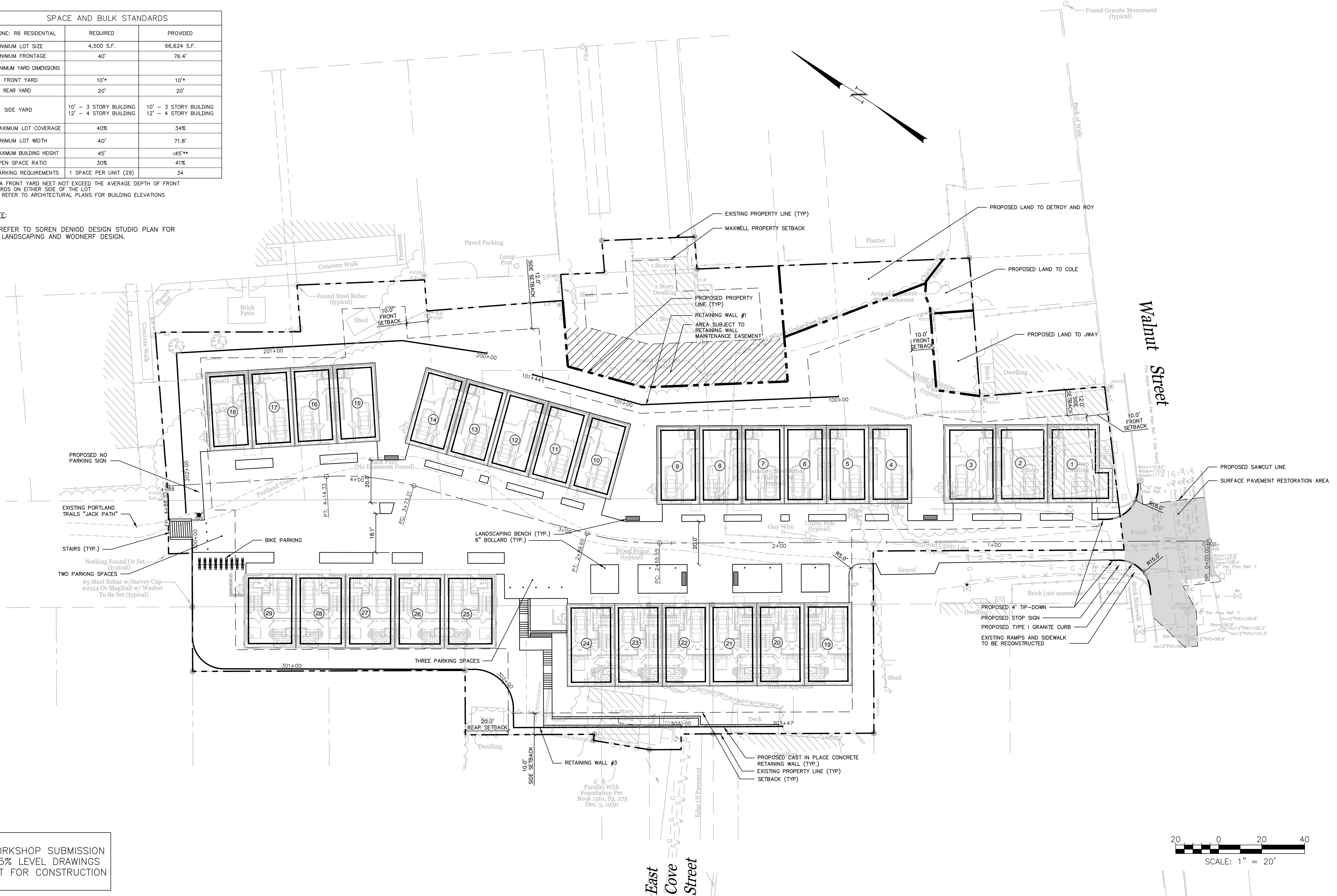


SPACE AND BULK STANDARDS		
ZONE: R6 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	66,624 S.F.
MINIMUM FRONTAGE	40'	76.4'
MINIMUM YARD DIMENSIONS		
FRONT YARD	10'	10'
REAR YARD	20'	20'
SIDE YARD	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING
MAXIMUM 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

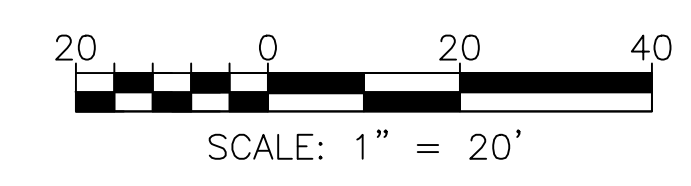
* A FRONT YARD NEET NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
 ** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS

NOTE:

1. REFER TO SOREN DENIOD DESIGN STUDIO PLAN FOR LANDSCAPING AND WOONERF DESIGN.



WORKSHOP SUBMISSION
 75% LEVEL DRAWINGS
 NOT FOR CONSTRUCTION



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

REVISION	REV. DATE

DRAWING NAME: **SITE LAYOUT PLAN**

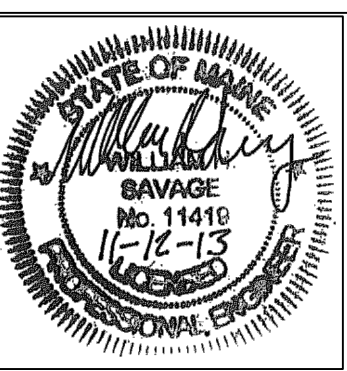
PROJECT NAME: **MUNJOY HEIGHTS**

CLIENT: **REDFERN PROPERTIES, LLC**
 P.O. BOX 8816, PORTLAND, MAINE 04104

ENGINEERING, INC. **A C O R N**

ASORN 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