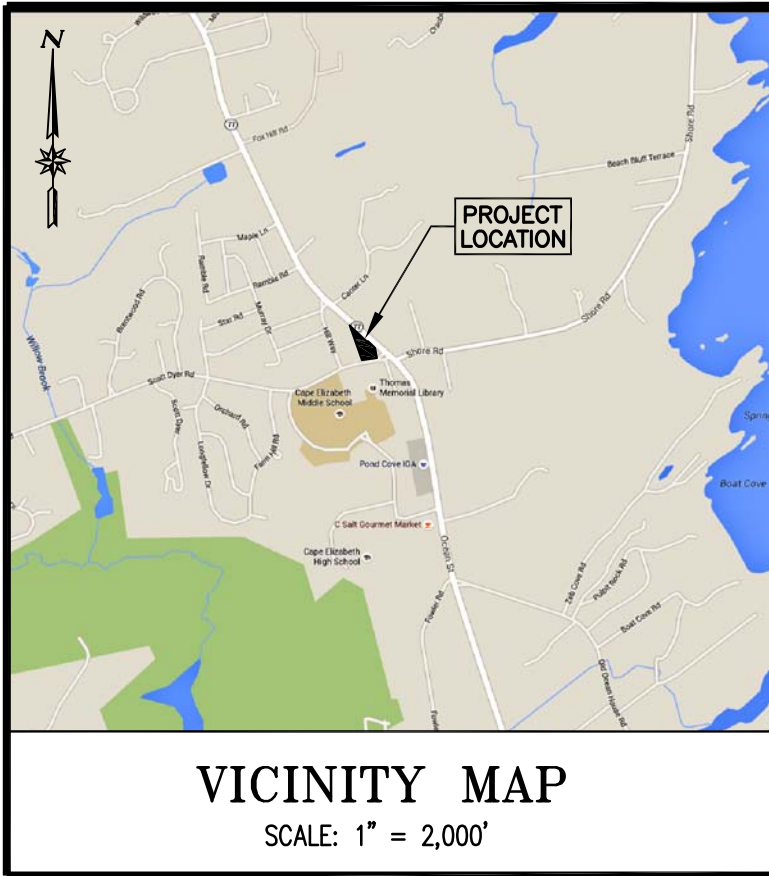


287 OCEAN HOUSE ROAD CAPE ELIZABETH, MAINE 04107



LEGEND	
	BOUNDARY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	ABUTTER
	BUILDING SETBACK
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY
	EXISTING WATER LINE
	EXISTING WATER SHUT OFF
	EXISTING BLOW OFF VALVE
	EXISTING AIR VALVE
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING CATCH BASIN ROUND
	EXISTING DRAIN LINE

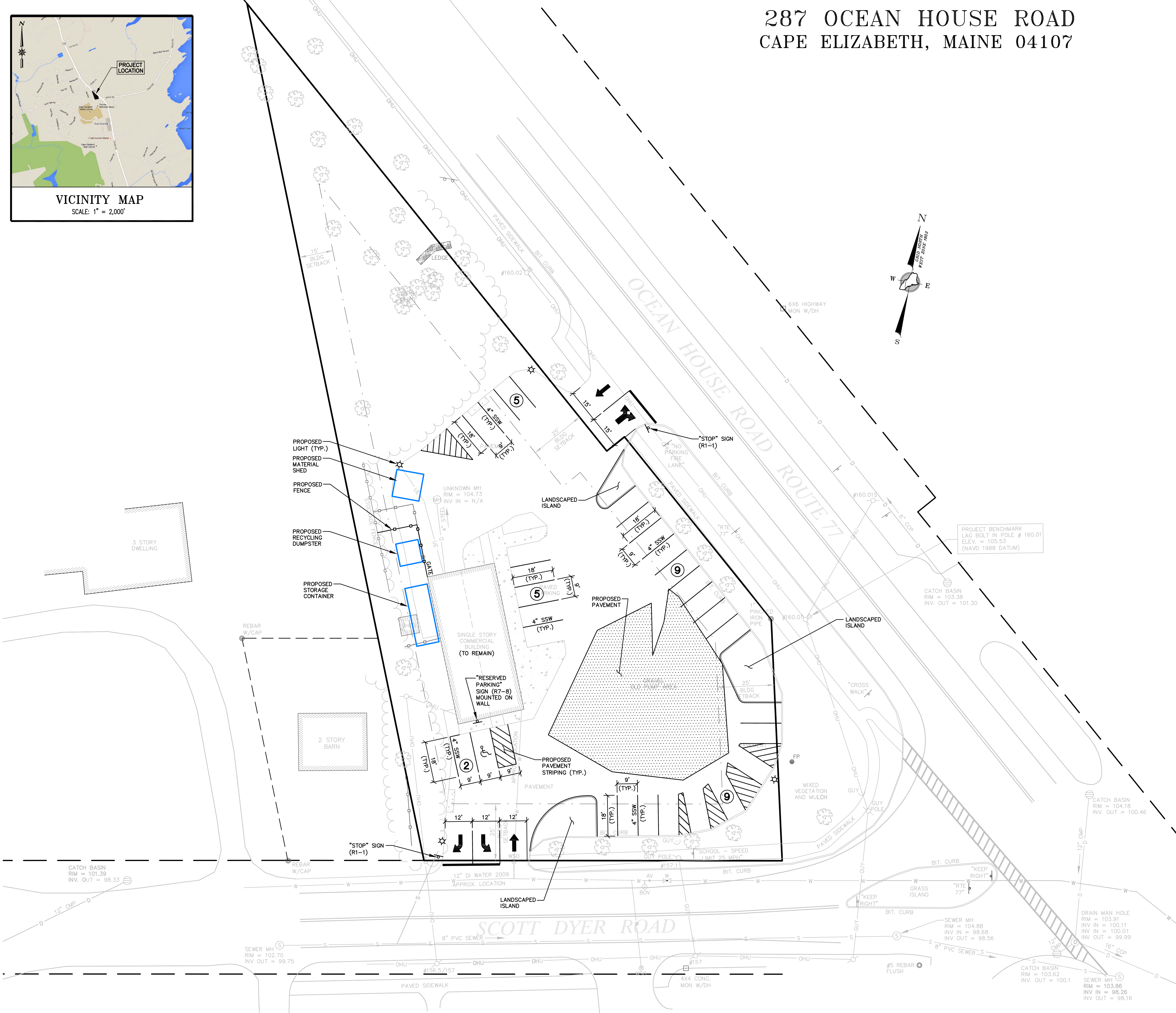
NOTES

- SUBJECT PARCEL IS LOCATED IN THE TOWN CENTER DISTRICT (TC).
SPACE AND BULK:
TC ZONE
MIN. LOT AREA = NONE SF.....40,696 SF PROVIDED
MIN. LOT FRONTAGE = 50 FT.....264 FT SCOTT DYER ROAD
751 FT OCEAN HOUSE ROAD
MIN. FRONT YARD = 25 FT.....25 FT PROVIDED
MIN. SIDE/REAR YARD = 15 FT.....15 FT PROVIDED
MAXIMUM BUILDING COVERAGE, LOT COVERAGE, AND BUILDING HEIGHT:
(COMBINED PROPERTIES)
MAXIMUM LOT COVER = 70%
EXISTING = 59.8%
MAXIMUM BUILDING HEIGHT = 35.0'
EXISTING = 20' ±
MAXIMUM BUILDING FOOTPRINT = 5,000 S.F.
EXISTING = 1,975 S.F.
MAXIMUM BUILDING DIMENSION = 100 FT.
EXISTING = 66' ±
- PARKING:
PROPOSED SPACES = 30

**THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND IS NOT
INTENDED FOR CONSTRUCTION
OR RECORDING**

Revision	By	Date	Change

PROJECT NUMBER: 40399.02	ACAD FILE: 40399.02-SKETCH PLAN B.DWG	SCALE: 1" = 20'	DATE: DECEMBER 24, 2019
DRAWING STATUS			
<input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> DEP REVIEW <input type="checkbox"/> PLANNING BOARD <input checked="" type="checkbox"/> SKETCH PLAN <input type="checkbox"/> CONSTRUCTION 12-24-19			
SKETCH PLAN B			
Project Name: 287 OCEAN HOUSE ROAD 287 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107			
Owner/Applicant: MICHAEL FRIEDLAND			



NCS

Northeast Civil Solutions
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

12-24-19

SHEET 1 OF 1

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