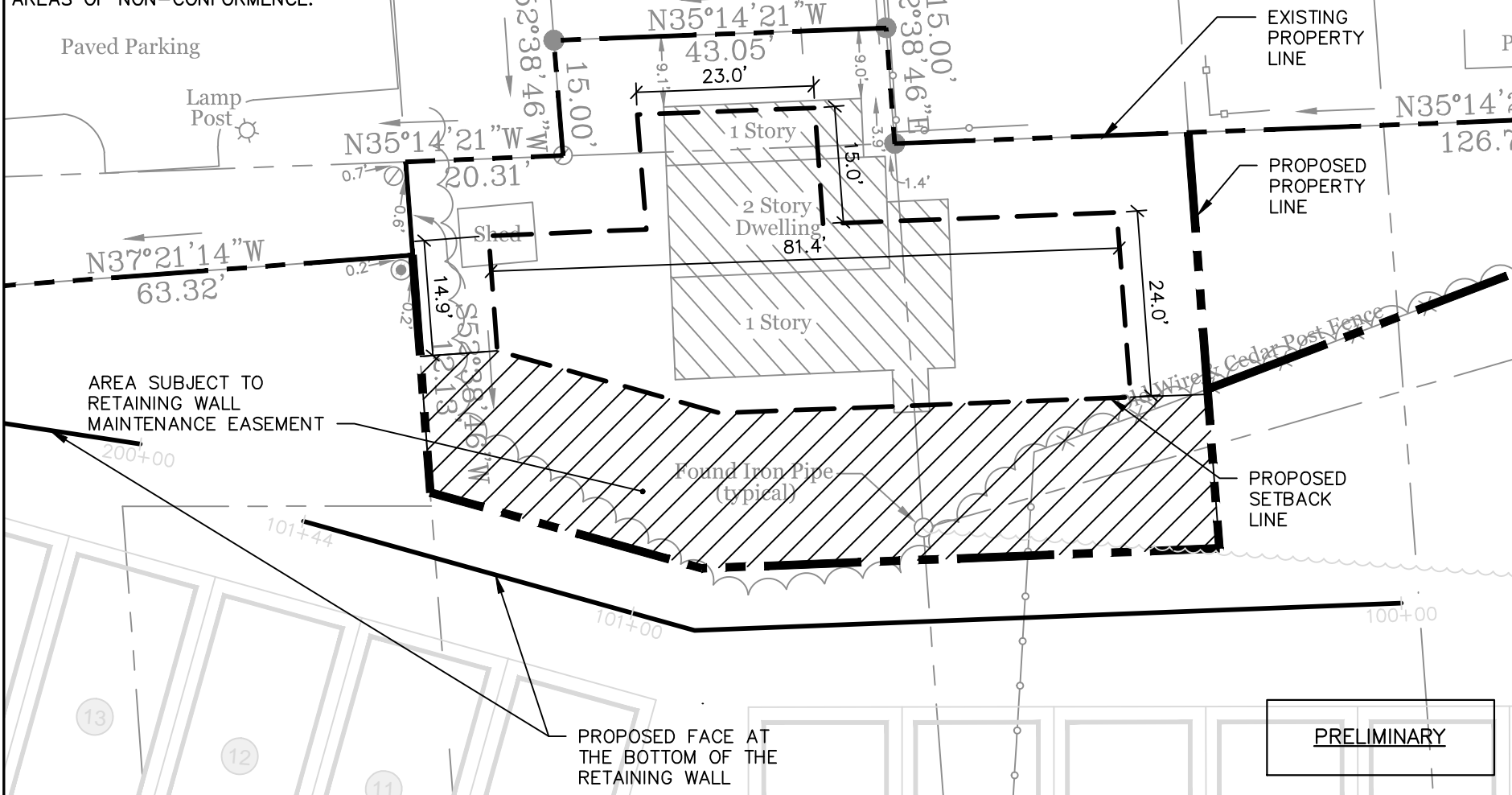


SPACE AND BULK STANDARDS

ZONE: R6 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	5,931 S.F.
MINIMUM FRONTAGE	40'	0*
MINIMUM YARD DIMENSIONS		
FRONT YARD	10'	<10'**
REAR YARD	20'	20'**
SIDE YARD	10'	10'**

MAXIMUM LOT COVERAGE	50%	21%
MINIMUM LOT WIDTH	40'	41'
MAXIMUM BUILDING HEIGHT	45'	<45'
OPEN SPACE RATIO	20%	77%
PARKING REQUIREMENTS	1	1

* DEEDED ACCESS EASEMENT TO NORTH STREET
 ** ALL AREAS BELOW REQUIREMENTS ARE EXISTING AREAS OF NON-CONFORMANCE.



ISSUED FOR	CONCEPT
REVISION	
DRAWING NAME:	Maxwell Property Site Plan
PROJECT NAME:	MUNJOY HEIGHTS
CLIENT:	REDFERN PROPERTIES PORTLAND, MAINE
ENGINEERING, INC.	
PA. REG. PROFESSIONAL ENGINEER, INC. 04104	
(207) 772-2000	
FILE: 1047_maxwell	
DATE: 10/21/13	
JN: 1047	
SCALE: 1"=20'	
DESIGN BY: WHS	
DRAWN BY: ZRJ	
CHECKED BY: WHS	
DRAWING NO.	SK-2

PRELIMINARY