UNIT TABLE

UNIT NO.	SIZE (S.F.)
UNIT 1.1	1552
UNIT 1.2	1648
UNIT 1.3	1564
UNIT 1.4	1653
UNIT 1.5	1575
UNIT 1.6	1548
UNIT 1.7	1660
UNIT 2.1	951
UNIT 2.2	1581
UNIT 2.3	1122
UNIT 2.4	1206
UNIT 2.5	1150
UNIT 2.6	1266
UNIT 2.7	893
UNIT 2.8	966
UNIT 3.1	1623
UNIT 3.2	1590
UNIT 3.3	918
UNIT 3.4	1194
UNIT 3.5	1386
UNIT 3.6	1581
UNIT 3.7	1122
UNIT 3.8	1206
UNIT 3.9	1150
UNIT 3.10	1266
UNIT 3.11	893
UNIT 3.12	966
UNIT 4.1	1623
UNIT 4.2	1590
UNIT 4.3	918
UNIT 4.4	1194
UNIT 4.5	1386
UNIT 4.6	1581
UNIT 4.7	1122
UNIT 4.8	1206
UNIT 4.9	1150
UNIT 4.10	1266
UNIT 4.11	893
UNIT 4.12	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:

1. THE SUBDIVISION PLAT SHALL BE FINALIZED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL.
2. THE FOLLOWING SHALL BE PROVIDED FOR REVIEW AND APPROVED BY CORPORATION COUNSEL PRIOR TO THE RELEASE OF THE BUILDING PERMIT.
   A. PEDESTRIAN ACCESS EASEMENT FOR THE AREAS OF THE SIDEWALK THAT ARE NOT IN THE PUBLIC RIGHT-OF-WAY AND
   B. LICENSE AGREEMENT FOR THE BUILDING FOUNDATION AND/ OR AWNINGS.
3. 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:

1. 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 ME PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, UNLESS OTHERWISE STATED.
2. 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, THE DEPARTMENT OF PUBLIC SERVICES, THE CITY'S PARKING MANAGER, AND THE CITY'S FIRE PREVENTION BUREAU PRIOR TO THE ISSUANCE OF ANY PERMIT.
3. THE APPLICANT SHALL MAKE FINANCIAL CONTRIBUTIONS OF $1200 TOWARDS IMPROVEMENTS AT THE INDIA/MIDDLE STREET INTERSECTION AND $1200 TOWARDS THE EAST END TRAFFIC MONITORING STUDY, FOR REVIEW AND APPROVAL BY THE CITY'S DEPARTMENT OF PUBLIC SERVICES.

CONDITIONS OF APPROVAL CONTINUED

4. THE APPLICANT SHALL SUBMIT THE HVAC SYSTEM SPECIFICATIONS MEETING APPLICABLE STANDARDS FOR THE ZONING ADMINISTRATORS REVIEW AND APPROVAL.
5. THE APPLICANT SHALL RESOLVE ADDRESSING QUESTIONS FOR FIRE AND 911 PURPOSES, FOR REVIEW AND APPROVAL BY THE CITY'S FIRE PREVENTION BUREAU.
6. 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.
7. 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.
8. 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 TECHNICS DATED OCTOBER 21, 2013, FOR APPROVAL BY THE PLANNING AUTHORITY, CORPORATION COUNSEL, AND THE DEPARTMENT OF PUBLIC SERVICES PRIOR TO THE ISSUANCE OF ANY PERMIT.
9. THE PLANNING BOARD VOTED (6-0) THAT 113 NEWBURY STREET, LLC HAS MET CONDITION OF APPROVAL NO. 6 (REVISED BUILDING ELEVATIONS) WITH THE FURTHER CONDITION THAT THE APPLICANT PROVIDE A COMPLETE LIGHTING PACKAGE MEETING THE STANDARDS OF THE CITY'S TECHNICAL MANUAL FOR REVIEW AND APPROVAL BY THE CITY'S PLANNING AUTHORITY.
10. ALL STANDARD CONDITIONS OF APPROVAL.

LIST OF ABUTTERS

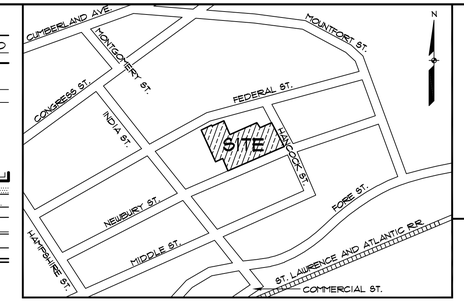
KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12574/217
B	TIM HARDY	12154/90
C	DAVID FILIPOS	15976/285
D	HUGH R. NAZOR & LINDA J. MURNIK	24922/233
	PAUL & MARIA DESJARDINS	25930/65
	JOHN & ZDENKA S. GRISWOLD	29359/171
	STEPHEN M. & WILMA ROSE	24737/258
	RICHARD H. & WENDY E. PENLEY	28557/308
	RICHARD B. & ELIZABETH M. CARSON	28071/288
	PETER & PATRICIA BAGG	24613/252
E	LIV R. CHASE & BRENT L. ADLER	21784/123
F	JUBILACION, LLC	25543/282
G	BETTY POMROY	6706/276
H	DASHA, LLC	27828/79
I	DOMINIC REALI REALTY, LLC	15585/307
J	DOMINIC REALI REALTY, LLC	14437/266
K	DOMINIC REALI REALTY, LLC	15585/304
L	DAVID & ALLISON BROWN	15768/132
M	ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

LINE TABLE

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'

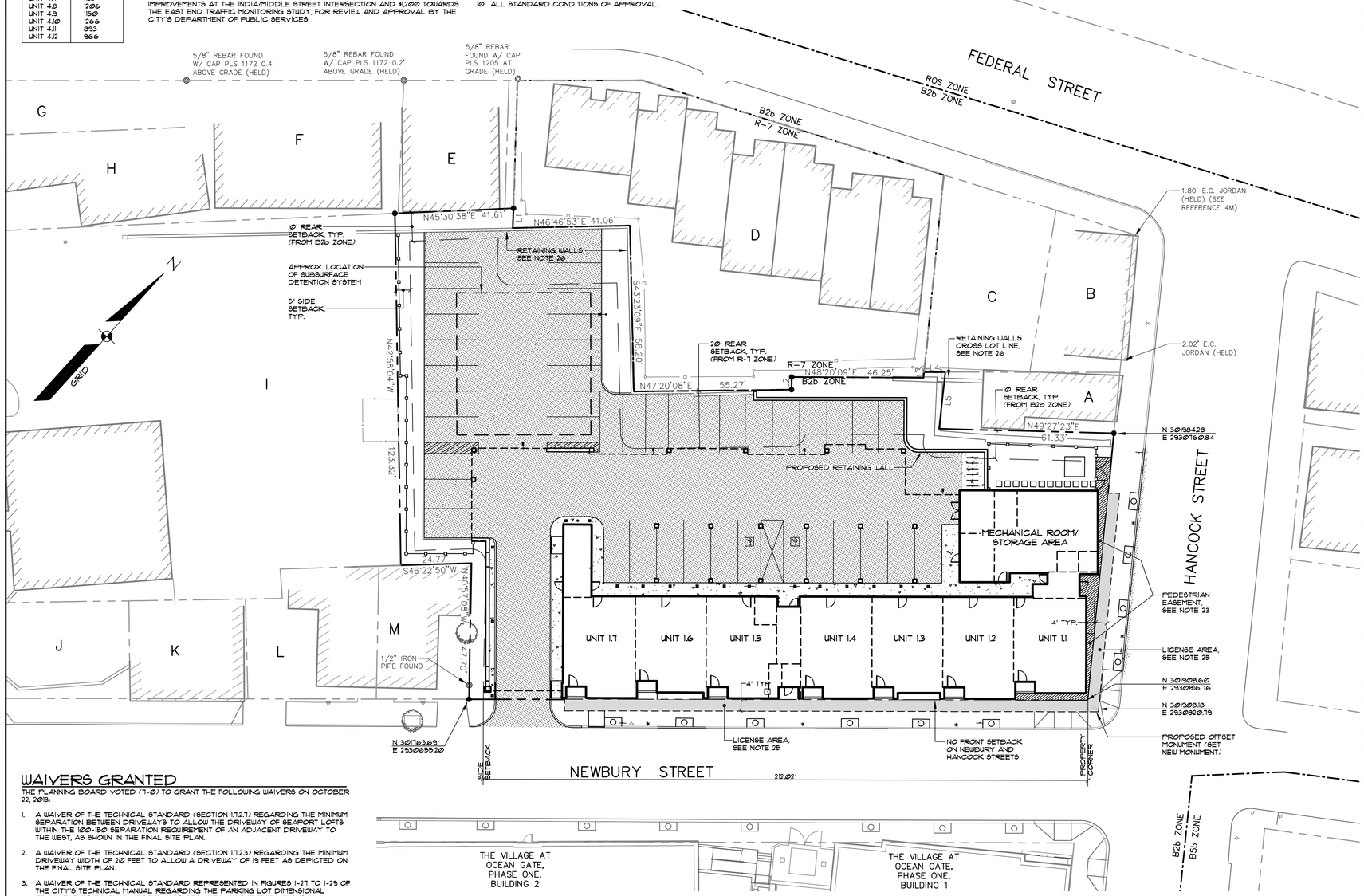
LEGEND

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	



LOCATION MAP

N.T.S.



GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 9591 PAGE 34, BOOK 4094 PAGE 222, AND BOOK 4351 PAGE 289.
2. THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20, BLOCK D, AS LOTS 013, 014, 015 & 032.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2005. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2005 WITH UPDATES PERFORMED THROUGH 2013. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2005 BUT HAVE NOT BEEN UPDATED DUE TO CONSTRUCTION EQUIPMENT. SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY (SHEET 2 OF THIS SET) FOR ADDITIONAL BOUNDARY NOTES.
4. 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 14.242 AND NAVD88 IS 13.30'.
5. TOTAL AREA OF PARCEL IS 29,927 S.F. (0.69 ACRES).
6. ZONING DISTRICT: B-2b COMMUNITY BUSINESS ZONE.
7. 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 S.F. PER DWELLING UNIT
   (h) MAX. BUILDING HEIGHT: 45 FT.
8. DEVELOPMENT SUMMARY:
   (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
   (b) ALLOWABLE DENSITY: 29,927 S.F. / 435 S.F./UNIT = 68 UNITS
   (c) PROPOSED IMPERVIOUS RATIO: 26,332 S.F. / 29,927 S.F. = 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 (12 PROPOSED OUTSIDE, 4 INSIDE STORAGE AREA)
9. 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.
10. 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.
11. 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.
12. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
13. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UNITIL STANDARDS.
14. 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.
15. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE.
16. 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.
17. 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.
18. 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.
19. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
20. 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.
21. BIKE RACKS SHALL BE MODEL "BIKE HITCH" FROM DERO (www.dero.com), IN-GROUND MOUNT, COLOR BLACK.
22. SITE LIGHT FIXTURES SHALL BE HOLOPHANE LED FIXTURES (SEE LIGHTING PLAN).
23. PLAN DEPICTS A PEDESTRIAN EASEMENT TO BE CONVEYED TO THE CITY OF PORTLAND. THIS EASEMENT WAS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK _____, PAGE _____.
24. A COPY OF THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE RECEIPT OF A CERTIFICATE OF OCCUPANCY.
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. SEAPORT LOFTS CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF RETAINING WALLS ON ITS PROPERTY.

WAIVERS GRANTED

THE PLANNING BOARD VOTED (7-0) TO GRANT THE FOLLOWING WAIVERS ON OCTOBER 22, 2013:

1. A WAIVER OF THE TECHNICAL STANDARD (SECTION 1.7.2.7) REGARDING THE MINIMUM SEPARATION BETWEEN DRIVEWAYS TO ALLOW THE DRIVEWAY OF SEAPORT LOFTS WITHIN THE 100-150 SEPARATION REQUIREMENT OF AN ADJACENT DRIVEWAY TO THE WEST, AS SHOWN IN THE FINAL SITE PLAN.
2. A WAIVER OF THE TECHNICAL STANDARD (SECTION 1.7.2.3) REGARDING THE MINIMUM DRIVEWAY WIDTH OF 20 FEET TO ALLOW A DRIVEWAY OF 19 FEET AS DEPICTED ON THE FINAL SITE PLAN.
3. A WAIVER OF THE TECHNICAL STANDARD REPRESENTED IN FIGURES 1-27 TO 1-29 OF THE CITY'S TECHNICAL MANUAL REGARDING THE PARKING LOT DIMENSIONAL REQUIREMENTS TO ALLOW PARKING AS DESIGNED ON THE FINAL PLANS.
4. A WAIVER OF THE TECHNICAL STANDARD (SECTION1.14) REGARDING THE COMPACT PARKING SPACE LIMITED TO ALLOW 17 COMPACT PARKING SPACES ON SITE, COMPRISING MORE THAN THE STANDARD 20% OF TOTAL SPACES.
5. A WAIVER OF THE SITE PLAN STANDARD (SECTION 14-526(B)(2)(B)(III)) AND TECHNICAL MANUAL SECTION 4.6.1 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 $9,800 (FOR 29 STREET TREES) TO PORTLAND'S TREE FUND.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVAL- CITY OF PORTLAND PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

_____

_____

_____

_____

_____

STATE OF MAINE

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

ATTEST _____ REGISTRAR

MATTHEW W. EK, PLS 2117

REV:	BY:	DATE:
I	WTC	07-22-14
H	WTC	06-20-14
G	WTC	06-12-14
F	WTC	01-07-13
E	WTC	10-15-13
D	WTC	10-03-13
C	WTC	09-17-13
		STAT USE:

ADDRESS COMMENTS PER WILLIAM CLARKE E-MAIL DATED 07-10-14
CITY SUBMITTAL 8
FOUNDATION PERMIT SET
CITY SUBMITTAL 7
CITY SUBMITTAL 6
CITY SUBMITTAL 5
CITY SUBMITTAL 4

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.

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75 John Roberts Road, Corporate Park, Suite B
South Portland, ME 04106 — 250 Lewiston Rd., Suite 2
Lewiston, ME 04240
Tel. 207-200-2100 — Tel. 207-783-9058

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
13251	-	WTC	MWE	MAL

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

SUBDIVISION PLAT
OF:
SEAPORT LOFTS
NEWBURY / HANCOCK STREET
PORTLAND, MAINE
FOR:
113 NEWBURY STREET, LLC
35 FAY STREET, SUITE 107B
BOSTON, MA 02118-4320

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

13251SB.dwg TAB: SB

SHEET 1 OF 2