

UNIT NO.	SIZE (SQ. FT.)
UNIT 1	1571
UNIT 2	1593
UNIT 3	1702
UNIT 4	1669
UNIT 5	1544
UNIT 6	1654
UNIT 7	1591
UNIT 8	1500
UNIT 9	1531
UNIT 10	1135
UNIT 11	1153
UNIT 12	1153
UNIT 13	1136
UNIT 14	1160
UNIT 15	1143
UNIT 16	1194
UNIT 17	1346
UNIT 18	1624
UNIT 19	1346
UNIT 20	1624
UNIT 21	1351
UNIT 22	1135
UNIT 23	1133
UNIT 24	1133
UNIT 25	1156
UNIT 26	1160
UNIT 27	1318
UNIT 28	1194
UNIT 29	1346
UNIT 30	1624
UNIT 31	1632
UNIT 32	1309
UNIT 33	1331
UNIT 34	1135
UNIT 35	1133
UNIT 36	1133
UNIT 37	1136
UNIT 38	1160
UNIT 39	1318

WAIVERS GRANTED

CONDITIONS OF APPROVAL

LIST OF ABUTTERS

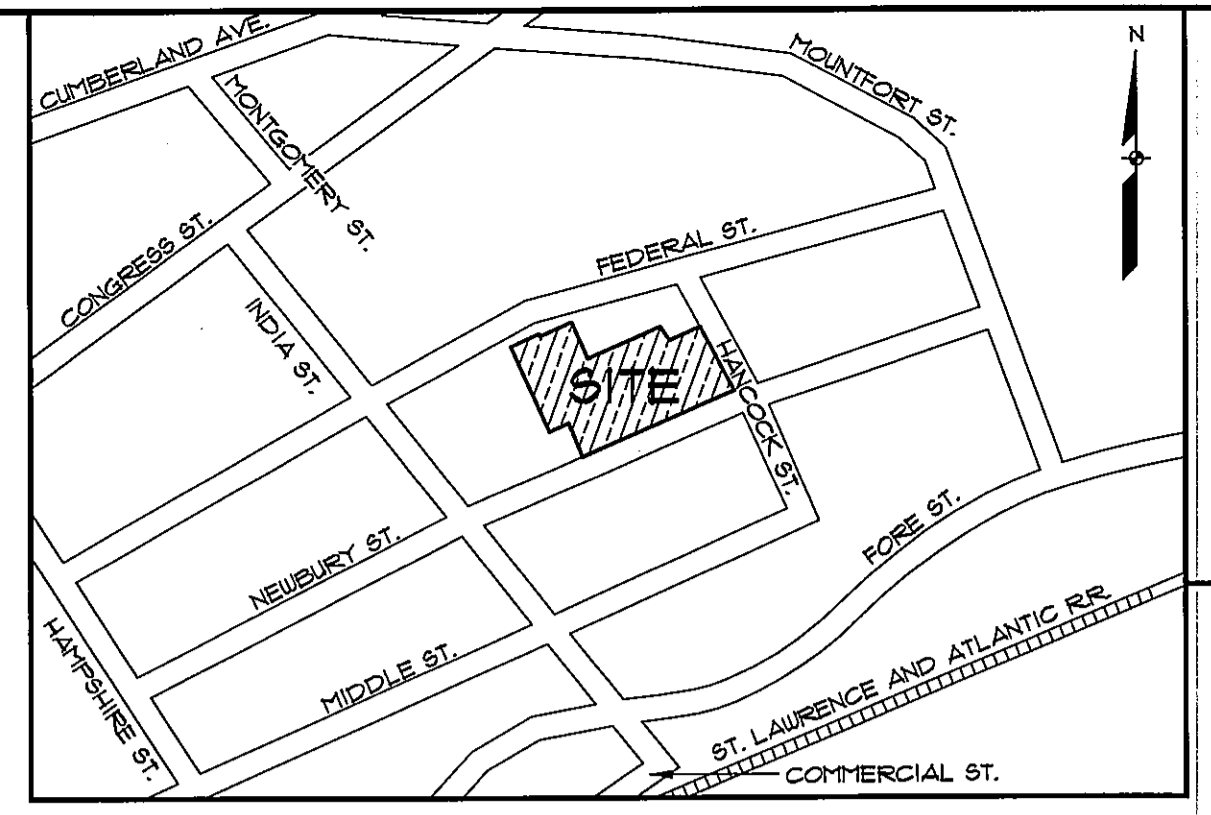
KEY ABUTTER	BOOK/PAGE
A ROLAND SMALLEY, JR.	12514/211
B TIM HARDY	12154/50
C DAVID FILIPPO	19516/285
D HUGH R. NAZOR & LINDA J. MURNIK	24822/233
E PAUL & MARIA DESJARDINS	25930/65
F JOHN & ZDENKA S. GRISWOLD	25359/11
G STEPHEN M. & WILMA ROSE	24131/259
H RICHARD H. & WENDY E. FENLEY	18951/209
I RICHARD B. & ELIZABETH M. CARSON	28271/288
J PETER & PATRICIA BAGGS	24613/252
K LUY R. CHASE & BRENT L. ADLER	2194/123
L JUBILACION, LLC	25543/282
M BETTY FOMROY	6706/216
N DASHA, LLC	27829/23
O DOMING REALTY, LLC	19389/301
P DOMING REALTY, LLC	14431/266
Q DOMING REALTY, LLC	19589/304
R DAVID & ALLISON BROUDIN	19168/123
S ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

LINE TABLE

LINE	BEARING	LENGTH
L1	S40°01'22"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	---

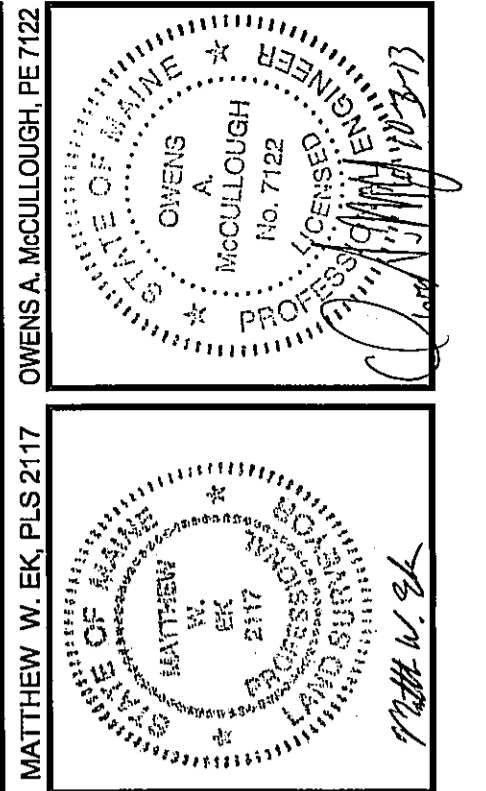
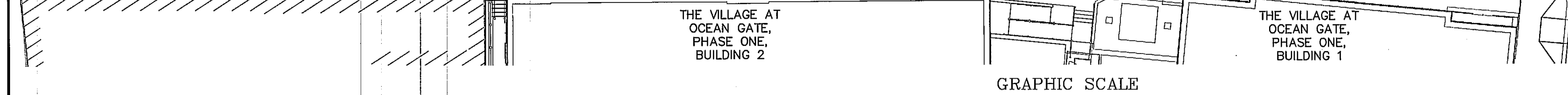
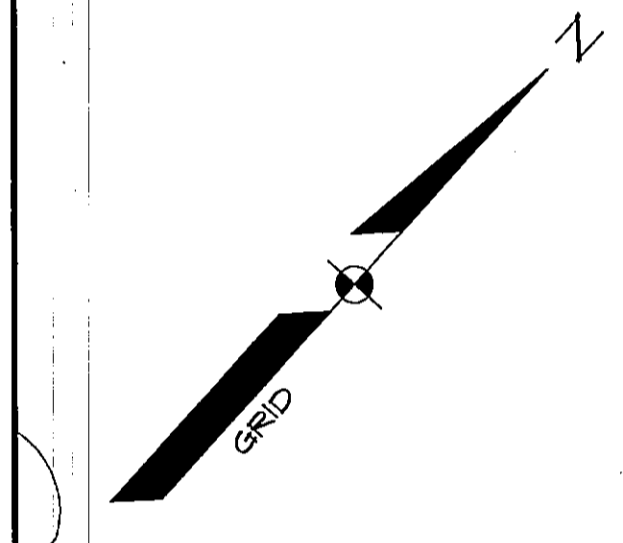
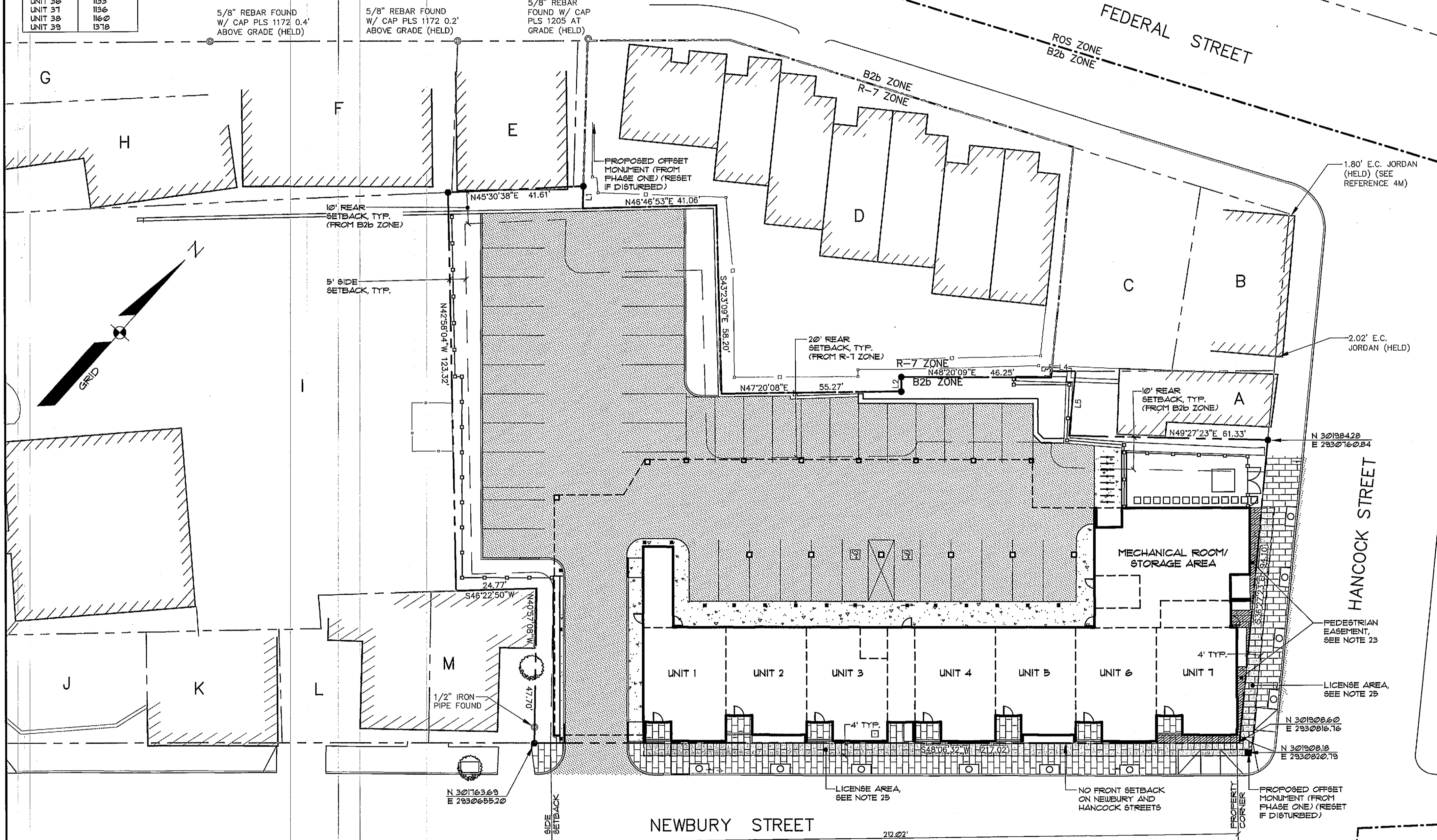


GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 5991 PAGE 34, BOOK 4094 PAGE 272, AND BOOK 4351 PAGE 283.
- 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 TECHNICS PERFORMED IN 2005. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2009 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.
- 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 14.072 THE NGVD 23 ELEVATION IS 14.042 AND NAVD83 IS 13.50'.
- 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: 30%
 - (g) MAX. RESIDENTIAL DENSITY: 435 SF. PER DWELLING UNIT
 - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
 - (a) PROPOSED USE: 73,921 SF. / 429 SF/UNIT + 69 UNITS
 - (b) ALLUQUABLE DENSITY: 26,332 SF. / 29,921 SF. = 88.0% OF LOT AREA
 - (c) PROPOSED IMPERVIOUS RATIO: 44 FT.
 - (d) PROPOSED BUILDING HEIGHT: 39 SPACES (43 PROPOSED)
 - (e) REQUIRED PARKING: 2 SPACES
 - (f) ADA PARKING PROVIDED: 16 (16 PROPOSED)
 - (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 MID-CITY 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 UTILTY 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 PROVIDE 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 (814-8302 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, 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 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 CERTIFICATE OF OCCUPANCY.
- 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 FOUNDATIONS. APPLICANT SHALL PROVIDE A LEGAL DESCRIPTION OF THIS LICENSE AREA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____
CHAIRPERSON _____



REV.	DATE	BY	STATUS
D	10-09-13	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	FINAL SITE PLAN APPLICATION TO CITY

SEBAGO TECHNICAL SERVICES
 WWW.SEAGOTECHNICALSERVICES.COM
 75 John Robinson Road, Suite B
 South Portland, ME 04106
 Tel: 207-783-5555
 Fax: 207-783-5555

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

FOR:
113 NEWBURY STREET, LLC
55 FAY STREET, SUITE 107B
BOSTON, MA 02116-4520

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

SHEET 4 OF 14

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