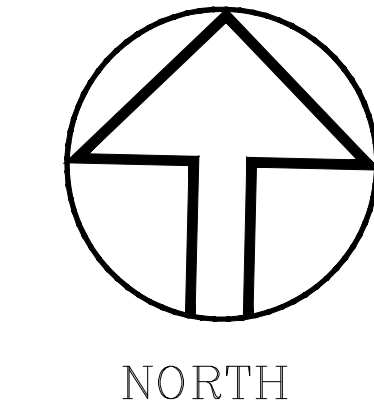
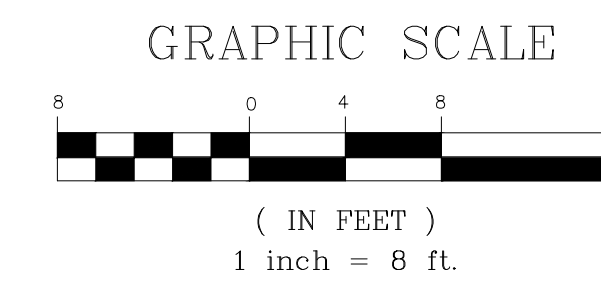


**NOT FOR CONSTRUCTION**



Project Name:

**23  
Ocean Ave**  
Portland, Maine

Owner:  
Steven & Roberta Cope  
172 Concord Street  
Portland, Maine 04103

Consultants:  
Architect  
Kevin Moquin, Architect  
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207.615-6421



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217 Commercial St.  
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207.772.1552



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



Drawing Set:

No.	Date	Revision

Drawing Set:

**FOR PERMITTING**

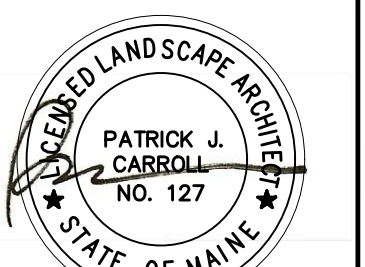
Drawn:

PAB

Checked:

PC

Approved:



Drawing Title:

**SITE PLAN**

Job Number:

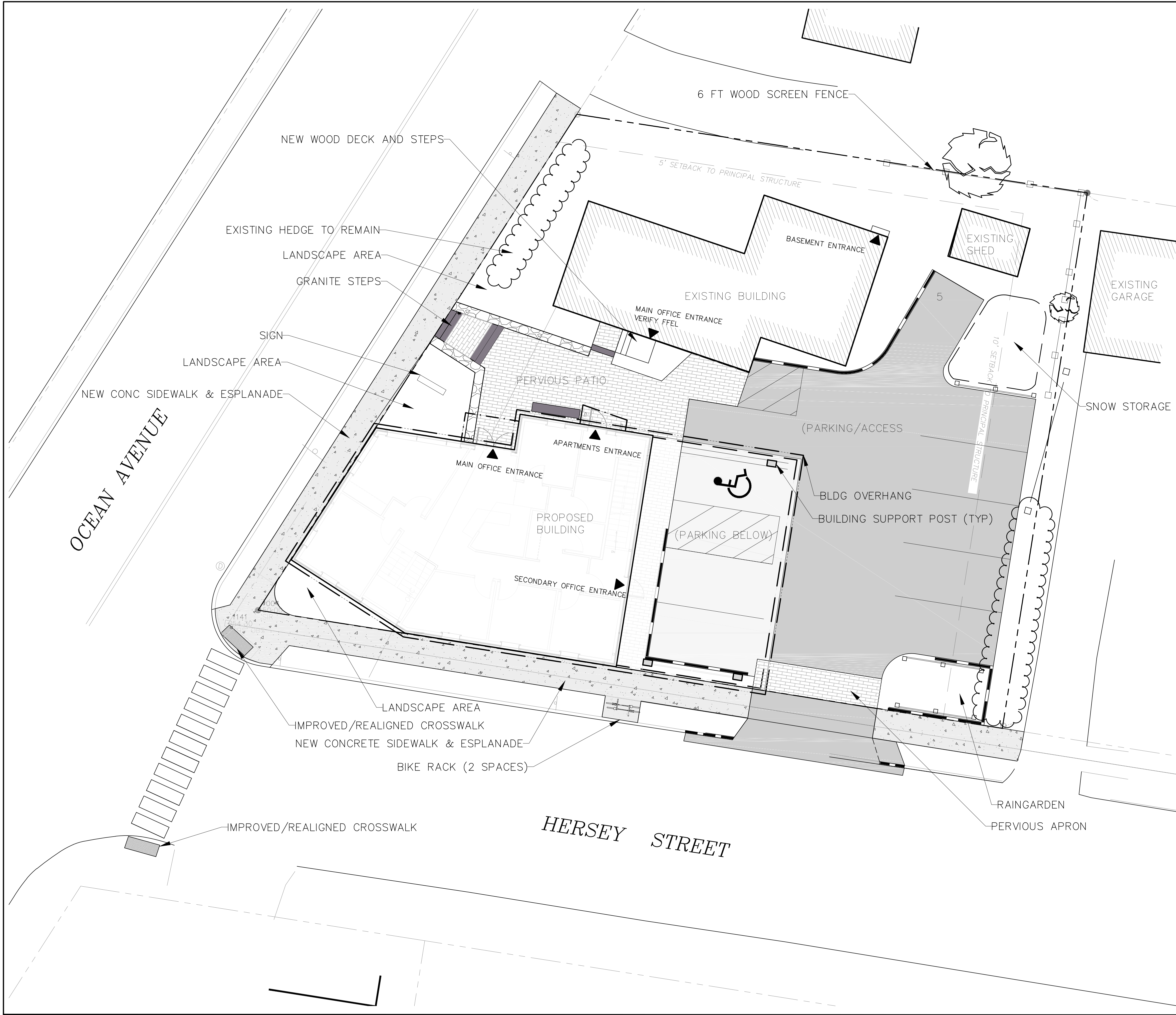
File:

Date: 09-02-2016 Scale: 1/8" = 1'-0"

Drawing Number:

**L-2.0**

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**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	CONTOURS	124
---	CULVERT	SD
---	WATER	W
---	SEWER	S
---	STORM DRAIN	SD
---	UNDERGROUND ELEC. & TEL.	---
---	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**

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- 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.
- 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.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.
- 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.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET-OPENING PERMIT FROM THE CITY OF PORTLAND AS APPLICABLE.

