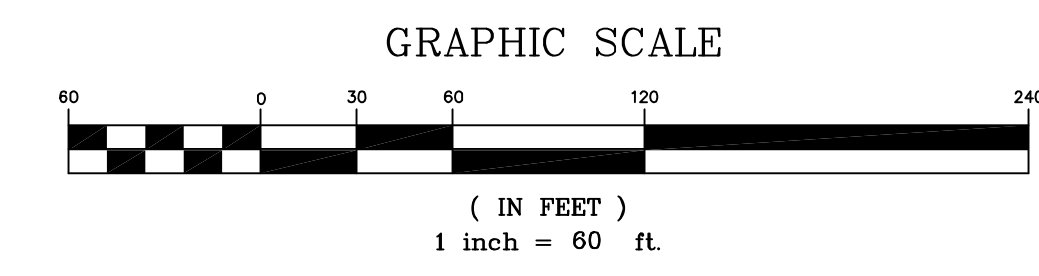


**GENERAL NOTES**

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 07046
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: RSA (10.18 ACRES)  
ROS (8.14 ACRES)
10. DIMENSIONAL REQUIREMENTS:  
RSA ZONE: FRONT AND REAR YARD: 25 FT.  
SIDE YARD: 16 FT.  
35 FT.  
SETBACK @ BUILDINGS > 100 FT:
11. PROPOSED USE: 96 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:  
(8) 2-BR, 3-BR UNITS AT 2 EA. = 160 SPACES  
(16) 1-BR UNITS AT 1 EA. = 16 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 DETAILED 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:  
RSA ZONE = 900 L.F.  
ROS ZONE = 2,307 L.F.  
TOTAL = 3,207 L.F.
22. TOTAL IMPERVIOUS AREA = 2.74 ACRES (14.9% RATIO)
23. TOTAL DISTURBED AREA = 5.86 ACRES.
24. PROPOSED BUILDINGS:  
LEVEL 1 = 50 PARKING SPACES  
LEVEL 2-5 = 48 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	---
---	CONTOURS	---



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ZONING: RSA (10.18 ACRES)  
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35 FT.  
SETBACK @ BUILDINGS > 100 FT:

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SEWER SERVICE: PUBLIC

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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.

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 DETAILED 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.

TRAIL LENGTH:  
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ROS ZONE = 2,307 L.F.  
TOTAL = 3,207 L.F.

TOTAL IMPERVIOUS AREA = 2.74 ACRES (14.9% RATIO)

TOTAL DISTURBED AREA = 5.86 ACRES.

PROPOSED BUILDINGS:  
LEVEL 1 = 50 PARKING SPACES  
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PROPOSED HEIGHT = 60 FT. ABOVE AVERAGE FINISH GRADE

DATE: 05-20-14  
SCALE: 1" = 60'

SHEET 1 OF 1

OVERALL SITE PLAN  
OF:  
CASO HEIGHTS  
OCEAN AVENUE  
PORTLAND, MAINE  
FOR:  
RIDGE DEVELOPMENT, LLC  
P.O. BOX 535  
BUXTON, MAINE 04093  
TAB: SITE - 60

SEBAGO TECHNICS  
WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd., Suite 1A, 250 Goodland Rd., Suite B  
South Portland, ME 04106  
LeWiston, ME 04240  
Tel: 207-282-2100 Fax: 207-282-5656

PROJECT NO. 13450  
FIELD BOOK  
DESIGN  
CHKD  
DRAWN  
MAL