

ZONING NOTES

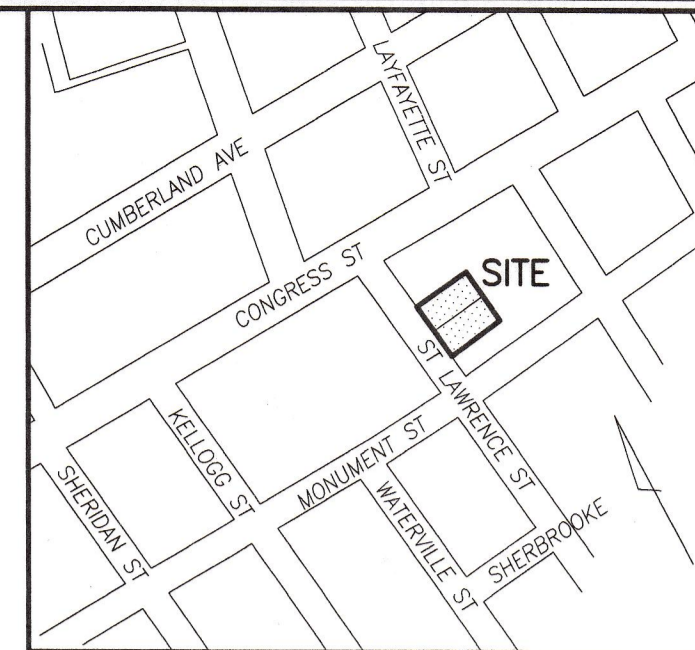
- PROPERTY OWNER / APPLICANT:
LARRY GROSS AND BARBARA COLBY
91 ST. LAWRENCE STREET, PORTLAND, MAINE
- LOT INFORMATION: CHART/BLOCK/LOT: 016D010
- ZONING DISTRICT: R6 RESIDENTIAL 6 AND B-1 NEIGHBORHOOD BUSINESS ZONE
- ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

DIMENSIONAL STANDARDS	REQUIRED (R6)	REQUIRED (B-1)	PROVIDED
MINIMUM LOT SIZE	2,000 S.F.	NONE	5,000 S.F.
MINIMUM LOT AREA PER DWELLING	725 S.F.	725 S.F.	1,250 S.F.
MINIMUM STREET FRONTAGE	20 FEET	10 FEET OR AVG OF	>50 FEET
MINIMUM FRONT YARD SETBACK	5 FEET	ADJACENT BUILDING	5 FEET
MINIMUM SIDE SETBACK	5 FEET	NONE	5.5 FEET
MINIMUM REAR SETBACK	10 FEET	NONE	16 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	45 FEET	43.5 FEET
MAXIMUM LOT COVERAGE	60%	90%	40%
BUILDING	2,024 S.F. (40%)		
PAVEMENT	1,150 S.F. (23%)		
OPEN SPACE	1,826 S.F. (37%)		
TOTAL LOT SIZE	5,000 S.F. (100%)		

- PROPOSED USE: 4 UNIT APARTMENT BUILDING WITH 4 CAR GARAGE
- THERE ARE NO WETLANDS, FLOODPLAINS OR SHORELAND ZONING ON THE PROPERTY.
- PARKING SUMMARY:
REQUIRED PARKING: 4 SPACES / UNIT
TOTAL: 4 SPACES
PROVIDED PARKING: 4 SPACES
- SITE UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES IN ST. LAWRENCE STREET AS FOLLOWS:
ELECTRIC/COMMUNICATIONS: EXISTING SERVICE
WATER SUPPLY: PORTLAND WATER DISTRICT
SEWER SERVICE: CITY OF PORTLAND
NATURAL GAS: MAINE NATURAL GAS

LEGEND

- CATCH BASIN
- MANHOLE
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- CAPPED IRON ROD SET
- UTILITY POLE
- GAS METER
- GAS GATE
- WATER VALVE OR SHUTOFF
- FENCE
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- G GAS LINE
- N/F NOW OR FORMERLY
- IPF/IRF IRON PIPE OR ROD FOUND
- 000/000 DEED BOOK / PAGE
- 145 1' CONTOUR



LOCATION MAP

N.T.S.

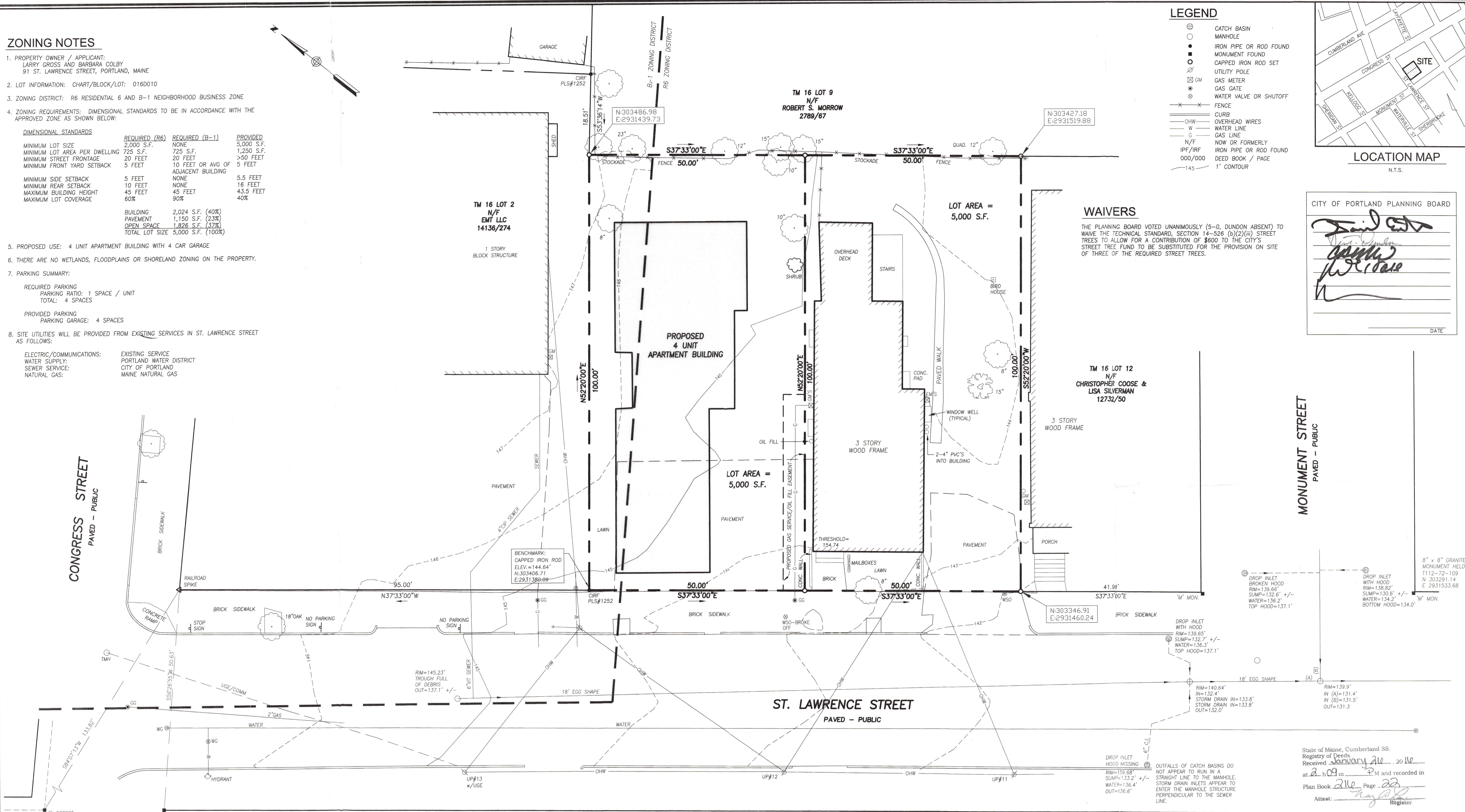
CITY OF PORTLAND PLANNING BOARD

[Signatures]

DATE _____

WAIVERS

THE PLANNING BOARD VOTED UNANIMOUSLY (5-0, DUNDON ABSENT) TO WAIVE THE TECHNICAL STANDARD, SECTION 14-526 (b)(2)(iii) STREET TREES TO ALLOW FOR A CONTRIBUTION OF \$600 TO THE CITY'S STREET TREE FUND TO BE SUBSTITUTED FOR THE PROVISION ON SITE OF THREE OF THE REQUIRED STREET TREES.



STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED _____
AT _____ hr. _____ min. _____ m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____ REGISTER

GRAPHIC SCALE
0 5' 10' 20' 40'

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

- "PLAN OF LAND IN PORTLAND, MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK DECEMBER 1926 BY E.C. JORDAN CO.
- CITY WORKING PLANS 25, 140, 148, DATED 1924 AND 1925.
- "STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERIAULT/LANDMANN ASSOCIATES, PORTLAND, MAINE" DATED JULY 13, 1998 REV. 3 10-31/13 BY OWEN HASKELL, INC.
- "SUBDIVISION PLAT, 4 UNIT APARTMENT BUILDING, 93 ST. LAWRENCE STREET, LARRY GROSS AND BARBARA COLBY, PORTLAND, MAINE" 4/27/2015 REVISED THROUGH 10/15 BY SEVEE & MAJAR ENGINEERS, INC.

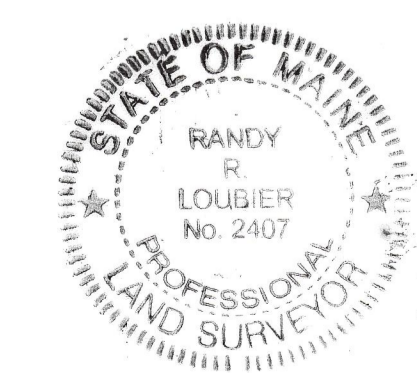
GENERAL NOTES

- OWNER OF RECORD: LAWRENCE W. GROSS
C.C.R.D. BOOK 17303 PAGE 310, BOOK 30580 PAGE 89
- LOCUS IS SHOWN AT LOT 16-D-10 & 11 ON THE CITY OF PORTLAND'S ASSESSORS MAPS.
- BEARINGS ARE MAGNETIC 1926, PER PLAN REFERENCE #1.
- ELEVATIONS ARE BASED ON CITY DATUM, BASED ON MONUMENT AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.69', TAKEN FROM CITY LEVEL BOOK 775, PAGE 16.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON-THE-GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

12/15/15
DATE
Randy R. Louber, PLS #2407



SUBDIVISION PLAT
AT
89 & 93 ST. LAWRENCE STREET, PORTLAND, MAINE
MADE FOR OWNER OF RECORD
LAWRENCE W. GROSS
P.O. BOX 10152, PORTLAND, MAINE 04104

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	DECEMBER 15, 2015	Job No.	2014-011P
Trace By	JLW	Scale	1" = 10'	Drwg. No.	1
Check By	RRL	Book No.	1123		

State of Maine, Cumberland SS.
Registry of Deeds
Received January 21e, 2016
at 2:09 p.m. and recorded in
Plan Book 216 Page 22
Attest: _____ Register

93 St. Lawrence St.