

GENERAL NOTES:

- INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- SNOW GUARDS ARE PROPOSED ON 38 O'BRION STREET BUILDING TO LIMIT SNOWMELT RUNOFF ONTO THE PROJECT SITE.
- OWNER OF 40 O'BRION TO COORDINATE WITH OWNER OF 38 O'BRION.

EASEMENT NOTE:

- ALL PROPOSED EASEMENTS TO BE REVIEWED BY OWEN HASKELL, INC. AND RECORDED IN CORD. PROPOSED UTILITY DRAINAGE EASEMENT FROM 40 O'BRION TO 38 O'BRION SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

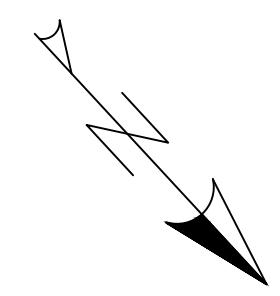
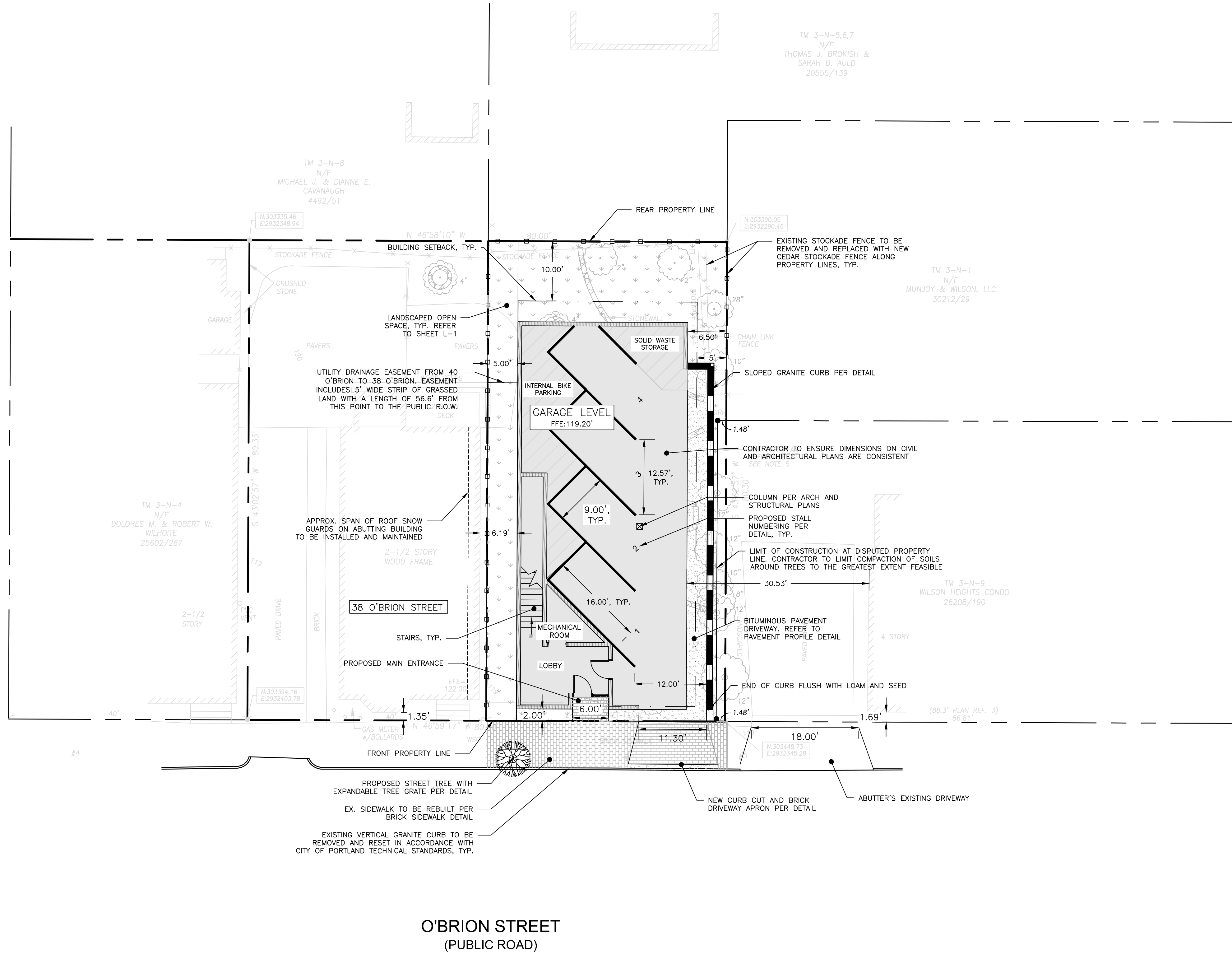
SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	40 O'BRION (PROPOSED)
MINIMUM LOT SIZE	2,000 SF	3,212 SF
MINIMUM STREET FRONTAGE	20'	40'
AVERAGE FRONT YARD SETBACK	1.52'	2'
SIDE YARD SETBACK	5'	5'
REAR YARD SETBACK	10'	13.5'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	21.17'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	12.67'
MAXIMUM LOT COVERAGE	60%	57%
MINIMUM LOT WIDTH	20'	40'
MAXIMUM BUILDING HEIGHT	45'	44.10'
MINIMUM LANDSCAPED OPEN AREA	20%	31%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 4 UNITS	2
RESIDENTIAL PARKING	1 SPACE PER UNIT EXCLUDING THE FIRST 3 UNITS = 0	4
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 D.U. = 1.2	2
MAXIMUM GARAGE OPENING	20'	11.30'

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
9'x16'	4
TOTAL SPACES	4

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND
COUNTY REGISTRY OF DEEDS

RECEIVED: _____
RECORDED IN _____
ATTEST: _____ REGISTRAR

HANSON LN



HANSON LN

WILSON ST.
PAVED - PUBLIC 50' WIDE



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

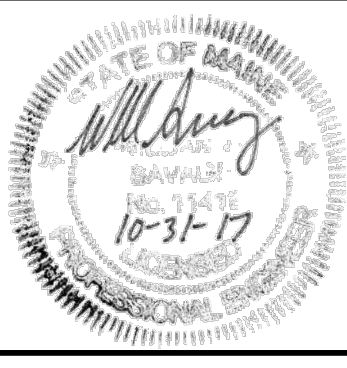
ISSUED FOR	BY
CITY APP.	WHS
	10/31/17

PARTIAL NAME: **SITE PLAN**
PROJECT NAME: **40 O'BRION STREET RESIDENTIAL INFILL**
CLIENT: **215 FORESIDE ROAD FALMOUTH, MAINE 04105**

A C O R N
ENGINEERING, INC.

158 DANFORTH STREET, PORTLAND, MAINE 04102
(207) 775-2655

FILE: 1070_CVIL
JN: 1070
SCALE: 1"=10'
DESIGNED BY: WHS
DRAWN BY: ADG
CHECKED BY: WHS



DRAWING NO.
C-10

EASTERN PROMENADE

1" MONUMENT FOUND HELD
7111-39-151 MONUMENT FOUND CENTER HELD