

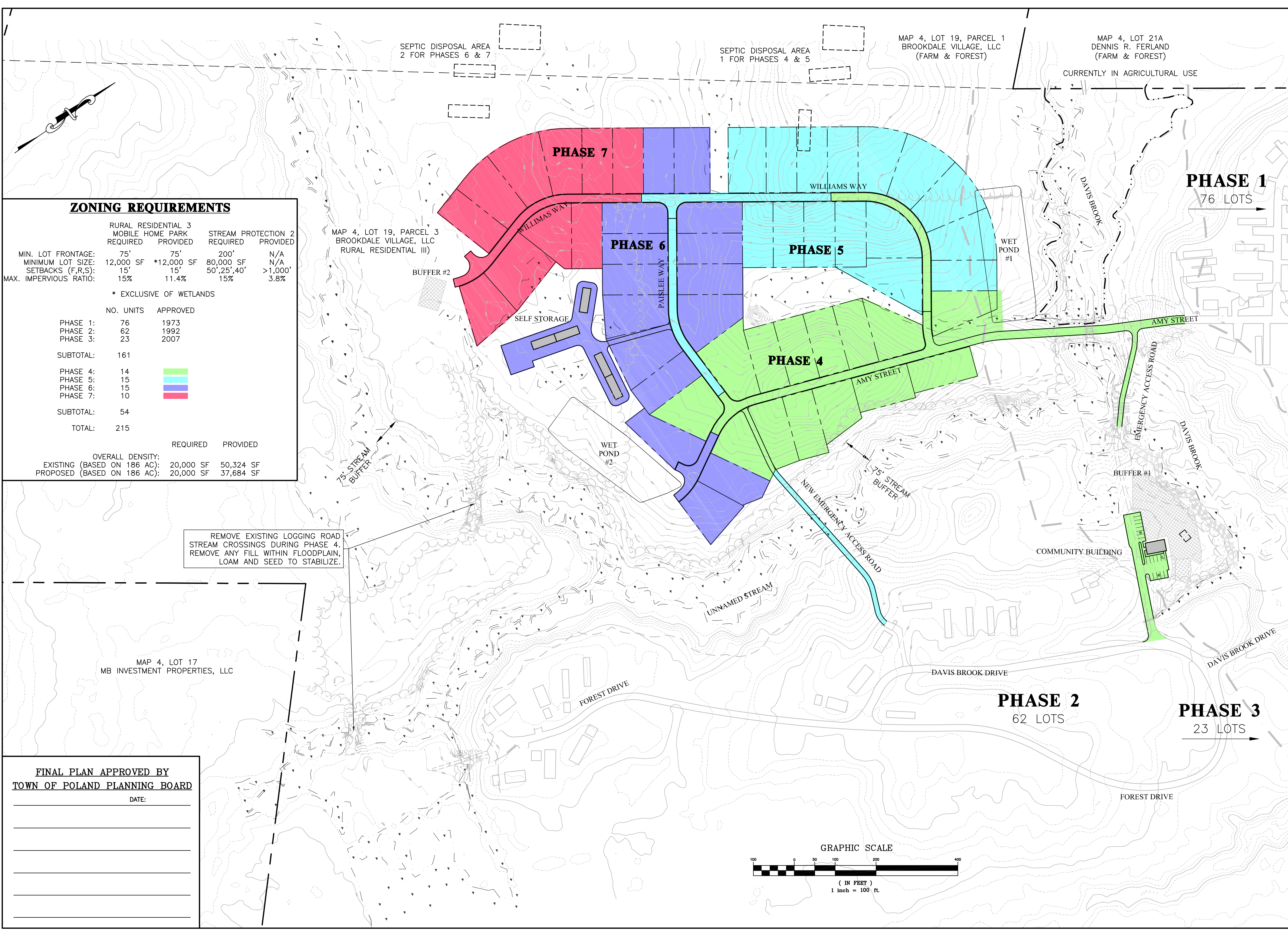
APPROVED POLAND PLANNING BOARD	JUL 14, 2015
APPROVED BY DEP.	JUN 18, 2015
REVISED PER DEP. COMMENTS	MAR 7, 2015
REVISED PER POLAND COMMENTS	AUG 27, 2014

Drawn By:	NGC
Chkd. By:	NGC
Job No.:	2013-024
Drawer:	
Scale:	1"=100'
Date:	JUN 30, 2014

TAYLOR ENGINEERING ASSOCIATES
 PO Box 1808 Auburn, Maine 04210
 Phone: 207-784-5071 Fax: 207-777-5742 www.tayloreng.com

Prepared for:
Brookdale Village, LLC
 314 Center Street
 Auburn, Maine 04210

BROOKDALE VILLAGE EXPANSION POLAND, MAINE PROJECT PHASING PLAN



ZONING REQUIREMENTS

	RURAL RESIDENTIAL 3 REQUIRED	MOBILE HOME PARK *12,000 SF PROVIDED	STREAM PROTECTION 2 REQUIRED	STREAM PROTECTION 2 PROVIDED
MIN. LOT FRONTAGE:	75'	75'	200'	N/A
MINIMUM LOT SIZE:	12,000 SF	12,000 SF	80,000 SF	N/A
SETBACKS (F,R,S):	15'	15'	50',25',40'	>1,000'
MAX. IMPERVIOUS RATIO:	15%	11.4%	15%	3.8%

* EXCLUSIVE OF WETLANDS

	NO.	UNITS	APPROVED
PHASE 1:	76		1973
PHASE 2:	62		1992
PHASE 3:	23		2007
SUBTOTAL:	161		
PHASE 4:	14		
PHASE 5:	15		
PHASE 6:	15		
PHASE 7:	10		
SUBTOTAL:	54		
TOTAL:	215		

	REQUIRED	PROVIDED
OVERALL DENSITY:		
EXISTING (BASED ON 186 AC):	20,000 SF	50,324 SF
PROPOSED (BASED ON 186 AC):	20,000 SF	37,684 SF

REMOVE EXISTING LOGGING ROAD
 STREAM CROSSINGS DURING PHASE 4.
 REMOVE ANY FILL WITHIN FLOODPLAIN,
 LOAM AND SEED TO STABILIZE.

FINAL PLAN APPROVED BY
TOWN OF POLAND PLANNING BOARD

DATE: _____

