

UNIT NO.	SIZE (SQ. FT.)
UNIT 11	1648
UNIT 12	1564
UNIT 13	1553
UNIT 14	1575
UNIT 15	1548
UNIT 16	1660
UNIT 17	1581
UNIT 18	1581
UNIT 19	1581
UNIT 20	1581
UNIT 21	1581
UNIT 22	1581
UNIT 23	1581
UNIT 24	1581
UNIT 25	1581
UNIT 26	1581
UNIT 27	1581
UNIT 28	1581
UNIT 29	1581
UNIT 30	1581
UNIT 31	1581
UNIT 32	1581
UNIT 33	1581
UNIT 34	1581
UNIT 35	1581
UNIT 36	1581
UNIT 37	1581
UNIT 38	1581
UNIT 39	1581
UNIT 40	1581
UNIT 41	1581
UNIT 42	1581

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.
 - 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 AININGS.
 - 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 THE PLANNING BOARD 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 \$200 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 ADMINISTRATOR'S REVIEW AND APPROVAL.
- THE APPLICANT SHALL RESOLVE ADDRESSING QUESTIONS FOR FIRE AND SII PURPOSES, 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 FINISHING 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 AININGS, 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 WATER DETENTION SYSTEM FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL AND THE DEPARTMENT OF PUBLIC SERVICES AND P.
- 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.
- ALL STANDARD CONDITIONS OF APPROVAL.

LIST OF ABUTTERS

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	0574/211
B	TRH HARDY	0284/502
C	DAVID FILIPOS	05916/285
D	HUGH R. NAZOR & LINDA J. HURNIK	24922/233
	PAUL & MARIA DESJARDINS	29930/69
	JOHN & ZDENKA S. GRISWOLD	25939/111
	STEPHEN M. & WILMA ROSE	24737/258
	RICHARD & WENDY E. PENLEY	28897/309
	RICHARD B. & ELIZABETH M. CARSON	28211/288
	PETER & PATRICIA BAGG	24613/252
	LIV R. CHASE & BRENT L. ADLER	27947/23
	JUBILATION, LLC	23943/282
E	BETTY POTROY	6106/216
F	DANIA, LLC	21829/29
G	DOMINIC REALTY, LLC	05885/307
H	DOMINIC REALTY, LLC	14437/266
I	DOMINIC REALTY, LLC	05885/304
J	DAVID & ALLISON BROWN	05769/152
K	ELIZABETH MCKAGHAN & KURT NIELSEN	23346/736

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

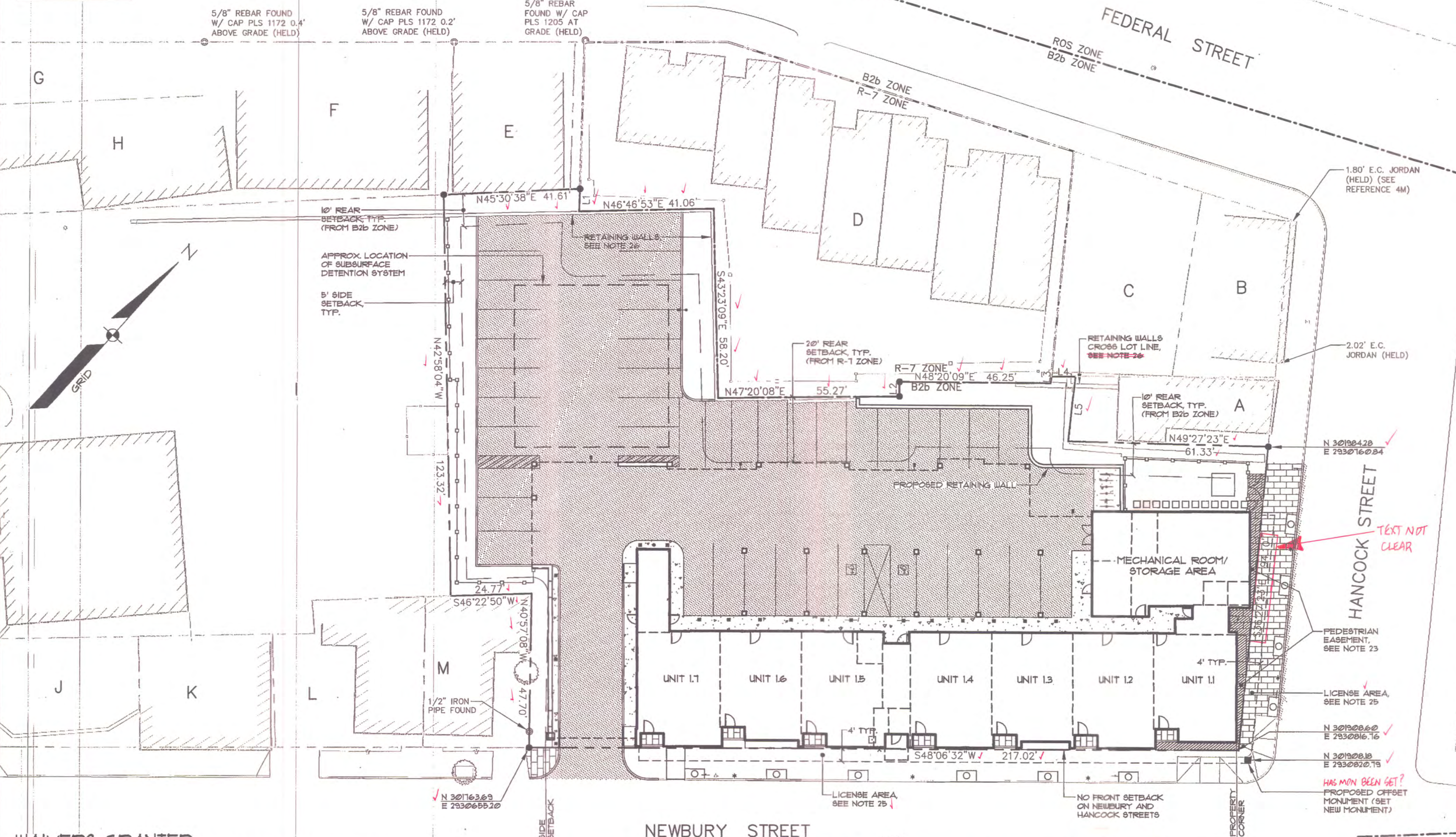
- | | | |
|----------|----------------------|----------|
| EXISTING | BOUNDARY LINE/ROW | PROPOSED |
| --- | --- | --- |
| --- | ABUTTER LINE/ROW | --- |
| --- | EASEMENT | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | C1/L1 CURVE/LINE NO. | --- |
| --- | ZONE LINE | --- |
| ---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



LOCATION MAP

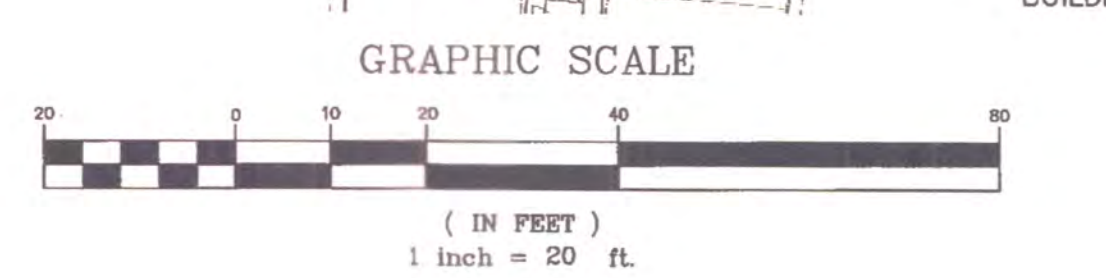
GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 3891 PAGE 34, BOOK 4034 PAGE 122, 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 2008. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2008 WITH UPDATES PERFORMED THROUGH 2013. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS THAT HAVE CHANGED SINCE 2008 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 29,921 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-1 ZONE)
 - (e) MIN. SIDE YARD: 5 FT.
 - (f) MAX. IMPERVIOUS RATIO: 5. FT.
 - (g) MAX. RESIDENTIAL DENSITY: 435 SF. PER DUELLING UNIT
 - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
 - (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
 - (b) ALLOWABLE DENSITY: 29,921 SF. / 439 SF/UNIT = 68 UNITS
 - (c) PROPOSED IMPERVIOUS RATIO: 26,332 SF. / 29,921 SF. = 88.0% 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)
- 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 MEET 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, THE WARNER CABLE TV, 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 UNILIT 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. 8938). 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 PERMIT 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 AININGS. 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, 2013:
- 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'-50' 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 15 FEET AS DEPICTED ON THE FINAL SITE PLAN.
 - A WAIVER OF THE TECHNICAL STANDARD REPRESENTED IN FIGURES 1-21 TO 1-25 OF THE CITY'S TECHNICAL MANUAL 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 0.2 COMPACT PARKING SPACES ON SITE, COMPRISING MORE THAN THE STANDARD 20% OF TOTAL SPACES.
 - A WAIVER OF THE SITE PLAN STANDARD (SECTION 14-506/(B)(2)(III)) AND TECHNICAL MANUAL SECTION 4.6 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 15,000 (FOR 29 STREET TREES) TO PORTLAND'S TREE FUND.



STATE OF MAINE
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ m _____ P. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

APPROVAL -
 CITY OF PORTLAND
 PLANNING BOARD



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

SEBAGO
 TECHNICAL SERVICES
 75 John Roberts Rd., Suite 114
 Boston, MA 02126
 Tel: 207-202-2100
 Fax: 207-785-8588

SEBAGO
 SUBDIVISION PLAT
 OF:
 SEAPORT LOFTS
 NEWBURY HANCOCK STREET
 PORTLAND, MAINE
 FOR:
 113 NEWBURY STREET, LLC
 35 FAY STREET, SUITE 107B
 BOSTON, MA 02118-4520

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

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

SHEET 1 OF 2