Date: 10/08/13

not for construction

GENERAL NOTES

1. TOTAL SITE AREA: 1.19 ACRES
2. ZONING DISTRICT: R-3 RESIDENTIAL ZONE; B-1 NEIGHBORHOOD BUSINESS ZONE
3. RECORD OWNER/APPLICANT: BREAKWATER SCHOOL, 856 BRIGHTON AVENUE, PORTLAND, MAINE 04102
4. TAX MAP: TAX MAP 260, BLOCK H, LOTS 1 & 2; TAX MAP 259, BLOCK D, LOT 1
5. BOOK & PAGE: C.C.R.D. BOOK 12304/203, 12384/206, 14578/46. 19973/2173
6. PROJECT ADDRESS: 856 BRIGHTON AVENUE
7. SPACE AND BULK REQUIREMENTS:

	R-3 REQ	R-3 REQ	AS PROPOSED (ENTIRE HOLDINGS)
MINIMUM LOT AREA	FOR SCHOOL 2 AC	FOR SCHOOL 20,000SF	1.19 ACRES
MINIMUM STREET FRONTAGE	50 FEET	50 FEET	+812 FEET
MINIMUM FRONT YARD	25 FEET	10 FEET	<1 FOOT*
MINIMUM SIDE YARD	VARIES BASED ON HEIGHT & SF	10 FEET & 5 FEET	<1 FOOT*
MINIMUM REAR YARD	25 FEET & 5 FEET	20 FEET & 5 FEET	24 FEET*
MAXIMUM BLDG HEIGHT	35 FEET	35 FEET	EXISTING*
MAXIMUM LOT COVERAGE	35%	90%	73%

*LEGALLY NON CONFORMING

8. IMPERVIOUS SURFACE CALCULATIONS:

	BREAKWATER HOLDINGS	+ CITY LAND	= TOTAL
EXISTING	38,336 SF (0.88 AC)	570 SF (0.013 AC)	38,906 SF (0.89 AC)
AS PROPOSED	37,895 SF (0.87 AC)	4,120 SF (0.094 AC)	42,015 SF (0.96 AC)

9. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" ON BRIGHTON AVENUE & CAPISIC STREET, PORTLAND, MAINE. MADE FOR BREAKWATER SCHOOL, DATED APRIL 21, 2010 WITH A REVISION DATE OF JANUARY 12, 2012. PREPARED BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, FALMOUTH, MAINE 04105. TELEPHONE (207) 774.0424
10. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES, MAINE WEST, NAD83.
11. BENCHMARK: BONNET BOLT ON HYDRANT AT CORNER OF BRIGHTON AVENUE AND HARMON STREET, ELEVATION 49.67, CITY OF PORTLAND DATUM.
12. SITE CONTRACTOR SHALL IMPLEMENT AND ADHERE TO THE LATEST VERSION OF BEST MANAGEMENT PRACTICES (BMP) DURING CONSTRUCTION.

SITE LAYOUT NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" ON BRIGHTON AVENUE & CAPISIC STREET, PORTLAND, MAINE. MADE FOR BREAKWATER SCHOOL, DATED APRIL 21, 2010 WITH A REVISION DATE OF JANUARY 16, 2012. PREPARED BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, FALMOUTH, MAINE 04105. TELEPHONE (207) 774.042.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/OWNER AT ONCE IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AS INDICATED ON THE PLAN AND ACTUAL FIELD CONDITIONS AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING
3. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT THE LIMIT OF WORK LINE.
4. CONTRACTOR SHALL EXERCISE SPECIAL CARE TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, EXISTING TREES TO REMAIN, ETC., AND MONUMENTS RESULTING FROM SITE PREPARATION AND CONSTRUCTION OPERATIONS.
5. FOR ALL AREAS INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE THAT ARE DISTURBED BY CONSTRUCTION AND FOR WHICH NO NEW CONSTRUCTION IS INDICATED, THE CONTRACTOR SHALL REPAIR AND REPLACE IN KIND.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING	
	SIGN	
	GUARDRAIL	
	FENCE	
	CURB	
	LIMIT OF WORK	
	LIGHT	
	WATER VALVE	
	UTILITY POLE	
	MANHOLE	
	CATCH BASIN	
	BOULDER	
	VEGETATION	
	DECIDUOUS TREE	
	EVERGREEN TREE	

DRAFTED BY: MAP
CHECKED BY: ABS
PLAN DATE: 07/29/2013
REVISION DATE:

20 0 20 40 80
1 inch = 20 ft.

tjd&a
Terrence J. DeWan & Associates
Landscape Architects & Planners

BREAKWATER SCHOOL AND NASON PARK GREENING PROJECT
Portland, Maine

Site Layout Plan

SHEET 3