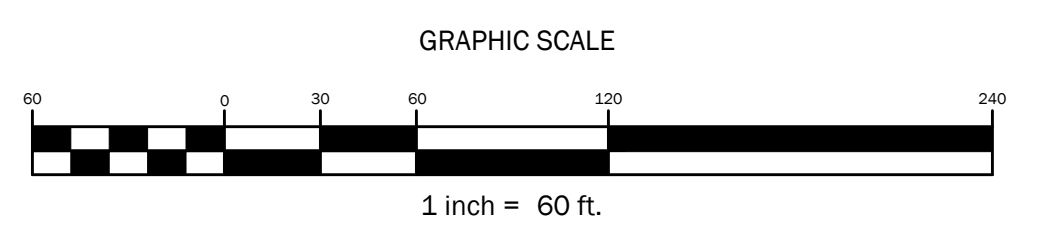


NET DEVELOPABLE ACREAGE				
	Gen-3 Zone	Shoreland Zone	Route One - 4	Totals
	235,222 SQ.FT.	743,659 SQ.FT.	24,758 SQ.FT.	1,003,639 SQ.FT.
TOTAL PARCEL: 1,003,639 SQ. FT.				
3.1.10				
1) AREA OF RIGHT-OF-WAY FOR STREETS	13,317	44,749	0	58,065
2) OTHER AREAS OF RIGHT-OF-WAY AND ACCESS	0	0	0	0
3) AREAS WHICH ARE UNSUITABLE FOR DEVELOPMENT AS OUTLINED IN SECTION 7.4:	0	0	0	0
7.4.1.1 BELOW NORMAL HIGH WATER	0	0	0	0
7.4.1.2 WITHIN EFFECTIVE 100 YEAR FLOODPLAIN	0	0	0	0
7.4.1.3 RIGHT-OF-WAY OR EASEMENT OR UTILITY EASEMENT GREATER THAN 90 FEET WIDE (NOT INCLUDED IN 3.1.10)	56,621	136,132	0	192,753
7.4.1.4 WETLANDS (NOT INCLUDED IN 7.4.1.3)	46,914	210,741	5,520	263,175
7.4.1.5 SLOPES GREATER THAN 20% (NOT INCLUDED IN 7.4.1.3)	5,415	10,019	1,699	17,133
DEDUCTIONS:	122,267 SQ.FT.	401,641 SQ.FT.	7,219 SQ.FT.	531,126 SQ.FT.
NET DEVELOPABLE ACREAGE:	112,955 SQ.FT.	342,018 SQ.FT.	17,539 SQ.FT.	472,513 SQ.FT.
MINIMUM LOT AREA PER UNIT	30,000	40,000	87,120	
ALLOWED UNITS BY DENSITY:	3.8 UNITS	8.6 UNITS	0.2 UNITS	
TOTAL ALLOWED UNITS: 12.5		Proposed Units: 12		

	REQUIRED	PROVIDED
UPLAND AREA WITHIN SZ (9 LOTS)	432,000 SF	483,515 SF
FRONTAGE WITHIN SZ (9 LOTS)	1,800 FT	1,968 FT
MAXIMUM LOT COVERAGE IN SZ (20%)	96,703 SF	41,753 SF
UPLAND AREA OUTSIDE SZ (1 LOT)		171,264 SF

UPLAND
 WETLAND
 FRONTAGE



BEACH SIDE COVE
59 ROGERS ROAD
YORK, MAINE 03909

Prepared For:
Beach Side Cove, LLC
1400 U.S. ROUTE 1, SUITE 2
CAPE NEDDICK, MAINE 03902

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	9/16/2020	Rev'd per Town comnts	JWG	NGC
2	10/13/2020	Rev'd per Town comnts	JWG	NGC
3	10/28/2020	Rev'd per YWD/YSD comnts	JWG	NGC
4	11/24/2020	Final Plan Submission	JWG	NGC
5	1/16/2021	Rev'd per Town comnts	CAR	NGC

Sheet Title:
Shoreland Zone Dimensional Requirements & Lot Density

Job No.: 632 Sheet No.:
Date: Sep. 13, 2020
Scale: AS SHOWN
Drawn: JDC/JWG
Checked: NGC

SZ-1

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