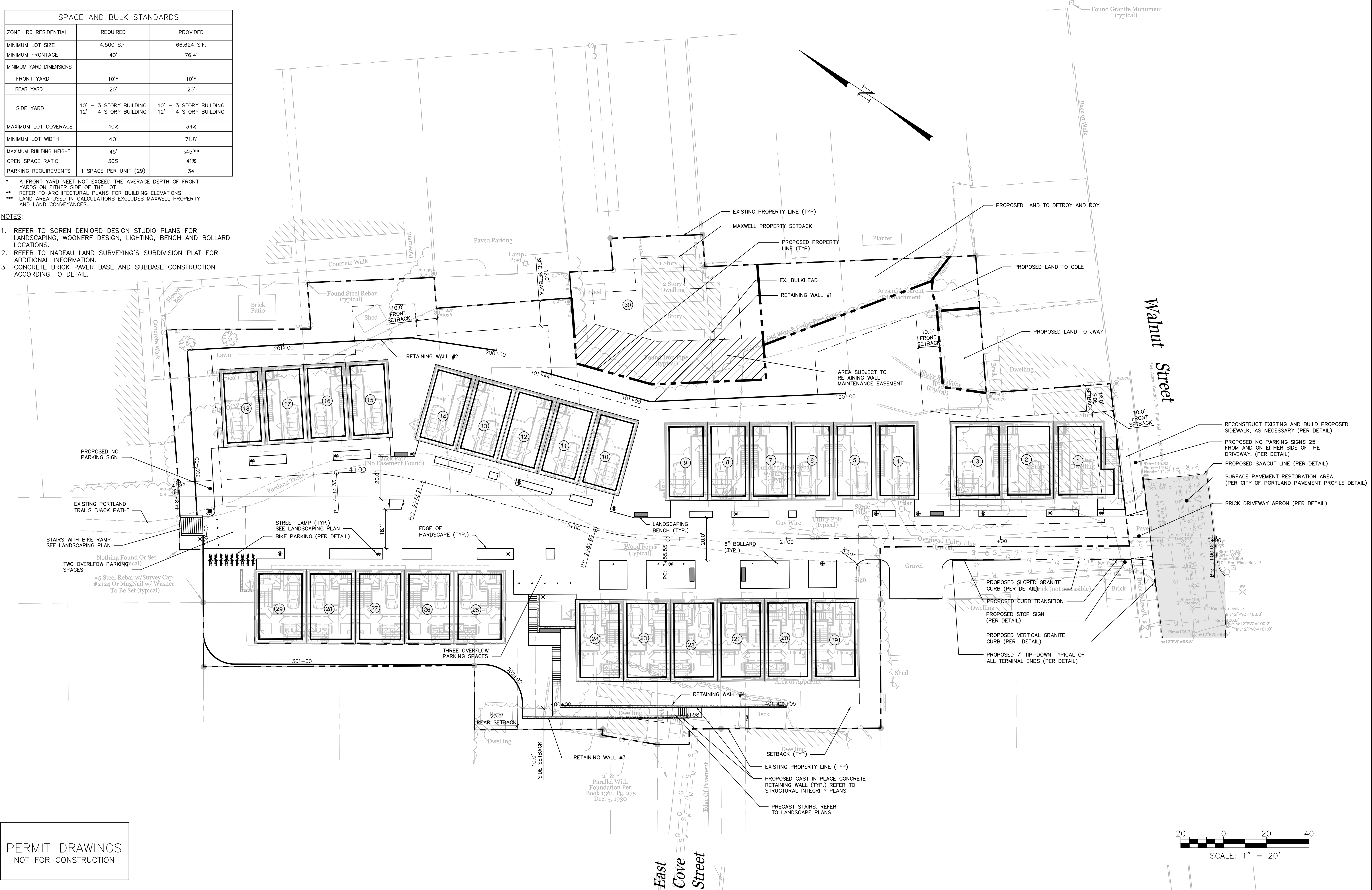


SPACE AND BULK STANDARDS		
ZONE: R6 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	66,624 S.F.
MINIMUM FRONTAGE	40'	76.4'
MINIMUM YARD DIMENSIONS		
FRONT YARD	10'	10'
REAR YARD	20'	20'
SIDE YARD		
	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING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

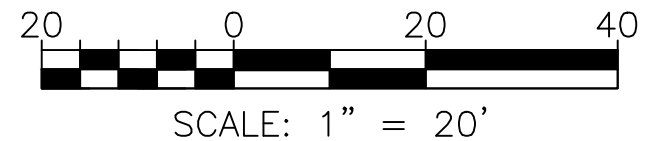
* A FRONT YARD NEET NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
 ** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS
 *** LAND AREA USED IN CALCULATIONS EXCLUDES MAXWELL PROPERTY AND LAND CONVEYANCES.

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 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
MAINE DEP MCGP	12/16/13	WHS
CONDITIONS APPROVAL	1/7/14	WHS

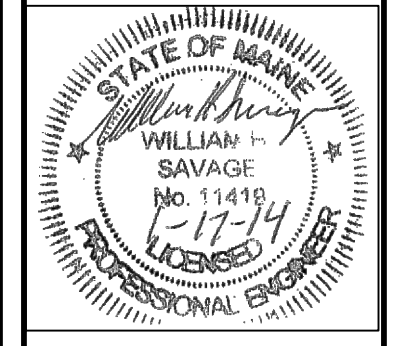
REVISION	REV. DATE	REV. BY
STAFF COMMENTS	12/6/13	WHS

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

A C O R N
ENGINEERING, INC.

1047
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