PRELIMINARY FOR REVIEW ONLY

LAST SAVED BY: MATT.LAPIERRE 11/22/2017 9:45 AM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC05.DWG | 13682aC05 | 1:4:56 | ---- | 11/22/2017 9:59:13 AM | MATT.LAPIERRE

Rainbow Mall Road

1" Iron Pipe

INV=82.7

15" RCP

DMH

INV=81.50

18"

10"

1+00

STOCKADE FENCE, SEE DETAIL C-10

RECREATION AREA=3,200 SF

STONETERRA BLOCK RETAINING WALL, SEE DETAIL C-9

16' SIDE YARD SETBACK

12+00

13+00

RIM=73.94
INV=70.94
SUMP=70.4

CB

LCB

1" Iron Pipe

RIM=74.82
12" INV=65.62
15" INV=65.62

5/8" Iron Rod

EGRESS DOOR

ROOF OVERHANG

BACK DOOR

73.32

X

RIM=72.00
12" INV IN(NE)=63.35
12" INV OUT(SW)=63.05
SV2713397 EXISTING WATER SERVICE TO 650 OCEAN AVENUE (DEMOLISHED). RETIRE PER PWD STANDARDS. SHUT AND CUT SERVICE AT MAIN. PULL SERVICE BOX AT STREET LINE.

ASSISTED LIVING AND LONG-TERM CARE FACILITY

FFE=73.80

3 STORY BUILDING,
BUILDING FOOTPRINT=15,108 S.F.,
TOTAL BUILDING AREA=45,324 S.F

FRONT DOOR

2" W (DOMESTIC) TESTABLE DCVA AFTER METER

GARAGE DOOR

6" SEWER

6" W (FIRE) TESTABLE DCVA ON FIRE SERVICE

PORCH

UGE

GAS

DOWNSPOUT, TYP

6" SEWER

PORCH

25' FRONT YARD SETBACK

RECREATION AREA=2,600 SF

2 DERO BIKE RACKS, SEE DETAIL C-10

UNDERDRAIN SOIL FILTER BASIN (USF-B)

12"X6"TAPPING SLEEVE AND GATE VALVE

2" SERVICE SADDLE

6" GATE VALVE

2" CURB STOP

RIM=71.78
INV IN=67.66
INV OUT=67.48
SUMP=65.4
3"=UNKNOWN

RIM=68.83

RIM=68.90
INV IN(NW)=62.40
24" INV IN(NE)=59.10
30" INV OUT(SW)=59.00

TRANSFORMER

ZONING LINE

PARKING LOT
33 SPOTS

17@9'=153'

16@9'=144'

9'

18'

24'

R5'

R3'

R2'

R30'

R10'

R20'

R15'

RETAINING WALL

RIP RAP APRON

RIM=76.03

UNDERDRAIN SOIL FILTER BASIN (USF-A)

RIM=75.54
12" INV IN=71.74
12" INV OUT=67.8

MATCH LINE

THIS DWG

RIM=74.79
15" INV IN=71.49
15" INV IN=71.39
15" INV OUT=71.39
SUMP=69.39

12" RCP

Conc. steps

Ramp

X-walk

RIM=73.75
INV=69.8
SUMP=68.2

DETECTABLE WARNING PLATE

INV=72.55
INV=70.9

Rip Rap

RIM=72.65
INV IN(SW)=69.85
INV IN(NW)=69.95
INV OUT(SE)=69.85
SUMP=72.7

RIM=73.45
INV=70.45
SUMP=70.4

CANOPY

RIM=73.81
15" INV=69.41
15" INV=69.41
SUMP=69.0

RIM=72.84
INV=70.39
SUMP=70.3

ASSISTED LIVING FACILITY

FFE=74.3

RIM=73.31
(a) INV.=69.81 15" CPP
(b) INV.=69.76 15" CPP
(c) INV.=69.71 18" PVC
(d) INV.=69.91 8" PVC
(e) INV.=69.91 12" CPP
SUMP=68.2

RIM=74.30
INV IN=70.80
INV IN=70.80
INV OUT=70.60
SUMP=70.4

Gas Meter

GREASE TRAP

RIM=72.99
TOP CONTROL WALL=69.09
15" INV IN(RCP)=69.09
15" INV IN(PVC)=68.84
15" INV OUT=67.09
SUMP=65.2

DROP OFF AREA

1,000 GALLON GREASE TRAP

MITIGATION PARCEL B-REVISED
EX. VEGETATION TO REMAIN UNDISTURBED

INV=69.32

INV=69.01
(see Easement Ref. 5)

L34 (external deed ref.)

L32

INV=66.86

RIM=72.64
TOP CONTROL WALL=69.14
15" INV IN(W)=66.74
15" INV IN=66.89
24" INV OUT=65.79

SUBSURFACE POND

RIM=72.69
TOP CONTROL WALL=70.59
24" INV=65.89
15" INV=65.69

MITIGATION PARCEL A-REVISED
(see Easement Ref. 5)

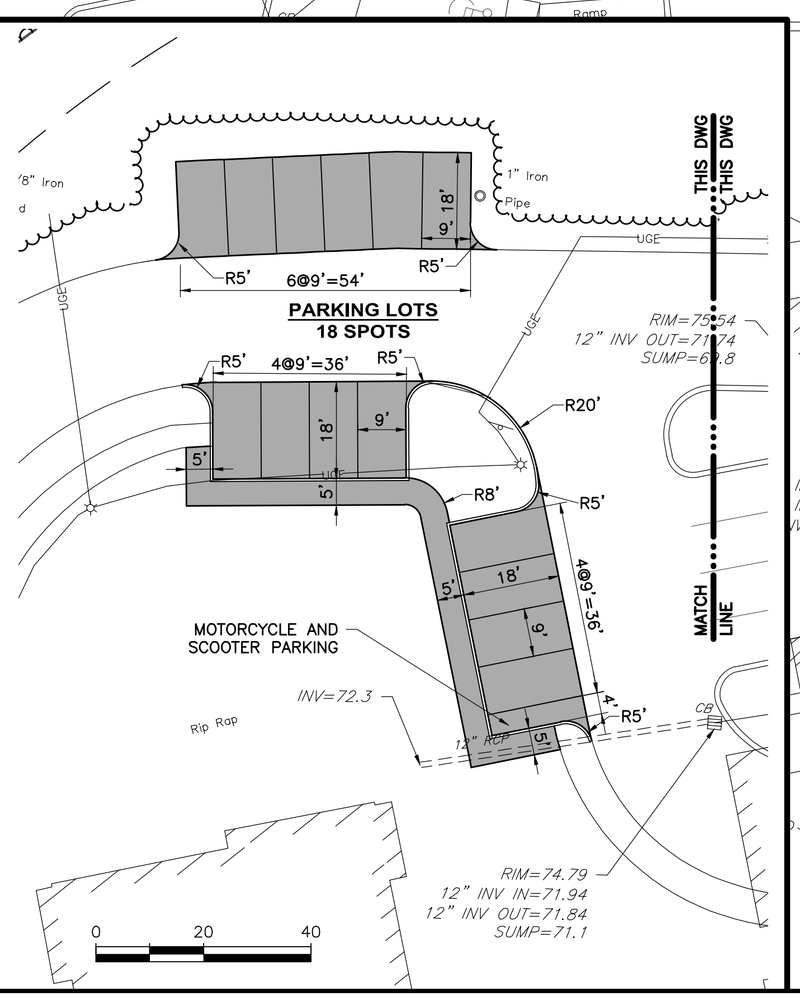
R5 ZONE
R3 ZONE

Ocean Avenue

PLAN
SCALE: 1"=20'

0 20 40

(see Easement Ref. 7)



NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 11-15-17
APPROVED BY: JBW
DATE: 11-15-17
PROJECT NO: 13682A

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THE CEDARS
ASSISTED LIVING AND LONG-TERM CARE FACILITY
PORTLAND, ME

SITE LAYOUT AND UTILITIES PLAN

DRAWING
C-5