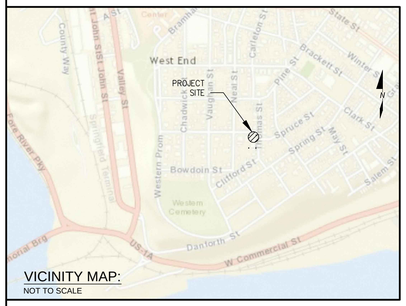


VICINITY MAP:
NOT TO SCALE

LEGEND

EXISTING

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- INTERIOR LOT LINE
- PAVEMENT
- EXISTING BUILDING
- EXISTING BUILDING
- STEEL FENCE
- OHU — OVERHEAD UTILITY
- 6"W — WATER MAIN
- W — SERVICE LINES
- G — GAS MAIN
- S — SANITARY SEWER MAIN
- SS — SANITARY SEWER SERVICE
- SEWER MANHOLE
- CATCH BASIN
- ROOF DRAIN GUTTER DOWNSPOUT
- (123.45') — PARENTHESIS DENOTE RECORD DATA
- FOUND DECIDUOUS TREE
- UTILITY POLE
- FIRE HYDRANT
- FOUND MONUMENT (AS NOTED)
- #5 REBAR WITH PLASTIC CAP STAMPED, "NCS, INC. PLS 1314" SET ON 12/22/11
- FOUND IRON PIPE (AS NOTED)
- FOUND DRILL HOLE

PROPOSED

- PAVEMENT LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- GRANITE CURBING
- BITUMINOUS PAVEMENT
- BELGIAN BLOCK PAVER
- BRICK SIDEWALK
- LIGHTING BOLLARD
- GRANITE PILLAR

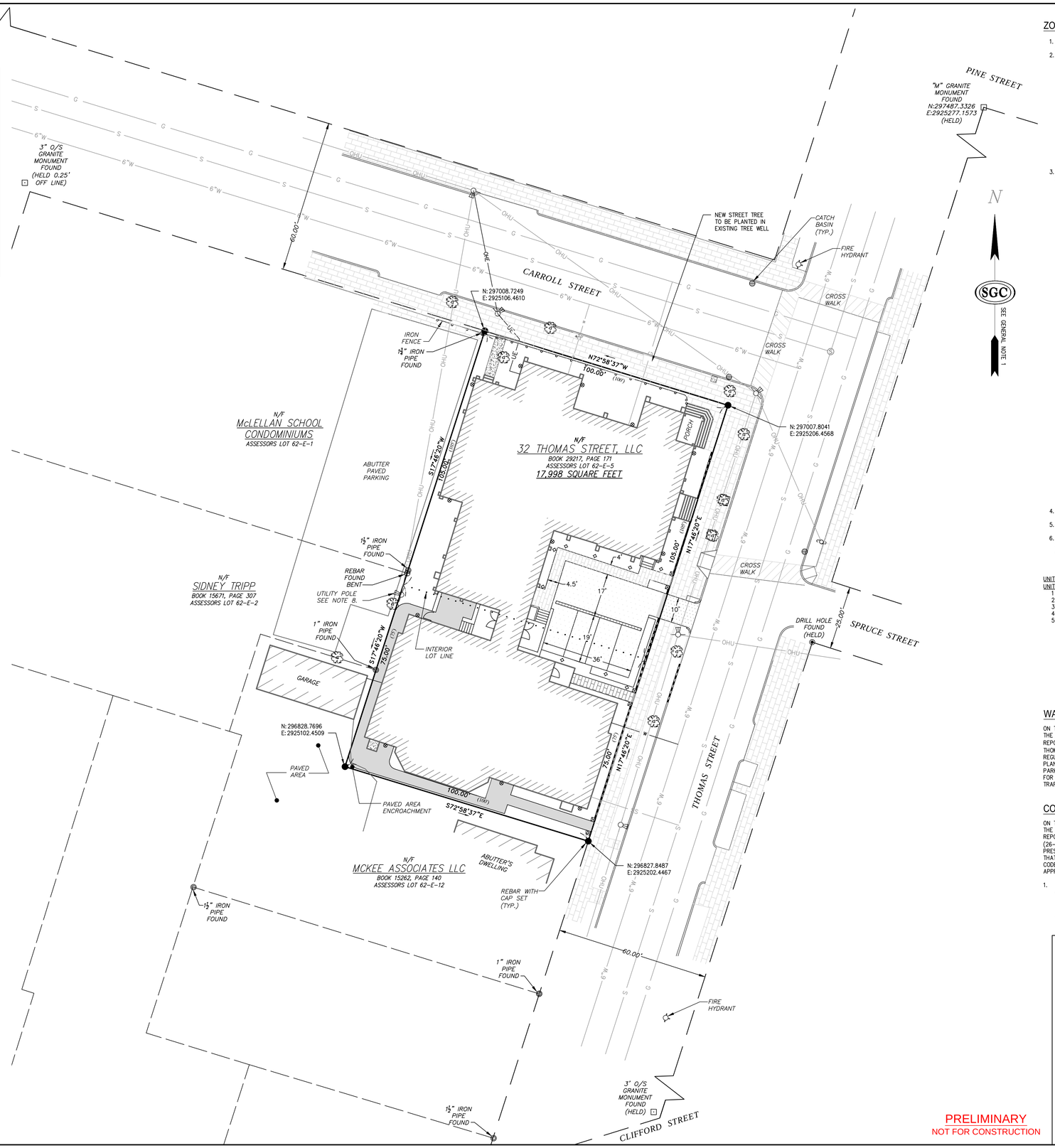
SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC 1980 AND FROM PLAN REFERENCED IN NOTE 4.A. COORDINATES FOR PROPERTY CORNERS ARE BASED ON COORDINATES PROVIDED BY CITY OF PORTLAND FOR CONCRETE MONUMENTS IN MAINE STATE PLANE COORDINATE SYSTEM (2-ZONE PROJECTION), WEST ZONE USING THE NAD 1983 (HARN) DATUM AND THE U.S. SURVEY FOOT AS THE UNIT OF MEASURE.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
   A. DEED FROM ABBY STEEL TO WILLISTON CHURCH DATED APRIL 13, 1886 AND RECORDED IN DEED BOOK 525, PAGE 221.
   B. DEED FROM EDWARD CHASE TO WILLISTON CHURCH DATED SEPTEMBER 9, 1987 AND RECORDED IN DEED BOOK 652, PAGE 460.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. PLAN OF LAND ON NEAL AND CARROLL STREETS PORTLAND, MAINE FOR MCLELLAN SCHOOL HOUSES, BY OWEN HASKELL, INC., DATED DECEMBER 15, 1982 AND RECORDED IN PLAN BOOK 97, PAGE 1.
   B. CLIFFORD STREET CONDOMINIUM AT 15 CLIFFORD STREET, PORTLAND, MAINE FOR WILLIAM HAMILL, BY OWEN HASKELL, INC., DATED SEPTEMBER 10, 1980 AND RECORDED IN PLAN BOOK 37, PAGE 1.
   C. PLAN OF REVALUATION PLAN OF PORTLAND, DATED OCTOBER 24, 1884 AND RECORDED IN PLAN BOOK 5, PAGE 62.
   D. VARIOUS RIGHT-OF-WAY PLANS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 62, BLOCK E, PARCEL 5.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-4 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

MIN. STREET FRONTAGE	50	FT
MIN. FRONT YARD	25	FT
MIN. SIDE YARD	10	FT*
MIN. REAR YARD	25	FT

* SIDE YARD IS DETERMINED BY HEIGHT OF STRUCTURE AND CAN INCREASE TO 16 FT

7. THE WIDTH AND LAYOUT OF CARROLL AND THOMAS STREETS IS 60 FT AND FROM PLANS REFERENCED IN NOTES 4.D.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. SUBJECT TO THE RIGHT OF CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AS DESCRIBED IN DEED BOOK 3157, PAGE 51.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888) DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THERE IS MENTION OF AN UNDERGROUND OIL STORAGE FACILITY IN DEED BOOK 9824, PAGE 156. THE LOCATION OF THIS FACILITY IS UNKNOWN.
11. BOUNDARY AND EXISTING CONDITIONS SURVEY CONDUCTED BY NORTHEAST CIVIL SOLUTIONS, INC., DATED DECEMBER 13, 2011.



ZONING, BULK & SPACE REQUIREMENTS:

1. REFERENCE CONDITIONAL ZONING AGREEMENT RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS AT BOOK 29784 PAGE 123 AND R4 ZONING REQUIREMENTS.
2. PERMITTED USES:
   A. ALL USES IN THE R-4 ZONE
   B. PROFESSIONAL OFFICES, INCLUDING COMPUTER SOFTWARE PROGRAMMING AND MARKETING, AND EXCLUDING PERSONAL SERVICES, RETAIL SERVICES AND VETERINARIANS SUBJECT TO THE FOLLOWING LIMITATIONS:
      i. PROFESSIONAL OFFICES SHALL BE LOCATED ON THE FIRST FLOOR OF THE PARISH HOUSE AND SHALL OCCUPY NO MORE THAN 2,800 SF OF FLOOR AREA.
      ii. THE TOTAL NUMBER OF INDIVIDUALS WORKING IN THE PROFESSIONAL OFFICES SHALL NOT EXCEED FOURTEEN (14) NON-RESIDENT EMPLOYEES REGULARLY SCHEDULED TO OCCUPY THE PREMISES AT ANY ONE TIME.
      iii. THE BUSINESS UTILIZING THE OFFICE SPACE SHALL BE A SINGLE TENANT OFFICE USER OWNED BY OR AFFILIATED WITH THE OWNER OF THE BUILDING COMPLEX
      iv. THE OFFICE USE SHALL NOT GENERATE FREQUENT DAILY VISITATION BY CLIENTS CUSTOMERS, OR THE GENERAL PUBLIC.
      v. THE OWNER OR OPERATOR OF THE BUSINESS SHALL SECURE AND PROVIDE TO ITS EMPLOYEES ONE (1) OFF STREET PARKING SPACE FOR EACH EMPLOYEE WHO COMMUTES TO THE OFFICE BY HIS OR HER AUTOMOBILE.
3. THIS PROJECT INCLUDES AN OFFICE USE ON THE FIRST FLOOR OF THE PARISH HOUSE THAT OCCUPIES APPROXIMATELY 2,500 SF OF FLOOR AREA. THE UNDERLYING DIMENSIONAL REQUIREMENTS FOR THE UNDERLYING R4 ZONE APPLY BUT FOR THE FOLLOWING MODIFICATIONS AS PER THE CONDITIONAL REZONING AGREEMENT. THESE INDIVIDUAL REQUIREMENTS ARE LISTED BELOW ALONG WITH THE ESTABLISHED COMPLIANCE TO THOSE REQUIREMENTS.
   A. MINIMUM LOT SIZE FOR PLACES OF ASSEMBLY AND PROFESSIONAL OFFICE USES COMBINED 17,500 SF. THE LOT SIZE OF THE SUBJECT PROPERTY IS 17,998SF AND IS DOCUMENTED AS SUCH ON THE BOUNDARY SURVEY BY NORTHEAST CIVIL SOLUTIONS DATED DECEMBER 13, 2011.
   B. MINIMUM YARD DIMENSIONS
      i. FRONT YARD: 3 FEET. THE EXISTING FRONT YARD OF PARISH HOUSE IS 4'-0", THE SANCTUARY IS 6'-10" AT THOMAS STREET AND 6'-9" AT CARROLL ST.
      ii. REAR YARD: 3 FEET. THE EXISTING STRUCTURE OF SANCTUARY IS 2'-9" AND AT THE EXISTING STRUCTURE AT THE REAR OF THE PARISH HOUSE IS 3'-9".
      iii. SIDE YARD: 4 FEET. THE SIDE OF THE EXISTING PARISH HOUSE STRUCTURE AT THE SIDE YARD IS 5'-0"
      iv. SIDE YARD ON SIDE STREETS: 8 FEET.
   C. MAXIMUM LOT COVERAGE: 90%. THE EXISTING FOOTPRINT OF THE STRUCTURES ON THE PROPERTY IS APPROXIMATELY 12,000 SF PROVIDING A LOT COVERAGE OF 67%.
   D. MAXIMUM STRUCTURE HEIGHT (SANCTUARY): 37 FEET. THE EXISTING HEIGHT OF THE SANCTUARY IS APPROXIMATELY 37 FEET.
   E. MAXIMUM STRUCTURE HEIGHT (PARISH HOUSE): 47 FEET. THE EXISTING HEIGHT OF THE PARISH HOUSE IS APPROXIMATELY 47 FEET.
   F. MAXIMUM STRUCTURE HEIGHT (BELL TOWER): 70 FEET. THE EXISTING HEIGHT OF THE BELL TOWER IS APPROXIMATELY 70 FEET.
   G. MAXIMUM FLOOR AREA FOR PLACES OF ASSEMBLY: 6,000SF. THIS PROJECT DOES NOT INCLUDE ANY PROVISION OR CONSIDERATION FOR THE USE OF THE SANCTUARY AS A COMMUNITY HALL AT THIS TIME.
   H. RESIDENTIAL DWELLINGS WITHIN THE EXISTING STRUCTURES SHALL BE GOVERNED BY THE PROVISIONS OF SECTION 14-103(A)(2) OF THE UNDERLYING R-4 ZONE. DENSITY CALCULATIONS FOR RESIDENTIAL USE SHALL BE BASED ON THE LOT SIZE OF THE PARCEL WITHOUT LAND AREA DEDUCTIONS FOR OTHER NON-RESIDENTIAL USES ON THE SITE. THIS PROJECT PROPOSES 5 RESIDENTIAL DWELLING UNITS WITHIN THE EXISTING STRUCTURE OF THE PARISH HOUSE. THE R-4 ZONE REQUIRES A MINIMUM LOT AREA OF 3,000SF PER UNIT AND A MINIMUM FLOOR AREA OF 700SF PER UNIT. THE PROPOSAL OF 5 UNITS REQUIRES 15,000SF OF LAND AREA. THE EXISTING LAND AREA OF THE SITE IS 17,998 SF. THE SMALLEST OF THE 5 PROPOSED UNITS IS APPROXIMATELY 1,100 SF.
   I. THE CONDITIONAL REZONING AGREEMENT PROHIBITS THE INCREASE IN VOLUME OR FOOTPRINT OF EITHER THE PARISH HOUSE OR THE SANCTUARY. THE SUBMISSION INCLUDES THE RENOVATION OF THE EXISTING PORTICO CONNECTOR BETWEEN THE PARISH HOUSE AND THE TRANSEPT OF THE SANCTUARY AS THE MAIN ENTRANCE TO THE RESIDENCES IN THE PARISH HOUSE. THESE MODIFICATIONS WILL NOT INCREASE THE FOOTPRINT OR THE VOLUME OF THE PRIMARY STRUCTURES ON THE PROPERTY.
   J. THE CONDITIONAL REZONING AGREEMENT INCLUDED A REHABILITATIONS SCHEDULE. THAT WORK HAS COMMENCED AND IS UNDERWAY AS NOTED. THIS PROJECT DOES NOT INTEND TO SEEK A CERTIFICATE OF OCCUPANCY FOR THE OFFICE USE IN THE PARISH HOUSE UNTIL ALL OF THE WORK ON THE REHABILITATION SCHEDULE HAS BEEN COMPLETED.
4. THE 4 ON-SITE PARKING SPACES ARE DEDICATED FOR USE BY THE OCCUPANTS OF THE RESIDENTIAL UNITS ONLY.
5. EXISTING OVERHEAD UTILITY SERVICES SHALL BE REMOVED. NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
6. PRECISE CONSTRUCTION DETAILS SHALL MEET HISTORIC PRESERVATION AND SITE PLAN CONDITIONS OF APPROVAL AND CITY OF PORTLAND TECHNICAL STANDARDS, WHERE APPLICABLE.

UNIT SQUARE FOOTAGE TABLE:

UNIT #	DESCRIPTION	SQUARE FOOTAGE (SF)
1	GROUND FLOOR CARETAKERS	1,115
2	OVERLOOKING THOMAS STREET	2,161
3	CENTER OF BUILDING	1,768
4	SOUTHWEST CORNER	1,627
5	REAR NORTHWEST CORNER	1,507

WAIVER:

ON THE BASIS OF THE APPLICATION, PLANS, REPORTS AND OTHER INFORMATION SUBMITTED BY THE APPLICANT, FINDINGS AND RECOMMENDATIONS, CONTAINED IN THE PLANNING BOARD REPORT FOR APPLICATION ON DECEMBER 8, 2015 FOR APPLICATION #2015-131 (26-32 THOMAS STREET) RELEVANT TO PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND OTHER REGULATIONS, AND THE TESTIMONY PRESENTED AT THE PLANNING BOARD HEARING, THE PLANNING BOARD VOTED 6-0 TO WAIVE THE TECHNICAL MANUAL STANDARD SECTION 1.14, PARKING LOT AND PARKING SPACE DESIGN, WHICH REQUIRES A DRIVE AISLE OF 24 FEET WIDTH FOR 90 DEGREE PARKING, TO ALLOW A PARKING AISLE OF 21 FEET AS SUPPORTED BY THE TRAFFIC ENGINEERING REVIEWER.

CONDITIONS OF APPROVAL:

ON THE BASIS OF THE APPLICATION, PLANS, REPORTS AND OTHER INFORMATION SUBMITTED BY THE APPLICANT, FINDINGS AND RECOMMENDATIONS CONTAINED IN THE PLANNING BOARD REPORT FOR THE PUBLIC HEARING ON DECEMBER 8, 2015 FOR APPLICATION #2015-131 (26-32 THOMAS STREET) RELEVANT TO THE SUBDIVISION REGULATIONS, AND THE TESTIMONY PRESENTED AT THE PLANNING BOARD HEARING, THE PLANNING BOARD VOTED 6-0 TO FIND THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE LAND USE CODE AND TO APPROVE THE APPLICATION, SUBJECT TO THE FOLLOWING CONDITION OF APPROVAL:

1. THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT TO ADDRESS PLANNING BOARD AND STAFF COMMENTS, AND TO CONFIRM THAT THE 4 ON-SITE PARKING SPACES ARE FOR THE USE OF THE OCCUPANTS OF THE PROPOSED RESIDENTIAL UNITS ONLY; THE FINAL PLAT TO BE SUBMITTED FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY PRIOR TO SIGNATURE BY THE PLANNING BOARD.

APPROVED BY CITY OF PORTLAND PLANNING BOARD

NAME	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

NO.	DATE	
0	12/2/2015	CITY OF PORTLAND, PRELIM SUBDIVISION SUBMITTAL
1	12/10/2015	CITY OF PORTLAND, FINAL SUBDIVISION SUBMITTAL

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501 County Road
Westbrook, Maine 04092
Tel: 207.591.1990
Fax: 207.347.6101

RECORD OWNER:
MAJELLA GLOBAL TECHNOLOGY DEVELOPMENT
1200 MIDDLE STREET
PORTLAND, MAINE

PROJECT: 1309001
FILE: 1309001_RECORDING PLAT.DWG
DRAWN: TDD
CHECK: EGW
DATE: 12/02/2015
DESIGN: TDD

TITLE:
RECORDING PLAT
WILLISTON CHURCH
26 THOMAS STREET
PORTLAND, MAINE

SCALE: 1" = 20'
40 20 0 10 20

SHEET:
1