

LEGEND

EXISTING FEATURES

- SITE BOUNDARY
- ABUTTER BOUNDARY
- SETBACK
- EDGE PAVEMENT
- CURBLINE
- STOCKADE FENCE
- BUILDING
- MONUMENT
- IRON PIPE/ROD
- IRON REBAR TO BE SET
- 6" GAS
- 8" WATER
- 8" SEWER
- SD
- OHC
- OHE&T

PROPOSED IMPROVEMENTS

- BUILDING
- PRNCE
- EDGE PAVEMENT
- SHRUBS
- CURBING
- AERIAL EASEMENT
- PUBLIC PEDESTRIAN EASEMENT
- ZONE BOUNDARY

GENERAL NOTES:

- 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.
- 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.
- PLAN REFERENCES:
 - A) PLAN OF CODMAN STREET SUBDIVISION SURVEYED OCTOBER OF 1913 BY PERCY H. RICHARDSON, C.E. AND RECORDED AT SAID REGISTRY IN PLAN BOOK 12, PAGE 99.
 - B) PLAN OF LAND IN PORTLAND MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK, DATED JULY 1926 BY PERCY H. RICHARDSON, C.E. (ON THE OPPOSITE SIDE OF HERSEY STREET ON OCEAN AVENUE) RECORDED AT SAID REGISTRY IN PLAN BOOK 17, PAGE 28.
 - C) PLAN OF HERSEY SAUNDERS FIELD, WOODFORDS MAINE BY PERCY H. RICHARDSON, C.E. RECORDED MAY 18, 1926 AT SAID REGISTRY IN PLAN BOOK 17, PAGE 4. THIS WAS THE LATEST OF SEVERAL PLANS SHOWING LOTS ON BOTH SIDES OF HERSEY STREET.
 - D) STANDARD BOUNDARY AND EXISTING CONDITIONS SURVEY 701 FOREST AVENUE, PORTLAND, ME FOR THERMO CONSULTING ENGINEERS REVISED TO JUNE 1, 1998 INCLUDING AS-BUILT SURVEY BY TITCOMB ASSOCIATES AND RECORDED AT SAID REGISTRY IN PLAN BOOK 198, PAGE 203.
 - E) EXISTING CONDITIONS PLAN PREPARED BY FOUR POINTS ASSOCIATES, INC. AND OTHER PLANS SUBMITTED AS PART OF THE APPLICATION BEING SUBMITTED TO THE CITY OF PORTLAND, PLEASE REFER TO THE EXISTING CONDITIONS PLAN AND SITE PLAN FOR ADDITIONAL INFORMATION AND EXISTING CONDITIONS NOT SHOWN HEREON.
 - F) BLUE SHEETS FOR HERSEY STREET DATED FEBRUARY 3, 1938 AND OCEAN AVENUE DATED NOVEMBER 1, 1973 PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. THE STREET LINE FOR HERSEY STREET WAS DETERMINED BY HOLDING AN OFFSET OF 0.08' OFF AN 8" SQUARE MONUMENT WITH BOLT FOUND IN A MONUMENT BOX ON THE WEST SIDE OF BAXTER BOULEVARD AND AN OFFSET OF 3 FEET FROM THE MONUMENT SHOWN HEREON AT THE INTERSECTION WITH OCEAN AVENUE. THE STREET LINE FOR OCEAN AVENUE WAS DETERMINED BY HOLDING AN ANGLE OF 66°17' OFF HERSEY STREET.
- 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.
- VERTICAL DATUM IS MVD 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).
- 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.
- 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 AND OTHERWISE. THE CONTRACTOR RESPONSIBLE FOR EXCAVATION AND CONNECTION OF ALL UNDERGROUND UTILITIES MUST CONFIRM ALL INVERTS AND PIPE SIZES PRIOR TO ANY CONSTRUCTION.
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER THE FEMA FIRM FLOOD HAZARD MAP 2300510007C EFFECTIVE DATE DECEMBER 8, 1998.
- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO THE SITE PLAN AND ARCHITECTURAL PACKAGE FOR ANY NEW CONSTRUCTION.

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	5 FEET IF ABUTTING RESIDENTIAL
MAX. IMPERVIOUS SURFACE	90%

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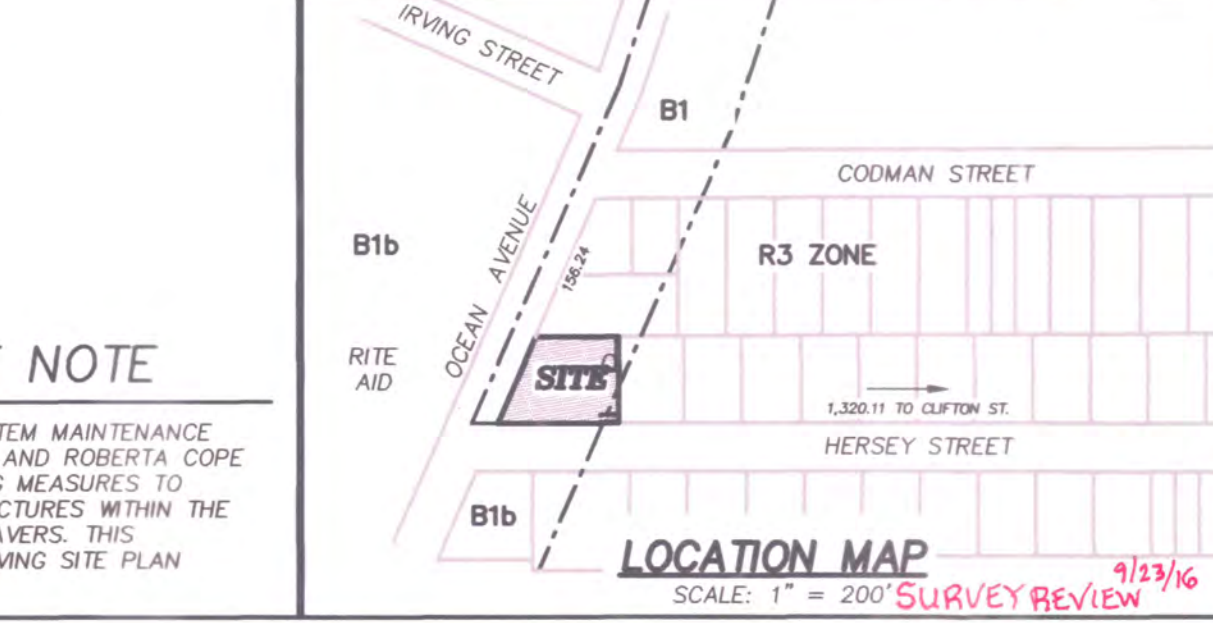
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APPROVED BY CITY OF PORTLAND PLANNING BOARD

DATE	
CHAIRPERSON	

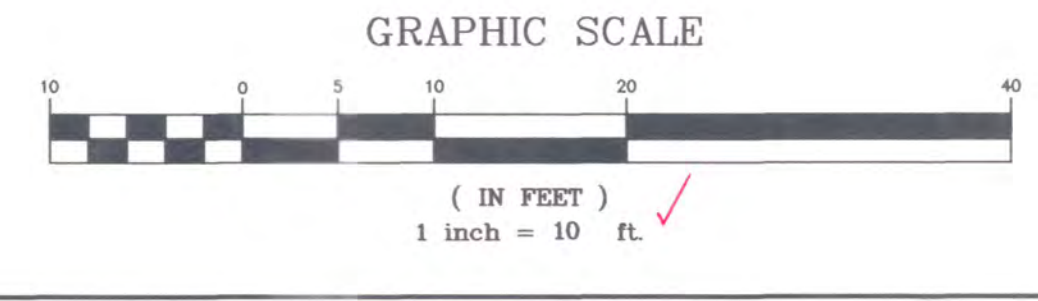


DESIGN TEAM:

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

RANSOM Consulting Engineers and Scientists
RANSOME CONSULTING, INC.
John Mahoney, P.E.
Project Engineer
400 Commercial Street, Suite 404
Portland, Maine 04101
Tel: 207-772-2891 Ex 32
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km a
KEVIN MOQUIN ARCHITECT
Kevin Moquin
Portland, Maine 04103
Tel: 207-615-6421
Website: www.km-a.me



MAINTENANCE AGREEMENT NOTE

REFERENCE IS MADE TO A STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT AND RELEASE FROM LIABILITY BY STEPHEN AND ROBERTA COPE FOR THE BENEFIT OF THE CITY OF PORTLAND OUTLINING MEASURES TO INSTALL, REPAIR AND MAINTAIN ALL STORMWATER STRUCTURES WITHIN THE PROPERTY, INCLUDING RAIN GARDENS AND PERVIOUS PAVERS. THIS AGREEMENT TO BE SIGNED AND RECORDED UPON RECEIVING SITE PLAN APPROVAL FROM THE CITY OF PORTLAND.

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 2016
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

DATE	09/14/2016	ADD AERIAL EASEMENTS, PEDESTRIAN EASEMENT DETAIL, ADD ZONING
REV.	05/07/2016	REVISED PARKING AND SITE FEATURES PER COMMENTS BY PLANNING
REV.	05/04/2016	IMPROVEMENTS PER DESIGN TEAM RECEIVED 06/06/16
REV.	05/04/2016	ADD PROPOSED BUILDING/PARKING/WALKS, PRELIMINARY SUBMISSION

STATUS: _____
DWG NAME: 23 OCEAN SCALE: 1"=10'
PLAN BY: DED

NAME: _____
LIC. # _____

DONALD E. DOSTIE
PLS #2147

SITE/SUBDIVISION PLAN (PRELIMINARY)
OF 23 OCEAN AVENUE
PORTLAND, MAINE

FOR RECORD OWNERS:
STEVEN E. AND ROBERTA S. COPE
PORTLAND, MAINE 04104

Four Points Associates, Inc.
Donald E. Dostie PLS, Principal
9 Ralph Avenue, Lewiston, ME 04240
Tel. 207-577-5840

PLAN DATE: 06/04/2016