

Prepared For:  
 Owner and Applicant:  
**SCHLOTTERBECK BLOCK L.L.C.**  
 104 Grant Street  
 Portland, Maine 04101  
 Tel.: 207-650-8979

Prepared By:  
**MITCHELL & ASSOCIATES**  
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# The Schlotterbeck Block

Portland, Maine

117 Preble Street

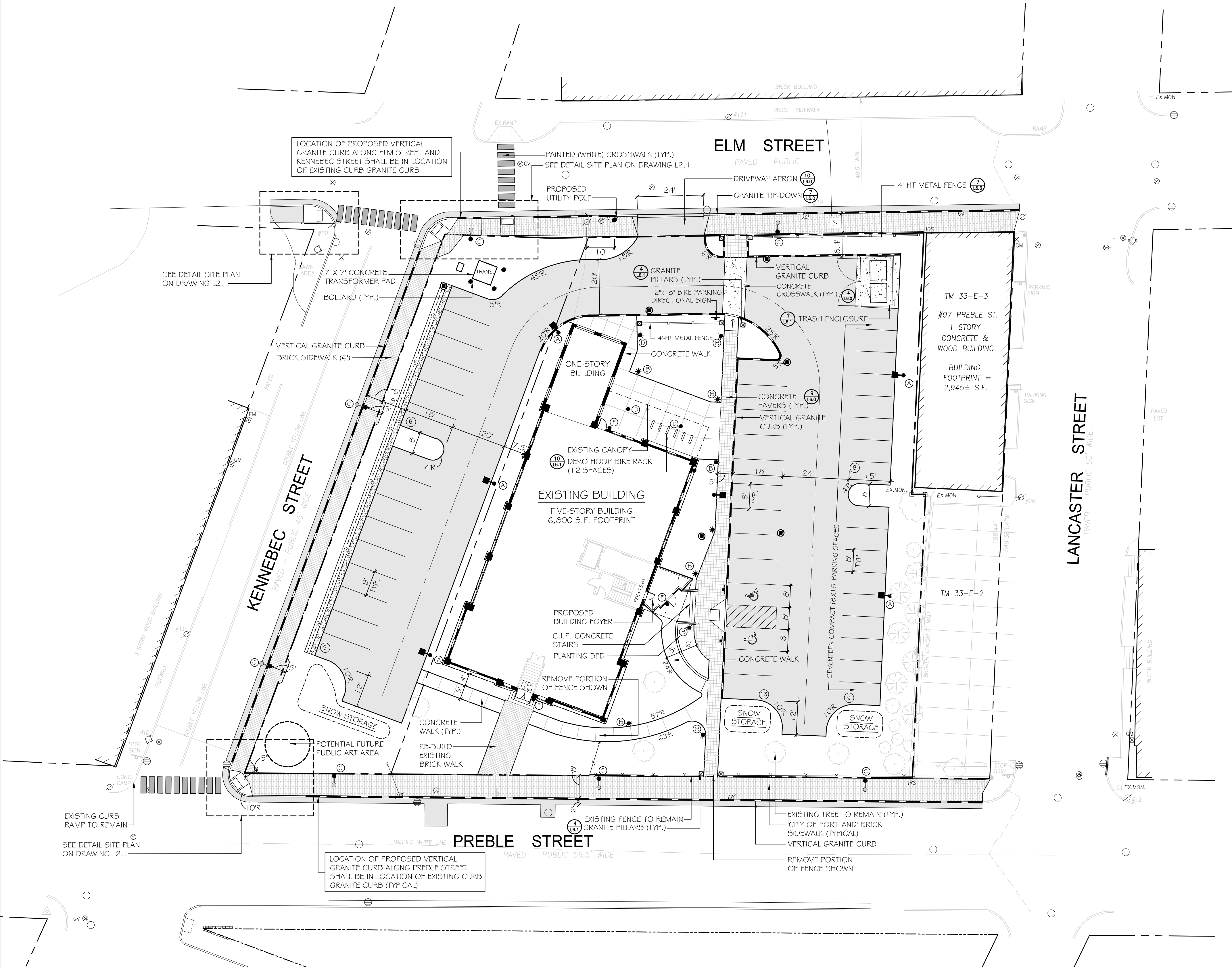
**GENERAL NOTES**

- SITE AREA: 40,720 S.F. OR 0.93 ACRE
- APPLICANT: SCHLOTTERBECK BLOCK, LLC  
77 SPRUCE STREET  
PORTLAND, MAINE 04101
- RECORD OWNER: J.B. BROWN & SONS  
482 CONGRESS STREET  
P.O. BOX 207  
PORTLAND, MAINE 04112
- 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.
- THE SURVEYED PARCELS ARE SHOWN AS LOTS 1 AND 5, BLOCK E, ON THE CITY OF PORTLAND'S ASSESSORS MAP 33.
- 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).
- 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.
- ZONING DISTRICT: B-7 MIXED DEVELOPMENT DISTRICT ZONE
- SPACE AND BULK STANDARDS:
 

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

REQUIRED:	24 SPACES (22 RESIDENTIAL, 2 COMMERCIAL)
PROPOSED:	24 SPACES (12 EXTERIOR, 12 INTERIOR)
- 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.
- PARKING SUMMARY:
 

PARKING REQUIRED PER PARKING ANALYSIS:	55 - 28 SPACES
PROPOSED PARKING:	45 SPACES
PROPOSED COMPACT (8' X 15'):	17 SPACES (38%)
REQUIRED A.D.A. ACCESSIBLE SPACES:	2 SPACES
PROPOSED A.D.A ACCESSIBLE SPACES:	2 SPACES



**LIGHTING SCHEDULE**

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
● (A)	6	KIM	RA17-3-E35-GOL	KIM 17" ERA LED -- PARKING LOT LIGHT	LED, TYPE III, FULL CUT-OFF
● (B)	9	KIM	VSB1-15L-3K-UV-DB	KIM VANDAL RESISTANT BOLLARD	15L LED, FULL CUTOFF
● (C)	7	HOLOPHANE	ESL 110 4K AS X	BAYSIDE DISTRICT FIXTURE MEDIUM LED TEARDROP	110 W 100 LED ARRAY
● (D)	2	KIM	PGL71-E35-GOL	KIM PGL7 LED -- CANOPY LIGHT	GOL - LED
● (E)	3	KIM	SW3-18L3KUV	KIM SITE WALLFORMS LED -- BUILDING MOUNTED LIGHT (DOOR)	GOL - LED

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE OR ROD FOUND	●	○
MONUMENT FOUND	■	□
UTILITY POLE	⊗	⊗
MANHOLE	○	○
ELECTRIC/GAS METER	⊗ EM/GM	⊗
SIGN	---	---
CATCH BASIN	⊗	⊗
HYDRANT	⊗	⊗
WATER VALVE	⊗	⊗
LIGHT POLE	⊗	⊗
FENCE	--- X ---	---
GRANITE CURB	---	---
OVERHEAD WIRES	--- OHW ---	---
WATER LINE	--- W ---	---
GAS LINE	--- G ---	---
TELEPHONE	--- T ---	---
STORM DRAIN	--- SD ---	---
SANITARY SEWER	--- S ---	---
1' CONTOUR	--- 10 ---	---
BRICK PAVERS	---	---
CONCRETE PAVERS	---	---
GRANITE PILLAR	---	---

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Conditions of Approval  
 and Standard Conditions

12.15.2015

DATE OF APPROVAL: 12.15.2015  
 PLANNER: Shukria Wiar  
 PROJECT NO.: 2015-174

JOHN D. MITCHELL  
 No. 15  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF MAINE

Date: OCTOBER 5, 2015

Issued For:

Revisions:  
 DEC. 1, 2015: REVISED PER STAFF REVIEW COMMENTS  
 DEC. 10, 2015: REVISED PER STAFF REVIEW COMMENTS  
 FEB. 25, 2016: REVISED PER CONDITIONS OF APPROVAL

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Title: LAYOUT AND LIGHTING PLAN

Scale: 1" = 20'

North:

Sheet No.: L2.0

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