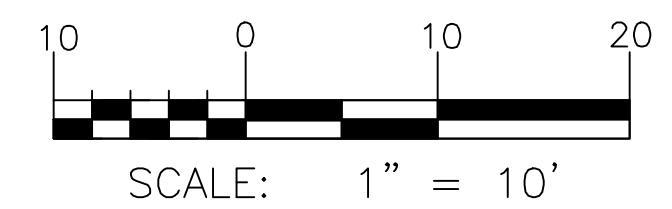
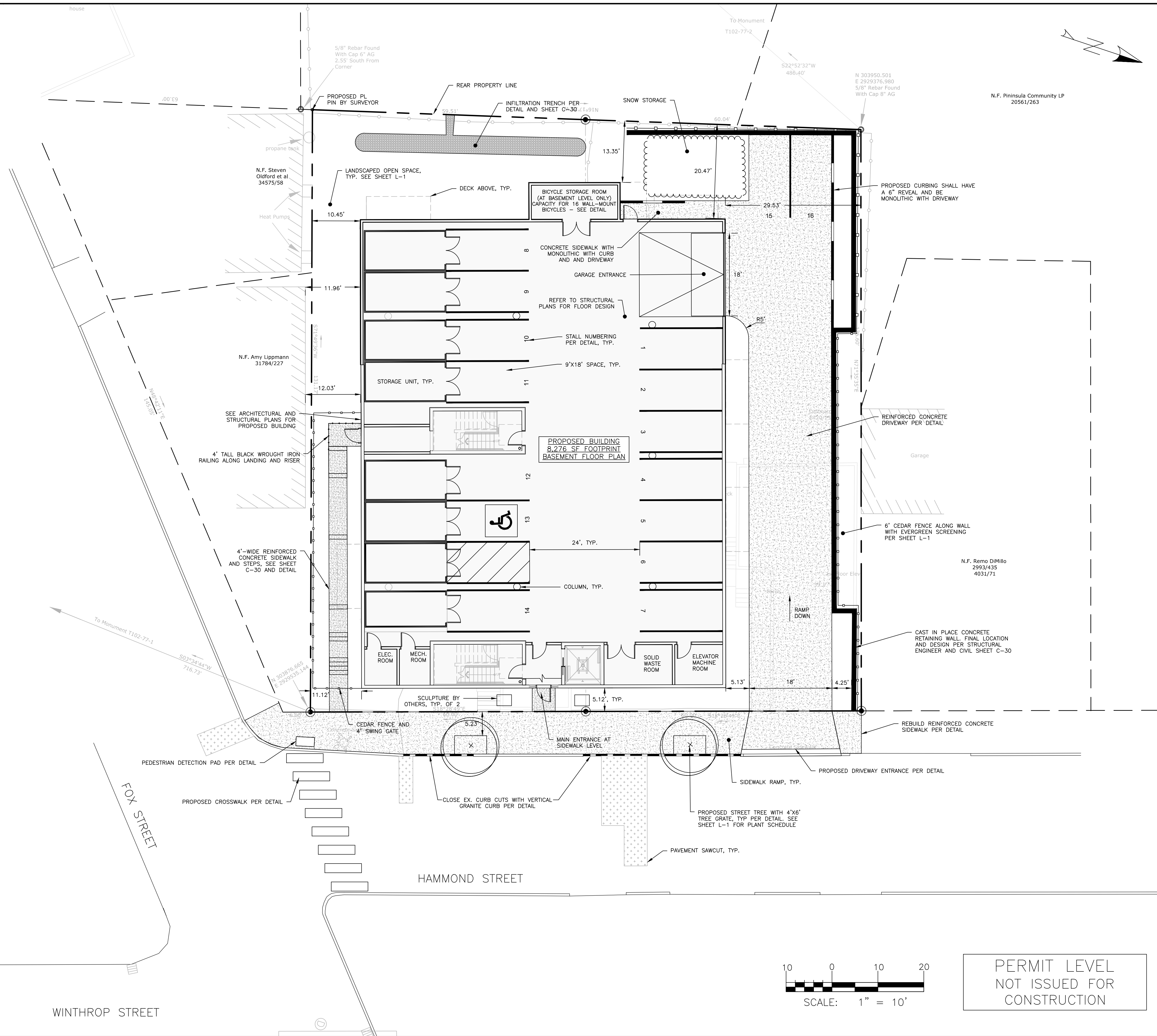


GENERAL NOTES:

1. STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING ON A CONCRETE MATERIAL SHALL BE YELLOW UNLESS OTHERWISE NOTED.
2. 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.
3. PUBLIC CURBING SHALL BE GRANITE AND PRIVATE CURBING SHALL BE CONCRETE CURB MONOLITHIC WITH THE DRIVEWAY AND WALKWAY.

SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2,000 SF	15,433 SF
MINIMUM STREET FRONTAGE	20'	120'
MINIMUM FRONT YARD SETBACK	NONE (ABUTTER AVG.)	5.12'
MINIMUM SIDE YARD SETBACK	5'	10.45'
MINIMUM REAR YARD SETBACK	10'	13.35'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	> 10'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	> 15'
MAXIMUM LOT COVERAGE	60%	56%*
MINIMUM LOT WIDTH	20'	120'
MAXIMUM BUILDING HEIGHT	45'	39.82' (SEE C-30)
MINIMUM LANDSCAPED OPEN AREA	20%	25%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 21	16
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 13 SPACES	16
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 D.U. = 6	> 6
MAXIMUM GARAGE OPENING	20'	18'

\*INCLUDES DECK AREA



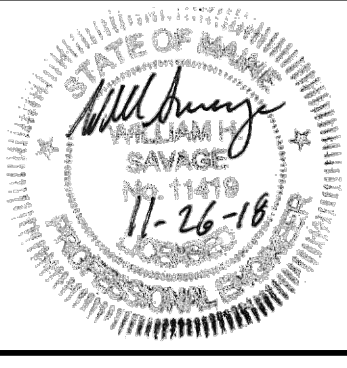
PERMIT LEVEL  
NOT ISSUED FOR  
CONSTRUCTION

ISSUED FOR	BY
FINAL APP.	WHS
	11/26/18

DRAWING NAME: **SITE PLAN**  
 PROJECT NAME: **HAMMOND HOUSE REDEVELOPMENT**  
 CLIENT: **THE PRESERVE AT SOUTH RIDGE, LLC**  
 94 SOUTH STREET, YARMOUTH, ME 04096

ENGINEERING, INC.  
**A C C O R N**  
 65 HANOVER ST. PORTLAND, MAINE 04101  
 (207) 775-2655

FILE: 1112\_CIVIL  
 JN: 1112  
 SCALE: 1"=10'  
 DESIGNED BY: SJL  
 DRAWN BY: SJL  
 CHECKED BY: WHS



DRAWING NO.  
**C-10**