

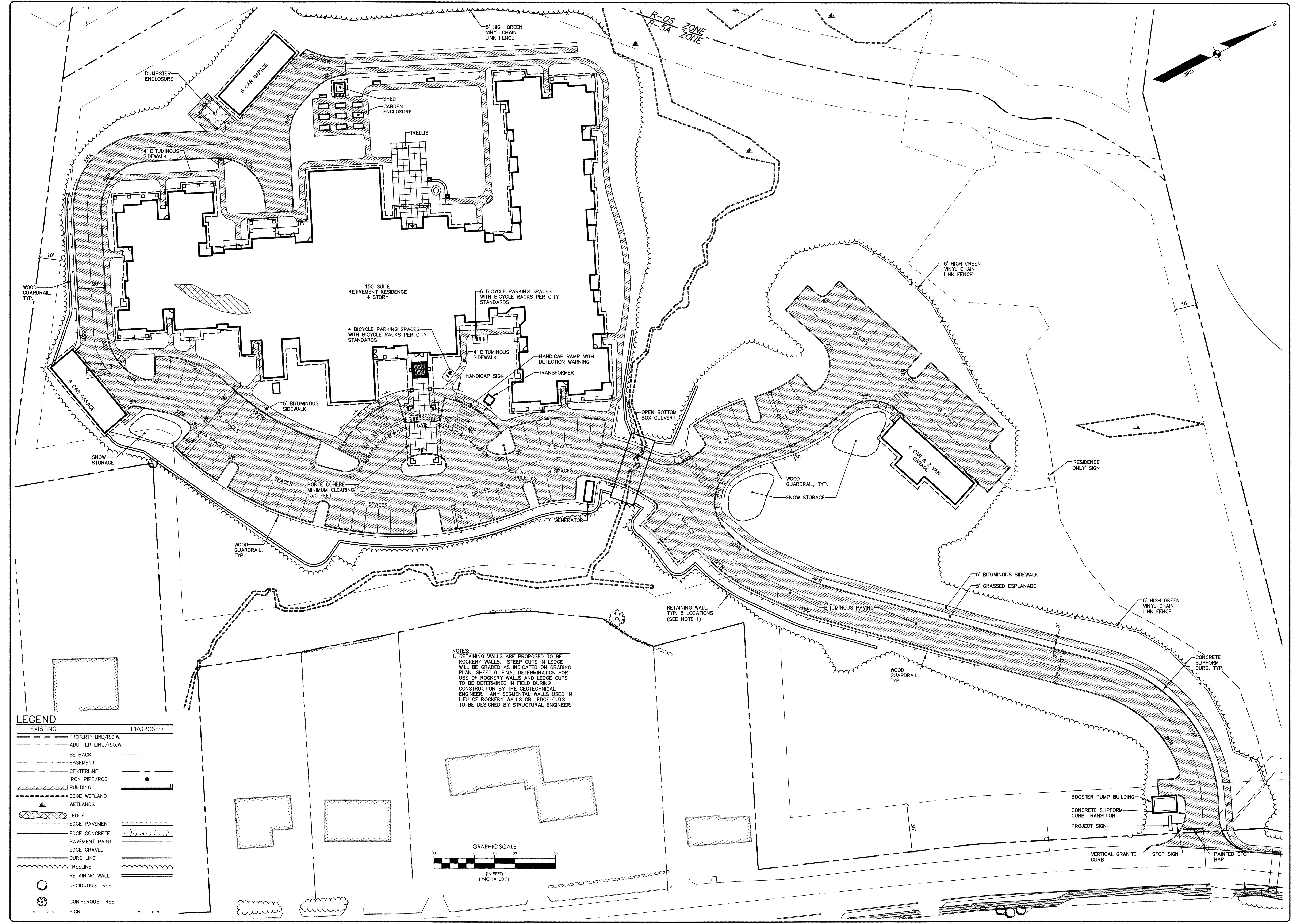
DESIGNED	CHECKED
PDO	RAM
C RAM 1-22-16 RESPONSE TO CITY CONDITIONS OF APPROVAL	
B RAM 11-20-15 RESPONSE TO CITY COMMENTS	
A RAM 9-18-15 PLAN SUBMISSION TO CITY OF PORTLAND	
REV. BY:	DATE: / / STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

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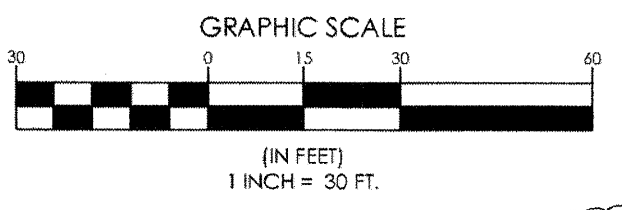
SITE PLAN
OF:
PORTLAND RETIREMENT RESIDENCE
802 OCEAN AVENUE
PORTLAND, ME
FOR:
HAWTHORN DEVELOPMENT GROUP, LLC
9310 NE VANCOUVER MALL DR., STE200
VANCOUVER, WA 98662-9210

PROJECT NO.	SCALE
14432	1" = 30'

SHEET 5 OF 14



NOTES:
1. RETAINING WALLS ARE PROPOSED TO BE ROCKERY WALLS. STEEP CUTS IN LEDGE WILL BE GRADED AS INDICATED ON GRADING PLAN, SHEET 6. FINAL DETERMINATION FOR USE OF ROCKERY WALLS AND LEDGE CUTS TO BE DETERMINED IN FIELD DURING CONSTRUCTION BY THE GEOTECHNICAL ENGINEER. ANY SEGMENTAL WALLS USED IN LIEU OF ROCKERY WALLS OR LEDGE CUTS TO BE DESIGNED BY STRUCTURAL ENGINEER.



LEGEND

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