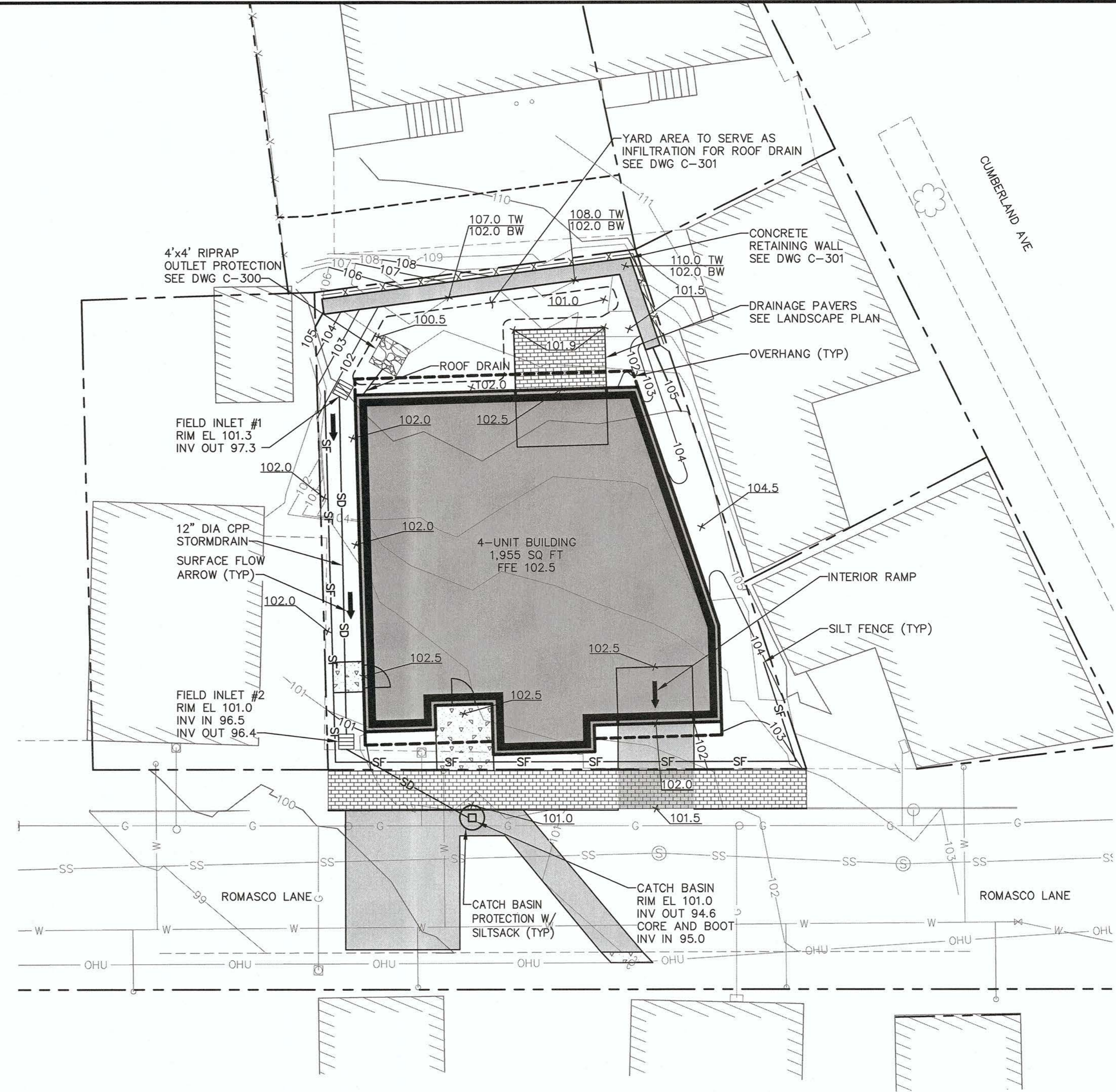


**SITE AND UTILITY PLAN**



**GRADING AND EROSION CONTROL PLAN**

**ZONING NOTES:**

1. PROPERTY OWNER/APPLICANT:  
LEGACY 18 DEVELOPMENT, INC.  
233 SMITH ROAD  
WINDHAM, ME 04062
2. LOT INFORMATION - CHART/BLOCK/LOT: 013J024001
3. ZONING DISTRICT: R-6 - RESIDENTIAL 6
4. ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

DIMENSIONAL STANDARDS	REQUIRED (R6)	PROVIDED
MINIMUM LOT SIZE	2,000 SF	3,496 SF
MINIMUM LOT AREA PER DWELLING	725 SF	874 SF
MINIMUM STREET FRONTAGE	20 FEET	63 FEET
MINIMUM FRONT YARD SETBACK	5 FEET	0 FEET
MINIMUM SIDE SETBACK	5 FEET	5 FEET
MINIMUM REAR SETBACK	10 FEET	14 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	42 FEET
MAXIMUM LOT COVERAGE	60%	56%
BUILDING PAVEMENT	1,955 SF (56%)	143 SF (4%)
OPEN SPACE	1,398 SF (40%)	
TOTAL LOT SIZE	3,496 SF (100%)	

5. PROPOSED USE: 4-UNIT CONDO BUILDING WITH 3 CAR GARAGE
6. THERE ARE NO WETLANDS, FLOODPLAINS OR SHORELAND ZONING ON THE PROPERTY.
7. PARKING SUMMARY:

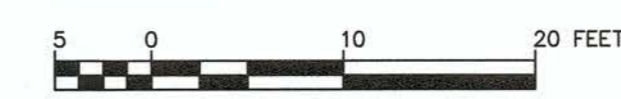
REQUIRED PARKING  
PARKING RATIO: 1 SPACE OVER 3 UNITS  
PROVIDED PARKING  
PARKING GARAGE: 3 SPACES

8. SITE UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES IN ROMASCO LANE AS FOLLOWS:

ELECTRIC/COMMUNICATIONS: EXISTING SERVICE  
WATER SUPPLY: PORTLAND WATER DISTRICT  
SEWER SERVICE: CITY OF PORTLAND  
NATURAL GAS: MAINE NATURAL GAS

**EROSION CONTROL LEGEND**

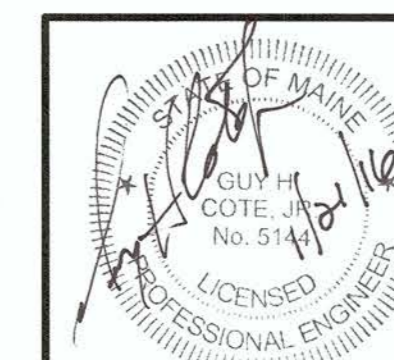
- CATCH BASIN PROTECTION WITH SILTSACK
- SILT FENCE
- CHECK DAM
- STABILIZED ENTRANCE



REV.	BY	DATE	STATUS
1	JPD	1/16	ISSUED FOR CITY REVIEW

**NOTE:**

1. SITE FEATURES AND TOPOGRAPHY FROM PLAN ENTITLED "BOUNDARY SURVEY AND TOPOGRAPHY" BY LIVINGTON-HUGHES PROFESSIONAL LAND SURVEYING CORP., KENNEBUNKPORT, MAINE, DATED NOVEMBER 20, 2015.
2. EXISTING TOPOGRAPHY FROM MAINE GIS DATA CATALOG, BASED OFF OF LIDAR INFORMATION COLLECTED BETWEEN NOVEMBER 10, 2006 AND SEPTEMBER 5TH, 2007.
3. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



**4 UNIT CONDO BUILDING**  
**5 & 9 ROMASCO LANE**  
**LEGACY 18 DEVELOPMENT, INC.**  
**PORTLAND, MAINE**

**SITE, UTILITY, GRADING AND EROSION CONTROL PLANS**

**SME**  
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DESIGN BY: DDP  
DRAWN BY: JRL  
DATE: 11/30/2015  
CHECKED BY:   
LMN: EXCON  
CTB: SME-STD

JOB NO. 15210.00 DWG FILE BASE

C-101