LOCATION MAP
NTS

MAGNETIC

Accessory Buildng to be Relocated

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE/R.O.W.
		ABUTTER LINE/R.O.W.
		SETBACK
		EASEMENT
		CENTERLINE
		BUFFER
		MONUMENT
		IRON PIPE/ROD
		BUILDING
		DECK/STEPS/ OVERHANG
		WETLANDS
		EDGE WETLAND
		WETLANDS
		STREAM
		EDGE PAVEMENT
		EDGE GRAVEL
		EDGE OF WATER
		TREELINE
		CONTOURS

GENERAL NOTES

1. ZONING DISTRICT: RC – RESIDENTIAL C DISTRICT

2. DENSITY:
GROSS ACREAGE .... 17.66 ACRES
UNSUITABLE LAND:
STREETS .... 1.02 ACRES
WETLANDS .... 0.00 ACRES
BEDROCK .... 0.20 ACRES
TOTAL UNSUITABLE LAND ... 1.22 ACRES -1.22 ACRES

NET RESIDENTIAL ACREAGE .... 16.44 ACRES
MAXIMUM NUMBER DWELLING UNITS: 1 PER 15,000 S.F. OF
NET RESIDENTIAL AREA

TOTAL ALLOWABLE DWELLING UNITS= 47.74 OR 47 LOTS/UNIT
TOTAL PROPOSED DWELLING UNITS= 1 LOTS + 38 CONDOMINIUM UNITS + 8
MULTI-PLEX UNITS
= 47 DWELLING UNITS

3. OPEN SPACE/RESIDENTIAL C ZONING REQUIREMENTS: REQUIRED   PROPOSED
AVERAGE LOT SIZE (15,000 SF x 60%) =   9,000 SF   9,000 SF
MINIMUM LOT SIZE =   7,500 SF
MINIMUM STREET FRONTAGE =   50 FEET   50 FEET
MINIMUM FRONT SETBACK =   20 FEET   20 FEET
MINIMUM SIDE SETBACK (LOTS) =   5 FEET   5 FEET
MINIMUM REAR SETBACK (LOTS) =   5 FEET   5 FEET
MINIMUM SIDE SETBACK (CONDOMINIUMS) =   15 FEET   60 FEET
MINIMUM REAR SETBACK (CONDOMINIUMS) =   15 FEET   30 FEET
MAXIMUM BUILDING HEIGHT =   35 FEET
MINIMUM OPEN SPACE (17.66 ACRES x 45%) =   7.95 ACRES   8.56 ACRES

UNIT OPTIONS DETAIL
NOT TO SCALE

OPTIONAL DECK/PATIO/ SCREENED PORCH (SEE NOTE 20)
OPTIONAL SUNROOM (SEE NOTE 20)
OPTIONAL DEN (SEE NOTE 20)
TYPICAL 2-UNIT DUPLEX

GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FT.

MAXWELL WOODS CONCEPTUAL SUBDIVISION PLAN OF COTTAGE BROOK CONDOMINIUM–PHASE 2
CAPE ELIZABETH

FOR:
WYLEY ENTERPRISES, LLC
18 OCEAN STREET, SUITE 3
SOUTH PORTLAND, ME 04106

ALTERNATE A

DESIGNED: OAM   CHECKED: OAM

REV: A   BY: OAM   DATE: 05-06-16   DESCRIPTION: CONCEPT PLAN   STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

PROJECT NO.: 15071   SCALE: 1" = 60'

SHEET 1 OF 1