Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/09/15

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
- N/F — NOW OR FORMERLY
- 1234/567 — 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
Plotted On:Aug 28, 2015-2:50pm By: GWH
Tighe & Bond Inc. J:\P\P0765 Peninsula Property Development\DWG-CAD\DESIGN\P0765-SITE.dwg

Tighe&Bond
www.tighebond.com

STATE OF MAINE
WILLIAM J. DAWSON
#9764
REGISTERED PROFESSIONAL ENGINEER

72 Munjoy Street Condos

Peninsula Property Development

Portland, Maine

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 — 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

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