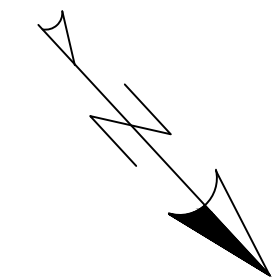
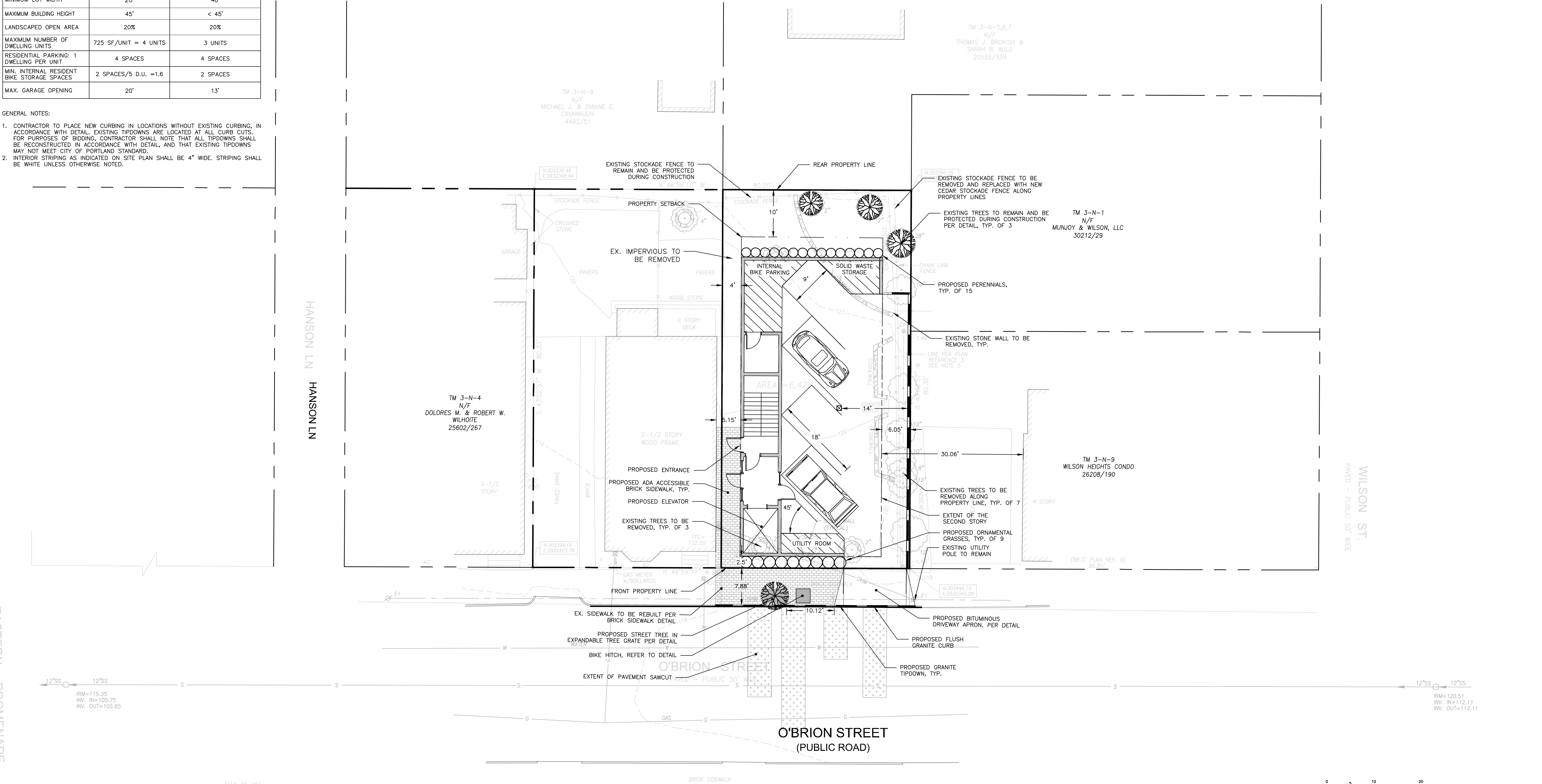


SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	3,210 SF
MINIMUM STREET FRONTAGE	20'	40'
FRONT YARD (AVG. SETBACK)	2'-6"	2'-6"
SIDE YARD	SUM OF SETBACKS=10'	10'
REAR YARD	10'	>15'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	60%	60%
MINIMUM LOT WIDTH	20'	40'
MAXIMUM BUILDING HEIGHT	45'	< 45'
LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 4 UNITS	3 UNITS
RESIDENTIAL PARKING: 1 DWELLING PER UNIT	4 SPACES	4 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. =1.6	2 SPACES
MAX. GARAGE OPENING	20'	13'

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	4
COMPACT WIDTH/LENGTH (8'X15')	0
TOTAL SPACES	4

GENERAL NOTES:

- CONTRACTOR TO PLACE NEW CURBING IN LOCATIONS WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS ARE LOCATED AT ALL CURB CUTS. FOR PURPOSES OF BIDDING, CONTRACTOR SHALL NOTE THAT ALL TIPDOWNS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH DETAIL, AND THAT EXISTING TIPDOWNS MAY NOT MEET CITY OF PORTLAND STANDARD.
- INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.



ISSUED FOR	BY
PRELIM. APPLICATION	WHS
	DATE
	3/22/18

DRAWING NAME: **SITE LAYOUT AND LANDSCAPE PLAN**

PROJECT NAME: **40 O'BRIEN STREET REDEVELOPMENT**

CLIENT: **215 FORESIDE ROAD FALMOUTH, MAINE 04105**

ACORN ENGINEERING, INC. - ENGINEERING, INC.

158 DANFORTH STREET, PORTLAND MAINE 04102

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1070_CIVL
DATE:	1/22/18
JN:	1070
SCALE:	1"=10'
DESIGNED BY:	WHS
DRAWN BY:	OJD
CHECKED BY:	WHS



PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

DRAWING NO.  
**C-10**