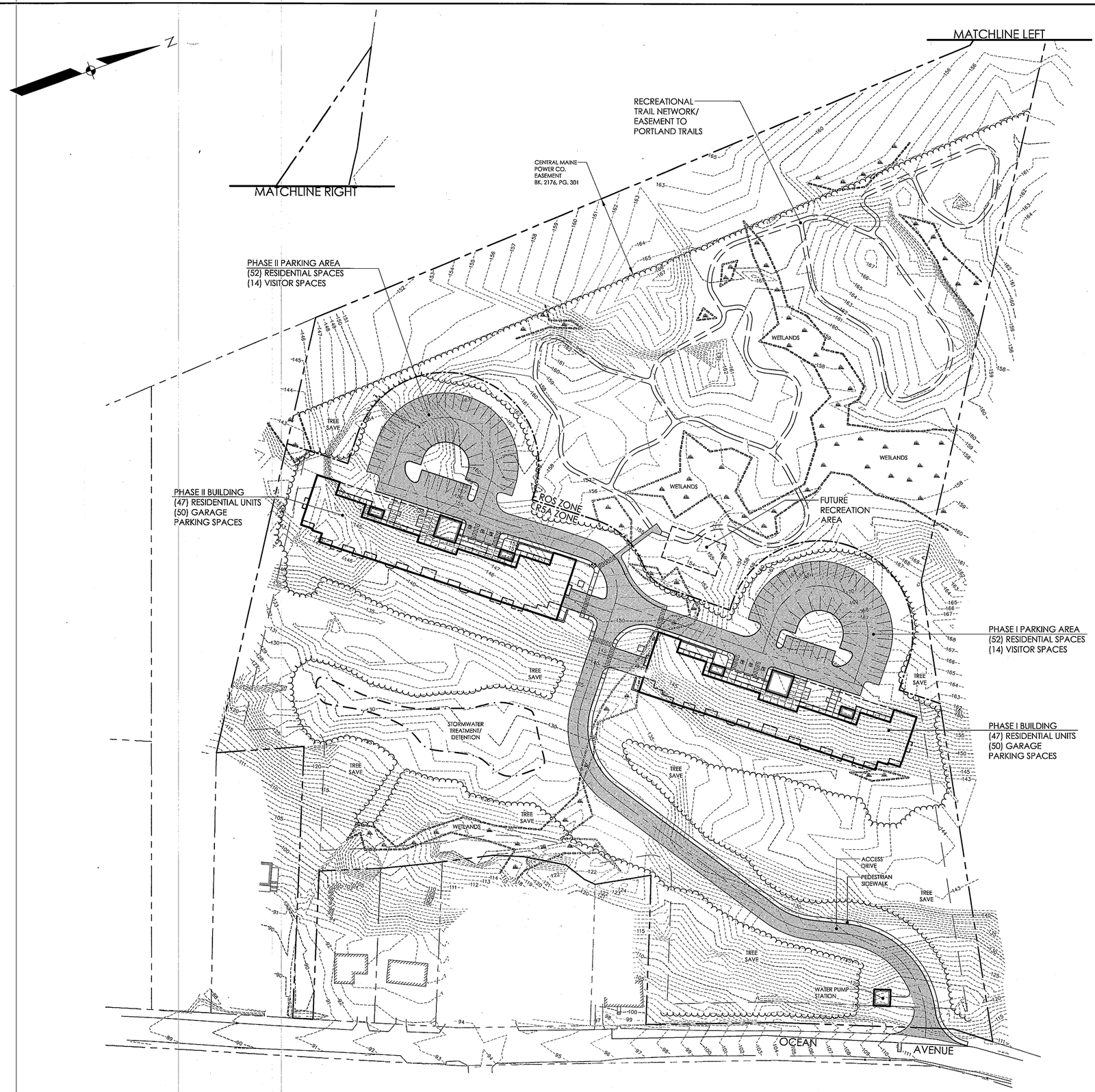

GENERAL NOTES

1. OWNER/APPLICANT: RIDGE DEVELOPMENT, LLC, P.O. BOX 535, BUXTON, MAINE 04093
2. ARCHITECT: ARCHETYPE, P.A., 48 UNION WHARF, PORTLAND, MAINE 04101
3. SURVEYOR: DOW AND COULOMBE, INC., 13 PARK STREET, SACO, MAINE 04072
4. ENGINEER: SEBAGO TECHNICS, INC., 75 JOHN ROBERTS ROAD, SUITE 1A, SOUTH PORTLAND, MAINE 01046
5. WETLANDS: ALBERT FRICK ASSOC., INC., 95A COUNTY ROAD, GORHAM, MAINE 04038
6. DEED REFERENCE: BOOK 21500, PAGE 269
7. TAX MAP REFERENCE: MAP 411, BLOCK A, LOT 7; MAP 416, BLOCK A, LOTS 6, 7 AND 21
8. PROJECT AREA: 18.32 ACRES
9. ZONING: R5A (10.40 ACRES); ROS (7.92 ACRES)
10. DIMENSIONAL REQUIREMENTS:
    R5A ZONE: FRONT AND REAR YARD: 25 FT.; SIDE YARD: 16 FT.
    ROS ZONE: FRONT AND REAR YARD: 25 FT.; SIDE YARD: 12 FT.
11. PROPOSED USE: 94 UNIT CONDOMINIUM
12. SEWER SERVICE: PUBLIC
13. WATER SERVICE: PUBLIC
14. ELECTRIC/TELEPHONE: UNDERGROUND
15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 2003.
16. PARKING REQUIREMENTS:
    (62) 2-BR, 3-BR UNITS AT 2 EA. = 164 SPACES
    (12) 1-BR UNITS AT 1 EA. = 12 SPACES
    (28) VISITOR SPACES AT 1 EA. = 28 SPACES
    TOTAL REQUIRED = 204 SPACES
17. 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.
18. ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
19. 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.
20. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE SITE 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 CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAIL CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
21. TRAIL LENGTH:
    R5A ZONE = 900 L.F.
    ROS ZONE = 2,307 L.F.
    TOTAL = 3,207 L.F.
22. TOTAL IMPERVIOUS AREA = 2.87 ACRES (15.6% RATIO)
23. TOTAL DISTURBED AREA = 5.86 ACRES.
24. PROPOSED BUILDINGS:
    LEVEL 1 = 50 PARKING SPACES
    LEVEL 2-5 = 47 RESIDENTIAL UNITS
    PROPOSED HEIGHT = 60 FT. ABOVE AVERAGE FINISH GRADE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	ZONE LINE	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	TRAILS	
	CURBLINE	
--122--	--120-- CONTOURS	

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

REV:	BY:	DATE:	STATUS:
A	WTC	-	-

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 1A, South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd., Suite B, Lewiston, ME 04240
Tel. 207-783-5656

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
13450	-	WTC	WTC	MAL

OVERALL SITE PLAN
OF:
CASO HEIGHTS
OCEAN AVENUE
PORTLAND, MAINE
FOR:
RIDGE DEVELOPMENT, LLC
P.O. BOX 535
BUXTON, MAINE 04093

DATE	SCALE
03-24-14	1" = 60'

SHEET 1 OF 1

13450B.dwg, TAB: SITE-60