

**UNIT TABLE**

UNIT NO.	SIZE (SF.)
UNIT 1	1671
UNIT 2	1593
UNIT 3	1120
UNIT 4	1663
UNIT 5	1564
UNIT 6	1634
UNIT 7	1591
UNIT 8	920
UNIT 9	931
UNIT 10	1135
UNIT 11	1133
UNIT 12	1133
UNIT 13	1136
UNIT 14	1160
UNIT 15	943
UNIT 16	1194
UNIT 17	946
UNIT 18	1624
UNIT 19	946
UNIT 20	1624
UNIT 21	1632
UNIT 22	937
UNIT 23	1135
UNIT 24	1133
UNIT 25	1136
UNIT 26	1160
UNIT 27	1318
UNIT 28	1194
UNIT 29	946
UNIT 30	1624
UNIT 31	1632
UNIT 32	937
UNIT 33	1135
UNIT 34	1133
UNIT 35	1136
UNIT 36	1160
UNIT 37	946
UNIT 38	1624
UNIT 39	1318

**WAIVERS GRANTED**

5/8" REBAR FOUND W/ CAP PLS 1172 0.4' ABOVE GRADE (HELD)

5/8" REBAR FOUND W/ CAP PLS 1172 0.2' ABOVE GRADE (HELD)

5/8" REBAR FOUND W/ CAP PLS 1205 AT GRADE (HELD)

**CONDITIONS OF APPROVAL**

**LIST OF ABUTTERS**

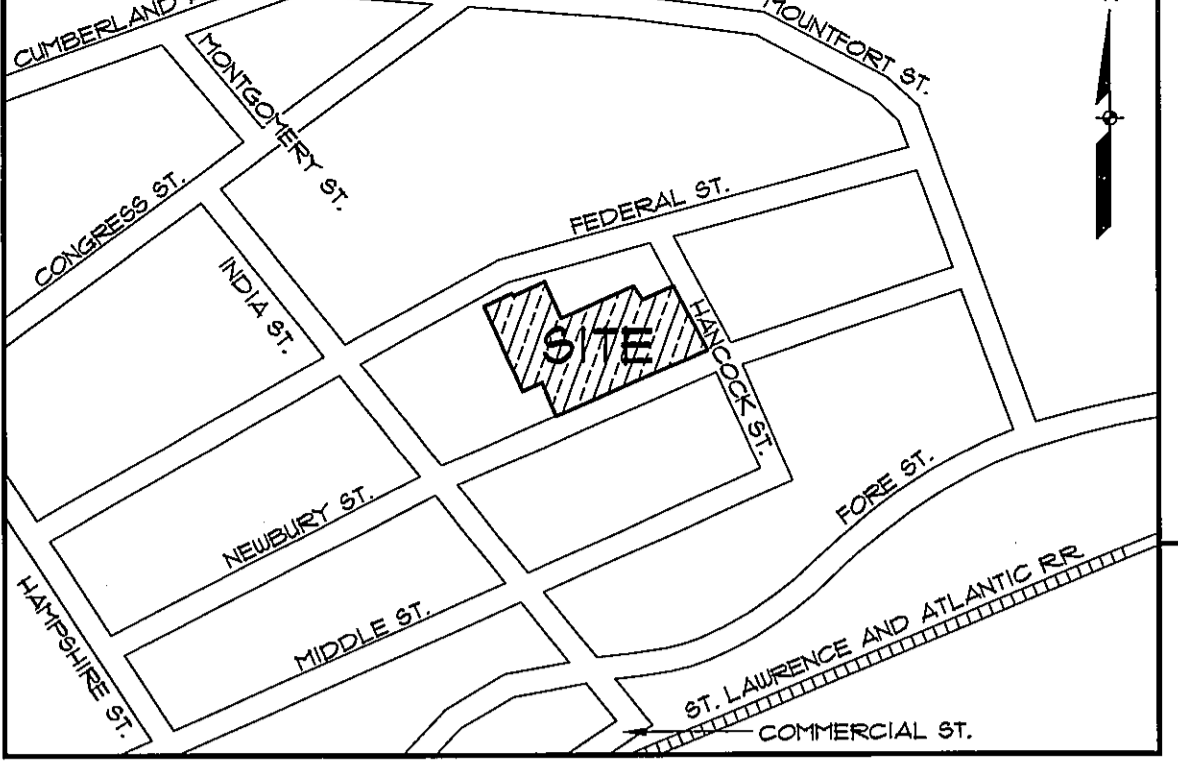
KEY	ABUTTER	BOOK/PAGE
A	ROLAND SPALLEY, JR.	1284/217
B	TRH HARDY	1284/50
C	DAVID FILIPPO	19316/285
D	HUGH R. NAZOR & LINDA J. MURNIK	24322/233
E	PAUL & MARIA DESJARDINS	29330/65
F	JOHN & ZDENKA S. GRISWOLD	29399/11
G	STEPHEN M. & WILMA ROSE	24131/288
H	RICHARD H. & WENDY E. PENLEY	28881/308
I	RICHARD B. & ELIZABETH M. CARSON	28971/289
J	PETER & PATRICIA BAGG	24613/252
K	LIV R. CHASE & BRENT L. ADLER	2184/123
L	JUBLACION, LLC	28943/282
M	BETTY POTROY	6106/216
N	DASHA, LLC	21833/23
O	DOMINIC REALI REALTY, LLC	15885/301
P	DOMINIC REALI REALTY, LLC	14431/266
Q	DOMINIC REALI REALTY, LLC	15885/304
R	DAVID & ALLISON BROWN	15168/132
S	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°16'30"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	---
---	CURVE/LINE NO.	---
---	ZONE LINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---

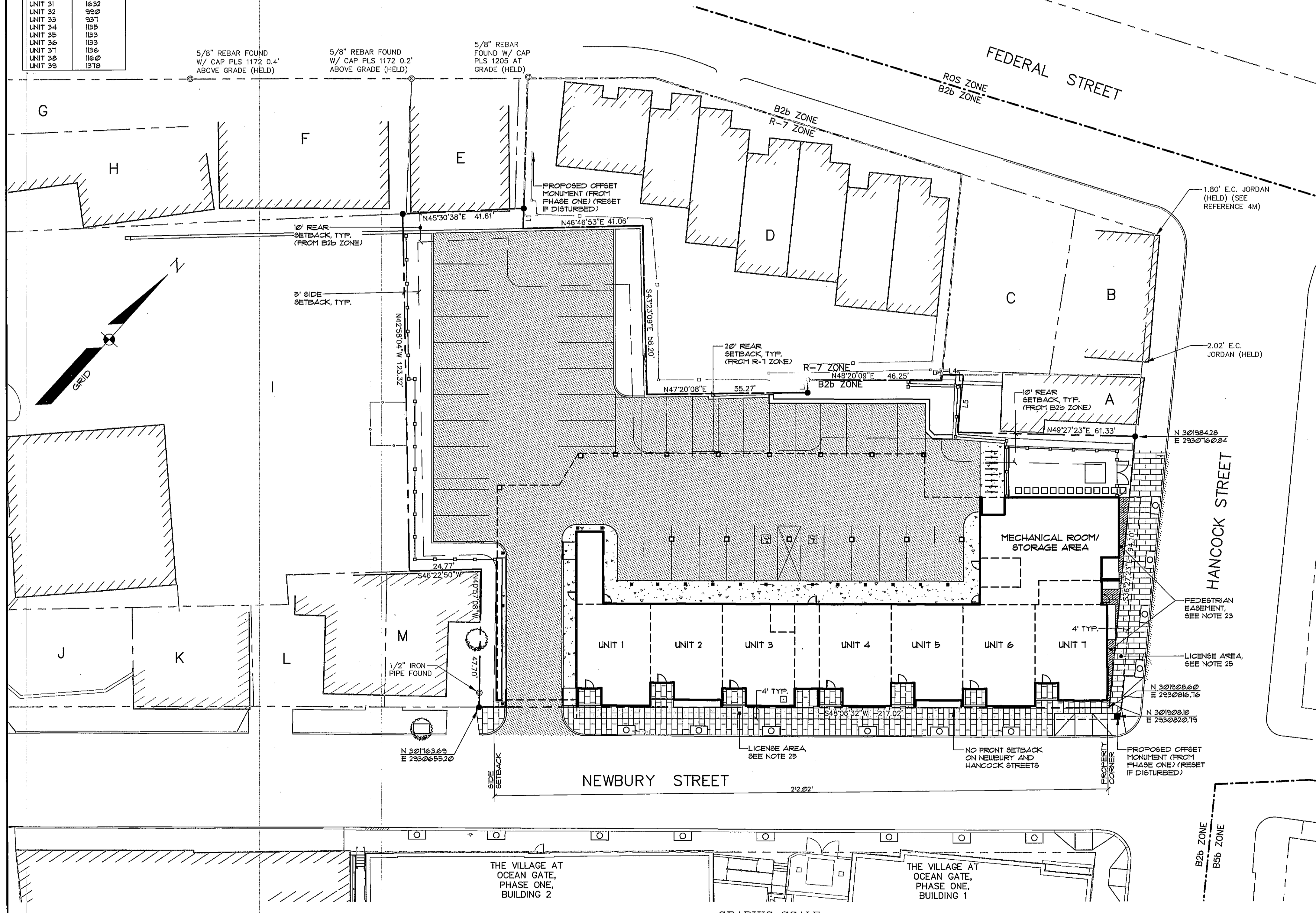


**GENERAL NOTES**

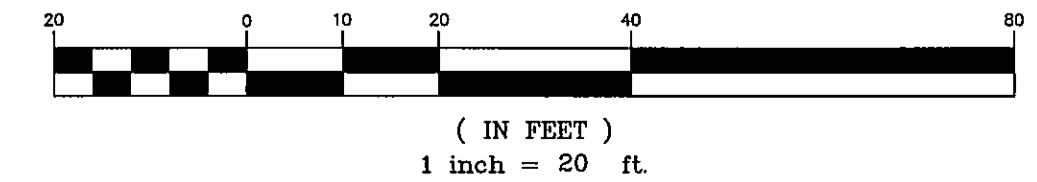
- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 9991 PAGE 34, BOOK 4094 PAGE 22, AND BOOK 4381 PAGE 28.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20, BLOCK D, AS LOTS 019, 014, 015 & 032.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2020. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2020 WITH UPDATES PERFORMED THROUGH 2023. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2020 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 U.S. COAST AND GEODETIC SURVEY BENCHMARK BEING A DRILL HOLE LOCATED IN THE GRANITE FOUNDATION OF THE CUSTOMER HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072 THE NAVD 28 ELEVATION IS 14.042 AND NAVD88 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:
  - (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: 439 SF. PER DWELLING UNIT
  - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
  - (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
  - (b) ALLOWABLE DENSITY: 29,321 SF. / 439 SF./UNIT = 68 UNITS
  - (c) PROPOSED IMPERVIOUS RATIO: 26,332 SF. / 29,321 SF. = 81.98% 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 PROPERTY 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. 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 AFFURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED AFFURTENANCES SHALL BE IN CONFORMANCE WITH UNTIL 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 IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (814-8300 EXT. 8898). 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](http://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 AININGS. 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 \_\_\_\_\_

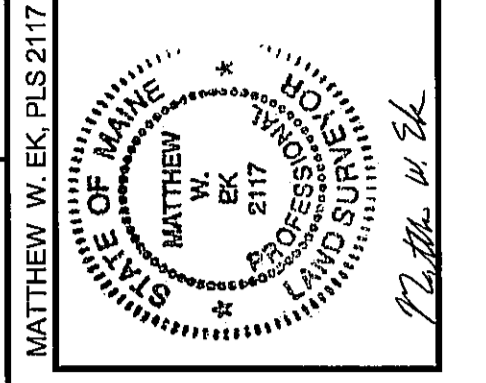
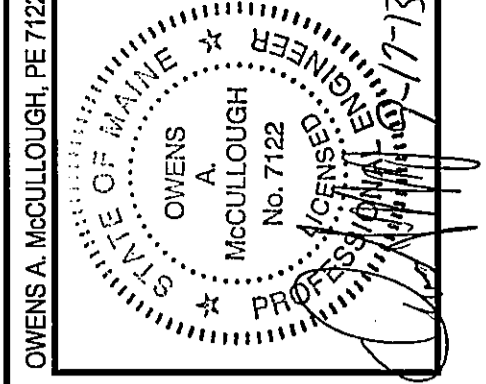


**GRAPHIC SCALE**



**STATE OF MAINE**

CUMBERLAND COUNTY SS REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR



PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
13251			WTC	MAL

RECORD OWNER: SEAPORT LOFTS, LLC  
113 NEWBURY STREET, SUITE 1076  
BOSTON, MA 02116-4520

**SEBAGO TECHNICS**

WWW.SEBAGOTECHNICS.COM  
75 John Paul Road, Suite 6  
South Portland, ME 04106  
Tel: 207-768-9668

PROJECT NO. 13251  
FIELD BOOK  
DESIGN  
CHKD  
DRAWN

**SUBDIVISION PLAN OF SEAPORT LOFTS NEWBURY/HANCOCK STREET PORTLAND, MAINE FOR 113 NEWBURY STREET, LLC**

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

**SHEET 4 OF 14**