

EXISTING PARCEL:

ZONE:	RESIDENTIAL C DISTRICT (RC)
LOT SIZE:	43,986 S.F. (1.0 ACRES)
TAX MAP:	U34 LOT 4B
ADDRESS:	10 ROSEWOOD DRIVE
USE:	PERMITTED - SINGLE FAMILY RESIDENTIAL

DIMENSIONAL REQUIREMENTS (SINGLE FAMILY RESIDENTIAL LOTS PROPOSED):

REQ.	REQ.	LOT 4B	LOT 4C
MIN LOT AREA PER UNIT	20,000 S.F.	20,197± S.F.	20,724± S.F.
MIN. STREET FRONTAGE	100 FT.	100 FT.	110 FT.
MIN. LOT WIDTH	40 FT.	142 FT.±	127 FT.±
MIN. FRONT SETBACK (LOCAL & PRIVATE STREET)	20 FT.	32 FT. MIN.	22.6 FT. MIN.
MIN. SIDE SETBACK	20 FT.	21 FT. MIN.	22.7 FT. MIN.
MIN. REAR SETBACK	20 FT.	74 FT. MIN.	58.8 FT. MIN.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT. MAX.
MAX. IMPERVIOUS COVERAGE	25%	25% MAX.	25% MAX.

ROSEWOOD DRIVE R.O.W. INFORMATION:

R.O.W. OWNER: JOE FRUSTACI

DESCRIPTION:	EXISTING	PROPOSED	COMMENT
LENGTH	590± FT.	650± FT	
WIDTH	50 FT.	50 FT. & 45 FT. FOR LAST 100 FT.	WAIVER REQUEST

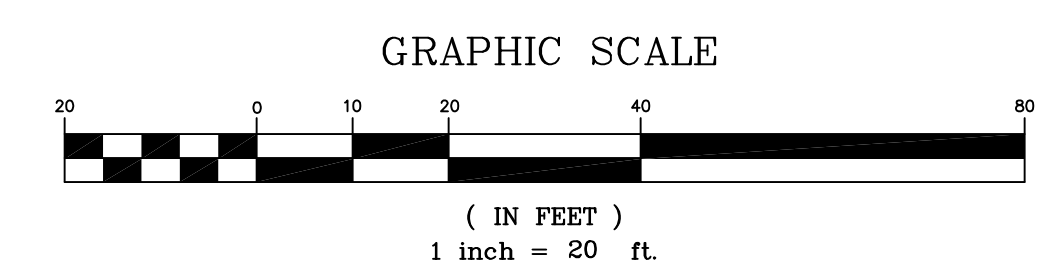
IMPERVIOUS AREA - PROPOSED REDUCTION OF IMPERVIOUS AREA OF 427 S.F.
 EXISTING IMPERVIOUS TO GRASS: 860 S.F.
 EXISTING GRASS TO IMPERVIOUS: 433 S.F.

SURVEY NOTE:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY BHM OF GORHAM, MAINE IN THE SPRING OF 2020.

LEGEND:

- EXISTING LOT 4B
- PROPOSED LOT 4B
- PROPOSED LOT 4C
- PROPOSED PRIVATE ROAD EXTENSION
- EXISTING GRAVEL AREA
- PROPOSED TRAVELWAY EDGE



										LAND DESIGN SOLUTIONS LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE Faraday Drive, Suite 1, Cumberland, ME 04021 tel: (207) 494-1111 OWNER & APPLICANT: JOSEPH FRUSTACI 8 ROSEWOOD DRIVE, CAPE ELIZABETH, MAINE 04107		AMENDMENT TO ROSEWOOD SUBDIVISION LOT 4B ROSEWOOD DRIVE, CAPE ELIZABETH, MAINE PRIVATE ROAD EXTENSION & LOT DEVELOPMENT SKETCH PLAN	
DESIGN: PBB		DRAWN: PBB		CHKD: PBB		DATE: JULY 2020		SCALE: 1"=20'		PROJ. NO. 20-119 REV. A DWG. NO. -			
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.		
A	7/27/20	ISSUED TO THE TOWN OF CAPE ELIZABETH FOR WORKSHOP		PBB	PBB								