SPACE AND BULK STANDARDS		
ZONE: B5 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	67,286 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	45'	45'**
OPEN SPACE RATIO	30%	48%
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

PRELIMINARY DRAWING

ISSUED FOR	BY / DATE
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

ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
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