PROJECT DATA – CHESTNUT ST:

1. PROPERTY IS LOCATED IN THE B-3 DOWNTOWN BUSINESS ZONE
2. PARCEL AREA

PARCEL A	8,494 SF
PARCEL B	1,473 SF
PARCEL C	19,761 SF
TOTAL AREA	29,728 SF

3. SPACE & BULK REGULATIONS: B-3 DOWNTOWN BUSINESS ZONE

	REQUIRED	PROVIDED
MIN LOT AREA	NONE	19,761 SF
MIN STREET FRONTAGE	12'	52'±
MIN FRONT & REAR YARD	NONE	-
MIN SIDE YARD	NONE	-
MIN BUILDING HEIGHT	35'	55'
MAX BUILDING HEIGHT	VARIES	80'
MAX LOT COVERAGE	100%	100%
MIN LOT WIDTH	NONE	119'±

4. BUILDING NOTES
   - 8 STORY BUILDING 53,580 SF (INCLUDING BASEMENT)
   - 2-8 FLOOR 37 RESIDENTIAL CONDOMINIUMS
   - BUILDING AREA (FOOTPRINT) 7,042 SF
   - (INCLUDING 2,484 SF FOR UNDERCOVER PARKING, ENTRY COLONADE, & CORNER ENTRY PORCH, 2,397 SF FOR FOR COMMERCIAL CONDOMINIUMS (2,205 SF EXCLUDING BATHROOMS & 2,161 SF, FOR THE MONTHLY
5. PARKING ON SITE
   - 37 TOTAL SPACES (2 HC)

PLAN REFERENCES:

(1) PLAN OF THE METHODIST CHURCH MADE BY C. E. JORDAN, CIVIL ENGINEER DATED SEPTEMBER 1874, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PAGE 6.

(2) PLAN OF "CITY OF PORTLAND CITY PROPERTY" (CITY HALL) ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT, UNDATED, PLAN NUMBER 28.

(3) PLAN OF "CITY OF PORTLAND CITY PROPERTY" ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT, UNDATED, PLAN NUMBER 206.

(4) "CITY OF PORTLAND, MAINE; DEPARTMENT OF PUBLIC WORKS" PLAN OF THE "LOCATION OF NEW CITY HALL" DATED MARCH 18, 1958 OBTAINED FROM CITY OF PORTLAND ENGINEERING DEPARTMENT, PLAN NUMBER 122/12.

(5) CITY OF PORTLAND ENGINEERING DEPARTMENT, TRANSIT BOOK NOTES PAGES 3-5, AND 18-19 DEPICTING PRELIMINARY AND FINAL SURVEY OF "CHESTNUT STREET SURVEY" TO ESTABLISH LINE BETWEEN CITY HALL LOT AND CHESTNUT STREET CHURCH", DATED AUGUST 28, 1929 AND NOVEMBER 29, 1929 RESPECTIVELY.

(6) "CITY OF PORTLAND, MAINE; DEPARTMENT OF PUBLIC WORKS CITY HALL LOT-SHOWING LAND UNDER LEASE TO CITY OF PORTLAND BY TRUSTEES OF THE METHODIST SOCIETY OF PORTLAND" DATED MARCH 29, 1930, PLAN NUMBER 465/46.

(7) CITY OF PORTLAND ENGINEERING DEPARTMENT RIGHT OF WAY INFORMATION.

(8) SITE PLAN "PROPOSED OFFICE BUILDING 31 CHESTNUT ST, PLACE MADE FOR 31 CHESTNUT ST, PLACE ASSOCIATES BY DESIGN TECHNICS DATED JUNE 25, 1987.

(9) EXISTING CONDITIONS SURVEY 17 CHESTNUT STREET MADE FOR LAND USE CONSULTANTS BY WESTON ASSOCIATES DATED JANUARY 19, 2006.

EASEMENTS AND ENCUMBRANCES:

(1) RIGHTS AND EASEMENT REFERRED BY THE CHESTNUT STREET UNITED METHODIST CHURCH AS DESCRIBED IN BOOK 3398, PAGE 178.

(2) CROSS EASEMENTS BETWEEN CHURCH LOT (PARCEL A), CHAPEL LOT (PARCEL B) AND CONDOMINIUM LOT (PARCEL C) WILL BE RECORDED CONCURRENTLY WITH THIS RECORDING PLAT.

WAIVERS:

(1) A WAIVER OF STANDARD PARKING REQUIREMENTS FOR STALL SIZES AND TOTAL NUMBER IS GRANTED PER ORDINANCE, DIVISION 14-SIMPTION(3) AS ALLOWED FOR BUILDINGS WITH TOTAL FLOOR AREA IN EXCESS OF 50,000 SF (50,000 SF ACTUAL)

(2) THE PROPOSED CHANGE LOOKING FIXTURES WILL BE COMPATIBLE WITH THE EXISTING ARCHITECTURAL CONTEXT OF THE NEIGHBORING CHESTNUT STREET CHURCH AND WILL NOT PRODUCE UNACCEPTABLE LEVELS OF GLARE AND/OR LIGHT TRESPASS, AND THEREFORE THE PLANNING BOARD DOES WAIVE THE SITE LIGHTING STANDARDS FOR THIS APPLICATION.

(3) THE PROPOSED NONCONFORMING SETBACK FROM THE BULB-TO-LINE (FROM FIVE FEET TO ELEVEN FEET FOR ROUGHLY 75 FEET ALONG CUMBERLAND AVENUE AND TWELVE FEET ON CHESTNUT STREET) DOES MEET THE SITE PLAN STANDARDS OF SECTION 14-526 (d) (14) AND BY EXTENSION, THE ZONING STANDARDS OF 14-200 (A), AND THEREFORE THE PLANNING BOARD DOES WAIVE THE B-3 BULB-TO-LINE.

(4) UPON THE RECOMMENDATION OF THE CITY'S TRAFFIC ENGINEER AND THE EXTENDED DURATION TIMES EXPECTED FOR THE RESIDENTIAL USES, AND THEREFORE THE PLANNING BOARD DOES WAIVE THE CITY'S TECHNICAL STANDARDS FOR PARKING LOTS TO ALLOW THE PROPOSED PARKING AISLE OF 22 FEET AND TWELVE COMPACT PARKING SPACES OF 8.5 BY 18 FEET.

APPROVED BY CITY OF PORTLAND
PLANNING BOARD: _____ (DATE)

LOCUS
SCALE: 1"=1000' ±

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
ROADWAY CENTERLINE	
BUILDING SETBACK	
EDGE OF PAVEMENT	
BIT CURB	
BUILDING	
SANITARY SEWER	SS
STORM DRAIN	SD
GAS	G
WATER MAIN	
OVERHEAD WIRE	OHE
UNDERGROUND ELEC, TELEPHONE & CATV	UE
UTILITY POLE	
CATCH BASIN	
MANHOLE	
HYDRANT	
GATE VALVE	
TRANSFORMER	
RIP RAP	
SIDEWALK RAMP	
STONE WALL	
LIGHT	

GRAPHIC SCALE
1 inch = 20 ft.

CITY OF PORTLAND SITE PLAN & SUBDIVISION NOTES:

1. LANDSCAPING SHALL MEET THE "HORTICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE OWNER SHALL BE DEVELOPER AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR REMOVAL FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, REPRESENTATIVE DRAINAGE, LANDSCAPING, REMOVAL OF WOODS OR LAND AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
3. ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TW DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL CROSSWALKS AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE DESIGN AND SEDIMENT CONTROL GUIDELINES FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE ETC) AS WELL AS THEIR LOCATION)
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. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
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 DESIGNATED FOR PRESERVATION PRIOR TO THE START OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
10. SUBDIVISION SHALL MEAN THE SUBDIVISION 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 WHICH ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE, AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR RESIDENTIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.

CONDITIONS OF APPROVAL:

(1) THE FINAL RECORDING PLAT MEETING THE REQUIREMENTS OF PORTLAND'S SUBDIVISION ORDINANCE AND LISTING CONDITIONS IMPOSED BY THE PLANNING BOARD WILL BE SUBMITTED FOR THE PLANNING BOARD'S SIGNATURE.

(2) ALL PROPOSED EASEMENTS SHALL BE FINALIZED BEFORE THE RELEASE OF THE RECORDING PLAT AND RECORDED WITH THE PLAT.

(3) ALL REQUIRED LICENSES FOR THE FOUNDATION FOOTINGS AND PLANTERS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

(4) THE APPLICANT SHALL SUBMIT EVIDENCE THAT SEVEN PARKING SPACES HAVE BEEN SECURED TO COMPLY WITH THE CITY'S ZONING ORDINANCE FOR THE FIRST FLOOR COMMERCIAL USES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

(5) THE APPLICANT WILL CONDUCT A POST OCCUPANCY TRAFFIC SIGNAL WARRANT STUDY OF THE INTERSECTION OF CHESTNUT STREET AND CUMBERLAND AVENUE, WHICH SHALL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS.

(6) THE CONDITIONS CONTAINED IN THE REVIEW BY JIM SCHWIZER, DEVELOPMENT REVIEW COORDINATOR, DESIGN TECHNICS, INC. DATED JANUARY 20, 2006 SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.

(7) IF THE APPLICANT PROCEEDS WITH THE ROOF-TOP DECK, THEN THE FINAL ROOF-TOP DECK ELEVATIONS SHALL BE SUBMITTED TO THE CITY OF PORTLAND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

NOTES:

(1) BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE SPECIFIED.

(2) BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.

(3) ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. DIG SAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.

(4) CURBS SHOW WILL NOT BE ALLOWED TO ACCUMULATE ON SITE AND BLOCK ACCESS TO PARKING SPACES.

(5) CONSTRUCTION LAY DOWN AND WORK ZONES TO BE APPROVED BY PUBLIC WORKS PRIOR TO START OF CONSTRUCTION.

(6) SEE ARCHITECTURAL PLANS OF BUILDING FOR DIMENSIONS OF BUILDING.

OWNER OF RECORD

PARCEL A: METHODIST SOCIETY OF PORTLAND–BOOK 272/PAGE 46, B2: BOOK 303/PAGE 123

PARCEL B: CHESTNUT STREET COMMUNITY HOUSE–BOOK 1174/PAGE 130

PARCEL C: CHESTNUT STREET COMMUNITY HOUSE–BOOK 2259/PAGE 213 & CHESTNUT STREET UNITED METHODIST CHURCH–BOOK 13058/PAGE 001

CERTIFICATION:

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS.

RICK J. CROTEAU, PLS #2270

STATE OF MAINE REX J. CROTEAU 2270 PROFESSIONAL LAND SURVEYOR

FOR REGISTRY OF DEEDS

State of Maine, Cumberland SS.
Registry of Deeds
Received March 24 2006
at 11 h 30 m A.M. and recorded in
Plan Book 206 Page 132
Attest John B. O'Donoghue Register

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND, MAINE 04101
TELEPHONE 207 772 6151
ARCHITECTURE PLANNING

LUC
LAND USE CONSULTANTS, INC.
ESTABLISHED 1978
ME REGISTERED LANDSCAPE ARCHITECTS
ME REGISTERED LAND SURVEYORS
ME REGISTERED PROFESSIONAL ENGINEERS
ME REGISTERED ARCHITECTS