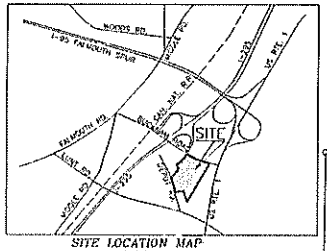
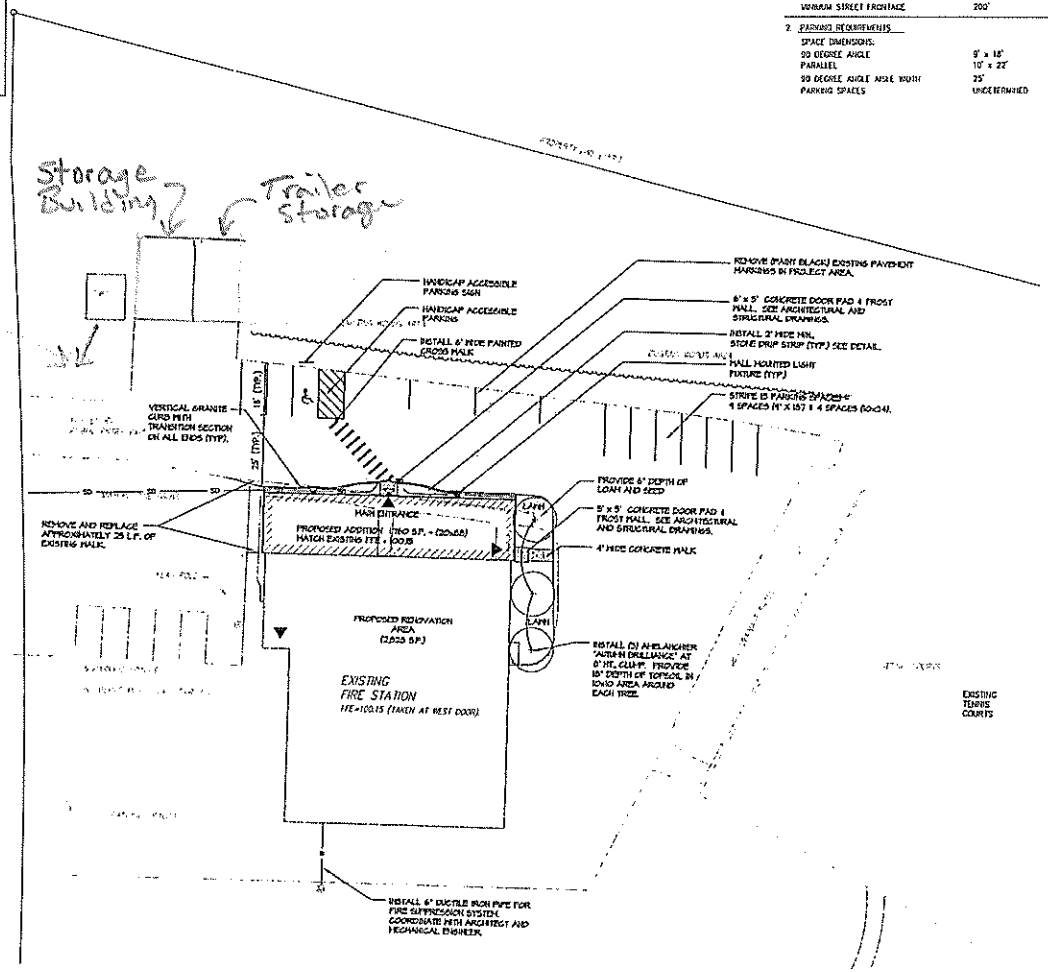


SITE LOCATION MAP
N.T.S.



ZONING SUMMARY:

ZONE: ROUTE ONE BUSINESS DISTRICT (B9-1)
- VILLAGE OVERLAY

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	-	15.4 ACRES
MAXIMUM BUILDING HEIGHT	-	25'
MINIMUM FRONT YARD	60 FT.	82'± MIN.
MINIMUM SIDE YARD	25 FT.	121'± MIN.
MINIMUM REAR YARD	50 FT.	650'± MIN.
MINIMUM STREET FRONTAGE	200'	680'± (±).
2. PARKING REQUIREMENTS		
SPACE DIMENSIONS:		
90 DEGREE ANGLE	9' x 18'	9' x 18'
PARALLEL	10' x 22'	10' x 23'
90 DEGREE ANGLE AISLE WIDTH	25'	25'
PARKING SPACES	UNDETERMINED	24

GENERAL NOTES:

1. SITE PLAN APPROVAL IS GRANTED FOR THE LEVEL AND INTENSITY OF USE AS NOTED ON THE APPLICANT'S SUBMISSION AND STATED BY THE APPLICANT AT THE HEARING. ANY INCREASE IN THE LEVEL OF USE OR AN EXPANSION OF FACILITIES WILL REQUIRE SITE PLAN APPROVAL FROM THE PLANNING BOARD
2. THE DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, DIAGRAMS, SPECIFICATIONS, TESTIMONY SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND AGREED TO BY THE BOARD.
3. TRASH SHALL BE STORED INSIDE THE BUILDING UNTIL REMOVED FROM THE SITE

SURVEY NOTES:

1. BENCHMARK ELEVATION DATA IS BASED ON ASSUMED ELEVATION OF 100 FT ALL ELEVATIONS ARE RELATIVE TO THAT ASSUMED ELEVATION

EXISTING CONDITIONS AND SITE PREPARATION NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND DO PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
2. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMIT APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
4. THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS A COMPILATION OF INFORMATION PREPARED BY PORT CITY ARCHITECTURE, SYTDESIGN CONSULTANTS FIELD OBSERVATIONS AND THE ORIGINAL FIRE STATION PLAN.
5. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
6. WHERE EXISTING CONDITIONS, INCLUDING CURB, WALK, FOUR MAPLE TREES, PAVEMENT, ETC. LIE UNDER OR ARE IMPACTED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CAPPED OR DEMOLISHED, AS REQUIRED. SAWCUT PAVEMENT FULL DEPTH SEE PAVEMENT BUTT JOINT DETAIL C-501.
7. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS NEEDED

SITE LAYOUT NOTES:

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHER WISE NOTED.
2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
4. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION, AND REFLECTIVITY STANDARDS, AND ALL TOWN OF FALMOUTH CODES
5. CONTRACTOR SHALL VERIFY FINISHED FLOOR ELEVATIONS ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION STAKE LAYOUT PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER.
6. A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST

UTILITY NOTES:

1. PIPE MATERIAL FOR WATER LINE SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON, WITH PE WRAP IF REQUIRED BY THE PORTLAND WATER DISTRICT
2. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6'.
3. WATER SYSTEM LAYOUT SUBJECT TO REVIEW BY THE PORTLAND WATER DISTRICT.
4. WALL MOUNTED LIGHT FIXTURES TO BE THE SIN HALLFORD, 50 WATT, METAL HALIDE AS MANUFACTURED BY KIM LIGHTING. MOUNTING HEIGHT TO BE APPROXIMATELY 10 FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CONCRETE	
	SANITARY SEWER MANHOLE	
	HYDRANT	
	BUILDING	
	EDGE OF PAVEMENT	
	PAINT LINES	
	HANDICAP SYMBOL	

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

REV	DATE	STATUS	BY	CHKD	APPD
I	6/7/07	ISSUED FOR CONSTRUCTION AND TOWN RECORD COPY	WIE	PGB	PGB
D	5/3/07	REVISED PER ADDITIONAL SURVEY INFORMATION	WIE	PGB	PGB
A	4/3/07	SUBMITTED TO TOWN OF FALMOUTH FOR SITE PLAN REVIEW	WIE	PGB	PGB

PETER B. SEGEL No. 2624 LICENSED LANDSCAPE ARCHITECT STATE OF MAINE
6-7-07

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CLIENT:
PORT CITY ARCHITECTURE
65 NEWBURY STREET, PORTLAND, ME 04101

DESIGN: WIE
DRAWN: PCA
CHKD: PGB
DATE: APRIL 2007
SCALE: 1" = 20'

PROJECT
FALMOUTH FIRE DEPARTMENT IMPROVEMENTS
BUCKNAM ROAD, FALMOUTH, MAINE

SITE PLAN

PROJ. NO. 05-23803
DWG. NO. C-101
REV. 1