

LOCATION PLAN

LEGEND

BUILDING
STOCKADE FENCE

UTILITY POLE

PK NAIL SET

MONUMENT FOUND IRON PIPE FOUND

UTILITY POLE W/ GUY WIRE

IRON ROD FOUND OR SET

---- CONTOURS

====== CURB

----- ABUTTERS PROPERTY ----- EDGE OF PAVEMENT

EXISTING

SCALE: |"=25@'±

ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE PROPOSED ZONE: B-I WITH A ZONING AMENDMENT REQUEST PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS

SPACE STANDARDS	REQUIRED	PROVIDE
MINIMUM LOT SIZE	NONE	Ø25 AC.
MINIMUM STREET FRONTAGE	5Ø FEET	121.9 FEET
MINIMUM FRONT YARD	IØ FEET MAX.	15 FEET
MINIMUM REAR YARD	NONE	53 FEET
MINIMUM SIDE YARD	NONE $^{\scriptsize lacktrightarrow}$	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	Ø.5 FEET
MINIMUM LOT WIDTH	NONE	1185 FEET
MAXIMUM BUILDING HEIGHT	45 FEET ^②	50 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	89%
FLOOR AREA	10,000 SQ. FT. MAX.	9,122 SQ. F
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	894 SQ. F1
OFF STREET PARKING	I SPACE PER UNIT	18 SPACES

① EXCEPT THAT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.

<u>PROPOSED</u>

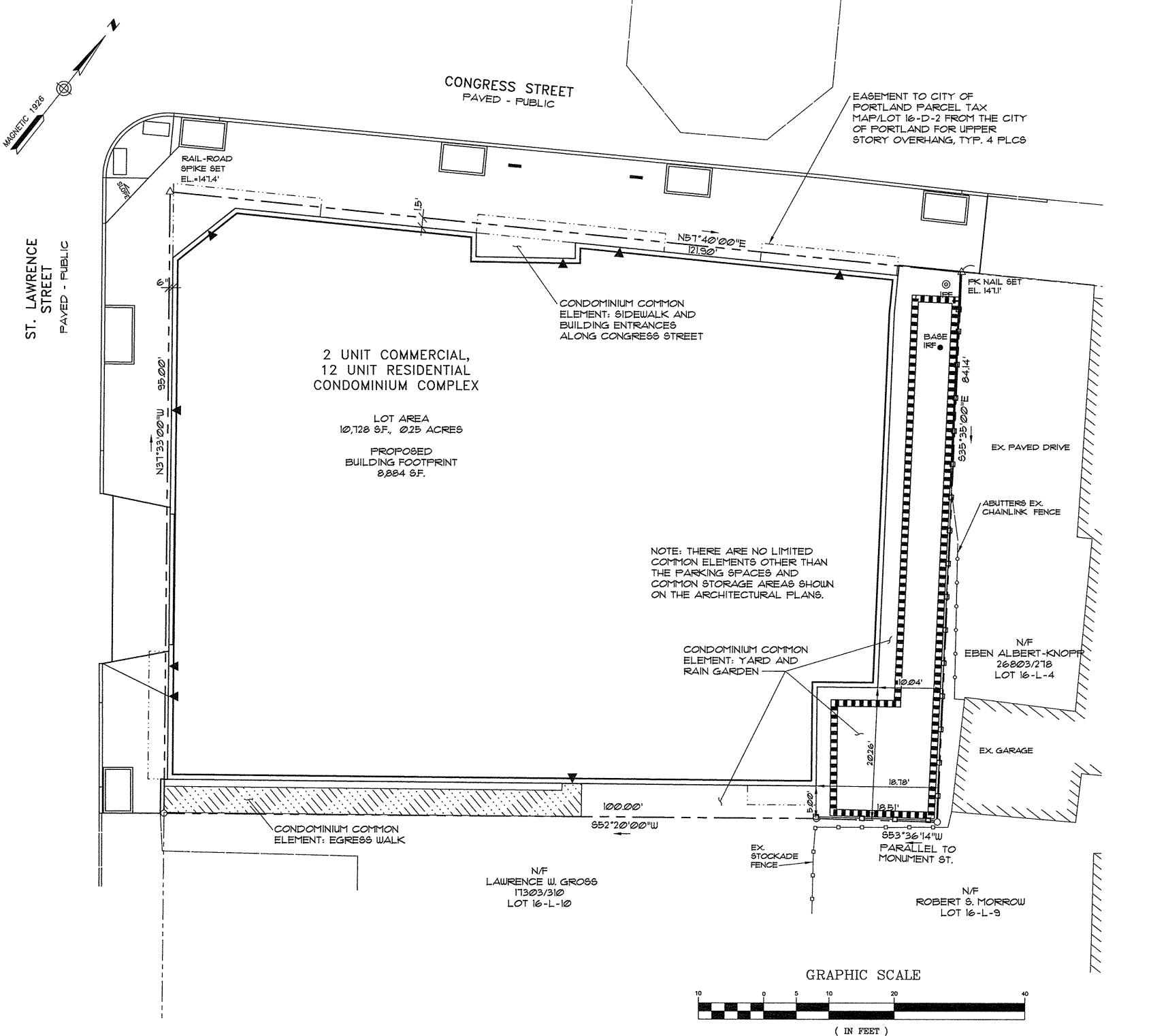
BUILDING

EDGE OF PAVEMENT

VERTICAL GRANITE CURB
GRANITE BLOCK EDGING
FENCE

BUILDING ENTRY/EGRESS
CANOPY AND BALCONY EASEMENTS

@ A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.



GENERAL NOTES

- OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 274, DATE SEPTEMBER 10, 1998.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE Ø41Ø1.

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THOMAS GREER No 4206	PI
THOMAS S. GREER No. 4206 CENSE JONAL ENGLISH MANUAL	SC
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2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN
REV.	DATE	DESCRIPTION

118 CONDOMINIUMS, LLC __ 118 CONGRESS STREET, PORTLAND ME

= 118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME

CONSULTING ENGINEERS 28 VANNAH AVENUE CONDOMINIUM PLAN

CALE: AS SHOWN DRN BY: JDC C1.1 NOVEMBER 13, 2013 DESG BY: TSG CHK BY: 13G PROJECT: 13143

1/13/14

1 inch = 10 ft.