

ZONE	R-4 RESIDENTIAL	REQUIRED	PROPOSED	PROPOSED - MAXIMUM LOT
MINIMUM LOT SIZE	4,500 S.F.	6,624 S.F.	5,202 S.F.	
MINIMUM FRONT SETBACK	40'	25'*	0'	
MINIMUM YARD SETBACKS	10'	10'	0'	
REAR YARD	20'	20'	0'	
SIDE YARD	12' - 4 STORY BUILDING 12' - 4 STORY BUILDING	10'	0'	
MAXIMUM LOT COVERAGE	40% (20% MAXIMUM)	24%	24%	
MAXIMUM LOT WIDTH	40'	71'*	< 40'	
MAXIMUM BUILDING HEIGHT	40'	5-45'	4'	
OPEN SPACE RATIO	30% (20% MAXIMUM LOT)	24%	24%	
PARKING REQUIREMENTS	1 SPACE PER UNIT (20)	14	1	

NOTE: * A FRONT YARD MUST NOT EXCEED THE AVERAGE DEPTH OF FRONT YARD. ** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS. *** ALL DECKS SHALL BE CONSTRUCTED AND FINISHED IN ACCORDANCE WITH THE CITY OF PORTLAND'S DECKING REGULATIONS. **** ALL DECKS SHALL BE CONSTRUCTED AND FINISHED IN ACCORDANCE WITH THE CITY OF PORTLAND'S DECKING REGULATIONS. ***** ALL DECKS SHALL BE CONSTRUCTED AND FINISHED IN ACCORDANCE WITH THE CITY OF PORTLAND'S DECKING REGULATIONS.

DATE: REFER TO SURETY DESIGN STUDIO PLAN FOR REVISIONS AND WORKING DESIGN.

Approved By: The City Of Portland Planning Board:

Name: Date:

Licensee References:
Lionard J. Regan and Francis J. Regan
North Street Realty Street
Lionard J. Regan
Raymond C. Maxwell
Lionard J. Regan
Raymond H. Wetherhouse and Alina Wetherhouse
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Charlotte E. Henry
Katherine P. Richman and Nikki Lee Green
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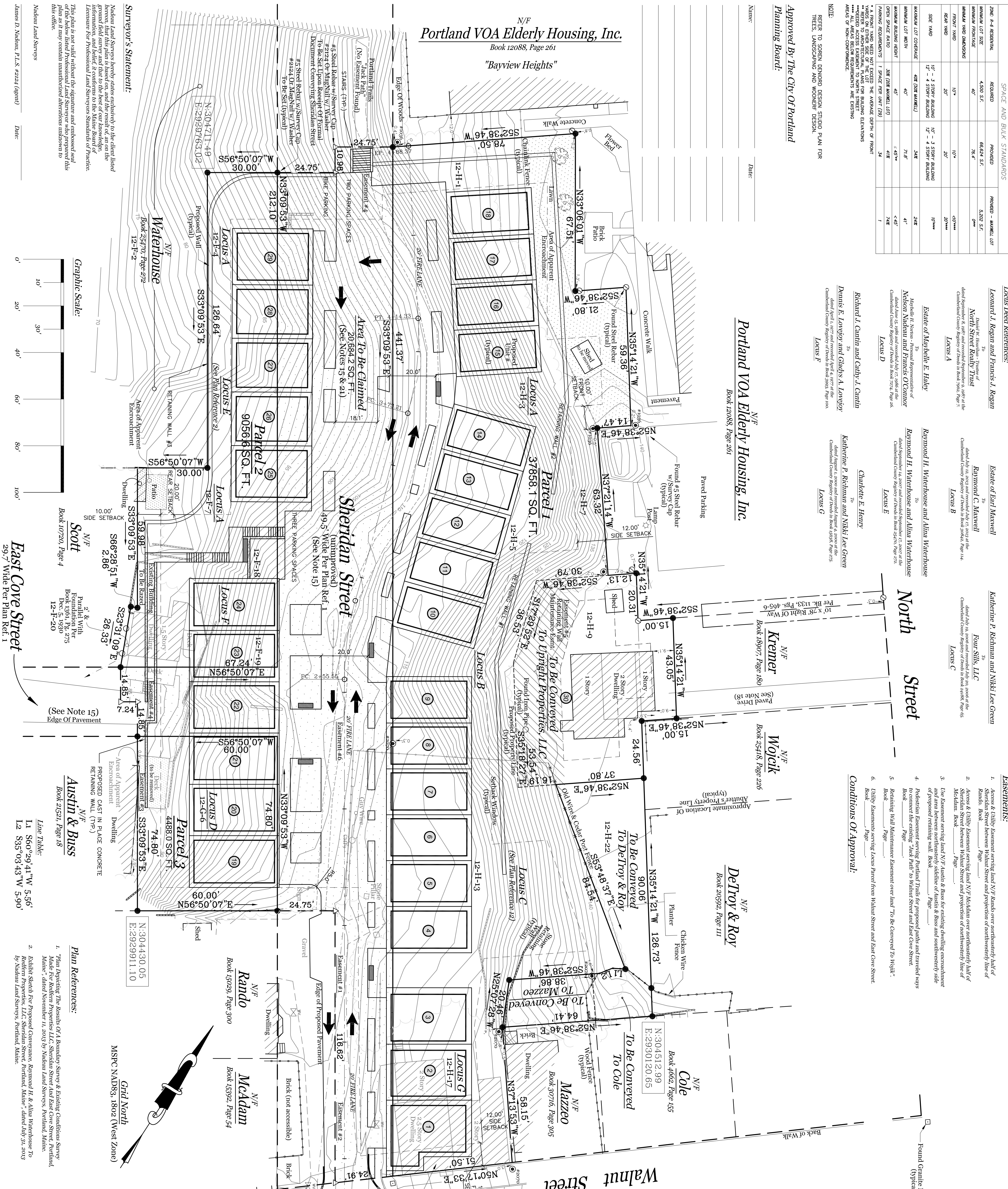
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- Easements:**
- Access & Utility Easement serving land N/7' Rankin over northwesterly half of Sheridan Street between Walnut Street and projection of northwesterly line of Rankin. Book 18907, Page 180.
 - Access & Utility Easement serving land N/7' Madsen over northwesterly half of Sheridan Street between Walnut Street and projection of northwesterly line of Rankin. Book 18907, Page 180.
 - Use Easement serving land N/7' Rankin & Buss for existing dwelling encroachment and area thereon including top of chimney of Rankin & Buss and southwesterly side of proposed building wall. See Note 15.
 - Use Easement serving land N/7' Rankin & Buss for existing dwelling encroachment and area thereon including top of chimney of Rankin & Buss and southwesterly side of proposed building wall. See Note 15.
 - Use Easement serving land N/7' Rankin & Buss for existing dwelling encroachment and area thereon including top of chimney of Rankin & Buss and southwesterly side of proposed building wall. See Note 15.

- Conditions Of Approval:**
- Utility Easements serving Rankin & Buss from Walnut Street and East Cove Street. Book 18907, Page 180.
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 - Utility Easements serving Rankin & Buss from Walnut Street and East Cove Street. Book 18907, Page 180.



PRELIMINARY 2

Plan Depicting A Proposed Subdivision Made For
Redem Munjoy, LLC, P.O. Box 8816, Portland, ME 04104
Munjoy Heights
Sheridan Street And East Cove Street
Portland, Maine

PREPARED BY:
918 BRIGHTON AVENUE
PORTLAND, ME 04102
Certified Floodplain Managers

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers

RECORD OWNER:
DANA W. BEY
778
PLANNING DATE: 11/19/2013

CHECKED BY: JDV/MJC
INSUR: Topcon GPT-3001W
& Topcon Hyper II GPS

SCALE: 1" = 20'
SHEET NO: 1 OF 1

Plan References:

- Plan Depicting The Results Of A Boundary Survey & Existing Conditions Survey Made For Redem Properties LLC, Sheridan Street And East Cove Street, Portland, Maine, dated November 15, 2013 by Nadeau Land Surveys, Portland, Maine.
- Establishment of Proposed Conveyance, Raymond H. & Alina Wetherhouse To Redem Properties, LLC, Sheridan Street, Portland, Maine, dated July 21, 2013 by Nadeau Land Surveys, Portland, Maine.