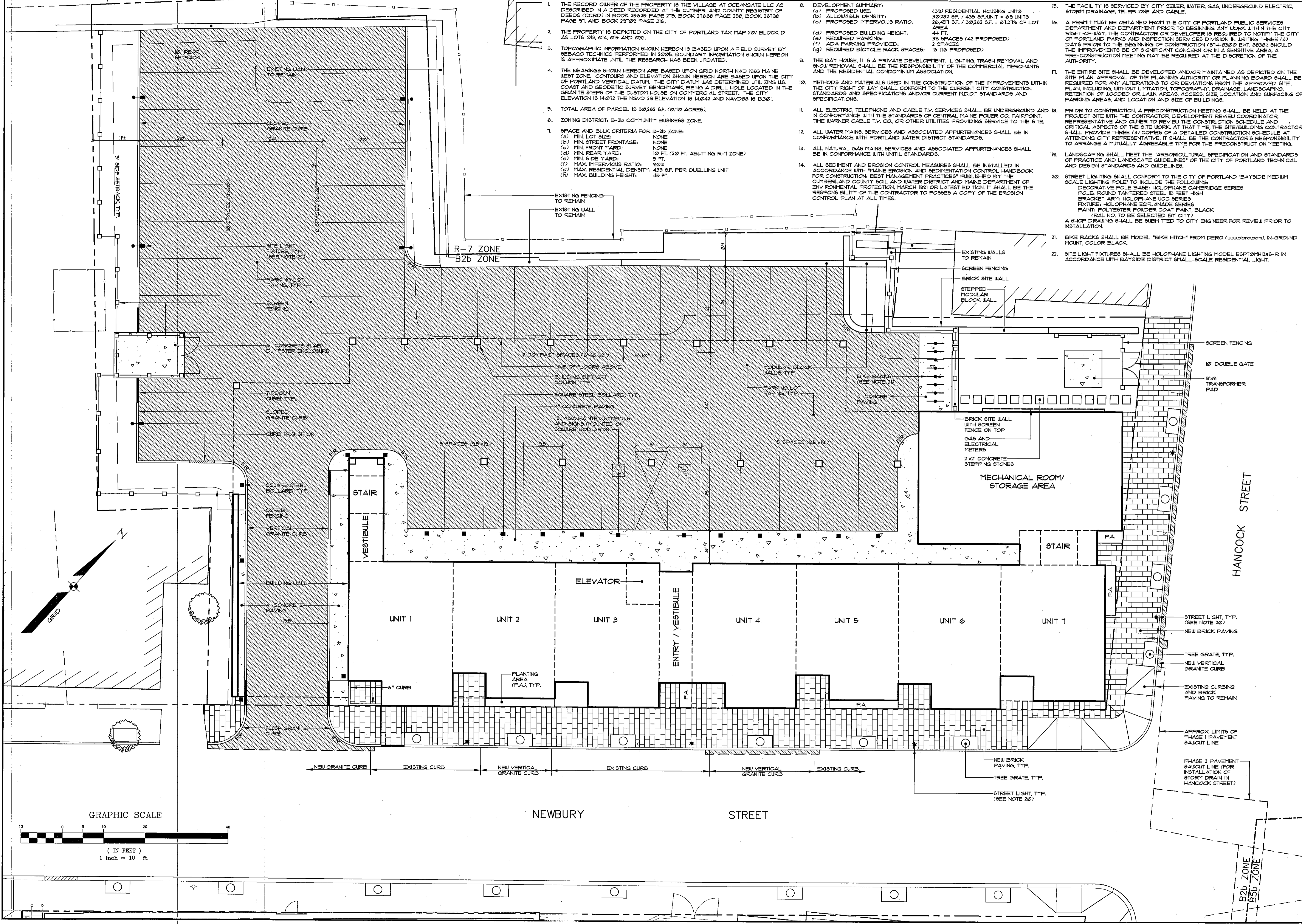


GENERAL NOTES

- 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 (CGRD) IN BOOK 28628 PAGE 275, BOOK 27688 PAGE 258, BOOK 28198 PAGE 51, AND BOOK 28169 PAGE 316.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 207/BLOCK D AS LOTS 013, 014, 015 AND 027.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2005. 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 CUSTOMER HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 142.12. THE NSVD 29 ELEVATION IS 142.42 AND NAVD83 IS 13.32'.
- TOTAL AREA OF PARCEL IS 30,282 SF. (0.70 ACRES).
- ZONING DISTRICT: B-2b COMMUNITY BUSINESS ZONE.
1. 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: 30%
 - (g) MAX. RESIDENTIAL DENSITY: 439 SF. PER DWELLING UNIT
 - (h) MAX. BUILDING HEIGHT: 45 FT.
2. DEVELOPMENT SUMMARY:
 - (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
 - (b) ALLOWABLE DENSITY: 30,282 SF. / 435 SF./UNIT = 69 UNITS
 - (c) PROPOSED IMPERVIOUS RATIO: 26,451 SF. / 30,282 SF. = 87.3% OF LOT AREA
 - (d) PROPOSED BUILDING HEIGHT: 44 FT.
 - (e) REQUIRED PARKING: 39 SPACES (42 PROPOSED)
 - (f) ADA PARKING PROVIDED: 2 SPACES
 - (g) REQUIRED BICYCLE RACK SPACES: 16 (16 PROPOSED)
3. 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.
4. 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.D.O.T STANDARDS AND SPECIFICATIONS.
5. 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.
6. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
7. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UNILIT STANDARDS.
8. 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.
9. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE.
10. A FERRIS 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 INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (814-8500 EXT. 8838) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE AUTHORITY.
11. 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.
12. 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 A MEETING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
13. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
14. STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND "BAYSIDE MEDIUM SCALE LIGHTING POLE" TO INCLUDE THE FOLLOWING:
 - DECORATIVE POLE BASE: HOLOPHANE CAMBRIDGE SERIES
 - POLE: ROUND TAPERED STEEL 15 FEET HIGH
 - BRACKET ARM: HOLOPHANE LOG 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.
15. BIKE RACKS SHALL BE MODEL "BIKE HITCH" FROM DERO (www.dero.com), IN-GROUND MOUNT, COLOR BLACK.
16. SITE LIGHT FIXTURES SHALL BE HOLOPHANE LIGHTING MODEL ESP10M426-R IN ACCORDANCE WITH BAYSIDE DISTRICT SMALL-SCALE RESIDENTIAL LIGHT.



SUBMIT SITE PLAN APPLICATION TO CITY	
DATE: 07-26-13	STATUS:
BY: WTC	DATE:
REV: A	DATE:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

PROJECT NO. 13251	FIELD BOOK	DESIGN	CHKD	DRAWN	MAL
		WTC	WTC	WTC	WTC

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Tel. 207-783-5668

SITE PLAN
OF:
THE BAY HOUSE, PHASE II
NEWBURY / HANCOCK STREET
PORTLAND, MAINE
FOR:
113 NEWBURY STREET, LLC
35 FAY STREET, SUITE 107B
BOSTON, MA 02118-4320

DATE: 07-26-13
SCALE: 1" = 10'
SHEET 5 OF 12
13251S.dwg, TAB: 5