

North Street

Walnut Street

East Cove Street

SPACE AND BULK STANDARDS		
ZONE: R6 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	67,288 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%	33%
MINIMUM LOT WIDTH	40'	71.8'
MAXIMUM BUILDING HEIGHT	25'	≤45'*
OPEN SPACE RATIO	30%	48%
PARKING REQUIREMENTS	1 SPACE PER UNIT (29)	34

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

LEGEND

- PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- CURBING

PRELIMINARY DRAWING

ISSUED FOR	BY
CITY SUBMISSION	WHS
	9/23/13

REVISION	REV. DATE

DRAWING NAME: **SITE LAYOUT PLAN**

PROJECT NAME: **MUNJOY HEIGHTS**

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

A G C O R N
ENGINEERING, INC.

AGORN ENGINEERING, INC. 1047 CIVIL
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

