

GENERAL NOTES

- OWNER: REED SCHOOL, LLC, P.O. BOX 6038, FALMOUTH, ME, CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 34820, PG. 100, FILING DATE MAY 9, 2018.
- APPLICANT: DC REED, LLC, P.O. BOX 6038, FALMOUTH, ME.
- ENGINEER: WALSH ENGINEERING ASSOCIATES, INC., ONE KAREN DRIVE, SUITE 2A, WESTBROOK, MAINE, 04092.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION: MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE. COORDINATE SYSTEM IS MAINE WEST 1983 DERIVED FROM STATIC GPS OBSERVATION ON SITE. BENCHMARKS: AS SHOWN ON PLAN.
- SOILS MAPPING PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
- ZONE: R-3 RESIDENTIAL, PROPOSED USE: RESIDENTIAL UNITS
- TAX MAP REFERENCE: MAP 338/LOTS A046-A050, A055 & K004.
- TOTAL PARCEL = 2.51 acres ±
- WAIVERS: NONE REQUESTED.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
- EXISTING BUILDING IS SERVICED BY PUBLIC WATER AND SEWER.
- POWER, TELEPHONE AND CABLE ARE EXISTING, NO CHANGE IS PLANNED.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2016.

ZONE INFORMATION

ZONE: RESIDENTIAL 3 (R-3)
PERMITTED USE & PROPOSED USES:
MULTI-FAMILY RESIDENTIAL

SPACE STANDARDS	R-3
LOT AREA PER UNIT	6,500 SQ. FT.
MINIMUM LOT SIZE	6,500 SQ. FT.
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM FRONT YARD	25 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM SIDE YARD	25 FEET
2 1/2 STORY STRUCTURE	16 FEET
SIDE YARD ON A SIDE STREET	20 FEET
MAXIMUM LOT COVERAGE	35%
MINIMUM LOT WIDTH	65 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

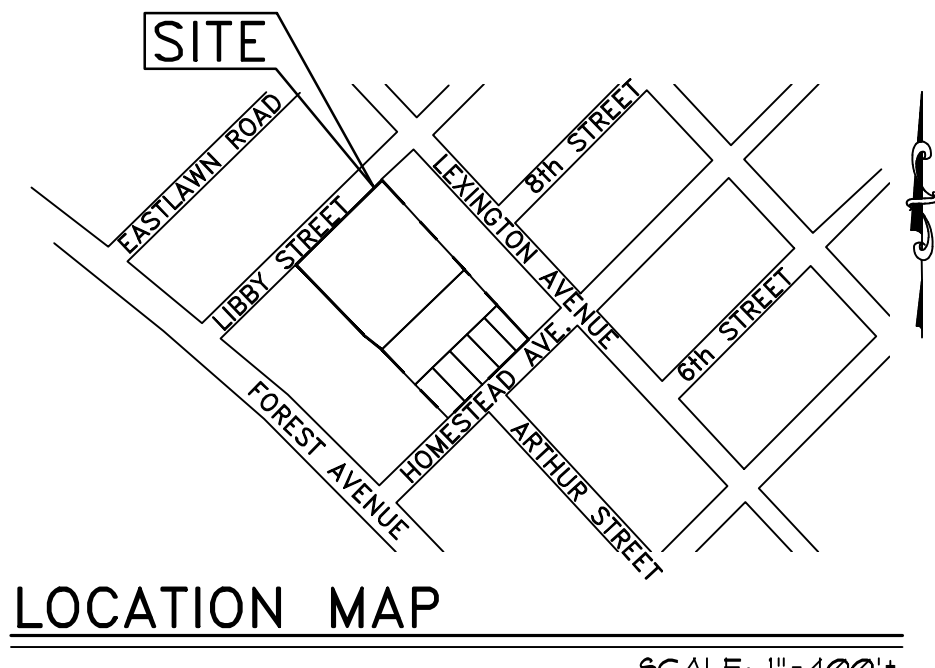
CITY OF PORTLAND SITE PLAN NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES ARE OVERHEAD OR UNDERGROUND AS SHOWN ON THE PLAN. NO CHANGE TO THE SERVICE IS PLANNED.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED RAMP AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED 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).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW 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 ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

LEGEND

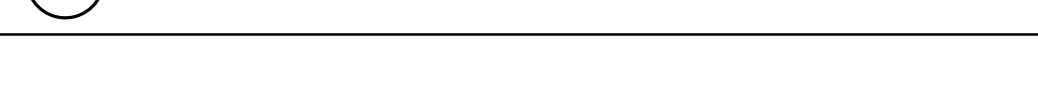
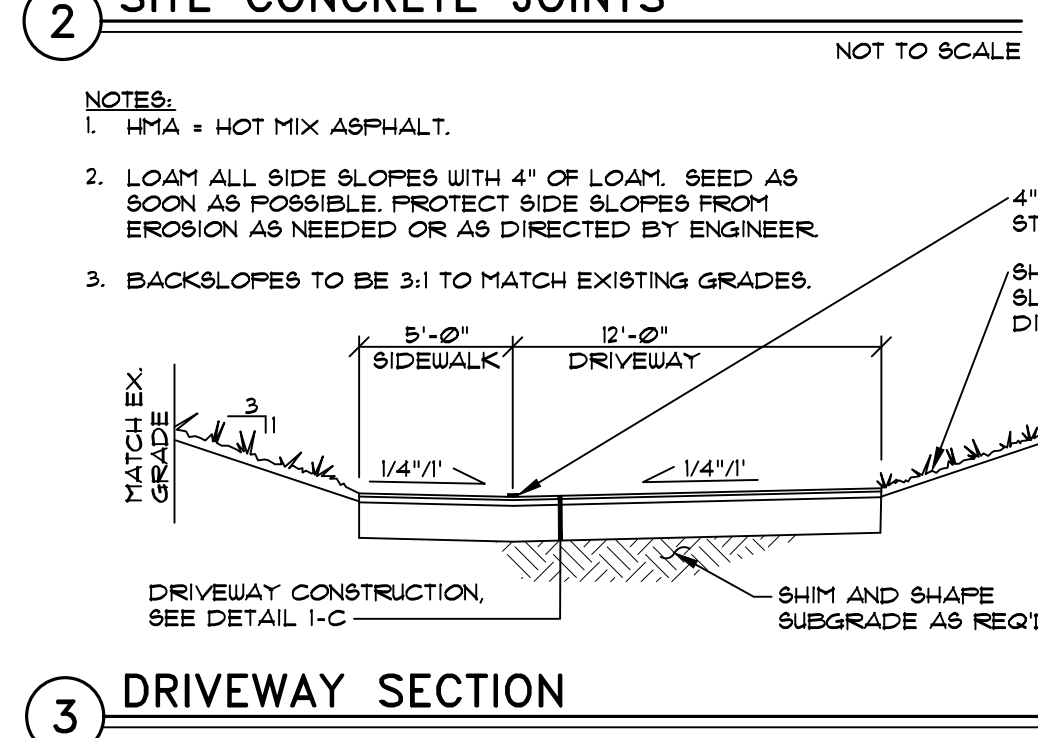
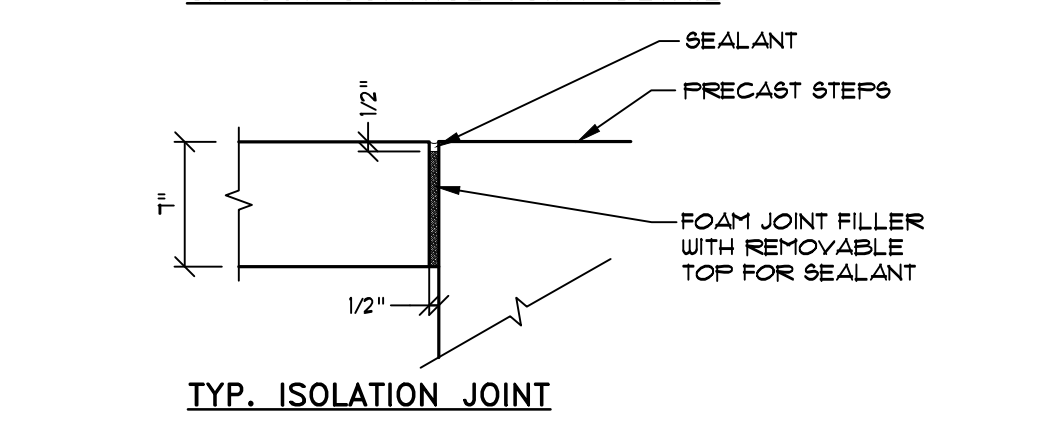
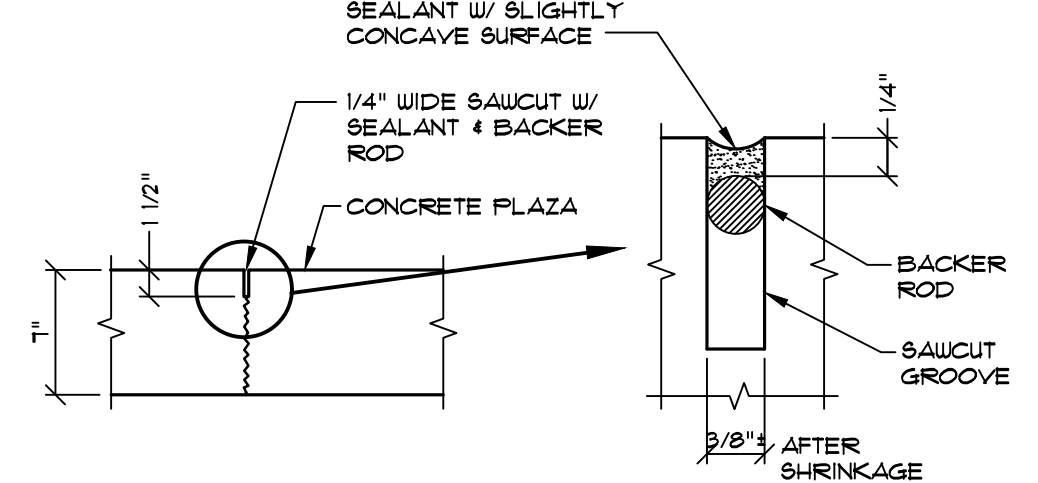
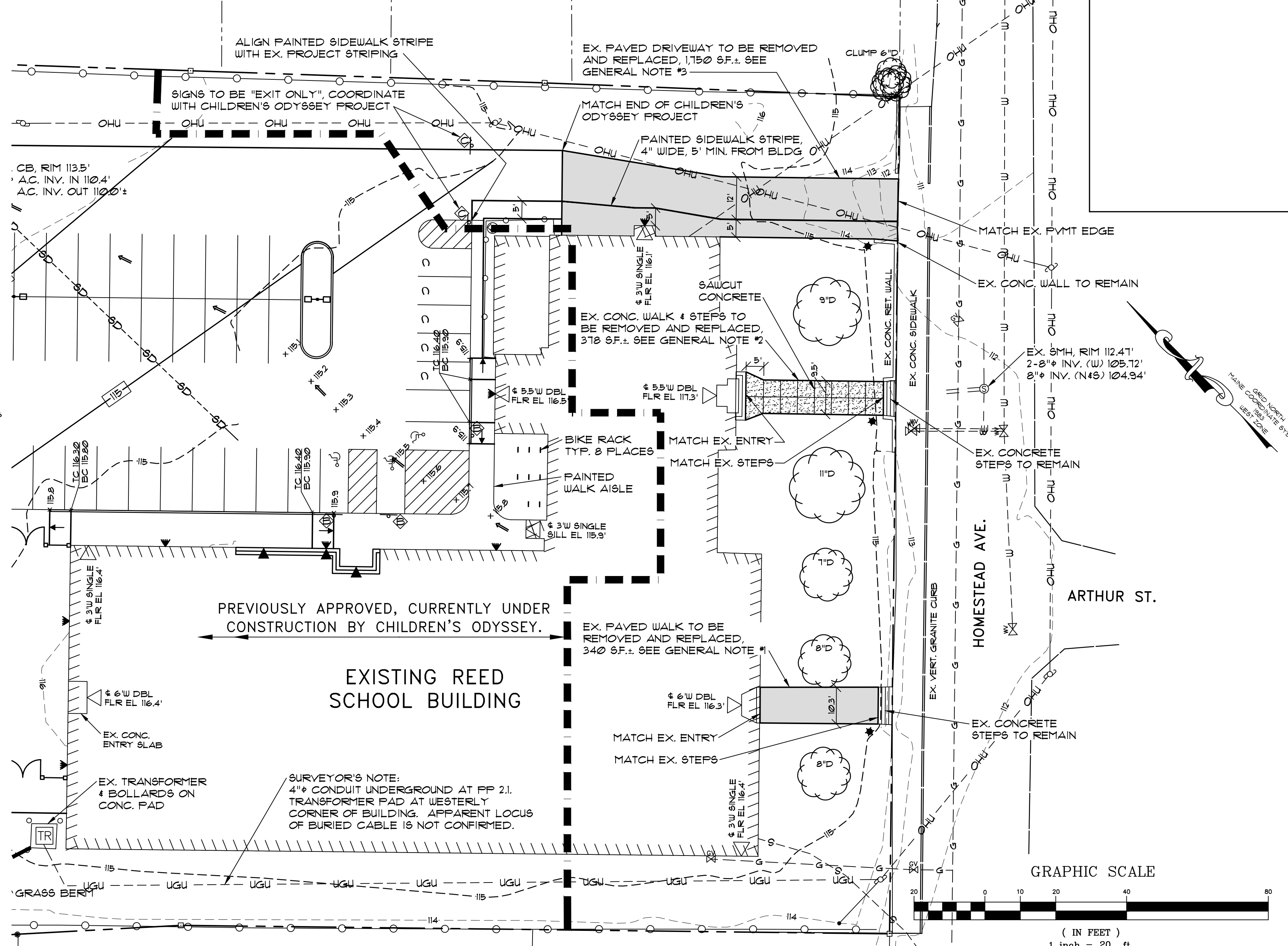
EXISTING	PROPOSED

PAINTED PAVEMENT SYMBOLS	PREVIOUSLY APPROVED, CURRENTLY UNDER CONSTRUCTION BY CHILDREN'S ODYSSEY.



PROJECT DRAWINGS

C11	SUBDIVISION RECORDING PLAT, SHEET 1 of 2
C12	SUBDIVISION RECORDING PLAT, SHEET 2 of 2
C2.1	SITE PLAN, NOTES AND DETAILS
	PLAN OF LAND, HOMESTEAD AVENUE, LIBBY STREET



APARTMENT GENERAL NOTES

- REMOVE EXISTING PAVEMENT AND REPLACE, SEE DETAIL 1-A.
- REMOVE EXISTING CONCRETE WALK AND REPLACE WITH CONCRETE WALK, SEE DETAIL 1-B.
- REMOVE EXISTING PAVEMENT. REPLACE WITH 12' WIDE EXIT ONLY DRIVE AISLE AND 5' WIDE SIDEWALK, SEE SECTION 1-C AND DETAIL 3.
- LOAM AND SEED ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION, SEE DETAIL 1-D.

CONSTRUCTION	USE
	BITUMINOUS SIDEWALK
	CONCRETE SIDEWALK
	BITUMINOUS DRIVEWAY SEE DETAIL 3
	GRASS ALL UNPAVED DISTURBED AREAS

NOTES: 1. HMA = HOT MIX ASPHALT, MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

1 SCHEDULE OF SURFACE FINISHES

SITE PLAN, REED SCHOOL APARTMENTS, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

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STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER
6/19/18

REED SCHOOL APARTMENTS
19 LIBBY STREET
PORTLAND, MAINE

REED SCHOOL, LLC
P.O. BOX 6038, FALMOUTH, MAINE
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PORTLAND, MAINE

Rev.	Date	Description	Drawn	Check

Sheet Title:
SITE PLAN, NOTES AND DETAILS

Job No.: 478 Sheet No.:
Date: JUNE 19, 2018
Scale: AS SHOWN
Drawn: JDC
Checked: TSG

C2.1