

**LOCATION PLAN**  
SCALE: 1"=250'

**LEGEND**

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

**SUBDIVISION CONDITIONS OF APPROVAL**

**ZONE INFORMATION**

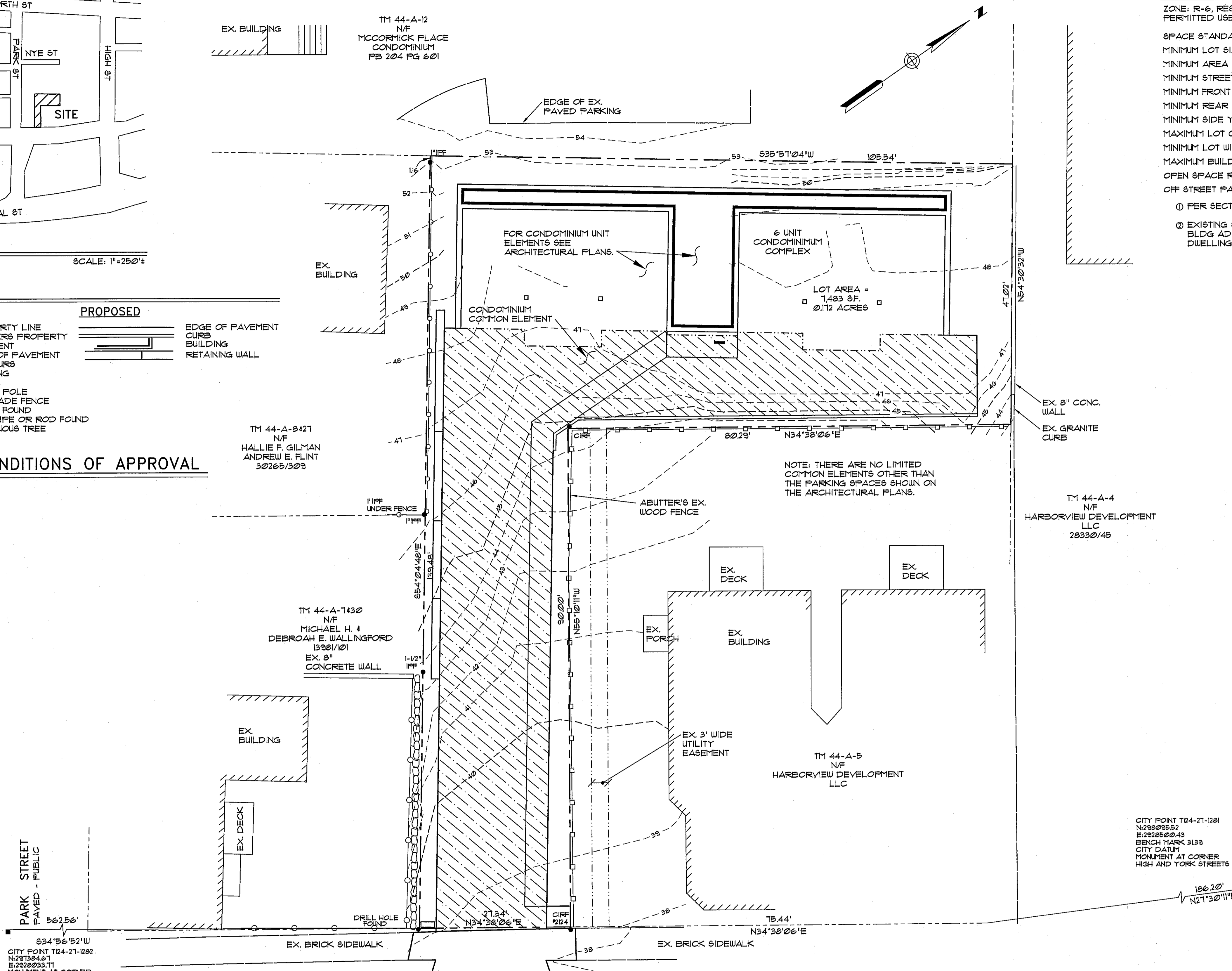
ZONE: R-6, RESIDENTIAL  
PERMITTED USE: MULTI-FAMILY DWELLING

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3,000 SQ. FT. ①	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	21.3 FEET
MINIMUM FRONT YARD	10 FEET	10.7 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	10.6 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. 6,000 REQUIRED

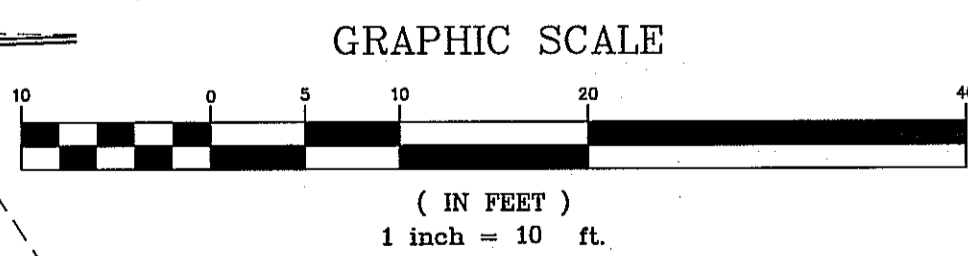
**GENERAL NOTES**

- OWNER: 133 YORK, LLC, 110 MARGINAL WAY, SUITE 292, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK 30855, PG. 10, DATE JULY 22, 2013.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- BOUNDARY INFORMATION PROVIDED BY OWEN HASKELL, INC. 390 US ROUTE ONE, PALMOUTH, 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.
- ARCHITECT: HKTA ARCHITECTS, 482 CONGRESS STREET, PORTLAND, MAINE, 04101
- ZONE: R-6, RESIDENTIAL, PROPOSED USE: MULTIFAMILY DWELLING
- TAX MAP REFERENCE: MAP 44 / BLOCK A / LOTS 29 & 31.
- TOTAL PARCEL = 0.172 acres
- UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
- 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 121-123 YORK STREET AND DESCRIBED IN CORD BOOK 22216, PAGE 211.
- NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
- PROPOSED PARKING SPACES: 6 SPACES.
- THE SUBJECT PARCEL SHOWN AS 133 YORK STREET IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION, APPROVAL DATE OF 2013.
- 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 CORD BOOK , PAGE
- REQUIRED STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 133 YORK STREET SITE PLAN.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN 130051 0013 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW REMOVAL REQUIREMENTS ARE AS NOTED ON SHEET C13, GRADING AND UTILITIES PLAN, OFFSITE SNOW REMOVAL PLAN AND AS SPECIFIED IN THE CONDOMINIUM ASSOCIATION DOCUMENTS.
- 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.
- EXISTING TREE PRESERVATION AND PROTECTION MEASURES ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE CITY ARBORIST COMMENTS NOTED ON SHEET C14, EROSION CONTROL AND LANDSCAPE PLAN, AND AS SPECIFIED IN THE CONDOMINIUM ASSOCIATION DOCUMENTS.



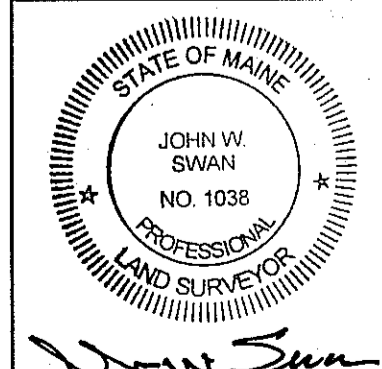
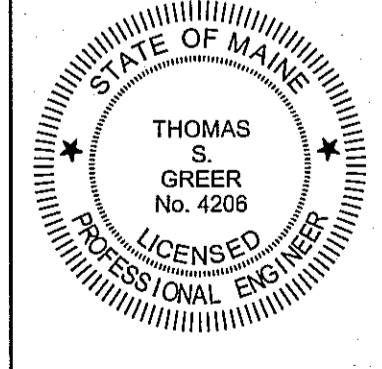
**SURVEY PLAN REFERENCES**

- "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.
- "STANDARD BOUNDARY SURVEY ON YORK STREET IN PORTLAND, MAINE MADE FOR MRS. GILMORE L. NICHOLS" DATED MARY 8, 1983 BY OWEN HASKELL, INC.
- "CONDOMINIUM FLAT MCCORMICK PLACE" IN PORTLAND, MAINE FOR SWAN PROPERTIES, LLC" DATED JULY 2004 BY DANIEL T.C. LAPOINT.
- "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR HARBORVIEW DEVELOPMENT LLC, NORTHWESTERLY SIDE OF YORK STREET, PORTLAND, MAINE" DATED DEC. 5, 2011 BY JAMES NADEAU, LLC.



SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

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

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

133 YORK STREET  
YORK STREET, PORTLAND MAINE

PINKHAM & GREER  
CONSULTING ENGINEERS  
28 VANNAH AVENUE  
PORTLAND, MAINE

**SUBDIVISION RECORDING PLAT**

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

**C1.0**