Reviewed for Code Compliance
Inspections Division
Portland, Maine
Date: 05/31/17

GRAPHIC SCALE

8 0 4 8 16

(IN FEET)
1 inch = 8 ft.

NORTH

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
124	CONTOURS	124
	CULVERT	SD
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
UGE	UNDERGROUND ELEC. & TEL.	UGE & T
OHE	OVERHEAD ELEC. & TEL.	OHE & T
	GATE VALVE	
	UTILITY POLE	
	MANHOLE	
	POTABLE WELL	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	BENCHMARK	
	SPOT GRADE	
	CHAIN LINK FENCE	
	RIPRAP	
	STOCKADE FENCE	
	ZONE LINE	

NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY FOUR POINTS ASSOCIATES DATED 1/13/16. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE OWNER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.
6. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
7. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
8. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET-OPENING PERMIT FROM THE CITY OF PORTLAND AS APPLICABLE.

Project Name:

23 Ocean Ave
Portland, Maine

Owner:
23 Ocean Avenue Associates, LLC
P.O. Box 1398
Portland, Maine 04104

Consultants:

Architect
Kevin Moquin, Architect
Hammond Stret
Portland, Maine 04104
207.615.6421

Lanscape Architects
Carroll Associates
217 Commercial St.
Portland, ME 04101
207.772.1552

Civil Engineer
Ransom Consulting
400 Commercial St.
Portland, ME 04101
207.772.2891

Drawing Set:

No.	Date	Revision
1	12-14-16	FOR PERMIT
2	01-25-17	LOGISTICS PLAN
3	02-15-17	REV HC RAMP

Drawing Set:
PERMITTING

Drawn: PAB
Checked: MAP
Approved: PC

REGISTERED LANDSCAPE ARCHITECT
PATRICK J. CARROLL
NO. 127
STATE OF MAINE

Drawing Title:
SITE PLAN

Job Number:
File:
Date: 09-02-2016 Scale: AS SHOWN
Drawing Number:
L-2.0

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