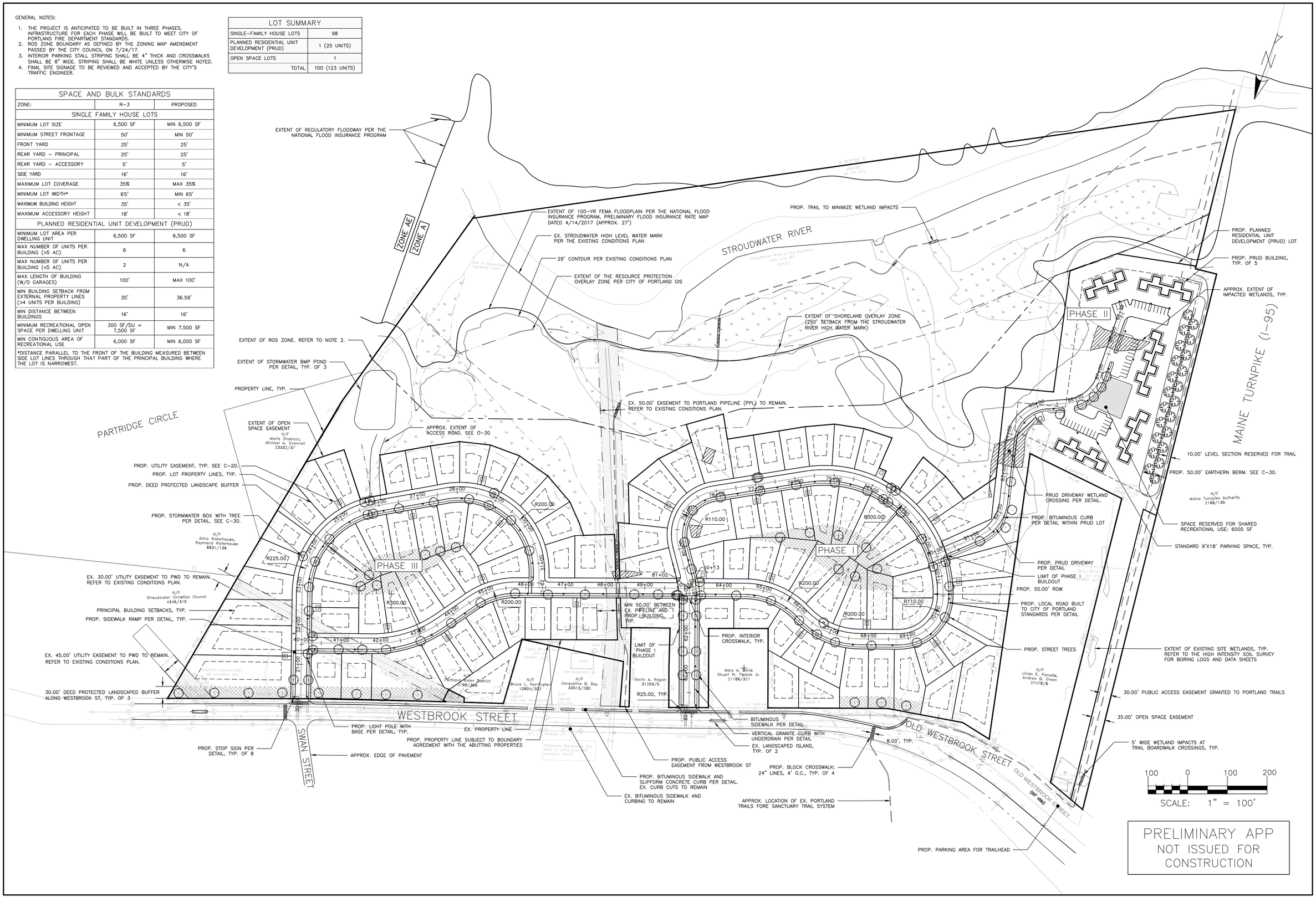
GENERAL NOTES:

1. THE PROJECT IS ANTICIPATED TO BE BUILT IN THREE PHASES. INFRASTRUCTURE FOR EACH PHASE WILL BE BUILT TO MEET CITY OF PORTLAND FIRE DEPARTMENT STANDARDS.
2. ROS ZONE BOUNDARY AS DEFINED BY THE ZONING MAP AMENDMENT PASSED BY THE CITY COUNCIL ON 7/24/17.
3. INTERIOR PARKING STALL STRIPING SHALL BE 4" THICK AND CROSSWALKS SHALL BE 8" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
4. FINAL SITE SIGNAGE TO BE REVIEWED AND ACCEPTED BY THE CITY'S TRAFFIC ENGINEER.

LOT SUMMARY	
SINGLE-FAMILY HOUSE LOTS	98
PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)	1 (25 UNITS)
OPEN SPACE LOTS	1
TOTAL	100 (123 UNITS)

SPACE AND BULK STANDARDS		
ZONE:	R-3	PROPOSED
SINGLE FAMILY HOUSE LOTS		
MINIMUM LOT SIZE	6,500 SF	MIN 6,500 SF
MINIMUM STREET FRONTAGE	50'	MIN 50'
FRONT YARD	25'	25'
REAR YARD – PRINCIPAL	25'	25'
REAR YARD – ACCESSORY	5'	5'
SIDE YARD	16'	16'
MAXIMUM LOT COVERAGE	35%	MAX 35%
MINIMUM LOT WIDTH*	65'	MIN 65'
MAXIMUM BUILDING HEIGHT	35'	< 35'
MAXIMUM ACCESSORY HEIGHT	18'	< 18'
PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)		
MINIMUM LOT AREA PER DWELLING UNIT	6,500 SF	6,500 SF
MAX NUMBER OF UNITS PER BUILDING (>5 AC)	6	6
MAX NUMBER OF UNITS PER BUILDING (<5 AC)	2	N/A
MAX LENGTH OF BUILDING (W/O GARAGES)	100'	MAX 100'
MIN BUILDING SETBACK FROM EXTERNAL PROPERTY LINES (>4 UNITS PER BUILDING)	35'	36.59'
MIN DISTANCE BETWEEN BUILDINGS	16'	16'
MINIMUM RECREATIONAL OPEN SPACE PER DWELLING UNIT	300 SF/DU = 7,500 SF	MIN 7,500 SF
MIN CONTIGUOUS AREA OF RECREATIONAL USE	6,000 SF	MIN 6,000 SF

*DISTANCE PARALLEL TO THE FRONT OF THE BUILDING MEASURED BETWEEN SIDE LOT LINES THROUGH THAT PART OF THE PRINCIPAL BUILDING WHERE THE LOT IS NARROWEST.



PRELIMINARY APP
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
TRAFFIC	WHS 8/3/17
FEMA	WHS 8/8/17
PHOTOMETRIC	OJD 8/16/17
PRELIM APP	WHS 8/25/17

DRAWING NAME: SITE PLAN

PROJECT NAME: STROUDWATER PRESERVE

CLIENT: STROUDWATER DEVELOPMENT PARTNERS, LLC
KENNEBUNK, MAINE 04043

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION OF ACORN ENGINEERING, INC. ANY MODIFICATIONS, WHETHER MANUAL OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND, MAINE 04102
(207) 775-2655

FILE:	1079_CIVIL
JN:	1079
SCALE:	1"=100'
DESIGNED BY:	OJD
DRAWN BY:	OJD
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 12101 LICENSED 8-25-17 PROFESSIONAL ENGINEER

DRAWING NO.
C-10