



**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. 4 TEL.	---UGE4T---
---	OVERHEAD ELEC. 4 TEL.	OHE4T
---	GATE VALVE	---
---	UTILITY POLE	---
---	MANHOLE	---
---	POTABLE WELL	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	BENCHMARK	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RIFRAP	---
---	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 ASSOCIATED DATED 1/3/16. 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 D/G 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.

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



Landscape 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



Drawing Title:

SITE PLAN

Job Number:

File:

Date: 09-02-2016

Scale: AS SHOWN

Drawing Number:



DATE OF APPROVAL **10/25/16**  
 PLANNER **Nell Donaldson**  
 PROJECT NO. **2016-150**