

**PRELIMINARY
PREPARED
FOR REVIEW
DRAFT
2/10/2022**

CIVIL CONSULTANTS
CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

NO.	REVISIONS	INT.	DATE

RECORD OWNER:
JAMES M. PAOLINI
 OWNER ADDRESS:
40 GODFREY COVE ROAD
YORK, MAINE 03909

**CONDOMINIUM PLAT
LONG SANDS CONDOMINIUM
AN ELDERLY HOUSING DEVELOPMENT
122 LONG SANDS ROAD
YORK, MAINE**

PREPARED FOR:
JAMIE PAOLINI
 CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, MAINE 03909

DATE: 1/21/22
 DRAWN BY: DRC/JAA
 CHECKED BY: GRA
 APPROVED BY: GRA

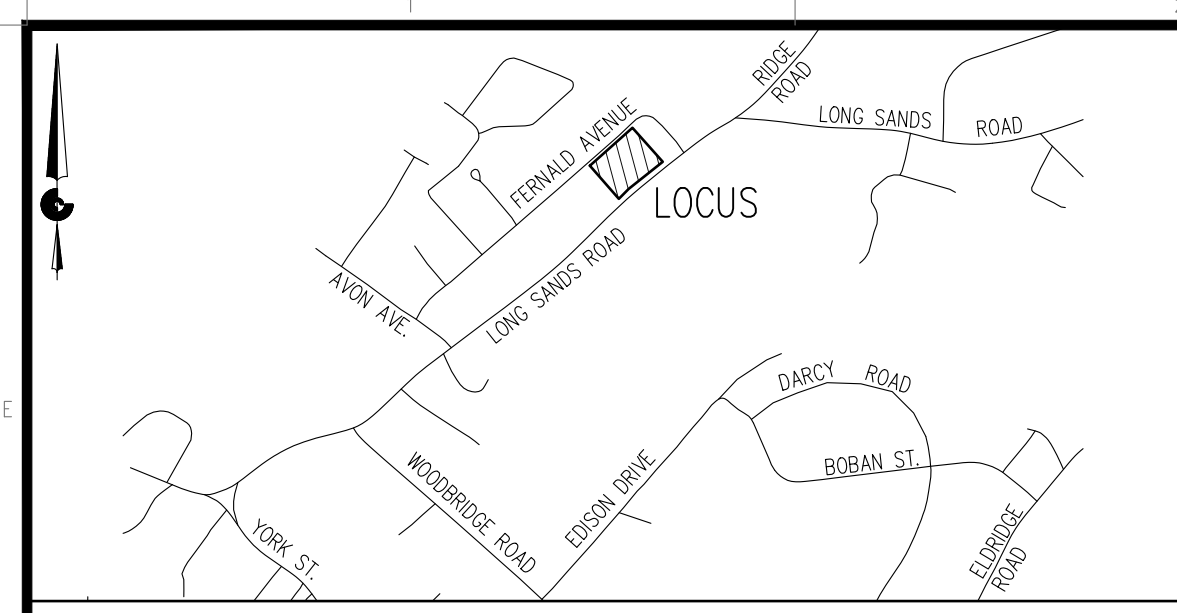
**CONDOMINIUM
PLAT**

PROJECT NO: 19-314.00

CP1

SHEET: 1 OF 1

PLOT DATE: 2/10/2022



NOTES:

- ASSESSOR'S INFORMATION:
TOWN OF YORK ASSESSOR'S MAP 120 LOTS 138, 139, AND 140 (OLD MAP 44, LOT 38, 38A AND 38B)
- RECORD OWNER:
JAMES M. PAOLINI
40 GODFREY COVE RD.
YORK, MAINE 03909
- DEED REFERENCE:
Y.C.R.D. 18197/258
- ZONING INFORMATION:
RES-1B ZONE
LOT SIZE: 30,000 SF
MINIMUM LOT DEPTH: NONE
MINIMUM FRONTAGE: 100'
SETBACKS:
FRONT YARD: 30'
SIDE YARD: 20'
REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM IMPERVIOUS COVERAGE: 25%
TOWN OF YORK ZONING: ELDERLY HOUSING STANDARDS (SECTION 7.8):
MINIMUM LAND AREA: 43,560 SQ.FT.
MINIMUM STREET FRONTAGE: 100'
MINIMUM FRONT YARD SETBACK: 50' (4 UNITS OR LESS)
75' (5 UNITS TO 12 UNITS)
MINIMUM REAR YARD SETBACK: 20' (15 UNITS OR LESS W/ NO STRUCTURE HAVING MORE THAN 4 UNITS)
50' (16 UNITS OR MORE OR ANY STRUCTURE HAVING 5 OR MORE UNITS)
20' (15 UNITS OR LESS W/ NO STRUCTURE HAVING MORE THAN 4 UNITS)
50' (16 UNITS OR MORE OR ANY STRUCTURE HAVING 5 OR MORE UNITS)
MINIMUM SIDE YARD SETBACK:
MAXIMUM LOT COVERAGE: 25% OF LOT
MAXIMUM BUILDING HEIGHT: 35'
ACCESSORY STRUCTURES:
PARKING SETBACK:
MEET ELDERLY HOUSING SETBACK REQUIREMENTS
NO PARKING LOCATED CLOSER TO THE FRONT LINE THAN ANY STRUCTURE OR USE ASSOCIATED WITH ELDERLY HOUSING. NO PARKING WITHIN SIDE OR REAR SETBACK
- LOCUS PARCEL CONTAINS 1.64 ACRES MORE OR LESS.
- ALLOWABLE ELDERLY HOUSING UNIT DENSITY OF USE SUITABLE LAND:
STRUCTURE 2 UNITS OF 1 OR 2 BED
5,000 SF PER UNIT
- PER ZONING SECTION 5.4.5 SUITABLE LAND CALCULATIONS - ALL DISTRICTS. NO LAND LOCATED BELOW THE NORMAL HIGH WATER MARK OF COASTAL WETLANDS AND SLOPES SHALL BE INCLUDED AS "SUITABLE LAND" IN DETERMINING NET RESIDENTIAL DENSITY.
- PER YORK SITE PLAN REGULATIONS, NET DEVELOPABLE ACREAGE = 1.150 ACRES (50,079 SF)
- PROJECT DENSITY BASED ON NET DEVELOPABLE ACREAGE VALUE OF 50,079 SF AND ELDERLY HOUSING WITH 2 BEDROOMS PER BUILDING: 50,079 / 5,000 = 10.02 UNITS (10 UNITS ALLOWED).
PROJECT SCOPE IS FOR 10 - 2 BEDROOM ELDERLY HOUSING UNITS.
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF YORK, COMMUNITY PANEL NO 23015900240, EFFECTIVE DATE JUNE 17, 2002.
- EXISTING CONDITION AND BOUNDARY INFORMATION IS BASED ON PLAN REFERENCE #1.
- NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- NO CONSTRUCTION OR DEMOLITION DEBRIS, STUMPS, OR OTHER WASTES GENERATED DURING SITE WORK OR BUILDING CONSTRUCTION SHALL BE DISPOSED OF ON SITE. REMOVAL OF DEBRIS SHALL BE IN ACCORDANCE WITH MAINE DEP SOLID WASTE MANAGEMENT RULES, CHAPTER 404.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER HAS AGREED TO PROVIDE THE TOWN OF YORK A PERFORMANCE GUARANTEE IN THE FORM OF A CHECK. SINCE THIS IS A PRIVATE PROJECT THE PERFORMANCE GUARANTEE SHALL APPLY TO SITE STABILIZATION.
- PER SECTION 15-4.5 OF THE YORK ZONING ORDINANCE, SIGHT DISTANCES SHALL MEET THE REQUIREMENT OF MAINE DOT DRIVEWAY AND ENTRANCE RULES. FOR 25 MPH ROADS, MINIMUM SIGHT DISTANCE IS 200 FT. SIGHT DISTANCES WERE COMPLETED BY CIVIL CONSULTANTS ON SEPTEMBER 2, 2020.
- THE DATE THE PLAN WAS INITIALLY ACCEPTED FOR REVIEW BY THE PLANNING BOARD IS 01/28/2021. THE REGULATIONS IN EFFECT AS OF THIS DATE SHALL APPLY.
- THE CONDOMINIUM DOCUMENTS STATE "OWNERSHIP OF ANY UNIT IS LIMITED TO OWNERS WHO ARE 62 YEARS OF AGE OR OLDER AND THE UNITS MUST BE OCCUPIED BY AT LEAST ONE FAMILY MEMBER 62 YEARS OF AGE OR OLDER. LEASE HOLDERS MUST BE 62 YEARS OF AGE AND OLDER, WITH AT LEAST ONE FAMILY MEMBER 62 YEARS OF AGE AND OLDER". THIS IS IN ACCORDANCE WITH SECTION 7.8.3 OF THE YORK ZONING ORDINANCE.
- ROOF GUTTERS SHALL BE PROHIBITED FROM THE NEW STRUCTURES TO ENSURE PROPER USE OF THE ROOF DRIPLINE FILTERS.
- IF SITE CONDITIONS WARRANT, EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- HOUSEHOLD TRASH AND RECYCLING TO BE STORED IN INDIVIDUAL UNITS UNTIL DESIGNATED PICKUP DAY PER ORDINANCE REQUIREMENTS.
- THE PLANNING BOARD GRANTED THE FOLLOWING WAIVERS: NONE REQUESTED

REFERENCE PLAN:

- "BOUNDARY PLAN - PLAN OF LAND OF DEBORAH A. OUILLETTE REVOCABLE TRUST, TAX MAP 44, LOT 38, 122 LONG SANDS ROAD (AND FERNALD AVENUE), YORK, YORK COUNTY, MAINE", BY CIVIL CONSULTANTS, DATED: FEB. 12, 2020.

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____h, _____m, _____M, AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER

