

**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. 23051-0013-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
- PROPOSED DWELLING UNITS:** 56 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: 25 SPACES  
PROPOSED: 26 SPACES
- 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: 2927203.68 AND POINT 59 N:301442.06 E:2927035.61 FROM PLAN REFERENCE 1.
- ELEVATIONS BASED ON NGVD 1929, CITY BENCHMARK TBM 307 PLAN REFERENCE 1. MDOT DISK "612-(1)-10 1983" IN CONCRETE BASE OF LIGHT POLE AT NORTHEAST CORNER ELM/SOMERSET ELEV = 9.02.
- THIS PLAN SUPERCEDES THE PLAN ENTITLED "SUBDIVISION PLAN", PREPARED BY MITCHELL & ASSOCIATES, REVISION DATE JANUARY 5, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 216, PAGE 23.

**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 EXTENTION, 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	⊗ EM/GM	□
SIGN	—	—
CATCH BASIN	⊗	⊗
HYDRANT	⊗	⊗
WATER VALVE	⊗	⊗
LIGHT POLE	⊗	⊗
FENCE	—	—
GRANITE CURB	---	---
GRANITE MONUMENT	EX.MON □	■
EASEMENT AREA	---	---
IRON ROD TO BE SET	⊗	⊗

**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 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) 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 site constraints prevent the planting of all required street trees in the right-of-way. The Planning Board waives the site plan standard (Section 14-526 (b) (iii)) requiring one street tree per unit for multi-family development and concludes that the applicant shall contribute \$7,000 for 35 street trees to Portland's tree fund.
- 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.

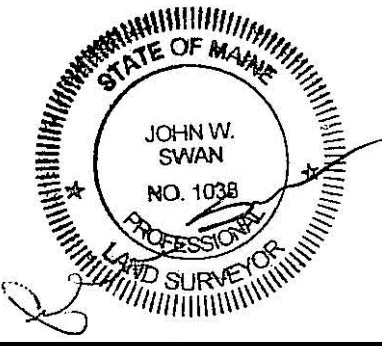
**SUBDIVISION PLAT CONDITIONS OF APPROVAL:**

The Planning Board voted unanimously (6-0) that the plan 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, \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**REGISTRY BLOCK**  
State of Maine  
Cumberland County  
Registry of Deeds

Received \_\_\_\_\_ 20 \_\_\_\_\_  
At \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_ M and Recorded  
In Planbook \_\_\_\_\_ Page \_\_\_\_\_

Attest: \_\_\_\_\_  
Registrar

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  
70 Center Street  
Portland, Maine 04101  
Tel.: 207-774-4427

RANSOM CONSULTING ENGINEERS  
400 Commercial Street # 4  
Portland, Maine 04101  
Phone: 207-712-2891

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

**The Schlotterbeck Block**  
Portland, Maine  
117 Preble Street

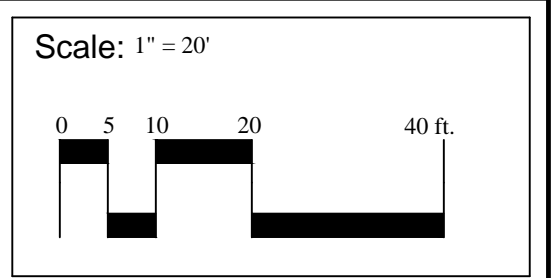
Date: OCTOBER 5, 2015

Issued For:

Revisions:  
DEC. 1, 2015: REVISED PER STAFF REVIEW COMMENTS  
DEC. 10, 2015: REVISED PER STAFF REVIEW COMMENTS  
FEB. 25, 2016: REVISED PER CONDITIONS OF APPROVAL  
APR. 5, 2016: AMENDED SUBDIVISION AND SITE PLAN SUBMISSION

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Title: AMENDED SUBDIVISION PLAN



North:

Sheet No.: **1 of 1**

PERMITTING DRAWINGS -- NOT FOR CONSTRUCTION