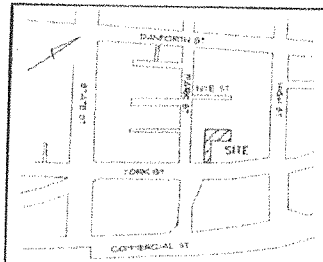
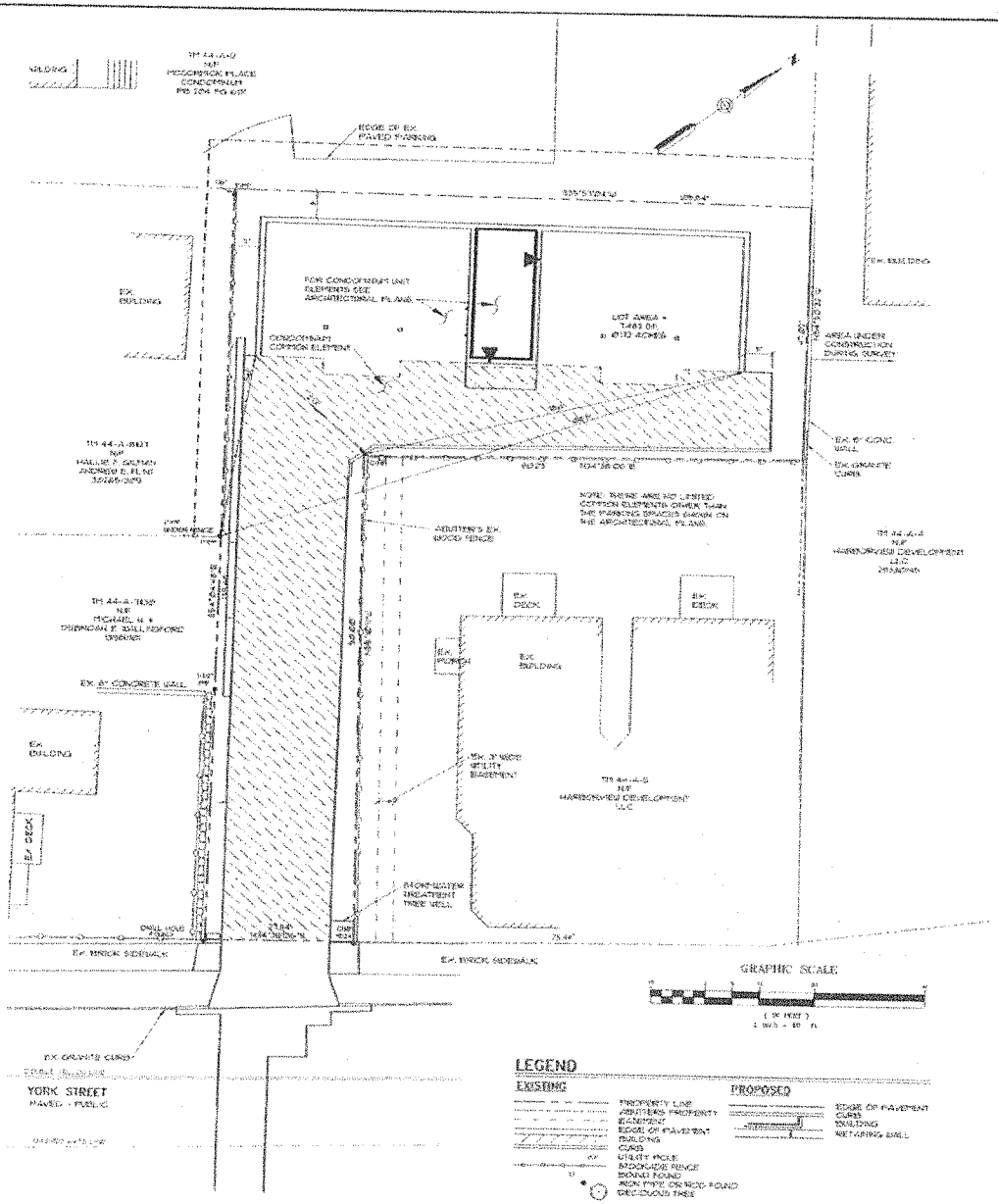


LOCATION PLAN

SCALE: 1"=200'



GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT.

LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE		EDGE OF PAVEMENT
	ABUTTERS PROPERTY		CURB
	EASEMENT		BUILDING
	EDGE OF PAVEMENT		RETAINING WALL
	BUILDING		
	CURB		
OH	UTILITY POLE		
	STOCKADE FENCE		
	BOUND FOUND		
	IRON PIPE OR ROD FOUND		
	DECIDUOUS TREE		

ZONE INFORMATION

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

SPACE STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE	6,000 SQ. FT.	7,483 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	1,000 SQ. FT.	748 SQ. FT.
MINIMUM STREET FRONTAGE	40 FEET	273 FEET
MINIMUM FRONT YARD	10 FEET	10.1 FEET
MINIMUM REAR YARD	5 FEET (1)	5 FEET
MINIMUM SIDE YARD	5 FEET (1)	5 FEET & 7 FEET
MAXIMUM LOT COVERAGE	50%	5%
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

(1) EXISTING STRUCTURAL BOARD SQ. FT. NON-DWELLING UNIT
ELDER ADDITION/INFILL CONSTRUCTION ADDED SQ. FT. FOR EACH
DWELLING UNIT WITHIN THE FIRST 3 UNITS (3 UNITS REQUIRED)

GENERAL NOTES

1. OWNER/DEVELOPER: 133 YORK, LLC 30 MARGINAL WAY, SUITE 282 PORTLAND, MAINE (04101) BEING RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30765 PG 280 DATED JULY 22, 2015.
2. ENGINEER: VANASSE & CHERRY CONSULTING ENGINEERS, 28 VERNON AVENUE PORTLAND, MAINE, (04103)
3. SURVEYING AND BOUNDARY INFORMATION: OLSEN MAGNELL, INC. 200 GRANITE ONE, FALMOUTH, MAINE (04105) DATUM: CITY DATUM AT THE INTERSECTION OF YORK AND HIGH STREETS ELEVATION 31.99
4. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS URBAN LAND WITH GENERALLY BANGOR LOAMS 7 TO 15 SLOPES. HYDROLOGICAL GROUP "A"
5. ZONE: R-6, RESIDENTIAL
PROPOSED USE: MULTI-FAMILY DWELLING
6. TAX MAP REFERENCE: MAP 44 / BLOCK A / LOTS 29 & 31
7. TOTAL PARCEL = 4772 acres
8. CALL DIG-SAFE PRIOR TO EXCAVATION. DIAL 811 OR DIG SAFE
9. BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
10. LOT TO BE DEMARCATED BY PAVING (OTHER AND GREEN 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 BMP'S 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 ITS REPRESENTATIVES BEFORE THE PLANNING BOARD AND/OR PLANNING AUTHORITY. ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD/AUTHORITY PRIOR TO IMPLEMENTATION. FAILURE TO OBTAIN PLANNING BOARD/AUTHORITY APPROVAL FOR ANY DEVIATIONS MAY RESULT IN A CITATION OF VIOLATION OF THE SITE PLAN AND/OR SUBDIVISION AND ZONING ORDINANCE AND MAY RESULT IN A REQUIREMENT FOR RESTORATION OF THE PREMISES TO CONDITIONS THAT EXISTED PRIOR TO THE UNAUTHORIZED ACTIVITIES.
14. ALL CONSTRUCTION WITHIN THE ROW OR ESM 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 BUFFERS SO THAT THE SOUND LEVEL AT THE PROPERTY LINE IS AT OR BELOW 60dBA BETWEEN 7:00 AM AND 10:00 PM AND 55dBA BETWEEN 10 AND 7:00

REV	DATE	DESCRIPTION
2	12/16/14	ADDED FOR PBA APPROVAL
1	10/24/14	REVISED PER COMMENTS OF PLANNING & STAFF COMMENTS

133 YORK, LLC
130 MARGINAL WAY, SUITE 282
PORTLAND, MAINE

133 YORK STREET
YORK STREET, PORTLAND, MAINE

CONDOMINIUM PLAT

SCALE:	AS SHOWN	DRN. BY:	CC
DATE:	OCTOBER 1, 2014	REVD. BY:	DJC
PROJECT:	13125	SHT. NO.	C1.5