

D101 SCALE : 1:200

### **GENERAL SITE PLAN NOTES**

THE AFFECTED PARCEL IS 90 MAIN STREET (TAX MAP 32-7) AND PORTLAND STREET (TAX MAP 32-11).

DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS

FLOOD ZONE CLASSIFICATION: PROPERTY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD ZONE

THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY AS SHOWN.

PROPERTY LOT LINE DESCRIPTIONS ARE DERIVED FROM SURVEY DATED DECEMBER 2021 BY WAYNE WOOD  $\ddagger$  CO - GRAY, MAINE 04039.

THE SITE IS RELATIVELY FLAT, WITH A LOW SPOT IN THE CENTER BEHIND THE EXISTING SHED. A STORM WATER MANAGEMENT PLAN THAT WILL BE SUBMITTED IN A SUBSEQUENT SUBMISSION.

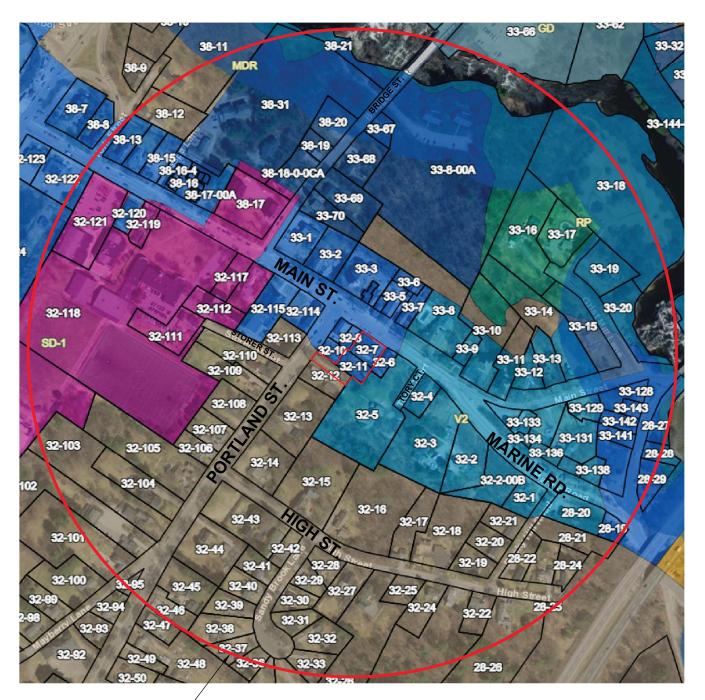
TOPOGRAPHY LINES (2'-0" INCREMENTS) ARE FROM WWW.ARCGIS.COM. EXISTING AND PROPOSED SPOT ELEVATIONS ARE ESTIMATED.



### Location Map

### 90 Main Street

Properties within 1000 feet of project boundaries



PARCELS WITHIN 1000 FOOT -RADIUS OF PROJECT BOUNDARY

## **ZONING DISTRICT BOUNDARY ANALYSIS:**

THE MAJORITY OF THE PARCELS ARE CONTAINED WITHIN THE VILLAGE CENTER (CD4) ZONING DISTRICT WHICH IS SUBJECT TO THE CHARACTER BASED DEVELOPMENT. THE PROPOSED SITE PLAN WAS PREPARED BASED ON THOSE STANDARDS. THERE IS A DISCREPANCY BETWEEN THE ZONING DISTRICT BOUNDARIES DEPICTED IN THE REGULATING PLAN AND THE PARCEL 32-1 I BOUNDARIES THAT IS ADDRESSED BELOW.

"PARCEL 32-1 | AND BISECTION OF ZONING DISTRICT BOUNDARIES ANALYSIS:

THE PARCEL BEHIND 90 MAIN ST., WHICH IS DESCRIBED AS "TAX MAP 32-11", IS DEPICTED ON CITY OF YARMOUTH'S REGULATING PLAN AS BEING RECTANGULAR AND "LANDLOCKED" WITHOUT ACCESS TO PORTLAND STREET. THE DEED FOR THE PROPERTY, SEE EXHIBIT 5, DATED OCTOBER 20, 1960, DESCRIBES THE PROPERTY AS INCLUDING A LEG EXTENDING TO PORTLAND STREET WHICH GIVES A RIGHT OF WAY TO 12 PORTLAND STREET (32-10) AND (32-6). WHEN THE DEEDED PARCEL, SEE THE SURVEY DATED NOVEMBER 2021, IS OVERLAY ON THE YARMOUTH REGULATING PLAN THE PARCEL IS BISECTED BY THREE ZONING DISTRICTS. THE MAJORITY OF THE PARCEL IS IN VILLAGE CENTER (CD4), THE DRIVEWAY TO PORTLAND STREET IS IN MEDIUM DENSITY RESIDENTIAL (MDR) AND A SMALL CORNER IS IN VILLAGE II (VII). SEE SHEET C101 FOR VISUAL REPRESENTATION.

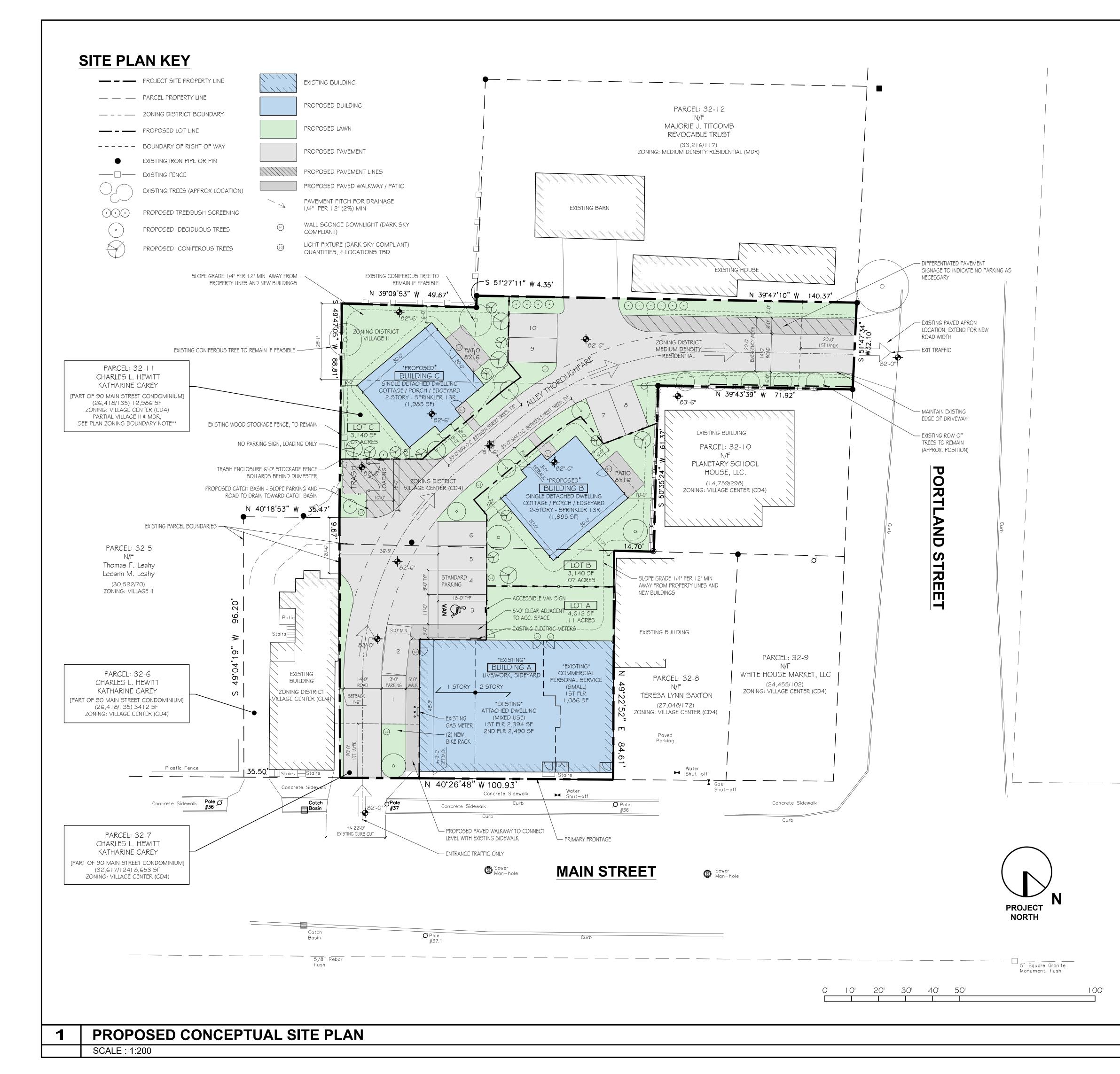
SINCE IT WAS MOST LIKELY THE INTENT OF THE REGULATING PLAN (MAY 2013) ZONING DISTRICT BOUNDARIES TO FOLLOW EXISTING PROPERTY LINES, WE BELIEVE THIS WAS AN HONEST ERROR TO NOT FOLLOW THE EDGE OF THE 32-11 PARCEL AS DESCRIBED IN THE 1960 DEED. IN CHAPTER 701 ARTICLE IV.D.4 THERE IS A MECHANISM TO ADDRESS SUCH AN ERROR WHICH MAKES AN EXCEPTION FOR THE FIRST 30 FEET BEYOND A ZONING DISTRICT BOUNDARY THE BISECTS A PARCEL MAY FOLLOW THE LEAST RESTRICTIVE ZONE, WHICH IN THIS CASE IS THE VILLAGE CENTER (CD4).

CHAPTER 701 ARTICLE IV.D.4 "WHEN A LOT OF RECORD AT THE TIME OF ENACTMENT OF THIS ZONING ORDINANCE IS TRANSACTED BY A ZONING DISTRICT BOUNDARY, THE REGULATIONS SET FORTH IN THIS ORDINANCE APPLYING TO THE LEAST RESTRICTIVE ZONE OF SUCH LOT MAY ALSO BE DEEMED TO GOVERN IN THE AREA BEYOND SUCH ZONING DISTRICT BOUNDARY BUT ONLY TO AN EXTENT NOT MORE THAN THIRTY (30) FEET BEYOND SAID ZONING DISTRICT BOUNDARY. THIS PROVISION DOES NOT APPLY WITHIN THE SOD AND RPD."

AS IS DEPICTED ON SHEET CIOI THERE THE CORNER SECTION WITHIN THE VILLAGE II ZONING DISTRICT IS FULLY WITHIN THE 30 FOOT ZONE, WHILE THE LONGER SECTION WITHIN THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT IS WITHIN THE 30 FOOT ZONE EXCEPT FOR A 2'-1" SLIVER. THEREFORE WE BELIEVE THE PARCEL 32-11 SHOULD FOLLOW THE VILLAGE CENTER (CD4) STANDARDS ALONG WITH THE MAJORITY OF PROJECT SITE.



-	<b>NOTES &amp; LEGEND</b>
C100	N.T.S.



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#### LOT A - EXISTING MIXED USE

Use Designation	Existing = Mixed Us	e - Commercial 1st Floor, Residential Unit 2nd Floor \$ Partial 1st Floor
Min Lot Area	None	/ 4,612 sf
Min Lot Area Per Unit	None	/ N/A
Max Lot Coverage	85%	/ 80% (3,667 sf / 4,6   2 sf)
Lot Width	18'-0" to 120'-0"	/ 7   '-9"
Frontage Buildout	40% to 100%	/ 100%
Min Front Setback	0'-0"	/ 3'-0"
Min Side Setback	0-0"	/ 0'-0"
Rear Setback	3-0"	/ 20'-0"
	2 spaces min per re	sidential unit = 2 spaces

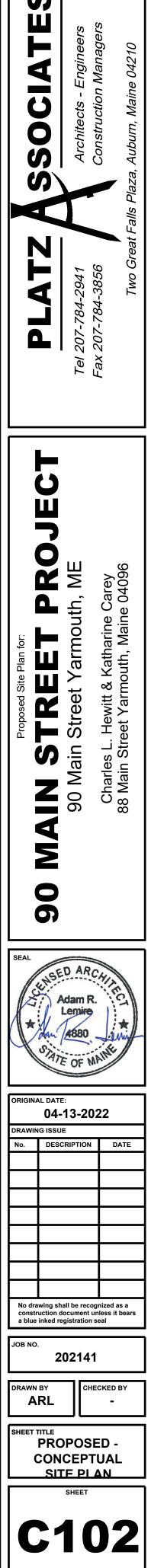
2 spaces min per 1000 sq. ft. Retail Area - 1,086 SF = 2 spaces (rounded down) TOTAL 4 spaces required / 6 provided (1 ADA Van Accessible)

#### LOT B - SINGLE DETACHED DWELLING

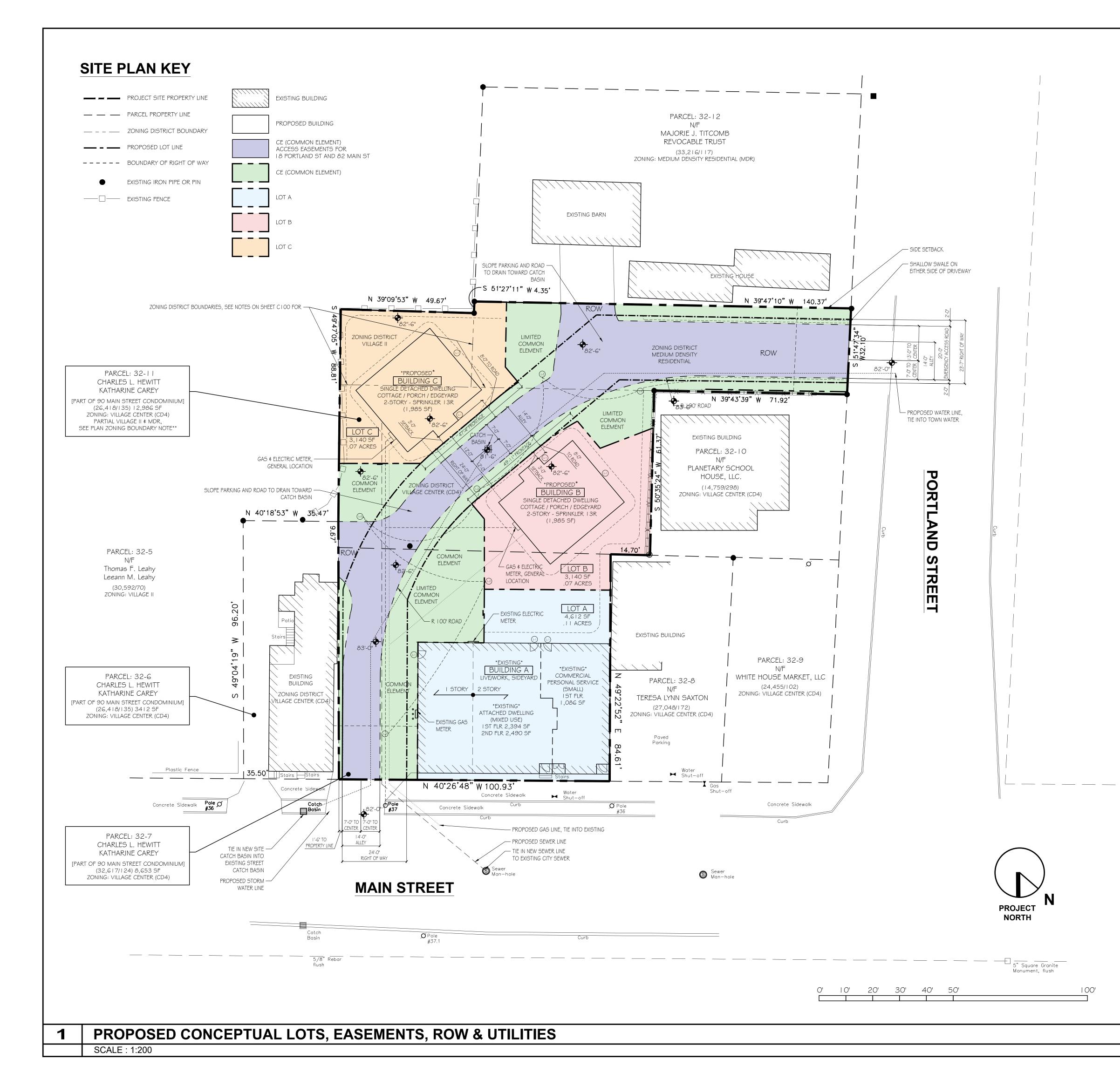
Use Designation	Proposed Add = Two	(2) Detached Residential Units
Min Lot Area	None	/ 3,140 sf
Min Lot Area Per Unit	None	/ N/A
Max Lot Coverage	85%	/ 60% (1,871 sf/3,140 sf)
Lot Width	18'-0" to 120'-0"	/ 48'-0"
Frontage Buildout	40% to 100%	/ 75% (36'-0" / 48'-0" )
Min Front Setback	0'-0"	/ 3'-0"
Mın Sıde Setback	0-0"	/ 6'-0""
Rear Setback	3-0"	/ 6'-0"
Parking Req.	rking Req. 2 spaces min per residential unit = 2 spaces	
	TOTAL 2 spaces re	equired / 2 provided

#### LOT C - SINGLE DETACHED DWELLING

lse Designation	Proposed Add = Tv	vo (2) Detached Residential Units
Ain Lot Area	None	/ 3,140 sf
/in Lot Area Per Unit	None	/ N/A
Nax Lot Coverage	85%	/ 60% (1,871 sf/3,140 sf)
ot Width	8'-0" to  20'-0"	/ 48'-0"
rontage Buildout	40% to 100%	/ 75% (36'-0" / 48'-0" )
In Front Setback	0'-0"	/ 3'-0"
In Side Setback	0-0"	/ 6'-0"
lear Setback	3-0"	/   0'-0"
arking Req.	2 spaces min per re	sidential unit = 2 spaces
	TOTAL 2 spaces	s required / 2 provided



-	NOTES
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# **THOROUGHFARE STANDARDS**

Thoroughfare Type:	ALLEY		
Zoning Regs:	Required or Allowe	d /	Provided
Right of Way	24 ft max	/	24 ft
Pavement	12-16 ft	/	14 ft
Movement	Yield Movement	/	n/a
Traffic Lanes	n/a	1	
Traffic Lane Width	n/a	/	4 ft
Bikeway Type	Shared use	/	Shared use
Parking Lanes	none	/	Parallel and Perpendicular Parking
Parking Lane Width	n/a	/	n/a
Planter Type	none	/	Landscaped per Site Plan
Planter Width	n/a	/	6'-0" to 8'-0" except at Parking
Landscape Type	none	/	Grass \$ Tress per Site Plan
Species	n/a	/	To be selected from CBDC
Walkway Type	Shared Use	/	Shared Use
Walkway Width n/a			
Curb Radius	Taper C	/	Taper C at Existing Location
Curb Type	Inverted Crown	/	Inverted Crown at Existing Location
Lighting	none required	/	Lighting at Parking, Fixture TBD



-	<b>NOTES &amp; LEGEND</b>
	N.T.S.