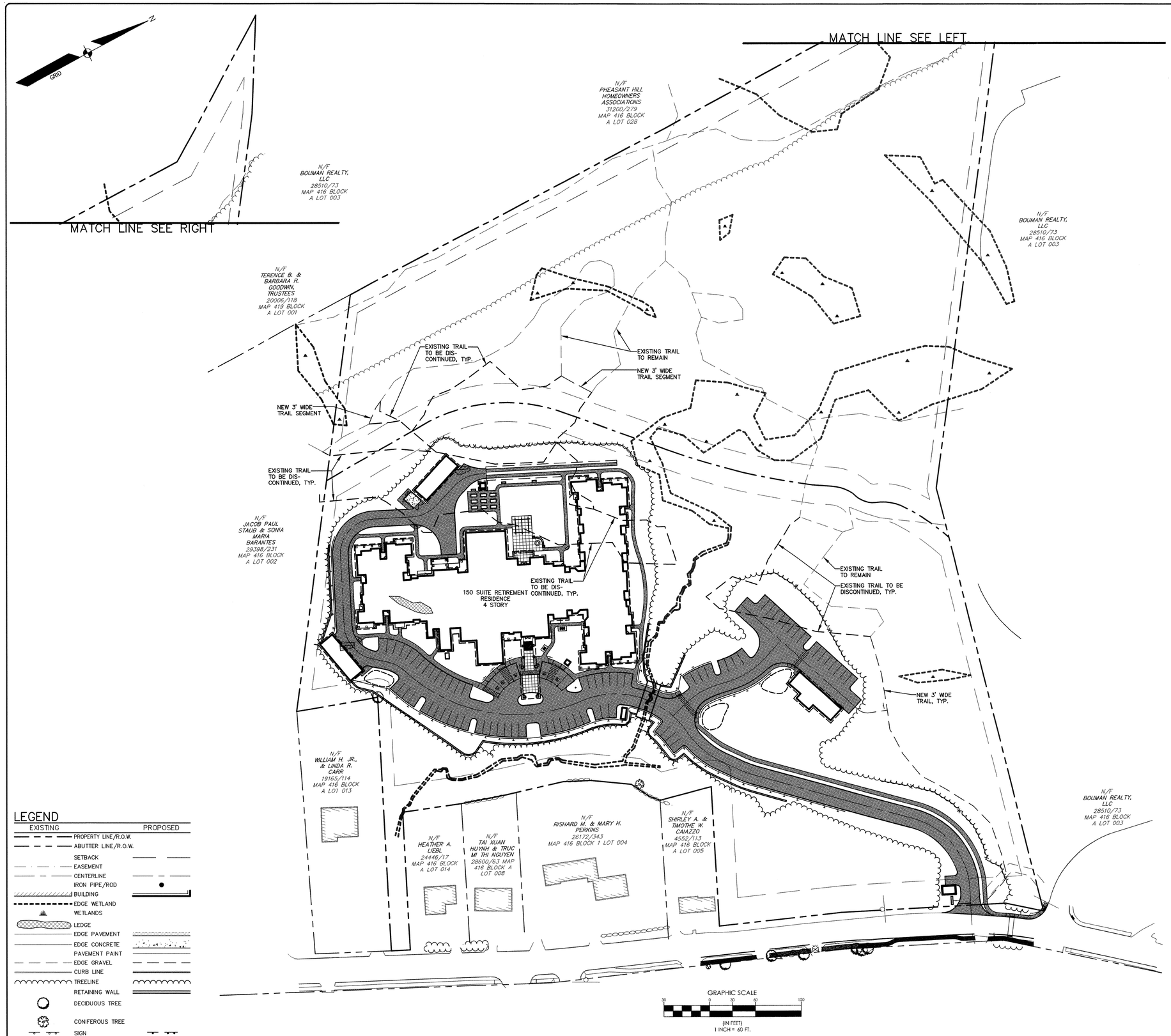
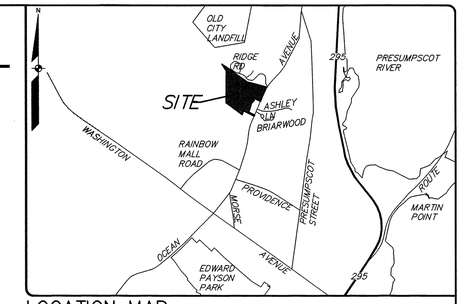


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	IRON PIPE/ROD	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	LEDGE	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS GRAVES HILL LAND COMPANY, LLC BY DEED DATED JULY 1, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21500, PAGE 269.
2. THE PROPERTY IS SHOWN AS LOTS A006, A007 AND A021 ON TAX MAP 416 AND LOT A007 ON TAX MAP 411 OF THE CITY OF PORTLAND TAX MAPS AND IS LOCATED IN THE BOTH THE R-5A RESIDENTIAL ZONE AND R-OS RECREATION AND OPEN SPACE ZONING DISTRICTS.
3. SPACE AND BULK CRITERIA FOR THE R5A AND ROS DISTRICTS ARE AS FOLLOWS:

	R5A	ROS
LOCUS AREA WITHIN ZONING DISTRICT:	10.171 ACRES	8.157 ACRES
MINIMUM LOT SIZE:	1,600 S.F. PER DWELLING UNIT	N/A
MINIMUM FRONTAGE:	50 FEET	N/A
MAXIMUM LOT COVERAGE:	30%	25%
MINIMUM LOT WIDTH:	60 FEET	N/A
MINIMUM RECREATION OPEN SPACE:	200 S.F. PER DWELLING UNIT	N/A
MINIMUM FRONT YARD:	35 FEET	25 FEET
MINIMUM SIDE YARD:	16 FEET	12 FEET
MINIMUM REAR YARD:	25 FEET	25 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET	N/A

* SEE BUILDING LENGTH GREATER THAN 100'.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 798,387.448 SQUARE FEET OR 18.328 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER 2014 AND JANUARY 2015.
6. PLAN REFERENCES:

   A. "PLAN SHOWING A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR DIANE DOYLE, (MAILING ADDRESS: 16 TIFFANY LANE, SACO, ME 04072) PARCEL LOCATED AT OCEAN AVENUE, PORTLAND, MAINE" DATED JULY 8, 2002 AND REVISED THROUGH FEBRUARY 11, 2005 BY DOW & COULOMBE, INC. SHEETS 1 & 2 OF 2. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 293 & PAGE 294.

   B. "ASBUILT SURVEY PLAN OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR RECORD OWNER OCEAN RIDGE REALTY, LLC, 91 OLD OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED NOVEMBER 29, 2005 BY SEBAGO TECHNICS, INC., PROJECT NO. 84180.

   C. "BOUNDARY SURVEY & LOT DIVISION 752 OCEAN AVENUE, PORTLAND, MAINE MADE FOR DONALD ANSPACH, 752 OCEAN AVENUE, PORTLAND, MAINE" DATED MAY 25, 2004 AND REVISED THROUGH JUNE 18, 2008 BY TITCOMB ASSOCIATES, JOB NO. 87114.1.

   D. "STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OCEAN AVENUE, PORTLAND, MAINE MADE FOR THE FINCH GROUP, 160 FEDERAL STREET, BOSTON, MA." DATED JULY 30, 1992 BY TITCOMB ASSOCIATES, JOB NO. 87114M.

   E. "OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR OCEAN RIDGE REALTY, LLC, 91 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED APRIL 3, 2001 AND REVISED THROUGH DECEMBER 3, 2002 BY SEBAGO TECHNICS, INC., PROJECT NO. 84180, SHEETS 15 & 16 OF 18 SHEETS.

   F. "OCEAN AVENUE RECONSTRUCTION PHASE 3 AND PHASE 4, PLAN AND PROFILE STA. 122+00 TO STA. 127+50" DATED AUGUST 31, 2007 BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING SECTION, PROJECT NO. C04517, SHEETS 6 & 7 OF 23 SHEETS

   G. "AMENDED SUBDIVISION PLAN OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR RECORD OWNER OCEAN RIDGE REALTY, LLC, 91 OLD OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED MARCH 6, 2001 AND REVISED THROUGH MARCH 13, 2003 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 203, PAGE 264 AND SUPERCEDES A PLAN RECORDED IN PLAN BOOK 202, PAGE 725.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON WERE OBSERVED IN NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS HAVE BEEN CONVERTED TO NGVD29 UTILIZING THE U.S.ARMY CORPS OF ENGINEERS CORPSCON 6.0.1 SOFTWARE. THE CONVERSION IN THIS VICINITY IS 0.70 FEET HIGHER THAN NAVD88. ELEVATIONS ARE TIED TO THE CITY OF PORTLAND, MAINE VERTICAL DATUM.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0007 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2001 AND REVIEWED IN APRIL 2014 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN THE PROPOSED DEVELOPMENT AREAS WERE LOCATED BY GROUND SURVEY. WETLAND FLAGS OUTSIDE OF THE PROPOSED DEVELOPMENT AREA WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.
11. WITH REFERENCE TO ITEM 18 OF THE ALTA TABLE A, THE AREA ADJOINING THE NORTHERLY AND WESTERLY SIDELINES OF LAND OF CAIAZZO IS CLUTTERED WITH CONSTRUCTION AND RESIDENTIAL DEBRIS, TWO OLD VEHICLES AND ASSORTED HOUSEHOLD LITTER.

    THE AREA IN THE VICINITY OF THE USGS CONTROL DISKS IS ALSO BEING USED AS A DUMP SITE FOR LAWN DEBRIS BY THE ADJOINING CONDOMINIUM PROJECT.
12. EXISTING FOOTPATHS/TRAILS ARE AS DEPICTED HEREON, THEY ARE TYPICALLY ±2 FEET WIDE.

STATE OF MAINE ROBERT A. MOSHER No. 6500 LICENSED PROFESSIONAL ENGINEER 1-22-16

DESIGNED	CHECKED
PDO	RAM

REV.	BY:	DATE:	STATUS:
C	RAM	1-22-16	RESPONSE TO CITY CONDITIONS OF APPROVAL
B	RAM	11-20-15	RESPONSE TO CITY COMMENTS
A	RAM	9-18-15	PLAN SUBMISSION TO CITY OF PORTLAND

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, WITHOUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-795-5656

OVERALL SITE PLAN
OF:
PORTLAND RETIREMENT RESIDENCE
802 OCEAN AVENUE
PORTLAND, ME
FOR:
HAWTHORN DEVELOPMENT GROUP, LLC
9310 NE VANCOUVER MALL DR., STE200
VANCOUVER, WA 98662-8210

PROJECT NO.	SCALE
14432	1" = 60'

SHEET 4 OF14

144325.dwg, TAB:S