

130 EASTERN PROMENADE

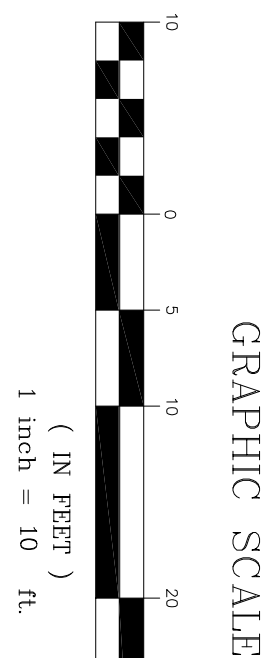
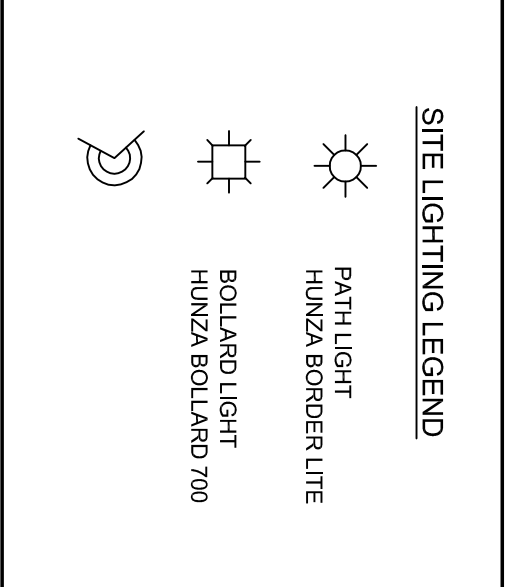
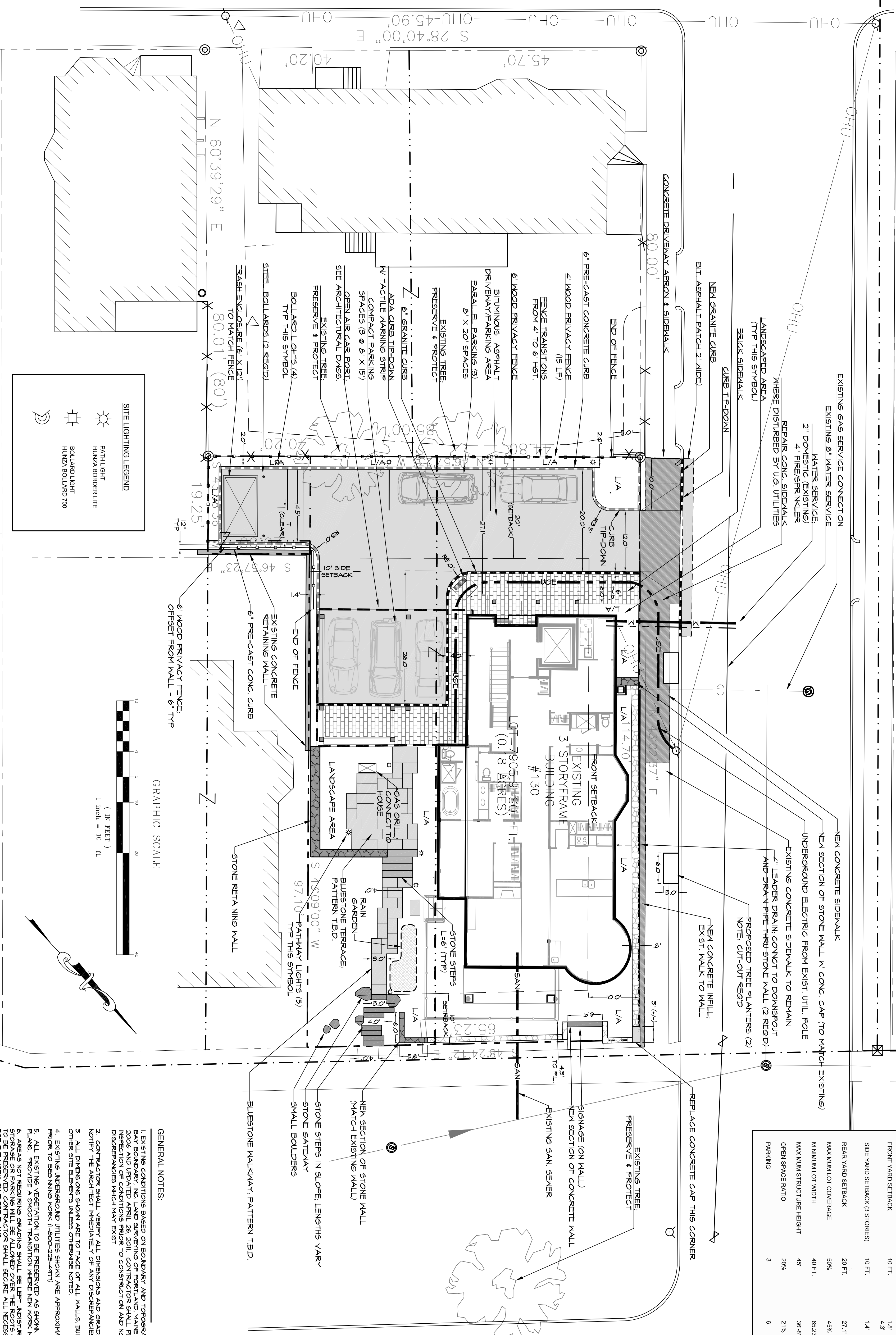
PORTLAND, MAINE

CARROLL ASSOCIATES
Landscape Architects

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RE-SUBMISSION TO CITY
FOR PERMIT APPLICATION

R-6 / RESIDENTIAL ZONE		
SPATIAL STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 SF	7,906 SF
MINIMUM FRONTAGE	40 FT.	179.93'
FRONT YARD SETBACK	10 FT.	1.8'
SIDE YARD SETBACK (3 STORES)	10 FT.	4.3'
REAR YARD SETBACK	10 FT.	1.4'
MAXIMUM LOT COVERAGE	50%	45%
MINIMUM LOT WIDTH	40 FT.	65.23'
MAXIMUM STRUCTURE HEIGHT	45'	38.5'
OPEN SPACE RATIO	20%	21%
PARKING	3	6



- GENERAL NOTES:**
- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BAY BOUNDARY, INC. LAND SURVEYING OF PORTLAND, MAINE DATED SEPTEMBER 1, 2006 AND UPDATED APRIL 26, 2011. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
 - EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK. (1-800-221-4877)
 - ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON GRADING AND LAYOUT PLANS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR STORAGE OR PARKING. ALL AREAS TO BE PRESERVED SHALL BE IDENTIFIED AND MARKED FOR THE WORK ON THESE PLANS.
 - ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RETAINING OR LOAN/SEEDED AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

Drawing Set: PERMIT SET
 Drawn: TC
 Checked: PC
 Approved: [Signature]
 Date: 5-17-2011 Scale: 1" = 10'-0"
 Drawing Number: [Blank]

Drawing Title: SITE LAYOUT & MATERIALS PLAN

Drawing Set: [Blank]
 No. Date Revision
 6-21-11 RE-SUBMISSION TO CITY

CONSULTANTS:
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STATE OF MAINE
 REG. PROFESSIONAL ENGINEER
 STEVE G. BLAIS
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 06/21/11

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