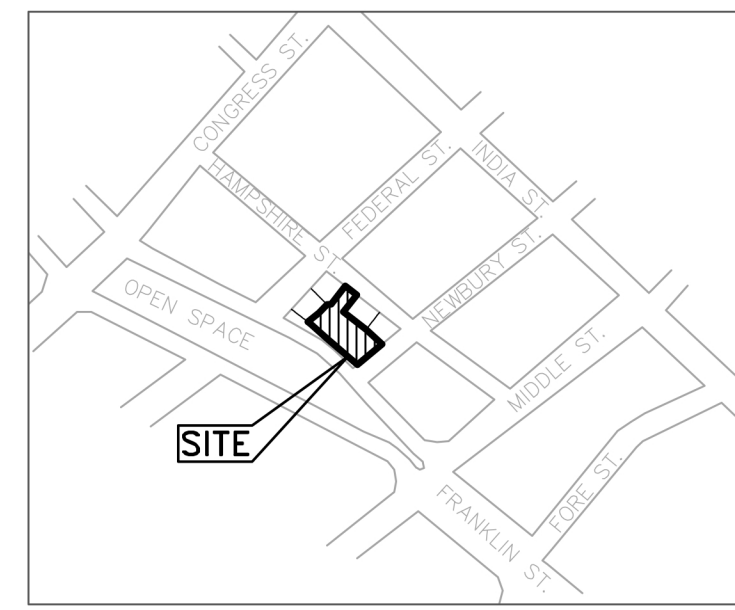


CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

- 1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN...
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED RAMP AT ALL STREET CORNERS...
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY...
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION, SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK...
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES...
10. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD..."

SURVEY GENERAL NOTES AND PLAN REFERENCES

- 1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH STATE PLANE 2 ZONE 1802 WEST.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM REBECO, LLC TO LUMINATO CONDOMINIUM, LLC DATED DECEMBER 29, 2016 AND RECORDED IN DEED BOOK 32835, PAGE 23 AND IN THE DEED FROM M&D FEDERAL, LLC TO LUMINATO CONDOMINIUM, LLC TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. HAMPSHIRE STREET RECONSTRUCTION BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT SHEET NUMBER 3 OF 16, DATED NOVEMBER 16, 2001.
b. PLAN OF REVALUATION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN PLAN BOOK 5, PAGE 28.
c. VARIOUS PLANS PROVIDED BY THE CITY OF PORTLAND.
d. PLAN OF C.W. DENSMORE HOMESTEAD, DATED OCTOBER 1909 AND RECORDED IN PLAN BOOK 11, PAGE 16.
5. THE PARCELS SURVEYED PRIOR TO THEIR MERGER CAN BE IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 28. BLOCK 1. PARCELS 6, 9 AND 10.
6. THE PARCEL SURVEYED IS LOCATED IN THE URBAN TRANSITIONAL ZONE OF THE FORM BASED CODE.
7. THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS:
a. HAMPSHIRE STREET IS 40' AND FROM MISCELLANEOUS CITY PLANS.
b. NEWBURY STREET IS 50' AND FROM MISCELLANEOUS CITY PLANS.
c. FEDERAL STREET IS 66' AND FROM MISCELLANEOUS CITY PLANS.
8. ELEVATIONS ARE BASED ON CITY DATUM. SEE SURVEY PLAN FOR TBM DESCRIPTION.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN ARTERIAL.
11. THE CERTIFICATION SHOWN HEREON (PLS STAMP) BY NORTHEAST CIVIL SOLUTIONS IS ASSOCIATED ONLY WITH THE BOUNDARY & TOPOGRAPHIC SURVEY COMPONENTS OF THIS PLAN. SEE THE ORIGINAL PLAN DATED MAY 5, 2011 REVISED 4/04/2016. ALL OTHER ASPECTS OF THIS PROJECT/SUBDIVISION ARE THE RESULT OF WORK PERFORMED BY PINKHAM & GREER.

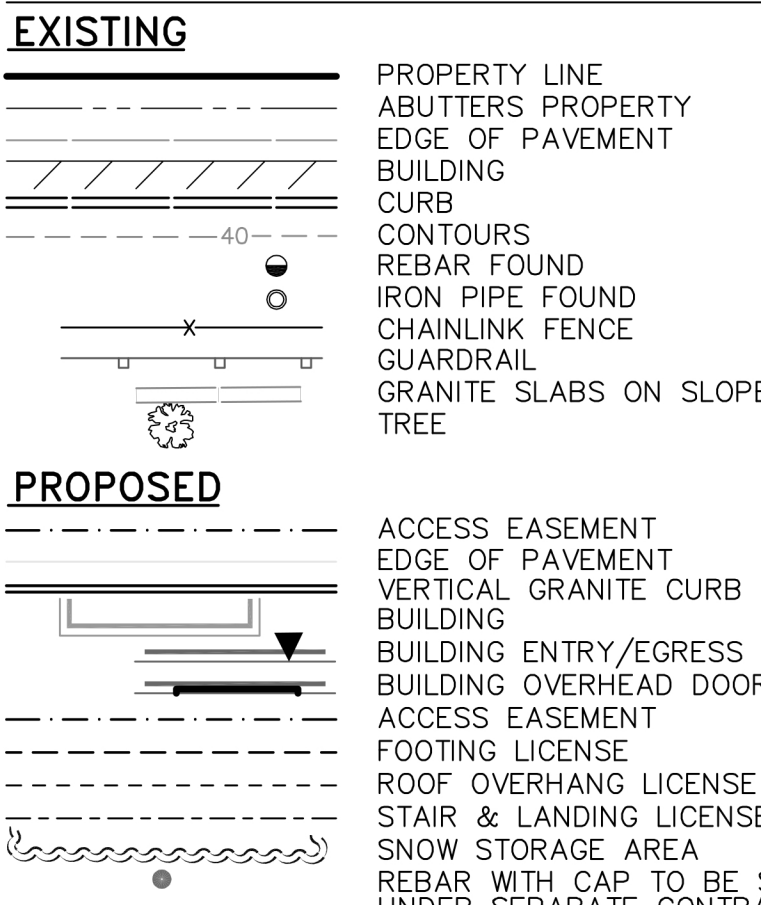


LOCATION PLAN SCALE: 1"=400'

SNOW CLEARANCE NOTES

- 1. SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
2. ANY SNOW THAT CANNOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOWSTORM.
3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING, ETC. RESULTING FROM THEIR ACTIVITIES.
5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
6. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

LEGEND



SUBDIVISION CONDITIONS OF APPROVAL

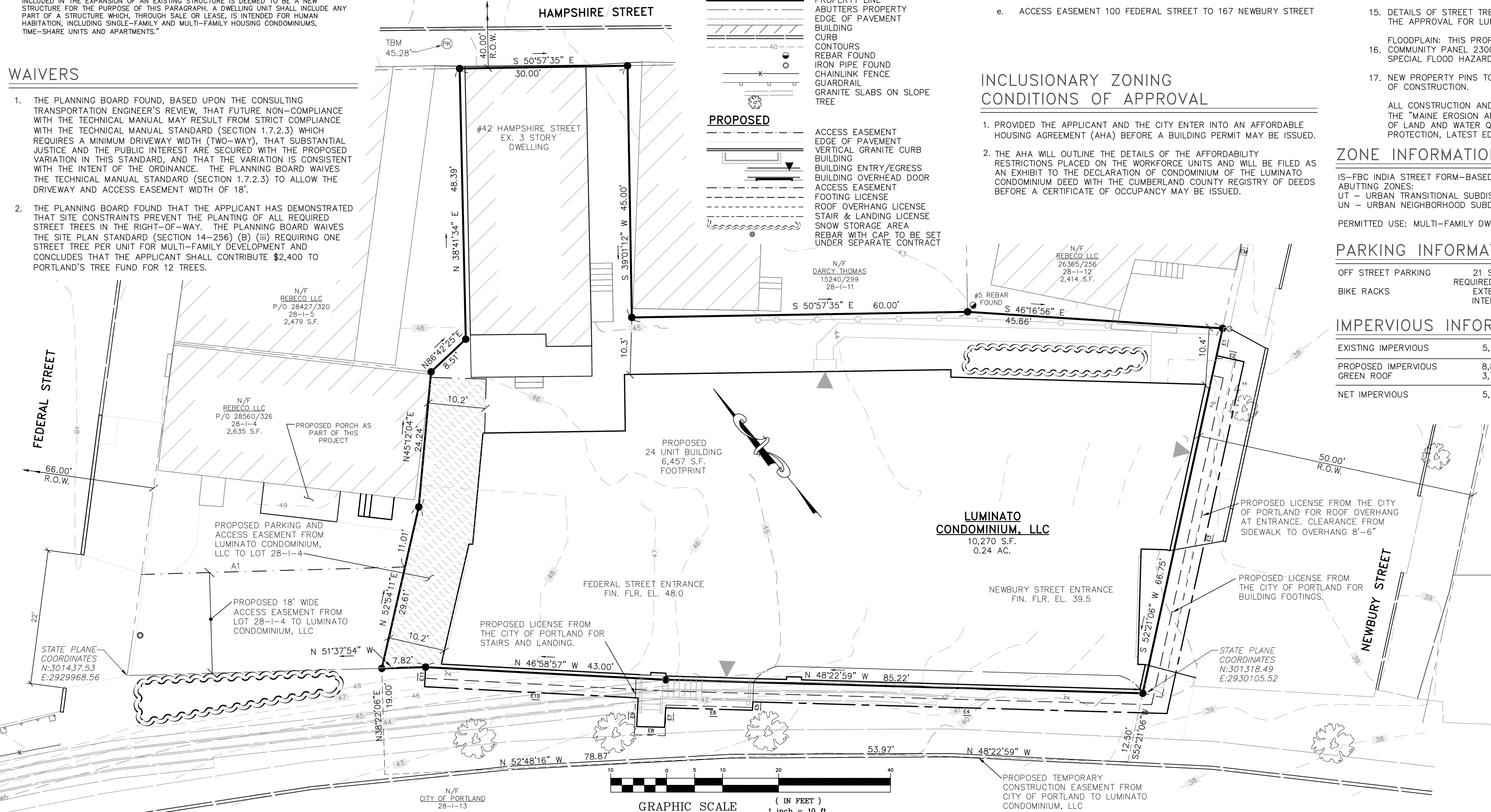
- 1. THE APPLICANT SHALL SUBMIT A FINAL SUBDIVISION PLAN FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY.
2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL.
3. SHOULD FEDERAL STREET BE CONNECTED TO FRANKLIN STREET IN THE FUTURE, THE CURRENT AND FUTURE OWNERS OF 167 NEWBURY STREET AGREE TO WORK WITH THE CITY TO BRING THE CURB CUT ON FEDERAL STREET INTO COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL.
4. THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES...
5. THE APPLICANT SHALL OBTAIN LEVEL II SITE PLAN APPROVAL.
6. THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS, INCLUDING BUT NOT LIMITED TO:
a. TEMPORARY CONSTRUCTION EASEMENT FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC.
b. LICENSE FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR BUILDING FOOTINGS ON NEWBURY STREET AND FRANKLIN STREET RIGHTS-OF-WAY AND STAIRS ON FRANKLIN STREET RIGHT-OF-WAY.
c. LICENSE FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR ROOF OVERHANG ON NEWBURY STREET RIGHT-OF-WAY.
d. ACCESS AND PARKING EASEMENT FROM 167 NEWBURY STREET TO 100 FEDERAL STREET.
e. ACCESS EASEMENT 100 FEDERAL STREET TO 167 NEWBURY STREET.

GENERAL NOTES

- 1. OWNER: LUMINATO CONDOMINIUM, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32835, PG. 23, AND IN THE DEED FROM M&D FEDERAL, LLC TO LUMINATO CONDOMINIUM, LLC TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE 04103.
3. TOPOGRAPHIC & BOUNDARY: NORTHEAST CIVIL SOLUTIONS, INC., 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074.
4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
5. UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINKLEY (HIB). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
6. TAX MAP REFERENCE: MAP 28 / BLOCK 1 / LOT 6, 9 & 10.
7. TOTAL PARCEL = 0.24 acres.
8. UNITS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS FROM NEWBURY STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
9. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM FEDERAL STREET. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
10. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
11. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. PROPOSED PARKING SPACES: 26 INDOOR SPACES.
13. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN 230051 0014 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
14. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.

WAIVERS

- 1. THE PLANNING BOARD FOUND, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT FUTURE NON-COMPLIANCE WITH THE TECHNICAL MANUAL MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.7.2.3) WHICH REQUIRES A MINIMUM DRIVEWAY WIDTH (TWO-WAY), THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.7.2.3) TO ALLOW THE DRIVEWAY AND ACCESS EASEMENT WIDTH OF 18'.
2. THE PLANNING BOARD FOUND THAT THE APPLICANT HAS DEMONSTRATED THAT SITE CONSTRAINTS PREVENT THE PLANTING OF ALL REQUIRED STREET TREES IN THE RIGHT-OF-WAY. THE PLANNING BOARD WAIVES THE SITE PLAN STANDARD (SECTION 14-256) (B) (iii) REQUIRING ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDES THAT THE APPLICANT SHALL CONTRIBUTE \$2,400 TO PORTLAND'S TREE FUND FOR 12 TREES.



INCLUSIONARY ZONING CONDITIONS OF APPROVAL

- 1. PROVIDED THE APPLICANT AND THE CITY ENTER INTO AN AFFORDABLE HOUSING AGREEMENT (AHA) BEFORE A BUILDING PERMIT MAY BE ISSUED.
2. THE AHA WILL OUTLINE THE DETAILS OF THE AFFORDABILITY RESTRICTIONS PLACED ON THE WORKFORCE UNITS AND WILL BE FILED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF THE LUMINATO CONDOMINIUM DEED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

ZONE INFORMATION

IS-FBC INDIA STREET FORM-BASED CODE, ABUTTING ZONES: U1 - URBAN TRANSITIONAL SUBDISTRICT UN - URBAN NEIGHBORHOOD SUBDISTRICT

ACCESS EASEMENT

Table with columns: LINE, BEARING, DISTANCE. Lists five access easement points with their respective bearings and distances.

PARKING INFORMATION

OFF STREET PARKING 21 SPACES- REQUIRED BY ZONING EXTERIOR: 2 INTERIOR: 16

REVOCABLE LICENSES FOR FOOTING, OVERHANG AND STAIRS

Table with columns: LINE, BEARING, DISTANCE. Lists eleven revocable licenses with their respective bearings and distances.

IMPERVIOUS INFORMATION

Table with columns: CATEGORY, SQUARE FEET. Shows existing, proposed, and net impervious surface areas.

THIS PROJECT INCLUDES THE EXISTING 3-UNIT BUILDING AT #42 HAMPSHIRE STREET AND THE PROPOSED 24-UNIT BUILDING AT 167 NEWBURY STREET.

AMENDMENT NOTE

THIS PLAN AMENDS AND SUPERCEDES THE PLAN RECORDED IN PLAN BOOK 216, PAGE 113.

APPROVAL - CITY OF PORTLAND. Includes fields for DATE, SIGNATURE, and TITLE. Signature: JEFF LEVINE, PLANNING & URBAN DEVELOPMENT DIRECTOR.

PINKHAM & GREER CIVIL ENGINEERS logo and contact information. Includes a circular seal with the name 'THEY MC DONALD' and 'PORTLAND MAINE'.

Table with columns: MISC NOTE CHANGES, REVISED EASEMENT AND MISC NOTE CHANGES, CHANGES INCLUDING WAVEFORM NOTES PER CITY REVIEW, OWNERSHIP NOTE, NCS BDR RELATED ISSUES ONLY-SEE SURVEY NOTE 11, REV'D PER STAFF REVIEW COMMENTS, REV. DATE, DESCRIPTION.

LUMINATO CONDOMINIUM, LLC 118 CONGRESS STREET, UNIT 401 PORTLAND, MAINE. Includes SCALE, DATE, PROJECT, DRN BY, DESG BY, and CHK BY fields.

LUMINATO CONDOMINIUMS 169 NEWBURY STREET, PORTLAND, MAINE. Includes SUBDIVISION RECORDING PLAT C1.1 and MAPLOT 28/1/4, 6, 9 & 10.