

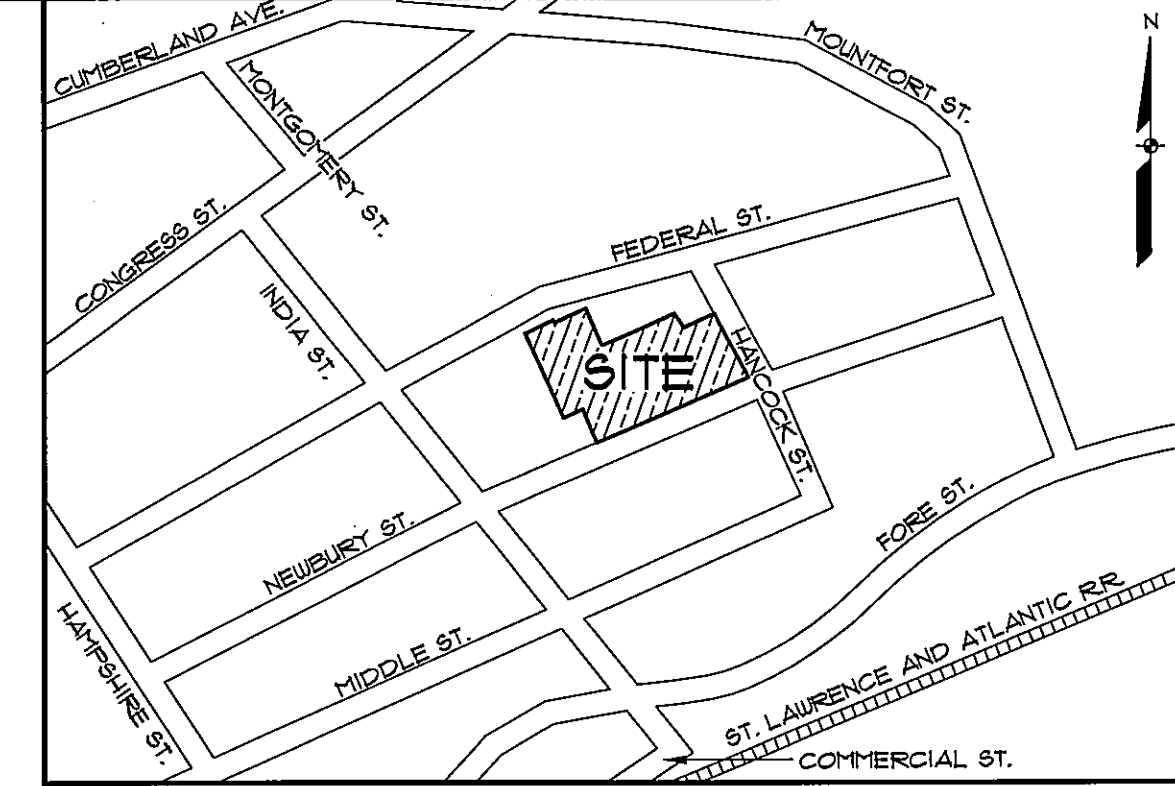
LINE	BEARING	LENGTH
L1	S40°10'12"E	6.92
L2	N41°39'51"W	4.44
L3	N36°18'30"W	2.01
L4	N48°06'32"E	7.43
L5	S35°38'51"E	20.00

**LIST OF ABUTTERS**

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12574/217
B	TIM HARDY	12154/50
C	DAVID FILIPOS	15916/285
D	HUGH R. NAZOR & LINDA J. MURNIK	24922/233
E	PAUL & MARIA DESJARDINS	25320/65
F	JOHN & ZDANKA S. GRISWOLD	25359/111
G	STEPHEN M. & WILMA ROSE	24131/258
H	RICHARD H. & WENDY E. PENLEY	28551/308
I	RICHARD B. & ELIZABETH M. CARSON	28071/288
J	PETER & PATRICIA BAGG	24613/252
K	LIV R. CHASE & BRENT L. ADLER	2194/123
L	JUBILACION, LLC	25543/282
M	BETTY POMROY	6106/216
N	DASHA, LLC	21829/29
O	DOMINIC REALI REALTY, LLC	15595/301
P	DOMINIC REALI REALTY, LLC	14431/266
Q	DOMINIC REALI REALTY, LLC	15595/304
R	DAVID & ALLISON BROWN	15168/132
S	ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

**LEGEND**

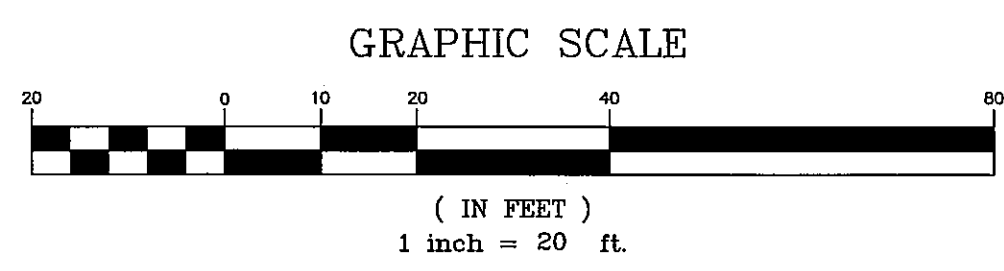
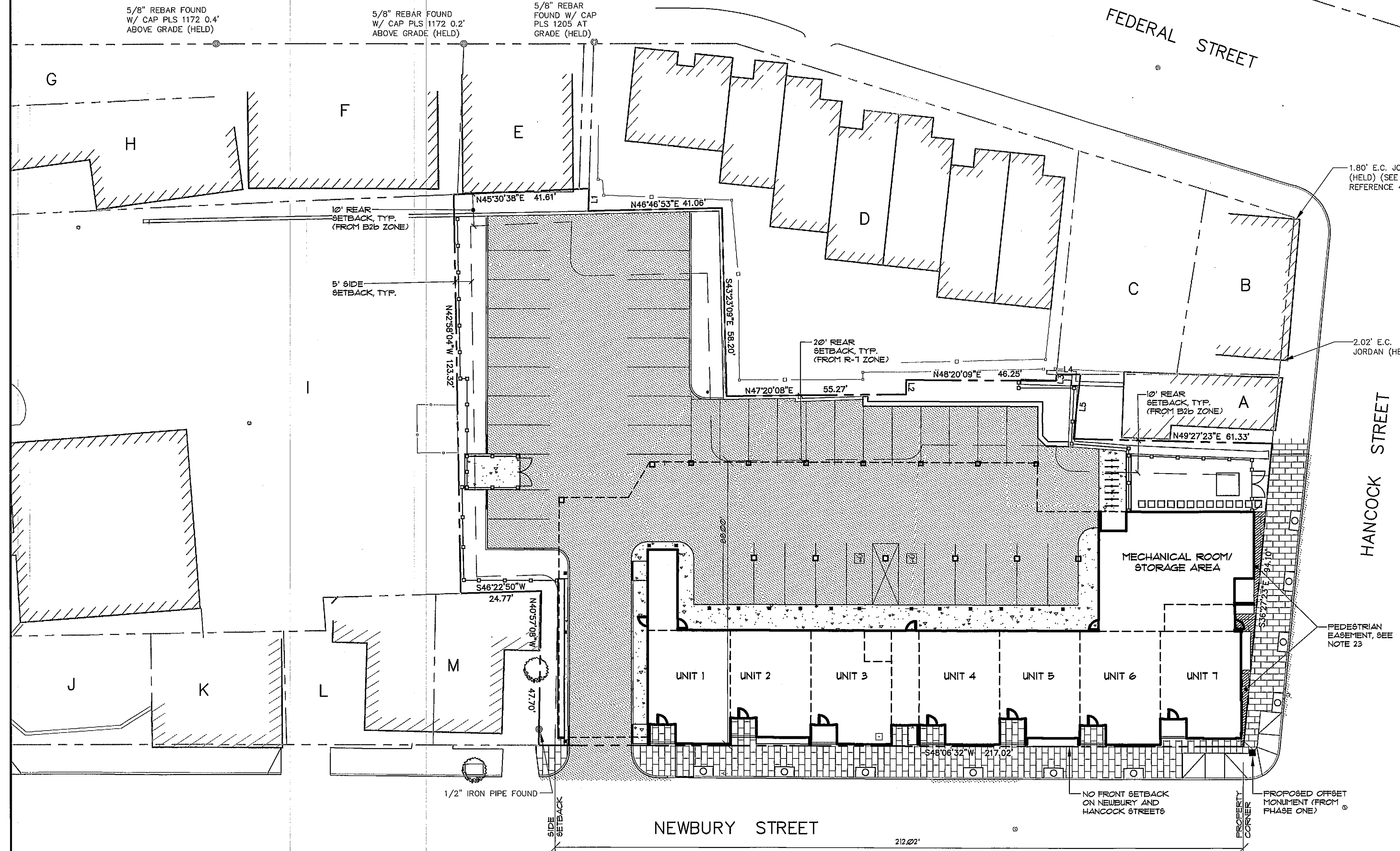
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROLL	---
---	ABUTTER LINE/ROLL	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVILINE NO.	---
---	ZONE LINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	STOCKADE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



LOCATION MAP N.T.S.

**GENERAL NOTES**

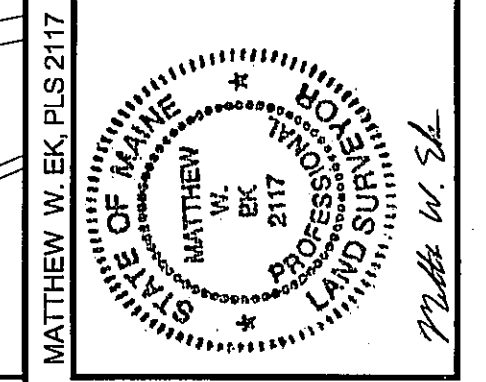
- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 9991 PAGE 54, BOOK 4094 PAGE 22, AND BOOK 4381 PAGE 289.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20, BLOCK D, AS LOTS 013, 014, 015 AND 032.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2020. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2020 WITH UPDATES PERFORMED THROUGH 2023. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2020 BUT HAVE NOT BEEN UPDATED DUE TO CONSTRUCTION EQUIPMENT. SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY (SHEET 2 OF THIS SET) FOR ADDITIONAL BOUNDARY NOTES.
- 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 13.30'.
- TOTAL AREA OF PARCEL IS 29,927 SF. (0.69 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: 30%
  - (g) MAX. RESIDENTIAL DENSITY: 135 SF. PER DWELLING UNIT
  - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
  - (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
  - (b) ALLOWABLE DENSITY: 29,927 SF. / 435 SF./UNIT = 68 UNITS
  - (c) PROPOSED IMPERVIOUS RATIO: 26,214 SF. / 29,927 SF. = 87.59% 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)
- 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 CURRENTLY APPLICABLE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.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, TIME WARNER CABLE TV, 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 UNTIL 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 INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (014-8302 EXT. 8839). 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.
- 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, DEVELOPER 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 BEST PRACTICE 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 BASE: HOLOPHANE CAMBRIDGE SERIES
  - POLE: ROUND TAPERED STEEL 15 FEET HIGH
  - BRACKET ARM: HOLOPHANE 1000 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](http://www.dero.com)), IN-GROUND MOUNT, COLOR BLACK.
- SITE LIGHT FIXTURES SHALL BE HOLOPHANE LIGHTING MODEL ESF10M1426-R IN ACCORDANCE WITH BAYSIDE DISTRICT SMALL-SCALE RESIDENTIAL LIGHT.
- PLAN DEPICTS A PEDESTRIAN EASEMENT TO BE CONVEYED TO THE CITY OF PORTLAND.



**STATE OF MAINE**

RECEIVED \_\_\_\_\_ COUNTY SS REGISTRY OF DEEDS  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ AND RECORDED IN \_\_\_\_\_ DATE  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTRAR DIRECTOR

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



PROJECT NO.	13251
FIELD BOOK	WTC
DESIGN	CHND
CHKD	MVE
DRAWN	MAL
CITY SUBMITTAL 3	09-03-13
DATE	07-26-13
DATE	07-26-13
DATE	07-26-13

**SEBAGO TECHNICS**  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd., Suite 1A  
 South Portland, ME 04106  
 Tel: 207-882-2500  
 Fax: 207-882-2500

**SUBDIVISION PLAT**  
 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" = 20'

**SHEET 4 OF 13**