LOCATION PLAN

SCALE: 1"=250'±

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
10. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

SITE PLAN AND SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

FOR SITE PLAN LEGEND SEE SHEET C1.3

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ZONE INFORMATION

ZONE: R-6, RESIDENTIAL
PERMITTED USE: MULTI-FAMILY DWELLING

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3,000 SQ. FT.①	7,483 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	1,000/1,200 SQ. FT.②	7,483 SQ. FT.
MINIMUM STREET FRONTAGE	40 FEET	273 FEET
MINIMUM FRONT YARD	10 FEET	101 FEET
MINIMUM REAR YARD	5 FEET①	5 FEET
MINIMUM SIDE YARD	5 FEET①	5 FEET/11 FEET
MAXIMUM LOT COVERAGE	50%	31%
MINIMUM LOT WIDTH	40 FEET	105 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	41 FEET
OPEN SPACE RATIO	20%	23.5%
OFF STREET PARKING	1 SPACE PER UNIT	1 PER UNIT

① PER SECTION 14-433

② EXISTING STRUCTURE: 1,000 SQ. FT. PER DWELLING UNIT
BLDG ADDITIONS/NEW CONSTRUCTION: 1200 SQ. FT. FOR EACH DWELLING UNIT AFTER THE FIRST 3 UNITS. 6,600 REQUIRED

GENERAL NOTES

1. OWNER/DEVELOPER: 133 YORK, LLC, 110 MARGINAL WAY, SUITE 292, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 30855, PG. 70, DATE JULY 22, 2013.
2. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
3. TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. BENCHMARK: CITY DATUM, "M" MONUMENT AT THE CORNER OF YORK AND HIGH STREETS, ELEVATION 31.39.
4. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HIB), GENERALLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
5. ZONE: R-6, RESIDENTIAL
PROPOSED USE: MULTIFAMILY DWELLING
6. TAX MAP REFERENCE: MAP 44 / BLOCK A / LOTS 29 & 31.
7. TOTAL PARCEL = 0.172 acres
8. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
9. BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
10. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER FROM YORK STREET.
11. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND FROM YORK STREET.
12. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
13. THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.
14. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
15. EXTERNAL CONDENSERS FOR HEATING OR COOLING UNITS SHALL BE SCREENED OR LOCATED OUT OF SIGHT OR NEIGHBORS AND INCLUDE SOUND BAFFLING SO THAT THE SOUND LEVEL AT THE PROPERTY LINE IS AT OR BELOW 45dBA BETWEEN 10pm AND 7am, AND BELOW 50dBA BETWEEN 7am AND 10pm.

DRAWINGS INCLUDED IN THIS PROJECT

C1.0	SUBDIVISION RECORDING PLAT	A-001	FLOOR PLAN - BASEMENT
C1.1	SITE PLAN	A-101	FLOOR PLAN - 1
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN	A-102	FLOOR PLAN - 2
C1.3	GRADING AND UTILITIES PLAN	A-103	FLOOR PLAN - 3
C1.4	EROSION CONTROL AND LANDSCAPE PLAN	A-104	FLOOR PLAN - 4
C1.5	CONDOMINIUM PLAT	A-201	ELEVATIONS - 1
C2.1	DETAILS	A-202	ELEVATIONS - 2
C2.2	DETAILS	A-203	ELEVATIONS - 3
C2.3	DETAILS	A-801	WALL SECTIONS - 1
C2.4	TREE FILTER GENERAL DESIGN	A-802	WALL SECITONS - 2
1	BOUNDARY & TOPOGRAPHIC SURVEY	HORIZONTAL / VERTICAL BOUNDARIIES	
		PHOTOMETRIC PLAN	

THESE SIX (6) UNITS CREATE A SUBDIVISION. THE CITY REVIEW IS FOR SITE AND SUBDIVISION APPROVAL.

REV.	DATE	DESCRIPTION
5	7/16/14	ISSUED FOR FINAL APPROVAL
4	12/9/13	REV'D PER CONDITIONS OF APPROVAL & STAFF COMMENTS
3	10/21/13	REV'D PER CITY REVIEW
2	10/1/13	SUBMITTED FOR FINAL APPROVAL
1	9/3/13	REV'D PER STAFF REVIEW COMMENTS

STATE OF MAINE
THOMAS S GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER
5/23/14

PINKHAM & GREER
CONSULTING ENGINEERS
28 VANNAH AVENUE
PORTLAND, MAINE

133 YORK, LLC
110 MARGINAL WAY, SUITE 292
PORTLAND, MAINE

133 YORK STREET
YORK STREET, PORTLAND MAINE

SITE PLAN MAP 44/BLOCK A/LOTS 29 & 31

SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	JULY 24, 2013	DESG BY:	TSG
PROJECT:	13105	CHK BY:	TSG

C1.1