SIGN SCHEDULE:

S-1 STOP
S-2 NO PARK/NO APR
S-3 2 HR PARK/RIGHT ARR
S-4 NO PARK/RIGHT ARR
S-5 2 HR PARK/LEFT
S-6 ADA PARKING
S-7 ADA PARKING/VAN ACCESSIBLE

LIGHTING SCHEDULE:

A	BK LIGHTING MINI MICRO DOWNLIGHT/ WARM LED/10 FT. HEIGHT
B	BK LIGHTING MINI MICRO CYLINDER WALL MOUNT/WARM LED/10 FT. HEIGHT
C	STREET LIGHT - HOLOPHANE MODEL ESU175MH12A4-R /TAPERED STEEL POLE WITH CIMBRIDGE CLAMSHELL BASE/19.25 FT. HEIGHT
D	BEACON ENDURA MODEL WDR-24NB-27-4K-T5R SOFFIT LIGHT/ 10 FT. HEIGHT

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	IRON PIPE/ROD	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURB LINE	
	STOCKADE FENCE	
	CONIFEROUS TREE	
	SIGN	

GENERAL NOTES

1. THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:

   50 INDIA STREET: INDIA NEWBURY RESIDENCES, LLC BY DEED DATED JANUARY 27, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32883 PAGE 140.

   62 INDIA STREET: INDIA NEWBURY RESIDENCES, LLC, BY DEED DATED APRIL 22, 2014 AND RECORDED AT THE CCRD IN BOOK 31458 PAGE 109.
2. THE PROPERTIES ARE SHOWN ON THE CITY OF PORTLAND TAX MAP028 WITHIN BLOCK P AS FOLLOWS: 50 INDIA STREET IS LOT 015; 62 INDIA STREET IS LOTS 008, 009, 019, AND 020.
3. AREA OF PARCELS ARE AS FOLLOWS:

   50 INDIA STREET IS APPROXIMATELY 9,522 SQUARE FEET.

   62 INDIA STREET: 11,303 SQUARE FEET.
4. BOUNDARY INFORMATION IS BASED UPON SURVEYS BY SEBAGO TECHNICS INC. PERFORMED IN 2015.
5. 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.
6. THERE IS NO 100 YEAR FLOOD PLANE LOCATED ON THE SITE AND IS DESIGNATED AS ZONE C PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, COMMUNITY PANEL NUMBER 230051 0014 B DATED JULY 17, 1986.
7. BASED UPON THE CONFLICTING DEED CALLS AND HISTORIC SURVEYS, WE WOULD RECOMMEND PROPERTY LINE AGREEMENTS WITH RIVERSIDE HOLDINGS AND SCARECROW VENTURES ON THE SOUTHWESTERLY AND SOUTHEASTERLY SIDELINES OF THE 50 INDIA STREET LOCUS PARCEL.
8. THE 50 INDIA STREET PARCEL MAY HAVE RIGHTS WITHIN THE PASSAGEWAY NEAR THE WESTERLY CORNER OF LOCUS PARCEL CONNECTING IT WITH HAMPSHIRE STREET.
9. TOTAL AREA OF PARCEL IS 20,825 S.F. (0.40 ACRES).
10. ZONING DISTRICT: INDIA STREET FORM - BASED CODE ZONE (IS-FBC).
11. DEVELOPMENT SUMMARY:

(A) PROPOSED USE:	(29) RESIDENTIAL HOUSING UNITS (3) RETAIL UNITS
(B) PROPOSED TOTAL NET AREA CALC:	49,901 S.F.
(C) PROPOSED IMPERVIOUS RATIO:	18,416 S.F. / 20,825 S.F. = 88.43% OF LOT AREA
(D) PROPOSED BUILDING HEIGHT:	45 FT.
(E) REQUIRED PARKING:	26 SPACES (27 PROPOSED)
(F) ADA PARKING PROVIDED:	2 SPACES
(G) REQUIRED BICYCLE RACK SPACES:	12 (14 PROPOSED INSIDE GARAGE AREA)

12. 62 INDIA STREET IS A PRIVATE DEVELOPMENT. LIGHTING, TRASH REMOVAL AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL MERCHANTS AND THE RESIDENTIAL CONDOMINIUM ASSOCIATION.
13. 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.
14. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., FAIRPOINT, TIME WARNER CABLE T.V. CO., OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
15. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
16. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UNITIL STANDARDS.
17. 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 POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
18. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE.
19. ALL WORK WITHIN THE ROAD RIGHTS-OF-WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS. 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 (874-8300 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.
20. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLANS. 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.
21. 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.
22. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
23. STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND EASTERN WATERFRONT MEDIUM SCALE LIGHTING FIXTURES. ALL POLES SHALL BE 19'-3" TALL.

    PAINT: POLYESTER POWDER COAT PAINT, BLACK.

    SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

    CONTRACTOR TO PROVIDE A METER FOR ALL STREET LIGHTS FOR FUTURE CITY OWNERSHIP.
24. BIKE RACKS SHALL BE MODEL "BIKE HITCH" FROM DERO (WWW.DERO.COM), IN-GROUND MOUNT, COLOR BLACK.
25. PLAN DEPICTS A PROPOSED LICENSE FROM THE CITY TO ALLOW THE CONSTRUCTION OF BUILDING FOUNDATIONS AND AWNINGS. APPLICANT SHALL PROVIDE A LEGAL DESCRIPTION OF THIS LICENSE AREA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
26. CANOPIES SHOWN ON PLAN SHALL BE A MINIMUM OF 8 FEET CLEAR ABOVE THE SIDEWALK.
27. BENCH ON NEWBURY STREET - LANDSCAPE FORMS 'ARCATA', BACKLESS, BLACK BASE/IPE WOOD SEAT. MOUNT TO SONATUBE BASE.

Date: 04/02/18

REGISTERED LANDSCAPE ARCHITECT WILLIAM T. CROWELL No. 1004 STATE OF MAINE

DESIGNED	CHECKED
WTC	WTC

REV.:	BY:	DATE:	STATUS:
C	WTC	5-13-16	CITY SUBMITTAL NO. 3
B	WTC	4-11-16	CITY SUBMITTAL NO. 2
A	WTC	3-4-16	SUBMITTED FOR SITE PLAN REVIEW AND APPROVAL

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.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. South Portland, ME 04106 Tel. 207-200-2100
250 Gosling Rd. Suite 3 Lewiston, ME 04240 Tel. 207-783-5656

SITE PLAN
OF:
50-62 INDIA STREET
50-62 INDIA STREET
PORTLAND, MAINE
FOR:
INDIA NEWBURY RESIDENCES, LLC
33 FAY ST., STE 1078
ROXBURY, MA 02118

PROJECT NO.	SCALE
14164	1"=5'

14164S.dwg, TAB:S2