

LEGEND

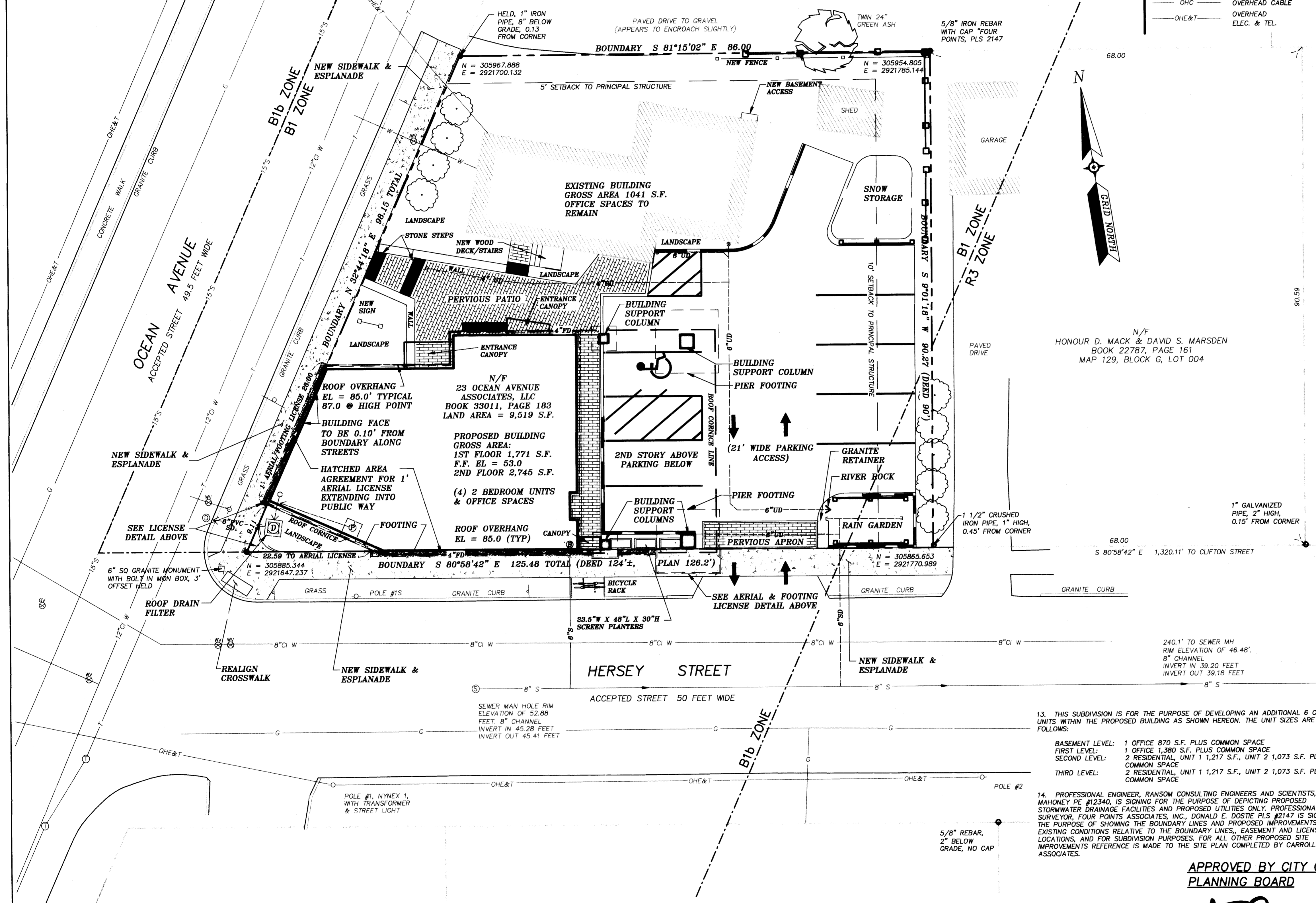
EXISTING FEATURES	
---	SITE BOUNDARY
---	ABUTTER BOUNDARY
---	SETBACK
---	EDGE PAVEMENT
---	CURBLINE
---	STOCKADE FENCE
---	BUILDING
---	MONUMENT
---	IRON PIPE/ROD
---	SET IRON REBAR CAP #2147
---	6" GAS
---	8" WATER
---	8" SEWER
---	SD STORM DRAIN
---	OHC OVERHEAD CABLE
---	OHE&T OVERHEAD ELEC. & TEL.

EXISTING FEATURES		PROPOSED IMPROVEMENTS	
---	WATER VALVE	---	BUILDING
---	GAS VALVE	---	FENCE
---	UTILITY POLE	---	EDGE PAVEMENT
---	HYD WIRE	---	SHRUBS
---	HYDRANT	---	CURBING
---	CATCH BASIN	---	AERIAL/FOOTING LICENSE
---	DRAINAGE MANHOLE	---	PUBLIC PEDESTRIAN EASEMENT
---	SEWER MANHOLE	---	ZONE BOUNDARY
---	DECIDUOUS TREE	---	4" UD/PD UNDER/FOUNDATION/STORM DRAIN

GENERAL NOTES:

- RECORD OWNER OF THE PROPERTY IS 23 OCEAN AVENUE ASSOCIATES, LLC BY DEED DATED NOVEMBER 1, 1973 AND ROBERTA S. COPE DATED MARCH 31, 2016, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS MARCH 31, 2016 IN BOOK 33011, PAGE 183.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 129 AS LOT G-001 AND THE PROPERTY IS LOCATED WITHIN THE NEIGHBORHOOD BUSINESS 1 (B1) ZONE, A SMALL PORTION IN THE RESIDENTIAL 3 (R3) ZONE.
- PLAN REFERENCES:
 - PLAN OF CUDMAN STREET SUBDIVISION SURVEYED OCTOBER OF 1913 BY PERCY H. RICHARDSON, C.E. AND RECORDED AT SAID REGISTRY IN PLAN BOOK 12, PAGE 99.
 - 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.
 - 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.
 - STANDARD BOUNDARY AND EXISTING CONDITIONS SURVEY 701 FOREST AVENUE, PORTLAND, ME FOR THERMO CONSULTING ENGINEERS REVISED TO JUNE 1, 1988 INCLUDING AS-BUILT SURVEY BY TITCOMB ASSOCIATES AND RECORDED AT SAID REGISTRY IN PLAN BOOK 198, PAGE 203.
 - 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.
 - BLUE SHEETS FOR HERSEY STREET DATED FEBRUARY 3, 1938 AND OCEAN AVENUE DATED NOVEMBER 1, 1973 AND FOR 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 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 QSA 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 AVENUE. 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 FOR THE PROPERTY. EXHIBITS WERE PREPARED FOR EASEMENTS.
- 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-DISSAFE 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 CONSTRUCTION AND CONNECTION OF UTILITIES.
- 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, ARCHITECTURAL AND DETAIL PLANS FOR CONSTRUCTION PURPOSES.
- THERE IS A LICENSE AGREEMENT BETWEEN THE APPLICANT AND THE CITY OF PORTLAND FOR PEDESTRIAN ACCESS AND FOR AERIAL AND FOOTING LICENSES AS SHOWN HEREON. THE AGREEMENT WILL PROVIDE THE OWNER OF THE PROPERTY A LICENSE FOR AERIAL PURPOSES TO INCLUDE ANY AND ALL STRUCTURAL ATTACHMENTS TO THE PROPOSED BUILDING SUCH AS WINDOW CORNICES, ROOF OVERHANGS AND CANOPIES ABOVE GRADE AND FOR FOOTINGS BELOW GRADE. THE AGREEMENT WILL PROVIDE THE CITY OF PORTLAND A PEDESTRIAN ACCESS EASEMENT FOR USE OF THE RAMP LOCATED WITHIN THE PROPERTY AS SHOWN HEREON. THE AGREEMENT IS RECORDED IN BOOK _____ PAGE _____.
- REFERENCE IS MADE TO THE STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT AND RELEASE FROM LIABILITY BY AND BETWEEN 23 OCEAN AVENUE ASSOCIATES, LLC AND THE CITY OF PORTLAND RECORDED IN BOOK _____ PAGE _____.
- REFERENCE IS MADE TO THE FOLLOWING WAIVER LANGUAGE APPLYING TO THE PARKING AISLE WIDTH: "THE PLANNING BOARD FINDS, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUABLE HANDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRE THAT AISLE WIDTH FOR RIGHT-ANGLE PARKING BE 24 FEET PER FIGURE 1-27, THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW A 21 FOOT WIDE AISLE IN THE PARKING AREA."

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED NOV 17 2016 AM AND RECORDED IN
AT 11:08 AM
PLAN BOOK 118 PAGE 18
REGISTER



SPACE AND BULK:
MIN. LOT SIZE: N/A
MIN. FRONTAGE: 20 FEET
MIN. REAR YARD: PRINCIPAL STRUCTURE 0 FEET, 10 FEET IF ABUTTING RESIDENTIAL
MIN. SIDE YARD: PRINCIPAL 0 FEET, 5 FEET FOR ACCESSORY STRUCTURE
MAX. IMPERVIOUS SURFACE: 90%

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4. THE FIELD SURVEY WAS COMPLETED USING A COMBINATION OF REAL TIME KINEMATIC GPS EQUIPMENT AND A QSA 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 AVENUE. A RAPID STATIC OBSERVATION ON THE MONUMENT CONFIRMED THE ELEVATION TO WITHIN 0.03 FEET, (THE ORTHO HEIGHT COMPUTED USING GEOID 12B).

5. VERTICAL DATUM IS NGVD 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 FOR THE PROPERTY. EXHIBITS WERE PREPARED FOR EASEMENTS.

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-DISSAFE 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 CONSTRUCTION AND CONNECTION OF UTILITIES.

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9. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO THE SITE, ARCHITECTURAL AND DETAIL PLANS FOR CONSTRUCTION PURPOSES.

10. THERE IS A LICENSE AGREEMENT BETWEEN THE APPLICANT AND THE CITY OF PORTLAND FOR PEDESTRIAN ACCESS AND FOR AERIAL AND FOOTING LICENSES AS SHOWN HEREON. THE AGREEMENT WILL PROVIDE THE OWNER OF THE PROPERTY A LICENSE FOR AERIAL PURPOSES TO INCLUDE ANY AND ALL STRUCTURAL ATTACHMENTS TO THE PROPOSED BUILDING SUCH AS WINDOW CORNICES, ROOF OVERHANGS AND CANOPIES ABOVE GRADE AND FOR FOOTINGS BELOW GRADE. THE AGREEMENT WILL PROVIDE THE CITY OF PORTLAND A PEDESTRIAN ACCESS EASEMENT FOR USE OF THE RAMP LOCATED WITHIN THE PROPERTY AS SHOWN HEREON. THE AGREEMENT IS RECORDED IN BOOK _____ PAGE _____.

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12. REFERENCE IS MADE TO THE FOLLOWING WAIVER LANGUAGE APPLYING TO THE PARKING AISLE WIDTH: "THE PLANNING BOARD FINDS, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUABLE HANDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRE THAT AISLE WIDTH FOR RIGHT-ANGLE PARKING BE 24 FEET PER FIGURE 1-27, THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW A 21 FOOT WIDE AISLE IN THE PARKING AREA."

13. THIS SUBDIVISION IS FOR THE PURPOSE OF DEVELOPING AN ADDITIONAL 6 OFFICE UNITS WITHIN THE PROPOSED BUILDING AS SHOWN HEREON. THE UNIT SIZES ARE AS FOLLOWS:
BASEMENT LEVEL: 1 OFFICE 870 S.F. PLUS COMMON SPACE
FIRST LEVEL: 1 OFFICE 1,380 S.F. PLUS COMMON SPACE
SECOND LEVEL: 2 RESIDENTIAL, UNIT 1 1,217 S.F., UNIT 2 1,073 S.F. PLUS COMMON SPACE
THIRD LEVEL: 2 RESIDENTIAL, UNIT 1 1,217 S.F., UNIT 2 1,073 S.F. PLUS COMMON SPACE

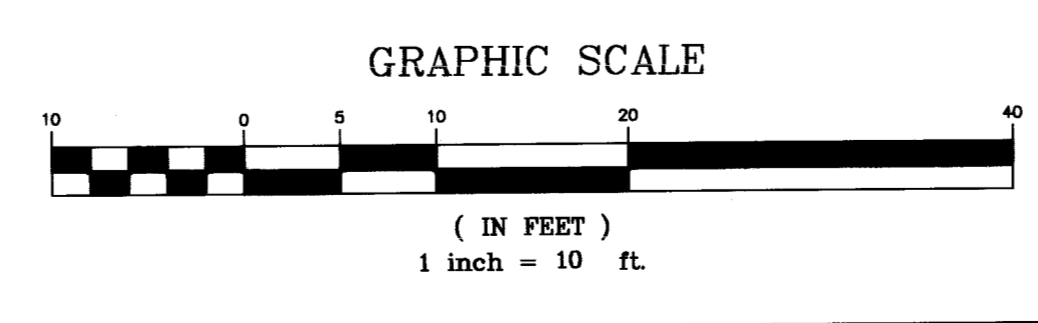
14. PROFESSIONAL ENGINEER, RANSOM CONSULTING ENGINEERS AND SCIENTISTS, JOHN MAHONEY PE #12340, IS SIGNING FOR THE PURPOSE OF DEPICTING PROPOSED STORMWATER DRAINAGE FACILITIES AND PROPOSED UTILITIES ONLY. PROFESSIONAL LAND SURVEYOR, FOUR POINTS ASSOCIATES, INC., DONALD E. DOSTIE PLS #2147 IS SIGNING FOR THE PURPOSE OF SHOWING THE BOUNDARY LINES AND PROPOSED IMPROVEMENTS AND EXISTING CONDITIONS RELATIVE TO THE BOUNDARY LINES, EASEMENT AND LICENSE LOCATIONS, AND FOR SUBDIVISION PURPOSES. FOR ALL OTHER PROPOSED SITE IMPROVEMENTS REFERENCE IS MADE TO THE SITE PLAN COMPLETED BY CARROLL ASSOCIATES.

NO.	DATE	REVISION	BY	DATE	STATUS	PLAN BY
H	03/03/2017	ADD ROOF DRAIN FILTER LABEL, REVISE NOTES TO 11 & 13.	JOHN MAHONEY	PE #12340		DED
G	02/14/2017	ADD NOTES & REVISIONS REQUESTED BY CITY OF PORTLAND.	JOHN MAHONEY	PE #12340		DED
F	12/19/2016	REVISE BUILDING PER ARCHITECT, ADD AERIAL/FOOTING EASEMENT	JOHN MAHONEY	PE #12340		DED
E	12/07/2016	ADD ROOF OVERHANG ELEV, CHORD BEARING & DIST FOR FED. EASE	JOHN MAHONEY	PE #12340		DED
D	10/11/2016	ADD AERIAL EASEMENTS, PEDESTRIAN EASEMENT DETAIL, ADD ZONING	JOHN MAHONEY	PE #12340		DED
C	09/14/2016	REVISED PARKING AND SITE FEATURES PER COMMENTS BY PLANNING	JOHN MAHONEY	PE #12340		DED
B	06/07/2016	REVISED TO BUILDING FOOTPRINT, COLUMNS AND OTHER	JOHN MAHONEY	PE #12340		DED
A	06/04/2016	ADD IMPROVED BUILDING/PARKING/WALKS, PRELIMINARY SUBMISSION	JOHN MAHONEY	PE #12340		DED

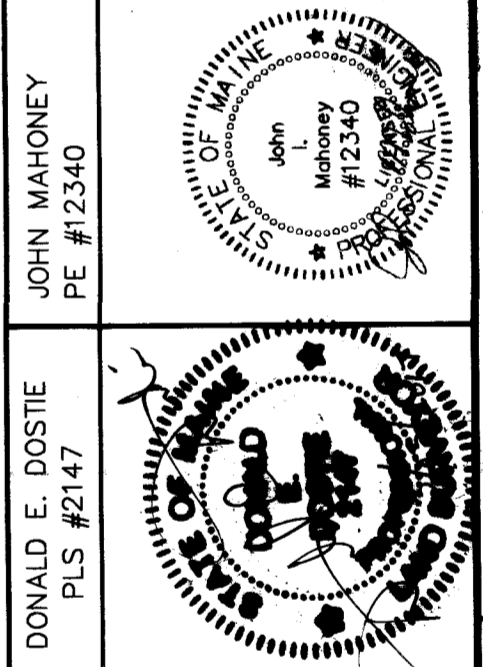
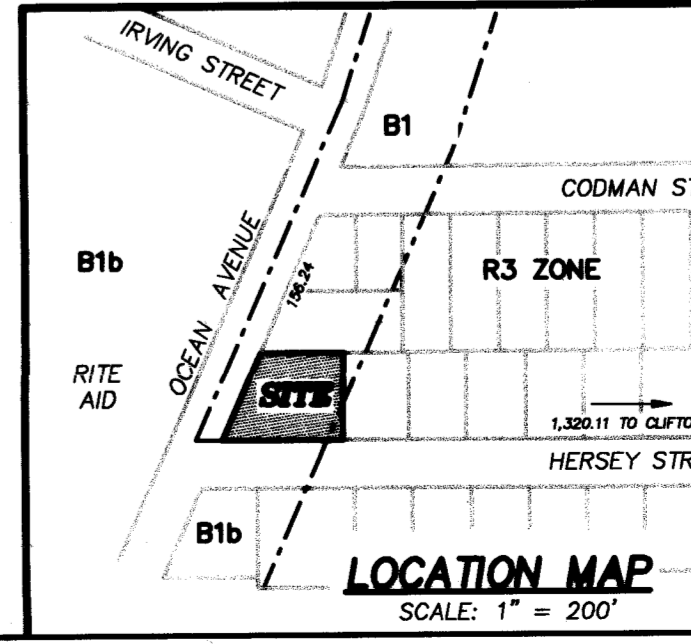
DESIGN TEAM:
 CARROLL ASSOCIATES
 Patrick J. Carroll, Principal
 Maine Licensed Landscape Architect
 217 Commercial Street, Suite 200
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 Tel: 207-772-1552

RANSOM
 Consulting Engineers and Scientists
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 Website: www.ransomenv.com

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



APPROVED BY CITY OF PORTLAND
 PLANNING BOARD
 10/25/16
 DATE
 Chairperson



FINAL SITE/SUBDIVISION PLAN
 OF: 23 OCEAN AVENUE
 PORTLAND, MAINE
 FOR RECORD OWNER:
 23 OCEAN AVENUE ASSOCIATES, LLC
 P.O. BOX 1398
 PORTLAND, MAINE 04104
 PLAN DATE: 06/04/2016

Four Points Associates, Inc.
 Don E. Dostie, PLS, Principal
 9 Ralph Avenue, Lewiston, ME 04240 Tel: 207-577-5940