



NORTH

ZONING SUMMARY

USE SINGLE FAMILY HOME (ALLOWED)

ZONE - R2 RESIDENTIAL II ZONE

	MINIMUM	PROVIDED
LOT SIZE	10,000 S.F.	12,880 S.F.
AREA PER DWELLING UNIT	10,000	12,880 S.F.
STREET FRONTAGE	50 FT.	50.48 FT.
BUILDING SETBACK (FRONT)	25 FT.	25 FT.
BUILDING SETBACK (SIDE)	25 FT.	25 FT.
BUILDING SETBACK (REAR)	16 FT.	16 FT.
LOT WIDTH	80 FT.	156 FT.
MAXIMUM		
LOT COVERAGE	20%	10.9%
STRUCTURE HEIGHT	35 FT.	35' (MAX)

SITE PLAN NOTES

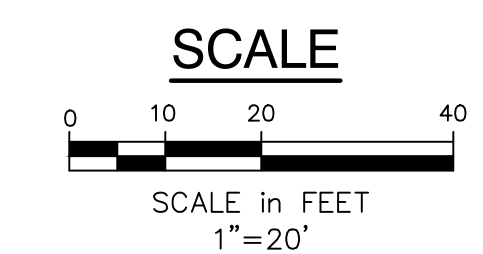
1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
3. LAYOUT AND LIMITS OF DISTURBANCE SHALL BE MARKED FOR OWNER'S APPROVAL PRIOR TO DISTURBANCE.
4. EXISTING CONDITIONS CONTOURS AND SITE ELEMENTS BASED ON NOTE PLAN REFERENCE #1 ABOVE. SOME FIELD LOCATIONS WILL VARY. CONTRACTOR TO NOTIFY & COORDINATE WITH ENGINEER WITH ANY DISCREPANCIES.

PLAN REFERENCE

LOT DIVISION PLAN OF CINDY LOU MEOLI TRUST AND 291 SUMMIT STREET, LLC PROPERTIES 291 AND 303 SUMMIT STREET, PORTLAND, MAINE.
 FOR: RICHARD AND CINDY LOU MEOLI OLD ORCHARD BEACH, MAINE 04064 138 WEST GRAND AVENUE. BY: SEBAGO TECHNICS, PROJECT NO. 06047, SCALE 1"=20', REVISED: 3-28-16.

LEGEND

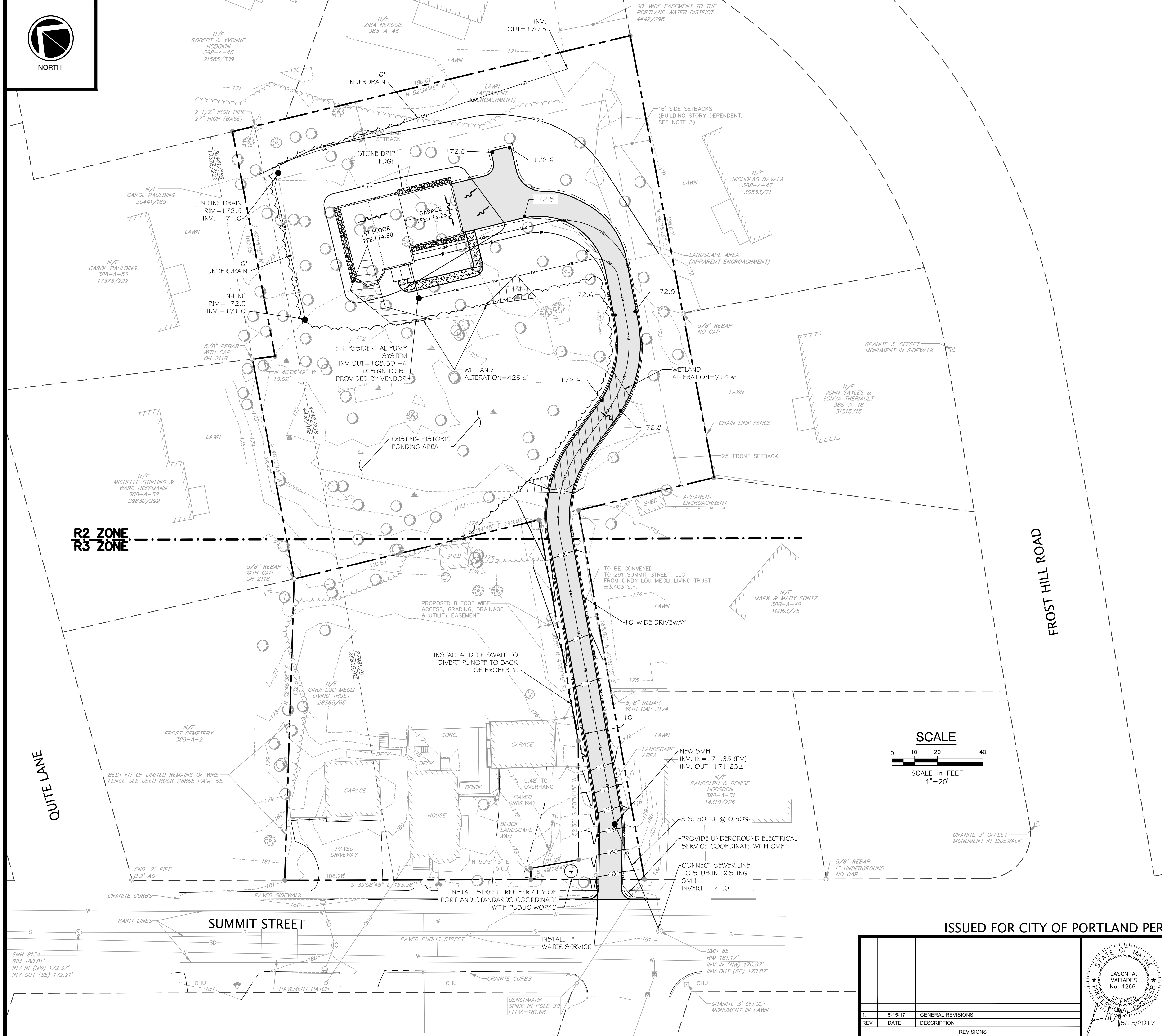
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINER, O.W.	---
---	ABUTTER LINER, O.W.	---
---	SETBACK	---
---	EASEMENT	---
C1/L1	IRON PIPE/ROD CURBLINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL SHOULDER	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
x30.20	SPOT GRADE	---
---	STORMWATER FLOW	---
---	CHAIN LINK FENCE	---
x	WIRE FENCE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	MULCH LINE	---
---	GUARDRAIL	---
G	GAS	---
W	POTABLE WELL	---
S	SEWER	---
---	FORCE MAIN	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
UGU	UNDERGROUND UTILITY	---
OHU	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	GUY	---



FROST HILL ROAD

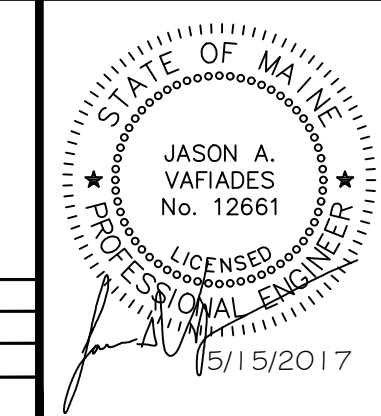
R2 ZONE
R3 ZONE

QUILT LAINE



ISSUED FOR CITY OF PORTLAND PERMITTING

REV	DATE	DESCRIPTION
1.	5-15-17	GENERAL REVISIONS
		REVISIONS



291 SUMMIT STREET
 PORTLAND, MAINE
 MAP: 388, BLOCK: A LOT: 20
 RESIDENTIAL SITE PLAN
 PETER BOUCHARD
 25 LEDGE ROAD
 CUMBERLAND FORESIDE, MAINE 04110

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

DRAWN: MPV	DATE: MARCH 31, 2017
DESIGNED: JAV	SCALE: 1"= 20'
CHECKED: MPV	JOB NO. 17-008
FILE NAME:	
SHEET: C-101	