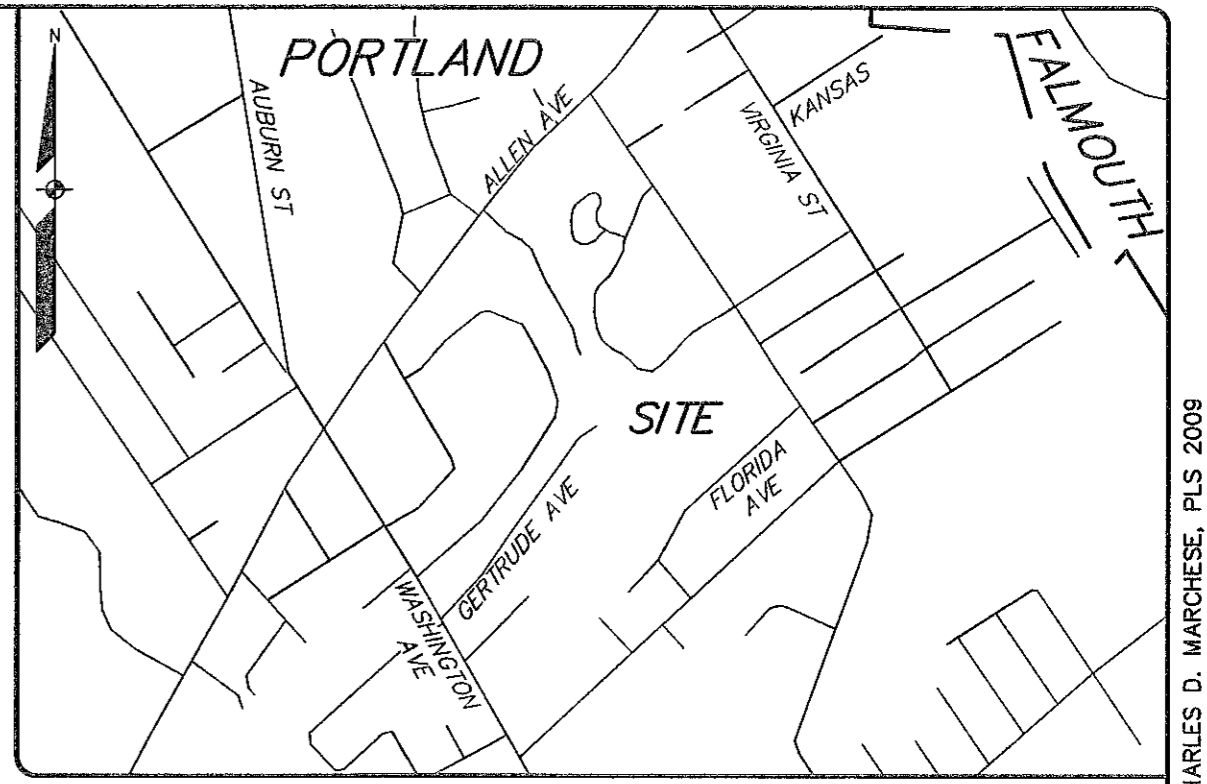


LEGEND

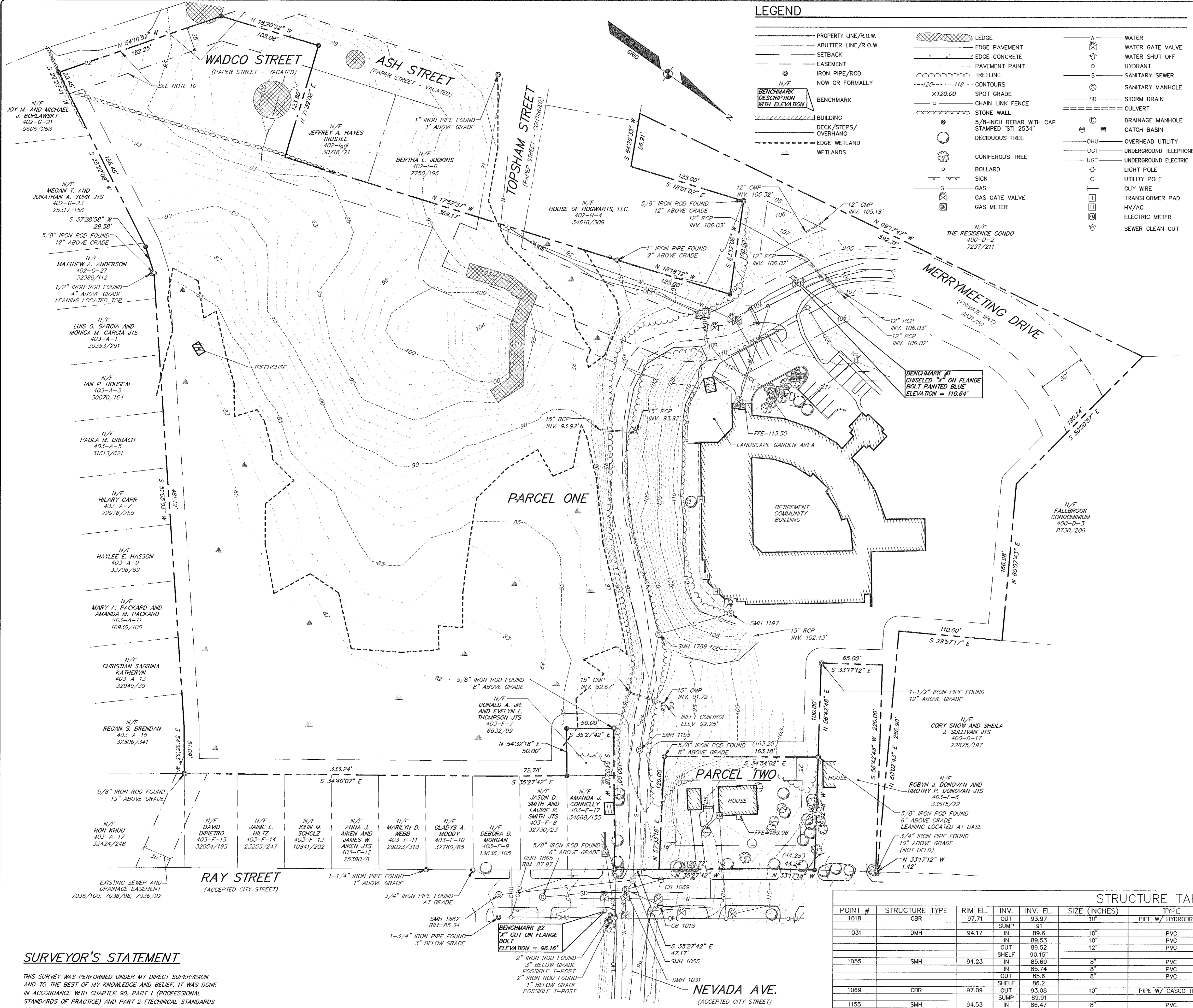
—	PROPERTY LINE/R.O.W.	—	LEDGE	—	W	WATER
- - -	ABUTTER LINE/R.O.W.	—	EDGE PAVEMENT	—	WV	WATER GATE VALVE
- - -	SETBACK	—	EDGE CONCRETE	—	WS	WATER SHUT OFF
- - -	EASEMENT	—	PAVEMENT PAINT	—	WHD	HYDRANT
—	IRON PIPE/ROD	—	TREELINE	—	WS	SANITARY SEWER
—	NOW OR FORMALLY	—	CONTOURS	—	SM	SANITARY MANHOLE
—	BENCHMARK	—	SPOT GRADE	—	SD	STORM DRAIN
—	BENCHMARK DESCRIPTION WITH ELEVATION	—	CHAIN LINK FENCE	—	CU	CULVERT
—	BUILDING	—	STONE WALL	—	DM	DRAINAGE MANHOLE
—	DECK/STEPS/OVERHANG	—	5/8-INCH REBAR WITH CAP STAMPED "STI 2534"	—	CB	CATCH BASIN
—	EDGE WETLAND	—	DECIDUOUS TREE	—	OHU	OVERHEAD UTILITY
—	WETLANDS	—	CONIFEROUS TREE	—	UGT	UNDERGROUND UTILITY
—		—	BOLLARD	—	UGE	UNDERGROUND ELECTRIC
—		—	SIGN	—	—	LIGHT POLE
—		—	GAS	—	—	UTILITY POLE
—		—	GAS GATE VALVE	—	—	GUY WIRE
—		—	GAS METER	—	—	TRANSFORMER PAD
—		—		—	—	HV/AC
—		—		—	—	ELECTRIC METER
—		—		—	—	SEWER CLEAN OUT



LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF PARCEL ONE IS FALLBROOK PROPERTIES, LLC BY DEED DATED DECEMBER 15, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 27501, PAGE 183. THE RECORD OWNER OF PARCEL TWO IS PATRICIA A. MCDONALD AND CATHERINE E. MCDONALD BY DEED DATED JULY 7, 1989 AND RECORDED AT THE CORD IN BOOK 8818, PAGE 50.
- PARCEL ONE IS SHOWN AS LOT F-001 ON THE CITY OF PORTLAND TAX MAP 403 AND IS LOCATED IN THE R-3 RESIDENTIAL ZONE. PARCEL TWO IS SHOWN AS LOT F-005 ON THE CITY OF PORTLAND TAX MAP 403 AND IS LOCATED IN THE R-3 RESIDENTIAL ZONE.
- SPACE AND BULK CRITERIA FOR THE R-3 RESIDENTIAL ZONE ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 6,500 SQUARE FEET*
 MINIMUM STREET FRONTAGE: 50 FEET*
 MINIMUM FRONT YARD: 25 FEET*
 MINIMUM SIDE YARD: 16 FEET*
 MINIMUM REAR YARD: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM LOT COVERAGE: 35%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL ONE IS APPROXIMATELY 12.78 ACRES. TOTAL AREA OF PARCEL TWO IS APPROXIMATELY 19,573 SQUARE FEET OR 0.449 ACRES.
- BOUNDARY INFORMATION FOR PARCEL ONE IS AS DERIVED ON PLAN REFERENCE 6A, SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY. BOUNDARY INFORMATION FOR PARCEL TWO IS BASED UPON AN INDEPENDENT BOUNDARY SURVEY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN MAY OF 2019 AND IN JULY OF 2019.
- PLAN REFERENCES:
 A. "PLAN OF LAND OF FALLBROOK WOODS ON RAY STREET, PORTLAND, MAINE, PREPARED FOR OWNER OF RECORD FALLBROOK, INC., 7 SHADY LANE, FALMOUTH, MAINE" BY LAND USE CONSULTANTS, DATED SEPTEMBER 25, 1992 AND REVISED THROUGH OCTOBER 9, 1992 AND RECORDED AT THE CORD IN PLAN BOOK 193, PAGE 248.
 B. "CONDOMINIUM PLAT III FOR FALLBROOK, A CONDOMINIUM ON RAY STREET, PORTLAND, MAINE FOR MERREAL CORP. BY OWEN HASKELL, INC. DATED MAY 10, 1990 AND RECORDED AT THE CORD IN PLAN BOOK 185, PAGE 15.
 C. "PLAN OF WADCO PARK, PROPERTY OF DERRAH AND WESCOTT, WASHINGTON AVE. PORTLAND, MAINE" DATED AUGUST 1905 AND RECORDED AT THE CORD IN PLAN BOOK 12, PAGE 17.
 D. "THE PINES, PORTLAND MAINE, OWNED BY THE A.H. CHAPMAN LAND CO., PORTLAND, MAINE, SECTION A" BY PERCY H. RICHARDSON, C.E. DATED APRIL 1925.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- PER STANDARDS ASCE/DI 38-02: SANITARY AND STORM DRAINAGE LINES SHOWN HEREON ARE QUALITY LEVEL C; ELECTRIC, COMMUNICATION, AND WATER LINES SHOWN HEREON ARE QUALITY LEVEL B, AS DELINEATED BY DIGSMART OF MAINE IN MAY 2019; GAS LINES SHOWN HEREON ARE QUALITY LEVEL D BASED UPON FOUND ABOVE GROUND EVIDENCE. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTIES AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0002 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- PER THE CITY OF PORTLAND, MAINE, ASH STREET AND WADCO STREET HAVE BEEN VACATED. THIS REVERTS THE PROPERTY LINE TO THE CENTERLINE OF THE PAPER STREETS (23 M.S.A. 3027). THERE MAY STILL BE RIGHTS ASSOCIATED WITH THE PAPER STREET FOR THE LOTS AS DEPICTED IN PLAN REFERENCE 6C.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN SEPTEMBER 2019 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN PROPOSED DEVELOPMENT AREAS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
 A VERNAL POOL SURVEY WAS PERFORMED ON MAY 6, 2019 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 9, OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

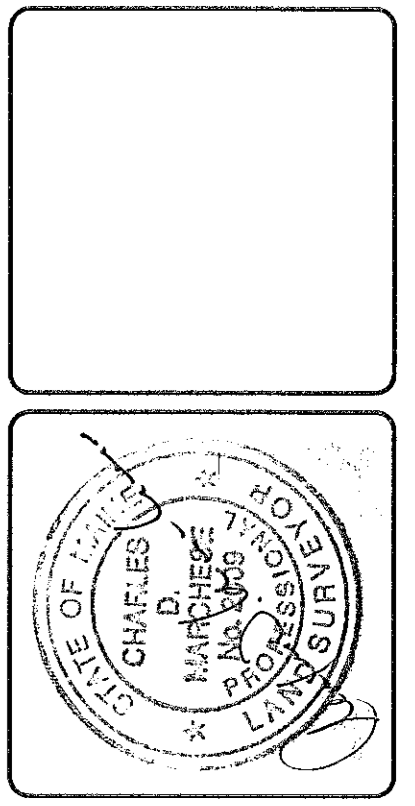
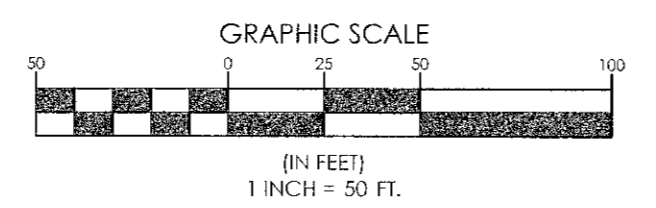


POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE (INCHES)	TYPE	LOCATION (N=12)	COMMENTS
1018	CBR	97.71	OUT	93.97	10"	PIPE W/ HYDROBRAKE	7	PVC PIPE MEASURED TOP WATER
1031	DMH	94.17	IN	89.6	10"	PVC	11	
			IN	89.53	10"	PVC	1	
			OUT	89.52	12"	PVC	6	
1055	SMH	94.23	IN	85.69	8"	PVC	9	
			IN	85.74	8"	PVC	1	
			OUT	85.6	8"	PVC	5	
			SHELF	86.2				
1069	CBR	97.09	OUT	93.08	10"	PIPE W/ CASCO TRAP	5	HOOD TRAP INSTALLED MEASURED TOP OF WATER APPROX 1 FOOT SILT ON BOTTOM
1155	SMH	94.53	IN	86.47	8"	PVC	10	
			OUT	86.42	8"	PVC	3	
			SHELF	86.94				
1197	SMH	111.69	IN	103.67	8"	PVC	9	WITH DOWNSPOUT
			OUT	93.86	8"	PVC	5	
			SHELF	94.9				
1789	SMH	94.72	IN	87.24	8"	PVC	11	
			OUT	87.12	8"	PVC	5	
			SHELF	87.81				

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, PLS 2009



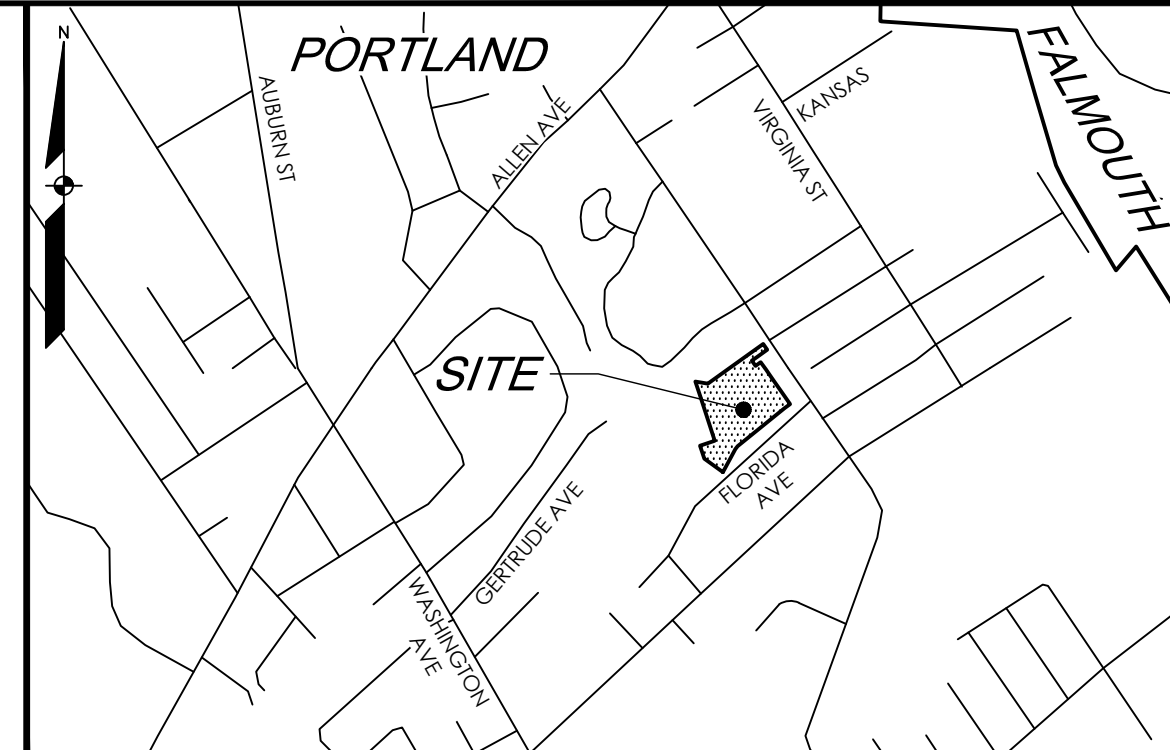
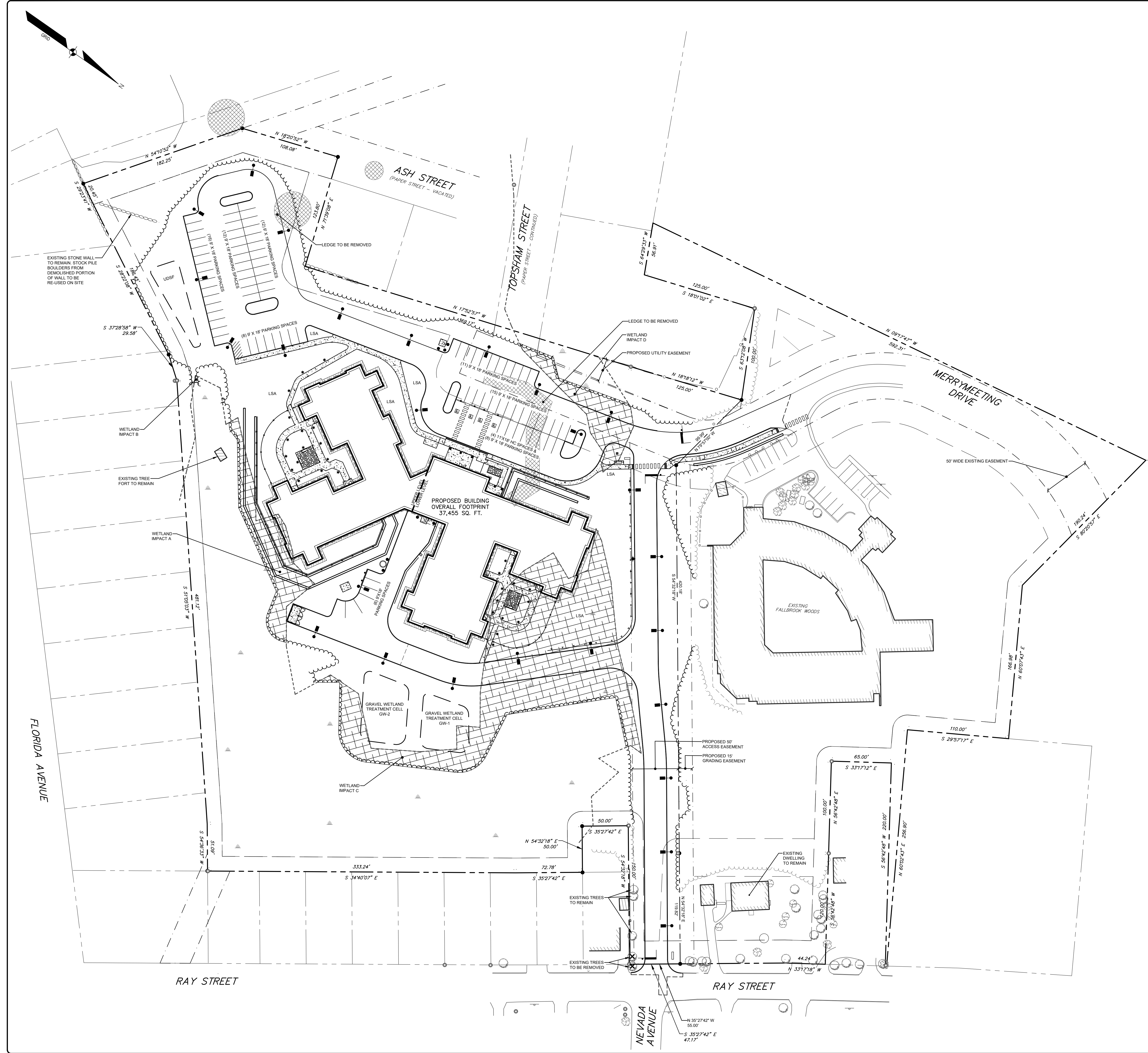
DRAWN	CHECKED
AJS	TSL/CDM
C	CDM 12-18-19 SUBMITTED TO CITY OF PORTLAND
B	AJS 7-10-19 REVISED TO SHOW EXPANDED SCOPE
A	AJS 5-30-19 ISSUED FOR CLIENT REVIEW
REV. BY:	DATE:
	STATUS:

THIS PLAN SHALL NOT BE INCORPORATED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS TO THIS PLAN SHALL NOT BE INCORPORATED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. 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 4A
C/O 04106
South Portland, ME 04106
Tel: 207-209-2100

EXISTING CONDITIONS OF
FALLBROOK COMMONS
MERRYMEEING DRIVE
PORTLAND, MAINE
RECORD OWNER:
FALLBROOK PROPERTIES, LLC
418 RAY STREET
PORTLAND, MAINE 04103
FOR:
FALLBROOK COMMONS DEVELOPMENT LLC
217 COMMERCIAL ST., SUITE 201
PORTLAND, MAINE 04112

PROJECT NO.	SCALE
18347	1" = 50'



LOCATION MAP
GENERAL NOTES

- THE RECORD OWNER OF PARCEL ONE IS FALLBROOK PROPERTIES, LLC BY DEED DATED DECEMBER 15, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 2750, PAGE 183. THE RECORD OWNER OF PARCEL TWO IS PATRICIA A. McDONALD AND CATHERINE E. McDONALD BY DEED DATED JULY 7, 1989 AND RECORDED AT THE CCRD IN BOOK 8818, PAGE 50.
- PARCEL ONE IS SHOWN AS LOT F-001 ON THE CITY OF PORTLAND TAX MAP 403 AND IS LOCATED IN THE R-3 RESIDENTIAL ZONE. PARCEL TWO IS SHOWN AS LOT F-005 ON THE CITY OF PORTLAND TAX MAP 403 AND IS LOCATED IN THE R-3 RESIDENTIAL ZONE.
- SPACE AND BULK CRITERIA FOR THE R-3 RESIDENTIAL ZONE ARE AS FOLLOWS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	2 ACRES*	8.28 ACRES
MINIMUM STREET FRONTAGE:	50 FEET*	50 FEET
MINIMUM FRONT YARD:	25 FEET*	348.1 FEET
MINIMUM SIDE YARD:	16 FEET*	87.8 FEET
MINIMUM REAR YARD:	25 FEET*	83.9 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	34.33 FEET
MAXIMUM COVERAGE:	35%	33.7%

 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF THE LOT IS APPROXIMATELY 360,771 SQUARE FEET OR 8.3 ACRES.
- OFF STREET PARKING: PROPOSED- 92 SPACES
REQUIRED- 60 SPACES
ORDINANCE SEC. 14-332 (n): LONG-TERM, EXTENDED CARE AND INTERMEDIATE CARE FACILITIES: ONE (1) PARKING SPACE FOR EACH FIVE (5) BEDS, OR MAJOR FRACTION THEREOF, PLUS ONE (1) PARKING SPACE PER EACH EMPLOYEE NORMALLY PRESENT DURING ONE (1) WEEKDAY MORNING SHIFT.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN SEPTEMBER 2018 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN PROPOSED DEVELOPMENT AREAS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY. A VERNAL POOL SURVEY WAS PERFORMED ON MAY 6, 2019 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 9, OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

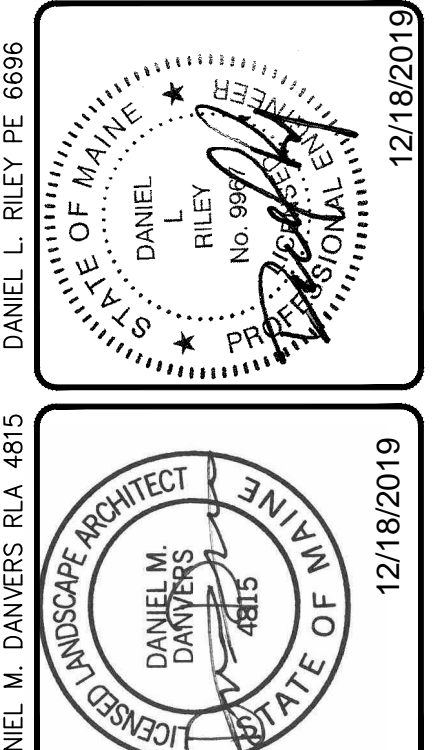
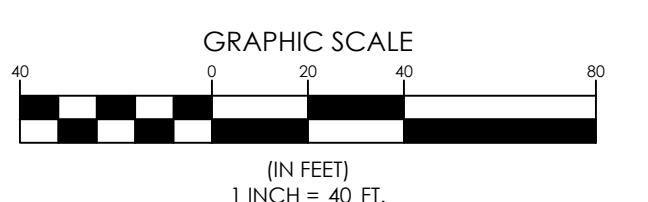
IMPACT SCHEDULE

WETLAND IMPACTS

A:	5,610s.F.
B:	29s.F.
C:	28,966s.F.
D:	4,095s.F.
TOTAL:	37,705s.F.

TREE CLEARING: 216,788s.F.

WETLAND IMPACT



NOT FOR CONSTRUCTION

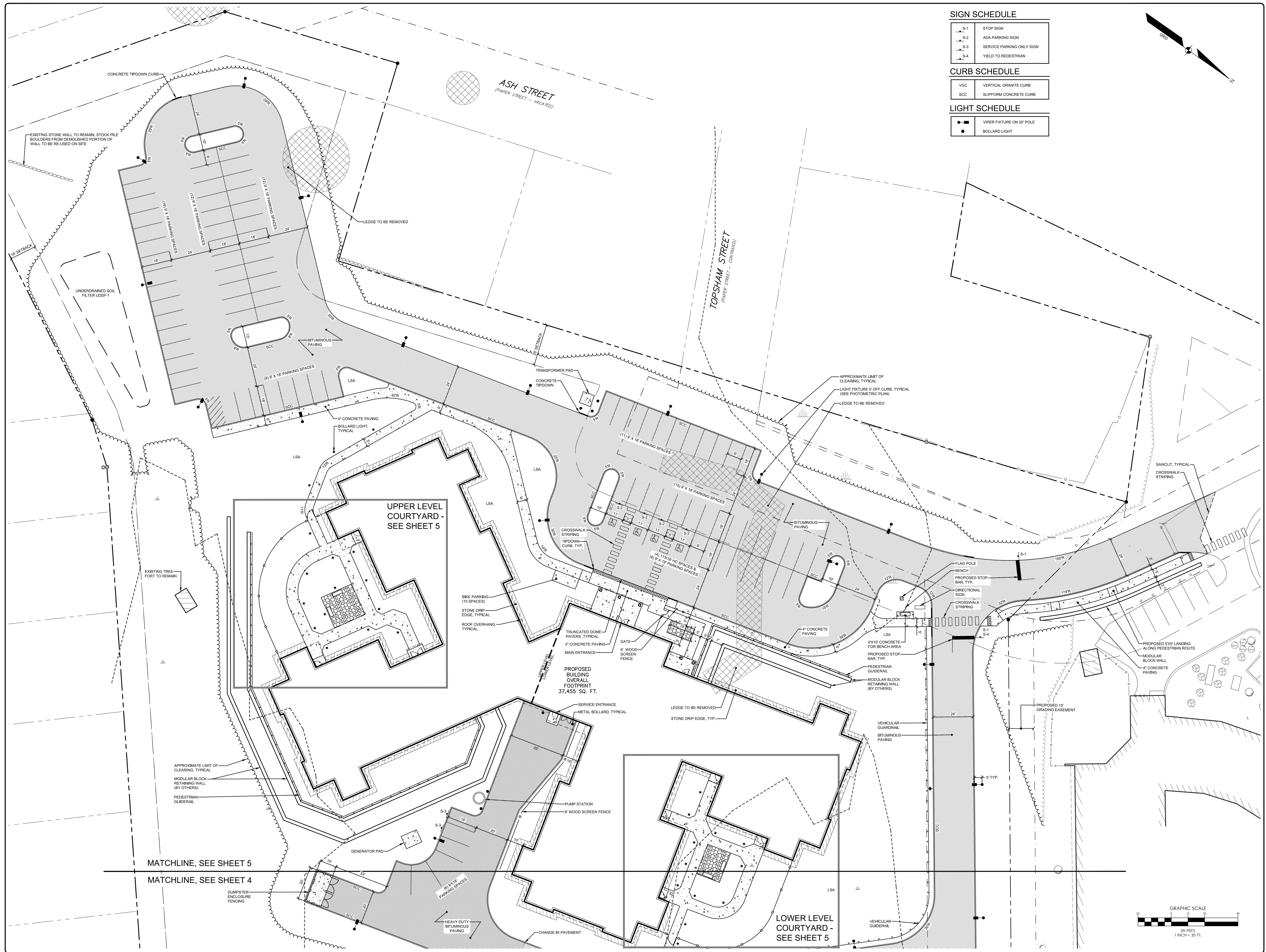
NO.	DATE	BY	STATUS
A	DMD 12-18-19	SUBMIT TO CITY OF PORTLAND	

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

SEBAGO
TECHNICAL
WWW.SEBAGOTECHNICALS.COM
75 Jordan Hill Rd.
Suite 414
South Portland, ME 04106
Tel: 207-266-2100

OVERALL SITE PLAN
OF:
FALLBROOK COMMONS
RAY STREET
PORTLAND, MAINE
FOR:
FALLBROOK COMMONS DEVELOPMENT LLC.
202 COMMERCIAL STREET, SUITE 201
PORTLAND, MAINE 04112

DESIGNED	DMD
DRAWN	SRG
CHECKED	DLR
DATE	11/17/19
SCALE	1" = 40'
PROJECT	18347



SIGN SCHEDULE

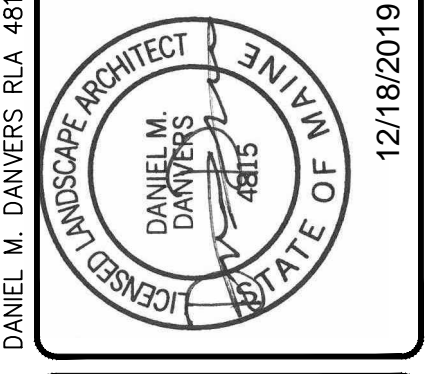
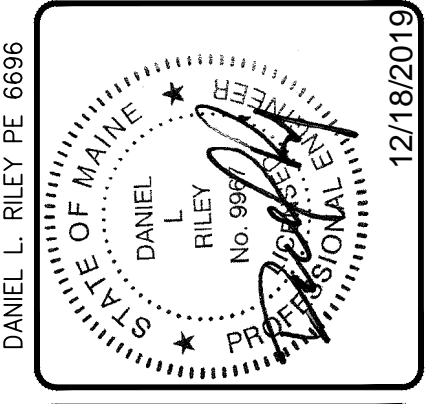
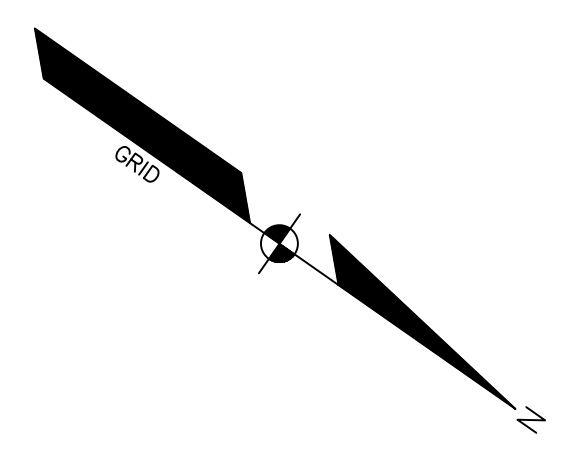
S-1	STOP SIGN
S-2	ADA PARKING SIGN
S-3	SERVICE PARKING ONLY SIGN
S-4	YIELD TO PEDESTRIAN

CURB SCHEDULE

VGC	VERTICAL GRANITE CURB
SCC	SLIPFORM CONCRETE CURB

LIGHT SCHEDULE

●	VIPIER FIXTURE ON 20' POLE
★	BOLLARD LIGHT



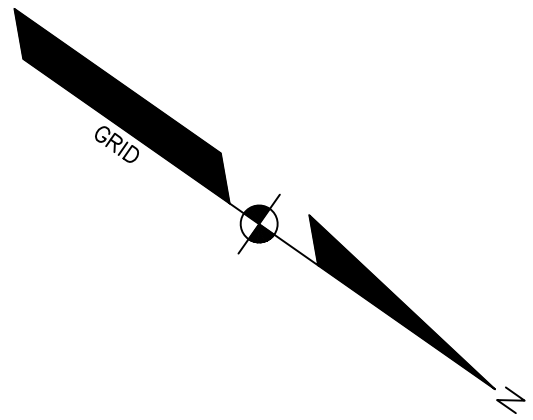
NOT FOR CONSTRUCTION

DATE:	11/17/19
SCALE:	1" = 20'
PROJECT:	18347
DESIGNED:	DMD
DRAWN:	SRG
CHECKED:	DLR
DATE:	11/17/19
SCALE:	1" = 20'
PROJECT:	18347

SEBAGO
TECHNICALS
WWW.SEBAGOTECHNICALS.COM
75 JONATHAN STREET, SUITE 404
SOUTH PORTLAND, ME 04106
TEL: 207-200-2100

SITE PLAN 1
OF: FALLBROOK COMMONS
DRAWN: RAY STREET, PORTLAND, MAINE
FOR: FALLBROOK COMMONS DEVELOPMENT LLC.
217 COMMERCIAL STREET, SUITE 201
PORTLAND, MAINE 04101

DESIGNED:	DMD
DRAWN:	SRG
CHECKED:	DLR
DATE:	11/17/19
SCALE:	1" = 20'
PROJECT:	18347



SIGN SCHEDULE

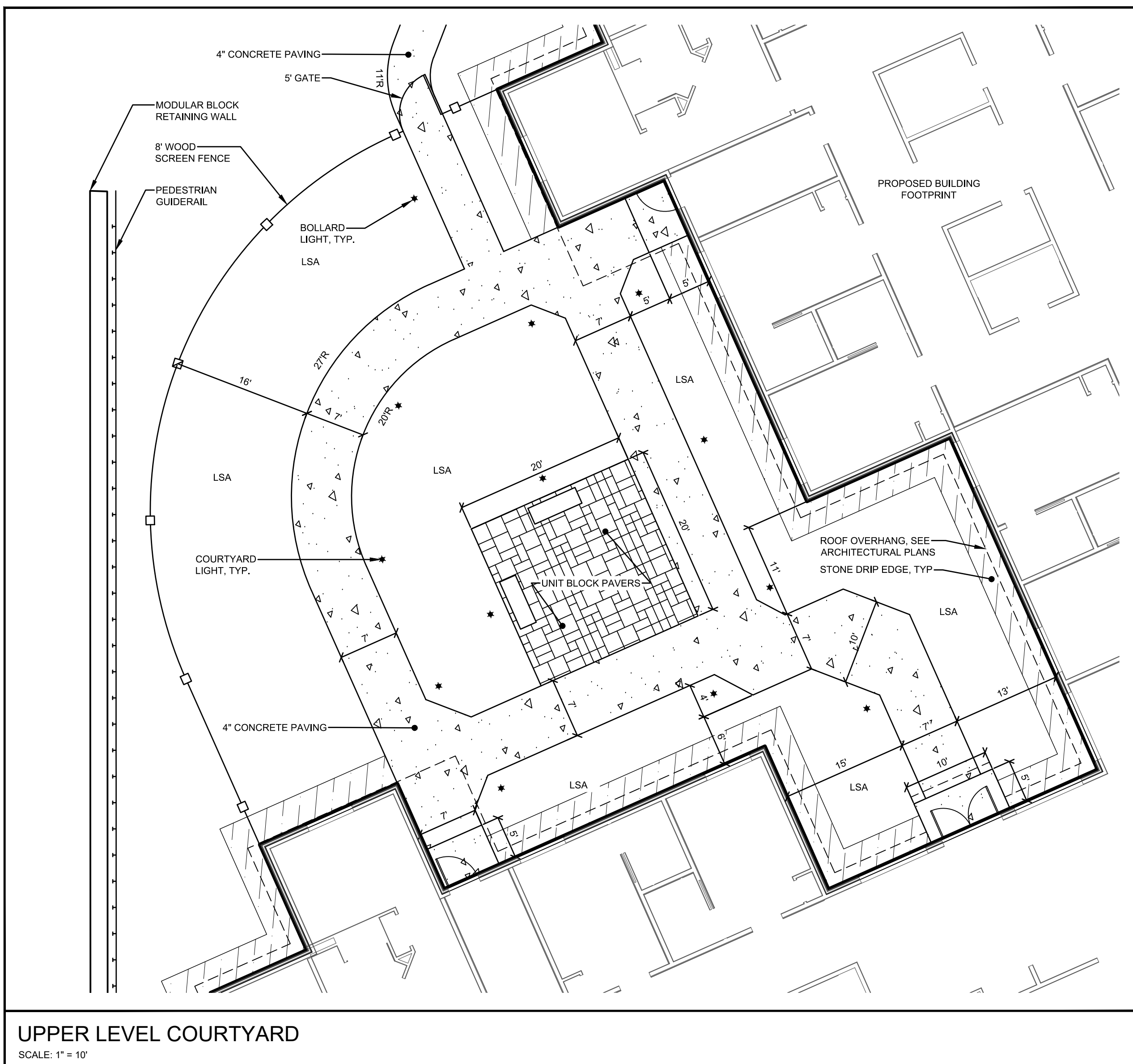
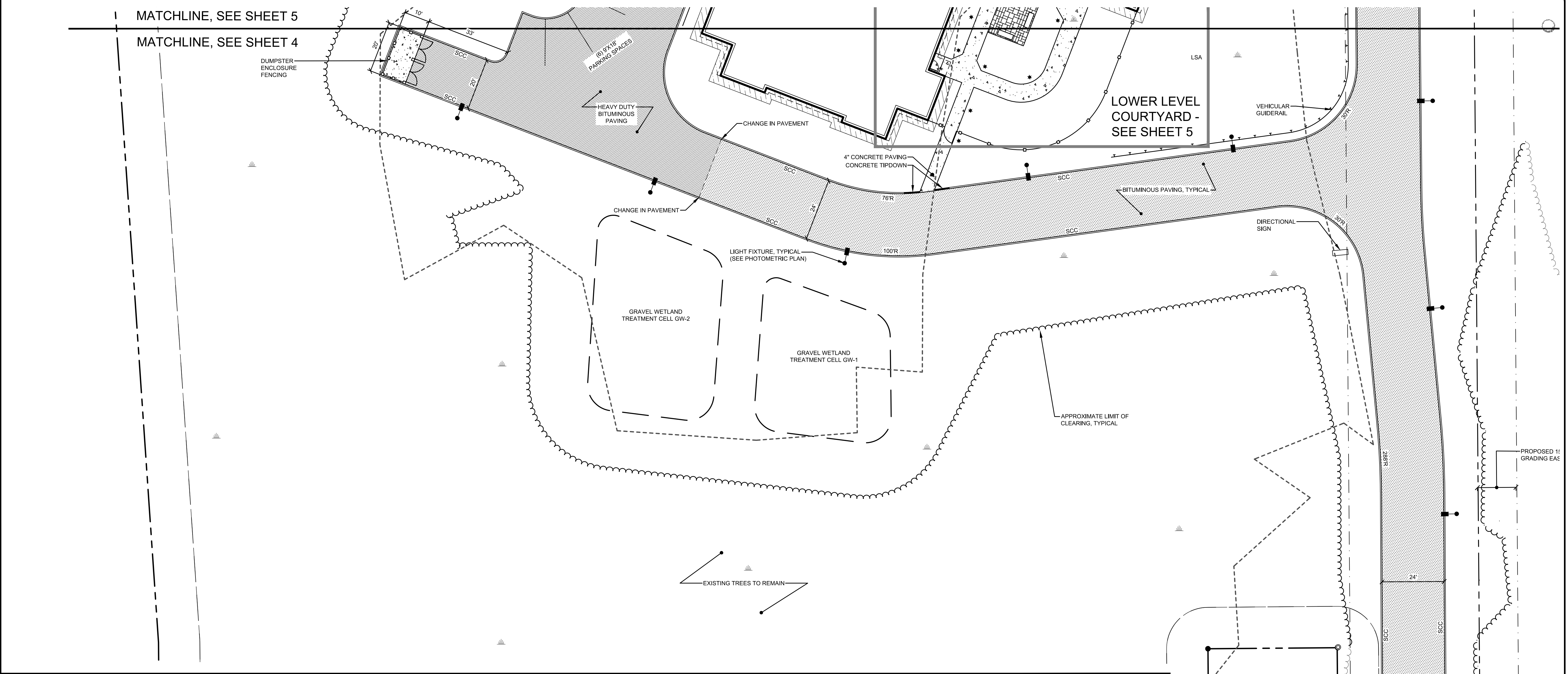
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S-2	ADA PARKING SIGN
S-3	SERVICE PARKING ONLY SIGN
S-4	YIELD TO REDESTRAN

CURB SCHEDULE

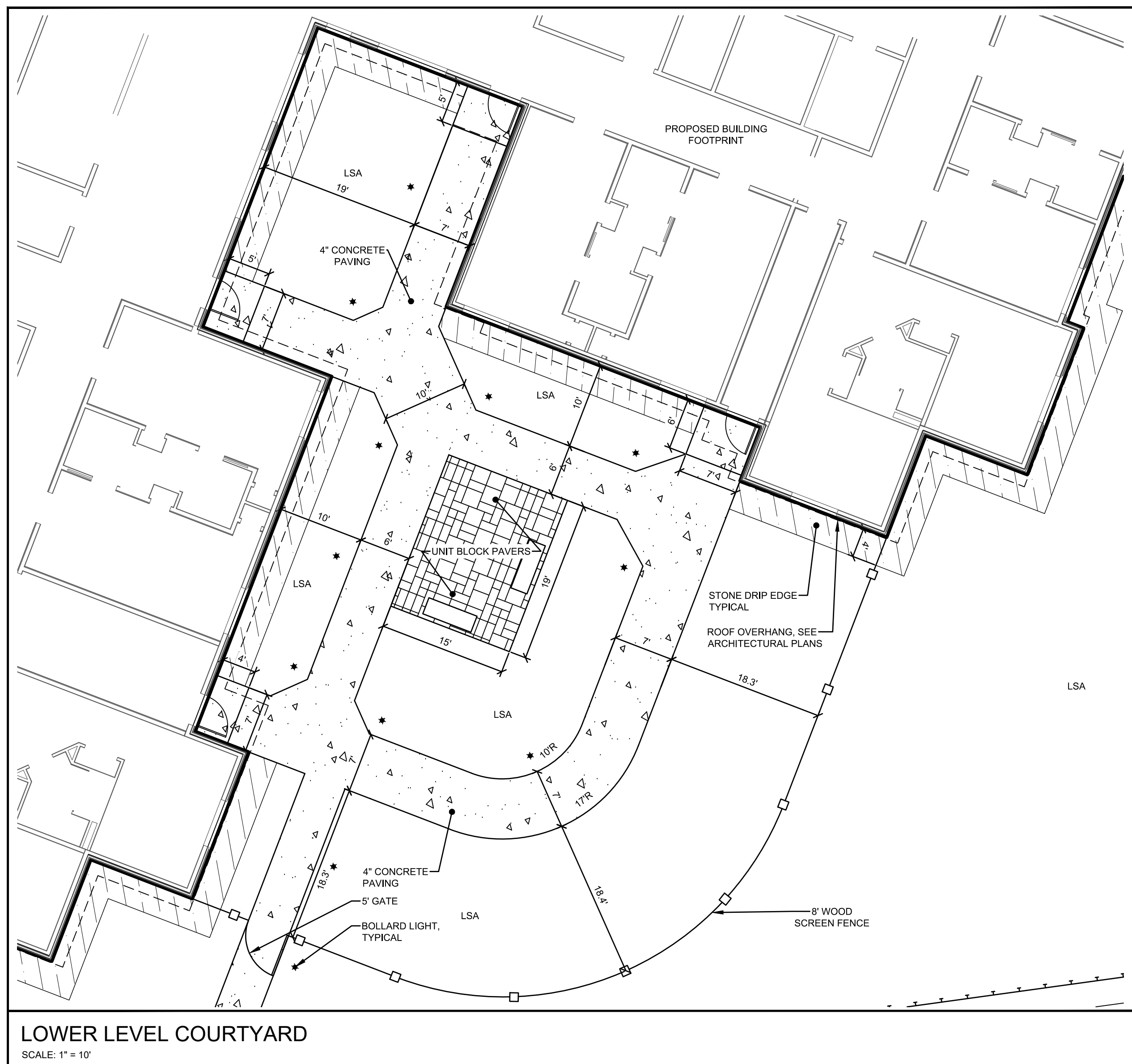
VGC	VERTICAL GRANITE CURB
SCC	SLIPFORM CONCRETE CURB

LIGHT SCHEDULE

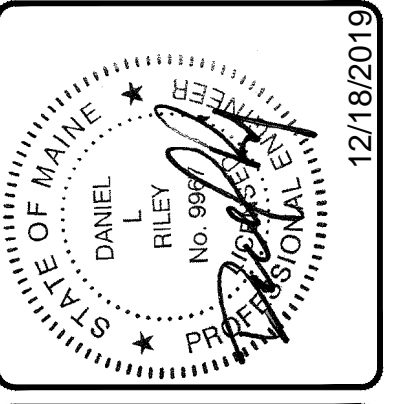
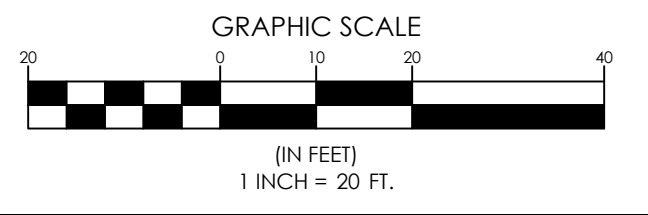
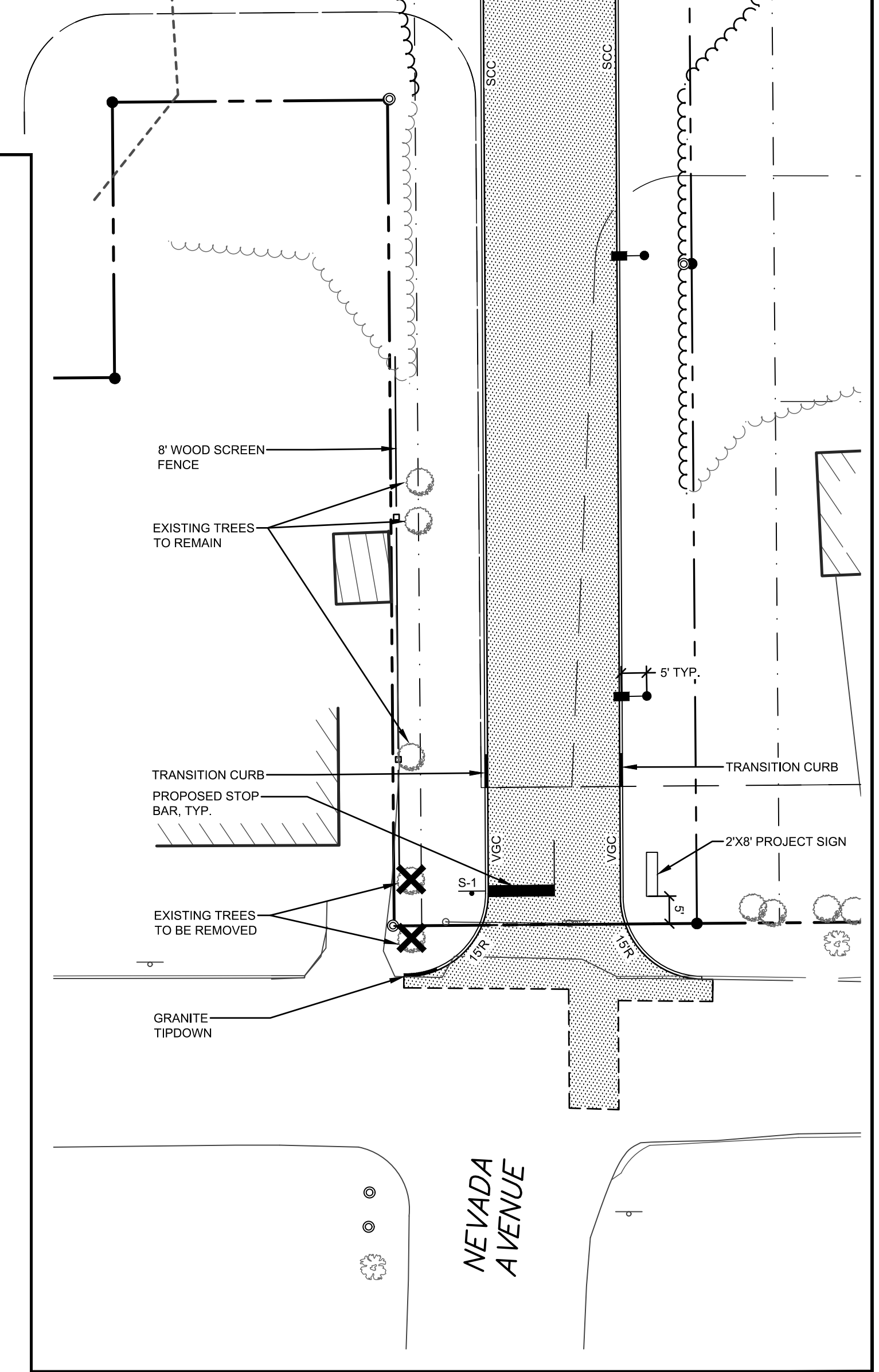
●	VIPER FIXTURE ON 20' POLE
★	BOLLARD LIGHT



UPPER LEVEL COURTYARD
SCALE: 1" = 10'



LOWER LEVEL COURTYARD
SCALE: 1" = 10'



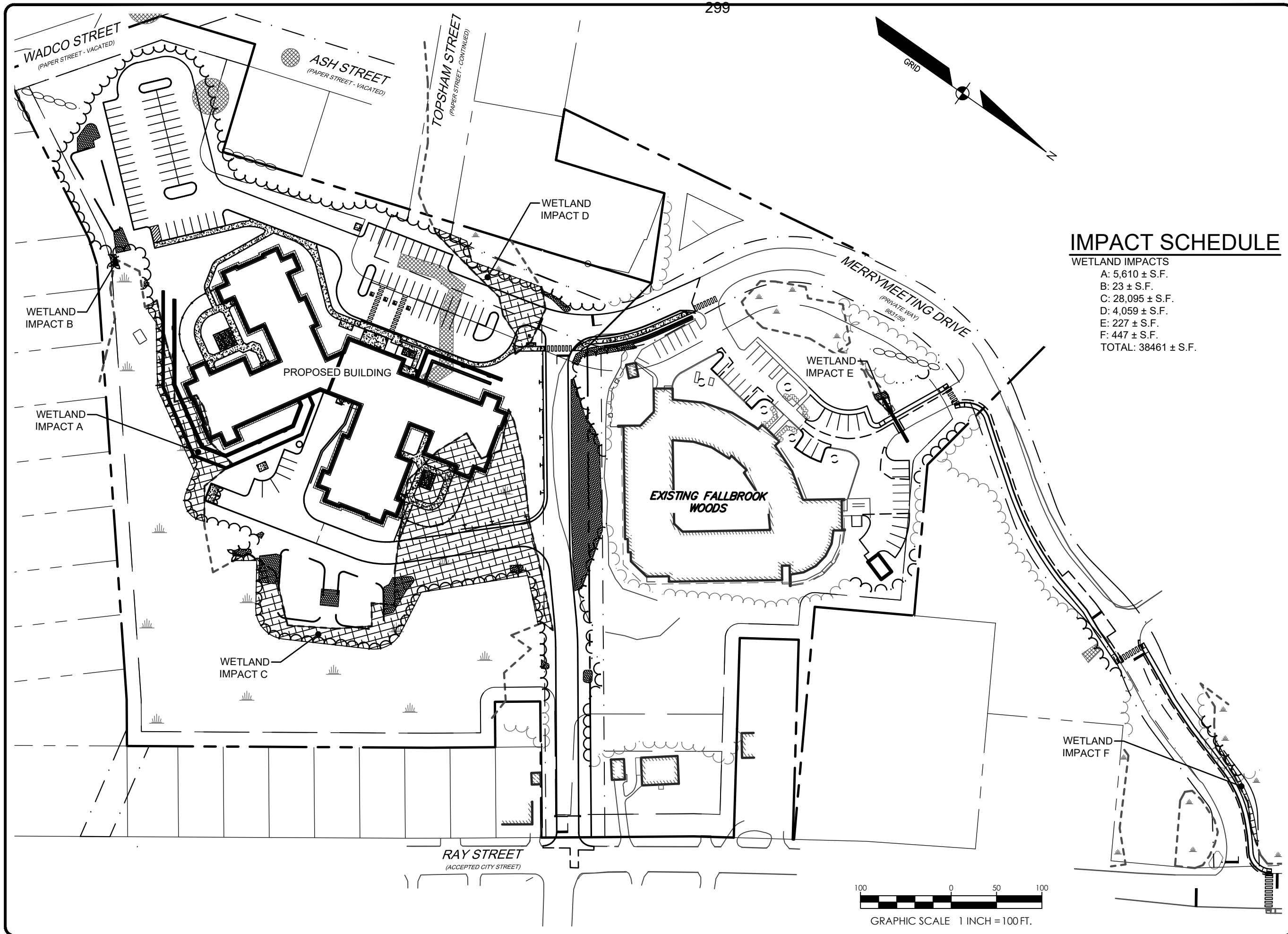
NOT FOR CONSTRUCTION

DESIGNED	DMD
DRAWN	SRG
CHECKED	DLR
DATE	11/17/19
SCALE	AS NOTED
PROJECT	18347

SEBAGO
ENGINEERS ARCHITECTS
WWW.SEBAOTECHNICS.COM
75 Judd Street, Suite 414
South Portland, ME 04106
Tel: 207-266-2100

SITE PLAN 2
OF:
FALLBROOK COMMONS
RAY STREET
PORTLAND, MAINE
FOR:
FALLBROOK COMMONS DEVELOPMENT LLC.
217 COMMERCIAL STREET, SUITE 201
PORTLAND, MAINE 04102

DESIGNED	DMD
DRAWN	SRG
CHECKED	DLR
DATE	11/17/19
SCALE	AS NOTED
PROJECT	18347



IMPACT SCHEDULE

WETLAND IMPACTS

A:	5,610 ± S.F.
B:	23 ± S.F.
C:	28,095 ± S.F.
D:	4,059 ± S.F.
E:	227 ± S.F.
F:	447 ± S.F.
TOTAL:	38461 ± S.F.

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SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

OVER ALL WETLAND IMPACTS

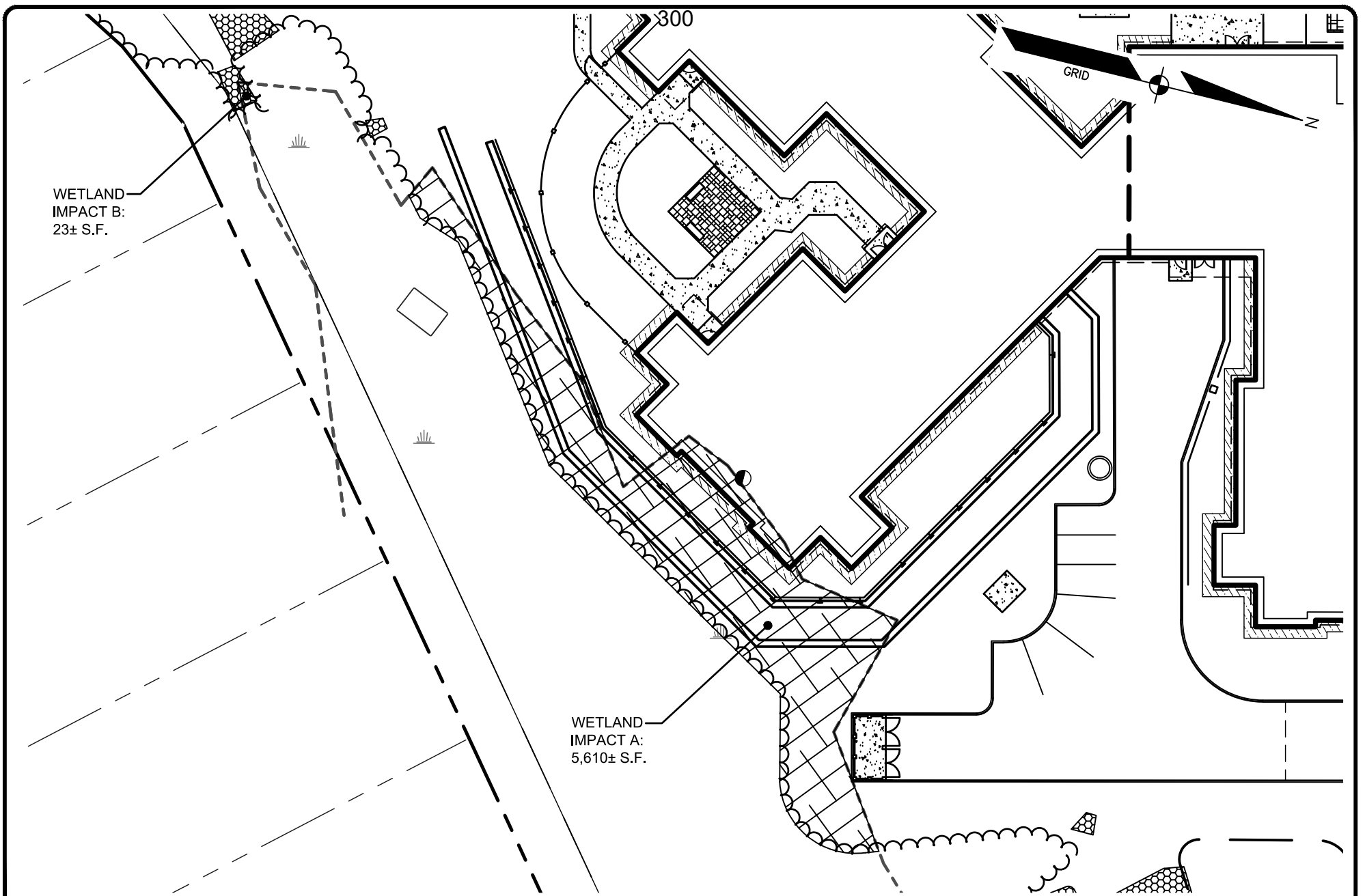
OF:
FALLBROOK COMMONS
RAY STREET
PORTLAND, MAINE

FOR:
SANDY RIVER COMPANY
217 COMMERCIAL STREET, SUITE 201
PORTLAND, MAINE

DESIGNED	CHECKED
DMD	DMD

PROJECT NO.	SCALE
18347	1" = 100'

SHEET 1 OF 1



SEBAGO
TECHNICS

WWW.SEAGOTECHNICS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

WETLAND IMPACT - A & B
OF

LOCATION:
FALLBROOK COMMONS
PORTLAND, MAINE

FOR:
SANDY RIVER COMPANY
PORTLAND, MAINE

SCALE: 1" = 40'

DATE: 05-15-20

SHEET:
1 OF 1

301

GRID

M 81.7
101

WETLAND
IMPACT C:
28,095± S.F.

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TECHNICS

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WETLAND IMPACT - C
OF

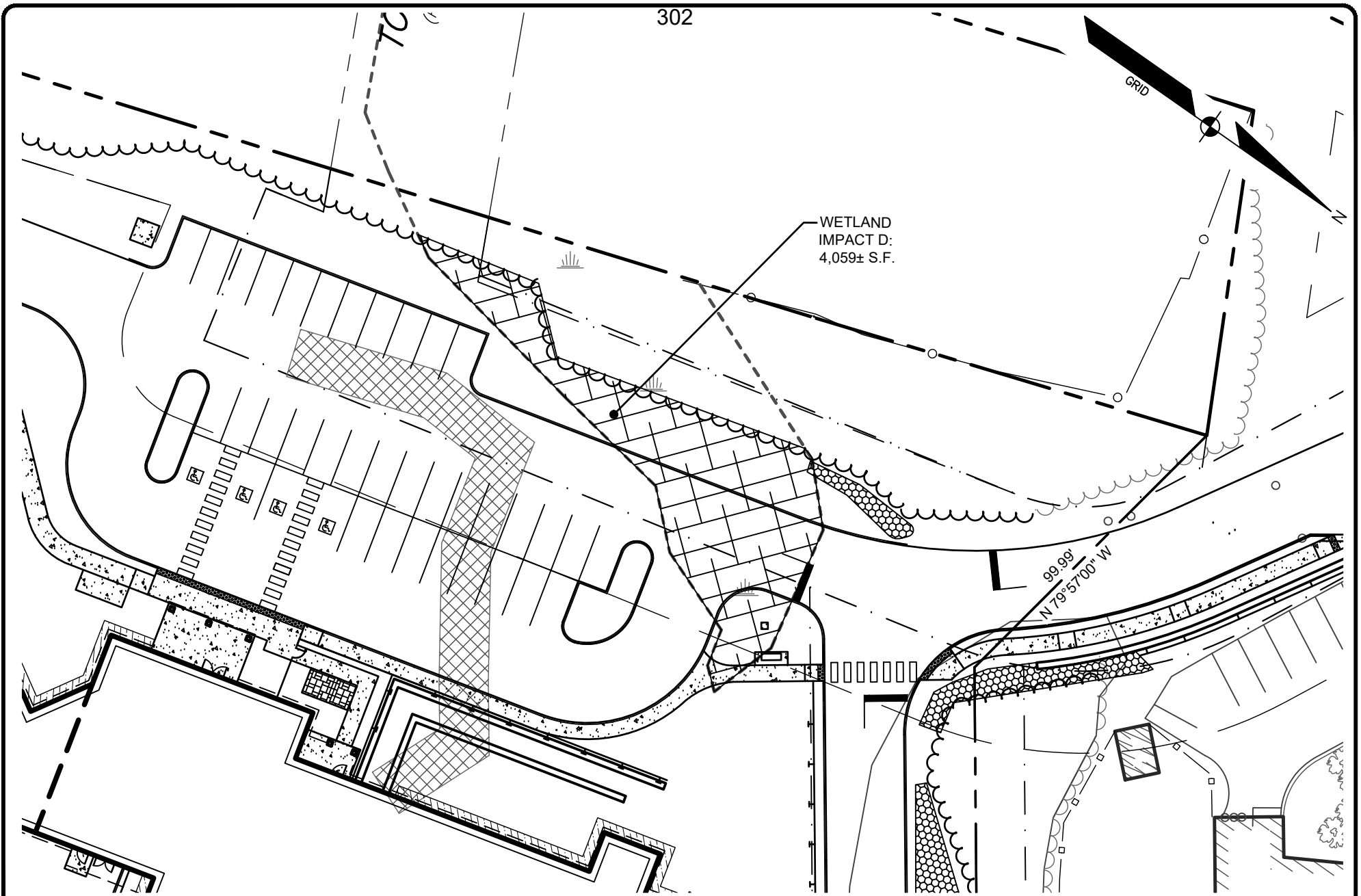
LOCATION:
FALLBROOK COMMONS
PORTLAND, MAINE

FOR:
SANDY RIVER COMPANY
PORTLAND, MAINE

SCALE: 1" = 40'

DATE: 05-15-20

SHEET:
1 OF 1



302

WETLAND
IMPACT D:
4,059± S.F.

99.99'
N 79°57'00" W

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WETLAND IMPACT - D
OF

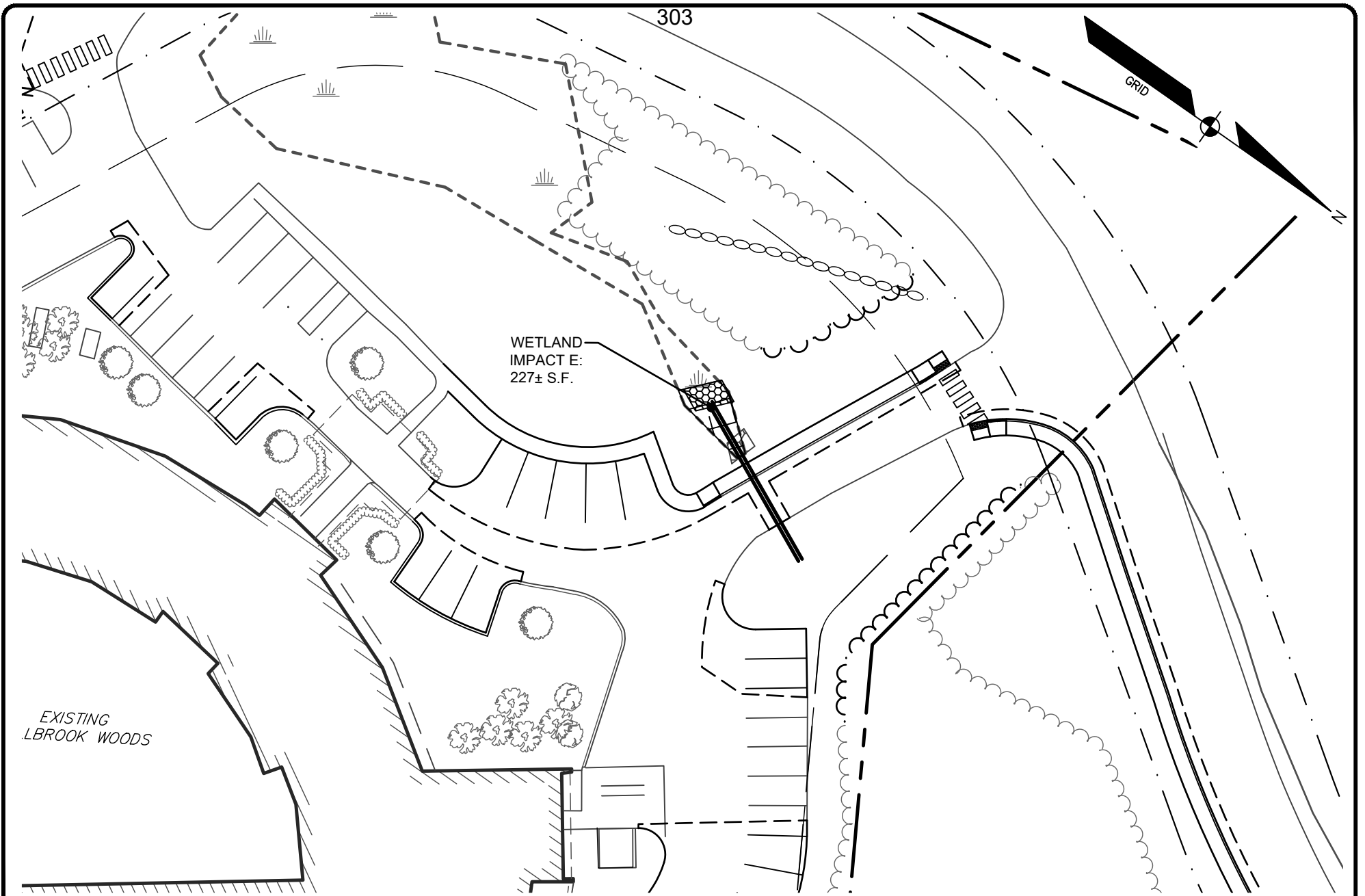
LOCATION:
FALLBROOK COMMONS
PORTLAND, MAINE

FOR:
SANDY RIVER COMPANY
PORTLAND, MAINE

SCALE: 1" = 40'

DATE: 05-15-20

SHEET:
1 OF 1



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WETLAND IMPACT - E
OF

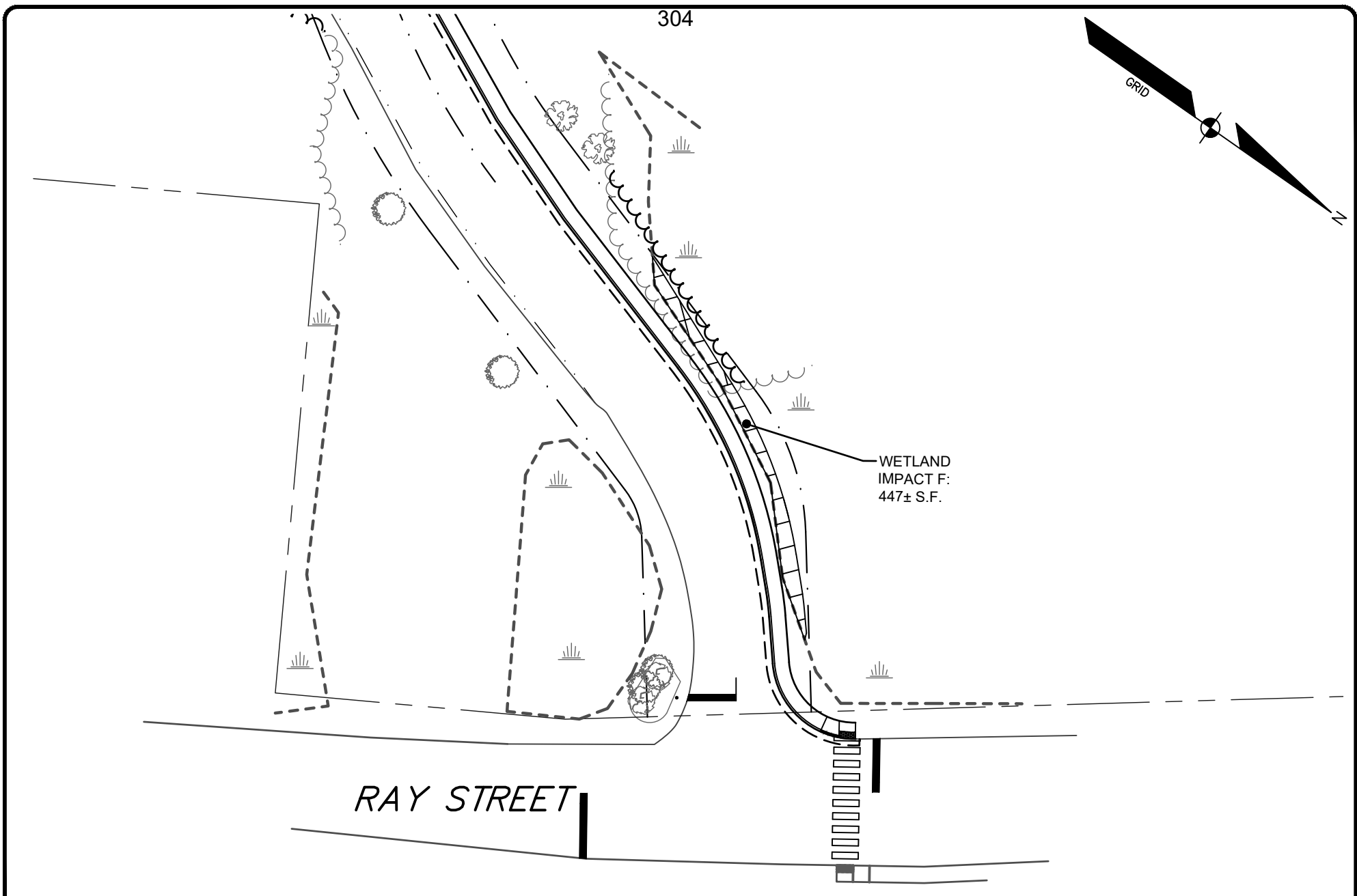
LOCATION:
FALLBROOK COMMONS
PORTLAND, MAINE

FOR:
SANDY RIVER COMPANY
PORTLAND, MAINE

SCALE: 1" = 40'

DATE: 05-15-20

SHEET:
1 OF 1



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TECHNICS

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WETLAND IMPACT - F
OF

LOCATION:
FALLBROOK COMMONS
PORTLAND, MAINE

FOR:
SANDY RIVER COMPANY
PORTLAND, MAINE

SCALE: 1" = 40'

DATE: 05-15-20

SHEET:
1 OF 1