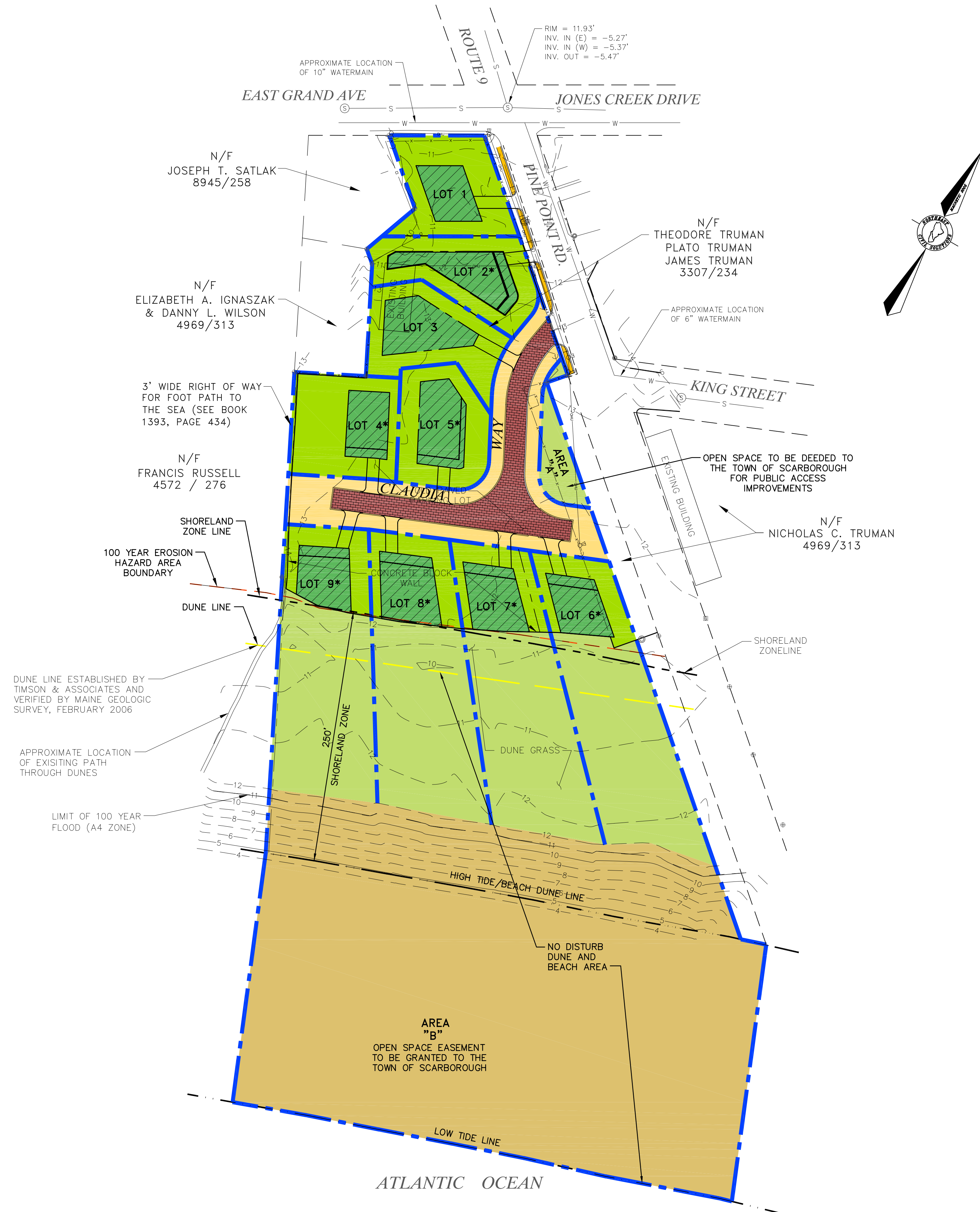


BEACH WALK AT PINE POINT SUBDIVISION SCARBOROUGH, MAINE



LEGEND

	BOUNDARY LINE		DUNE GRASS
	PROPOSED ROAD		BEACH
	BUILDING ENVELOPE		PROPOSED SIDEWALK
	PROPOSED LAWN		

NOTES

- SPACE AND BULK REQUIREMENTS SUBJECT PARCEL LIES WITHIN THE RESIDENTIAL ZONE (R-4A)
MIN. LOT SIZE = 10,000 SQ.FT.
MIN. FRONT SETBACK = 30 FT.
MIN. SIDE SETBACK = 15 FT.
MIN. REAR SETBACK = 15 FT.
 - LOT AREA MIN. FRONTAGE = 80 FT.
- | LOT # | APPROX. LOT AREA (S.F.) | APPROX. LOT AREA (Ac) | APPROX. BLDG. ENVELOPE (S.F.) | *ADDITIONAL BLDG. ENVELOPE (S.F.) | ALLOWABLE BLDG. FOOTPRINT (S.F.) |
|-------|-------------------------|-----------------------|-------------------------------|-----------------------------------|----------------------------------|
| 1 | 10,005 | 0.23 | 2,558 | | 2,001 |
| 2* | 10,481 | 0.24 | 3,291 | 675 | 2,096 |
| 3 | 10,378 | 0.24 | 3,835 | | 2,075 |
| 4* | 10,804 | 0.25 | 2,330 | 380 | 2,160 |
| 5* | 10,026 | 0.23 | 3,049 | 708 | 2,005 |
| 6* | 25,989 | 0.60 | 2,346 | 493 | 2,500 |
| 7* | 26,633 | 0.61 | 2,882 | 509 | 2,500 |
| 8* | 26,378 | 0.61 | 3,213 | 528 | 2,500 |
| 9* | 25,363 | 0.58 | 2,546 | 501 | 2,500 |
| | | | | 3,794 S.F. | |
- AREA "A" = (3,409 S.F.) + AREA "B" (159,021 S.F.) = 162,430 S.F. > 3,794 S.F. = OK
- *ADDITIONAL BUILDING ENVELOPE SPACE HAS BEEN CREATED BY USING A 20 FT. FRONT SETBACK INSTEAD OF 30 FT. FRONT SETBACK. THIS ADDITIONAL AREA WILL BE OFFSET BY OPEN SPACE PURSUANT TO THE TOWN OF SCARBOROUGH ZONING ORDINANCE, SECTION VII, RESIDENTIAL USE DISTRICTS, SECTION B-12.
- NET RESIDENTIAL DENSITY CALCULATION
TOTAL LOT AREA = 343,253 S.F.
LESS ISOLATED/UNAVAILABLE = 0 S.F.
LESS FLOODWAY = 0 S.F. **
LESS UNSUITABLE LAND = 233,482 S.F.
LESS EASEMENTS = 1,432 S.F.
LESS RESOURCE PROTECTION DISTRICT = 0 S.F.
LESS SURFACE WATER BODIES = 0 S.F.
LESS STORMWATER MANAGEMENT FACILITIES = 0 S.F.
SUBTOTAL = 108,339 S.F.

LESS 10% OF SUBTOTAL FOR ROADS/PARKING = 10,834 S.F.
97,505 S.F.

MINIMUM LOT AREA = 10,000 SF/LOT
ALLOWABLE LOTS = 97,505 SF/10,000 SF/LOT = 9.8 LOTS
9 LOTS PROPOSED < 9.8 LOTS = OK

** FLOODWAY OVERLAPS COASTAL DUNE AND IS INCLUDED IN UNSUITABLE LAND
 - ALL STRUCTURES WILL HAVE A 35'-0" MAXIMUM HEIGHT.

PROJECT NUMBER: 28677 ACAD FILE: 28677-Presentation SCALE: 1" = 60' DATE: JULY 14, 2006

Drawing Name:
PRESENTATION PLAN

Project Name and Location:
BEACH WALK AT PINE POINT SUBDIVISION
PINE POINT ROAD, SCARBOROUGH, ME 04074

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