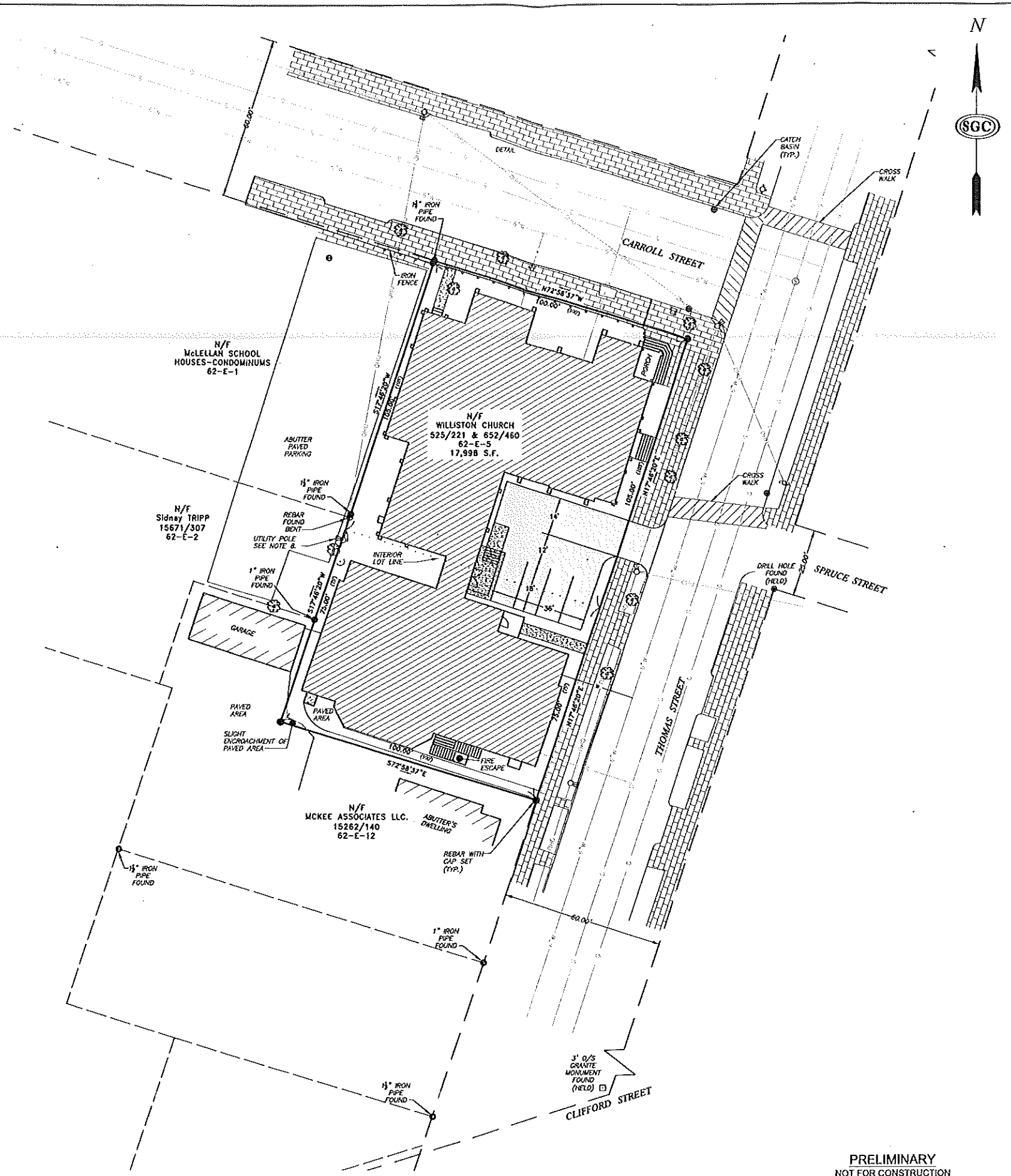


- LEGEND**
- EXISTING**
- BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - ABUTTER LINE
 - - - INTERIOR LOT LINE
 - ==== PAVEMENT
 - ▨ EXISTING BUILDING
 - ▨ STEEL FENCE
 - OVERHEAD UTILITY
 - WATER MAIN
 - SERVICE LINES
 - GAS MAIN
 - SANITARY SEWER MAIN
 - SANITARY SEWER SERVICE
 - SEWER MANHOLE
 - CATCH BASIN
 - NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (DCBD)
 - TAX MAP-BLOCK-LOT (123.45)
 - PARENTHESES DENOTE RECORD DATA
 - FOUND DECIDUOUS TREE
 - UTILITY POLE
 - FOUND MONUMENT (AS NOTED)
 - REBAR WITH PLASTIC CAP STAMPED, NCS, NCS, PLS 1314" SET ON 12/22/11
 - FOUND IRON PIPE (AS NOTED)
 - FOUND DRILL HOLE
- PROPOSED**
- PAVEMENT LINE
 - CONCRETE LINE
 - WATER LINE

- SURVEY NOTES:**
- THE BASIS OF BEARING FOR THIS SURVEY MAGNETIC 1980 AND FROM PLAN REFERENCE IN NOTE 4.A.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE DUMBERLAND COUNTY REGISTRY OF DEEDS.
 - RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
 - DEED FROM ABBY STEEL TO WILLISTON CHURCH DATED APRIL 13, 1986 AND RECORDED IN DEED BOOK 423, PAGE 221.
 - DEED FROM EDWARD CHASE TO WILLISTON CHURCH DATED SEPTEMBER 9, 1987 AND RECORDED IN DEED BOOK 652, PAGE 480.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - 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.
 - CLIFFORD STREET CONDOMINIUM AT 15 CLIFFORD STREET, PORTLAND, MAINE FOR WILLIAM HANNAH, BY OWEN HASKELL, INC., DATED SEPTEMBER 10, 1980 AND RECORDED IN PLAN BOOK 37, PAGE 1.
 - PLAN OF REVALUATION PLAN OF PORTLAND, DATED OCTOBER 24, 1984 AND RECORDED IN PLAN BOOK 5, PAGE 82.
 - VARIOUS RIGHT-OF-WAY PLANS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP #2, BLOCK E, PARCEL 5.
 - 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 18 FT
 - THE WIDTH AND LAYOUT OF CARROLL AND THOMAS STREETS IS 80 FT AND FROM PLANS REFERENCED IN NOTES 4.B.
 - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OR RECORDS:
 - SUBJECT TO THE RIGHT OF CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO CONSTRUCT, ERECT, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AS DESCRIBED IN DEED BOOK 3157, PAGE 51.
 - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN CONTACT DG-SAFE (888) DG-SAFE PRIOR TO ANY EXCAVATION WORK.
 - THERE IS MENTION OF AN UNDERGROUND OIL STORAGE FACILITY IN DEED BOOK 9824, PAGE 156. THE LOCATION OF THIS FACILITY IS UNKNOWN.
 - BOUNDARY SURVEY CONDUCTED BY NORTHEAST CIVIL SOLUTIONS, INC., DATED DECEMBER 13, 2011.



ZONING, BULK & SPACE REQUIREMENTS:

- REFERENCE CONDITIONAL ZONING AGREEMENT RECORDED IN DUMBERLAND COUNTY REGISTRY OF DEEDS AT BOOK 29784 PAGE 123 AND R4 ZONING REQUIREMENTS
- PERMITTED USES:
 - ALL USES IN THE R-4 ZONE
 - PROFESSIONAL OFFICES, INCLUDING COMPUTER SOFTWARE PROGRAMMING AND MARKETING, AND EXCLUDING PERSONAL SERVICES, RETAIL SERVICES AND VETERINARIANS SUBJECT TO THE FOLLOWING LIMITATIONS:
 - 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
 - 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
 - THE BUSINESS UTILIZING THE OFFICE SPACE SHALL BE A SINGLE TENANT OFFICE USER OWNED BY OR AFFILIATED WITH THE OWNER OF THE BUILDING COMPLEX
 - THE OFFICE USER SHALL NOT GENERATE FREQUENT ONLY VISITATION BY CLIENTS, CUSTOMERS, OR THE GENERAL PUBLIC
 - 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
- 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 ZONING AGREEMENT. THESE INDIVIDUAL REQUIREMENTS ARE LISTED BELOW ALONG WITH THE ESTABLISHED COMPLIANCE TO THOSE REQUIREMENTS:
 - MINIMUM LOT SIZE FOR PLACES OF ASSEMBLY AND PROFESSIONAL OFFICE USES COMBINED 17,500 SF. THE LOT SIZE OF THE SUBJECT PROPERTY IS 17,998 SF AND IS DOCUMENTED AS SUCH ON THE BOUNDARY SURVEY BY NORTHEAST CIVIL SOLUTIONS DATED DECEMBER 13, 2011.
 - MINIMUM YARD DIMENSIONS:
 - FRONT YARD: 3 FEET. THE EXISTING FRONT YARD OF PARISH HOUSE IS 4'-0". THE SANCTUARY IS 8'-10" AT THOMAS STREET AND 8'-9" AT CARROLL ST.
 - REAR YARD: 3 FEET. THE EXISTING STRUCTURE AT THE REAR OF THE PARISH HOUSE IS 3'-9".
 - SIDE YARD: 4 FEET. THE SIDE OF THE EXISTING PARISH HOUSE STRUCTURE AT THE SIDE YARD IS 2'-0".
 - SIDE YARD ON SIDE STREETS: 8 FEET.
 - MAXIMUM LOT COVERAGE: 50%. THE EXISTING FOOTPRINT OF THE STRUCTURES ON THE PROPERTY IS APPROXIMATELY 12,000 SF PROVIDING A LOT COVERAGE OF 67%.
 - MAXIMUM STRUCTURE HEIGHT (PARISH HOUSE): 47 FEET. THE EXISTING HEIGHT OF THE PARISH HOUSE IS APPROXIMATELY 47 FEET.
 - MAXIMUM STRUCTURE HEIGHT (SANCTUARY): 37 FEET. THE EXISTING HEIGHT OF THE SANCTUARY IS APPROXIMATELY 37 FEET.
 - MAXIMUM STRUCTURE HEIGHT (BELL TOWER): 70 FEET. THE EXISTING HEIGHT OF THE BELL TOWER IS APPROXIMATELY 70 FEET.
 - MAXIMUM FLOOR AREA FOR PLACES OF ASSEMBLY: 40,000 SF. THIS PROJECT DOES NOT INCLUDE ANY PROVISION OR CONSIDERATION FOR THE USE OF THE SANCTUARY AS A COMMUNITY HALL AT THIS TIME.
 - RESIDENTIAL DWELLINGS WHEN THE EXISTING STRUCTURES SHALL BE GOVERNED BY THE PROVISIONS OF SECTION 14-100(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 3,000 SF PER UNIT AND A MINIMUM FLOOR AREA OF 700 SF PER UNIT. THE PROPOSAL OF 5 UNITS REQUIRES 15,000 SF 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.
 - THE CONDITIONAL ZONING 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.
 - THE CONDITIONAL ZONING AGREEMENT INCORPORATES A REHABILITATION 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.
 - THE SUBMISSION FOR 5 RESIDENTIAL DWELLING UNITS IS CONSIDERED A SUBDIVISION WHICH IS CONDITIONALLY ALLOWABLE IN THE R4 ZONE. CONDITIONALLY ALLOWABLE USES SHALL BE PRESENTED TO THE ZONING BOARD OF APPEALS ONCE PARKING FOR THE RESIDENTIAL USE IS NOT REQUIRED BECAUSE OF THE HISTORIC DESIGNATION OF THE PROPERTY. HOWEVER A PRELIMINARY THE PROJECT PROVIDES PARKING FOR UP TO FOUR (4) VEHICLES ON SITE.

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

APPROVED BY CITY OF PORTLAND PLANNING BOARD

NAME	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION
0	03/27/2015	PRELIMINARY SITE PLAN SUBMITTAL
0	0	

SGC ENGINEERING, LLC
 - Civil Design & Survey Engineering
 - Environmental & Regulatory Permitting
 - Electrical Power Systems Engineering

SGC

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

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

SHEET:
 1 of 1

SCALE: 1" = 300'

DATE: 03/27/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGN: [Name]

PROJECT: 1508001
 FILE: 1508001 SITE PLANING

ONLY VALID WITH ORIGINAL STAMP