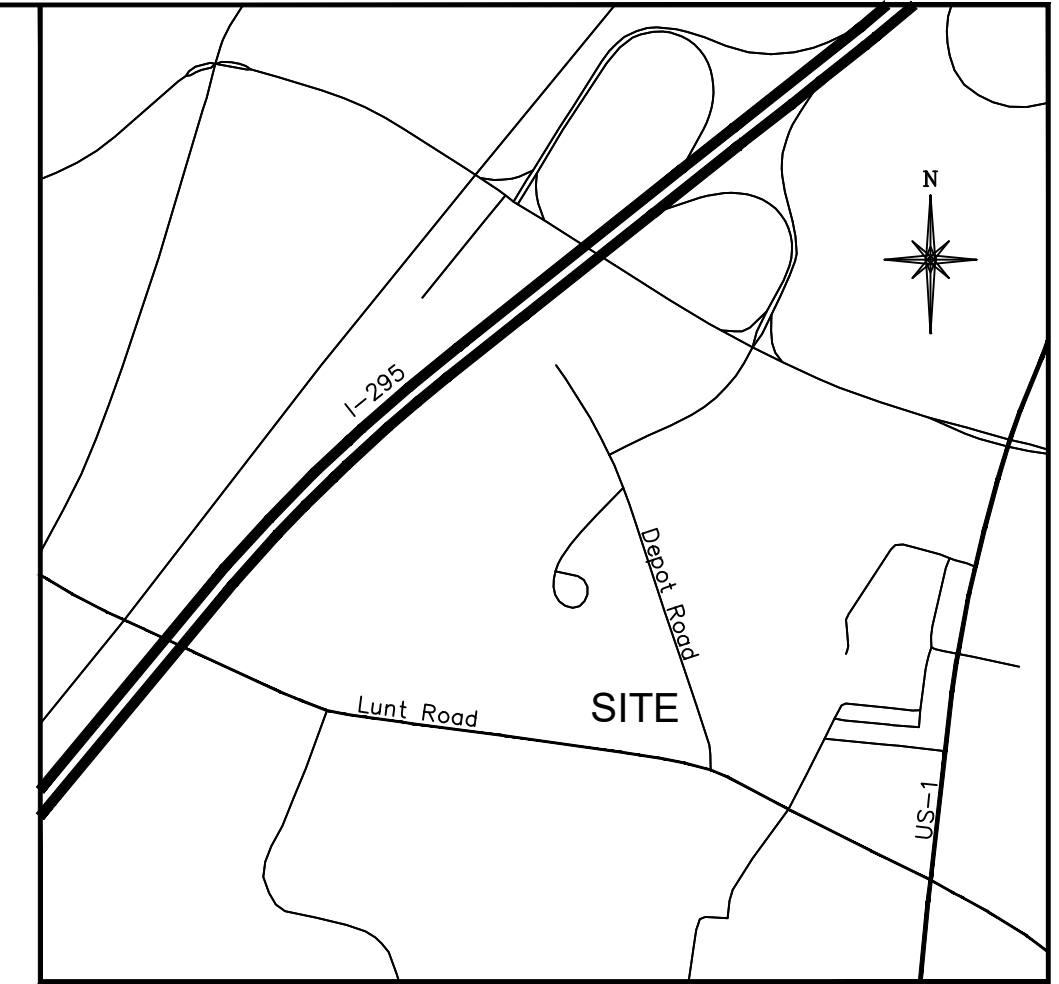




January 28, 2019

Falmouth Memorial Library Renovations & Additions



VICINITY MAP
No Scale

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on GPS observations, NAVD88. Benchmark #1 is a spike set in utility pole CMP #3 located southerly of Lunt Road. Elevation: 46.08'. Benchmark #2 is a spike set in utility pole CMP #24 located northeasterly of Depot Road. Elevation: 45.74'.
- 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Property lies within Zone C based on FIRM Community #230045 Panel #0008-B, dated October 16, 1984. It does not lie within a special flood hazard area.

PLAN REFERENCES

- 1) Plan of Depot Road, Falmouth, Maine, as redefined by the Commissioners of Cumberland County dated October 1954. Recorded in the Cumberland County Commissioners Office in Plan Book 6, Page 57.
- 2) Plan of Lunt Road, Falmouth, Maine, as redefined by the Commissioners of Cumberland County dated June 4, 1954. Recorded in the Cumberland County Commissioners Office in Plan Book 6, Pages 46 & 47.
- 3) Maine State Highway Commission Right of Way Map, State Highway "295", dated December 1967. Federal Aid Project No. LSI-295-3(1). SHC File No. 3-184, sheet 9 of 10. Recorded in Plan Book 88, Page 26.
- 4) Site Plan prepared by Stevens Associates for 12 Unit Elderly Housing Project on Depot Road, dated October 1, 1975. Recorded in Plan Book 111, Page 8.
- 5) Standard Boundary Survey made for Falmouth Memorial Library by Titcomb Associates, dated April 14, 1994 and revised through April 18, 1994.

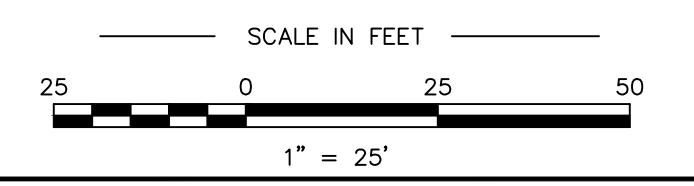
AREA

103,972 Sq. Ft. / 2.39 Acres

OWNERS OF RECORD

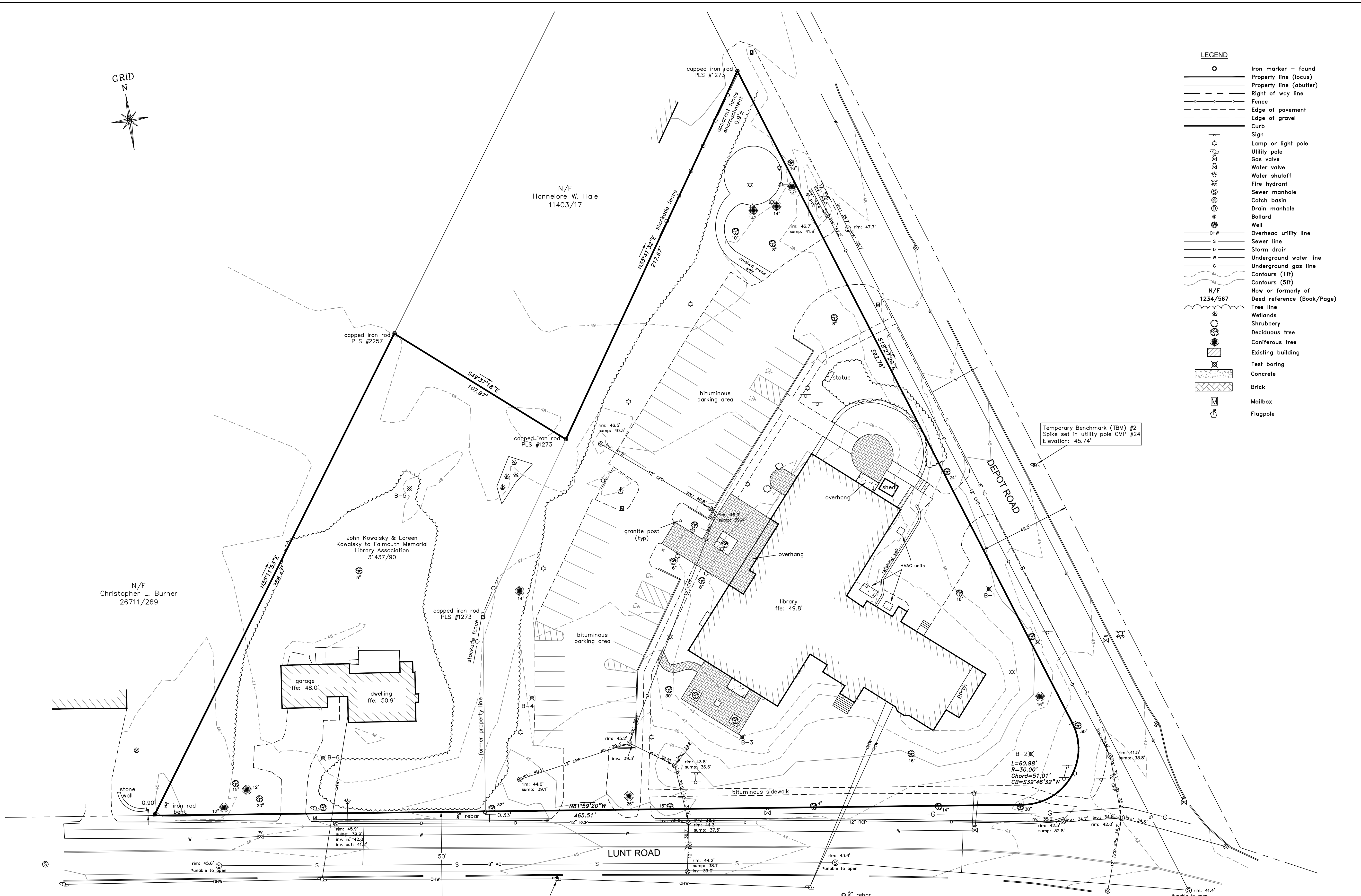
Falmouth Memorial Library Association
 Book 4465, Page 215
 Book 11403, Page 22
 Book 31437, Page 90

Town of Falmouth
 Book 11627, Page 246



PLAN OF Falmouth Memorial Library		
5 Lunt Road Falmouth, Maine		
MADE FOR Falmouth Memorial Library		
5 Lunt Road Falmouth, Maine		
JOB #215035	DATE: June 16, 2015	SCALE: 1" = 25'
BOOK #887		
215035.dwg		
FILE #6304	133 Gray Road, Falmouth, Maine 04105 (207)979-9199 www.titcombsurvey.com	

- LEGEND**
- Iron marker - found
 - Property line (locus)
 - Property line (abutter)
 - Right of way line
 - Fence
 - Edge of pavement
 - Edge of gravel
 - Curb
 - Sign
 - Lamp or light pole
 - Utility pole
 - Gas valve
 - Water valve
 - Fire hydrant
 - Sewer manhole
 - Catch basin
 - Drain manhole
 - Bollard
 - Well
 - Overhead utility line
 - Sewer line
 - Storm drain
 - W Underground water line
 - G Underground gas line
 - Contours (1ft)
 - Contours (5ft)
 - N or formerly of Deed reference (Book/Page)
 - Tree line
 - Wetlands
 - Shrubbery
 - Deciduous tree
 - Coniferous tree
 - Existing building
 - Test boring
 - Concrete
 - Brick
 - Mailbox
 - Flagpole



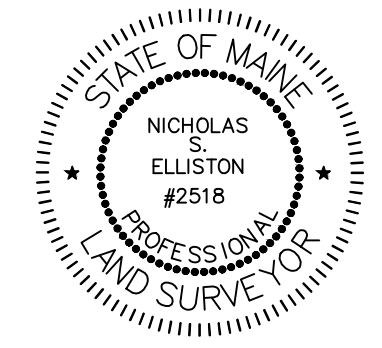
Temporary Benchmark (TBM) #1
 Spike set in utility pole CMP #3
 Elevation: 46.08'

Temporary Benchmark (TBM) #2
 Spike set in utility pole CMP #24
 Elevation: 45.74'

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston

Nicholas S. Elliston, P.L.S. #2518



BASELINE CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	START STATION	END STATION
C-1	147.37	299.50	75.21	28°11'36"	N22°06'28"E	10+37.03	11+84.40
C-2	44.59	27.00	29.28	94°37'51"	N83°31'11"E	11+84.40	12+29.00
C-3	43.98	28.00	28.00	90°00'00"	N85°50'07"E	12+29.00	13+39.57
C-4	46.62	86.98	23.88	30°42'33"	N56°11'23"E	14+29.70	14+76.32

SPACE AND BULK STANDARDS		
VCC ZONE	REQUIRED	PROVIDED
MINIMUM LOT SIZE	N/A	2.39 ACRES
BUILDING SETBACKS		
FRONT	0' MIN.-20' MAX.	< 20'
SIDE	0'	> 0'
REAR	0'	> 0'
FRONTAGE	150'	919.25'
MAXIMUM HEIGHT	65'	< 65'

SITE DATA	
BUILDING AREA	
TOTAL AREA	18,970 S.F.
PARKING	
LIBRARY	
2.2 SPACE/1,000 SF GFA	
2.2 SP/1,000 GFA x 17,895 sf GFA =	40
ASSEMBLY SPACE (RUSSELL ROOM)	
1 SPACE/5 SEATS	
1 SPACE/5 SEATS x 1 SEAT/10 sf x 1,075 sf =	22
TOTAL REQUIRED	62
TOTAL PROVIDED:	
STANDARD SPACES	47
COMPACT SPACES	12
ADA SPACES	3
TOTAL	62

CURBING LEGEND	
	MONOLITHIC CONCRETE CURB
	SLIPFORM CONCRETE CURB

SIGN LEGEND				
R1-1 30"x 30"	12"x 18"	12"x 18"	R7-8 12"x 18"	12"x 18"
1	2	3	4	5

STRIPING LEGEND	
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.	
12"SL - 12" WIDTH STOP LINE	

THE PURPOSE OF THIS PROJECT IS TO AMEND THE APPROVED EXPANSION OF THE FALMOUTH MEMORIAL LIBRARY WHICH WAS UPDATED TO ACCOMMODATE CURRENT AND FUTURE LIBRARY SERVICES AND USERS.

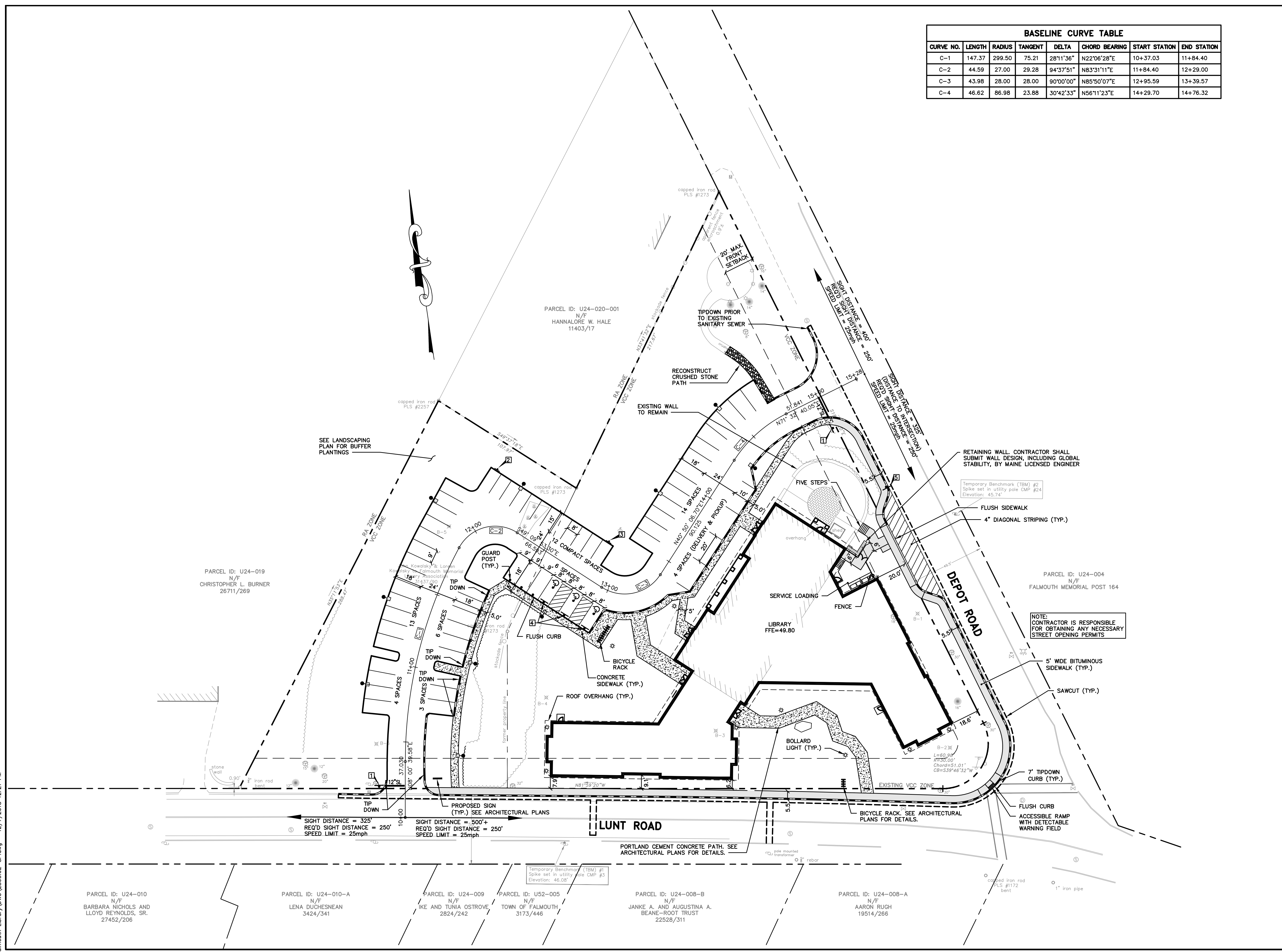
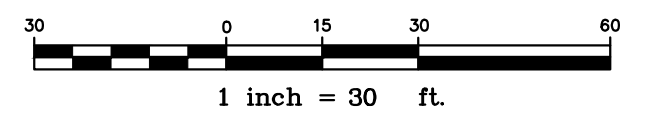
APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD

SIGNED: _____

DATE: _____

TAX MAP 320
LOT U24/020
LOT U24/021

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



C:\CAD Working\2800.02 Falmouth Library\DWG\2800.02-SP.dwg - 12/17/2018 12:21 PM

Rev.	Date	Revision

SITE PLAN AMMENDMENT	12-11-18	WCH
FINAL SITE PLAN APPLICATION	5-15-18	WCH
MDEP STORMWATER PERMIT	3-30-18	WCH
Issued For	Date	By

Design: JWA Draft: AJA Date: MAR 2018
 Checked: WCH Scale: Job No.: 2800.02
 File Name: 2800.02-SP.dwg
 This plan shall not be modified without written permission from Gorrill Palmer (GP). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GP.



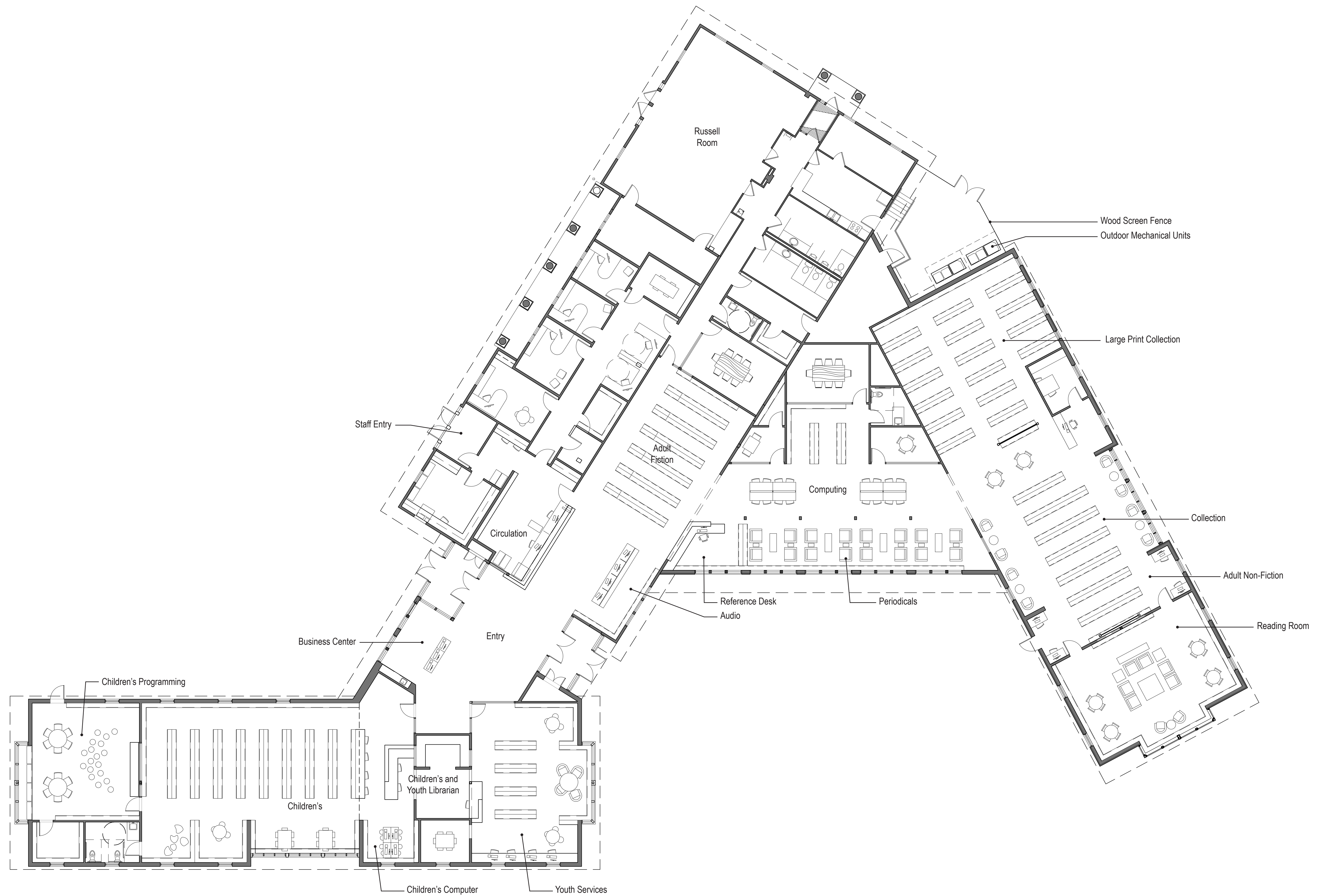
Relationships. Responsiveness. Results.
 www.gorrillpalmer.com
 207.772.2515

Drawing Name:	Site Layout Plan
Project:	Falmouth Memorial Library Falmouth, Maine
Client:	Falmouth Memorial Library Association 5 Lunt Road, Falmouth ME 04105

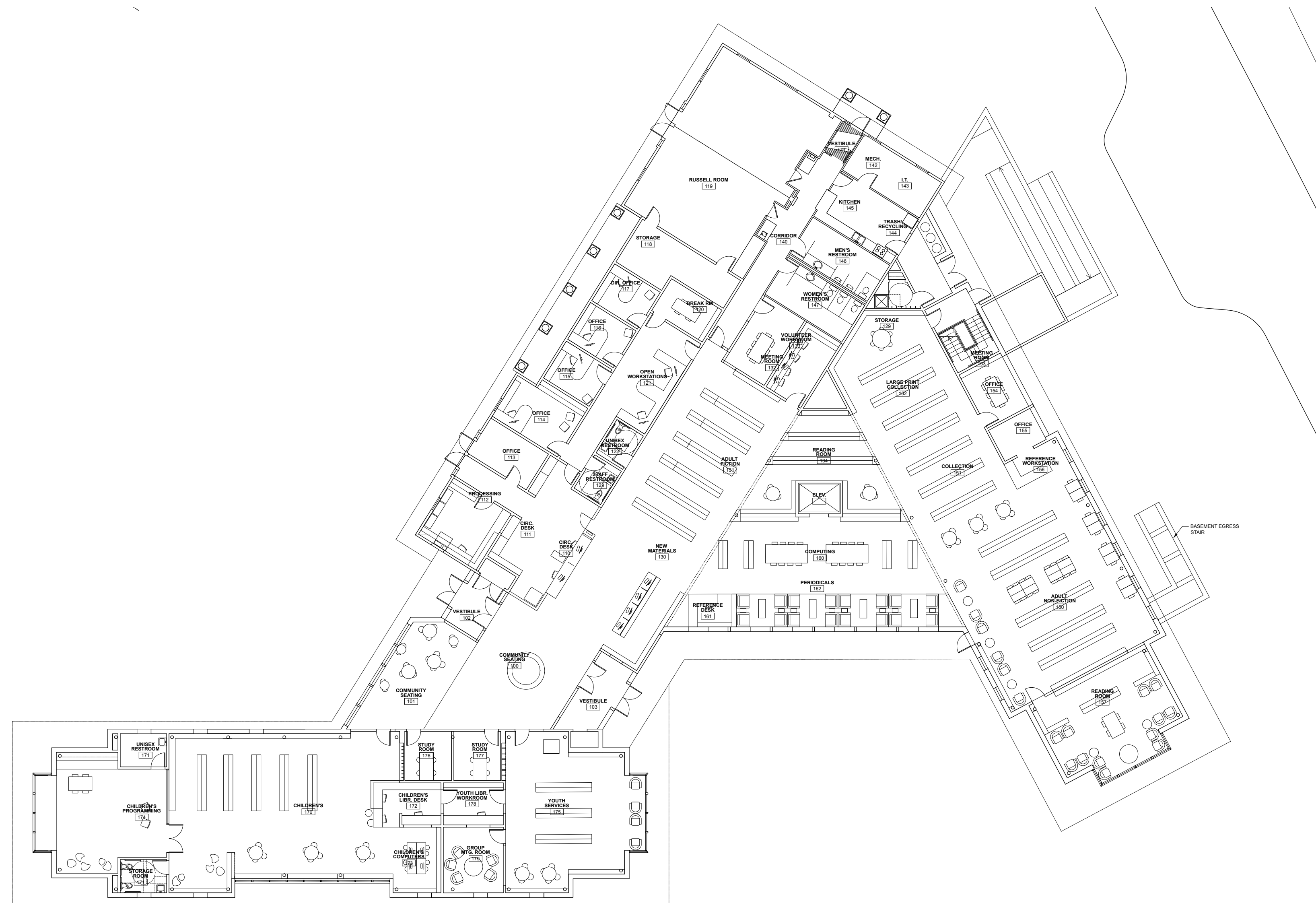
Drawing No.
C102



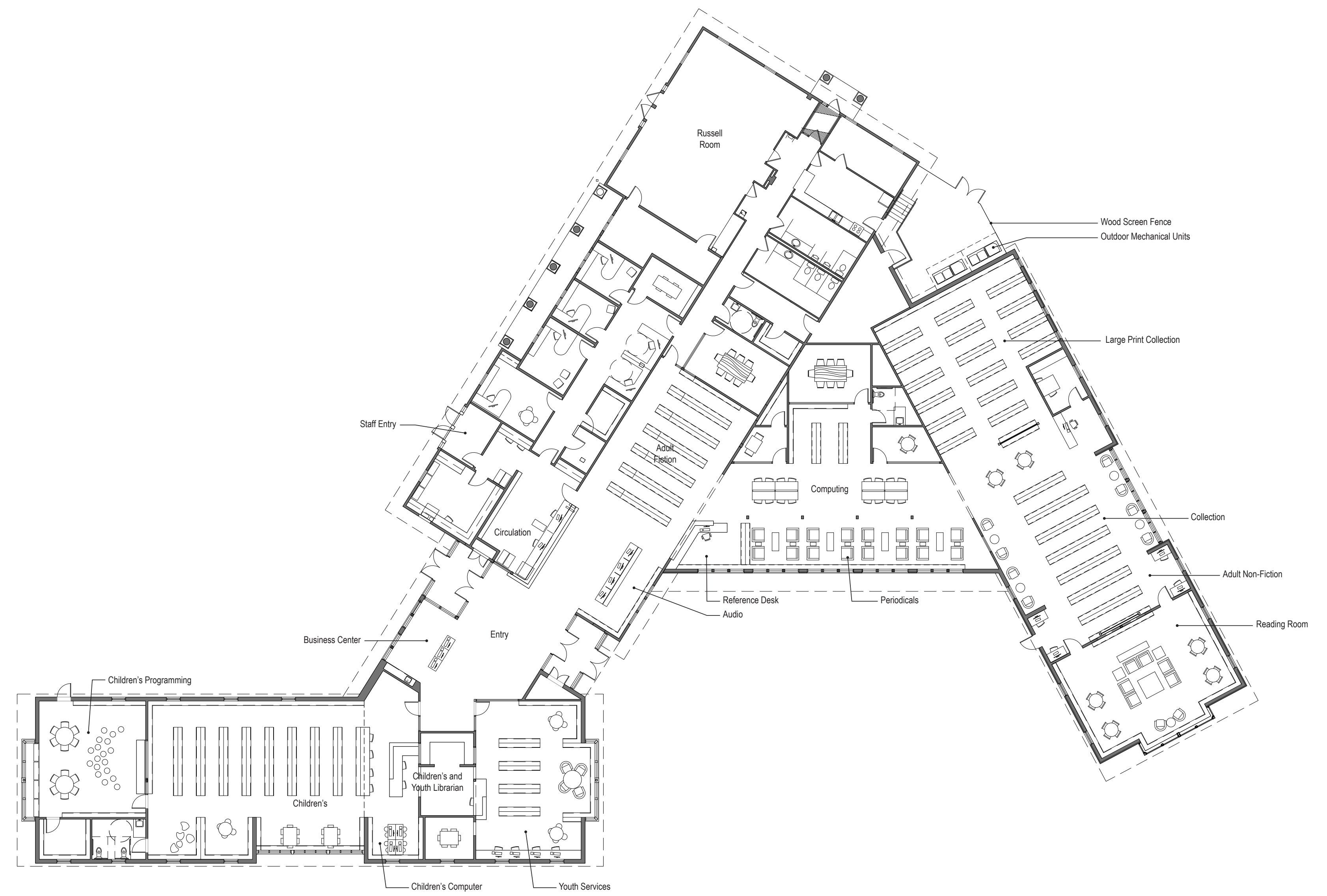
PREVIOUSLY APPROVED FLOOR PLAN



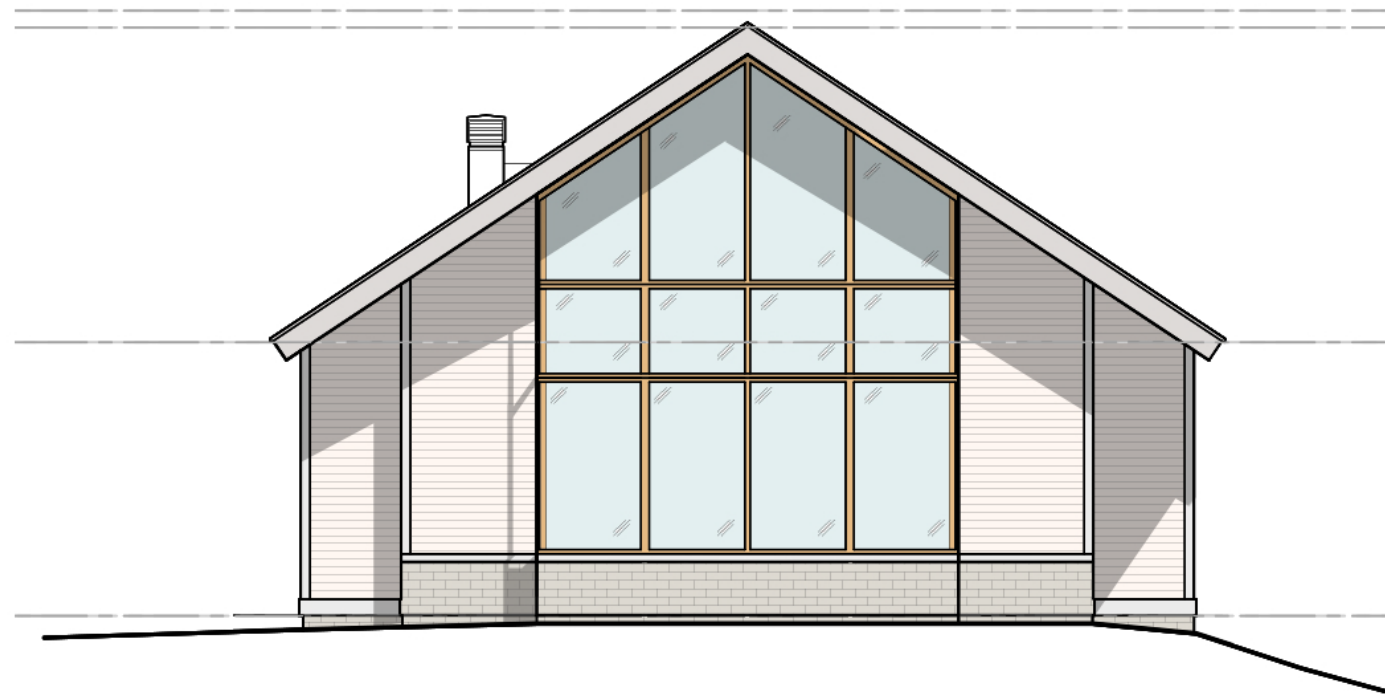
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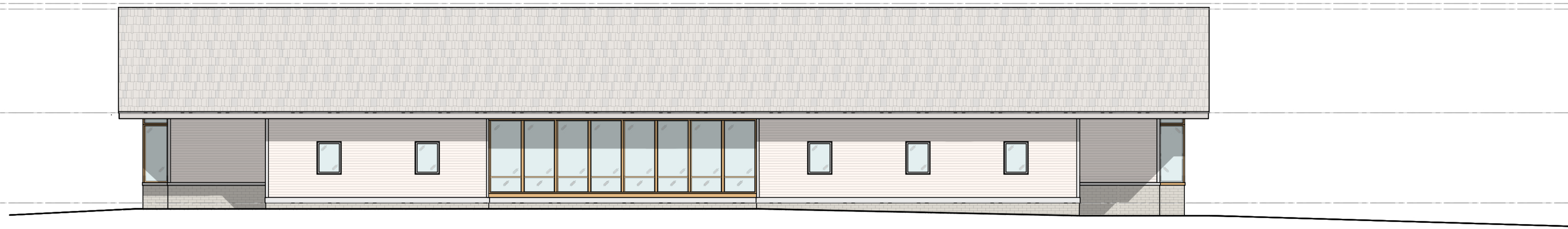
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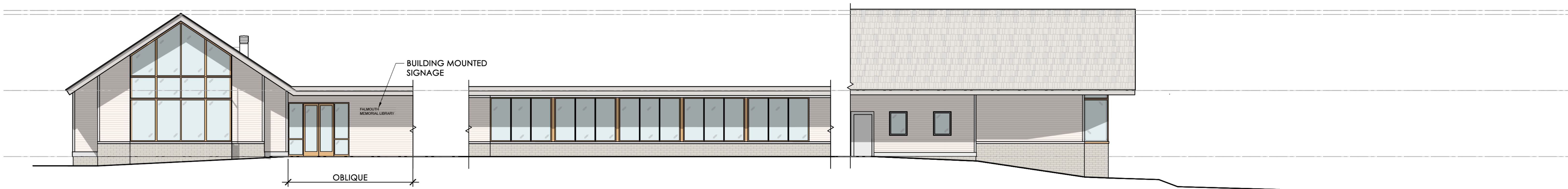
CURRENT FLOOR PLAN



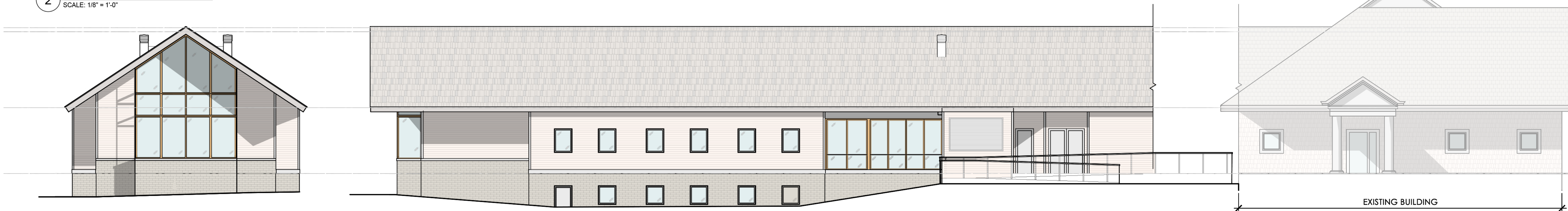
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SCALE: 1/8" = 1'-0"



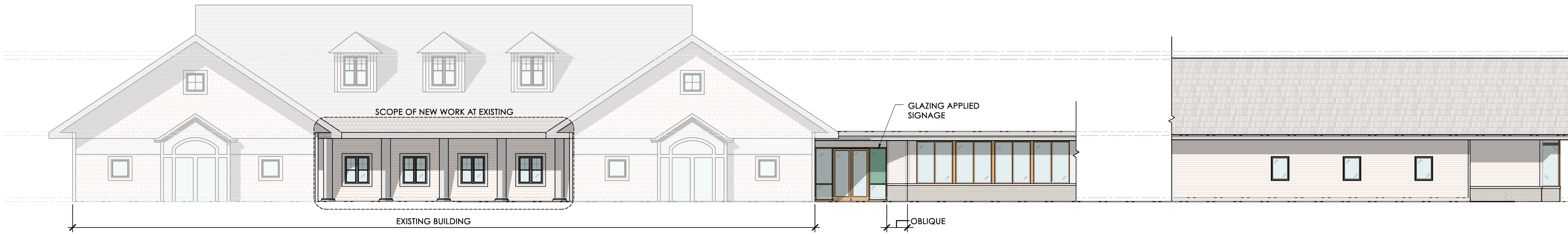
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SCALE: 1/8" = 1'-0"



2 COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

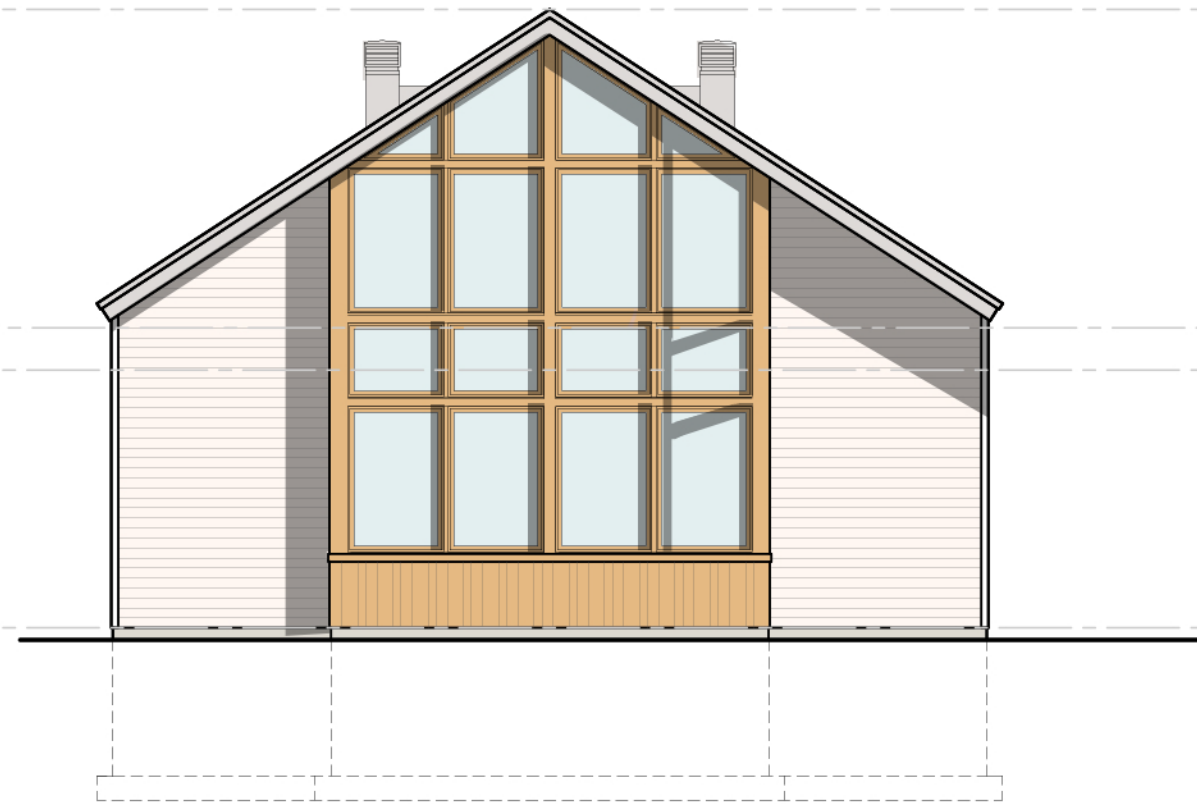


3 EAST ELEVATION: DEPOT ROAD
SCALE: 1/8" = 1'-0"

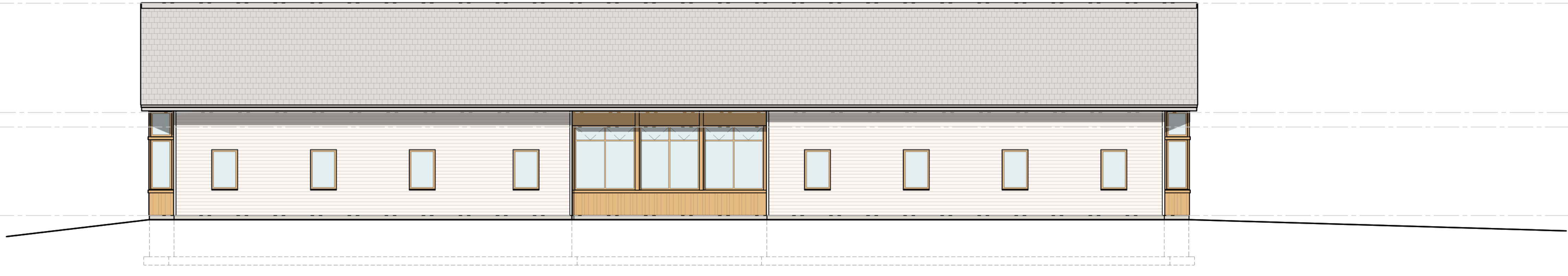


4 INTERIOR SITE ELEVATION (FROM PARKING LOT)
SCALE: 1/8" = 1'-0"

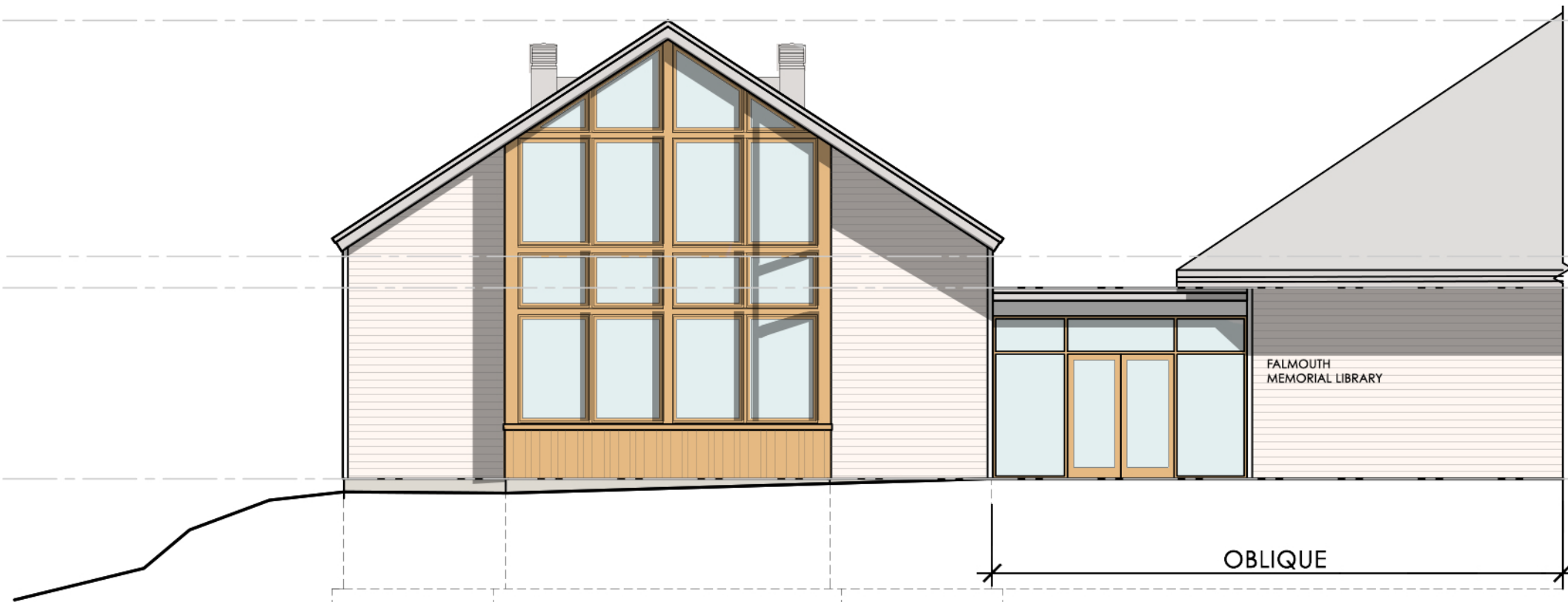
PREVIOUSLY APPROVED ELEVATIONS



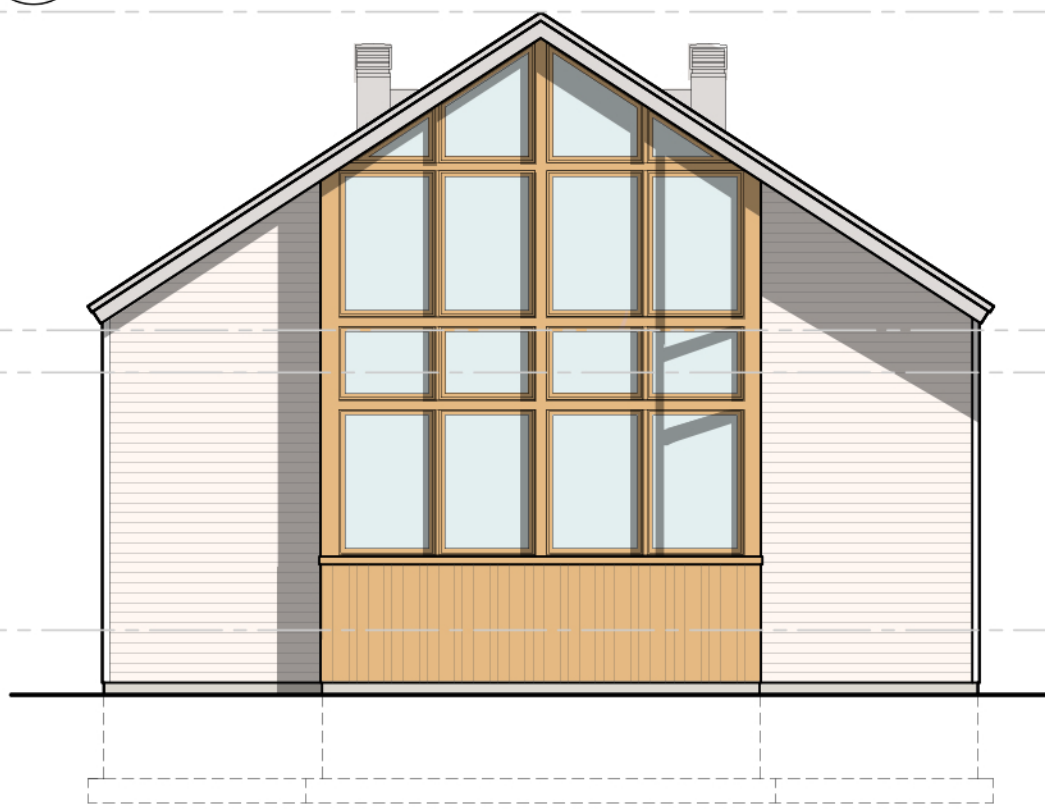
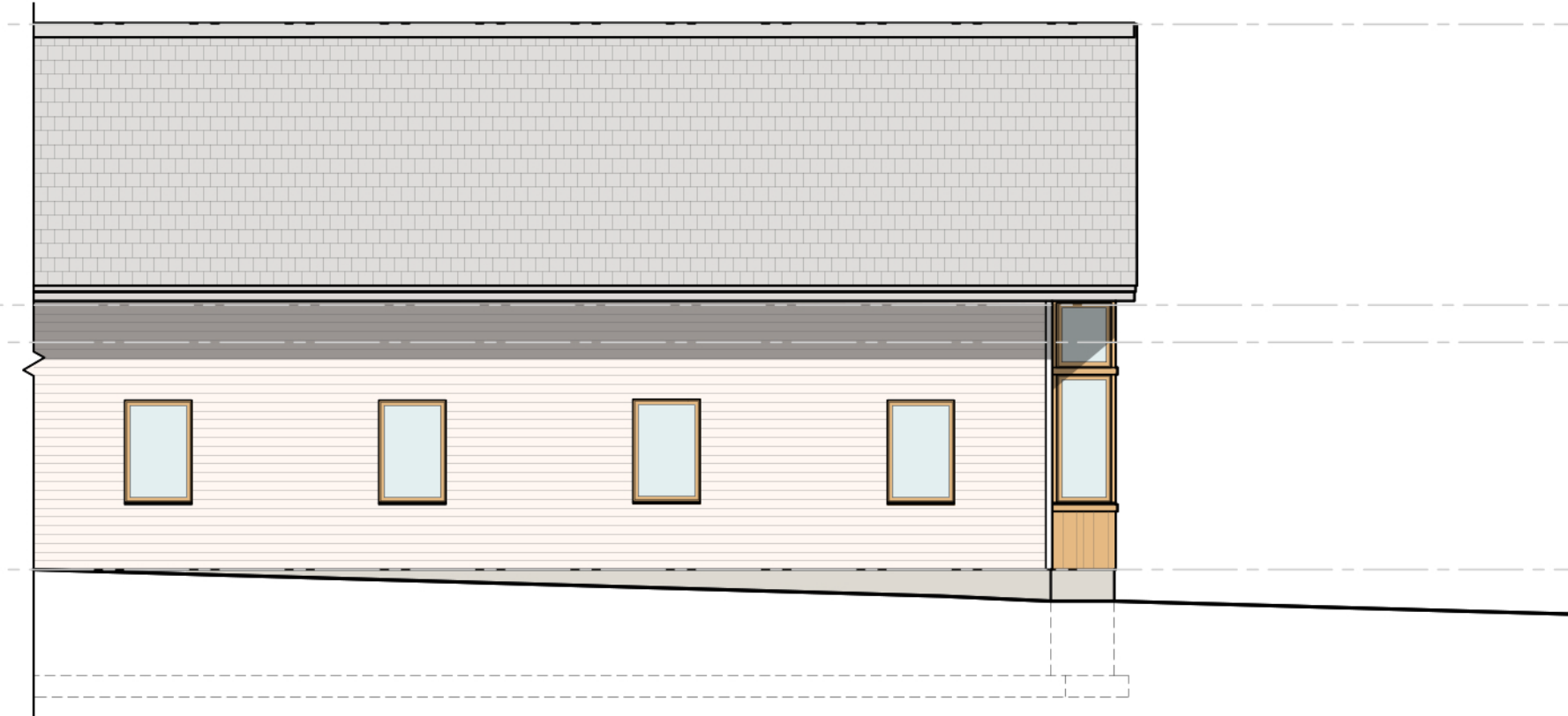
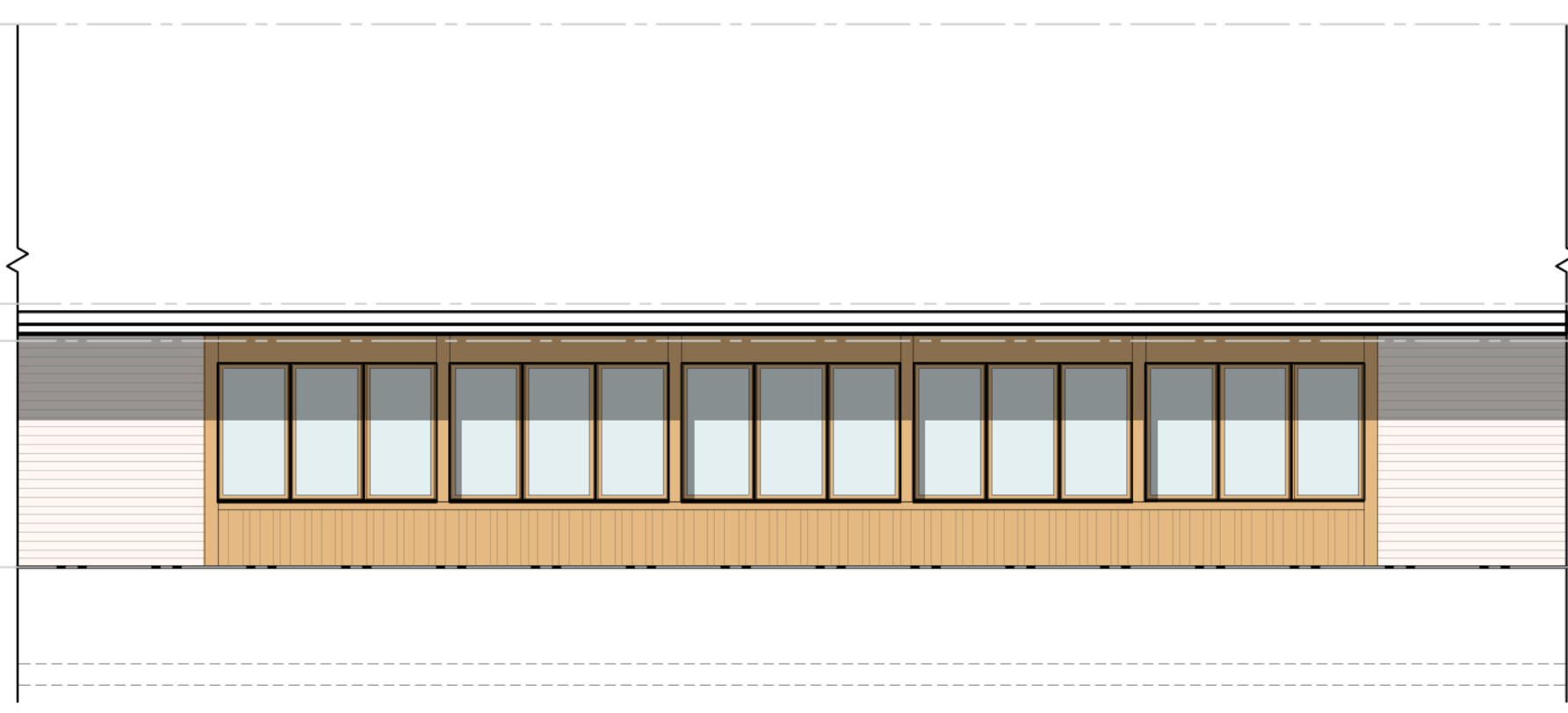
1A INTERIOR ELEVATION: CHILDREN'S WING
SCALE: 1/8" = 1'-0"



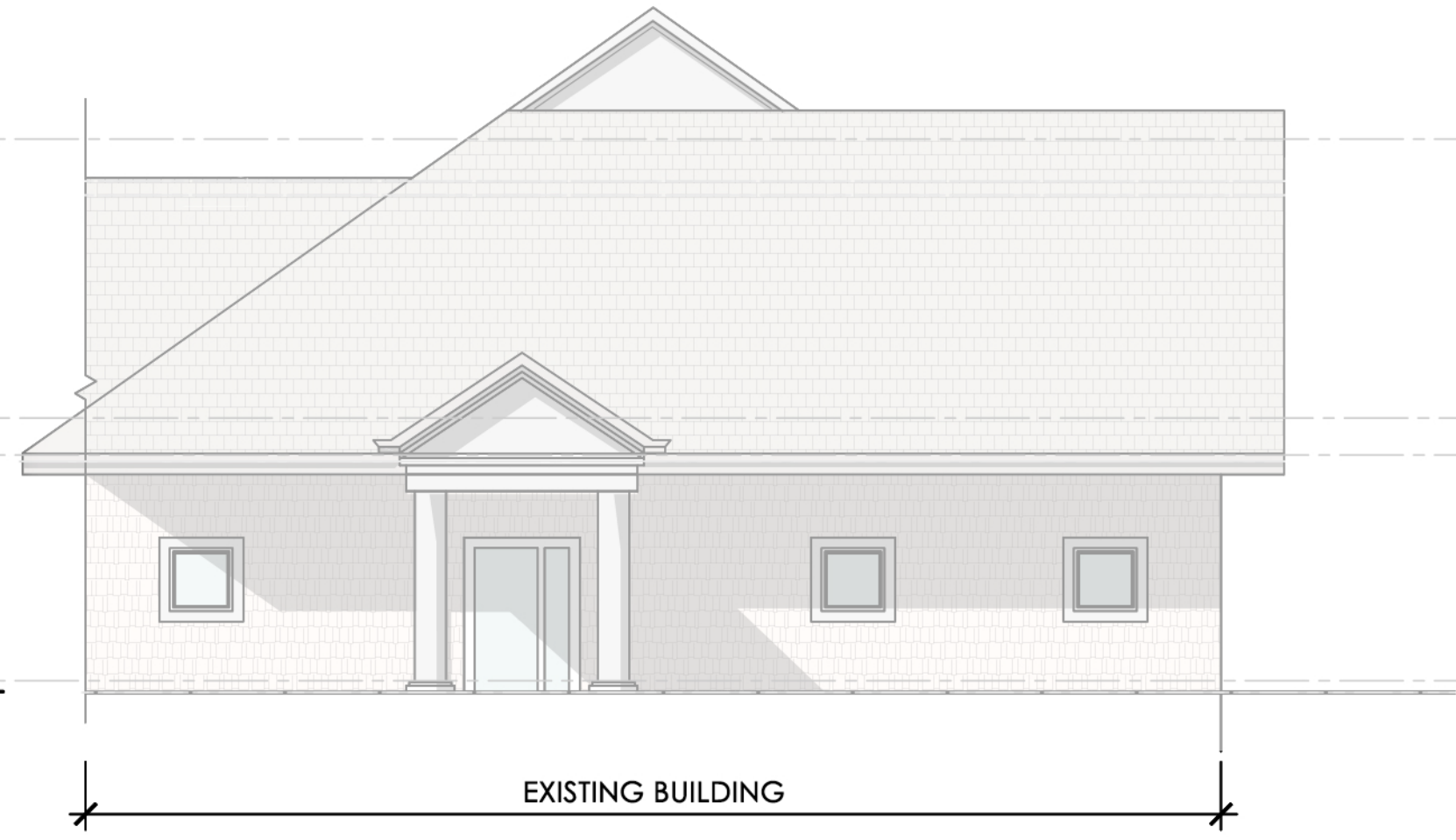
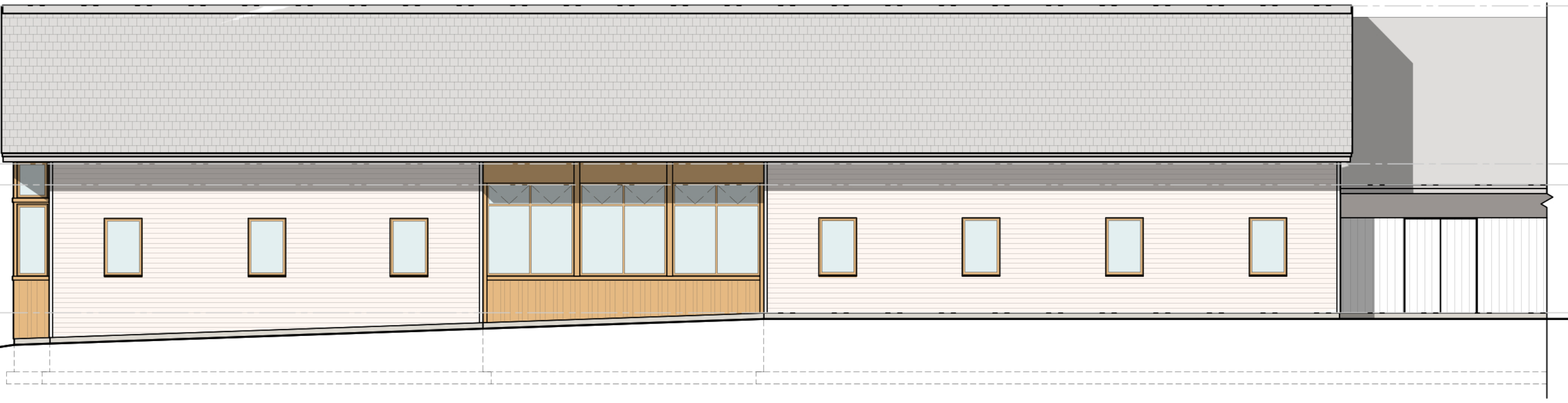
1B SOUTH ELEVATION: CHILDREN'S WING
SCALE: 1/8" = 1'-0"



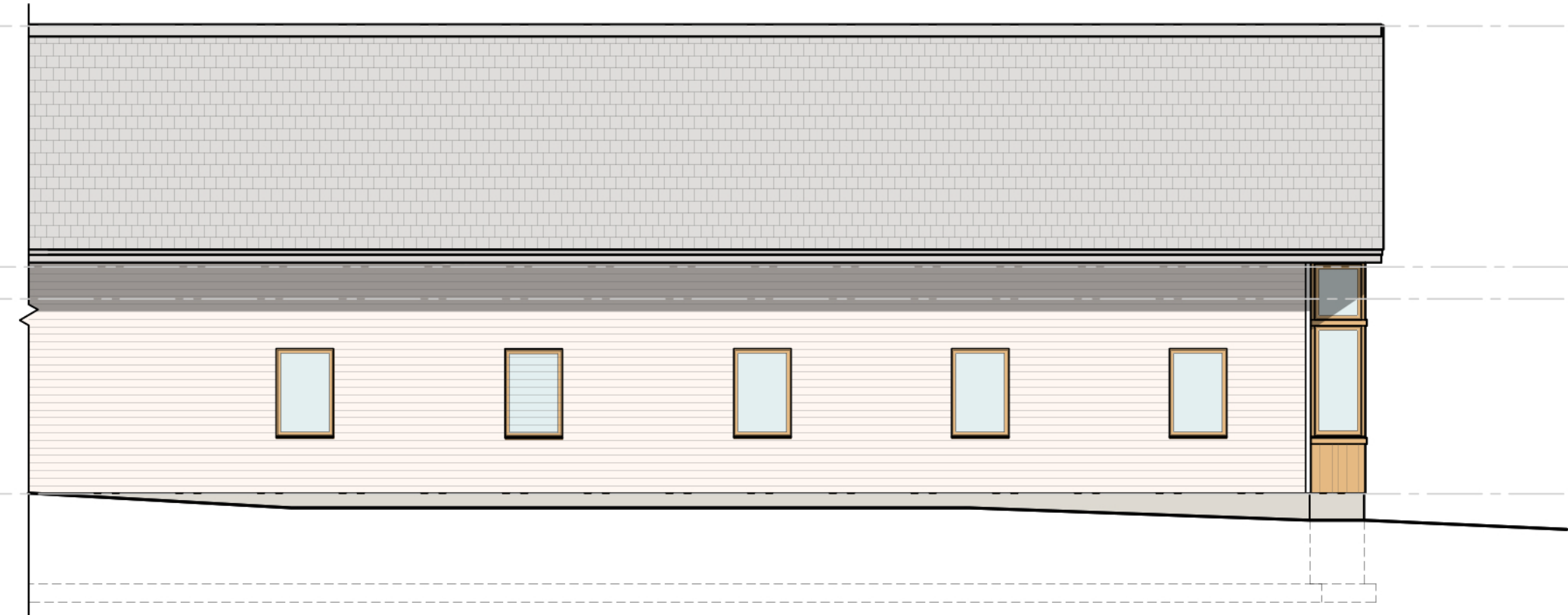
2 COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



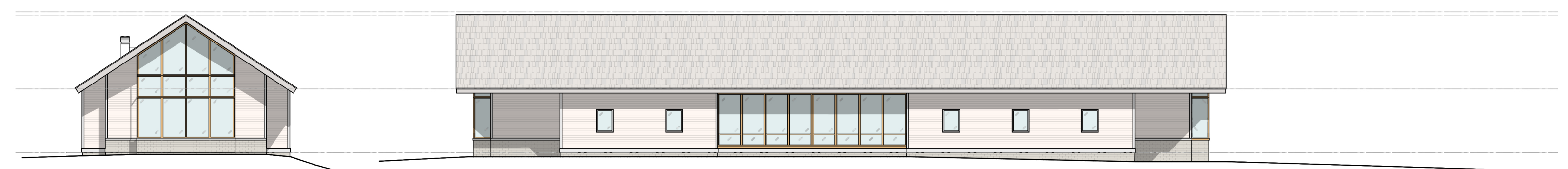
3 EAST ELEVATION: DEPOT ROAD
SCALE: 1/8" = 1'-0"



4 INTERIOR SITE ELEVATION (FROM PARKING LOT)
SCALE: 1/8" = 1'-0"



CURRENT ELEVATIONS



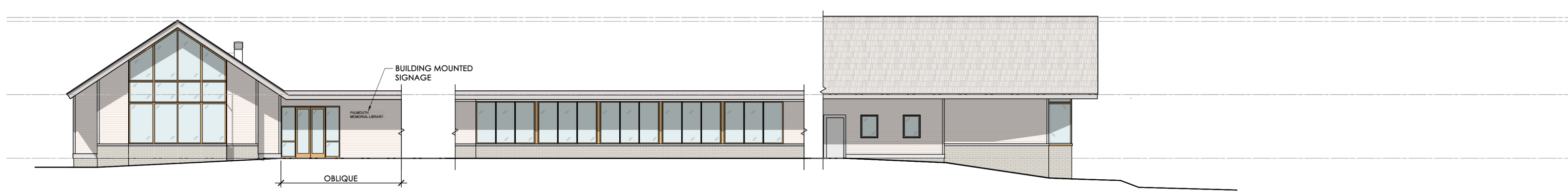
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1B SOUTH ELEVATION: CHILDREN'S WING
SCALE: 1/8" = 1'-0"

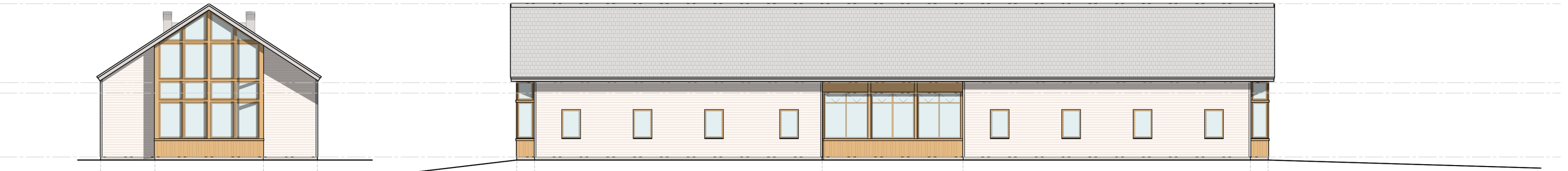


1A INTERIOR ELEVATION: CHILDREN'S WING
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1B SOUTH ELEVATION: CHILDREN'S WING
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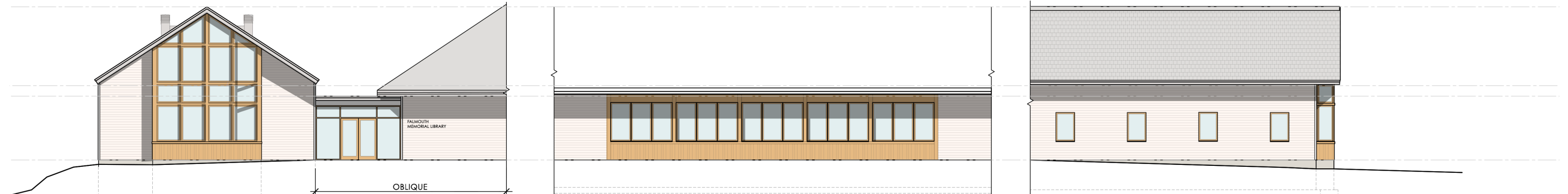


2 COURTYARD ELEVATION
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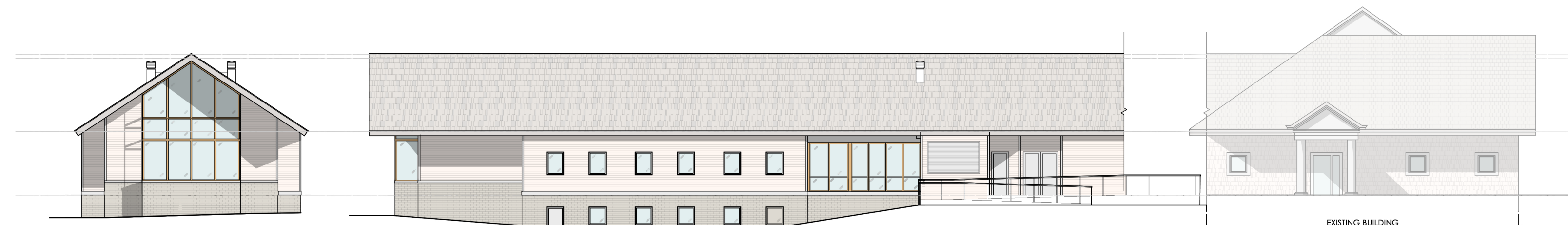


1A INTERIOR ELEVATION: CHILDREN'S WING
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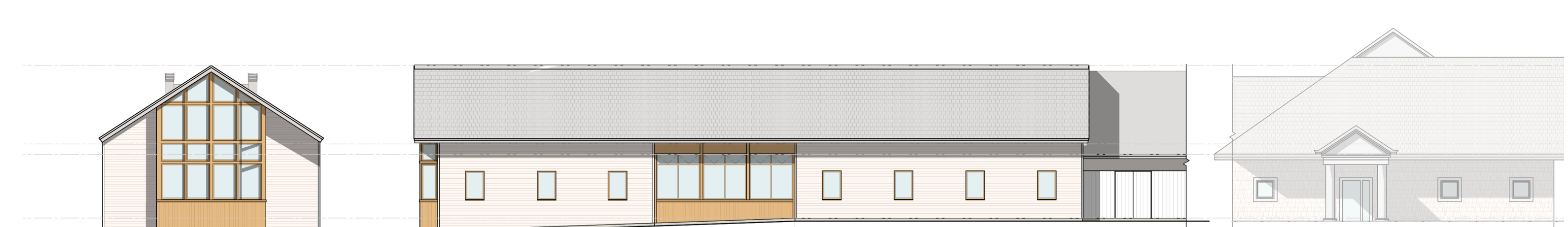
1B SOUTH ELEVATION: CHILDREN'S WING
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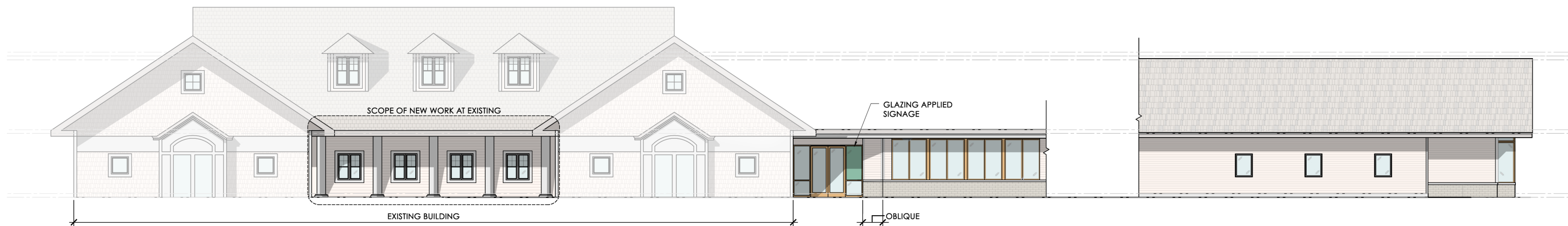
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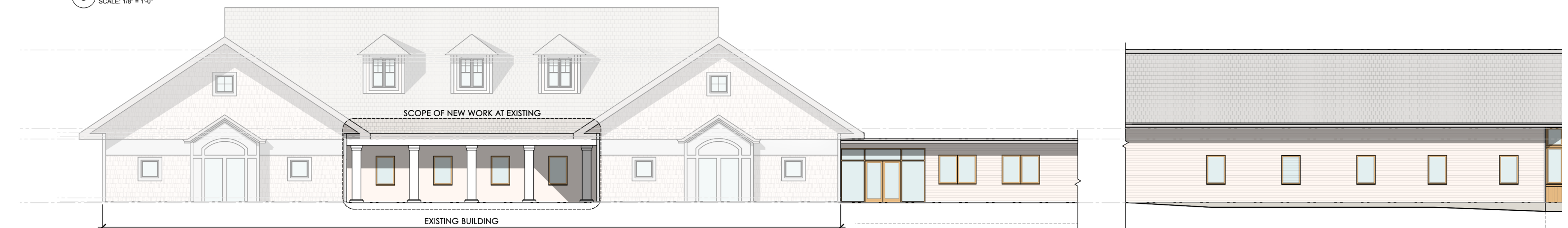
3 EAST ELEVATION: DEPOT ROAD
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION: DEPOT ROAD
SCALE: 1/8" = 1'-0"



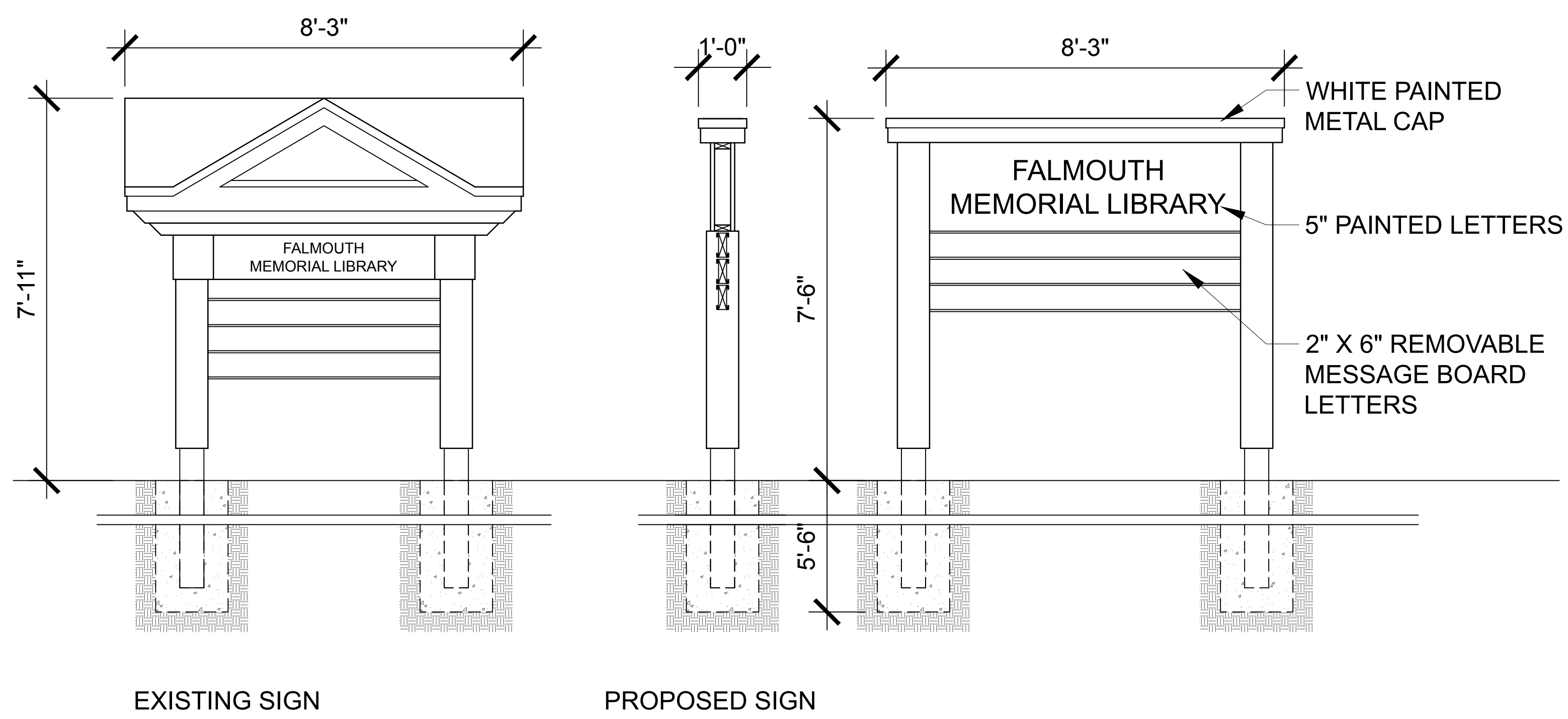
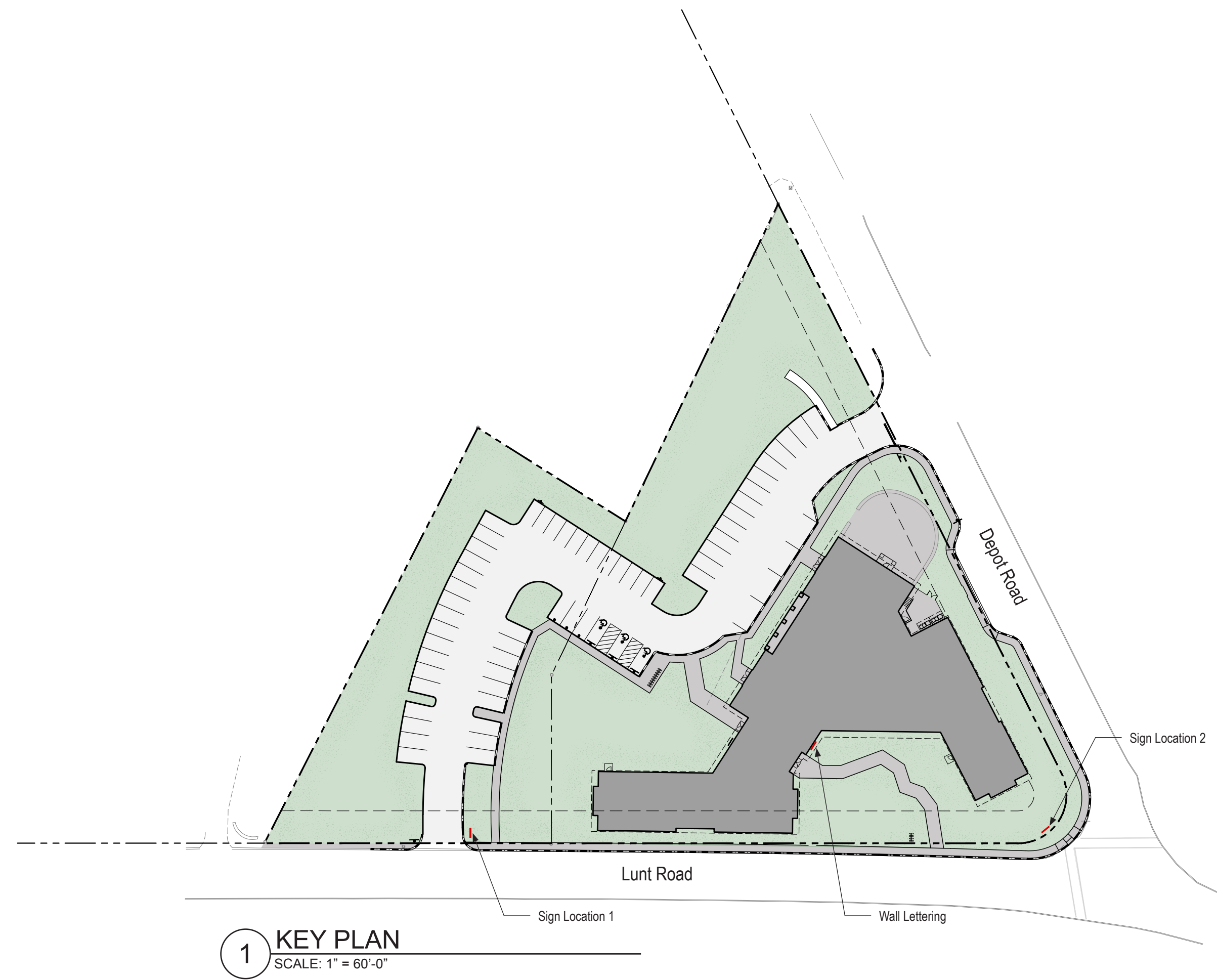
4 INTERIOR SITE ELEVATION (FROM PARKING LOT)
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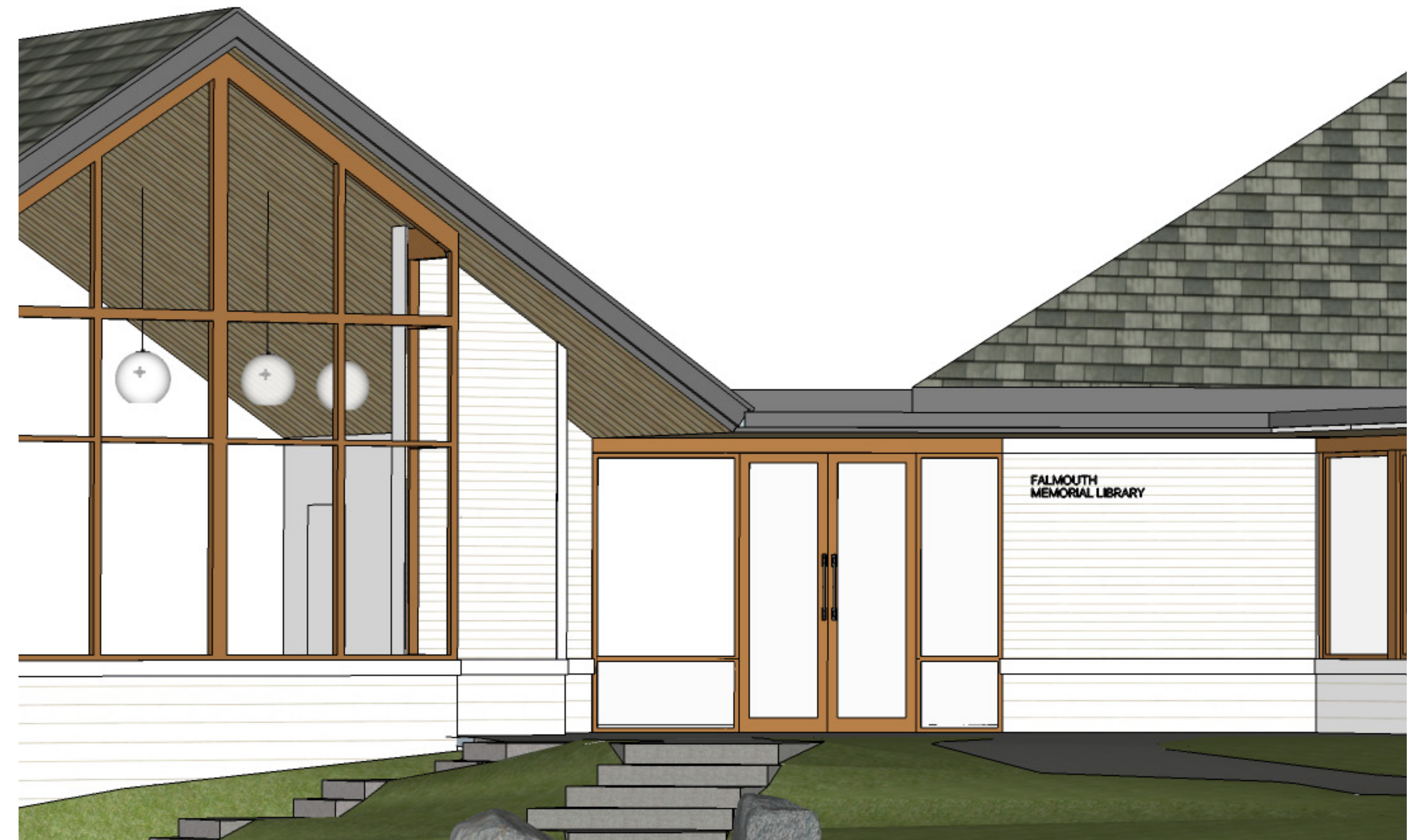
4 INTERIOR SITE ELEVATION (FROM PARKING LOT)
SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED ELEVATIONS

CURRENT ELEVATIONS



2 DETAILS
SCALE: 1/2" = 1'-0"



3 WALL LETTERING
SCALE: NTS