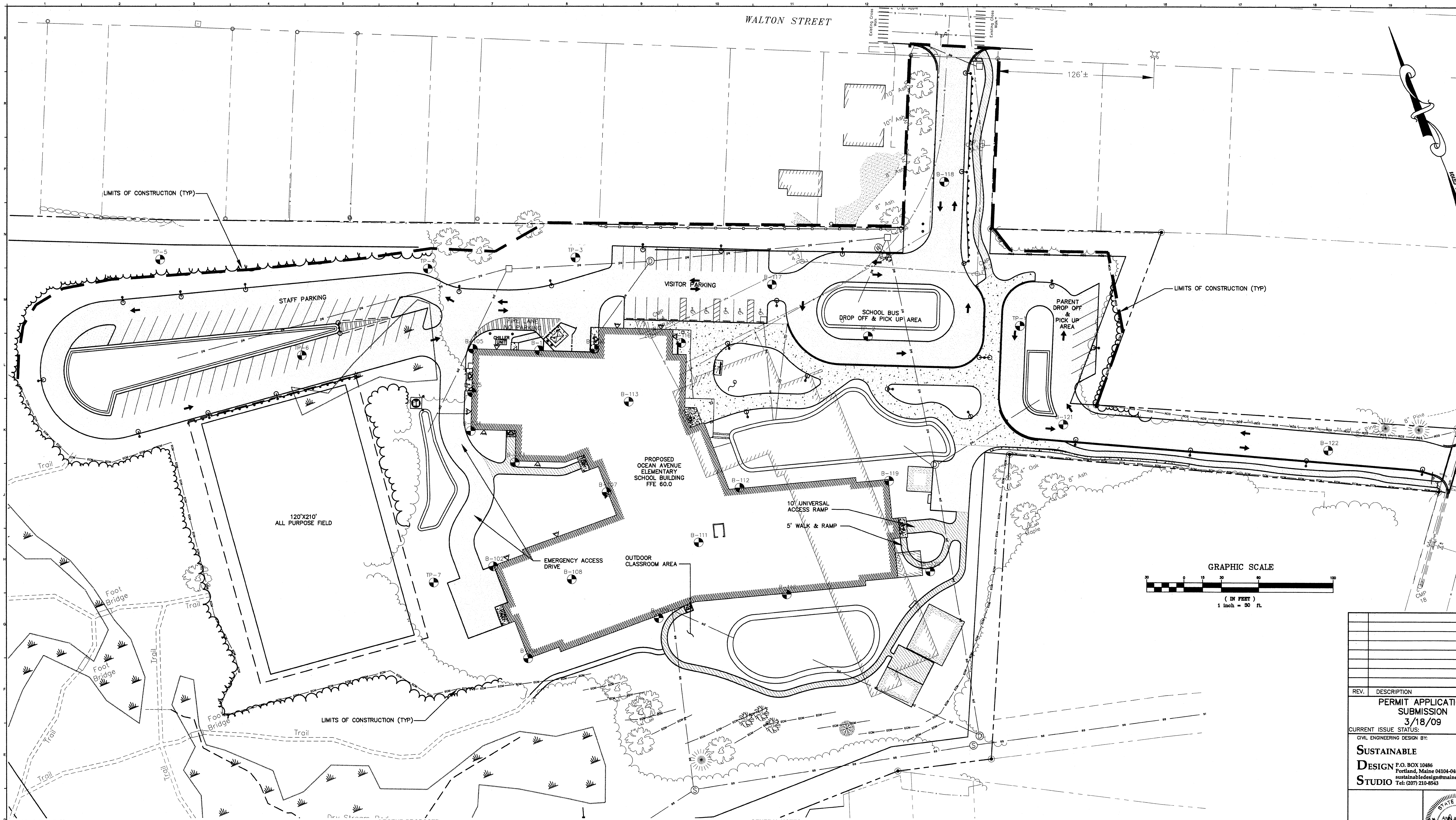


LEGEND EXISTING:

- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN LINE
- STORM DRAIN CULVERT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- WATERLINE
- GAS MAIN
- HYDRANT
- WATER LINE METER PIT
- WATER LINE GATE VALVE
- WATER LINE SHUT-OFF VALVE
- WATER LINE MANHOLE
- ELECTRIC LINE
- OVERHEAD UTILITY LINES
- TRANSFORMER/PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- 5/8" REBAR WITH CAP
- EXISTING MONUMENT FOUND
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SURVEY BENCHMARK
- TREELINE
- TREE
- FENCE LINE METAL
- FENCE LINE WOODEN
- LIGHT POLE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- UTILITY POLE
- APPROX. EXIST BUILDING LOCATION
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- BITUMINOUS CURB
- GRANITE CURB
- SIGN
- STONEWALL
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- CONSTRUCTION SETBACK
- TP-7 B-102 TEST PIT / BORING
- WETLANDS BOUNDARY & SYB
- STREAM

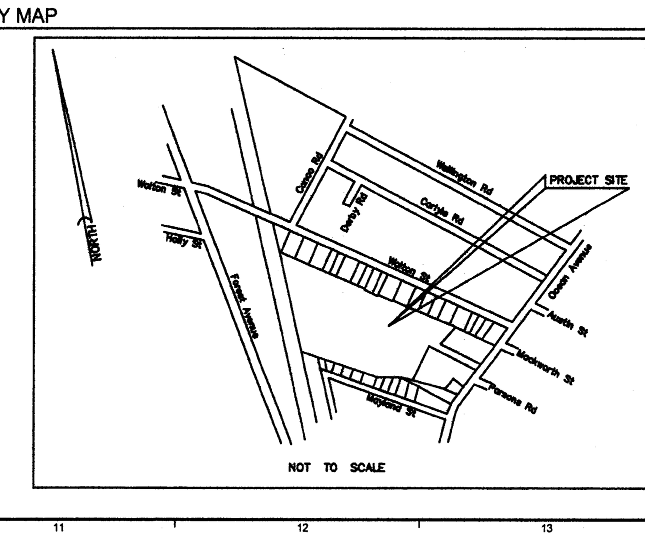
LEGEND PROPOSED:

- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN LINE
- STORM DRAIN CULVERT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- WATERLINE
- GAS MAIN
- HYDRANT
- WATER LINE METER PIT
- WATER LINE GATE VALVE
- WATER LINE SHUT-OFF VALVE
- WATER LINE MANHOLE
- ELECTRIC LINE
- OVERHEAD UTILITY LINES
- TRANSFORMER/PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- 5/8" REBAR WITH CAP
- EXISTING MONUMENT FOUND
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SURVEY BENCHMARK
- TREELINE
- TREE
- FENCE LINE METAL
- FENCE LINE WOODEN
- LIGHT POLE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- UTILITY POLE
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF PLAY AREA
- EDGE OF CONCRETE
- GRANITE CURB
- SIGN
- RETAINING WALL
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- CONSTRUCTION SETBACK
- EROSION CONTROL MIX
- TEMPORARY SECURITY FENCE
- WOODEN GUARD RAIL

GENERAL NOTES:

1. BORING AND TEST PIT LOCATIONS ARE APPROXIMATE – REFER TO S.W. COLE ENGINEERING GEOTECHNICAL REPORT DATED MAY 30, 2008.

VICINITY MAP



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

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:

CIVIL ENGINEERING DESIGN BY:

SUSTAINABLE DESIGN STUDIO
P.O. BOX 10486
Portland, Maine 04104-0486
sustainabledesign@maine.rr.com
Tel: (207) 210-8543

STATE OF MAINE — ANN ARCHINO — No. 9339 — LICENSED PROFESSIONAL ENGINEER — 3/18/09

WBRC
ARCHITECTS · ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-359-0707

PROJECT:
OCEAN AVENUE ELEMENTARY SCHOOL
PORTLAND, MAINE

SHEET TITLE:
SITE PLAN (OVERVIEW)

WBRC CAD FILE:	331610-CS-102
PROJECT No.	331610
SCALE:	1"=30'
PROJECT MANAGER:	AAH
DRAWN BY:	RMC
CHECKED BY:	AAH
GRAPHIC SCALE:	0" 1"
SHEET No.	CS102

Mar 17, 2009 – 9:10am
C:\CSC PROJECTS 2008\003-01-08\dwg\CS-102.dwg Rcarpentier