

SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE: 10 000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

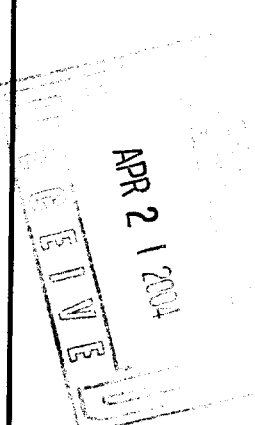
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.

MINIMUM LOT WIDTH:

OTHER USES: 80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

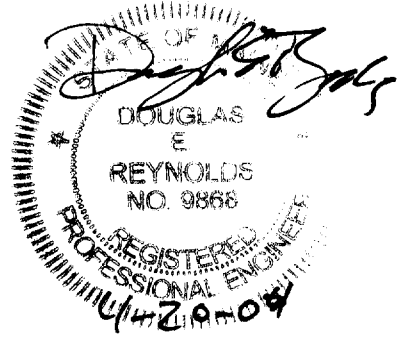


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Checked: AMP Scale: NTS
File Name: 759-ep.dwg

GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

Drawing Name:
Space & Bulk Requirements
Project:
PRESUMPSCOT RIVER PLACE

Figure No.
1

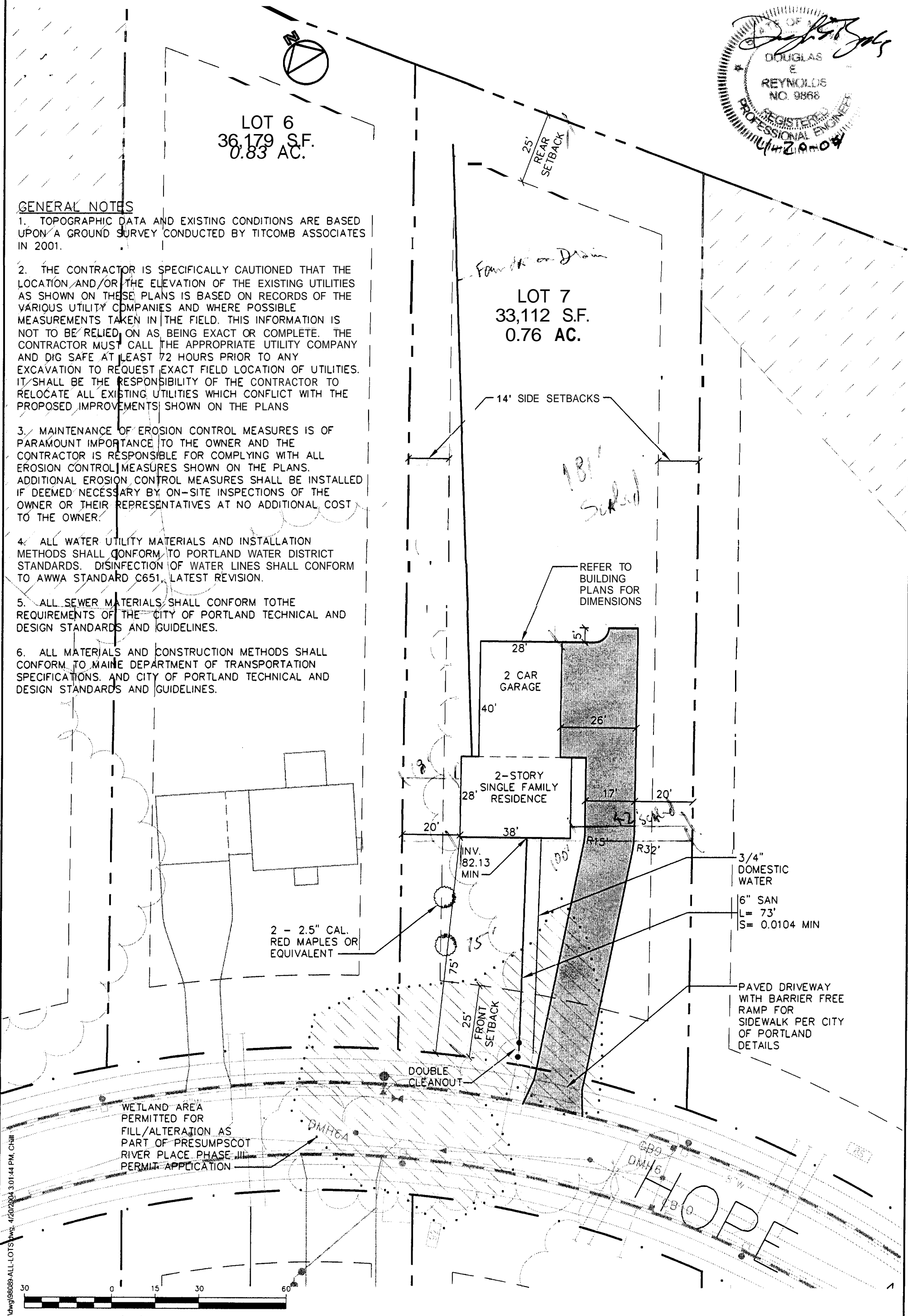


LOT 6
36,179 S.F.
0.83 AC.

LOT 7
33,112 S.F.
0.76 AC.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



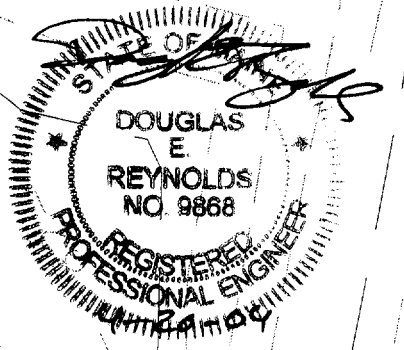
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Design: WHS	Oats: APRIL 04
Drawn: CAH	Jab No.: 959
Checked: AMP	Scale: 1"=30'
File Name: 98089-ALL-LOTS	

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Drawing Name:	Lot 7 Site and Utility Plan
Project:	PRESUMPCOT RIVER PLACE

Figure No. **2**



LOT 6
36,179 S.F.
0.83 AC.

LOT 7
33,112 S.F.
0.76 AC.

6" GRAVITY FOUNDATION
DRAIN TO DAYLIGHT,
S=0.0025 MIN. - PROVIDE
DOUBLE CLENOUT AS
NECESSARY

SILT FENCE (TYP.)

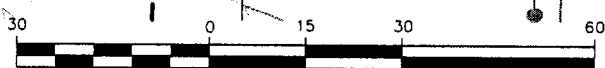
TENAX MULTIMAT FABRIC ON
SLOPES EQUAL TO OR STEEPER
THAN 8% FOR OCTOBER 1st
THROUGH APRIL 15th AND
EQUAL TO OR STEEPER THAN
15% FOR APRIL 15th THROUGH
OCTOBER 1st (TYP)

NOTE: ALL DISTURBED AREAS
NOT SUBJECT TO PAVEMENT OR
BUILDINGS SHALL RECEIVE 4"
OF LOAM & SEED.

STONE CHECK DAM AS
NECESSARY

HOMEOWNER TO COORDINATE
WITH LOT 6 & 8 OWNERS FOR
GRADING OF DITCH ALONG
PROPERTY LINES

WETLAND AREA
PERMITTED FOR
FILL/ALTERATION AS
PART OF PRESUMPCOT
RIVER PLACE PHASE III
PERMIT APPLICATION



1 inch = 30 ft.

Design: WHS	Date: APRIL 04
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Drawing Name: Lot 7 Grading and Drainage Plan
Project: PRESUMPCOT RIVER PLACE

Figure No.
3