 10 FT. (20 FT. ABUTTING R-1 ZONE)
 - (e) MIN. SIDE YARD: 5 FT.
 - (f) MAX. IMPERVIOUS RATIO: 90%
 - (g) MAX. RESIDENTIAL DENSITY: 435 SF. PER DWELLING UNIT
 - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
 - (a) PROPOSED USE: (38) RESIDENTIAL HOUSING UNITS
 - (b) ALLOWABLE DENSITY: 30/282 SF. / 435 SF./UNIT = 69 UNITS
 - (c) PROPOSED IMPERVIOUS RATIO: 26,451 SF. / 30,282 SF. = 87.31% OF LOT AREA
 - (d) PROPOSED BUILDING HEIGHT: 44 FT.
 - (e) REQUIRED PARKING: 38 SPACES (42 PROPOSED)
 - (f) ADA PARKING PROVIDED: 2 SPACES
 - (g) REQUIRED BICYCLE RACK SPACES: 16 (16 PROPOSED)
- THE BAY HOUSE, II IS A PRIVATE DEVELOPMENT. LIGHTING, TRASH REMOVAL AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL MERCHANTS AND THE RESIDENTIAL CONDOMINIUM ASSOCIATION.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.P.O.T STANDARDS AND SPECIFICATIONS.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., FAIRPOINT, THE WARNER CABLE T.V. CO. OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UNILIT STANDARDS.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE.
- A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT AND DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND RECREATION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (814-8320 EXT. 8888). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONSEQUENCE OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE AUTHORITY.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- PRIOR TO CONSTRUCTION A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE AT ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND 'BAYSIDE MEDIUM SCALE LIGHTING POLE' TO INCLUDE THE FOLLOWING:
 - DECORATIVE POLE: BAYBROS HOLOPHANE CAMBRIDGE SERIES
 - POLE: ROUND TAPERED STEEL 15 FEET HIGH
 - BRACKET ARM: HOLOPHANE UOC SERIES
 - FIXTURE: HOLOPHANE ESPLANADE SERIES
 - PAINT: POLYESTER POWDER COAT PAINT, BLACK
 - (RAL NO. TO BE SELECTED BY CITY)
 A SHOP DRAWING SHALL BE SUBMITTED TO CITY ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
- BIKE RACKS SHALL BE MODEL "BIKE HITCH" FROM DERO (www.dero.com), IN-GROUND MOUNT, COLOR BLACK.
- SITE LIGHT FIXTURES SHALL BE HOLOPHANE LIGHTING MODEL ESP120141265-R IN ACCORDANCE WITH BAYSIDE DISTRICT SMALL-SCALE RESIDENTIAL LIGHT.

APPROVAL:
 CITY OF PORTLAND, DIRECTOR OF
 PLANNING AND URBAN DEVELOPMENT

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN _____ DATE _____
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR _____ DIRECTOR



SEBAGO TECHNICS
 75 John Roberts Rd., Suite 1A
 South Portland, ME 04106
 Tel: 207-763-6586

PROJECT NO. 13251
 FIELD BOOK 1133
 DESIGN WTC
 CHDK WTC
 DRAWN MAL
 DATE 07-26-13
 SCALE 1" = 20'

113 NEWBURY STREET, LLC
 35 FAX STREET, SUITE 107B
 BOSTON, MA 02118-4320

OF THE BAY HOUSE, PHASE II
 NEWBURY/HANCOCK STREET
 PORTLAND, MAINE

SUBDIVISION PLAN

SHEET 4 OF 12

13251SB.dwg, TAB:5