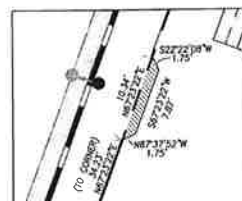


DETAIL PLAN: EASEMENT AREA A
SCALE: 1" = 10'



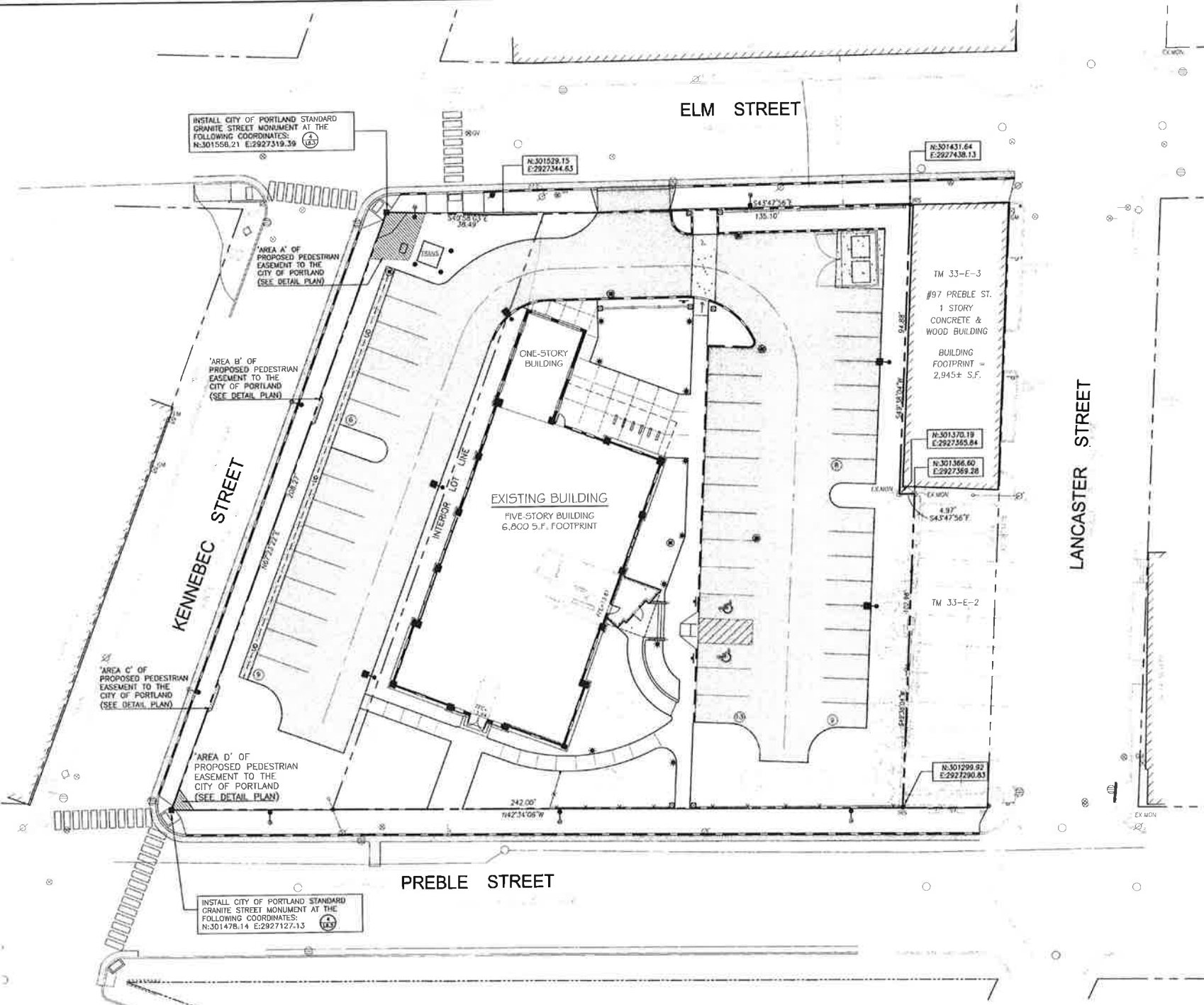
DETAIL PLAN: EASEMENT AREA B
SCALE: 1" = 10'



DETAIL PLAN: EASEMENT AREA C
SCALE: 1" = 10'



DETAIL PLAN: EASEMENT AREA D
SCALE: 1" = 10'



GENERAL NOTES

- SITE AREA: 40,720 S.F. OR 0.93 ACRE
- RECORD OWNER: SCHLOTTERBECK BLOCK, LLC
104 GRANT STREET
PORTLAND, MAINE 04101
- 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. 230851-0013-B WITH AN EFFECTIVE DATE OF JULY 17, 1985. 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
- PROPOSED DWELLING UNITS: 55 UNITS
PROPOSED COMMERCIAL OFFICE SPACE: 1,750 S.F.
- 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
PROPOSED:	24 SPACES (12 INTERIOR AND 12 EXTERIOR)
- 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
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM MAINE WEST NAD 83, BASED ON CITY POINT 55 N:301742.42 E: 292703.68 AND POINT 59 N:301442.06 E:292703.61 FROM PLAN REFERENCE 1.
- ELEVATIONS BASED ON NGVD 1929. CITY BENCHMARK TBM 307 PLAN REFERENCE 1. MDOIT/DISK "612-11-10 1983" IN CONCRETE BASE OF LIGHT POLE AT NORTHEAST CORNER ELM/SOMERSET ELEV. = 9.02.

PLAN REFERENCES

- ELM STREET, STREET LINE RETRACEMENT PLAN, SOMERSET STREET TO LANCASTER STREET, CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION DATED OCT. 16, 2012.
- BAYSIDE TRAIL, SOMERSET STREET EXTENSION, ELM STREET TO KENNEBEC STREET, CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION DATED JULY 3, 2012.
- 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.
- BOUNDARY AND TOPOGRAPHIC SURVEY AT 117 PREBLE STREET, PORTLAND, MAINE, MADE FOR MITCHELL & ASSOCIATES, PREPARED BY OWEN HASKELL, INC., FALMOUTH, MAINE, DATED JULY 7, 2015, REVISED SEPTEMBER 28, 2015.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE OR ROD FOUND	●	○
UTILITY POLE	⊗	⊗
MANHOLE	⊙	⊙
ELECTRIC/GAS METER	⊗/⊙	⊗/⊙
SION	+	+
CATCH BASIN	⊕	⊕
HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
LIGHT POLE	⊗	⊗
FENCE	⊗	⊗
GRANITE CURB	---	---
GRANITE MONUMENT	⊕	⊕
EASEMENT AREA	---	---
IRON ROD TO BE SET	⊕	⊕

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

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
78 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

RANSOM CONSULTING ENGINEERS
400 Commercial Street #4
Portland, Maine 04101
Phone: 207-772-3891

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

The Schlotterbeck Block

Portland, Maine

117 Preble Street

Date: OCTOBER 5, 2015

Issued For:

Revisions:
DEC. 1, 2015: REVISED PER STAFF REVIEW COMMENTS
DEC. 10, 2015: REVISED PER STAFF REVIEW COMMENTS
JAN. 5, 2016: REVISED PER STAFF REVIEW COMMENTS

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Title:
SUBDIVISION PLAN

Scale: 1" = 20'

North:

Sheet No:
1 of 1

WAIVERS

On the basis of the application plans, reports and other information submitted by the applicant, findings, recommendations, contained in the Planning Board Report for The Schlotterbeck Block site plan and subdivision, including but not limited to Section VIII Technical Waivers, of the report and the staff reviews relevant to Portland's Technical and Design Standards and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearing, the Planning Board voted unanimously (6-0) to grant the following waivers:

- The Planning Board found, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 7.14) which requires that aisle width for right-angle parking be 34 feet per Figure 7.27 that the variation is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 7.14) to allow a 20 foot wide aisle in the parking area;
- The Planning Board found, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14 and Figures 1.27 to 1.29) limiting compact spaces to 20% of total parking supply that the variation is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 1.14 and Figures 1.27 to 1.29) to allow 38% compact spaces; and
- The Planning Board found that the applicant has demonstrated that due to site constraints, the dumpster location needs to be within 20 feet of a public street and the dumpster is screened from public view with landscaping and fencing. The Planning Board waives the Design Manual, B-7 Mixed Use Urban District Zone, Principle C, Standard C-8, requiring the areas for outdoor storage and trash collection or compaction shall not be visible from public rights of way, or located within 20 feet of any public street, sidewalk, or open space.

SUBDIVISION PLAT CONDITIONS OF APPROVAL:

The Planning Board voted unanimously (6-0) that the plat is in conformance with the subdivision standards of the Land Use Code, subject to the following conditions of approval, which must be met prior to the signing of the plat:

- The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority; and
- The applicant shall provide a pedestrian access easement for the portions of sidewalk that do not lie within the right-of-way for adoption by the City Council.

CERTIFICATION:

Owen Haskell, Inc. hereby certifies that this Plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information and belief, it conforms to the Board of Licensure for Professional Land Surveyors current standards of practice.



Approved: Portland Planning Board

Date: _____
Chair, _____
Board Members:
Don T. Ouel
David E. ...
...
...

REGISTRY BLOCK
State of Maine
Cumberland County
Registry of Deeds

Received January 26, 2016
At 2:11:30 P.M. and Recorded
In Planbook 216 Page 23

Attest: *Regis*
Registrar