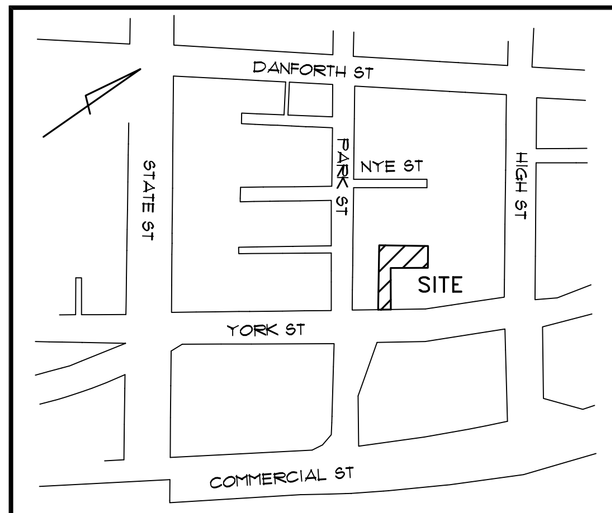


LOCATION PLAN

SCALE: 1"=250'±

LEGEND

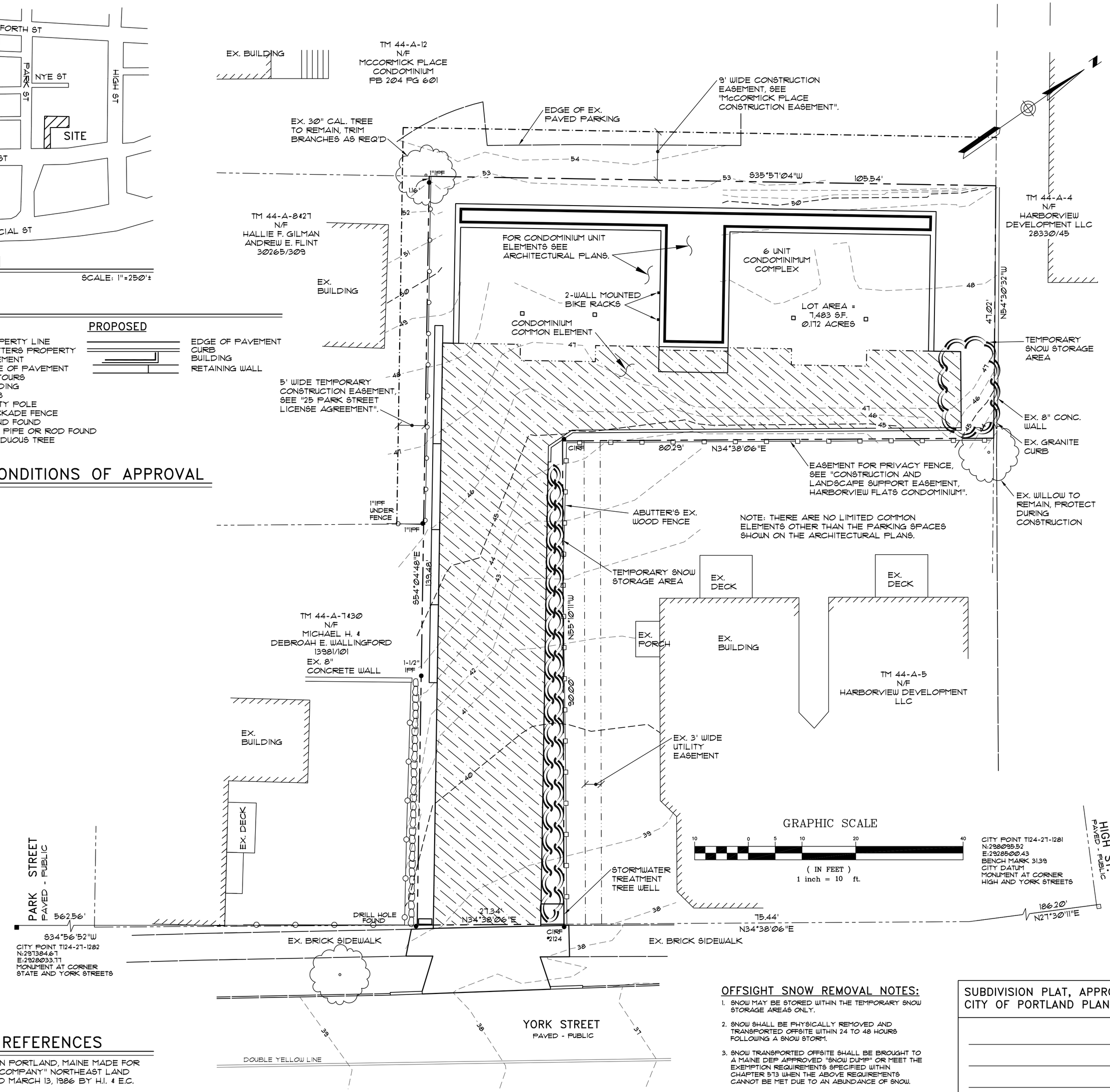
EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- CURB
- UTILITY POLE
- STOCKADE FENCE
- BOUND FOUND
- IRON PIPE OR ROD FOUND
- DECIDUOUS TREE

PROPOSED

- EDGE OF PAVEMENT
- CURB
- BUILDING
- RETAINING WALL

SUBDIVISION CONDITIONS OF APPROVAL



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	107 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: 1,200 SQ. FT. FOR EACH DWELLING UNIT AFTER THE FIRST 3 UNITS. 6,600 REQUIRED

GENERAL NOTES

1. OWNER: 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. BOUNDARY INFORMATION PROVIDED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. REFERENCE IS MADE TO "BOUNDARY & TOPOGRAPHIC SURVEY AT 133 YORK STREET, PORTLAND, MAINE MADE FOR JOE FLYNN REAL ESTATE" DATED 3/12/13 BY OWEN HASKELL, INC. FOR BOUNDARY INFORMATION.
4. ARCHITECT: HKTA ARCHITECTS, 482 CONGRESS STREET, PORTLAND, MAINE, 04101
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. UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
9. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
10. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
11. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
12. THERE ARE NO APPARENT ONSITE EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING THE SUBJECT PROPERTY; A SEWER EASEMENT BENEFITS THE SUBJECT PROPERTY OVER THE PARCEL IDENTIFIED AS 121-129 YORK STREET AND DESCRIBED IN CCRD BOOK 22276, PAGE 211.
13. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
14. PROPOSED PARKING SPACES: 6 SPACES.
15. THE SUBJECT PARCEL SHOWN AS 133 YORK STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT. APPROVAL GRANTED JANUARY 28th, 2014.
16. REFER TO THE 133 YORK STREET CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS RECORDED IN THE CCRD BOOK , PAGE .
17. REQUIRED STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 133 YORK STREET SITE PLAN.
18. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0013 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
19. SNOW REMOVAL REQUIREMENTS ARE AS NOTED ON THIS SHEET UNDER OFFSITE SNOW REMOVAL NOTES AND AS SPECIFIED IN THE CONDOMINIUM ASSOCIATION DOCUMENTS.
20. THIS PROJECT COMPLIES WITH CONDITIONS OF PORTLAND CODE OF ORDINANCES, CHAPTER 32 STORMWATER, INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT. THE DEVELOPER/CONTRACTOR/SUBCONTRACTORS MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES.
21. EXISTING TREE PRESERVATION AND PROTECTION MEASURES ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE CITY ARBORIST COMMENTS NOTED ON SHEET C1.4, EROSION CONTROL AND LANDSCAPE PLAN, AND AS SPECIFIED IN THE CONDOMINIUM ASSOCIATION DOCUMENTS.

SURVEY PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NATIONAL MORTGAGE COMPANY" NORTHEAST LAND TITLE COMPANY DATED MARCH 13, 1986 BY H.I. & E.C. JORDAN-SURVEYORS.
2. "STANDARD BOUNDARY SURVEY ON YORK STREET IN PORTLAND, MAINE MADE FOR MRS. GILMORE L. NICHOLS" DATED MARY 8, 1989 BY OWEN HASKELL, INC.
3. "CONDOMINIUM PLAT 'MCCORMICK PLACE' IN PORTLAND, MAINE FOR SWAN PROPERTIES, LLC" DATED JULY 2004 BY DANIEL T.C. LAPOINT.
4. "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR HARBORVIEW DEVELOPMENT LLC, NORTHWESTERLY SIDE OF YROK STREET, PORTLAND, MAINE" DATED DEC. 5, 2011 BY JAMES NADEAU, LLC.

WAIVERS

1. STREET TREES: WAIVE THE ORDINANCE SECTION 14-526 (b) (2) (b) (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. GRANTED 1/28/14.
2. PARKING LOT AND PARKING SPACE DESIGN: WAIVE THE TECHNICAL DESIGN STANDARD SECTION 1.14 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW A DRIVE AISLE OF LESS THAN 24 FEET SUBJECT TO THE REQUIREMENT THAT THE BIKE RACK BE RELOCATED. GRANTED 1/28/14.

OFFSIGHT SNOW REMOVAL NOTES:

1. SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
2. SNOW SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOW STORM.
3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 513 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
6. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

FOR REVIEW 6/19/14

DATE

REV.	DATE	DESCRIPTION
2	1/7/14	REV'D PER STAFF REVIEW
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

SUBDIVISION RECORDING PLAT

SCALE:	AS SHOWN	DRN BY:	C1.0
DATE:	OCTOBER 2, 2013	DESG BY: TSG	
PROJECT:	13105	CHK BY:	