



EX. GRANITE CURB  
DOUBLE YELLOW LINE  
YORK STREET  
PAVED - PUBLIC  
DASHED WHITE LINE

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	EDGE OF PAVEMENT
ABUTTER'S PROPERTY EASEMENT	CURB BUILDING
EDGE OF PAVEMENT BUILDING	RETAINING WALL
CURB	
UTILITY POLE	
9\"/>	

**ZONE INFORMATION**

ZONE: R-6, RESIDENTIAL FERTILIZED USE: MULTIFAMILY DWELLING

REQUIRED	PROVIDED
SPACE STANDARDS	3,000 SQ. FT. <sup>1</sup> 7,483 SQ. FT.
MINIMUM LOT SIZE	1,000/1,200 SQ. FT. <sup>2</sup> 7,483 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	40 FEET 213 FEET
MINIMUM STREET FRONTAGE	10 FEET 107 FEET
MINIMUM FRONT YARD	5 FEET <sup>3</sup> 5 FEET
MINIMUM REAR YARD	5 FEET <sup>3</sup> 5 FEET
MINIMUM SIDE YARD	5 FEET <sup>3</sup> 5 FEET
MINIMUM LOT COVERAGE	50% 31%
MINIMUM LOT WIDTH	40 FEET 105 FEET
MINIMUM BUILDING HEIGHT	45 FEET 41 FEET
OPEN SPACE RATIO	20% 23.5%
OFF STREET PARKING	1 SPACE PER UNIT 1 PER UNIT

<sup>1</sup> PER SECTION 14-433  
<sup>2</sup> EXISTING STRUCTURE: 10,000 SQ. FT. PER DWELLING UNIT  
BLDG ADDITION/NEW CONSTRUCTION: 12,000 SQ. FT. FOR EACH DWELLING UNIT AFTER THE FIRST 3 UNITS. 6,500 REQUIRED

**GENERAL NOTES**

- OWNER/DEVELOPER: 133 YORK, LLC, 110 MARGINAL WAY, SUITE 292, PORTLAND MAINE 04103. DATE RECORDED IN THE MIDDLEBURY AND COUNTY REGISTRY OF DEEDS BK 20855 PG. 10, DATE JULY 21, 2013.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 YANNAH AVENUE, PORTLAND, MAINE 04103.
- TOPOGRAPHIC AND BOUNDARY INFORMATION: QUEN HASKELL, INC. 390 US ROUTE ONE, FAIRBOUTH, MAINE, BENCHMARK: CITY DATUM "M" MONUMENT AT THE CORNER OF YORK AND HIGH STREETS, ELEVATION 319.1.
- SOILS: MAPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (H1B), 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: 0.172 acres
- CALL DIG-SAFE PRIOR TO COMMENCING WORK. 1-800-DIG-SAFE.
- BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER.
- POWER TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
- 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.
- THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND SHOWN ON THE DOCUMENT. ANY CHANGES TO THE PLANS, BOUNDARIES AND SETBACKS SHALL BE SUBJECT TO REVISION AND RE-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 BATTING SO THAT THE SOUND LEVEL AT THE PROPERTY LINE IS 41 OR BELOW 45DBA BETWEEN 10PM AND 1AM, AND BELOW 50DBA BETWEEN 1PM AND 10PM.

REV.	DATE	DESCRIPTION
1	12/9/13	REV'D PER CONDITIONS OF APPROVAL & STAFF COMMENTS

CONSULTING ENGINEERS  
28 YANNAH AVENUE  
PORTLAND, MAINE

**PINKHAM & GREER**

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  
DATE: OCTOBER 1, 2013 DESG. BY: TSG  
PROJECT: 13105 CHK. BY:

**C1.5**