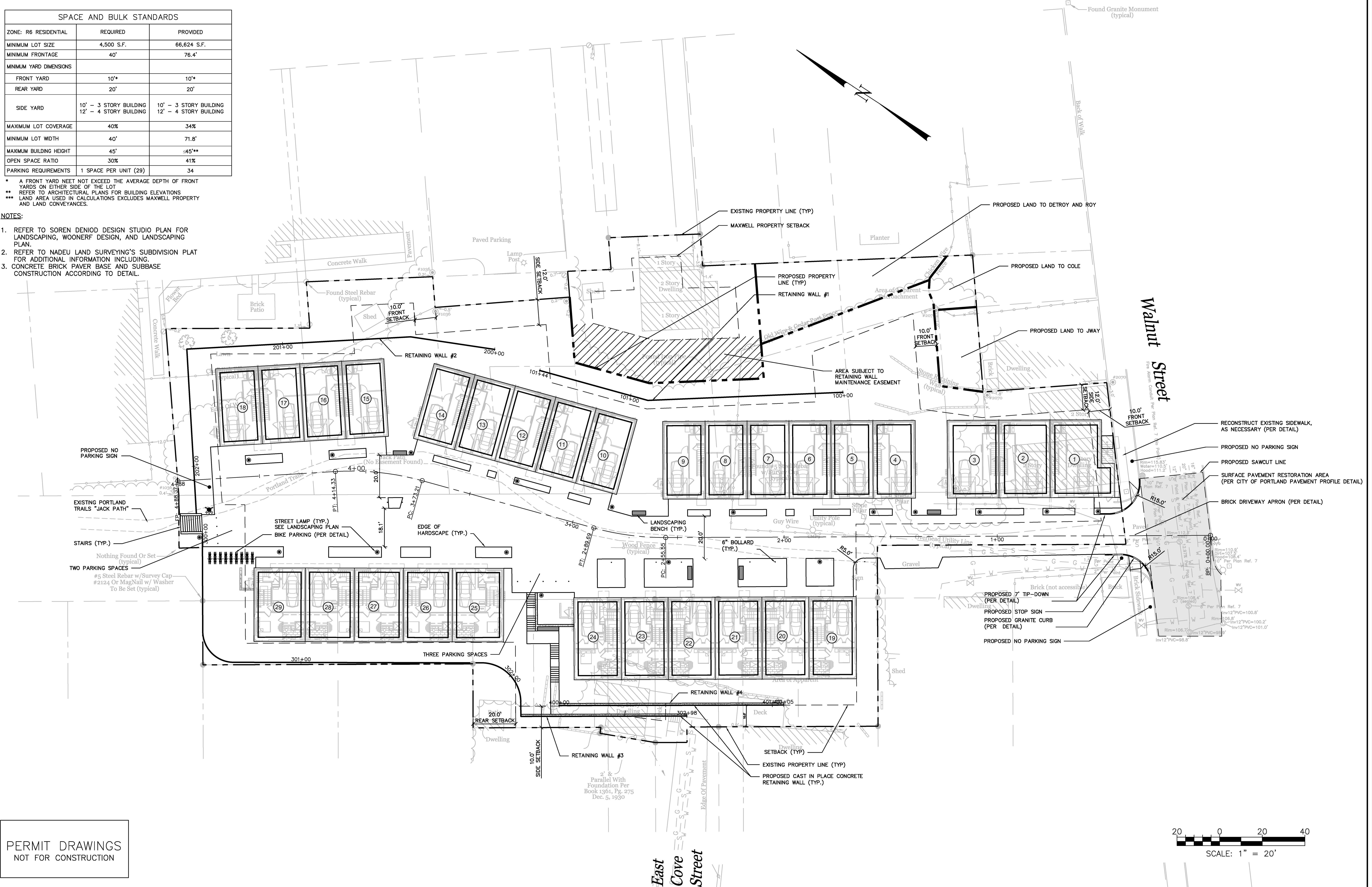


SPACE AND BULK STANDARDS		
ZONE: R6 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	66,624 S.F.
MINIMUM FRONTAGE	40'	76.4'
MINIMUM YARD DIMENSIONS		
FRONT YARD	10'	10'
REAR YARD	20'	20'
SIDE YARD	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING
MAXIMUM LOT COVERAGE	40%	34%
MINIMUM LOT WIDTH	40'	71.8'
MAXIMUM BUILDING HEIGHT	45'	<45'*
OPEN SPACE RATIO	30%	41%
PARKING REQUIREMENTS	1 SPACE PER UNIT (29)	34

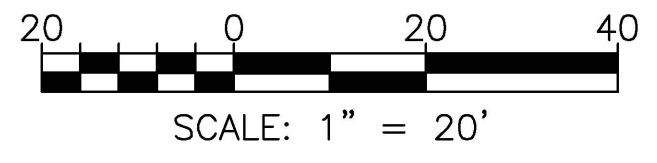
* A FRONT YARD NET NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
 ** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS
 *** LAND AREA USED IN CALCULATIONS EXCLUDES MAXWELL PROPERTY AND LAND CONVEYANCES.

NOTES:

1. REFER TO SOREN DENIOD DESIGN STUDIO PLAN FOR LANDSCAPING, WOONERF DESIGN, AND LANDSCAPING PLAN.
2. REFER TO MADEU LAND SURVEYING'S SUBDIVISION PLAT FOR ADDITIONAL INFORMATION INCLUDING.
3. CONCRETE BRICK PAVER BASE AND SUBBASE CONSTRUCTION ACCORDING TO DETAIL.



PERMIT DRAWINGS
NOT FOR CONSTRUCTION

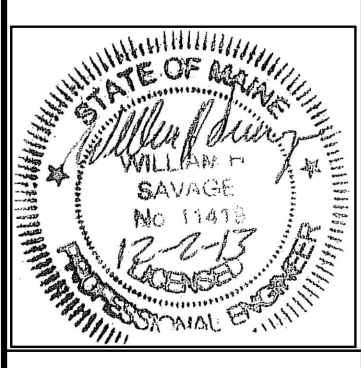


ISSUED FOR	DATE	BY
CITY SUBMISSION	9/23/13	WHS
WORKSHOP #2	11/12/13	WHS
FINAL SUBMISSION	12/2/13	WHS

REVISION	REV. DATE

DRAWING NAME: **SITE LAYOUT PLAN**
 PROJECT NAME: **MUNJOY HEIGHTS**
 CLIENT: **REDFERN MUNJOY, LLC.**
 P.O. BOX 8816, PORTLAND, MAINE 04104

FILE: 1047_CIVIL
 DATE: 9/23/13
 JN: 1047
 SCALE: 1"=20'
 DESIGN BY: WHS
 DRAWN BY: ZRJ
 CHECKED BY: WHS



DRAWING NO.
C-10