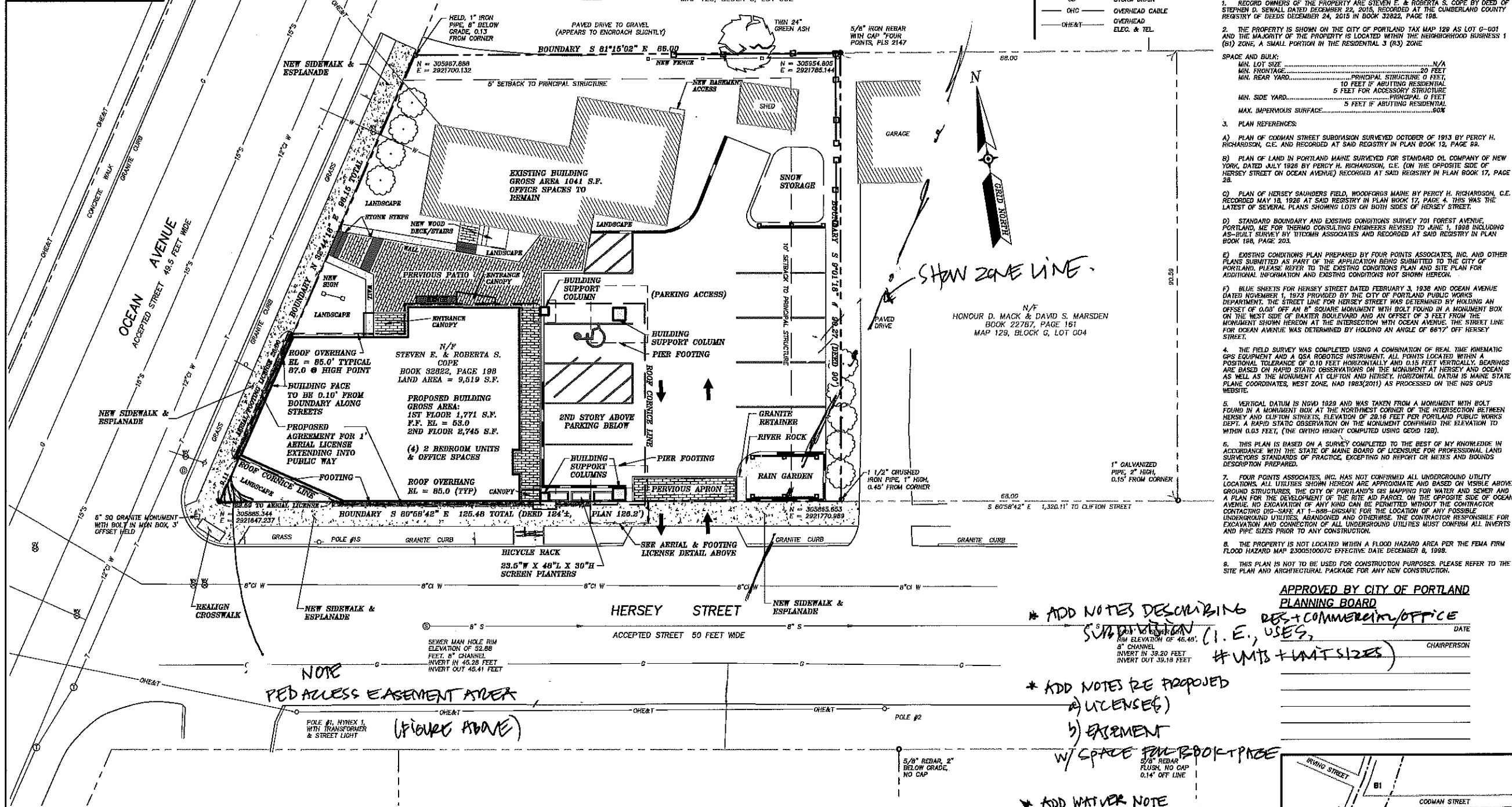


LEGEND

EXISTING FEATURES	PROPOSED IMPROVEMENTS
--- SITE BOUNDARY	--- BUILDING
--- ABUTTER BOUNDARY	--- FENCE
--- SETBACK	--- EDGE PAVEMENT
--- EDGE PAVEMENT	--- CURBLINE
--- CURBLINE	--- STOCKADE FENCE
--- MONUMENT	--- CURBING
--- IRON PIPE/ROD	--- AERIAL/FOOTING LICENSE
--- IRON REBAR TO BE SET	--- PUBLIC PEDESTRIAN EASEMENT
--- GAS	--- ZONK BOUNDARY
--- WATER	
--- SEWER	
--- SD	
--- STORM DRAIN	
--- OHC	
--- OVERHEAD CABLE	
--- OHE&T	
--- ELEC. & TEL	

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.
- SPACE AND BULK:
 - MIN. LOT SIZE: N/A
 - MIN. FRONTAGE: PRINCIPAL STRUCTURE 20 FEET
 - MIN. REAR YARD: 10 FEET IF ABUTTING RESIDENTIAL, 5 FEET FOR ACCESSORY STRUCTURE
 - MIN. SIDE YARD: 5 FEET FOR ACCESSORY STRUCTURE, PRINCIPAL 0 FEET
 - MAX. IMPERVIOUS SURFACE: 5 FEET IF ABUTTING RESIDENTIAL, 60%
- PLAN REFERENCES:
 - PLAN OF COOMAN STREET SUBDIVISION SURVEYED OCTOBER OF 1913 BY PERCY H. RICHARDSON, C.E. AND RECORDED AT SAID REGISTRY IN PLAN BOOK 12, PAGE 59.
 - PLAN OF LAND IN PORTLAND MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK, DATED JULY 1928 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, 1928 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, 1998 INCLUDING AS-BUILT SURVEY BY TITCOMBS 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, 1933 PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. THE STREET LINE FOR HERSEY STREET WAS DETERMINED BY HOLDING AN OFFSET OF 0.00' OFF AN 8" SQUARE MONUMENT WITH BOLT FOUND IN A MONUMENT BOX ON THE WEST SIDE OF BANTER 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 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 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 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 28.16 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 NOTES 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 REAR YARD ON THE OPPOSITE SIDE OF OCEAN AVENUE. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE AT 1-888-888SAFE 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.



STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED 06/04/2016
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

REV.	DATE	STATUS	BY
F	12/19/2016	REVISIONS BY DESIGN TEAM ADDED TO PLAN	
E	12/07/2016	REVISE BUILDING PER ARCHITECT ADD AERIAL/FOOTING EASEMENT	
D	10/11/2016	ADD ROOF OVERHANG ELEV. CHORD BEARING & DIST FOR PED. EASE	
C	09/14/2016	ADD AERIAL EASEMENTS, PEDESTRIAN EASEMENT DETAIL, ADD ZONING	
B	05/07/2016	REVISED PARKING AND SITE FEATURES PER COMMENTS BY PLANNING	
A	05/04/2016	REVISIONS TO BUILDING FOOTPRINT, COLUMNS AND OTHER IMPROVEMENTS PER DESIGN TEAM RECEIVED 05/06/16	

NAME: DONALD E. DOSTIE
LIC. # PLS #2147

APPROVED BY CITY OF PORTLAND PLANNING BOARD

FINAL SITE/SUBDIVISION PLAN OF 23 OCEAN AVENUE, PORTLAND, MAINE
FOR RECORDED OWNERS: STEVEN E. AND ROBERTA S. COPE
PORTLAND, MAINE 04104

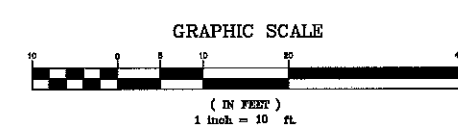
Four Points Associates, Inc.
Donald E. Dostie P.L.S., Principal
9 Roph Avenue, Lewiston, ME 04240 Tel. 207-577-0840

PLAN DATE: 06/04/2016

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
Website: www.ransomenv.com

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

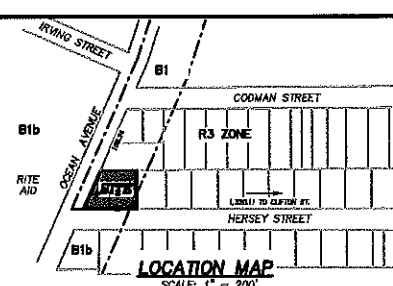


* ADD NOTES DESCRIBING RES + COMMERCIAL/OFFICE SUBDIVISION (I.E., USES, # UNITS + UNIT SIZES)

* ADD NOTES RE PROPOSED a) LICENSE(S) b) EASEMENT w/ SPACE FOR BOOK PAGE

* ADD WAIVER NOTE (QUOTING WAIVER)

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 PARKS. THIS AGREEMENT IS DESIGNED AND RECORDED UPON RECEIVING SITE PLAN APPROVAL FROM THE CITY OF PORTLAND.



REFERENCE BOOK + PAGE + SHOW LOCATION OF STORMWATER INFRASTRUCTURE ON PLAT.

1/22 PLANNING