

UNIT NO.	SIZE (SQ. FT.)
UNIT 1	1671
UNIT 2	1599
UNIT 3	1120
UNIT 4	1669
UNIT 5	1564
UNIT 6	1654
UNIT 7	920
UNIT 8	920
UNIT 9	931
UNIT 10	1218
UNIT 11	1211
UNIT 12	1211
UNIT 13	1218
UNIT 14	1388
UNIT 15	949
UNIT 16	1201
UNIT 17	931
UNIT 18	1639
UNIT 19	1632
UNIT 20	920
UNIT 21	931
UNIT 22	1218
UNIT 23	1211
UNIT 24	1211
UNIT 25	1218
UNIT 26	1346
UNIT 27	1393
UNIT 28	1194
UNIT 29	946
UNIT 30	1634
UNIT 31	1632
UNIT 32	920
UNIT 33	931
UNIT 34	1218
UNIT 35	1211
UNIT 36	1218
UNIT 37	1318
UNIT 38	1346
UNIT 39	1378

WAIVERS GRANTED

CONDITIONS OF APPROVAL

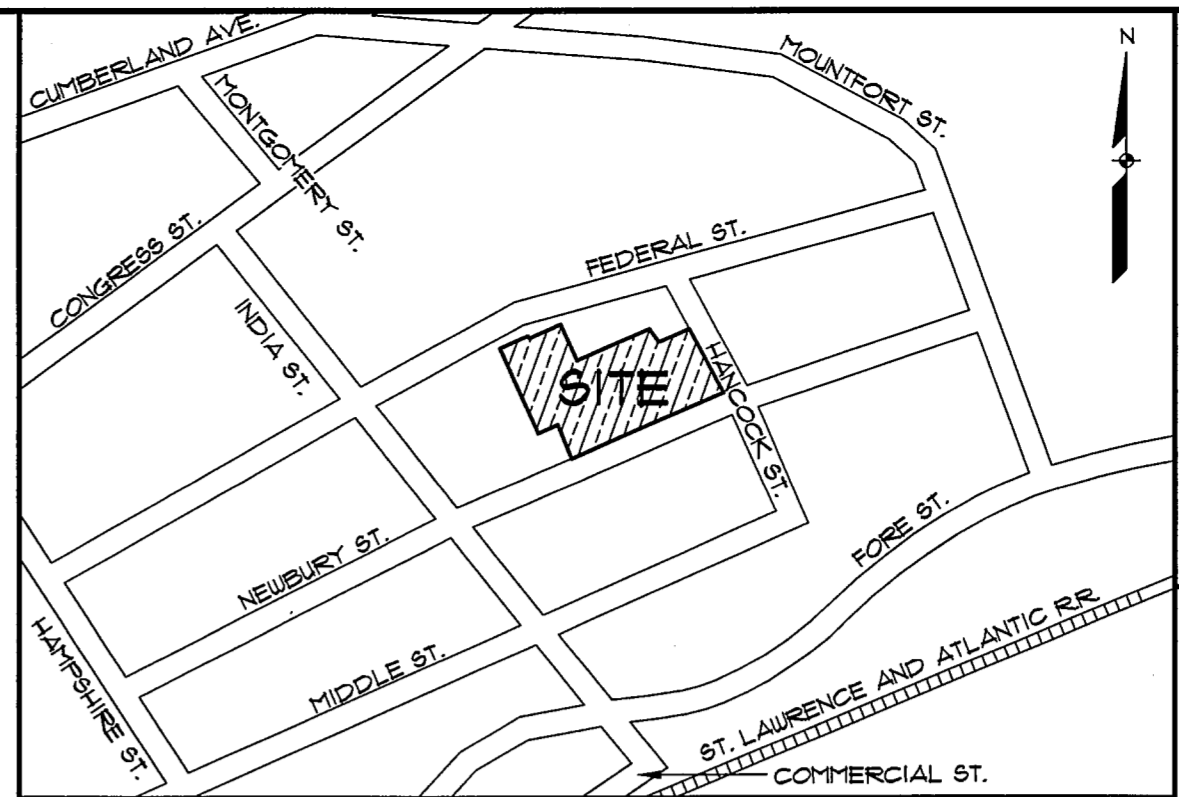
LIST OF ABUTTERS

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12514/211
B	TIM HARDY	1254/50
C	DAVID FILIFOS	1536/285
D	HUGH R. MAZOR & LINDA J. MURKIN	2432/233
E	PAUL & MARIA DESJARDINS	2532/65
F	JOHN & ZDENKA S. GRISWOLD	2535/117
G	STEPHEN M. & WILMA ROSE	24191/259
H	RICHARD H. & WENDY E. FENLEY	2855/328
I	RICHARD B. & ELIZABETH M. CARSON	2827/288
J	PETER & PATRICIA BAGGS	24619/252
K	LIV R. CHASE & BRENT L. ADLER	2194/23
L	JUBILACION, LLC	25943/282
M	BETTY POHROY	6106/216
N	DASHA, LLC	2193/29
O	DOMINIC REALTY, LLC	15585/321
P	DOMINIC REALTY, LLC	14431/266
Q	DOMINIC REALTY, LLC	15585/324
R	DAVID & ALLISON BROUN	15168/132
S	ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

LINE	BEARING	LENGTH
L1	S40°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'

LEGEND

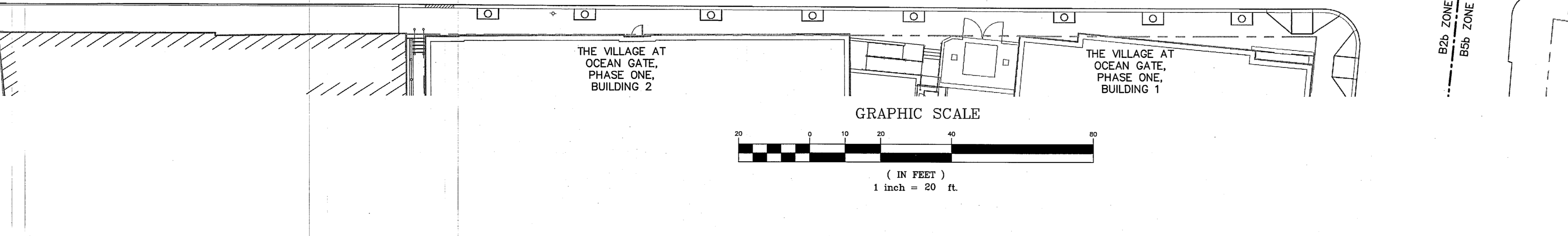
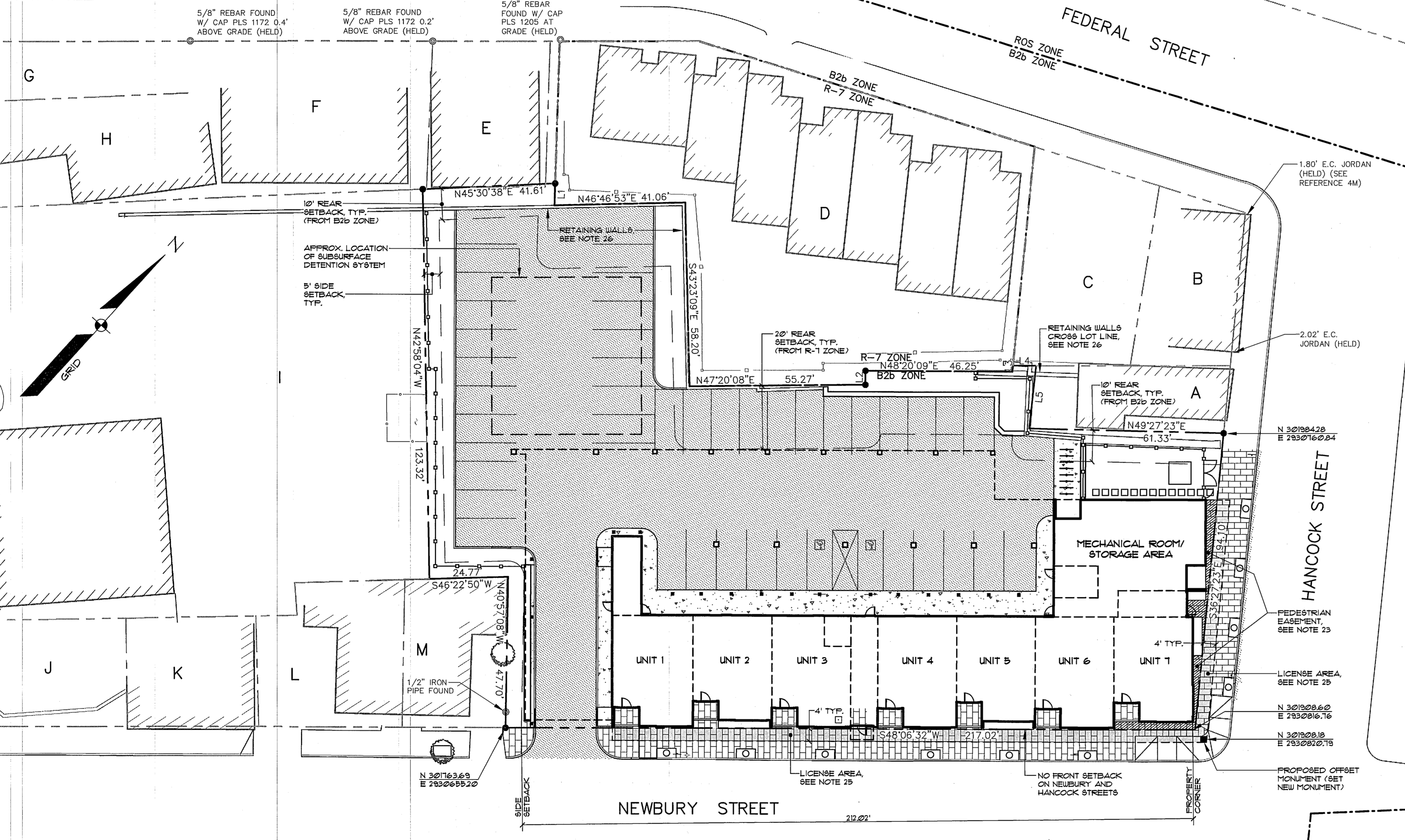
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
C1/L1	CURVE/LINE NO.	---
---	ZONE LINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---



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 9581 PAGE 34, BOOK 4034 PAGE 222, AND BOOK 4351 PAGE 289.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20, BLOCK D, AS LOTS 013, 014, 015 & 022.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2009. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2009 WITH UPDATES PERFORMED THROUGH 2015. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2009 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 14.072 THE NGVD 29 ELEVATION IS 14.042 AND NAVD83 IS 13.927.
- TOTAL AREA OF PARCEL IS 29,921 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: 32%
 - (g) MAX. RESIDENTIAL DENSITY: 495 SF. PER DWELLING UNIT
 - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
 - (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
 - (b) ALLOWABLE DENSITY: 29,921 SF. / 435 SF./UNIT = 68 UNITS
 - (c) PROPOSED IMPERVIOUS RATIO: 26,332 SF. / 29,921 SF. = 87.99% OF LOT AREA
 - (d) PROPOSED BUILDING HEIGHT: 44 FT.
 - (e) REQUIRED PARKING: 39 SPACES (43 PROPOSED)
 - (f) ADA PARKING PROVIDED: 2 SPACES
 - (g) REQUIRED BICYCLE RACK SPACES: 16 (16 PROPOSED)
- SEAPORT LOfts 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 M.D.O.T STANDARDS AND SPECIFICATIONS.
- 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.
- 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 (814-8300 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 PRE-CONSTRUCTION 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 PRE-CONSTRUCTION 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.
- NEWBURY STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND EASTERN WATERFRONT MEDIUM SCALE LIGHTING FIXTURES. HANCOCK STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND EASTERN WATERFRONT SMALL SCALE LIGHTING FIXTURES. 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.
- BIKE RACKS SHALL BE MODEL "BIKE HITCH" FROM DERO (www.dero.com), IN-GROUND MOUNT, COLOR BLACK.
- SITE LIGHT FIXTURES SHALL BE HOLOPHANE LED FIXTURES (SEE LIGHTING PLAN).
- PLAN DEPICTS A FEDESTRIAN EASEMENT TO BE CONVEYED TO THE CITY OF PORTLAND. APPLICANT SHALL RECORD THIS EASEMENT IN THE REGISTRY OF DEEDS AND PROVIDE A COPY TO THE CITY, INCLUDING PLAN BOOK AND PAGE NUMBERS, PRIOR TO THE RECEIPT OF A BUILDING PERMIT.
- A COPY OF THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE RECEIPT OF A CERTIFICATE OF OCCUPANCY.
- 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.
- RESPONSIBILITY OF MAINTENANCE OF EXISTING RETAINING WALLS HAS NOT BEEN DETERMINED.

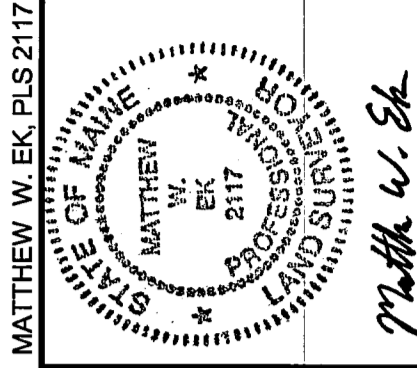
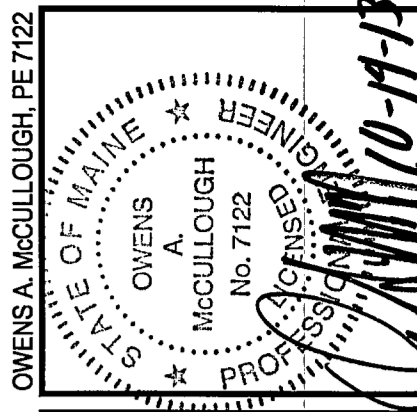


STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____
 CHAIRPERSON _____



REV.	BY:	DATE:	STATUS:
1	WTC	10-15-13	CITY SUBMITTAL 6
2	WTC	10-03-13	CITY SUBMITTAL 5
3	WTC	09-17-13	CITY SUBMITTAL 4
4	WTC	08-03-13	CITY SUBMITTAL 3
5	WTC	07-29-13	SUBMIT SITE PLAN APPLICATION TO CITY

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 Park Road, Scarborough, ME 04108
 South Portland, ME 04106
 Tel: 207-200-2100
 Fax: 207-783-9568

SUBDIVISION PLAN OF:
SEAPORT LOfts
 NEWBURY / HANCOCK STREET
 PORTLAND, MAINE
 FOR:
113 NEWBURY STREET, LLC
 36 FAX STREET, SUITE 107B
 BOSTON, MA 02114-4520

RECORD OWNER:
 VILLAGE CAFE, INC.
 61 DELAUN DRIVE
 N. YARMOUTH, ME 04097

DATE: 07-26-13
 SCALE: 1" = 20'

SHEET 4 OF 14