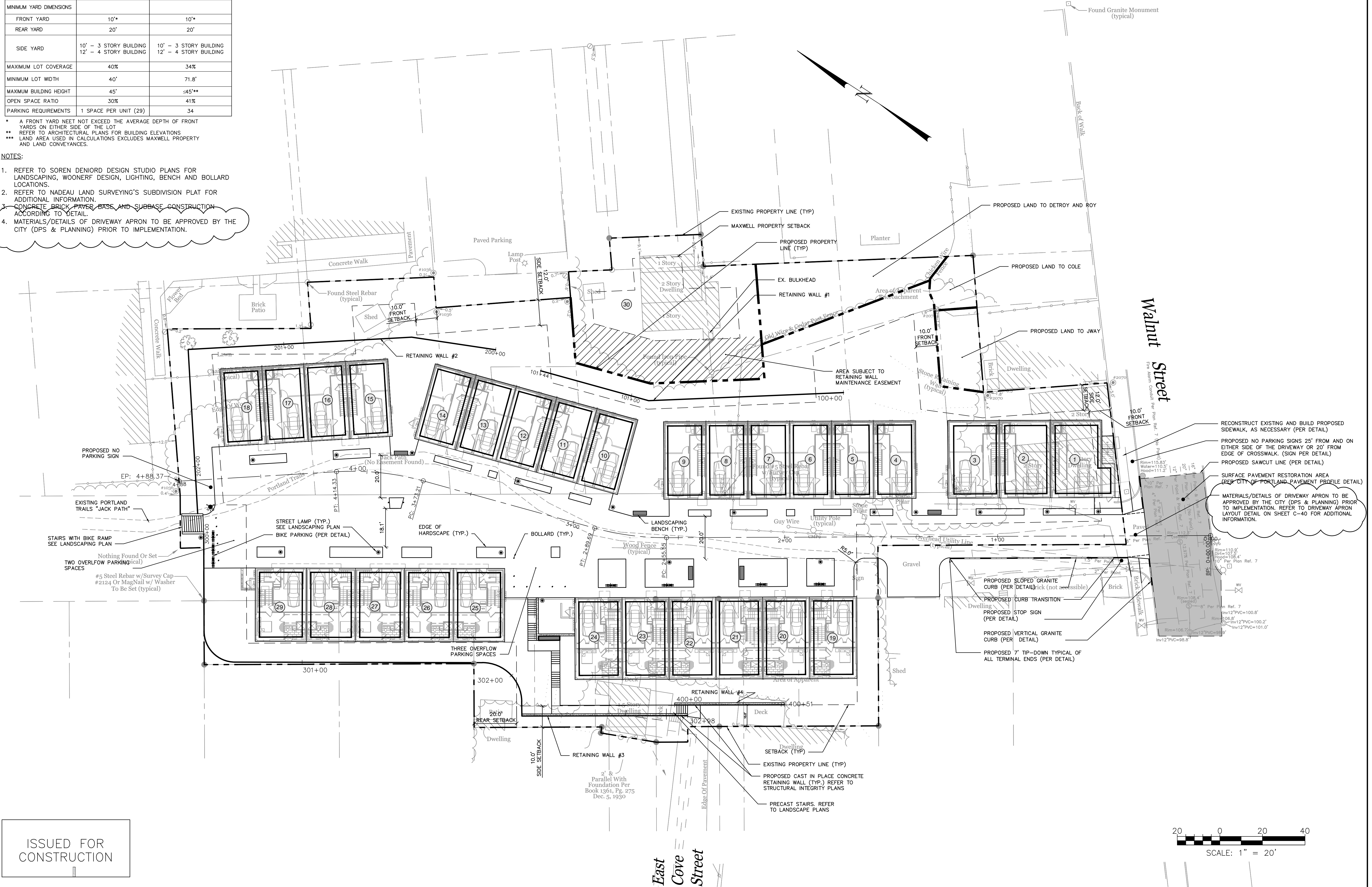


| SPACE AND BULK STANDARDS | | |
|--------------------------|--|--|
| ZONE: R6 RESIDENTIAL | REQUIRED | PROVIDED |
| MINIMUM LOT SIZE | 4,500 S.F. | 66,624 S.F. |
| MINIMUM FRONTAGE | 40' | 76.4' |
| MINIMUM YARD DIMENSIONS | | |
| FRONT YARD | 10'* | 10'* |
| REAR YARD | 20' | 20' |
| SIDE YARD | 10' - 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 |

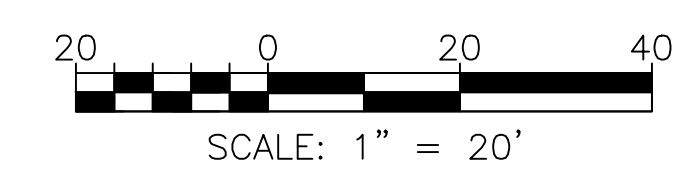
* A FRONT YARD NEET NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
 ** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS
 *** LAND AREA USED IN CALCULATIONS EXCLUDES MAXWELL PROPERTY AND LAND CONVEYANCES.

NOTES:

- REFER TO SOREN DENIORD DESIGN STUDIO PLANS FOR LANDSCAPING, WOONERF DESIGN, LIGHTING, BENCH AND BOLLARD LOCATIONS.
- REFER TO NADEAU LAND SURVEYING'S SUBDIVISION PLAT FOR ADDITIONAL INFORMATION.
- CONCRETE BRICK PAVEMENT BASE AND SUBBASE CONSTRUCTION ACCORDING TO DETAIL.
- MATERIALS/DETAILS OF DRIVEWAY APRON TO BE APPROVED BY THE CITY (DPS & PLANNING) PRIOR TO IMPLEMENTATION.



ISSUED FOR CONSTRUCTION



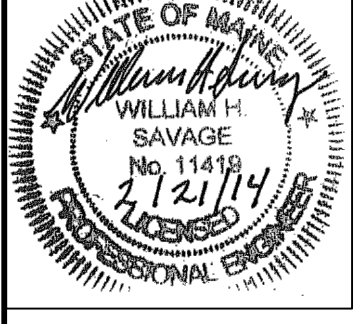
| ISSUED FOR | DATE | BY |
|----------------------|----------|------|
| CITY SUBMISSION | 9/23/13 | WHS |
| WORKSHOP #2 | 11/12/13 | WHS |
| FINAL SUBMISSION | 12/2/13 | WHS |
| MAINE DEP MCGP | 12/16/13 | WHS |
| CONDITIONS APPROVAL | 1/7/14 | WHS |
| SUBDIVISION PLAT | 2/8/14 | WHS |
| FINAL COND. APPROVAL | 2/18/14 | WHS |
| CONSTRUCTION | 2/21/14 | WHS |
| REVISION | REV. | DATE |
| STAFF COMMENTS | 12/6/13 | WHS |
| APRON NOTE | 2/24/14 | WHS |

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

A C C O R N
 ENGINEERING, INC.

ASCON ENGINEERING, INC.
 3372 PORTLAND, MAINE 04104
 P.O. BOX 3372 PORTLAND, MAINE 04104
 (207) 775-2655

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**