

CURB LEGEND:

	SUPFORM CONCRETE CURB
	REMOVE & RESET GRANITE CURB
4" TD	4" LONG CURB TIPDOWN
7" TD	7" LONG CURB TIPDOWN (ADJACENT TO SIDEWALK)

SITE LAYOUT NOTES:

- ALL BARRIER FREE PARKING SPACES ARE TO RECEIVE BARRIER FREE SIGNS AND PAVENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS.
- ALL CURBING MATERIALS SHALL MEET THE REQUIREMENTS OF THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND BE PLACED AT THE LOCATIONS SHOWN ON THE PLANS.
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB, THE EDGE OF PAVEMENT OR THE FACE OF THE BUILDING.

ADA RAMPS:

REQUIRED WHERE SIDEWALK LEADS TO A TRAVELWAY OR CROSSWALK. MUST INCLUDE TACTILE WARNING STRIPS THAT MEET THE U.S. DEPT. OF JUSTICE AND ADA STANDARDS.

ALL PAVEMENT SHALL BE STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT SECTION EXCEPT AS FOLLOWS:

	BITUMINOUS SIDEWALK
	CONCRETE
	CONCRETE PAVER

PAVEMENT MARKING LEGEND:

4" SWLL - 4" WIDTH SOLID WHITE LANE LINE
12" SL - 12" WIDTH SOLID WHITE STOP LINE

ALL PARKING STALLS TO BE 4" WIDTH SINGLE SOLID WHITE LINE EXCEPT AS SHOWN ON THE SITE LAYOUT PLAN.

ALL SIGNAGE & STRIPING SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, COLOR, INSTALLATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SIGN LEGEND:

R7-8 12"x18" RESERVED PARKING

STOP

WV ACCESSIBLE

R7-BA 12"x6" 1

R1-1 24" x 24" 2

GENERAL NOTES:

- APPLICANT:
7 WEST FALMOUTH CROSSING LLC
P.O. BOX 3572
PORTLAND, MAINE 04104
- PROJECT NAME: MEDICAL OFFICE BUILDING
- PROJECT SITE CONTAINS A TOTAL OF APPROXIMATELY 1.63 ACRES OF LAND, (TAX MAP R05 LOT 044-007) OWNED BY GRAY LEIGHTON PROPERTIES, LLC.
7 WEST FALMOUTH CROSSING LLC HAS AN OPTION AGREEMENT TO PURCHASE THE PROPOSED 1.63 ACRE ACQUISITION PARCEL OF LAND.
- ZONING: WEST FALMOUTH CROSSING MASTER DEVELOPMENT DISTRICT
- USE: MEDICAL OFFICE IS A PERMITTED USE REQUIRING SITE PLAN REVIEW BY THE PLANNING BOARD.
- WEST FALMOUTH CROSSING MASTER DEVELOPMENT DISTRICT DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. FRONT BUILDING SETBACK TO LEIGHTON ROAD	50'	50'
TO ROUTE 100	40'	40'
MIN. BUILDING SETBACK TO ALL OTHER PROPERTY LINES THAT ARE NOT PART OF WFC DISTRICT	25'	N/A
MAX. BUILDING HEIGHT	39'	34'

7. OFF-STREET PARKING SUMMARY:

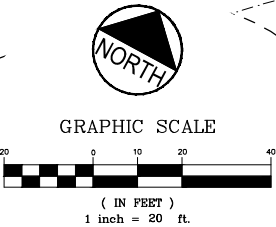
THE PROPOSED MEDICAL OFFICE BUILDING (6,120 SQ. FT. GROSS FLOOR AREA) IS DEFINED AS A PROFESSIONAL OFFICE IN THE FALMOUTH ZONING ORDINANCE, WHICH IS REQUIRED TO PROVIDE ONE PARKING SPACE FOR EVERY 200 S.F. OF NET OFFICE SPACE; THEREFORE, THE ORDINANCE REQUIRES A MINIMUM OF 31 SPACES BE PROVIDED.

THE FOLLOWING IS A SUMMARY OF THE PARKING SUPPLY PROPOSED FOR THE PROJECT:

STANDARD PARKING STALLS	33 SPACES
BARRIER FREE PARKING STALLS	2 SPACES
TOTAL PARKING	35 SPACES
PARKING RATIO	5.7 SPACES / 1,000 S.F.

8. THE PROPOSED BUILDING WILL BE FULLY SPRINKLED DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE FIRE MARSHALL'S OFFICE.

PRELIMINARY - NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	REVISIONS
2	01.03.13	REVISED PER TOWN STAFF REVIEW COMMENTS	
1	11.26.12	SUBMITTED TO TOWN OF FALMOUTH	
1			

JOSEPH A. LAVERRIERE
#7417
P.E. JOSEPH A. LAVERRIERE
LIC. #7417

PROJECT: MEDICAL OFFICE BUILDING LOT 7 - WFC FALMOUTH, MAINE

SHEET TITLE: SITE LAYOUT PLAN

CLIENT: 7 WEST FALMOUTH CROSSING LLC

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CDD DATE: NOV. 2012
DESIGNED: JAL SCALE: 1" = 20'
CHECKED: JAL JOB NO: 3152
FILE NAME: 3152-SITE LAYOUT PLAN
SHEET: C-4