



**CITY OF PORTLAND SITE PLAN NOTES**

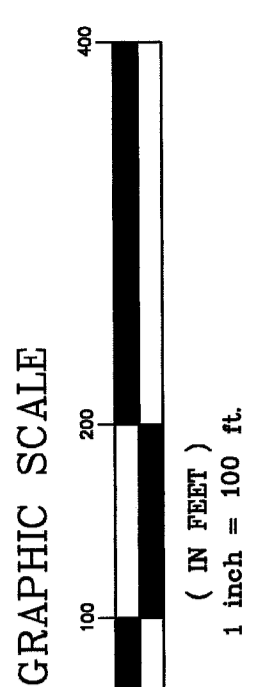
1. LANDSCAPING SHALL MEET THE LANDSCAPING REGULATIONS AND STANDARDS OF PRACTICE AND DESIGN GUIDELINES OF THE CITY OF PORTLAND, TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS PER THE SITE PLAN APPROVAL OF THE PLANNING AUTHORITY. OR PLANNING BOARD SHALL BE PROVIDED WITH A COPY OF THE LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDING.
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TYPICAL RAMP AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN ACCORDANCE WITH THE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MARCH 1991 OR LATEST EDITION). NOTE THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL MEASURES TO BE EMPLOYED (SILT FENCE, MAT BALE, ETC.) AS WELL AS THEIR LOCATION.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL EXPOSED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER, REVIEWER OF THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK AT THAT TIME. THE SITE-BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE PLAN. ALL OTHER PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRAINAGE LINE OF THESE BARRIERS. EXISTING VEGETATION SHALL BE CONSERVED. MATERIALS SHALL BE PERMITTED WITHIN THE DRAINAGE LINE OF TREES TO BE PRESERVED.

**ZONE INFORMATION**

RESIDENTIAL DISTRICT R3, CONDITIONAL USE SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2 ACRES	33 ACRES
MINIMUM LOT AREA PER DWELLING UNIT	NA	NA
MINIMUM STREET FRONTAGE	540 FEET	181 FEET
MINIMUM FRONT YARD	25 FEET	900 FEET
MINIMUM REAR YARD	25 FEET	1400 FEET
MINIMUM SIDE YARD	16 FEET	28 FEET
MAXIMUM LOT COVERAGE	35%	15%
MINIMUM LOT WIDTH	645 FEET	230 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET

**GENERAL NOTES**

1. OWNER, PORTLAND PUBLIC SCHOOL DEPARTMENT, 331 VERANDA STREET, PORTLAND, ME.
2. ENGINEER, PINKHAM + GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
3. TOPOGRAPHIC INFORMATION PROVIDED BY TITCOBS ASSOCIATES, 93 GRAY ROAD, FALMOUTH, ME. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM. LOCATION OF BENCHMARK: NORTHERLY CORNER OF A CEMETERY, ADJACENT TO THE FIRE STATION LOCATED ON FOREST AVENUE. ELEVATION 114.344 FEET.
4. CALL DIG-8-SAFE PRIOR TO COMMENCING WORK. 1-800-DIG-8-SAFE.
5. THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS MUST BE APPROVED BY THE PLANNING AND ZONING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.



**C-1.1**  
SHEET:

DRAWING:  
SCALE: AS NOTED  
DATE: 5/9/06  
PROJECT: 05428  
REVISIONS:

PROJECT: RIVERTON ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS / COMMUNITY CENTER  
OWNER: CITY OF PORTLAND  
1600 FOREST AVE. PORTLAND MAINE 04103

CIVIL ENGINEER: PINKHAM + GREER CONSULTING ENGINEERS  
ARCHITECT: SEMPLE & DRANE ARCHITECTS  
196 CONGRESS STREET  
PORTLAND, MAINE 04101  
TEL: (207) 751-4231 FAX: 774-0152  
WWW.sempledrane.com