

LEGEND

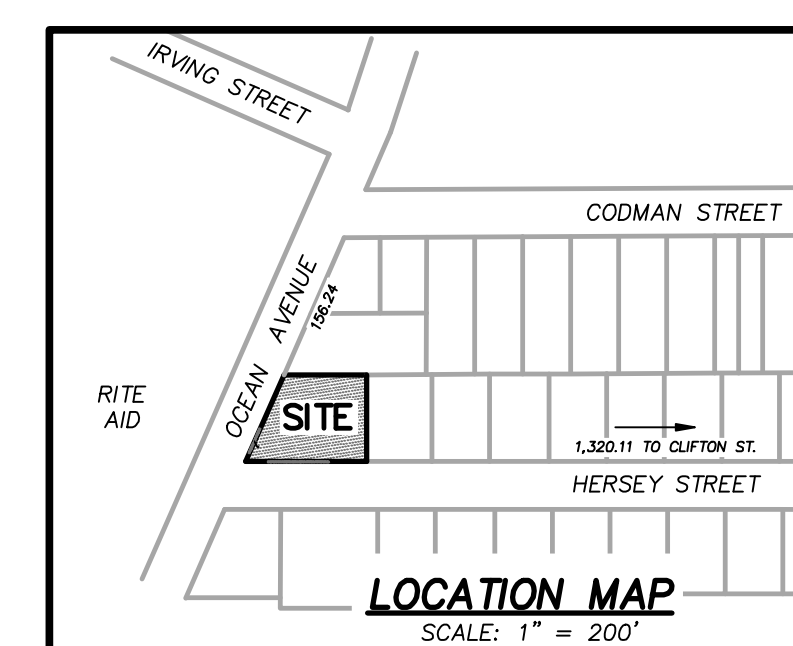
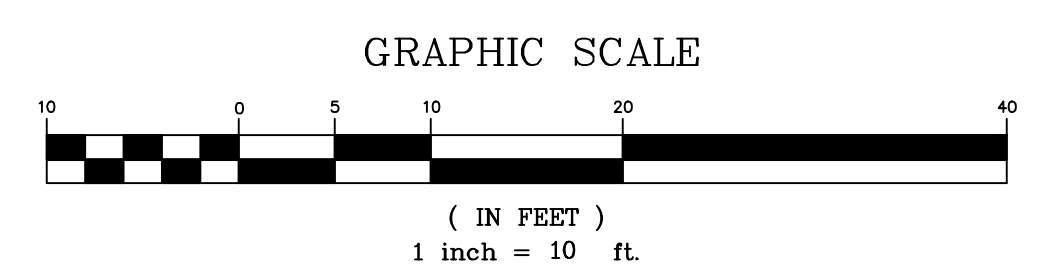
Table with columns for EXISTING FEATURES and PROPOSED IMPROVEMENTS, listing symbols for site boundaries, utilities, and building elements.

GENERAL NOTES:

- 1. RECORD OWNERS OF THE PROPERTY ARE STEVEN E. & ROBERTA S. COPE BY DEED OF STEPHEN D. SEWALL DATED DECEMBER 22, 2015, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS DECEMBER 24, 2015 IN BOOK 32822, PAGE 198.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 129 AS LOT G-001 AND THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN THE NEIGHBORHOOD BUSINESS 1 (B1) ZONE, A SMALL PORTION IN THE RESIDENTIAL 3 (R3) ZONE
3. SPACE AND BULK: MIN. LOT SIZE: N/A, MIN. FRONTAGE: 20 FEET, MIN. REAR YARD: 10 FEET IF ABUTTING RESIDENTIAL, 5 FEET FOR ACCESSORY STRUCTURE, MIN. SIDE YARD: PRINCIPAL 0 FEET, 5 FEET IF ABUTTING RESIDENTIAL, MAX. IMPERVIOUS SURFACE: 90%
4. THE FIELD SURVEY WAS COMPLETED USING A COMBINATION OF REAL TIME KINEMATIC GPS EQUIPMENT AND A GSA ROBOTICS INSTRUMENT. ALL POINTS LOCATED WITHIN A POSITIONAL TOLERANCE OF 0.10 FEET HORIZONTALLY AND 0.15 FEET VERTICALLY. BEARINGS ARE BASED ON RAPID STATIC OBSERVATIONS ON THE MONUMENT AT HERSEY AND OCEAN AS WELL AS THE MONUMENT AT CLIFTON AND HERSEY. HORIZONTAL DATUM IS MAINE STATE PLANE COORDINATES, WEST ZONE, NAD 1983(2011) AS PROCESSED ON THE NGS OPUS WEBSITE.
5. VERTICAL DATUM IS NVD 1929 AND WAS TAKEN FROM A MONUMENT WITH BOLT FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN HERSEY AND CLIFTON STREETS, ELEVATION OF 29.16 FEET PER PORTLAND PUBLIC WORKS DEPT. A RAPID STATIC OBSERVATION ON THE MONUMENT CONFIRMED THE ELEVATION TO WITHIN 0.03 FEET, (THE ORTHO HEIGHT COMPUTED USING GEOID 12B).
6. THIS PLAN IS BASED ON A SURVEY COMPLETED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, EXCEPTING NO REPORT OR METES AND BOUNDS DESCRIPTION PREPARED.
7. FOUR POINTS ASSOCIATES, INC. HAS NOT CONFIRMED ALL UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON VISIBLE ABOVE GROUND STRUCTURES. THE CITY OF PORTLAND'S GIS MAPPING FOR WATER AND SEWER AND A PLAN FOR THE DEVELOPMENT OF THE RITE AID PARCEL ON THE OPPOSITE SIDE OF OCEAN AVENUE. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE AT 1-888-DIGSAFE FOR THE LOCATION OF ANY POSSIBLE UNDERGROUND UTILITIES, ABANDONED OR OTHERWISE. THE CONTRACTOR RESPONSIBLE FOR EXCAVATION AND CONNECTION OF ALL UNDERGROUND UTILITIES MUST CONFIRM ALL INVERTS AND PIPE SIZES PRIOR TO ANY CONSTRUCTION.
8. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER THE FEMA FIRM FLOOD HAZARD MAP 2300510070 EFFECTIVE DATE DECEMBER 8, 1998.
9. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO THE SITE PLAN AND ARCHITECTURAL PACKAGE FOR ANY NEW CONSTRUCTION.

APPROVED BY CITY OF PORTLAND PLANNING BOARD

Table with columns for DATE, CHAIRPERSON, and signature lines.



DESIGN TEAM:

CARROLL ASSOCIATES LANDSCAPE ARCHITECTS
CARROLL ASSOCIATES
Patrick J. Carroll, Principal
Maine Licensed Landscape Architect
217 Commercial Street, Suite 200
Portland, Maine 04101
Tel: 207-772-1552

RANSOM CONSULTING, INC.
John Mahoney, P.E.
Project Engineer
400 Commercial Street, Suite 404
Portland, Maine 04101
Tel: 207-772-2891 Ex 32
Website: www.ransomenv.com

km KEVIN MOQUIN ARCHITECT
Kevin Moquin
Portland, Maine 04103
Tel: 207-615-6421
Website: www.km-a.me

STATE OF MAINE CUMBERLAND COUNTY SS REGISTRY OF DEEDS RECEIVED 06/04/2016 AT 11:07 AM AND RECORDED IN PLAN BOOK 32822 PAGE 198 REGISTER
REVISIONS TO BUILDING FOOTPRINT, COLUMNS AND OTHER IMPROVEMENTS PER DESIGN TEAM RECEIVED 06/06/16 PRELIMINARY SUBMISSION
DATE: 06/04/2016 STATUS: PRELIMINARY SUBMISSION
REV: A DATE: 06/04/2016 STATUS: PRELIMINARY SUBMISSION
PROJ. NO: 15069 DWG NAME: 23 OCEAN SCALE: 1"=10' PLAN BY: DED

SITE/SUBDIVISION PLAN (PRELIMINARY) OF 23 OCEAN AVENUE PORTLAND, MAINE
FOR RECORD OWNERS: STEVEN E. AND ROBERTA S. COPE
FOUR POINTS ASSOCIATES, INC.
Donald E. Dostie PLS, Principal
9 Ralph Avenue, Lewiston, ME 04240 Tel. 207-577-5840