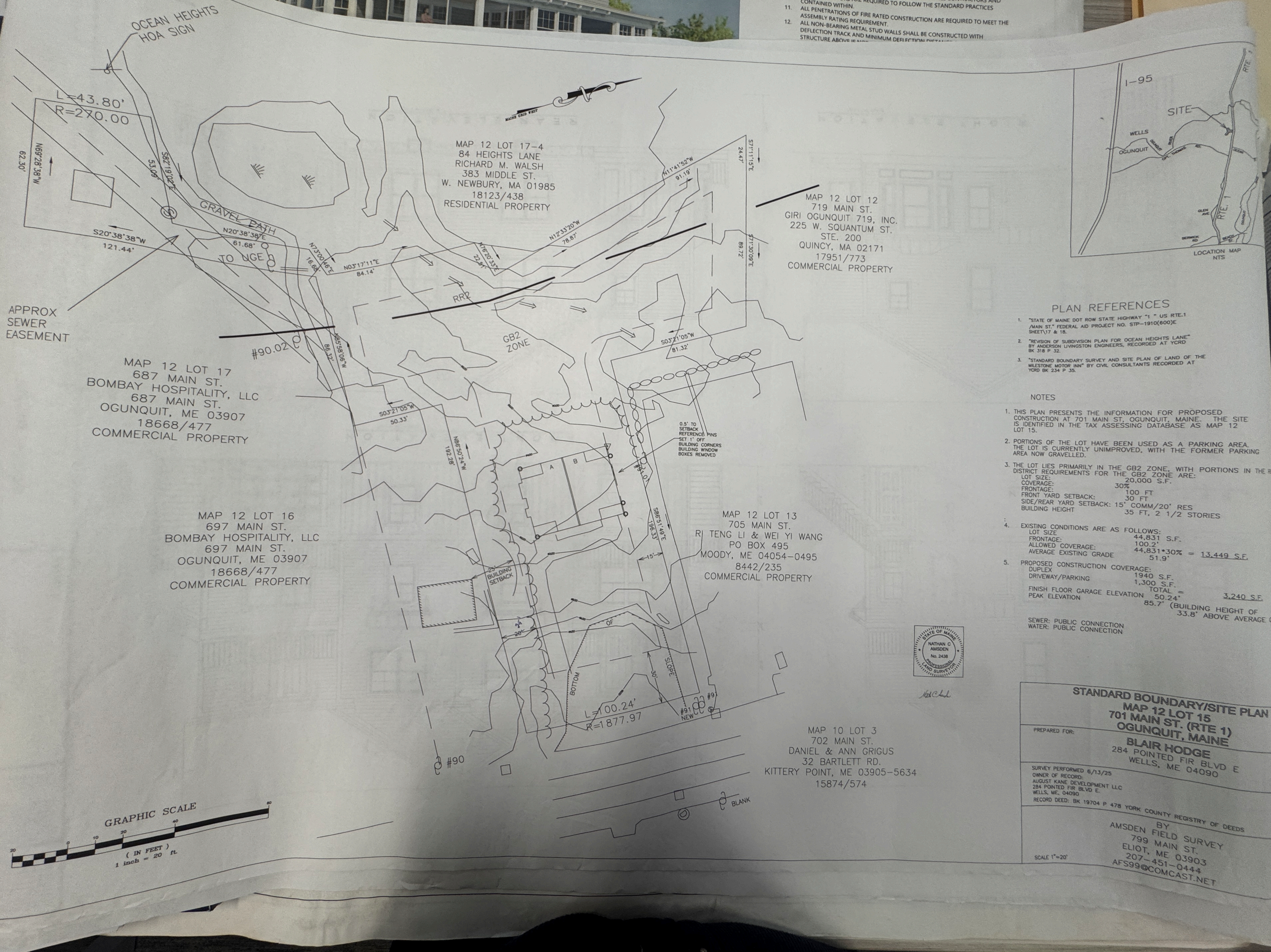


10. DRAWINGS AND SPECIFICATIONS UTILIZE REFERENCES TO INDUSTRY DESIGN, CONSTRUCTION, AND PROCESS STANDARDS BY APPLICABLE TRADE AND MATERIAL ORGANIZATIONS. THESE DOCUMENTS SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY SUCH REFERENCES. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARD PRACTICES CONTAINED WITHIN.
11. ALL PENETRATIONS OF FIRE RATED CONSTRUCTION ARE REQUIRED TO MEET THE ASSEMBLY RATING REQUIREMENT.
12. ALL NON-BEARING METAL STUD WALLS SHALL BE CONSTRUCTED WITH DEFLECTION TRACK AND MINIMUM DEFLECTION DISTANCE



PLAN REFERENCES

1. "STATE OF MAINE DOT ROW STATE HIGHWAY "1 " US RTE.1 /MAIN ST." FEDERAL AID PROJECT NO. STP-1910(600)E SHEET\17 & 18.
2. "REVISION OF SUBDIVISION PLAN FOR OCEAN HEIGHTS LANE" BY ANDERSON LIVINGSTON ENGINEERS, RECORDED AT YCRD BK 318 P 32.
3. "STANDARD BOUNDARY SURVEY AND SITE PLAN OF LAND OF THE MILESTONE MOTOR INN" BY CIVIL CONSULTANTS RECORDED AT YCRD BK 234 P 35.

NOTES

1. THIS PLAN PRESENTS THE INFORMATION FOR PROPOSED CONSTRUCTION AT 701 MAIN ST, OGUNQUIT, MAINE. THE SITE IS IDENTIFIED IN THE TAX ASSESSING DATABASE AS MAP 12 LOT 15.
2. PORTIONS OF THE LOT HAVE BEEN USED AS A PARKING AREA. THE LOT IS CURRENTLY UNIMPROVED, WITH THE FORMER PARKING AREA NOW GRAVELLED.
3. THE LOT LIES PRIMARILY IN THE GB2 ZONE, WITH PORTIONS IN THE RR2 DISTRICT REQUIREMENTS FOR THE GB2 ZONE ARE:

LOT SIZE:	20,000 S.F.
COVERAGE:	30%
FRONTAGE:	100 FT
FRONT YARD SETBACK:	30 FT
SIDE/REAR YARD SETBACK:	15' COMM/20' RES
BUILDING HEIGHT	35 FT, 2 1/2 STORIES

4. EXISTING CONDITIONS ARE AS FOLLOWS:

LOT SIZE	44,831 S.F.
FRONTAGE:	100.2'
ALLOWED COVERAGE:	44,831*30% = 13,449 S.F.
AVERAGE EXISTING GRADE	51.9'

5. PROPOSED CONSTRUCTION COVERAGE:

DUPLEX	1940 S.F.
DRIVEWAY/PARKING	1,300 S.F.
	TOTAL = 3,240 S.F.
FINISH FLOOR GARAGE ELEVATION	50.24'
PEAK ELEVATION	85.7' (BUILDING HEIGHT OF 33.8' ABOVE AVERAGE GRADE)

SEWER: PUBLIC CONNECTION
WATER: PUBLIC CONNECTION

STATE OF MAINE
NATHAN C. AMSDEN
No. 2438
PROFESSIONAL LAND SURVEYOR

STANDARD BOUNDARY/SITE PLAN
MAP 12 LOT 15
701 MAIN ST. (RTE 1)
OGUNQUIT, MAINE

PREPARED FOR:
BLAIR HODGE
284 POINTED FIR BLVD E
WELLS, ME 04090

SURVEY PERFORMED 6/13/25
OWNER OF RECORD:
AUGUST KANE DEVELOPMENT LLC
284 POINTED FIR BLVD E.
WELLS, ME. 04090
RECORD DEED: BK 19704 P 478 YORK COUNTY REGISTRY OF DEEDS

BY
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SCALE 1"=20'