

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

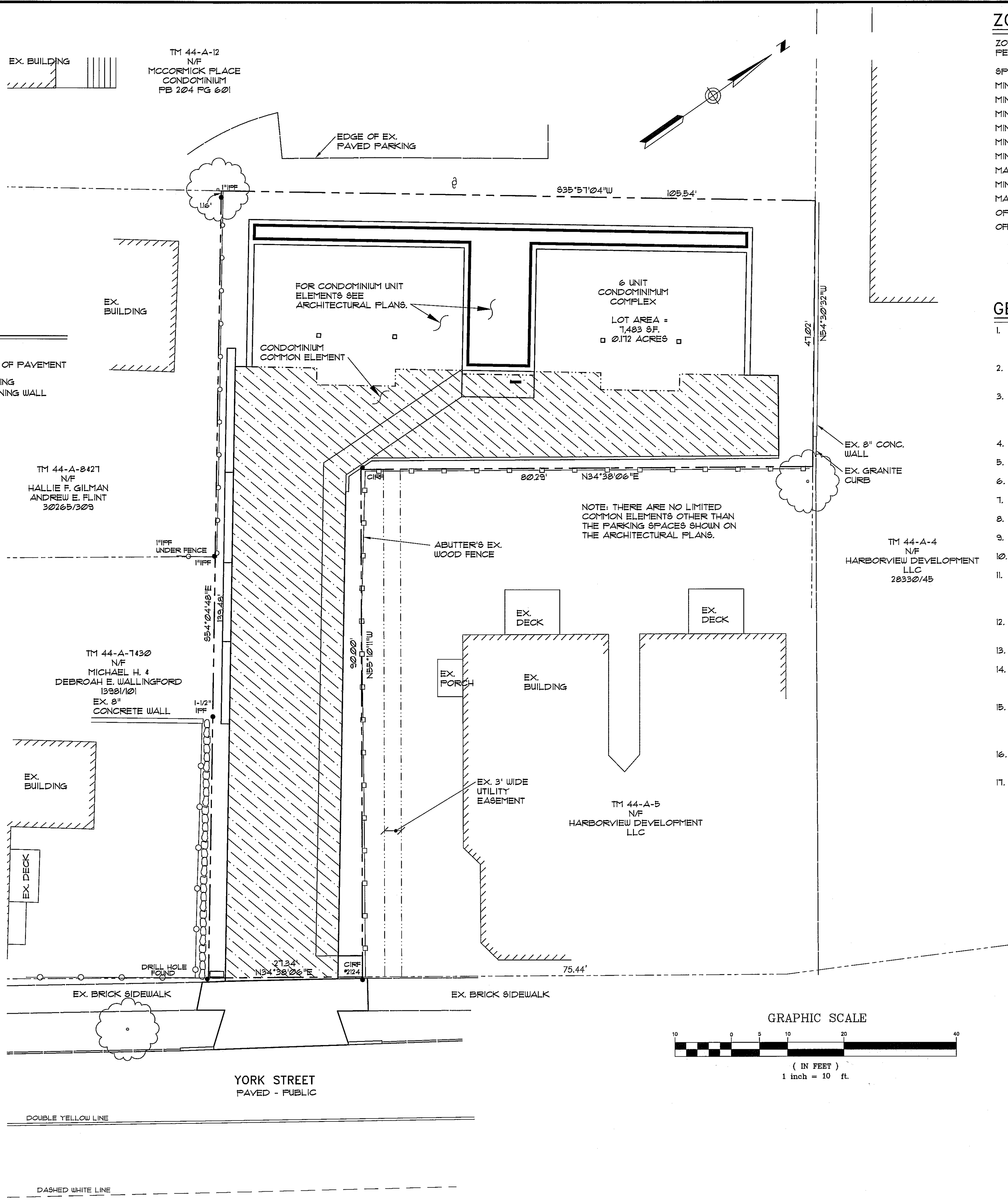
**LEGEND**

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

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	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	10.1 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	10.5 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: 133 YORK, LLC, 110 MARGINAL WAY, SUITE 292, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 30095, PG. 10, DATE JULY 22, 2013.
  - ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
  - BOUNDARY INFORMATION PROVIDED BY OWEN HASKELL, INC. 332 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.
  - ARCHITECT: HKT 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 = 0.112 acres
  - UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER
  - POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND FROM AN EXISTING POLE.
  - ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
  - THERE ARE NO APPARENT ON-SITE 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 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 230051 0013 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

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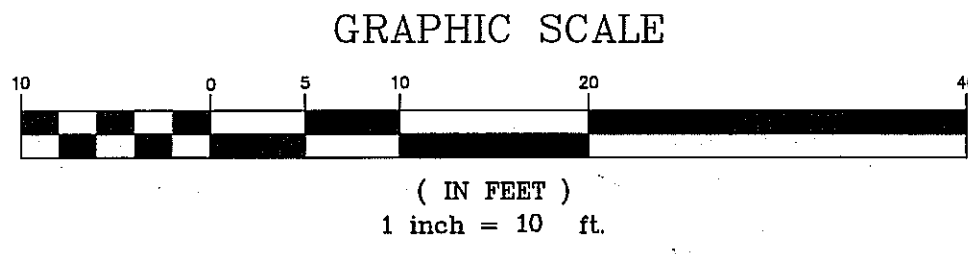
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DATE \_\_\_\_\_



STATE OF MAINE

JOHN W. SWAN  
NO. 1038  
CONSULTING ENGINEERS  
28 VANNAH AVENUE  
PORTLAND, MAINE

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

PINKHAM & GREER

133 YORK STREET  
YORK STREET, PORTLAND MAINE

SUBDIVISION RECORDING PLAT

SCALE: AS SHOWN DRN BY: \_\_\_\_\_

DATE: OCTOBER 2, 2013 DESG BY: TSG

PROJECT: 13105 CHK BY: \_\_\_\_\_

**C1.0**