

| UNIT NO. | SIZE (S.F.) |
|----------|-------------|
| UNIT 1 | 1687 |
| UNIT 2 | 1571 |
| UNIT 3 | 1571 |
| UNIT 4 | 1601 |
| UNIT 5 | 1520 |
| UNIT 6 | 1670 |
| UNIT 7 | 1601 |
| UNIT 8 | 931 |
| UNIT 9 | 916 |
| UNIT 10 | 1219 |
| UNIT 11 | 1193 |
| UNIT 12 | 1211 |
| UNIT 13 | 1193 |
| UNIT 14 | 1509 |
| UNIT 15 | 949 |
| UNIT 16 | 1193 |
| UNIT 17 | 960 |
| UNIT 18 | 1639 |
| UNIT 19 | 1632 |
| UNIT 20 | 930 |
| UNIT 21 | 931 |
| UNIT 22 | 1219 |
| UNIT 23 | 1193 |
| UNIT 24 | 1219 |
| UNIT 25 | 1193 |
| UNIT 26 | 1509 |
| UNIT 27 | 1384 |
| UNIT 28 | 1193 |
| UNIT 29 | 960 |
| UNIT 30 | 1639 |
| UNIT 31 | 1632 |
| UNIT 32 | 930 |
| UNIT 33 | 931 |
| UNIT 34 | 1219 |
| UNIT 35 | 1193 |
| UNIT 36 | 1215 |
| UNIT 37 | 1193 |
| UNIT 38 | 1509 |
| UNIT 39 | 1384 |

WAIVERS GRANTED

CONDITIONS OF APPROVAL

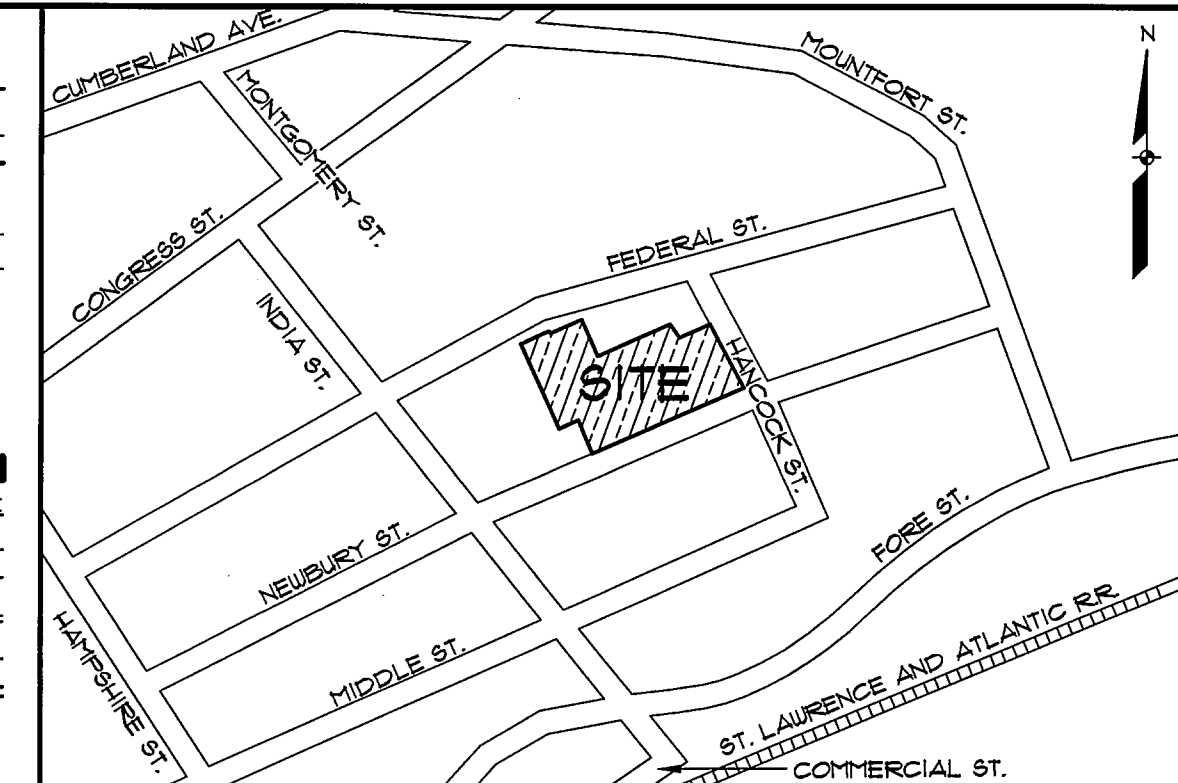
LIST OF ABUTTERS

| KEY | ABUTTER | BOOK/PAGE |
|-----|-----------------------------------|-----------|
| A | ROLAND SMALLEY, JR. | 12514/217 |
| | TIM HARDY | 1254/50 |
| | DAVID FILIPPO | 15376/289 |
| | HUGH R. NAZOR & LINDA J. MURNIK | 24327/233 |
| | PAUL & MARIA DESJARDINS | 25330/65 |
| | JOHN & ZDENKA S. GRIBOLD | 25335/117 |
| | STEPHEN M. & WILMA ROSE | 24151/259 |
| | RICHARD H. & LENDY E. FENLEY | 28551/308 |
| | RICHARD B. & ELIZABETH M. CARSON | 28071/288 |
| | PETER & PATRICIA BAGG | 24619/252 |
| | LIV R. CHASE & BRENT L. ADLER | 2184/123 |
| | JUBILACION, LLC | 25943/282 |
| | BETTY POMROY | 6706/216 |
| | DASHA, LLC | 21029/29 |
| | DOMINIC REALTY, LLC | 15585/307 |
| | DOMINIC REALTY, LLC | 14437/266 |
| | DOMINIC REALTY, LLC | 15588/304 |
| | DAVID & ALISON BERGIN | 19168/133 |
| | ELIZABETH MONAGHAN & KURT NIELSEN | 23346/36 |

| 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' |

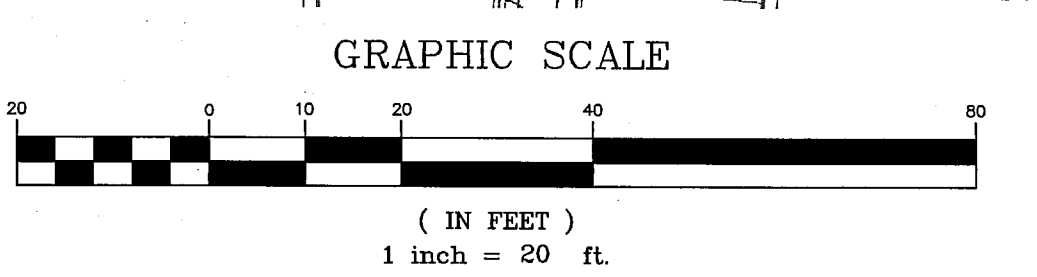
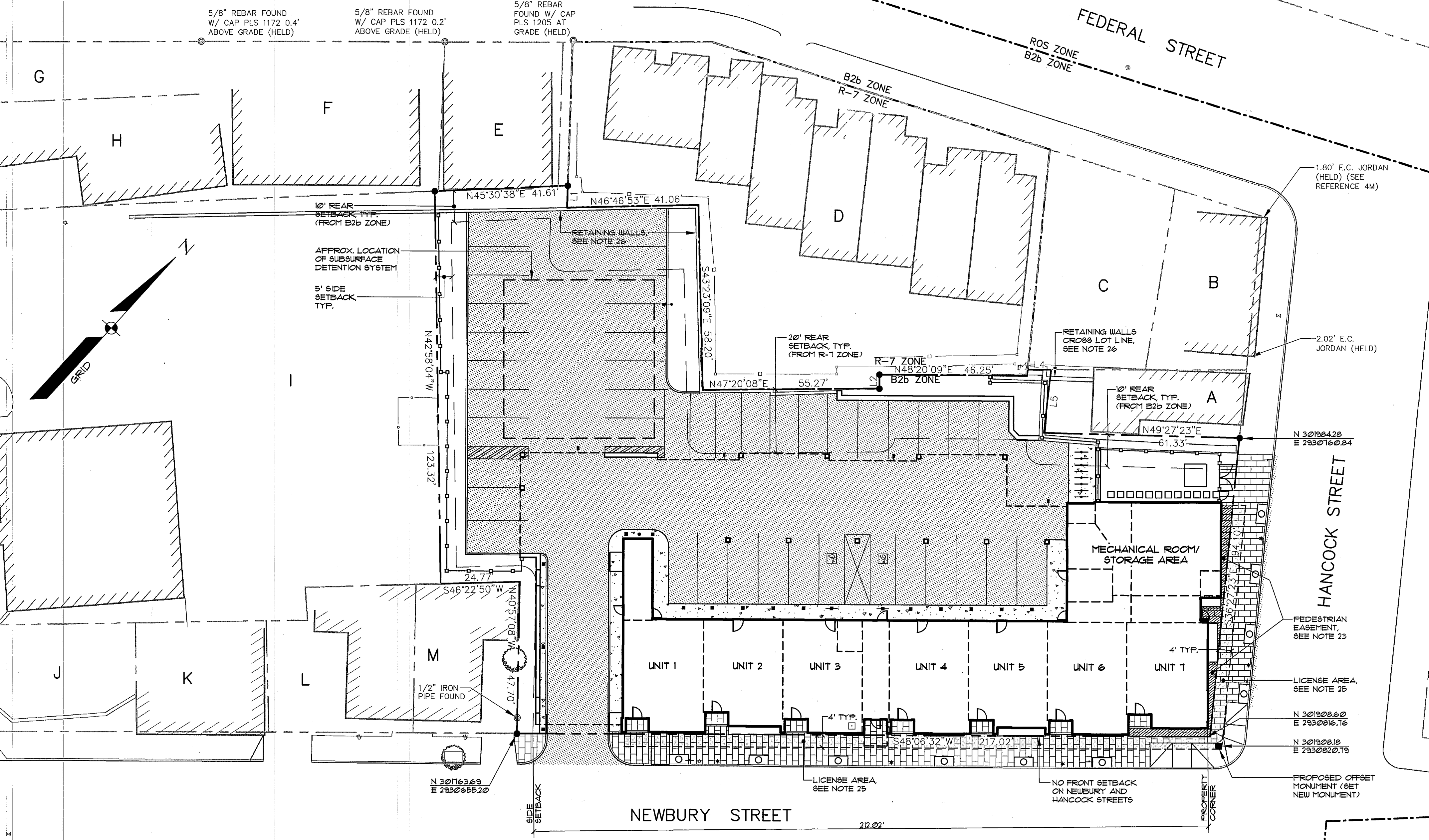
LEGEND

| 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 | --- |



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 9591 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 2025. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2025 WITH UPDATES PERFORMED THROUGH 2025. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2025 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 US 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 142.72 THE NGVD 29 ELEVATION IS 14.042 AND NAVD88 IS 13.30'.
- TOTAL AREA OF PARCEL IS 29,921 SF. (0.68 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-7 ZONE)
 - (e) MIN. SIDE YARD: 5 FT.
 - (f) MAX. IMPERVIOUS RATIO: 90%
 - (g) MAX. RESIDENTIAL DENSITY: 435 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. = 88.1% 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. CONSTRUCTION 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 UNIL 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 RECREATION DEPARTMENT AND THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT (814-8300 EXT. 8038). 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, PLANNING BOARD 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 "AGRICULTURAL 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 FOUNDER 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 PEDESTRIAN 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 ALIANCE. 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.



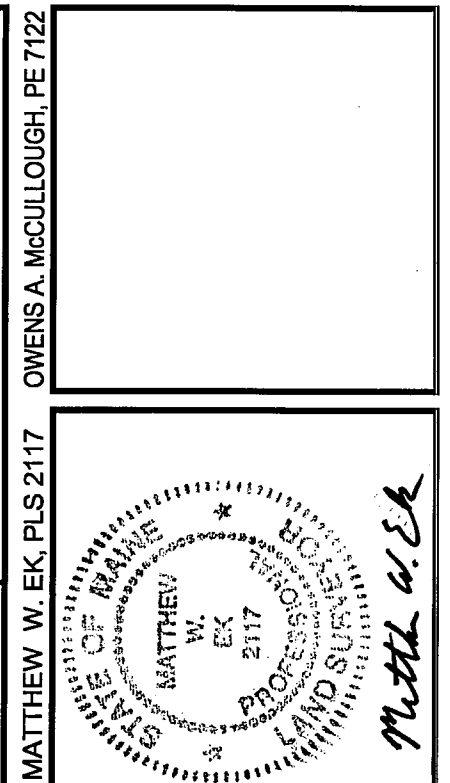
STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____h _____m _____M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

**APPROVAL -
 CITY OF PORTLAND
 PLANNING BOARD**

DATE _____
 CHAIRPERSON _____



| REV. | DATE | BY | STATUS |
|------|----------|-----|------------------|
| F | 01-07-13 | WTC | CITY SUBMITTAL 7 |
| E | 10-15-13 | WTC | CITY SUBMITTAL 6 |
| D | 10-03-13 | WTC | CITY SUBMITTAL 5 |
| C | 09-17-13 | WTC | CITY SUBMITTAL 4 |
| B | 09-03-13 | WTC | CITY SUBMITTAL 3 |
| A | 07-29-13 | WTC | CITY SUBMITTAL 2 |

SEBAGO
 T E C H N I C S
 WWW.SEAGOTECHNICS.COM
 75 John Ross Road, Suite 101
 South Portland, ME 04106
 Tel: 207-200-2100

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

FOR:
 SEAPORT LOFTS
 NEWBURY / HANCOCK STREET
 PORTLAND, MAINE

FOR:
 113 NEWBURY STREET, LLC
 35 FAIR STREET, SUITE 107B
 BOSTON, MA 02118-4320

SUBMISSION PLAT
 OF:
 SEAPORT LOFTS
 NEWBURY / HANCOCK STREET
 PORTLAND, MAINE

PROJECT NO.: 13251
FIELD BOOK: DESIGN
CHKD: MWE
DATE: 07-26-13
SCALE: 1" = 20'

SHEET 4 OF 14