

APPLICANT AND OWNER:

SEA COAST AT BAXTER WOODS ASSOCIATES, LLC
20 BLUEBERRY LANE FALMOUTH, ME 04105

SEA COAST AT BAXTER WOODS BUILDING - 1

Revisions	Date	Description
1	8.16.2017	CITY OF PORTLAND LEVEL III SITE PLAN SUBMIT

SITE PLAN

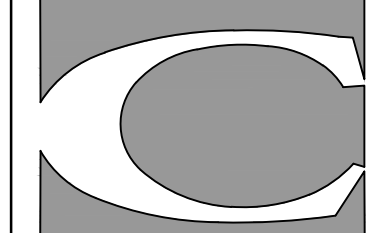
Scale: 1" = 20'-0"

Approved By: PC

Drawn By: MP

Phase: PERMITTING

PERMITTING

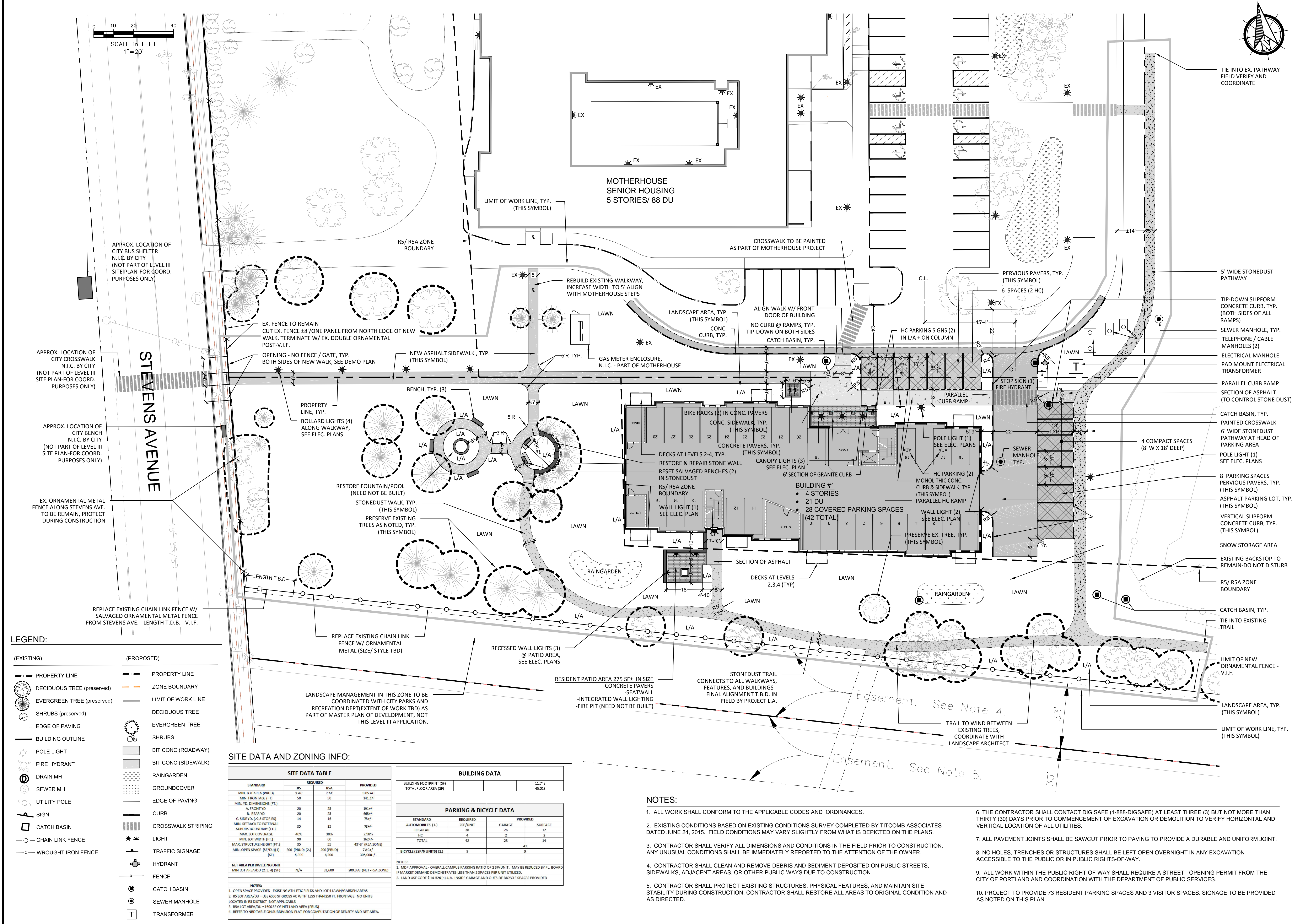


CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1952 V. F. 207.772.0712

Date: **DECEMBER 14, 2016**

Sheet No:

C-4.0



SCALE in FEET
1"=20'

APPROX. LOCATION OF CITY BUS SHELTER N.I.C. BY CITY (NOT PART OF LEVEL III SITE PLAN-FOR COORD. PURPOSES ONLY)

APPROX. LOCATION OF CITY CROSSWALK N.I.C. BY CITY (NOT PART OF LEVEL III SITE PLAN-FOR COORD. PURPOSES ONLY)

APPROX. LOCATION OF CITY BENCH N.I.C. BY CITY (NOT PART OF LEVEL III SITE PLAN-FOR COORD. PURPOSES ONLY)

EX. ORNAMENTAL METAL FENCE ALONG STEVENS AVE. TO BE REMAIN, PROTECT DURING CONSTRUCTION

REPLACE EXISTING CHAIN LINK FENCE W/ SALVAGED ORNAMENTAL METAL FENCE FROM STEVENS AVE. - LENGTH T.D.B. - V.I.F.

LEGEND:

(EXISTING)	(PROPOSED)
--- PROPERTY LINE	--- PROPERTY LINE
○ DECIDUOUS TREE (preserved)	--- ZONE BOUNDARY
○ EVERGREEN TREE (preserved)	--- LIMIT OF WORK LINE
○ SHRUBS (preserved)	○ DECIDUOUS TREE
--- EDGE OF PAVING	○ EVERGREEN TREE
--- BUILDING OUTLINE	○ SHRUBS
○ POLE LIGHT	■ BIT CONC. (ROADWAY)
○ FIRE HYDRANT	■ BIT CONC. (SIDEWALK)
○ DRAIN MH	■ RAINGARDEN
○ SEWER MH	■ GROUND COVER
○ UTILITY POLE	--- EDGE OF PAVING
○ SIGN	--- CURB
○ CATCH BASIN	--- CROSSWALK STRIPING
○ CHAIN LINK FENCE	○ LIGHT
○ WROUGHT IRON FENCE	○ TRAFFIC SIGNAGE
	○ FRYDANT
	○ HYDRANT
	○ CATCH BASIN
	○ SEWER MANHOLE
	○ TRANSFORMER

SITE DATA AND ZONING INFO:

STANDARD	REQUIRED			PROVIDED
	RS	R5A		
MIN. LOT AREA (PRUD)	2 AC	2 AC		9,05 AC
MIN. FRONTAGE (FT)	50	50		343.14
MIN. TD. DIMENSIONS (FT.)				
A. FRONT YD.	20	25		391'-7"
B. REAR YD.	20	25		698'-7"
C. SIDE YD. (4.5 STORIES)	14	16		78'-7"
MIN. SETBACK TO EXTERNAL SUBDIV. BOUNDARY (FT.)	35	35		78'-7"
MAX. LOT COVERAGE	40%	30%		2,505%
MIN. LOT WIDTH (FT.)	35	60		362'-7"
MAX. STRUCTURE HEIGHT (FT.)	35	55		47'-3" (R5A ZONE)
MIN. OPEN SPACE (SF/DU)(1)	300 (PRUD)(2)	200 (PRUD)		746'-7"
	6,300	4,200		395,000'-7"
NET AREA PER DWELLING UNIT				
MIN. LOT AREA/DU (2, 3, 4) (SF)	N/A	33,600		300,376 (NET-R5A ZONE)

NOTES:
1. OPEN SPACE PROVIDED- EXISTING ATHLETIC FIELDS AND LOT 4 LAWN/GARDEN AREAS
2. RS LOT AREA/DU = 156 8000 SF GROSS AC WITH LESS THAN 250 FT. FRONTAGE. NO UNITS LOCATED IN THIS DISTRICT- NOT APPLICABLE.
3. R5A LOT AREA/DU = 1800 SF OF NET LAND AREA (PRUD)
4. REFER TO NRD TABLE ON SUBDIVISION PLAT FOR COMPUTATION OF DENSITY AND NET AREA.

BUILDING DATA			
BUILDING FOOTPRINT (SF)			11,743
TOTAL FLOOR AREA (SF)			45,013

PARKING & BICYCLE DATA			
STANDARD	REQUIRED	PROVIDED	
AUTOMOBILES (1)	250/UNIT		
REGULAR	38	26	12
HC	4	2	2
TOTAL	42	28	14
BICYCLE (250/5 UNITS) (2)	9	9	

NOTES:
1. MDP APPROVAL - OVERALL CAMPUS PARKING RATIO OF 2 SP/UNIT - MAY BE REDUCED BY PL. BOARD IF MARKET DEMAND DEMONSTRATES LESS THAN 2 SPACES PER UNIT UTILIZED.
2. LAND USE CODE § 14-528 (4) 4.B. INSIDE GARAGE AND OUTSIDE BICYCLE SPACES PROVIDED

NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- EXISTING CONDITIONS BASED ON EXISTING CONDITIONS SURVEY COMPLETED BY TITCOMB ASSOCIATES DATED JUNE 24, 2015. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET - OPENING PERMIT FROM THE CITY OF PORTLAND AND COORDINATION WITH THE DEPARTMENT OF PUBLIC SERVICES.
- PROJECT TO PROVIDE 73 RESIDENT PARKING SPACES AND 3 VISITOR SPACES. SIGNAGE TO BE PROVIDED AS NOTED ON THIS PLAN.