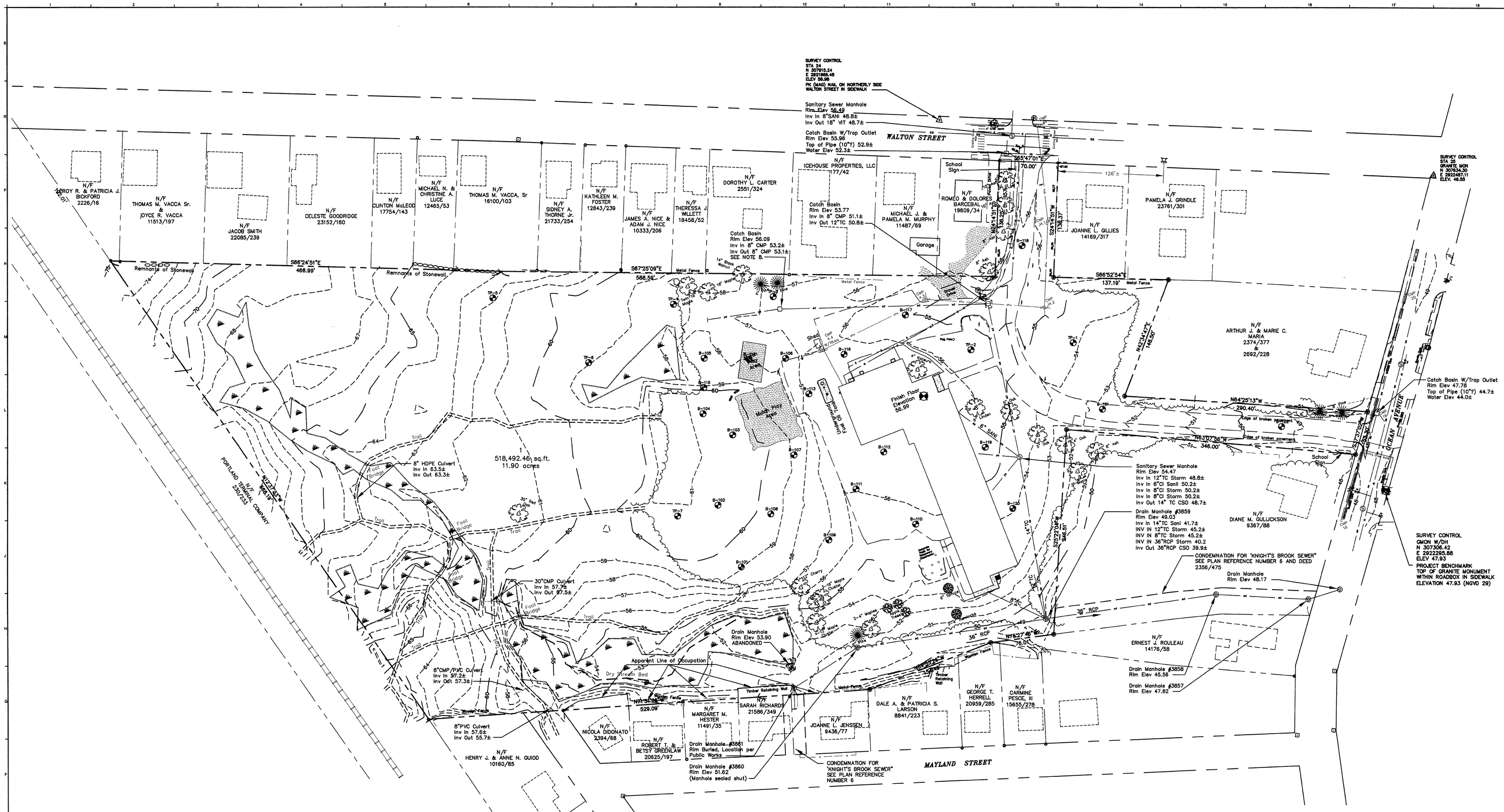
SURVEY CONTROL
STA 24
N 307615.24
E 2931866.45
ELEV 58.08
PK (NAIL) NAIL ON NORTHERLY SIDE WALTON STREET IN SIDEWALK
Sanitary Sewer Manhole
Rim Elev 56.49
Inv In 8"SANI 48.8±
Inv Out 18" VIT 48.7±
Catch Basin W/Trap Outlet
Rim Elev 55.96
Top of Pipe (10°) 52.9±
Water Elev 52.3±
WALTON STREET
MAYLAND STREET
IRVING STREET
N/F LEROY R. & PATRICIA J. BICKFORD 2226/16
N/F THOMAS M. VACCA Sr. & JOYCE R. VACCA 11513/197
N/F JACOB SMITH 22085/239
N/F CELESTE GOODRIDGE 23152/160
N/F CLINTON McLEOD 17754/143
N/F MICHAEL N. & CHRISTINE A. LUCE 12465/53
N/F THOMAS M. VACCA, Sr 16100/103
N/F SIDNEY A. THORNE Jr. 21733/254
N/F KATHLEEN M. FOSTER 12843/239
N/F JAMES A. NICE & ADAM J. NICE 10333/206
N/F THERESSA J. WILLETT 18458/52
N/F DOROTHY L. CARTER 2551/324
N/F ICEHOUSE PROPERTIES, LLC 177/42
N/F MICHAEL J. & PAMELA M. MURPHY 11487/69
N/F ROMEO & DOLORES BARCEBAL 19609/34
N/F PAMELA J. GRINDLE 23781/301
N/F JOANNE L. GILLIES 14169/317
N/F ARTHUR J. & MARIE C. MARIA 2374/377 & 2692/228
N/F DIANE M. GULLICKSON 9367/88
N/F PORTLAND TERMINAL COMPANY 2057/25
N/F HENRY J. & ANNE N. GUIOD 10160/85
N/F NICOLA DIDONATO 2394/68
N/F ROBERT T. & BETSY GREENLAW 20625/197
N/F MARGARET M. HESTER 11491/35
N/F SARAH RICHARDS 21586/349
N/F JOANNE L. JENSSEN 9436/77
N/F DALE A. & PATRICIA S. LARSON 8841/223
N/F GEORGE T. HERRELL 20959/285
N/F CARMINE PESCE, III 15655/278
N/F ERNEST J. ROULEAU 14176/58
Catch Basin
Rim Elev 56.09
Inv In 8" CMP 53.2±
Inv Out 8" CMP 53.1±
SEE NOTE 8.
Catch Basin
Rim Elev 53.77
Inv In 8" CMP 51.1±
Inv Out 12"TC 50.8±
School Sign
Garage
Finish Floor Elevation 56.99
Hard Play Area
518,492.46\ sq.ft.
11.90 acres
8" HDPE Culvert
Inv In 63.5±
Inv Out 63.3±
30"CMP Culvert
Inv In 57.7±
Inv Out 57.5±
8"CMP/PVC Culvert
Inv In 57.2±
Inv Out 57.3±
8"PVC Culvert
Inv In 57.5±
Inv Out 55.7±
Apparent Line of Occupation
Dry Stream Bed
Drain Manhole #3859
Rim Elev 49.03
Inv In 14"TC Sani 41.7±
INV IN 12"TC Storm 45.2±
INV IN 8"TC Storm 45.2±
INV IN 36"RCP Storm 40.2
Inv Out 36"RCP CSO 39.9±
Drain Manhole
Rim Elev 48.17
Drain Manhole #3858
Rim Elev 45.56
Drain Manhole #3857
Rim Elev 47.82
Drain Manhole #3860
Rim Elev 51.62
(Manhole sealed shut)
Drain Manhole #3861
Rim Buried, Location per Public Works
Drain Manhole
Rim Elev 53.90
ABANDONED
Sanitary Sewer Manhole
Rim Elev 54.47
Inv In 12"TC Storm 48.8±
Inv In 6"CI Sani 50.2±
Inv In 8"CI Storm 50.2±
Inv In 8"CI Storm 50.2±
Inv Out 14" TC CSO 48.7±
Catch Basin W/Trop Outlet
Rim Elev 47.76
Top of Pipe (10°) 44.7±
Water Elev 44.0±
CONDEMNATION FOR "KNIGHT'S BROOK SEWER" SEE PLAN REFERENCE NUMBER 6 AND DEED 2356/475
CONDEMNATION FOR "KNIGHT'S BROOK SEWER" SEE PLAN REFERENCE NUMBER 6
SURVEY CONTROL
STA 25
GRANITE MON
N 307534.30
E 2932497.11
ELEV. 48.56
SURVEY CONTROL
GMON W/DH
N 307306.42
E 2932265.58
ELEV 47.93
PROJECT BENCHMARK
TOP OF GRANITE MONUMENT WITHIN ROADBOX IN SIDEWALK
ELEVATION 47.93 (NGVD 29)
TRUE NORTH (SEE NOTE BELOW)
NOTE: TRUE NORTH BASED ON HAND HELD COMPASS OBSERVATION TAKEN ON MARCH 17, 2008 AND THE ESTIMATED VALUE OF MAGNETIC DECLINATION CALCULATED BY NATIONAL GEOPHYSICAL DATA CENTER (NGDC), A NOAA SATELLITE AND INFORMATION SERVICE. THE NGDC CALCULATED THE MAGNETIC DECLINATION TO BE 16° 01' 00" WEST, FOR THIS AREA OF PORTLAND ON MARCH 17, 2008.
1° 31'31" FROM NAD 83, MAINE STATE PLANE, WEST ZONE
16° 01' 00" FROM MAGNETIC NORTH
MAGNETIC NORTH IS APPROXIMATELY 17.5° EAST OF TRUE NORTH
Remnants of Stonewall
Metal Fence
Wood Fence
Stone Retaining Wall
Timber Retaining Wall
Trail
Foot Bridge
Edge of broken pavement
School
Tennis Court
Basketball Court
Play Area
Shed
Pag Patio
Cap
Cable
Fence Post
Utility Pole
Light Pole
Tree
Shrub
Bush
Cherry
Maple
Oak
Pine
Spruce
Hemlock
Birch
Apple
Poplar
Willow
Hickory
Beech
Locust
Elm
Ash
Hedge
Stump
Boulder
Rock Outcrop
Ledge
Test Pit
Boring
Monitoring Well
Perc Test
Iron Pin Found
Iron Pin Set
Drill Hole Found
Drill Hole Set
Granite Monument Found
Granite Monument Set
Concrete Monument Found
Concrete Monument Set
Bench Mark
Control Point
Property Line
Right of Way Line
Construction Setback
Index Contour
Intermediate Contour
Survey Benchmark
Edge of Pavement
Edge of Gravel
Edge of Concrete
Bituminous Curb
Granite Curb
Stonewall
Sign
Electric Manhole
Electric Box
Transformer/Pad
Overhead Utility Lines
Electric Line
Water Line Manhole
Water Line Shut-Off Valve
Water Line Gate Valve
Water Line Meter Pit
Hydrant
Gas Main
Water Line
Sanitary Force Main
Sanitary Sewer Line
Sanitary Sewer Manhole
Fence Line Wooden
Fence Line Metal
Treeline
Building
Approx. Exist Building Location
Telephone Manhole
Telephone Line
Utility Pole
Storm Drain Culvert
Storm Drain Line
Storm Drain Catch Basin
Storm Drain Manhole
TP-7 B-102
Test Pit / Boring
Wetlands Boundary & SYB
Stream
GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.
LEGEND:
GENERAL NOTES:
1. DATUM:
HORIZONTAL – BASED ON CITY OF PORTLAND SURVEY CONTROL POINTS "T117-52-29" LOCATED AT THE CORNER OF OCEAN AVENUE AND WALTON STREET, AND POINT "T117-54-30" LOCATED AT THE CORNER OF OCEAN AVENUE AND MAYLAND STREET (NAD 83)
VERTICAL– BASED ON CITY OF PORTLAND SURVEY CONTROL BENCHMARK LOCATED AT THE CORNER OF OCEAN AVENUE AND SAWYER STREET, ELEVATION 50.541 (NAVD 29)
2. RIGHT OF WAY INFORMATION IS BASED ON MONUMENTS FOUND AND DATA PROVIDED BY THE CITY OF PORTLAND,
3. THE PARCEL IS LOCATED IN ZONE X OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230051 0007 C. ZONE X IS IDENTIFIED AS AN AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.
4. UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, SURVEYED LOCATIONS OF UTILITY MARKINGS BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS SHOULD BE VERIFIED BY THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
5. STANDARD RESEARCH PRACTICES COULD NOT DETERMINE THE EXISTENCE OF UTILITY EASEMENTS CURRENTLY SERVING THE EXISTING BUILDING. HOWEVER, ADDITIONAL RESEARCH BEYOND THE SCOPE OF THIS CONTRACT, MAY ESTABLISH THE PRESENCE OF ANY EASEMENTS.
6. BUILDING LOCATIONS AS SHOWN ON ABUTTING LOTS ARE BASED ON AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.
7. BORINGS AND TEST PIT LOCATIONS ARE APPROXIMATE ONLY AND BASED ON S. W. COLE ENGINEERING INC. REPORT DATED MAY 2008
8. THE INLET TO THE 8"CMP COMING INTO THIS MANHOLE COULD NOT BE FOUND. THE REVIEW OF AVAILABLE PLANS DID NOT PROVIDE ANY INFORMATION AS TO ITS LOCATION. IT IS PRESUMED TO BE A FIELD INLET LOCATED IN THE VICINITY OF THE TREELINE NEAR THE WETLANDS.
DIMENSIONAL REQUIREMENTS FOR PORTLAND ZONING DISTRICT
THE PARCEL, OWNED BY THE CITY OF PORTLAND, IS LOCATED AT 152 OCEAN AVENUE, 137 A 008001, IN RESIDENTIAL DISTRICT R-5.
CURRENT USE – EDUCATIONAL PROGRAMS
PROPOSED USE – K-5 ELEMENTARY SCHOOL
DIMENSIONAL REQUIREMENTS | ORDINANCE | PROPOSED
MINIMUM LOT SIZE | 30,000 SQ.FT | 11.99 ACRES
MINIMUM STREET FRONTAGE | 50 FT. |
WALTON STREET | | 70 FT.
OCEAN AVENUE | | 53 FT.
MINIMUM YARD DIMENSIONS
FRONT YARD | 20 FT. | 100'±
REAR YARD | 20 FT. | 480'±
SIDE YARDS (2 STORY) | 12 FT. | 100'±
MINIMUM LOT WIDTH | 60 FEET | 425'±
MAXIMUM STRUCTURE HEIGHT | 35 FEET |
PARKING | 45 SPACES | 82 SPACES
PURPOSE OF SURVEY:
TO DEVELOP AN EXISTING CONDITIONS AND BOUNDARY PLAN FOR USE DURING SITE EVALUATION.
OWNER OF RECORD:
CITY OF PORTLAND, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 2166, PAGE 193, BOOK 2204, PAGE 60, BOOK 2186, PAGE 283.
PLAN REFERENCE:
1. PLAN OF LAND FOR PROPOSED HESELTINE (BAXTER) SCHOOL SUPPLEMENT, MADE FOR CITY OF PORTLAND, MAINE DATED DECEMBER 1954, AND PREPARED BY H.J. & E.C. JORDAN
2. PLOT PLAN, HESELTINE SCHOOL SUPPLEMENT FOR CITY OF PORTLAND DATED DECEMBER 14, 1954 AND PREPARED BY WADSWORTH & BOSTON ARCHITECTS.
3. CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT – ENGINEERING SECTION, SURVEY OF STREET LINES, OCEAN AVENUE, IRVING STREET, BRYANT STREET, SAWYER STREET AND MAYLAND STREET, DATED JUNE 1999, FILE NUMBER 7/9
4. PROPERTY LINE SURVEY FOR TRAVERS C. JACKSON, PORTLAND MAINE AS PREPARED BY BH2M AND DATED JULY 25, 1979, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 136, PAGE 80.
5. RIGHT–OF–WAY AND TRACK MAP, PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY, V.S. 1–A, MAP 2.
6. CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, KNIGHTS BROOK OVERFLOW SEWER, RIGHT OF WAY DATED APRIL 8, 1955 FILE NUMBER 481/10.
7. EXISTING CONDITIONS–BOUNDARY SURVEY, BAXTER SCHOOL SURVEY, PREPARED FOR SUSTAINABLE DESIGN STUDIO, DATED AUGUST 2008, BY COLONIAL SURVEYING COMPANY, LLC.
VICINITY MAP
PROJECT SITE
NOT TO SCALE
THIS PROJECT IS REGISTERED WITH THE U.S. GREEN BUILDING COUNCIL AS A LEED FOR SCHOOL PROJECT. ALL CONSTRUCTION PROCEDURES SHALL MEET THE REQUIREMENTS OUTLINED IN THIS PROGRAM. FOR MORE INFORMATION SEE "SUSTAINABLE DESIGN REQUIREMENTS", SECTION 018113 OF THE PROJECT SPECIFICATIONS. SITE DISTURBANCE SHALL BE LIMITED TO TWO FEET BEYOND THE TOE OF SLOPE AS INDICATED ON THE GRADING AND DRAINAGE PLAN.
REV. | DESCRIPTION | DATE
PERMIT APPLICATION SUBMISSION 3/18/09
CURRENT ISSUE STATUS:
SURVEY BY:
CSC
COLONIAL SURVEYING COMPANY, LLC
34 Presidential Drive
Gray, Maine 04039
TEL: (207) 657–3400
STATE OF MAINE
PAUL R. CHABOT
2642
PROFESSIONAL LAND SURVEYOR
WBRC
ARCHITECTS • ENGINEERS
WWW.WBRCARCH.COM
BANGOR, MAINE 207-947-4501
PORTLAND, MAINE 207-828-1101
SARASOTA, FLORIDA 941-312-0277
OCEAN AVENUE ELEMENTARY SCHOOL
PORTLAND, MAINE
PROJECT:
EXISTING CONDITIONS
SHEET TITLE:
WBRC CAD FILE: 331610–CS–101
PROJECT No. 331610
SCALE: 1"=50'
PROJECT MANAGER: AAH
DRAWN BY: RMC
CHECKED BY: RMC
GRAPHIC SCALE: 0" 1"
SHEET No. CS101
Mar 17, 2009 – 8:08am
C:\CSC PROJECTS 2008\003-01-08\dwg\CS-101.dwg Rcampenter