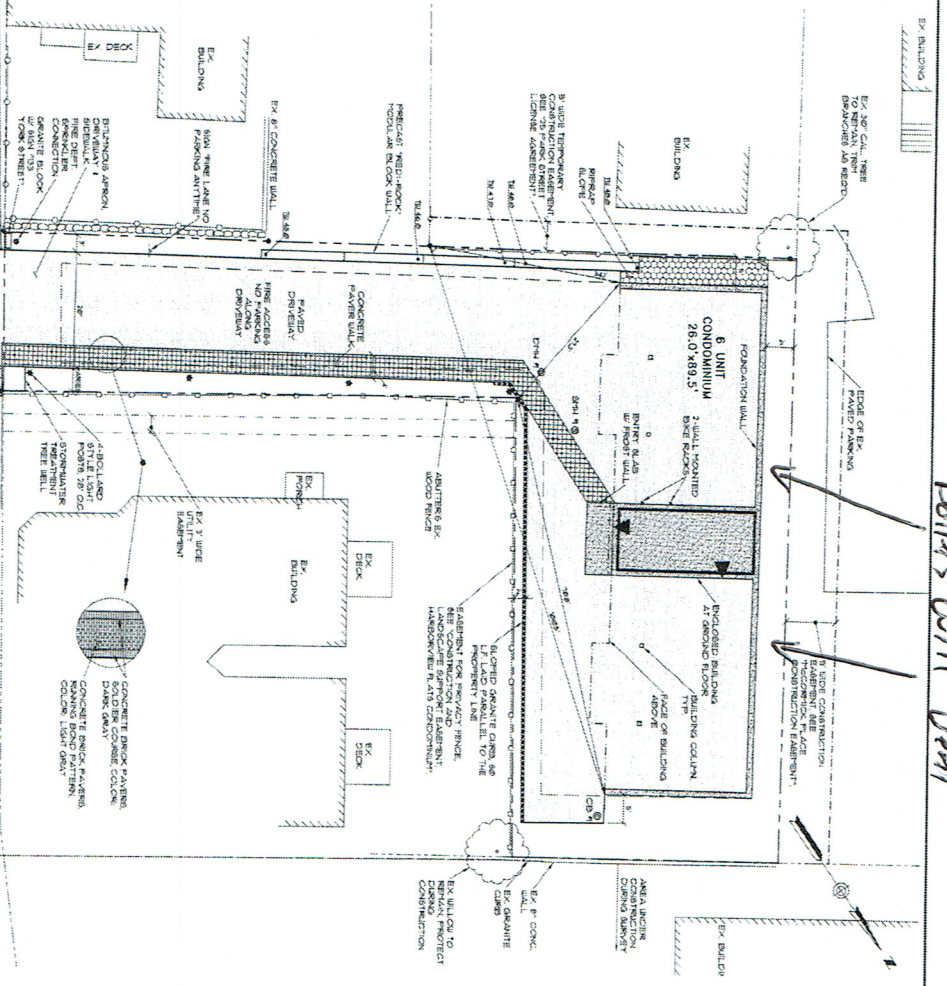
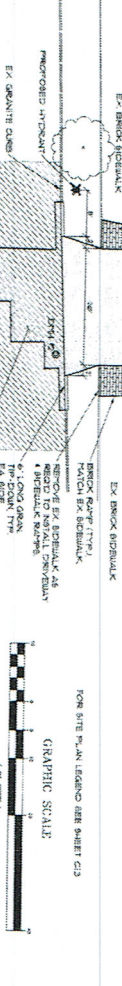


**CITY OF PORTLAND
SITE PLAN AND SUBDIVISION NOTES**

1. LANSINGVILLE shall meet the minimum requirements for a minimum of 100,000 sq ft of residential floor area, and a minimum of 100 units of residential floor area.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS RESIDENTIAL USE. THE CITY ENGINEER SHALL BE REQUIRED FOR AN ALTERATION OF USE PERMIT FOR ANY OTHER USE.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
4. ROADSIDE AND CURBWAYS SHALL BE ENDED AND BUILT WITH PROGRAM CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.
5. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND AND SHALL BE INSTALLED WITHIN THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.
6. ALL PROPOSED UTILITIES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE BUILDING.
7. ALL PROPOSED UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.
8. ALL PROPOSED UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.
9. ALL PROPOSED UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.
10. ALL PROPOSED UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.



Boilers will vent



TO BE USED TO DETERMINE THE SCALE OF THE DRAWING



GENERAL NOTES

1. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND.
2. THE CITY ENGINEER SHALL BE REQUIRED FOR AN ALTERATION OF USE PERMIT FOR ANY OTHER USE.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
4. ROADSIDE AND CURBWAYS SHALL BE ENDED AND BUILT WITH PROGRAM CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.
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10. ALL PROPOSED UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF PORTLAND TECHNICAL AND CIVIL ENGINEERING AND DESIGN STANDARDS AND SPECIFICATIONS.

ZONE INFORMATION

ZONE	RESIDENTIAL	RESIDENTIAL
PERMITTED USE	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	3,000 SQ FT	3,000 SQ FT
MINIMUM FRONT YARD SETBACK	40 FEET	40 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET
MINIMUM REAR YARD SETBACK	5 FEET	5 FEET
MINIMUM LOT WIDTH	30 FEET	30 FEET
HIGHEST BUILDING HEIGHT	40 FEET	40 FEET
MINIMUM FRONT SETBACK	20 FEET	20 FEET
MINIMUM SIDE SETBACK	5 FEET	5 FEET
MINIMUM REAR SETBACK	5 FEET	5 FEET

DRAWINGS INCLUDED IN THIS PROJECT

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	1/15/14
2	PRELIMINARY CONSTRUCTION PLAN	1/15/14
3	PRELIMINARY CONSTRUCTION PLAN	1/15/14
4	PRELIMINARY CONSTRUCTION PLAN	1/15/14
5	PRELIMINARY CONSTRUCTION PLAN	1/15/14
6	PRELIMINARY CONSTRUCTION PLAN	1/15/14
7	PRELIMINARY CONSTRUCTION PLAN	1/15/14
8	PRELIMINARY CONSTRUCTION PLAN	1/15/14
9	PRELIMINARY CONSTRUCTION PLAN	1/15/14
10	PRELIMINARY CONSTRUCTION PLAN	1/15/14

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

REVISIONS

NO.	DATE	DESCRIPTION
1	1/15/14	ISSUED FOR FINAL APPROVAL
2	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
3	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
4	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
5	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
6	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
7	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
8	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
9	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER
10	1/15/14	REVISED PER COMMENTS FROM CITY ENGINEER

CLIENT INFORMATION

133 YORK STREET
PORTLAND, MAINE
YORK STREET, PORTLAND MAINE

SCALE

DATE: JAN 24, 2013

PROJECT: 13106

C1.1

133 YORK STREET
PORTLAND, MAINE
YORK STREET, PORTLAND MAINE