

ZONE & RESIDENTIAL	REQUIRED	PROPOSED	APPROVED - MAXIMUM LOT
MINIMUM LOT SIZE	4,500 S.F.	6,624 S.F.	5,200 S.F.
MINIMUM FRONT SETBACK	40'	24.4'	0'
MINIMUM SIDE SETBACKS	10'	10'	0'
MINIMUM REAR SETBACK	20'	20'	0'
MINIMUM FRONT YARD	10'	10'	0'
MINIMUM SIDE YARD	10'	10'	0'
MINIMUM REAR YARD	20'	20'	0'
MINIMUM FRONT PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	10'
MINIMUM SIDE PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM REAR PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM FRONT PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM SIDE PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM REAR PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM FRONT PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM SIDE PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'
MINIMUM REAR PORCH	12' - 4 STORY BUILDING	12' - 4 STORY BUILDING	24'

NOTE:
 ** A FRONT YARD PORCH SHALL BE PROVIDED FOR EACH UNIT ON EITHER SIDE OF THE LOT.
 *** REAR YARD PORCH SHALL BE PROVIDED FOR EACH UNIT ON EITHER SIDE OF THE LOT.
 **** ALL REAR YARD PORCHES SHALL BE OPEN TO THE SKY.
 ***** ALL REAR YARD PORCHES SHALL BE OPEN TO THE SKY AND SHALL BE LOCATED ON EITHER SIDE OF THE LOT.

REFER TO GREEN DESIGN STUDIO PLAN FOR TREES, LANDSCAPING AND REFLECTIVE SURFACES. REFER TO ACORN ENGINEERING PLANS FOR GRADING, UTILITY, REMAINING WALLS, WATER QUALITY, ROAD PROFILE, SNOW STORAGE, AND SITE PLAN.

Approved By: **The City Of Portland**
 Planning Board:

Portland VOA Elderly Housing, Inc.
 Book 12088, Page 261

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Licensee References:
 North Street Realty Trust
 Redfern Munjoy LLC
 Locus A

Estate of Terri Maxwell
 Raymond C. Maxwell
 Locus B

Four Sills, LLC
 Redfern Munjoy, LLC
 Locus C

Conditions Of Approval:
 1. Access & Utility Easement serving land N/F Rankin over northwesterly half of the Sheridan Street between Walnut Street and projection of northwesterly line of land bounded by Rankin (832 S.F.) Book _____ Page _____
 2. Access & Utility Easement serving land N/F Rankin over northwesterly half of the Rankin (702 S.F.) Book _____ Page _____
 3. Access & Utility Easement over land bounded by Rankin (702 S.F.) Book _____ Page _____
 4. Access & Utility Easement over land bounded by Rankin (702 S.F.) Book _____ Page _____
 5. Access & Utility Easement over land bounded by Rankin (702 S.F.) Book _____ Page _____
 6. Access & Utility Easement over land bounded by Rankin (702 S.F.) Book _____ Page _____

Conditions Of Approval:
 1. The following easements were passed (2-1) by the Planning Board (Plan Approval) on September 17, 2013, and shall be recorded within 90 days as a condition of approval of this plan.
 2. The easements shall be recorded in the name of the City of Portland, Maine, and shall be subject to the requirements of Ordinance Section 14-56(A)(4)(b) and (c) of the City Code. The easements shall be subject to the requirements of Ordinance Section 14-56(A)(4)(b) and (c) of the City Code.
 3. The easements shall be subject to the requirements of Ordinance Section 14-56(A)(4)(b) and (c) of the City Code.
 4. The easements shall be subject to the requirements of Ordinance Section 14-56(A)(4)(b) and (c) of the City Code.
 5. The easements shall be subject to the requirements of Ordinance Section 14-56(A)(4)(b) and (c) of the City Code.
 6. The easements shall be subject to the requirements of Ordinance Section 14-56(A)(4)(b) and (c) of the City Code.

General Notes:
 1. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be obtained by title attorney.
 2. This survey does not purport to reflect any of the following:
 a. easements other than those that are visible or specifically stated in the record documents;
 b. zoning or other land use regulations;
 c. the location of any underground utilities or structures.
 3. This office reserves the right to field amendments for revisions or unobtainable private records which could affect the results of this survey.
 4. Reference is made to "Letter Of Agreement" dated March 11, 2013, between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
 5. N/F is an abbreviation for Non or Formerly.
 6. All rights reserved for Non or Formerly.
 7. All rights reserved for Non or Formerly.
 8. Locus Parcel is located in the R-6 Residential Zone. There are 6 proposed buildings containing 20 townhomes, and an existing dwelling to be converted.
 9. Locus Parcel is shown on the City of Portland Assessor's Map 12, Block 11, as lots and part of 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 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