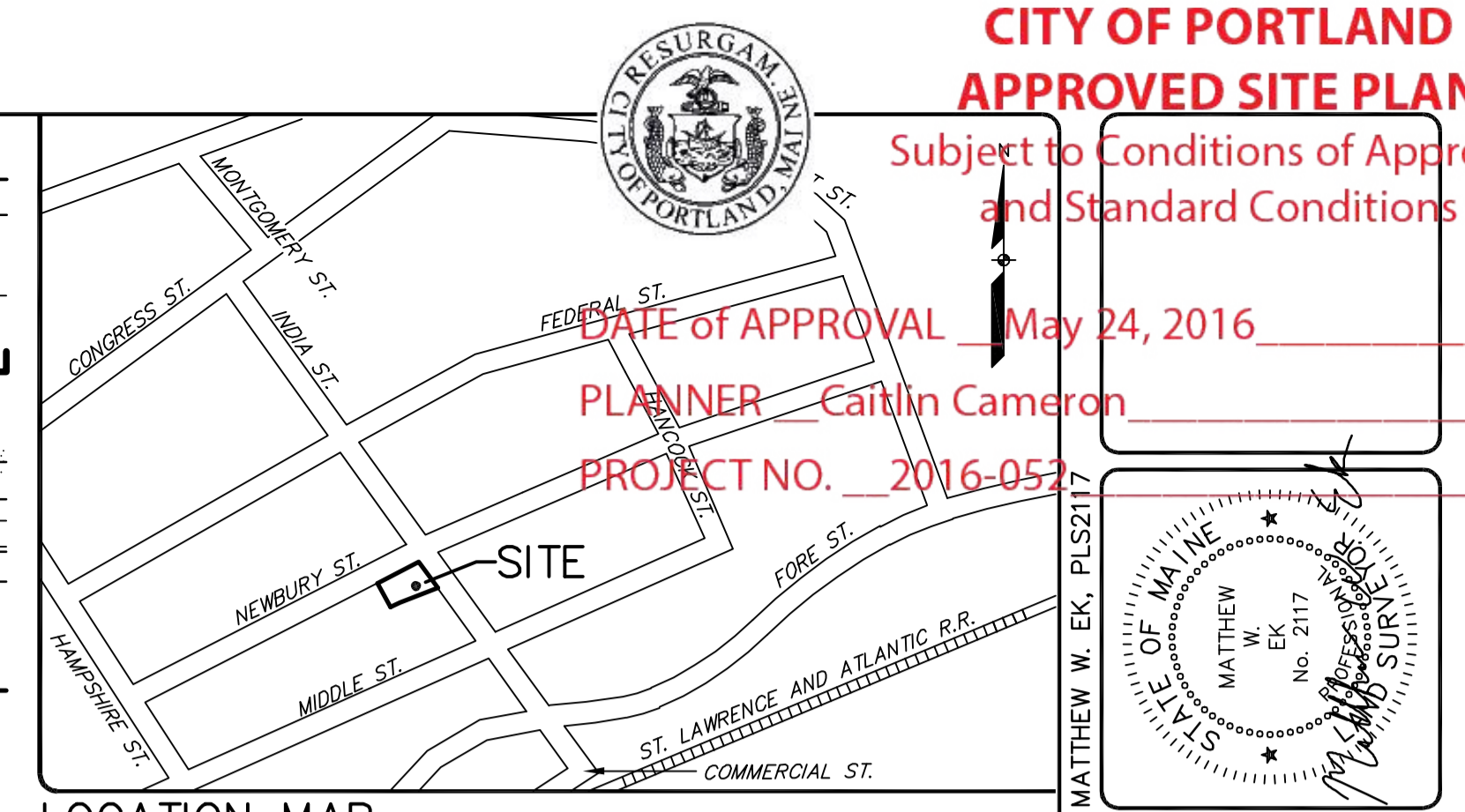


Subject to Conditions of Approval and Standard Conditions

DATE OF APPROVAL May 24, 2016

PLANNER Caitlin Cameron

PROJECT NO. 2016-052



LOCATION MAP

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 CRD IN BOOK 31458 PAGE 109. 2. THE PROPERTIES ARE SHOWN ON THE CITY OF PORTLAND TAX MAP 028 WITHIN BLOCK P AS FOLLOWS: 50 INDIA STREET IS LOT 015; 62 INDIA STREET IS LOTS 008, 009, 019, AND 020. 3. THE AREAS OF THE 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 IT 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, 1987. 7. BASED UPON THE CONFLICTING DEED CALLS AND HISTORIC SURVEYS, WE WOULD RECOMMEND PROPERTY LINE AGREEMENTS WITH RIVERSIDE VENTURES, LLC AND SCARECROW HOLDINGS, LLC ON THE SOUTH-WESTERLY AND SOUTH-EASTERLY 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. THE TOTAL AREA OF THE 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: = 88.43% OF LOT AREA 45 FT. (D) PROPOSED BUILDING HEIGHT: 26 SPACES (27 PROPOSED) (E) REQUIRED PARKING: 2 SPACES (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 UTILIT 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' FROM 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. 18. THE FACILITY IS SERVED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE. 19. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES 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 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. 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 TO THE 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 THE 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. 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. 25. CANOPIES SHOWN ON PLAN SHALL BE A MINIMUM OF 8 FEET CLEAR ABOVE THE SIDEWALK. 26. THE BENCH ON NEWBURY STREET - LANDSCAPE FORMS 'ARCATIA', BACKLESS, BLACK BASE/PE WOOD SEAT. MOUNT TO SONATUBE BASE. 27. THIS PLAN DEPICTS A PROPOSED 5'-FT. WIDE ACCESS EASEMENT TO BENEFIT RIVERSIDE VENTURES, LLC AND SCARECROW HOLDINGS, LLC. 28. THIS PLAN DEPICTS A PROPOSED 5'-FT. WIDE ACCESS EASEMENT TO BENEFIT RIVERSIDE VENTURES, LLC AND SCARECROW HOLDINGS, LLC.

Table with columns: DESIGNED, CHECKED, WTC, MWE, and rows for various permit stages like SUBMIT FOR BUILDING PERMIT, CITY SUBMITTAL NO. 4, etc.

SEBAGO TECHNICS logo and contact information including website, address, and phone numbers.

STATE OF MAINE SUBDIVISION PLAT information including project number (14164), scale (1" = 10'), and sheet number (SHEET 1 OF 1).

RESIDENTIAL UNIT TABLE (FLOORS 2,3,4)

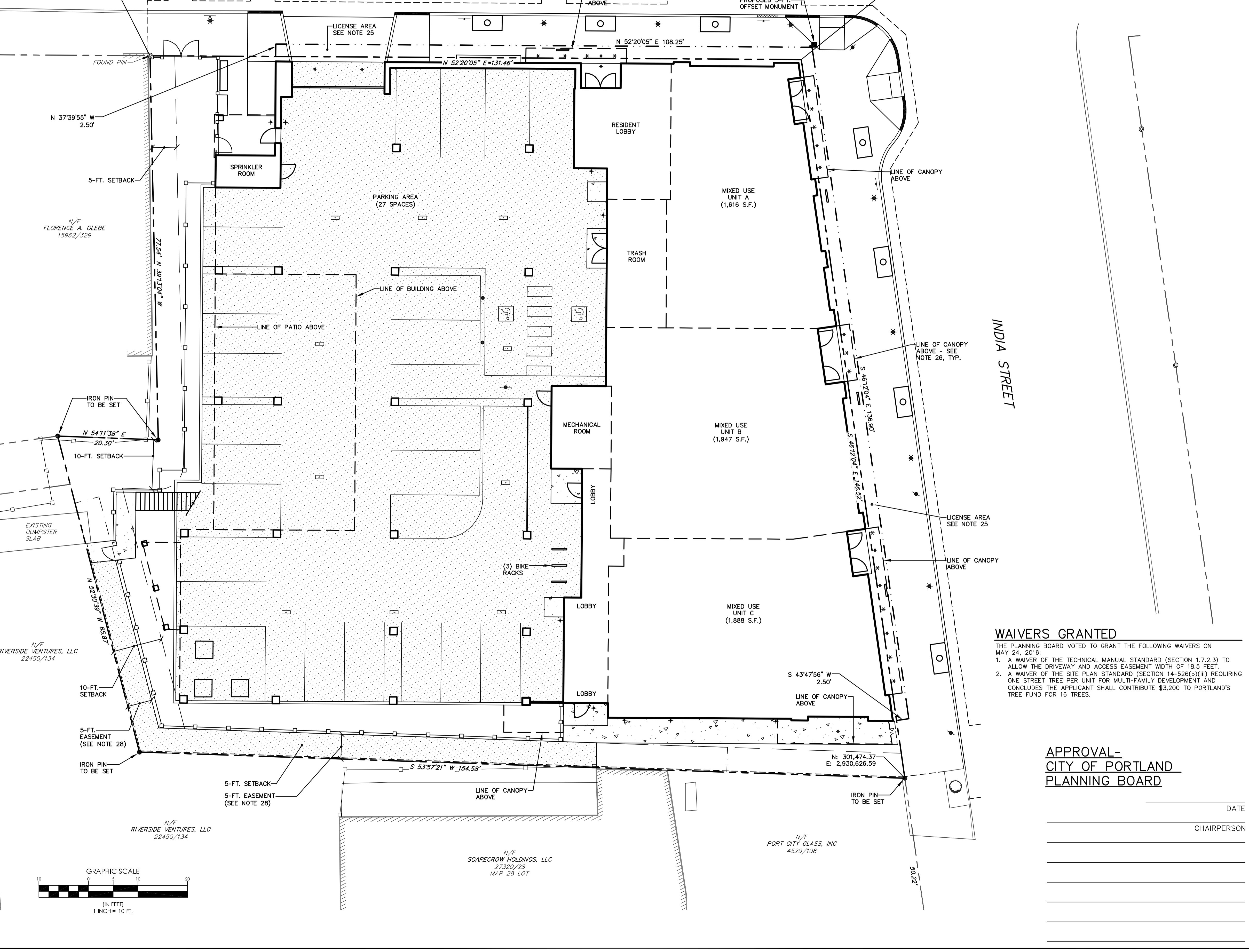
Table with columns: UNIT NO., AREA (S.F.), UNIT NO., AREA (S.F.). Lists units 1 through 15 with their respective areas.

CONDITIONS OF APPROVAL

- A. SUBDIVISION: 1. THE APPLICANT SHALL SUBMIT A FINAL SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY. 2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL. 3. THAT THE FINAL DESIGN OF THE SIDEWALK INCLUDING CROSS SLOPE, CURB EXTENSION, AND STREET TREE WELL SHALL BE REVISED AND SUBMITTED TO STAFF FOR FINAL APPROVAL. 4. THE APPROVED DRAWING SET SHALL BE REVISED TO REFLECT THE CORRECT BUILDING AREA CALCULATIONS. 5. THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY, WITH EVIDENCE OF EXECUTED EASEMENTS TO BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT, INCLUDING BUT NOT LIMITED TO: a. TEMPORARY CONSTRUCTION EASEMENT FROM THE CITY OF PORTLAND TO INDIA NEWBURY RESIDENCES, LLC; b. LICENSE FROM THE CITY OF PORTLAND TO INDIA NEWBURY RESIDENCES, LLC FOR BUILDING FOOTINGS ON INDIA STREET AND NEWBURY STREET RIGHTS-OF-WAY; c. LICENSE FROM THE CITY OF PORTLAND TO INDIA NEWBURY RESIDENCES, LLC FOR ROOF OVERHANG ON INDIA STREET AND NEWBURY STREET RIGHTS-OF-WAY; d. ACCESS EASEMENT FROM 62 INDIA STREET TO 39-47 MIDDLE STREET. 6. THE ELECTRICAL SERVICE TO THE SITE IS UNDERGROUND AND MEETS THE REQUIREMENT FOR UNDERGROUND UTILITIES. A CONDITIONAL WAIVER OF SEC. 14-499, REQUIRED IMPROVEMENTS (h) IS PERMITTED TO ALLOW THE EXISTING NON-SITE UTILITY SERVICE TO REMAIN ABOVE GROUND. 7. ALL STANDARD CONDITIONS OF APPROVAL. B. INCLUSIONARY ZONING CONDITIONAL USE: 1. THE APPLICANT SHALL PAY A FEE OF \$290,000 INTO THE CITY'S HOUSING TRUST FUND BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

LEGEND

Legend table with columns: EXISTING, PROPOSED. Lists symbols for property lines, setbacks, iron pipes, deck/steps, pavement, edge concrete, pavement paint, curb line, stockade fence, coniferous tree, and sign.



WAIVERS GRANTED

- THE PLANNING BOARD VOTED TO GRANT THE FOLLOWING WAIVERS ON MAY 24, 2016: 1. A WAIVER OF THE TECHNICAL MANUAL STANDARD (SECTION 17.2.3) TO ALLOW THE DRIVEWAY AND ACCESS EASEMENT WIDTH OF 18.5 FEET. 2. A WAIVER OF THE SITE PLAN STANDARD (SECTION 14-526(b)(iii)) REQUIRING ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDES THE APPLICANT SHALL CONTRIBUTE \$3,200 TO PORTLAND'S TREE FUND FOR 16 TREES.

APPROVAL-CITY OF PORTLAND PLANNING BOARD

Approval signature lines for DATE, CHAIRPERSON, and ATTEST.

STATE OF MAINE

Registration information including Cumberland County SS Registry of Deeds, received date, and registrar name.