

MOODY STREET

MUNJOY STREET

N/F HEIRS OF ANNE M. LIBBY & RUTH A. PEAVEY

N/F PENINSULA PROPERTIES LLC 28744/218

N/F BRIAN FISK & ABIGAIL LLOYD 27934/47

N/F ROBERT W. FERRELLI & PRISCILLA E. FERRELLI 3182/381

N/F MARIAN H. LONG 21780/96 32214/300

N/F LESLIE J. ROTHMAN & DAVID W. GAILUS 22508/256

N/F ANN C. MULLER 18570/335

SITE DATA

LOCATION: 72 MUNJOY STREET PORTLAND, MAINE CHART 16 LOTS B-8/9
OWNER: C AND B REALTY LLC 71 WEST STREET PORTLAND, MAINE 04102

ZONING DISTRICT: R-6 RESIDENTIAL ZONE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	2,000 SF	5,762 SF
MINIMUM STREET FRONTAGE:	20 FT	75 FT
MINIMUM FRONT YARD SETBACK:	0.25 FT*	0.25 FT
SIDE SETBACK:	5 FT	18.6 FT
REAR SETBACK:	10 FT	10 FT
MAXIMUM BUILDING LOT COVERAGE:	60 %	54.5 %
LANDSCAPED OPEN SPACE:	20%	25%
MAXIMUM HEIGHT:	45 FT	43.5 FT

*CAN BE REDUCED TO THE AVERAGE DEPTH OF ADJACENT FRONT YARD SETBACKS

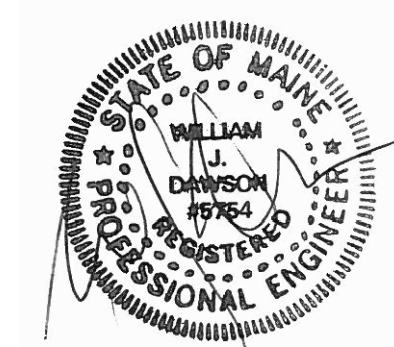
LEGEND

- PROPERTY LINE
- ABUTTER LOT LINE
- BUILDING SETBACK
- PROPOSED DRIVEWAY
- EXISTING BUILDING
- EXISTING UTILITY POLE
- NOW OR FORMERLY DEED REFERENCE (BOOK/OAGE)
- EXISTING FIRE HYDRANT
- PROPOSED BRICK SIDEWALK
- PROPOSED SNOW STORAGE
- EXISTING TREE

SITE NOTES:

1. THE CONTRACTOR SHALL EMPLOY A MAINE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
2. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
4. WORK WITHIN MUNJOY STREET AND SHALL BE COORDINATED WITH CITY OF PORTLAND
5. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
6. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

Last Saved: 8/28/2015 8:50:00 AM By: GVH
Plotted On: Aug 28, 2015 8:50:00 AM
Tighe & Bond, Inc. 23 W 275 Peninsula Property Development/DWG-CAD/DESIGN/P0765-SITE.dwg



72 Munjoy Street Condos

Peninsula Property Development

Portland, Maine

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	REV. PER CITY COMMENT
1	8/28/15	

PROJECT NO: P-0765
DATE: 2015/07/20
FILE: P0765-SITE.dwg
DRAWN BY: GWH
CHECKED: WJD
APPROVED: WJD

SITE PLAN

SCALE: 1" = 10'

C-2

