

LEGEND

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

EXISTING FEATURES

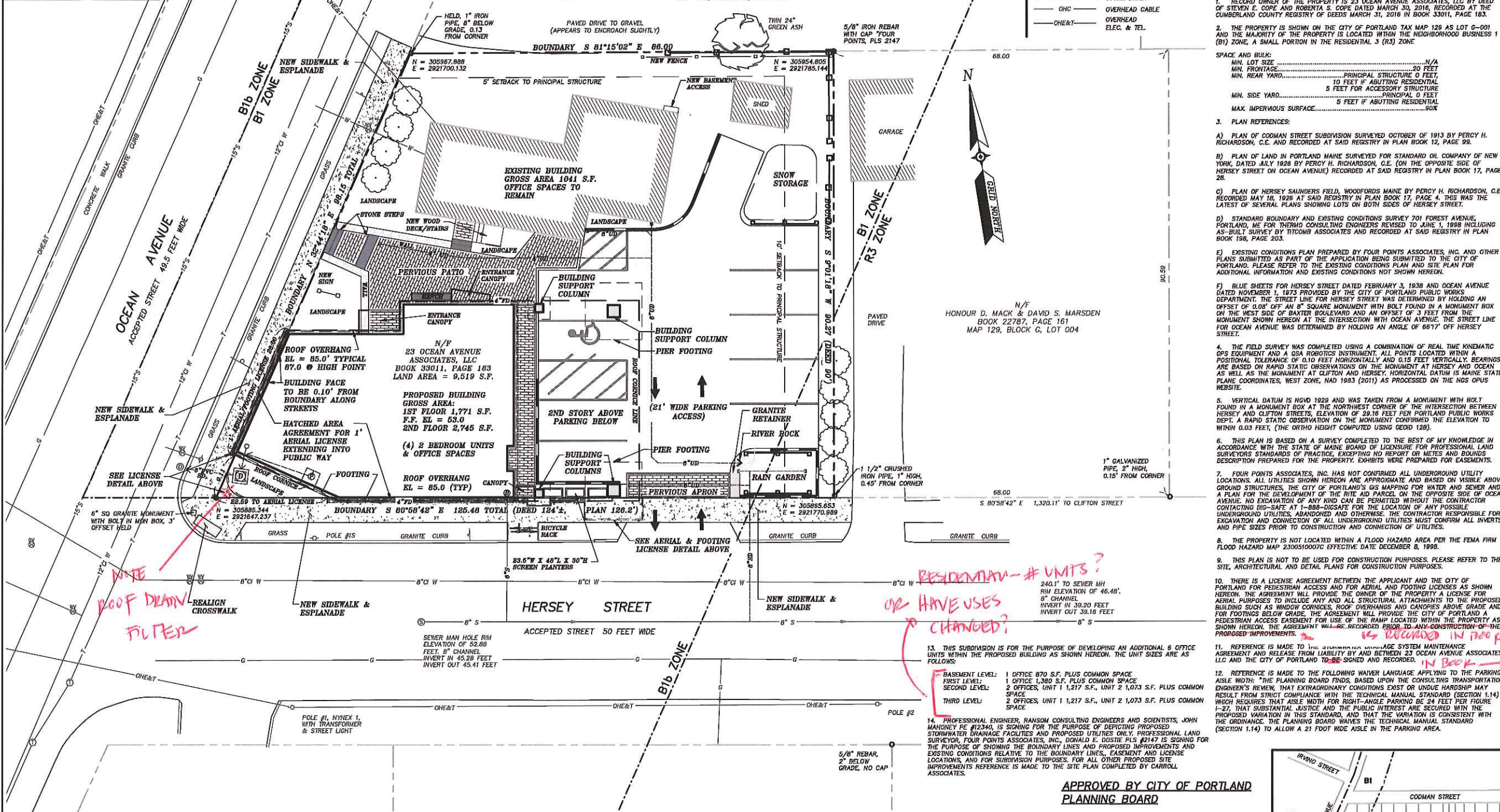
---	SIGN
---	WATER VALVE
---	GAS VALVE
---	UTILITY POLE
---	GUY WIRE
---	HYDRANT
---	CATCH BASIN
---	DRAINAGE MANHOLE
---	SEWER MANHOLE
---	DECIDUOUS TREE

PROPOSED IMPROVEMENTS

---	BUILDING
---	FENCE
---	EDGE PAVEMENT
---	SURFIS
---	CURBING
---	AERIAL/FOOTING LICENSE
---	PUBLIC PEDESTRIAN EASEMENT
---	ZONE BOUNDARY
---	UNDER/FOUNDATION/STORM DRAIN

GENERAL NOTES:

- RECORD OWNER OF THE PROPERTY IS 23 OCEAN AVENUE ASSOCIATES, LLC BY DEED OF STEVEN E. COPE AND ROBERTA S. COPE DATED MARCH 30, 2016, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS MARCH 31, 2016 IN BOOK 33011, PAGE 163.
- 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.

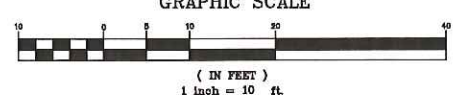


DESIGN TEAM:

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

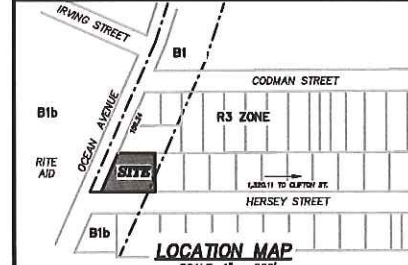
km
 KEVIN MOQUIN ARCHITECT
 Kevin Moquin
 Portland, Maine 04103
 Tel: 207-615-6421
 Website: www.km-a.me



APPROVED BY CITY OF PORTLAND PLANNING BOARD

DATE _____

CHAIRPERSON _____



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

THIS PLAN SHALL NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM FOUR POINTS ASSOCIATES, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.

ADD NOTES & REVISIONS REQUESTED BY CITY OF PORTLAND.	DATE	BY	SCALE	PLAN BY
G	02/14/2017	ADD NOTES & REVISIONS REQUESTED BY CITY OF PORTLAND.	1"=10'	DED
F	12/19/2016	REVISIONS BY DESIGN TEAM TO ADD AERIAL/FOOTING EASEMENT		
E	12/07/2016	REVISE BUILDING PER ARCHITECT, ADD AERIAL/FOOTING EASEMENT		
D	10/17/2016	ADD ROOF OVERHANG ELEV., CHORD BEARING & DIST FOR PED. EASE		
C	09/14/2016	ADD AERIAL EASEMENTS, PEDESTRIAN EASEMENT DETAIL, ADD ZONING		
B	06/07/2016	REVISED PARKING AND SITE FEATURES PER COMMENTS BY PLANNING		
A	06/04/2016	REVISIONS TO BUILDING FOOTPRINT, COLUMNS AND OTHER IMPROVEMENTS PER DESIGN TEAM RECEIVED 06/03/16		
REV:	06/04/2016	ADD PROPOSED BUILDING/PARKING/WALKS, PRELIMINARY SUBMISSION		

PROJ. NO: 15069
 DWG NAME: 23 OCEAN SCALE: 1"=10'
 PLAN BY: DED

JOHN MAHONEY
 PE #2340
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE
 12340
 06/04/2016

DONALD E. DOSTIE
 PLS #2147
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF MAINE
 2147
 06/04/2016

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.
 Donald E. Dostie, PLS, Principal
 9 Roph Avenue, Lewiston, ME 04240
 Tel: 207-577-5840

2/28/17 CITY COMMENTS