

GENERAL NOTES

1. SITE AREA:

2. APPLICANT: SCHLOTTERBECK BLOCK, LLC

> 77 SPRUCE STREET PORTLAND, MAINE 04101

40,720 S.F. OR 0.93 ACRE

3. RECORD OWNER: J.B. BROWN & SONS

482 CONGRESS STREET P.O. BOX 207

PORTLAND, MAINE 04112

4. LOT DATA: TAX MAP 33, BLOCK E, LOT 1

> C.C.R.D BOOK 26354, PAGE 312 AREA: 30,492 S.F.

TAX MAP 33, BLOCK E, LOT 5 C.C.R.D BOOK 26354, PAGE 314

AREA: 10,314 S.F.

5. THE SURVEYED PARCELS ARE SHOWN AS LOTS 1 AND 5, BLOCK E, ON THE CITY OF PORTLAND'S ASSESSORS MAP 33.

6. A PORTION OF THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0013-B WITH AN EFFECTIVE DATE OF JULY 17, 1986. THE FLOOD ELEVATION FOR THE A2 ZONE WHICH ENCOMPASSES BACK COVE HAS AN ELEVATION OF 10 N.G.V.D. 1929. HOWEVER, THE TOPOGRAPHICAL SURVEY OF THE PARCEL SHOWS THE LOT ABOVE THE ELEVATION OF 10 N.G.V.D. (1929).

7. UTILITIES SHOWN ARE BASED ON A PLAN ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF 117 PREBLE STREET', PERFORMED BY OWEN HASKELL, INC., DATED JULY 7, 2015.

9. ZONING DISTRICT: B-7 MIXED DEVELOPMENT DISTRICT ZONE

10. SPACE AND BULK STANDARDS:

REQUIRED PROPOSED MINIMUM LOT SIZE: **NONE** 40,720 S.F. MINIMUM FRONTAGE: **NONE** 242 FEET NONE REQUIRED 18 FEET FRONT SETBACK: 5 FEET NONE REQUIRED SIDE SETBACK: 31 FEET REAR SETBACK: NONE REQUIRED MAX. STREET SETBACK 10 FEET 18 FEET (EXISTING) MAX. BUILDING LOT COVERAGE: 100 PERCENT 68 PERCENT MAX. BUILDING HEIGHT: 105 FEET N/A N/A MIN. BUILDING HEIGHT: 45 FEET

11. BICYCLE PARKING:

REQUIRED: 24 SPACES PROPOSED: 24 SPACES

12. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

PLAN REFERENCES

- 1. ELM STREET, STREET LINE RETRACEMENT PLAN, SOMERSET STREET TO LANCASTER STREET, CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION DATED OCT. 16, 2012.
- 2. BAYSIDE TRAIL SOMERSET STREET EXTENTION, ELM STREET TO KENNEBEC STREET, CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION DATED JULY 3, 2012.
- 3. ALTA/ACSM LAND TITLE SURVEY ON PREBLE STREET, LANCASTER STREET EAST, ELM STREET & OXFORD STREET, PORTLAND, MAINE MADE FOR BAYSIDE I, LLC JAN. 26, 2000 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 200 PAGE 40.

LEGEND			
	EXISTING	PROPOSED	
PROPERTY LINE			Revisions:
IRON PIPE OR ROD FOUND	•		
MONUMENT FOUND			
UTILITY POLE	Ø		
MANHOLE			
ELECTRIC/GAS METE	R ⊠ EM/GM		
SIGN	-0-	_	Reproduction of Witchell &
CATCH BASIN		(
HYDRANT	- C		Title:
WATER VALVE	\otimes		SUBDI
LIGHT POLE	*	* ■•■	
FENCE	XX		
GRANITE CURB			Scale: 1" = 20'
SLIPFORM CONCRETE CURB			0 5 10
OVERHEAD WIRES	OHW		
WATER LINE	W		
GAS LINE	G		

Approved: Portland Planning Board

Board Members,

Chair,

EASEMENT AREA

STORM DRAIN

SANITARY SEWER

70 Center Street Portland, Maine 04101 Tel.: 207-774-4427 RANSOM CONSULTING ENGINEERS 400 Commercial Street #4

Portland, Maine 04101 Phone: 207-772-2891

SCHLOTTERBECK BLOCK L.L.C.

MITCHELL & ASSOCIATES

GODUTI-THOMAS ARCHITECTS 44 Oak Street # 2 Portland, Maine 04101 Phone: 207-775-3184

Prepared For:

77 Spruce Street

Tel.: 207-650-8979

Prepared By:

Landscape Architects

Portland, Maine 04101

Owner and Applicant:

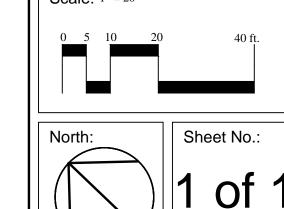
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IVISION PLAN



WAIVERS

following:

The Planning Board finds that the applicant has demonstrated that extraordinary conditions unique to this property exist that limit the ability to meet the aisle width standard of 24 feet and Mr. Errico has found that the proposed aisle widths provide safe on-site circulation; and the Board finds that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted ______to waive Technical Manual 1.7.2.3. *Minimum driveway width (two-way)*

trees in the right of way, the requirements of Section 14-526(2)(b)(iii) of the Site Plan Ordinance cannot be met; and the Board finds that the applicant has satisfied the waiver criteria set out in Section 14-526(2)(b)(iii)(b) with the monetary contribution to

the City's tree fund of \$200 per tree for ____ trees for a total of \$5,200. The Planning Board therefore voted ____

to allow a 20 foot aisle width along Arbor Street and 20 feet along Forest Avenue.

waive Section 14-526 (b)(2)(b)(iii) Street Trees of the Site Plan Ordinance.

The Planning Board voted _____ __ that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions:

Corporation Counsel prior to the issuance of certificate of occupancy.

1. The final sidewalk easements to provide public access shall be reviewed and approved by

2. The recording plat shall be revised noting all waivers and conditions for review and approval by the Planning Authority prior to recording. All waivers shall be recorded within 90 days of the Planning Board approval.

SUBDIVISION PLAT CONDITIONS OF APPROVAL