

GENERAL NOTES

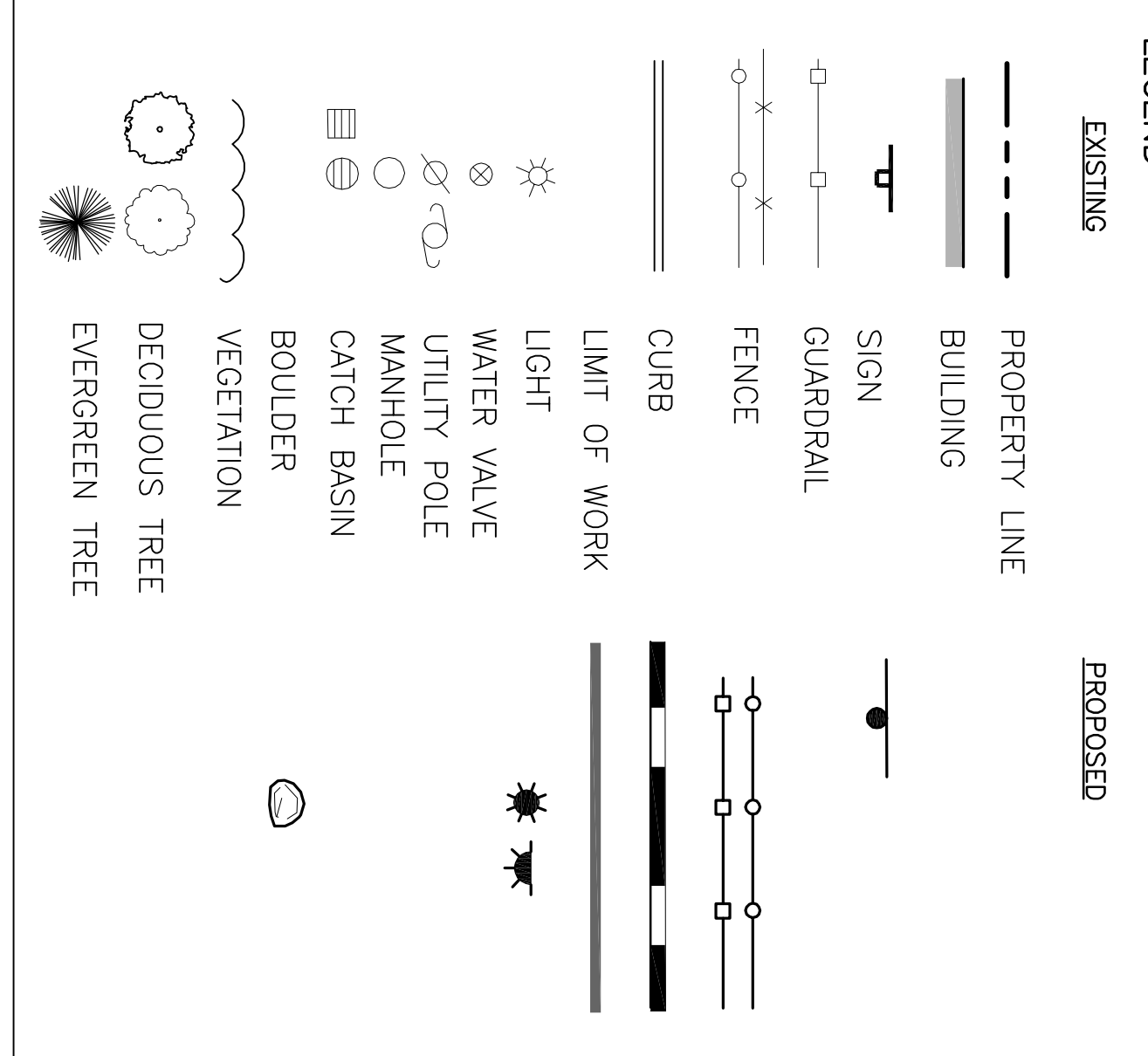
- TOTAL SITE AREA: 1.19 ACRES
- ZONING DISTRICT: R-3 RESIDENTIAL ZONE, B-1 NEIGHBORHOOD BUSINESS ZONE
- RECORD OWNER/APPLICANT: BREAKWATER SCHOOL, 886 BRIGHTON AVENUE, PORTLAND, MAINE 04102
- TAX MAP: TAX MAP 260, BLOCK H, LOTS 1 & 2; TAX MAP 259, BLOCK D, LOT 1; C.C.R.D. BOOK 12304/203, 12384/206, 14578/46, 19973/2173
- BOOK & PAGE: 856 BRIGHTON AVENUE
- PROJECT ADDRESS: 856 BRIGHTON AVENUE
- SPACE AND BULK REQUIREMENTS:

	R-3 REQ.	R-3 REQ.	AS PROPOSED (ENTIRE HOLDINGS)
MINIMUM LOT AREA	FOR SCHOOL, 2 AC	FOR SCHOOL, 20,000SF	1.19 ACRES
MINIMUM STREET FRONTAGE	25 FEET	10 FEET	<1 FOOT
MINIMUM SIDE YARD	25 FEET & 5 FEET	20 FEET & 5 FEET	<1 FOOT
MINIMUM REAR YARD	35 FEET	35 FEET	24 FEET
MINIMUM BUILDING HEIGHT	35 FEET	35 FEET	24 FEET
MAXIMUM LOT COVERAGE	35%	30%	73%
LEGALLY NON CONFORMING			
- IMPERVIOUS SURFACE CALCULATIONS:

	BREAKWATER HOLDINGS	+ CITY LAND	= TOTAL
EXISTING	38,336 SF (0.88 AC)	570 SF (0.013 AC)	38,906 SF (0.89 AC)
AS PROPOSED	37,895 SF (0.87 AC)	4,120 SF (0.094 AC)	42,015 SF (0.96 AC)
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" ON BRIGHTON AVENUE & CAPSIC STREET, PORTLAND, MAINE, MADE FOR BREAKWATER SCHOOL, DATED APRIL 21, 2010 WITH A REVISION DATE OF JANUARY 12, 2012, PREPARED BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, PALMOUTH, MAINE 04103, TELEPHONE (207) 774-0424
- BEARINGS ARE BASED ON MAINE STATE PLAIN COORDINATES, MAINE WEST, NAD83.
- BENCHMARK: BONNET BOUL ON HOSKAT AT CORNER OF BRIGHTON AVENUE AND HAWKON STREET, ELEVATION 49.67, CITY OF PORTLAND DATUM.
- SITE CONTRACTOR SHALL IMPLEMENT AND ADHERE TO THE LATEST VERSION OF BEST MANAGEMENT PRACTICES (BMP) DURING CONSTRUCTION.

SITE LAYOUT NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" ON BRIGHTON AVENUE & CAPSIC STREET, PORTLAND, MAINE, MADE FOR BREAKWATER SCHOOL, DATED APRIL 21, 2010 WITH A REVISION DATE OF JANUARY 12, 2012, PREPARED BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, PALMOUTH, MAINE 04103, TELEPHONE (207) 774-0424.
- LANDSCAPE ARCHITECT/OWNER AT ONCE IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AS SHOWN ON THE PLAN AND ACTUAL FIELD CONDITIONS AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING.
- LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT THE LIMIT OF WORK LINE.
- CONTRACTOR SHALL EXERCISE SPECIAL CARE TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, EXISTING TREES TO REMAIN, ETC., AND MONUMENTS RESULTING FROM SITE PREPARATION AND CONSTRUCTION OPERATIONS.
- FOR ALL AREAS INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE THAT ARE DISTURBED BY CONSTRUCTION, AND FOR WHICH NO NEW CONSTRUCTION IS INDICATED, THE CONTRACTOR SHALL REPAIR AND REPLACE IN KIND.



not for
construction

