1 OVERALL EXISTING CONDITIONS SITE PLAN
CX101 SCALE: 1"=50'

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%	23%
LOT WIDTH	65 FT	± 713 FT
STRUCTURE HEIGHT	35 FT	32 FT

NOTE:
SEE SHEETS C-001, CP101, CP102, CD101, CD102, CD105, CS101, CS102, CU101 AND CU102 FOR PHASING, TEMPORARY UTILITY, AND CONSTRUCTION SEQUENCING INFORMATION.

GRAPHIC SCALE
1"=50' 50' 25' 0 50' 100'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE JONAH DeWATERS No 12273 LICENSED PROFESSIONAL ENGINEER 3/17/17

DRAWN BY: JSD
CHECKED BY: JLG
NO.
DATE: 03/17/17

STATE OF MAINE PUBLIC SCHOOL PROJECT

TITLE: PORTLAND PUBLIC SCHOOLS
NEW FRED P. HALL ELEMENTARY SCHOOL
LOCATION: 23 ORONO ROAD, PORTLAND, ME

TITLE THIS DWG.: OVERALL EXISTING CONDITIONS SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CX101
SHEET NO. 23 OF 312

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