

1 OVERALL SITE PLAN
CO101 SCALE: 1"=50'

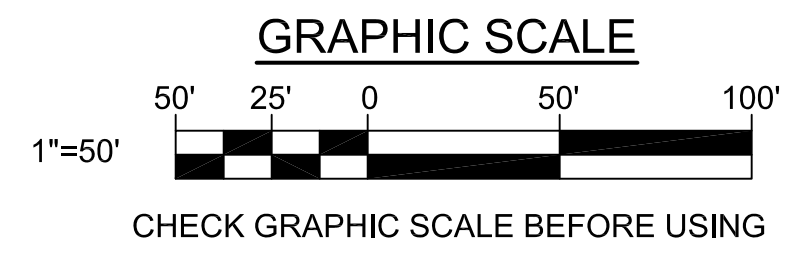
TRANSPORTATION REQUIREMENTS:

GENERAL INFORMATION	
PROPOSED NUMBER OF CLASS ROOMS	40
ASSEMBLY SPACE SIZE (GYM AND CAFETERIA)	11,056 SF
PROPOSED FULL TIME EQUIVALENT STAFF	79
SCHOOL CAPACITY	558 STUDENTS
REQUIRED PARKING CALCULATIONS PER ZONING	
NORMAL SCHOOL DAYS	40 SPACES (1 SPACE PER CLASSROOM)
ASSEMBLIES**	89 SPACES (1 SPACE PER 125 SF OF FLOOR AREA)
NUMBER OF SPACES REQUIRED	89 SPACES (GREATER OF SCHOOL DAYS AND ASSEMBLY SPACE)
**ASSEMBLIES ARE NOT ANTICIPATED TO BE HELD DURING NORMAL SCHOOL HOURS	
PROVIDED PARKING CALCULATIONS	
1 SPACE PER FULL TIME EQUIVALENT STAFF***	81 SPACES
VISITOR SPACES***	15 SPACES
ACCESSIBLE SPACES (PER ADA REGULATIONS)	4 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED	100 SPACES
***STATE OF MAINE DEPARTMENT OF EDUCATION REQUIREMENT	
BICYCLE PARKING CALCULATIONS	
EXISTING BICYCLE PARKING	36 SPACES
REQUIRED BICYCLE PARKING	20 SPACES (2 PER 10 PARKING SPACES)
PROVIDED PARKING CALCULATION	42 SPACES (24 ON NEW RACKS AND 18 ON RELOCATED RACKS)

ZONING DIMENSIONAL REQUIREMENTS:

ZONE: R-3, STREAM PROTECTION ZONE (WITHIN 75 FT OF CAPISIC BROOK)
EXISTING/PROPOSED USE: ELEMENTARY SCHOOL (CONDITIONAL USE IN R-3 ZONE)

	REQUIRED	PROVIDED
LOT SIZE	2 AC	21.2 AC
STREET FRONTAGE	50 FT	246 FT (ALONG WARWICK STREET)
FRONT YARD SETBACK	25 FT	± 400 FT
REAR YARD SETBACK	25 FT	± 39 FT
SIDE YARD SETBACK (2 STORY)	14 FT	± 34 FT
LOT COVERAGE	35%	32%
LOT WIDTH	65 FT	± 713 FT
STRUCTURE HEIGHT	35 FT	32 FT



		STATE OF MAINE PUBLIC SCHOOL PROJECT TITLE: NEW FRED P. HALL ELEMENTARY SCHOOL LOCATION: 23 ORONO ROAD, PORTLAND, ME TITLE THIS DRAW: OVERALL SITE PLAN	
		DRAWN BY: JSD CHECKED BY: JLG	DRAWING NO.: CO101 SHEET NO.: 24 OF 312
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