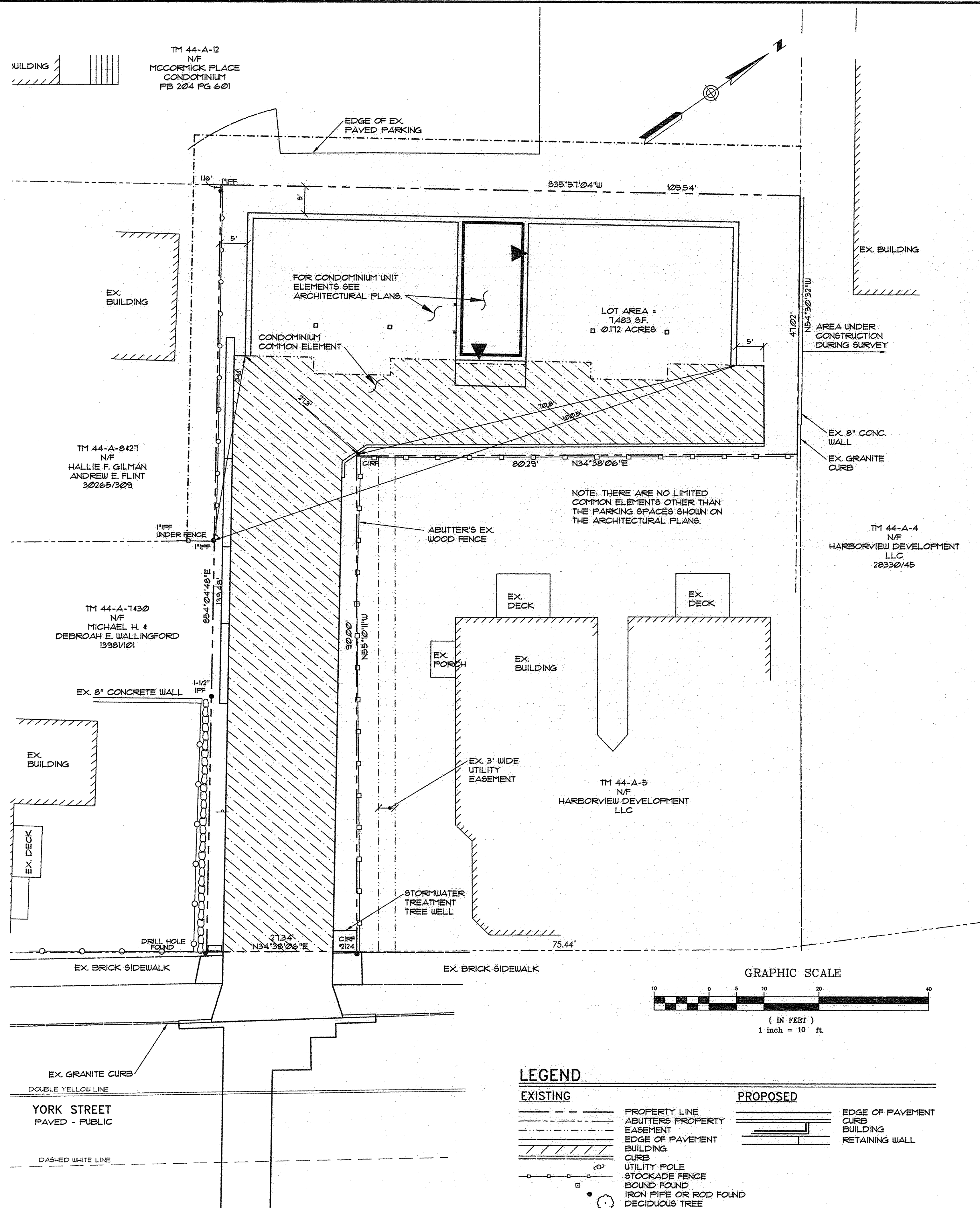


LOCATION PLAN
SCALE: 1" = 250'



ZONE INFORMATION

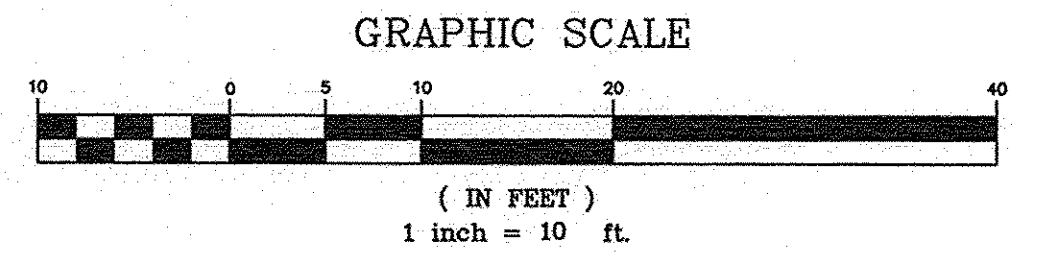
ZONE: R-6, RESIDENTIAL
PERMITTED USE: MULTI-FAMILY DWELLING

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3,000 SQ. FT. ①	1,483 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	1,000/1,200 SQ. FT. ②	1,483 SQ. FT.
MINIMUM STREET FRONTAGE	40 FEET	213 FEET
MINIMUM FRONT YARD	10 FEET	107 FEET
MINIMUM REAR YARD	5 FEET ①	5 FEET
MINIMUM SIDE YARD	5 FEET ①	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: 1,200 SQ. FT. FOR EACH DWELLING UNIT AFTER THE FIRST 3 UNITS. 6,600 REQUIRED

GENERAL NOTES

- OWNER/DEVELOPER: 133 YORK, LLC, 110 MARGINAL WAY, SUITE 292, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 30255, PG. 10, DATE JULY 22, 2013.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- 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 313.9.
- SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HIB), GENERALLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- ZONE: R-6, RESIDENTIAL
PROPOSED USE: MULTIFAMILY DWELLING
- TAX MAP REFERENCE: MAP 44 / BLOCK A / LOTS 29 & 31.
- TOTAL PARCEL = 0.112 acres
- CALL DIG-84FE PRIOR TO COMMENCING WORK, 1-800-DIG-84FE.
- BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER FROM YORK STREET.
- POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND FROM YORK STREET.
- 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.
- 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.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
- 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.



LEGEND

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

	2	7/16/14	ISSUED FOR FINAL APPROVAL
	1	12/9/13	REV'D PER CONDITIONS OF APPROVAL & STAFF COMMENTS
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
CONDOMINIUM PLAT			
SCALE: AS SHOWN	DRN BY: JDC	C1.5	
DATE: OCTOBER 1, 2013	DESIGN BY: TSG		
PROJECT: 13105	CHK BY: TSG		

7/22/14