

DENSITY CALCULATIONS

IL ZONE	Area	Allowable Density	Allowable Units
Gross Lot Area	72,155 sf	0	0
R5 ZONE			
Gross Lot Area	505,942 sf	Allowable Density	Allowable Units
Wetland	26,398 sf		
Easement	123,550 sf		
Steep Slopes	34,045 sf		
Area Remaining	321,949 sf		
20% of Area Remaining	64,390 sf		
Net Lot Area	257,559 sf	1 per 3,000 sf	86
R3 ZONE			
Gross Lot Area	102,427 sf	Allowable Density	Allowable Units
Wetland	29,289 sf		
Steep Slopes	5,849 sf		
Area Remaining	67,289 sf		
20% of Area Remaining	13,458 sf		
Net Lot Area	53,831 sf	1 per 6,500 sf	8
TOTAL ALLOWABLE UNITS			94

LEGEND:

	WIRE FENCE
	STONE WALL
	EASEMENT
	PROPERTY LINE
	R-3 ZONE
	R-5 WETLAND
	R-5 STEEP SLOPES
	R-5 EASEMENT AREA
	R-3 WETLAND
	R-3 STEEP SLOPES
	R-3 EASEMENTS
	IL WETLAND AREA

DENSITY CALCULATIONS

CLIENT: REALTY RESOURCES OCEAN EAST

LOCATION: OCEAN & PRESUMPSCOT STREET, PORTLAND, CUMBERLAND PARISH, LAINE

SCALE: 1"=110'

DATE: FEBRUARY 27, 2002

433 Copy Road
PO Box 449
1-800-244-4475

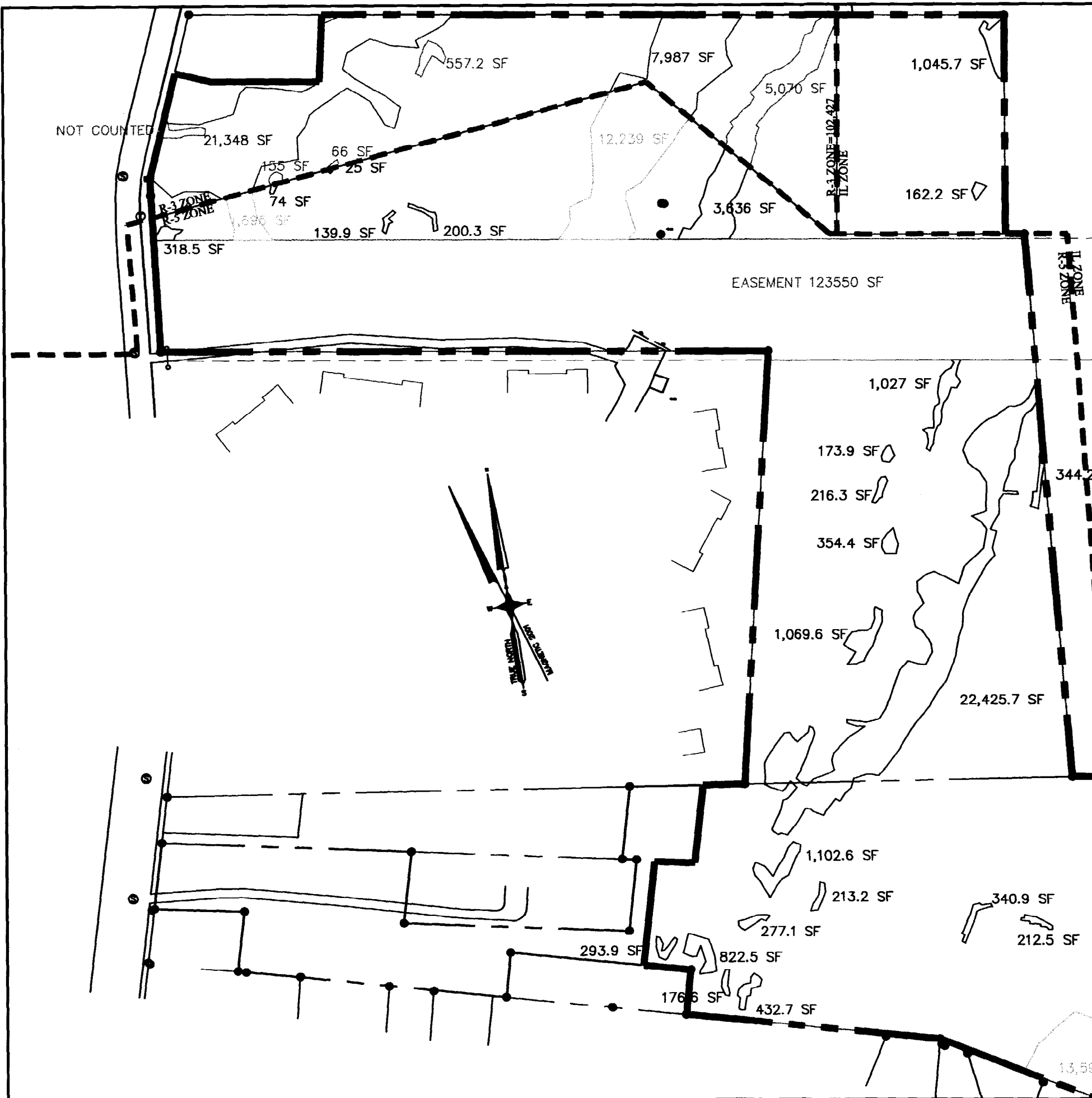
598 Dulles Street
PO Box 101
Columbia, Md. 21043
1-888-244-4475

CORFIN
ENGINEERING & SURVEYING, INC.

10/2/02

PROJ. NO. 2001-034

DC-1



DENSITY CALCULATIONS

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Gross Lot Area	72,155 sf	0	0
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LEGEND:

- WIRE FENCE
- STONE WALL
- EASEMENT
- PROPERTY LINE
- R-3-GROSS
- R-3-WETLAND
- R-3-STEEP SLOPES
- R-5-GROSS AREA
- R-5-WETLAND
- R-5-STEEP SLOPS
- R-5-EASEMENTS
- I-1-GROSS AREA

CLIENT/PROJECT: REALITY RESOURCES OCEAN EAST	LOCATION: OCEAN & PERUMPSHOT STREET PORTLAND, MAINE	SCALE: 1"=120' DATE: FEBRUARY 27, 2002	REVISION NO. 1 REVISED PER AUGUST 22, 2002 MEMORANDUM 08/22/02
422 Cong Road Augusta, ME 04330 1-800-244-9475		598 Union Street PO Box 100 Portland, ME 04101 1-888-261-4365	
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10/2/02		PROJ. NO. 2801-834 DC-1	