

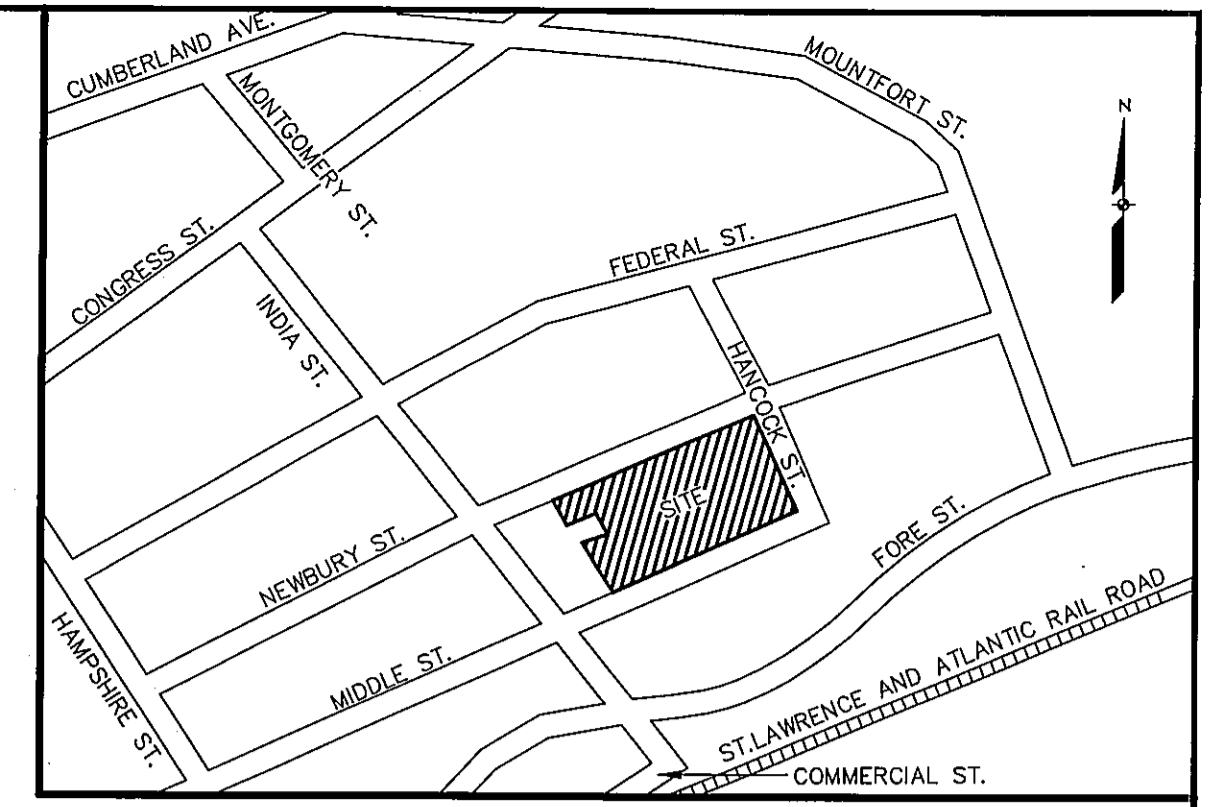
GENERAL NOTES:

- 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 IN BOOK 25625 PAGE 215.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 281 BLOCK E LOT 9 AND A PORTION OF LOT 21 (PHASE ONE) AND BLOCK D LOTS 13, 14, 15 AND 22 (PHASE TWO).
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA SURVEY TITLED ALTA/ACSM LAND TITLE SURVEY OF THE VILLAGE CAFE INC. FOR GHI ACQUISITIONS I LLC BY SEBAGO TECHINCS, INC. PERFORMED DATED JULY 12, 2009 REVISED THROUGH APRIL 14, 2020.
- THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.85 AC. (PHASE ONE: 1.15 AC/ PHASE TWO: .70 AC).
- ZONING DISTRICT: CONDITIONAL REZONING B-5b URBAN COMMERCIAL MIXED USE ZONE.
- SPACE AND BULK CRITERIA PER B-5b ZONE:
 - (a) MIN. LOT SIZE: NONE
 - (b) MIN. STREET FRONTAGE: NONE
 - (c) MIN. YARD DIMENSIONS: NONE
 - (d) MAX. FRONT YARD SETBACK: 10 FEET
 - (e) MAX. LOT COVERAGE: 100%
 - (f) MAX. RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
 - (g) MAX. BLDG. HEIGHT: 65 FEET
 - * SEE NOTE 8.
- THE SITE IS SUBJECT TO A CONDITIONAL REZONING AGREEMENT APPROVED BY THE PORTLAND CITY COUNCIL AMENDED JUNE 2, 2020 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26146 AT PAGE 291. SUCH AGREEMENT CHANGES THE UNDERLYING B-5b COMMUNITY BUSINESS ZONE TO B-5b URBAN COMMERCIAL MIXED USE ZONE AND AMENDS THE ZONE. SEE PLAT PLAN FOR REQUIREMENTS.
- THE VILLAGE AT OCEAN GATE 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 MID-LOT STANDARDS AND SPECIFICATIONS.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., VERIZON NEW ENGLAND, TIME WARNER CABLE TV, CO. OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
- ALL WATER MAINS, SERVICES AND ASSOCIATED AFFURTANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED AFFURTANCES SHALL BE IN CONFORMANCE WITH NORTHERN UTILITIES 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 (814-8302 EXT. 2838). 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 WOODS 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.
- CONTRACTOR SHALL UTILIZE PARKING LOT AREAS ON NEWBURY STREET FOR STAGING AND MATERIAL STORAGE.
- 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 TANFERRED STEEL, 15 FEET HIGH
 - BRACKET ARM: HOLOPHANE UCC 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 "DOWNTOWN RACK" FROM DERO (www.dero.com), IN-GROUND MOUNT, COLOR BLACK.

LEGEND

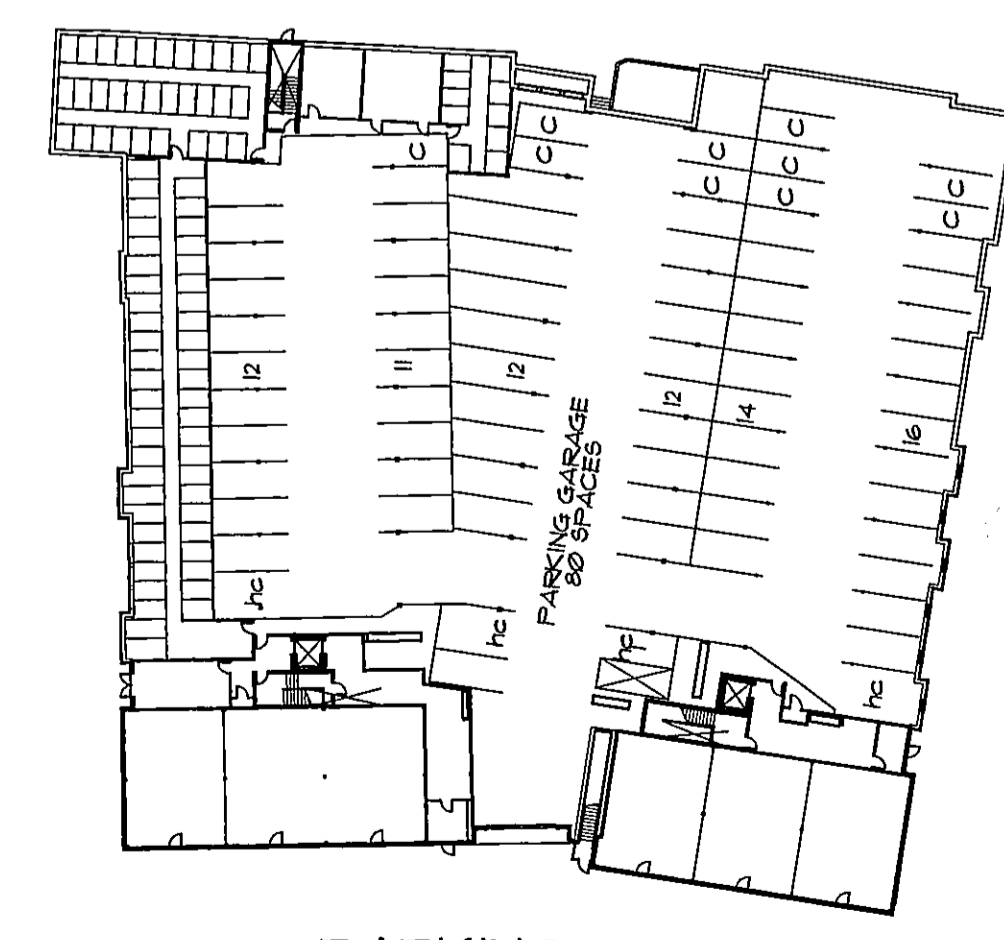
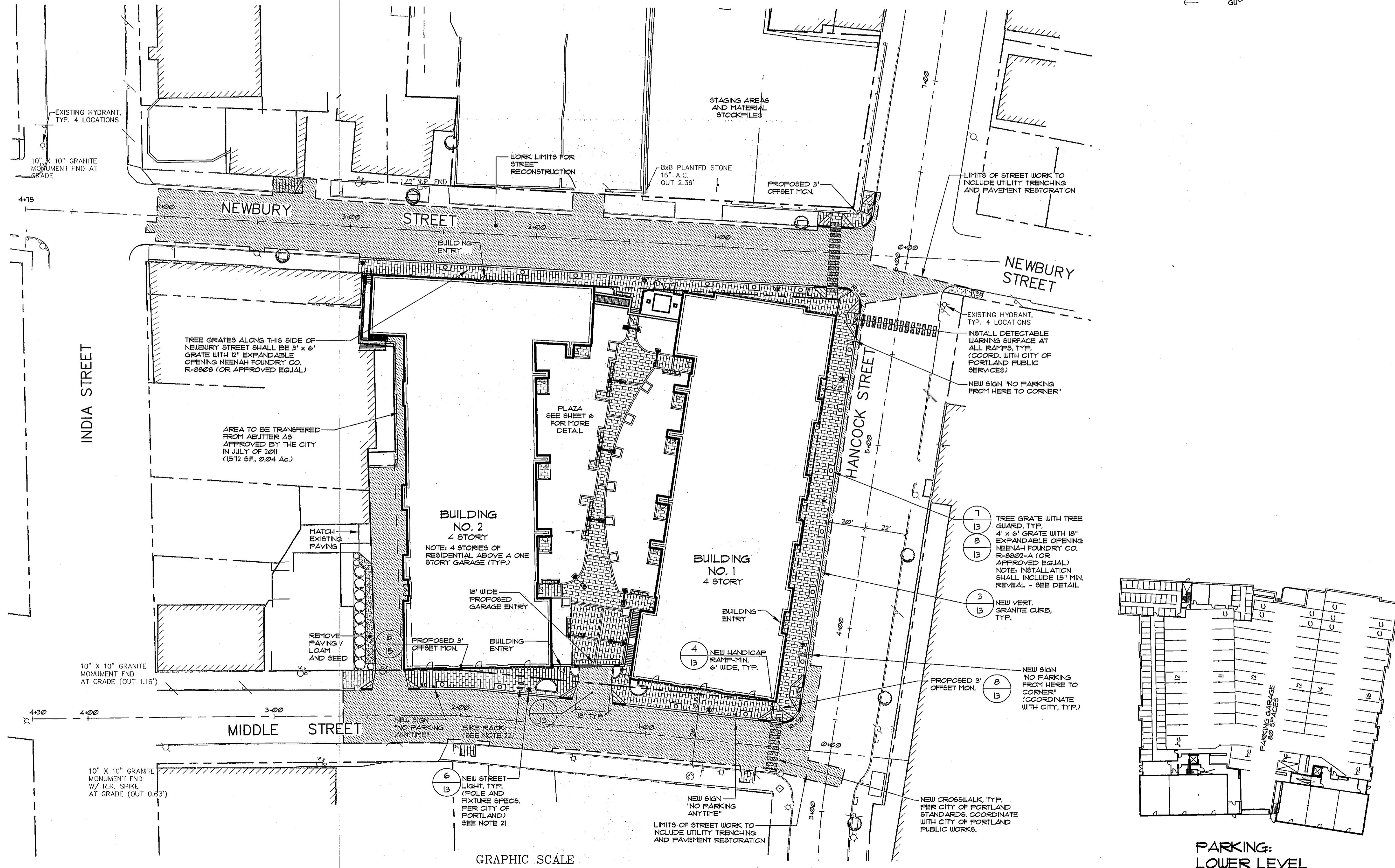
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	EASEMENT	---
—○—	MONUMENT	—○—
—○—	IRON PIPE/ROD	—○—
—○—	DRILLHOLE	—○—
—○—	CURVE/LINE NO.	—○—
—○—	BENCHMARK	—○—
▭	BUILDING	▭
—	SIGN	—
—	EDGE PAVEMENT	—
—	PAVEMENT ROAD	—
—	GRAVEL ROAD	—
—	CURBLINE	—
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
—	GATE VALVE	—
—	HYDRANT	—
—	SEWER MH	—
—	CATCH BASIN	—
—	DRAINAGE MH	—
—	ELECTRICAL MANHOLE	—
—	TELEPHONE MANHOLE	—
—	LIGHT POLE	—
—	UTILITY POLE	—
—	GUY	—



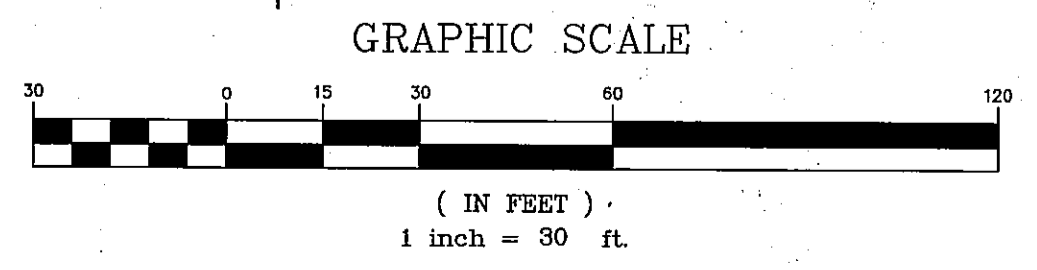
LOCATION MAP N.T.S.

CONDITIONS OF APPROVAL:

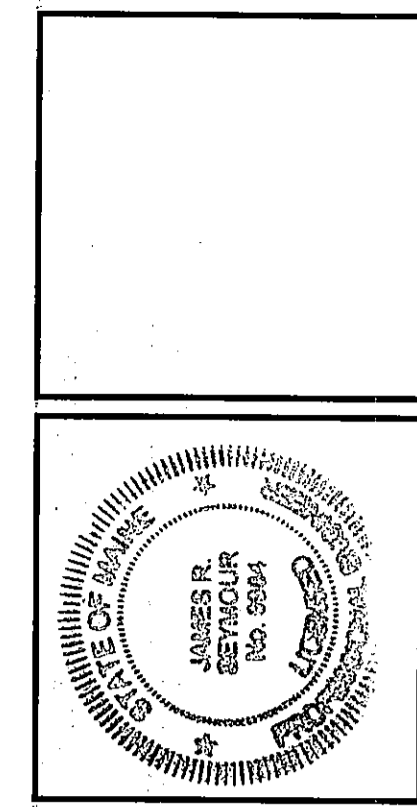
- THE APPROVALS FOR THE THIRD AMENDED SUBDIVISION AND AMENDED SITE PLAN FOR THE BAY HOUSE ARE CONTINGENT UPON THE CITY COUNCIL ADOPTING OF THE THIRD AMENDED CONDITIONAL ZONING AGREEMENT FOR THE BAY HOUSE.
- THE APPROVALS FOR THE AMENDED SUBDIVISION AND AMENDED SITE PLANS FOR THE BAY HOUSE DEVELOPMENT, DATED JUNE 12, 2012, SHALL EXPIRE ON SEPTEMBER 22, 2012 AND NO FURTHER EXTENSIONS MAY BE GRANTED IN THE EVENT THAT THE DEVELOPER FAILS TO COMMENCE CONSTRUCTION OF THE SITE BY SEPTEMBER 22, 2012.
- ALL FINANCIAL CONTRIBUTIONS REQUIRED AS PART OF THE THIRD AMENDED CONDITIONAL ZONING APPROVAL SHALL BE SUBMITTED TO THE CITY AS STIPULATED IN THE THIRD AMENDED CONDITIONAL ZONING AGREEMENT FOR THE BAY HOUSE.
- THE APPLICANT SHALL REIMBURSE THE CITY FOR THE INSTALLATION OF NO PARKING SIGNS ON THE NORTH SIDE OF MIDDLE STREET AND RESET THE SIGNS AS NECESSARY DURING CONSTRUCTION.
- REVISED PLANS AND INFORMATION MEETING THE RECOMMENDATIONS CONTAINED IN STEVE BUSHEY, P.E., CONSULTING ENGINEER'S MEMORANDUM OF SEPTEMBER 16, 2020 AND JUNE 1, 2021 SHALL BE SUBMITTED TO THE PLANNING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- REVISED PLANS AND INFORMATION MEETING THE RECOMMENDATIONS CONTAINED IN MICHAEL FARMER, PROJECT ENGINEER'S, MEMORANDUM OF JUNE 21, 2020 AND CONTAINED IN DAVID HARGOLIS-PINEO, DEPUTY CITY ENGINEER'S, SEPTEMBER 16, 2020 AND JUNE 9, 2021 MEMORANDUM SHALL BE SUBMITTED TO THE PLANNING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING SCHEDULE OUTLINES THE CITY'S EXPECTATION WITH REGARD TO ITS STREET IMPROVEMENTS AND ASSOCIATED FEES TO BE PAID BY THE DEVELOPER.
 - HANCOCK STREET**
 - THE DEVELOPER WILL CONTRIBUTE \$43,000 TO THE CITY FOR THE RECONSTRUCTION OF HANCOCK STREET FOR THE AGREED UPON PORTION BETWEEN MIDDLE AND NEWBURY STREETS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - NEWBURY STREET**
 - THE DEVELOPER SHALL RECONSTRUCT NEWBURY STREET FROM INDIA TO HANCOCK STREET CONSISTENT WITH THE CITY'S DESIGN STANDARDS AND WITH ALL THE UTILITIES AS SHOWN ON THE GRADING AND UTILITY PLAN IN THE SUBDIVISION PLAN SET.
 - MIDDLE STREET**
 - THE DEVELOPER SHALL PAY TO THE CITY CURRENT STREET OPENING FEES, AS APPLICABLE.
 - THE DEVELOPER MAY CHOOSE ONE OF THE FOLLOWING TWO OPTIONS:
 - THE DEVELOPER SHALL RECONSTRUCT THE ENTIRE LENGTH OF MIDDLE STREET (FROM HANCOCK TO INDIA) IN WHICH CASE THERE WILL BE NO PAVEMENT RESTORATION CHARGE INCURRED;
 - OR
 - THE DEVELOPER SHALL RECONSTRUCT THE ENTIRE FRONTAGE OF ITS SITE (FROM HANCOCK ALONG MIDDLE STREET) AND TRENCH THE REMAINING TO INDIA. IF THE DEVELOPER CHOOSES THIS OPTION, IT WILL ALSO INCUR PAVEMENT RESTORATION FEE EQUAL TO \$65.00 PER SQUARE YARD (FROM THE EDGE OF ITS FRONTAGE TO INDIA STREET)
- THE RETAIL/COMMERCIAL USES ON SITE SHALL PARTICIPATE IN A PARK AND SHOP PROGRAM (OR SIMILAR PROGRAM) WITH THE "OCEAN GATEWAY PARKING GARAGE" LOCATED AT MIDDLE STREET AND THAT DOCUMENTATION OF SUCH PARTICIPATION WILL BE PROVIDED TO THE CITY PLANNING AUTHORITY EVERY TWO (2) YEARS.
- THE PROPOSED CONDOMINIUM DOCUMENTS, IF APPLICABLE, AND A COPY OF THE PEDESTRIAN EASEMENT TO BENEFIT THE ADJOINING PROPERTY SHALL BE SUBMITTED FOR REVIEW BY CORPORATION COUNSEL'S OFFICE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL SUBMIT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL THE ACCESS EASEMENT ON THE WESTERLY PROPERTY LINE.
- A COPY OF THE LEASE FOR THE 14 PARKING SPACES FOR RESIDENTIAL UNITS AND 6 RETAIL SPACES TO BE PROVIDED IN THE OCEAN GATEWAY PARKING GARAGE AS REQUIRED IN THE THIRD AMENDMENT OF THE CONDITIONAL ZONING AGREEMENT FOR THE BAY HOUSE SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND THEN PROVIDED TO THE CITY PLANNING AUTHORITY EVERY TWO (2) YEARS.
- THE APPLICANT SHALL PREPARE A TRANSPORTATION DEMAND MANAGEMENT PLAN OR THE PROJECT THAT ADDRESSES THE STRATEGIES THE PROJECT WILL EMPLOY SUCH THAT PARKING DEMAND AND TRAFFIC GENERATION IS MINIMIZED AND THE PLAN WILL BE SUBMITTED TO THE PLANNING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REVISED PLANS AND INFORMATION MEETING THE RECOMMENDATIONS CONTAINED IN THOMAS BERRICO, P.E., CONSULTING TRAFFIC ENGINEER'S, MEMORANDUM OF MAY 18, 2021 SHALL BE SUBMITTED TO THE PLANNING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, UNLESS STATED OTHERWISE IN THE CONDITIONS OF APPROVAL.



PARKING:
LOWER LEVEL
SCALE: 1"=50'
TOTAL: 80 SPACES



NOTE: SEE SHEETS BA-BF FOR SITE PLAN DETAILS AND SHEET 6 FOR PLAZA DETAILS.



REVISED PER CONDITIONS OF APPROVAL	ISSUED TO CITY FOR REVIEW	STATUS:
JRS	JRS	BY:
B	A	REV:
05-05-12	05-11-12	DATE:
JRS	JRS	BY:
B	A	REV:

SEBAGO TECHINCS
 WWW.SEAGOTECHINCS.COM
 75 John Robb Road, Suite 200
 South Portland, ME 04106
 Tel: 207-202-2100
 Fax: 207-783-5656

PROJECT NO. FIELD BOOK DESIGN CHKO DRAWN
 05109 WTC JRS

SITE PLAN
 OF:
THE BAY HOUSE
 112-113 NEWBURY STREET, 740 HANCOCK STREET
 PORTLAND, MAINE
 FOR:
THE VILLAGE AT OCEAN GATE, LLC
 35 FAV STREET, SUITE 407B
 BOSTON, MA 02118-4320

DATE	SCALE
05-10-12	1"=30'

SHEET 5 OF 18

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC. 05109S.dwg, TAB: S