



STATE OF MAINE
GEOFFREY R. ALFA
 No. 9679
LICENSED PROFESSIONAL ENGINEER
 10/16/19

CIVIL CONSULTANTS

CIVIL CONSULTANTS
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NOTES:

- THE PURPOSE OF THIS PLAN IS TO INDICATE A PROPOSED BUILDING ADDITION TO THE RESTAURANT. THE PROPOSED ADDITION MEETS THE REQUIREMENTS FOR EXPANSION BASED ON THE TOWN OF OGUNQUIT ZONING ORDINANCE AND CODE ENFORCEMENT DETERMINATION.
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS IN 1986, 2001, 2015 AND ON MARCH 21, 2019.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NCS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2002.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW), BARLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000015530 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.74']
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DISSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ASSESSOR'S INFORMATION: TOWN OF OGUNQUIT ASSESSORS MAP 12, LOTS 49 AND 50
- RECORD OWNERS: LOT 49 - DAVID GIARUSSO, JR. LOT 50 - DAVID P. GIARUSSO, JR.
- DEED REFERENCES: LOT 49 - Y.C.R.D. 14537/331 LOT 50 - Y.C.R.D. 17048/261
- THIS PLAN HAS BEEN PREPARED TO DEPICT THE FRONT BUILDING SETBACK LINE ALONG ROUTE ONE IN RELATIONSHIP TO THE BUILDING AND PATIO AREA. THE SIDE AND REAR BOUNDARY LINES DEPICTED HEREON WERE COMPILED FROM PLANS REFERENCED HEREON AND MONUMENTATION LOCATED IN THE FIELD BETWEEN 1986 AND PRESENT. CIVIL CONSULTANTS HAS NOT COMPLETED A COMPREHENSIVE BOUNDARY RETRACEMENT SURVEY.
- REFERENCE IS MADE TO "PARKING LOT MAINTENANCE AGREEMENT (INCLUDING RECIPROCAL EASEMENTS)", RECORDED AT Y.C.R.D. 14537/333.
- REFERENCE IS MADE TO A "NOTICE OF LAYOUT AND TAKING" BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, RECORDED AT Y.C.R.D. 16939/224.
- THE SIDELINE OF MAIN STREET (U.S. ROUTE 1) AS DEPICTED HEREON IS BASED ON COORDINATES AND GEOMETRY CONTAINED IN REFERENCE PLAN 2. THE HISTORICAL SIDELINE OF MAIN STREET IS BASED ON REFERENCE PLANS 3-7.
- THE LOCUS PROPERTY IS IN THE GB2 (GENERAL BUSINESS DISTRICT 2) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE (WITH PUBLIC WATER AND SEWER)=20,000 S.F.; MINIMUM NET RESIDENTIAL AREA PER DWELLING UNIT (WITH PUBLIC WATER AND SEWER)=20,000 S.F.; MINIMUM STREET FRONTAGE=100'; MINIMUM FRONT SETBACK=30'; MINIMUM SIDE AND REAR SETBACKS=15' (25' IF ABUTTING A RESIDENTIAL USE); MAXIMUM BUILDING COVERAGE (WITH PUBLIC WATER AND SEWER)=30%; MAXIMUM BUILDING HEIGHT=35' (2-1/2 STORIES). FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF OGUNQUIT ZONING ORDINANCE.

REFERENCE PLANS:

- "LIMITED EXISTING CONDITIONS SURVEY OF ANGELINA'S RESTAURANTE AND WINE BAR, 655 MAIN STREET, TAX MAP 13, LOTS 49 AND 50, OGUNQUIT, YORK COUNTY, MAINE, PREPARED FOR: DAVID GIARUSSO, CLIENT ADDRESS: P.O. BOX 1332, OGUNQUIT, ME 03907", DATED APRIL 3, 2019, PREPARED BY CIVIL CONSULTANTS

LEGEND:

10242/225	DEED BOOK / PAGE NUMBER
CONC.	CONCRETE
N/F	NOW OR FORMERLY
RETWALL	RETAINING WALL
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
U	UTILITY POLE
GW	GUY WIRE
OW	OVERHEAD WIRES
GL	GROUND LIGHT
EJB	ELECTRIC JUNCTION BOX
MH	MANHOLE
WSO	WATER SHUT OFF
WM	WATER METER
CB	CATCH BASIN
CO	CLEAN OUT
S	SIGN
SB	SURVEY BENCHMARK
SE	SPOT ELEVATION
EIF	EXISTING IRON PIPE (AS NOTED)
EN	EXISTING NAIL (AS NOTED)
LPBL	LOCUS PARCEL BOUNDARY LINE
APBL	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
MW	MAGNAIL W/BRASS FLASHER MARKED "CIVIL CONSULTANTS" (TO BE SET)

DATE	INT.	REVISIONS	NO.
			1

PREPARED FOR:
 DAVID P. GIARUSSO, JR.
 ADDRESS:
 P.O. BOX 526
 OGUNQUIT, ME 03907

PROPOSED BUILDING ADDITION
ANGELINA'S RESTAURANTE AND WINE BAR
655 MAIN STREET, TAX MAP 13, LOTS 49 & 50
OGUNQUIT, YORK COUNTY, MAINE

PREPARED FOR:
 DAVID P. GIARUSSO
 655 MAIN ST., OGUNQUIT, MAINE

CLIENT ADDRESS:

DATE: 10/16/19
 DRAWN BY: CRA
 CHECKED BY:
 APPROVED BY:

PROPOSED BLDG / SEATING ADDITION

PROJECT NO: 1519800

SK1

SHEET: 1 OF 1

TAX MAP 13, LOT 48
 N/F
 THE FALLS AT OGUNQUIT
 RESORT CONDOMINIUM
 Y.C.R.D. 10583/73

TAX MAP 13, LOT 49
 DAVID GIARUSSO, JR.
 Y.C.R.D. 14537/331

TAX MAP 13, LOT 48
 N/F
 THE FALLS AT OGUNQUIT
 RESORT CONDOMINIUM
 Y.C.R.D. 10583/73

TAX MAP 12, LOT 19
 N/F
 KETTLE KNOLL CONDOMINIUM
 Y.C.R.D. 8541/307

TAX MAP 13, LOT 50
 DAVID P. GIARUSSO, JR.
 Y.C.R.D. 17048/261

MAIN STREET (U.S. ROUTE 1)
 (PAVED)