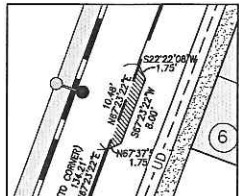
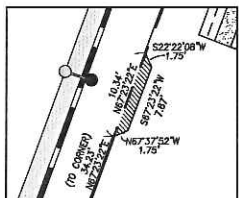


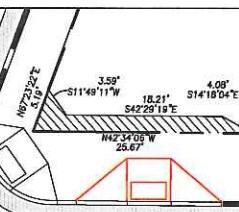
DETAIL PLAN: EASEMENT AREA A
SCALE: 1" = 10'



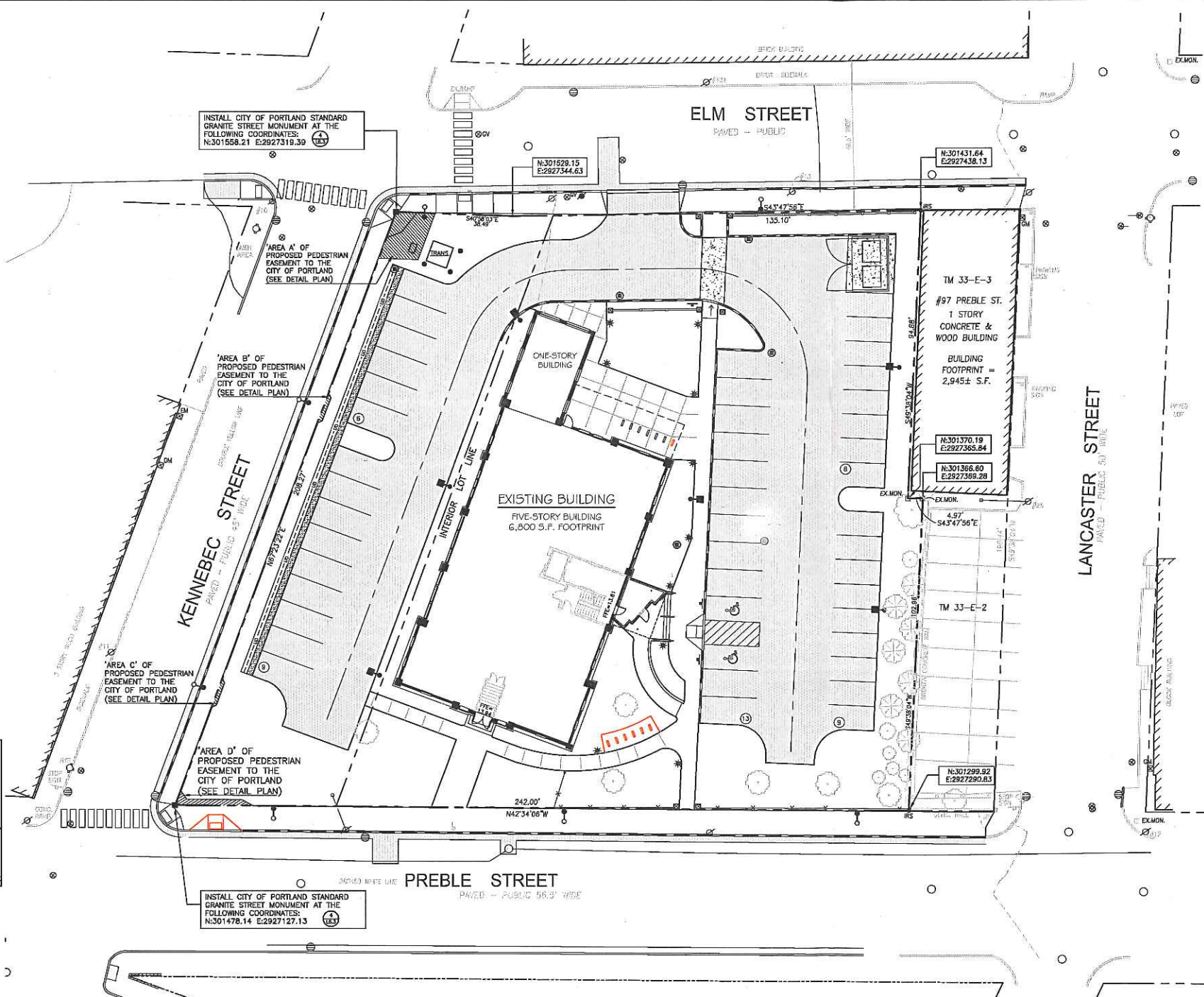
DETAIL PLAN: EASEMENT AREA B
SCALE: 1" = 10'



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. 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
- 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 "61241"-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 1, 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

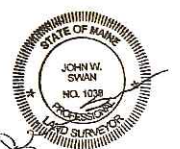
	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON PIPE OR ROD FOUND	○	○
UTILITY POLE	⊗	⊗
MANHOLE	○	○
ELECTRIC/GAS METER	EM/GM	EM/GM
SIGN	⊥	⊥
CATCH BASIN	⊗	⊗
HYDRANT	⊕	⊕
WATER VALVE	⊗	⊗
LIGHT POLE	⊗	⊗
FENCE	⊗	⊗
GRANITE CURB	---	---
GRANITE MONUMENT	EXMON	EXMON
EASEMENT AREA	---	---
IRON ROD TO BE SET	IR	IR

Approved: Portland Planning Board

Date: _____

Chair, _____

Board Members, _____



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.

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) which requires that side width for right-angle parking be 24 feet per Figure 1-27 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 side 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 30% 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)) 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.

REGISTRY BLOCK
State of Maine
Cumberland County
Registry of Deeds

Received _____ 20____
At _____ H. _____ 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: 207-772-2891

GODUTI-THOMAS ARCHITECTS
44 Oak Street # 2
Portland, Maine 04101
Phone: 207-773-3184

The Schlotterbeck Block
Portland, Maine
117 Preble Street

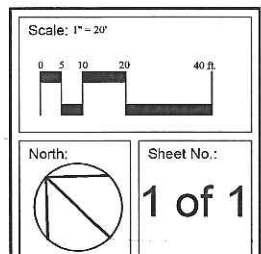
Date: OCTOBER 5, 2015

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**



GENERAL NOTES

1. SITE AREA: 40,720 S.F. OR 0.93 ACRE
2. APPLICANT: SCHLOTTERBECK BLOCK, LLC
77 SPRUCE STREET
PORTLAND, MAINE 04101
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 G (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
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
11. BICYCLE PARKING:

REQUIRED:	25 SPACES (23 RESIDENTIAL, 2 COMMERCIAL)
PROPOSED:	26 SPACES (EXTERIOR)
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.
13. PARKING SUMMARY:

PARKING REQUIRED PER PARKING ANALYSIS:	55 - 26 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

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

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400 Commercial Street #4
Portland, Maine 04101
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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:

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FEB. 25, 2016: REVISED PER CONDITIONS OF APPROVAL
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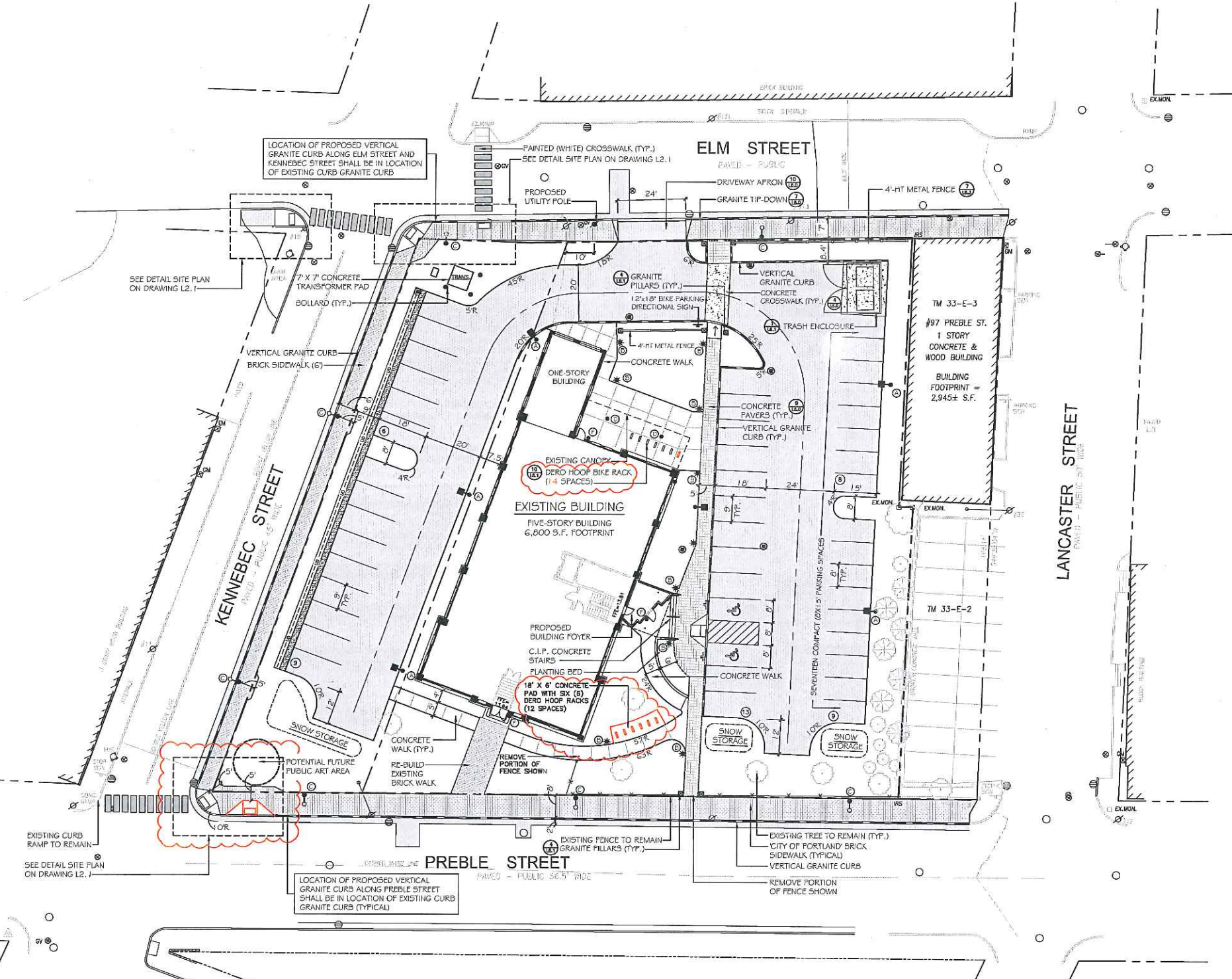
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Title: LAYOUT AND LIGHTING PLAN

Scale: 1" = 20'

North:

Sheet No.: **L2.0**



LIGHTING SCHEDULE

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
①	6	KIM	RA17-3-E35-GOL	KIM 17" ERA LED - PARKING LOT LIGHT	LED, TYPE III, FULL CUT-OFF
②	9	KIM	V5B1-15L-3K-UV-DB	KIM VANDAL RESISTANT BOLLARD	15L LED, FULL CUTOFF
③	7	HOLOPHANE	ESL 110 4K A5 X	BAYSIDE DISTRICT FIXTURE MEDIUM LED TEARDROP	110 W 100 LED ARRAY
④	2	KIM	PG171-E35-GOL	KIM PG17 LED - CANOPY LIGHT	GOL - LED
⑤	3	KIM	SW3-18L3KUV	KIM SITE WALLFORMS LED - BUILDING MOUNTED LIGHT (DOOR)	GOL - LED



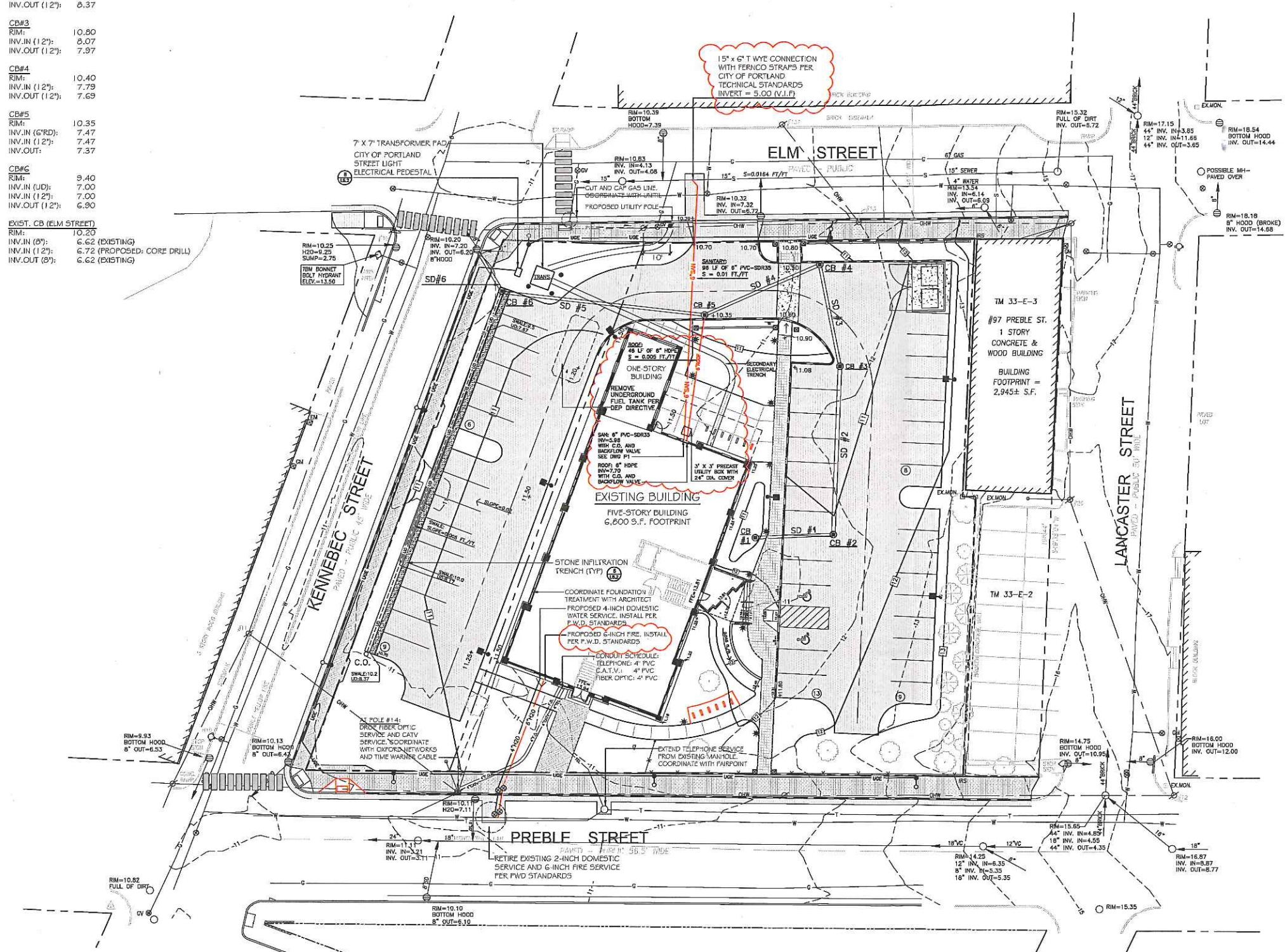
Drainage Structure Schedule

ALL CATCH BASIN PRECAST CONCRETE STRUCTURES SHALL BE 4'-0" DIAMETER (INSIDE).

Table with 2 columns: Catch Basin ID (CB#1 to CB#6) and Elevation Data (RIM, INV. IN, INV. OUT).

Storm Drain Schedule

Table with 4 columns: SD No., Pipe Type, Length, Slope (ft/ft).



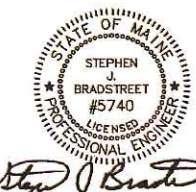
Grading and Drainage Notes

- 1. DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.

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

The Schlotterbeck Block Portland, Maine 117 Preble Street

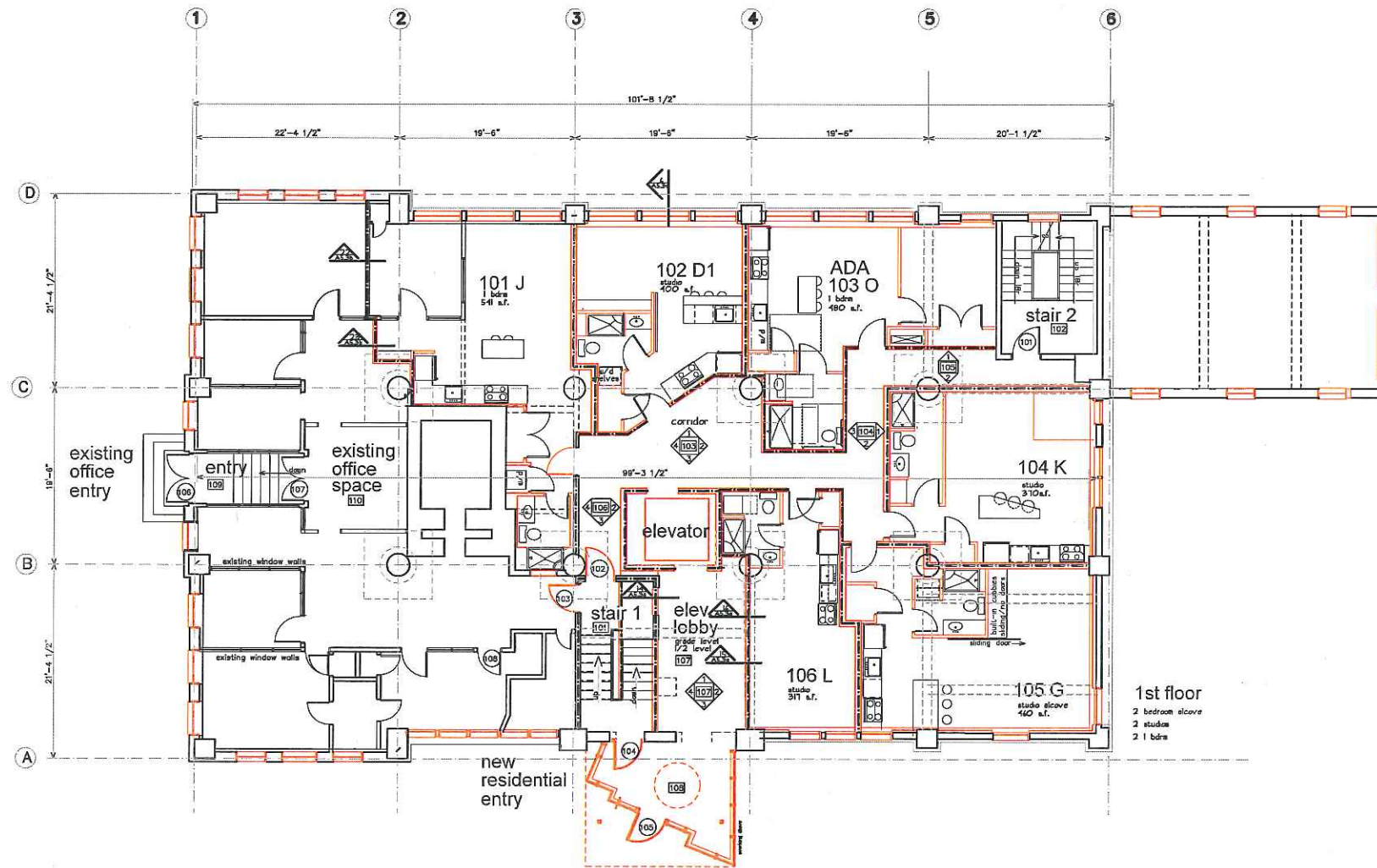
Legend table with columns for Existing and Proposed symbols for various features like Property Line, Iron Pipe, Manhole, Catch Basin, etc.



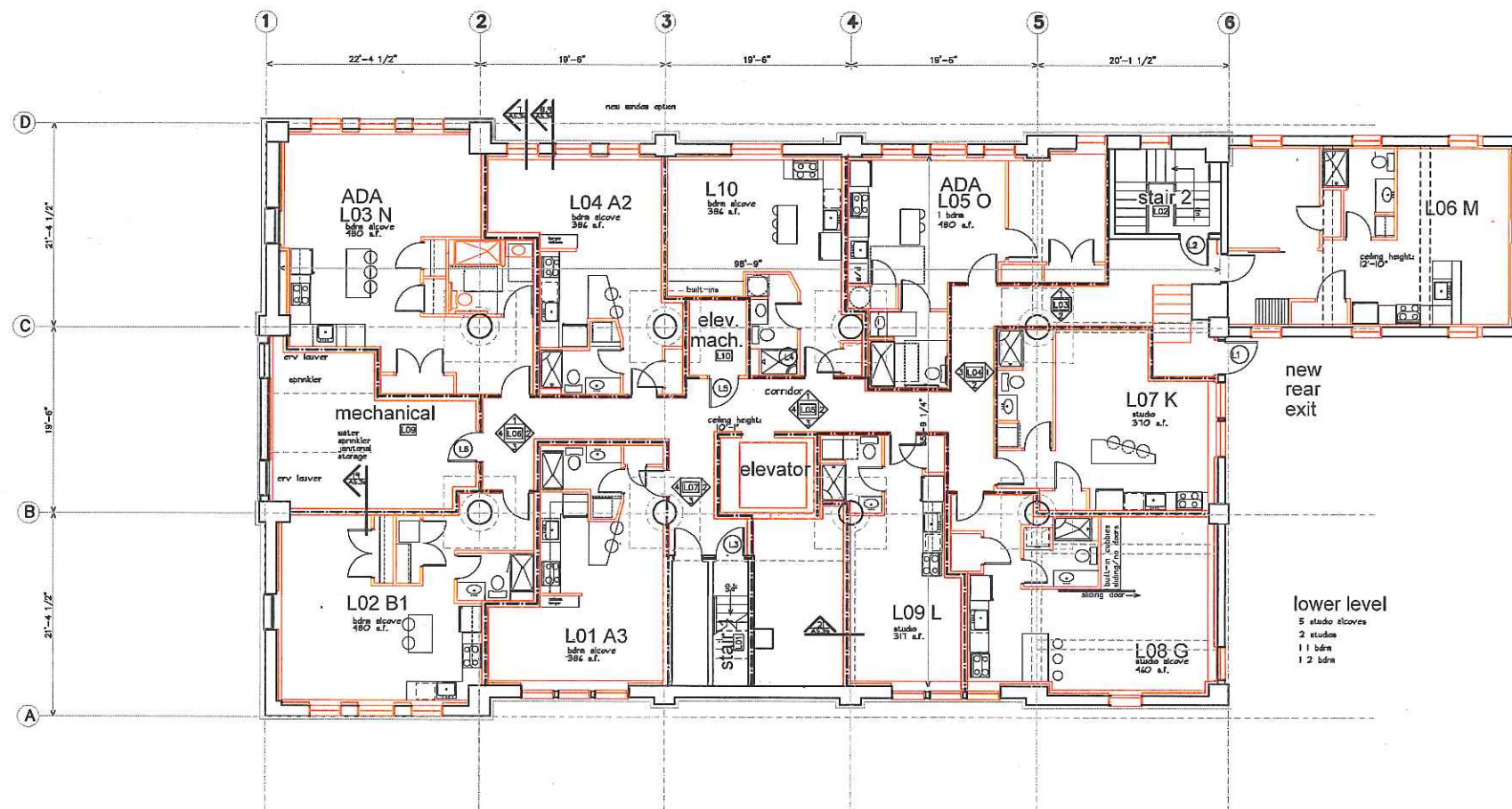
PERMITTING DRAWINGS -- NOT FOR CONSTRUCTION

Date: OCTOBER 5, 2015
Issued For:
Revisions: DEC. 1, 2015: REVISED PER STAFF REVIEW COMMENTS

Scale: 1" = 20'
North:
Sheet No.: L3.0



1st floor
 2 bedroom alcove
 2 studios
 2 1 bdrn



lower level
 5 studio alcoves
 2 studios
 1 1 bdrn
 1 2 bdrn

project name

Schlotterbeck Block

117 Preble Street
 Portland, Maine

Plan 4

Schlotterbeck Block LLC

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

revisions

date

 march 15th, 2016

sheet title

1st floor plan
 lower level plan

scale

 1/8"=1'-0"

drawn by

 MS

project number

 foss2016

sheet number

A1.1