

5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.

6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).

8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK, AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE, FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION, REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION, NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

LANDSCAPE OPEN SPACE RATION FOR LOT A, THE TOTAL SUBDIVISION COMPLIES.

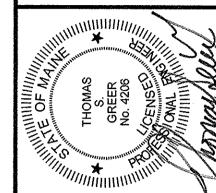
WAIVERS REQUESTED

- FRONT, REAR AND SIDE SETBACKS OF 5, 10 & 10 FEET FOR THE EXISTING BUILDING, THE EXISTING BUILDING TO BE RENOVATED HAS SETBACKS OF Ø FEET.
- 3. WAIVER FOR REQUIRED PARKING SPACES FROM 11 SPACES TO 64 SPACES.
- 4. REDUCTION OF DRIVE AISLE FROM 24 FEET TO 19.8 FEET.

MAXIMUM LOT COVERAGE (BUILDINGS) 43% 56% 56% 39% MINIMUM LOT WIDTH 1918 FEET 115 FEET TØ.8 FEET 20 FEET 708 FEET MAXIMUM BUILDING HEIGHT 45 FEET 43 4 36 FEET 43 FEET 46 FEET 35, 43 4 46 FEET LANDSCAPE OPEN SPACE RATIO 20% 55%

① LOT A AREA:	47,620 SF.
MIN. AREA PER DWELLING UNIT:	∻ 725 S.F.
UNITS ALLOWED:	65.7 UNITS
DENSITY BONUS OF 25% (FOR AFFORDABLE UNITS, SECTION 14-488.)	x 1.25 BONUS
UNITS ALLOWED:	82 UNITS

GREER ... ENGINEERS PINKHAM & C



						DATE DESCRIPTION	
						REV.	
DEVELOPMENT CORP.	ID AVENUE	04101		DRN BY: JDC	DESG BY: TSG	CHKBY: 156	

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MAP/LOT 47/B/1, 2, 3 & 29