



DESIGNED	CHECKED
PDO	RAM

REV. NO.	DATE	STATUS
C	1-22-16	RESPONSE TO CITY CONDITIONS OF APPROVAL
B	11-20-15	RESPONSE TO CITY COMMENTS
A	9-18-15	PLAN SUBMISSION TO CITY OF PORTLAND
REV. BY:	DATE:	STATUS:

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

**SEBAGO**  
TECHNIQS

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75 John Roberts Rd., Suite 250  
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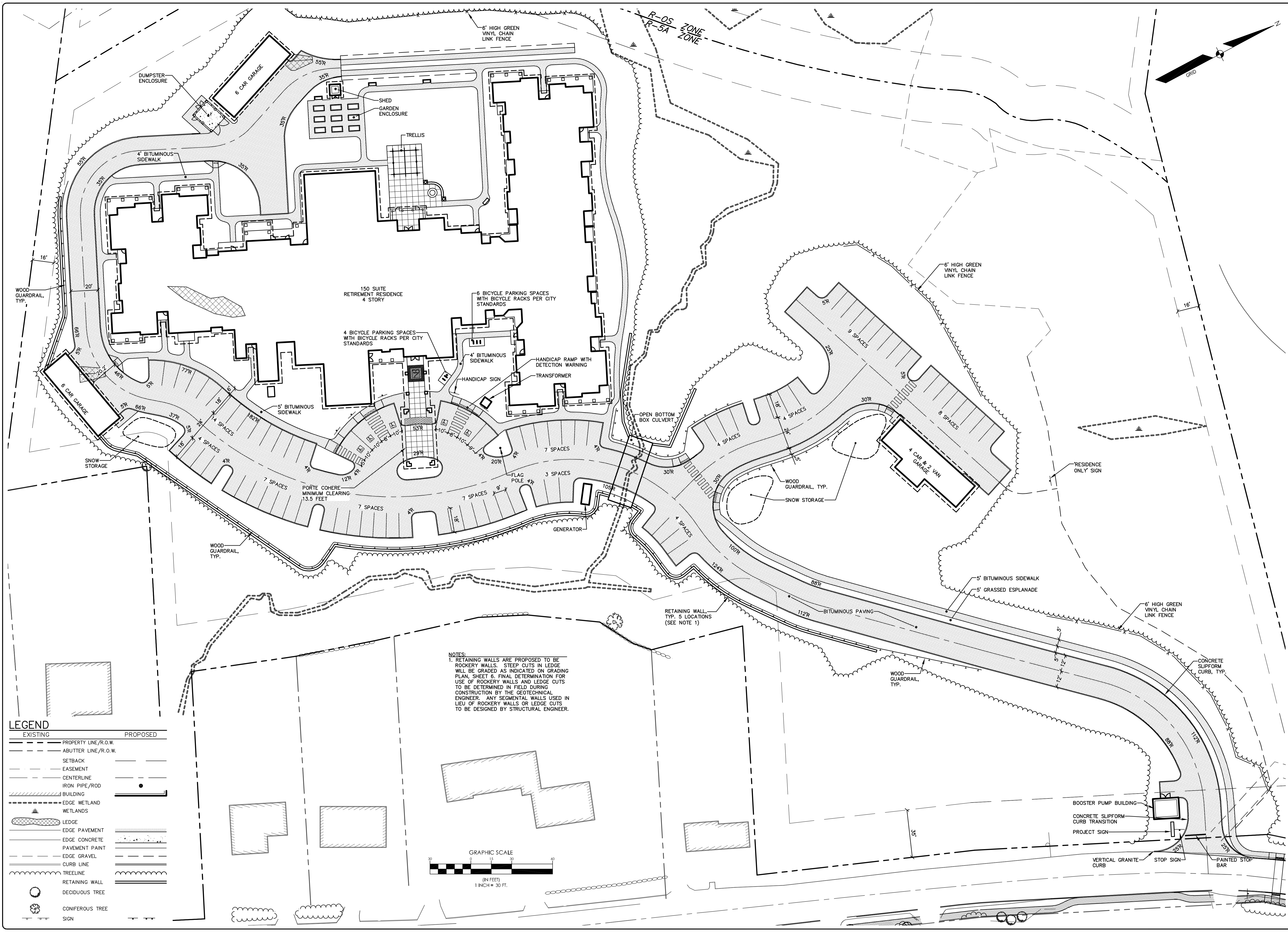
250 Goddard Rd., Suite 04240  
Lewiston, ME 04240  
Tel: 207-783-5656

**SITE PLAN**  
OF  
**PORTLAND RETIREMENT RESIDENCE**  
802 OCEAN AVENUE  
PORTLAND, ME

FOR:  
**HAWTHORN DEVELOPMENT GROUP, LLC**  
9310 NE VANCOUVER WALL DR., STE200  
VANCOUVER, WA 98662-8210

PROJECT NO.	SCALE
14432	1" = 30'

DATE OF APPROVAL: Dec. 8, 2015  
PLANNER: Barbara Barhydt  
PROJECT NO.: 2015-164



**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 PAVEMENT PAINT	EDGE CONCRETE 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

**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.

