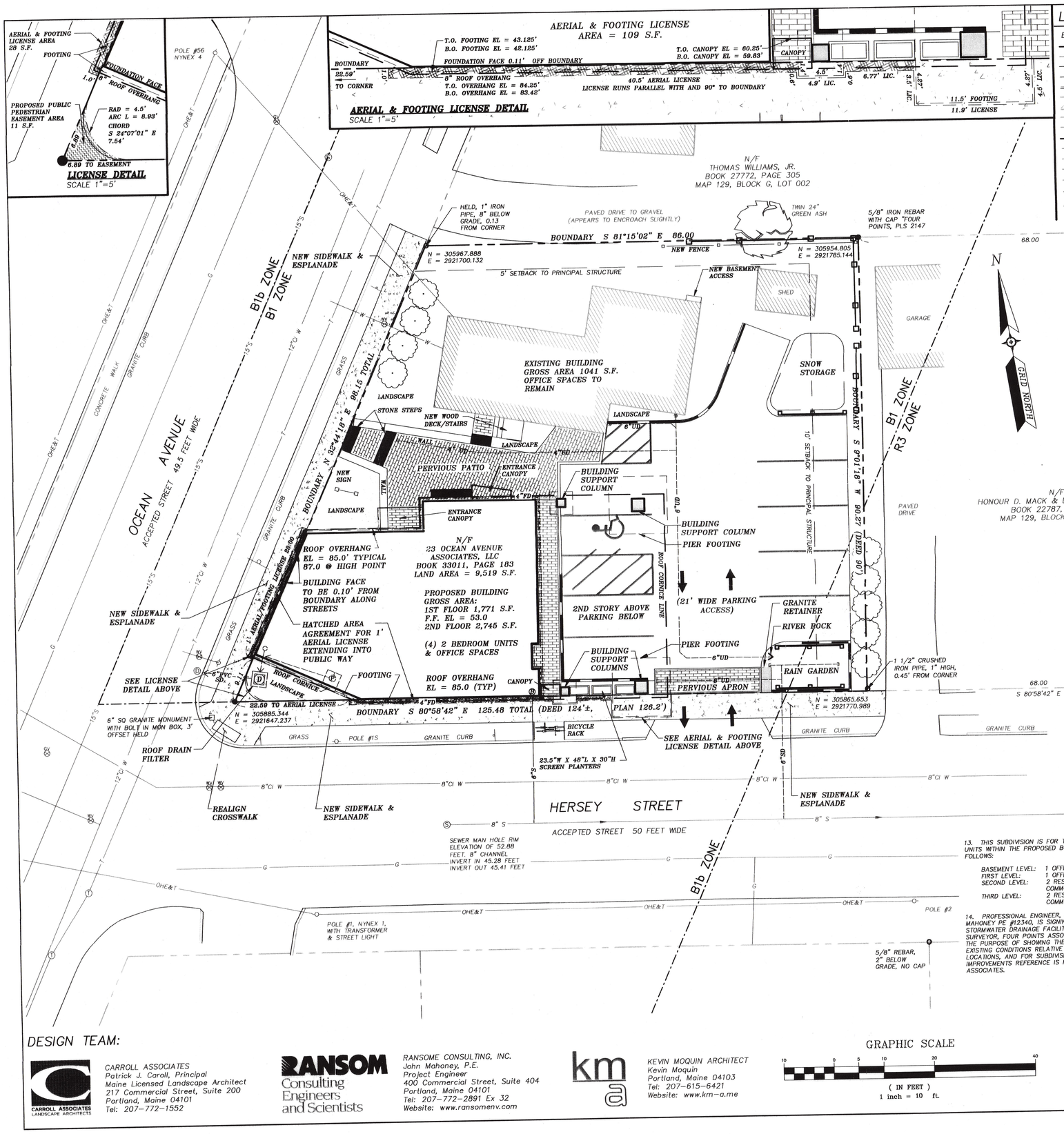


LEGEND

EXISTING FEATURES		EXISTING FEATURES		PROPOSED IMPROVEMENTS	
	SITE BOUNDARY		SIGN		BUILDING
	ABUTTER BOUNDARY		WATER VALVE		FENCE
	SETBACK		GAS VALVE		EDGE PAVEMENT
	EDGE PAVEMENT		UTILITY POLE		SHRUBS
	CURBLINE		GUY WIRE		CURBING
	STOCKADE FENCE		HYDRANT		AERIAL/FOOTING LICENSE
	BUILDING		CATCH BASIN		PUBLIC PEDESTRIAN EASEMENT
	MONUMENT		DRAINAGE MANHOLE		ZONE BOUNDARY
	IRON PIPE/ROD		SEWER MANHOLE		UNDER/FOUNDATION/ STORM DRAIN
	SET IRON REBAR CAP #2147		DECIDUOUS TREE		
6"G	GAS				
8"W	WATER				
8"S	SEWER				
SD	STORM DRAIN				
OHC	OVERHEAD CABLE				
OHE&T	OVERHEAD ELEC. & TEL.				

GENERAL NOTES:

1. 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 183.

2. 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 ..... 20 FEET
- MIN. REAR YARD ..... PRINCIPAL STRUCTURE 0 FEET, 10 FEET IF ABUTTING RESIDENTIAL; 5 FEET FOR ACCESSORY STRUCTURE
- MIN. SIDE YARD ..... PRINCIPAL 0 FEET, 5 FEET IF ABUTTING RESIDENTIAL
- MAX. IMPERVIOUS SURFACE 90%

3. 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 6617' OFF HERSEY STREET.

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 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.

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-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 CONSTRUCTION AND CONNECTION OF UTILITIES.

8. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER THE FEMA FIRM FLOOD HAZARD MAP 2300510007C EFFECTIVE DATE DECEMBER 8, 1998.

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 _____

11. 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 _____.

12. REFERENCE IS MADE TO THE FOLLOWNG 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 UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRES THAT AISLE WIDTH FOR RIGHT-ANGLE PARKING BE 24 FEET PER FIGURE I-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.

APPROVED BY CITY OF PORTLAND PLANNING BOARD

10/25/16 DATE

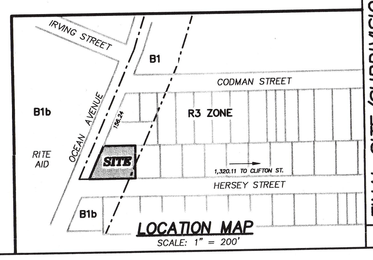
CHAIRPERSON

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.



DESIGN TEAM:

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
CARROLL ASSOCIATES
Patrick J. Caroll, 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 a
KEVIN MOQUIN ARCHITECT
Kevin Moquin
Portland, Maine 04103
Tel: 207-615-6421
Website: www.km-a.me

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

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

REV:	DATE:	STATUS:	DWG NAME: 23 OCEAN	SCALE: 1"=10'	PLAN BY: DED
H	03/03/2017	ADD ROOF DRAIN FILTER LABEL, REVISE NOTES 10, 11 & 13.			
G	02/14/2017	ADD NOTES & REVISIONS REQUESTED BY CITY OF PORTLAND.			
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			
		REVISED PARKING AND SITE FEATURES PER COMMENTS BY PLANNING			
B	06/07/2016	REVISIONS TO BUILDING FOOTPRINT, COLUMNS AND OTHER IMPROVEMENTS PER DESIGN TEAM. RECEIVED 06/06/16			
A	06/04/2016	ADD PROPOSED BUILDING/PARKING/WALKS, PRELIMINARY SUBMISSION			

PROJ. NO: 15069

JOHN MAHONEY
PE #12340

DONALD E. DOSTIE
PLS #2147

The Engineer's Certification Applies to Proposed Stormwater Management Facilities and Proposed Utilities Only.

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

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

PLAN DATE: 06/04/2016