

| UNIT NO. | SIZE (SF.) |
|----------|------------|
| UNIT 11 | 1562 |
| UNIT 12 | 1648 |
| UNIT 13 | 1564 |
| UNIT 14 | 1693 |
| UNIT 15 | 1575 |
| UNIT 16 | 1548 |
| UNIT 17 | 1660 |
| UNIT 21 | 1581 |
| UNIT 22 | 1581 |
| UNIT 23 | 1226 |
| UNIT 24 | 1226 |
| UNIT 25 | 1520 |
| UNIT 26 | 1266 |
| UNIT 27 | 893 |
| UNIT 28 | 966 |
| UNIT 31 | 1623 |
| UNIT 32 | 1520 |
| UNIT 33 | 918 |
| UNIT 34 | 1154 |
| UNIT 35 | 1386 |
| UNIT 36 | 1381 |
| UNIT 37 | 1222 |
| UNIT 38 | 1206 |
| UNIT 39 | 1520 |
| UNIT 40 | 1266 |
| UNIT 41 | 893 |
| UNIT 42 | 1386 |
| UNIT 43 | 1381 |
| UNIT 44 | 1154 |
| UNIT 45 | 1386 |
| UNIT 46 | 1381 |
| UNIT 47 | 1222 |
| UNIT 48 | 1206 |
| UNIT 49 | 1520 |
| UNIT 50 | 1266 |
| UNIT 51 | 893 |
| UNIT 52 | 966 |

CONDITIONS OF APPROVAL

THE PLANNING BOARD VOTED (7-0) THAT THE PROPOSED PLANS ARE IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE CITY'S LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL, WHICH MUST BE MET PRIOR TO THE RELEASE OF A RECORDING PLAT, UNLESS OTHERWISE STATED:

- THE SUBDIVISION PLAT SHALL BE FINALIZED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL.
- THE FOLLOWING SHALL BE PROVIDED FOR REVIEW AND APPROVED BY CORPORATION COUNSEL PRIOR TO THE RELEASE OF THE BUILDING PERMIT.
 - PEDESTRIAN ACCESS EASEMENT FOR THE AREAS OF THE SIDEWALK THAT ARE NOT IN THE PUBLIC RIGHT-OF-WAY AND
 - LICENSE AGREEMENT FOR THE BUILDING FOUNDATION AND/OR ALIENING.
- THE CONDOMINIUM ASSOCIATION DOCUMENTS, INCLUDING PROVISIONS FOR THE ALLOCATION OF AT LEAST ONE PARKING SPACE PER UNIT, SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES AND CORPORATION COUNSEL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN REVIEW

- THE PLANNING BOARD VOTED (7-0) THAT THE PLAN IS IN CONFORMANCE WITH THE SITE PLAN STANDARDS OF THE LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, UNLESS OTHERWISE STATED.
- THE APPLICANT SHALL SUBMIT A REVISED CONSTRUCTION MANAGEMENT PLAN ADDRESSING THE COMMENTS OF TOM ERRICO AND ALL PHASES OF DEVELOPMENT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, THE CITY'S PARKING MANAGER, AND THE CITY'S FIRE PREVENTION BUREAU PRIOR TO THE ISSUANCE OF ANY PERMIT.
- THE APPLICANT SHALL MAKE FINANCIAL CONTRIBUTIONS OF \$1200 TOWARDS IMPROVEMENTS AT THE INDIA/MIDDLE STREET INTERSECTION AND \$2000 TOWARDS THE EAST END TRAFFIC MONITORING STUDY, FOR REVIEW AND APPROVAL BY THE CITY'S DEPARTMENT OF PUBLIC SERVICES.

CONDITIONS OF APPROVAL CONTINUED

- THE APPLICANT SHALL SUBMIT THE HVAC SYSTEM SPECIFICATIONS MEETING APPLICABLE STANDARDS FOR THE ZONING ADMINISTRATORS REVIEW AND APPROVAL.
- THE APPLICANT SHALL RESOLVE ADDRESSING QUESTIONS FOR FIRE AND SII PROPOSED, FOR REVIEW AND APPROVAL BY THE CITY'S FIRE PREVENTION BUREAU.
- THE APPLICANT SHALL PROVIDE REVISED ELEVATIONS WITH EMPHASIS ON ARTICULATION OF THE REAR ELEVATIONS, OVERALL BUILDING MASSING WITH EMPHASIS ON THE REAR OF THE BUILDING, RENDERINGS, DETAILS AND MATERIAL SAMPLES ADDRESSING THE RECOMMENDATIONS OF THE PLANNING BOARD AND STAFF ON OUTSTANDING DESIGN ISSUES (INCLUDING BUT NOT LIMITED TO THE TREATMENT OF PROPOSED AWNINGS, THE PROPOSED SOLDIER COURSE, METAL SCREENS, EXTERIOR LIGHTING, AND COLOR AND MATERIALS) IN COMPLIANCE WITH THE DESIGN STANDARDS FOR REVIEW AND APPROVAL BY THE PLANNING BOARD.
- THE APPLICANT SHALL PROVIDE A MAINTENANCE AGREEMENT FOR THE SUBSURFACE STORMWATER DETENTION SYSTEM FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL AND THE DEPARTMENT OF PUBLIC SERVICES, AND
- THE APPLICANT SHALL SUBMIT PLANS AND SUPPORTING DOCUMENTATION WHICH SPECIFY MEASURES TO BE TAKEN TO PROTECT ABUTTING BUILDING FOUNDATIONS AND RETAINING WALLS DURING CONSTRUCTION, INCLUDING ACTIONS OUTLINED IN THE EMAIL FROM SEBAGO TECHINCS DATED OCTOBER 21, 2023, FOR APPROVAL BY THE PLANNING AUTHORITY, CORPORATION COUNSEL, AND THE DEPARTMENT OF PUBLIC SERVICES PRIOR TO THE ISSUANCE OF ANY PERMIT.
- ALL STANDARD CONDITIONS OF APPROVAL.

LIST OF ABUTTERS

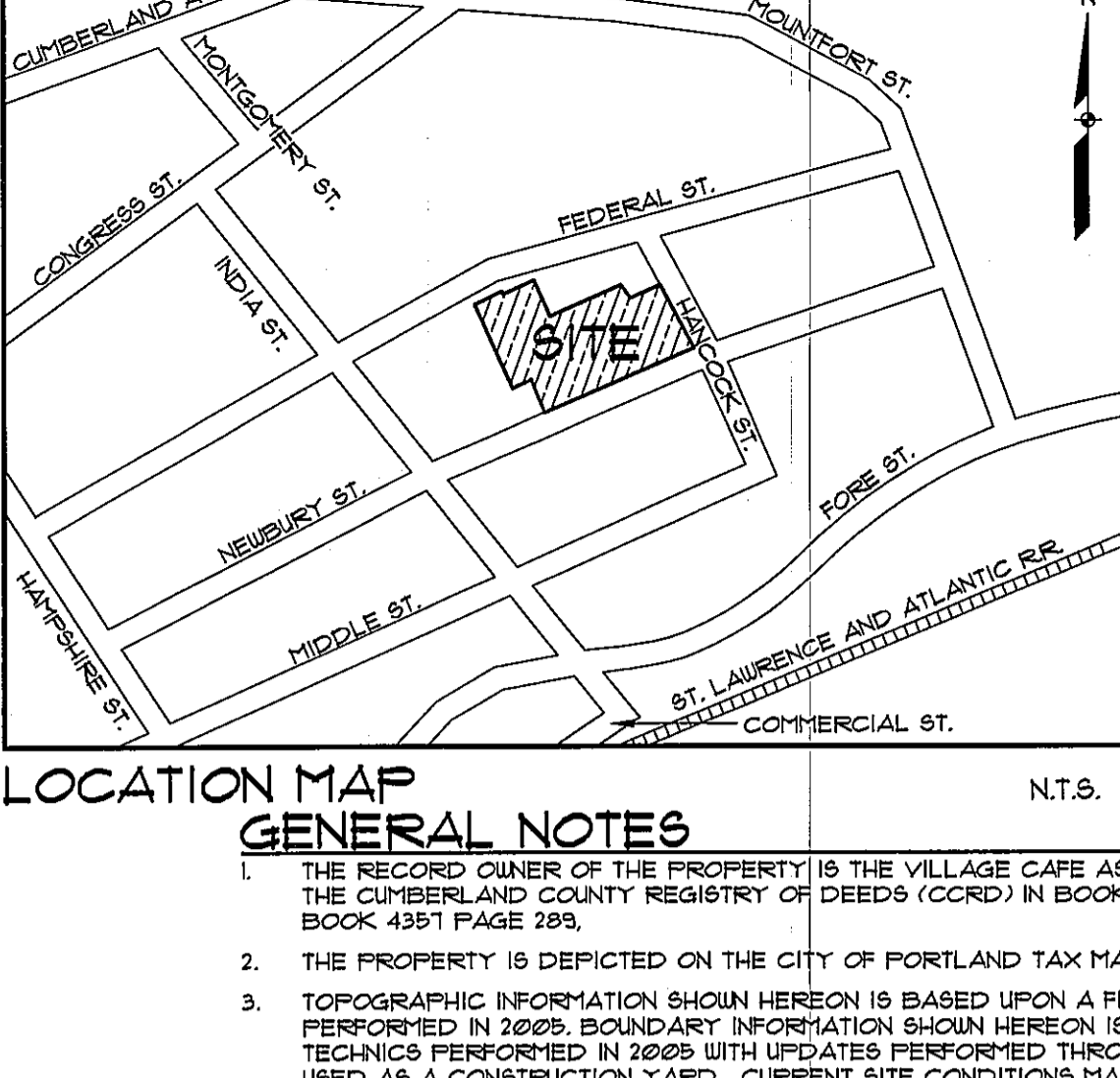
| KEY | ABUTTER | BOOK/PAGE |
|-----|-----------------------------------|-----------|
| A | ROLAND SHALLEY, JR. | 12514/211 |
| B | TIM HARDY | 1214/8/2 |
| C | DAVID FILIPPO | 15916/285 |
| D | HUGH R. NAZOR & LINDA J. MURNIK | 2492/233 |
| E | PAUL & MARIA DESJARDINS | 2930/65 |
| F | JOHN & ZDENKA S. GRISWOLD | 2939/111 |
| G | STEPHEN M. & WILMA ROSE | 2413/258 |
| H | RICHARD H. & WENDY E. FENLEY | 2851/328 |
| I | RICHARD B. & ELIZABETH M. CARSON | 2821/285 |
| J | PETER & PATRICIA BAGG | 2463/252 |
| K | LIV R. CHASE & BRENT L. ADLER | 2184/123 |
| L | JUBILATION, LLC | 25543/282 |
| M | BETTY FONROY | 6706/216 |
| N | DASHA, LLC | 2189/29 |
| O | DOMINIC REALTY, LLC | 15585/301 |
| P | DOMINIC REALTY, LLC | 14431/266 |
| Q | DOMINIC REALTY, LLC | 15585/304 |
| R | DAVID & ALLISON BRON | 15188/132 |
| S | ELIZABETH MONAGHAN & KURT NIELSEN | 23346/36 |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S40°10'12"E | 6.92' |
| L2 | N41°30'51"W | 4.44' |
| L3 | N36°18'30"W | 2.01' |
| L4 | N48°06'32"E | 7.43' |
| L5 | S35°38'51"E | 20.00' |

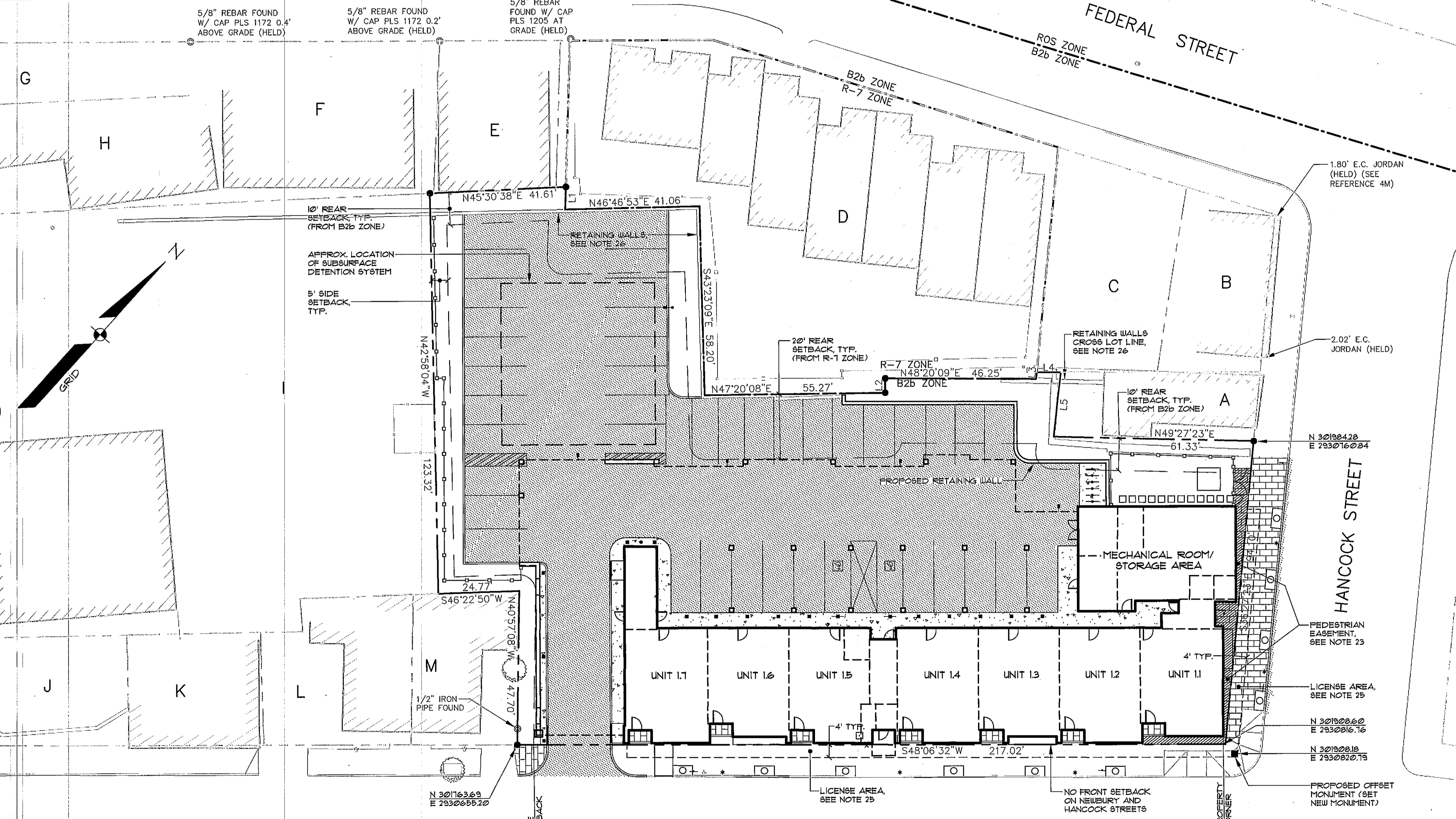
LEGEND

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



GENERAL NOTES

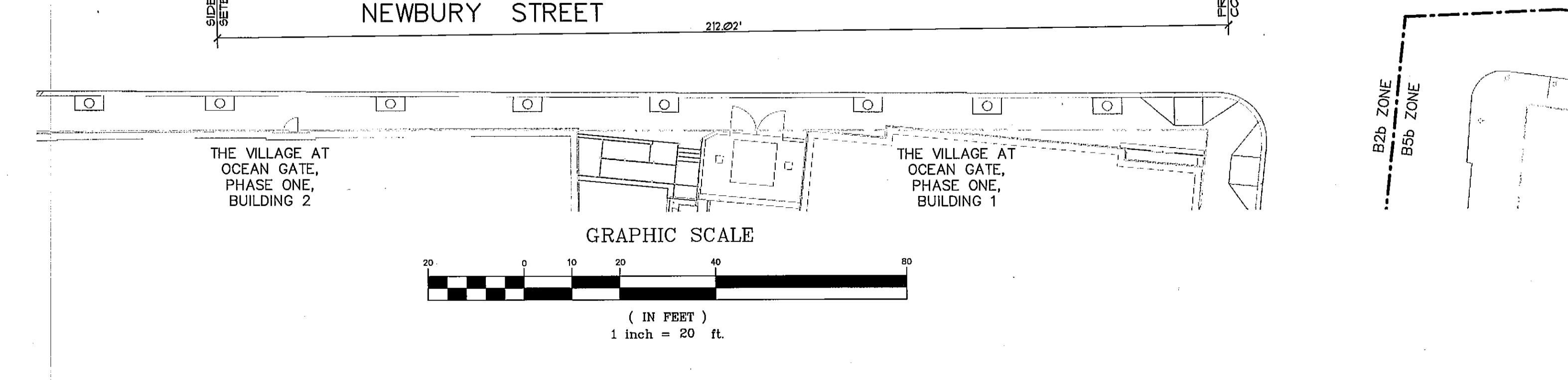
- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCR) IN BOOK 9591 PAGE 34, BOOK 4094 PAGE 222, AND BOOK 4351 PAGE 289.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20, BLOCK D, AS LOTS 013, 014, 015 & 032.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHINCS PERFORMED IN 2023. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHINCS PERFORMED IN 2023 WITH UPDATES PERFORMED THROUGH 2023. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2023 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 83 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 14.012 THE NGVD 29 ELEVATION IS 14.042 AND NAVD83 IS 13.30'.
- TOTAL AREA OF PARCEL IS 29,321 SF. (0.69 ACRES).
- ZONING DISTRICT: B-2b COMMUNITY BUSINESS ZONE.
- SPACE AND BULK CRITERIA FOR B-2b ZONE:
 - MIN. LOT SIZE: NONE
 - MIN. STREET FRONTAGE: NONE
 - MIN. FRONT YARD: NONE
 - MIN. REAR YARD: 10 FT. (20 FT. ABUTTING R-1 ZONE)
 - MIN. SIDE YARD: 5 FT.
 - MAX. IMPERVIOUS RATIO: 30%
 - MAX. RESIDENTIAL DENSITY: 439 SF. PER DUELLING UNIT
 - MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
 - PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
 - ALLOWABLE DENSITY: 29,321 SF. / 439 SF/UNIT = 68 UNITS
 - PROPOSED IMPERVIOUS RATIO: 29,322 SF. / 79,371 SF. = 37.08% OF LOT AREA
 - PROPOSED BUILDING HEIGHT: 44 FT.
 - REQUIRED PARKING: 39 SPACES (43 PROPOSED)
 - ADA PARKING PROVIDED: 2 SPACES
 - REQUIRED BICYCLE RACK SPACES: 16 (12 PROPOSED OUTSIDE, 4 INSIDE STORAGE AREA)
- 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 TV 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 AFFURTEANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED AFFURTEANCES 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 SERVICED BY CITY SEWER WATER, GAS, UNDERGROUND ELECTRIC, STORAGE 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 (874-8900 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.
- 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.
- 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 METERS 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 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.



WAIVERS GRANTED

THE PLANNING BOARD VOTED (7-0) TO GRANT THE FOLLOWING WAIVERS ON OCTOBER 22, 2023:

- A WAIVER OF THE TECHNICAL STANDARD (SECTION 112.1) REGARDING THE MINIMUM SEPARATION BETWEEN DRIVEWAYS TO ALLOW THE DRIVEWAY OF SEAPORT LOFTS WITHIN THE 100'-100' SEPARATION REQUIREMENT OF AN ADJACENT DRIVEWAY TO THE WEST, AS SHOWN IN THE FINAL SITE PLAN.
- A WAIVER OF THE TECHNICAL STANDARD (SECTION 112.3) REGARDING THE MINIMUM DRIVEWAY WIDTH OF 20 FEET TO ALLOW A DRIVEWAY OF 19 FEET AS DEPICTED ON THE FINAL SITE PLAN.
- A WAIVER OF THE TECHNICAL STANDARD REGARDING THE PARKING LOT DIMENSIONAL REQUIREMENTS TO ALLOW PARKING AS DESIGNED ON THE FINAL PLANS.
- A WAIVER OF THE TECHNICAL STANDARD (SECTION 114) REGARDING THE COMPACT PARKING SPACE LIMITED TO ALLOW 12 COMPACT PARKING SPACES ON SITE, COMPRISING MORE THAN THE STANDARD 20% OF TOTAL SPACES.
- A WAIVER OF THE SITE PLAN STANDARD (SECTION 14-526(B)(2)(II)) AND TECHNICAL MANUAL SECTION 4.61 REGARDING STREET TREES DUE TO SITE CONSTRAINTS. TECHNICALLY, 39 STREET TREES ARE REQUIRED ON SITE, ONLY 10 TREES, A NUMBER PROPORTIONATE WITH THE SITE'S FRONTAGE, ARE PROPOSED TO COMPENSATE. THE APPLICANT SHALL CONTRIBUTE \$5,000 (FOR 29 STREET TREES) TO PORTLAND'S TREE FUND.



APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____

CHAIRPERSON _____

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 20____

AT _____ M. _____ AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

OWENS & MCCULLOUGH PE 7122

MATTHEW W. EK, PLS 2117

M. W. Ek

RECORD OWNER: SEAPORT LOFTS NEWBURY / HANCOCK STREET PORTLAND, MAINE

FOR: 113 NEWBURY STREET, LLC 38 FAY STREET, SUITE 107B BOSTON, MA 02118-4320

SUBDIVISION PLAT

DATE 07-26-13

SCALE 1" = 20'

SHEET 1 OF 1

PROJECT NO. 13251

DESIGN WTC

CHKD MWE

DRAWN MAL

SEBAGO TECHNICAL SERVICES

78 John Roberts Rd., Suite 1A South Portland, ME 04106 Tel: 207-260-2100

250 Goddard Rd., Suite B Lewiston, ME 04240 Tel: 207-783-8588