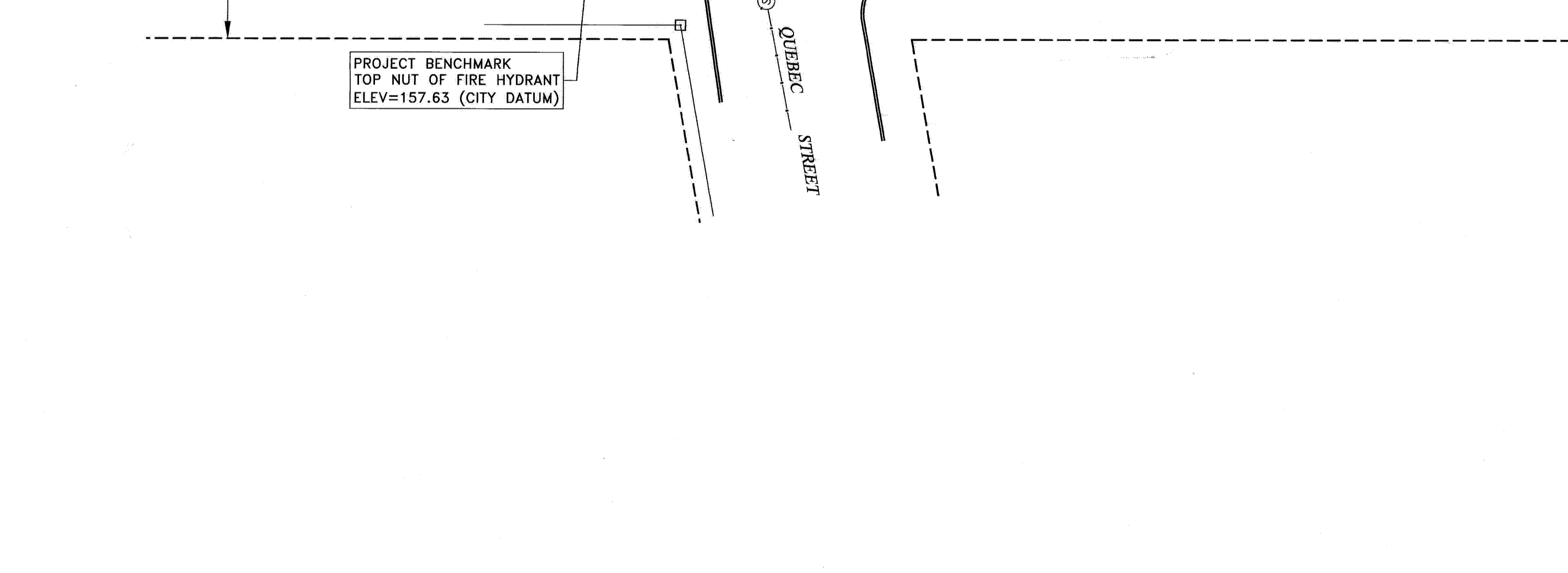
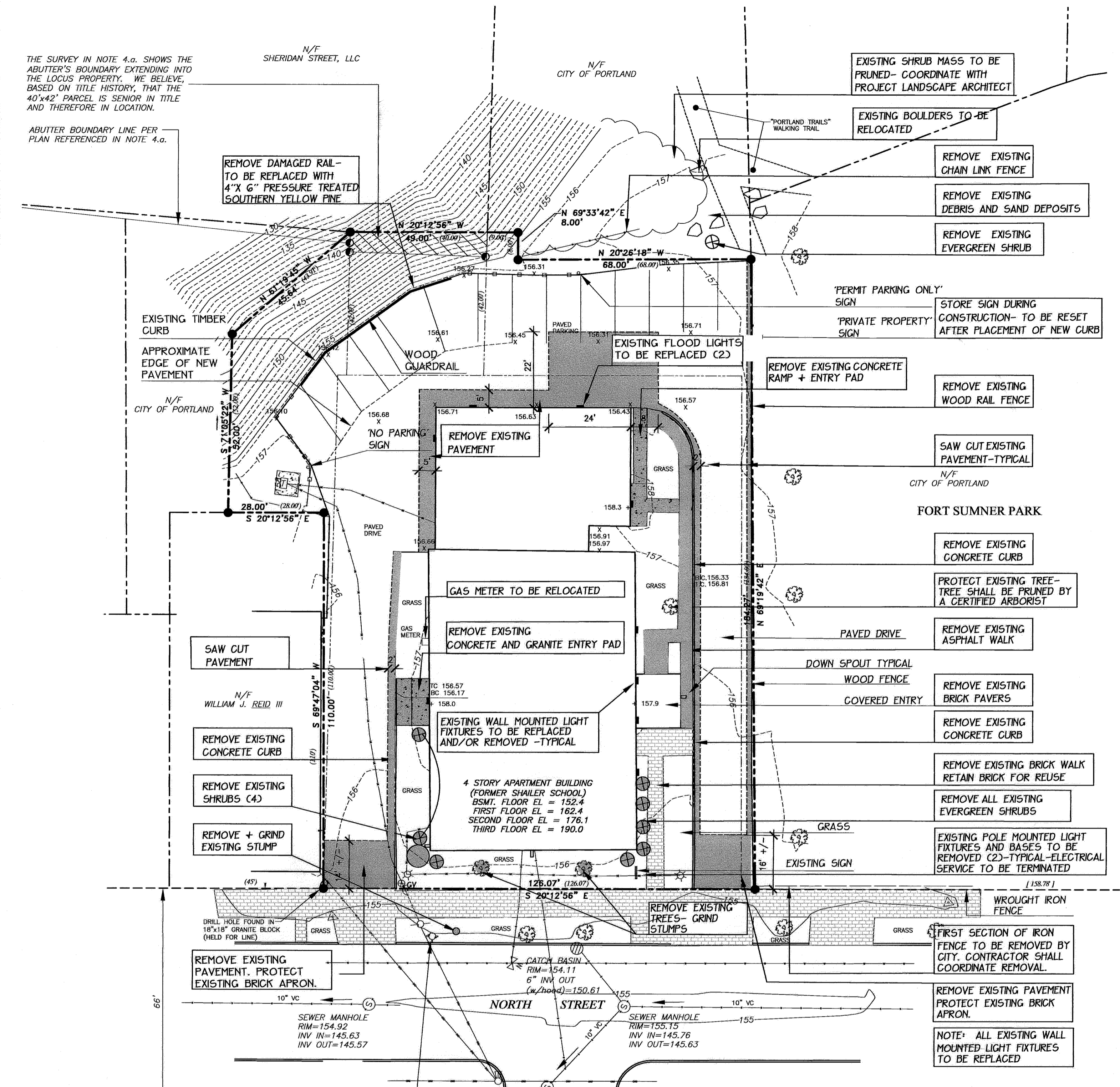


THE SURVEY IN NOTE 4.a. SHOWS THE ABUTTER'S BOUNDARY EXTENDING INTO THE LOCUS PROPERTY. WE BELIEVE, BASED ON TITLE HISTORY, THAT THE 40'x42' PARCEL IS SENIOR IN TITLE AND THEREFORE IN LOCATION.

ABUTTER BOUNDARY LINE PER PLAN REFERENCED IN NOTE 4.a.

N/F SHERIDAN STREET, LLC

N/F CITY OF PORTLAND



EXISTING SHRUB MASS TO BE PRUNED- COORDINATE WITH PROJECT LANDSCAPE ARCHITECT

EXISTING BOULDERS TO BE RELOCATED

REMOVE EXISTING CHAIN LINK FENCE

REMOVE EXISTING DEBRIS AND SAND DEPOSITS

REMOVE EXISTING EVERGREEN SHRUB

'PERMIT PARKING ONLY' SIGN

'PRIVATE PROPERTY' SIGN

REMOVE EXISTING CONCRETE RAMP + ENTRY PAD

REMOVE EXISTING WOOD RAIL FENCE

SAW CUT EXISTING PAVEMENT-TYPICAL

REMOVE EXISTING CONCRETE CURB

PROTECT EXISTING TREE- TREE SHALL BE PRUNED BY A CERTIFIED ARBORIST

REMOVE EXISTING ASPHALT WALK

REMOVE EXISTING BRICK PAVERS

REMOVE EXISTING CONCRETE CURB

REMOVE EXISTING BRICK WALK RETAIN BRICK FOR REUSE

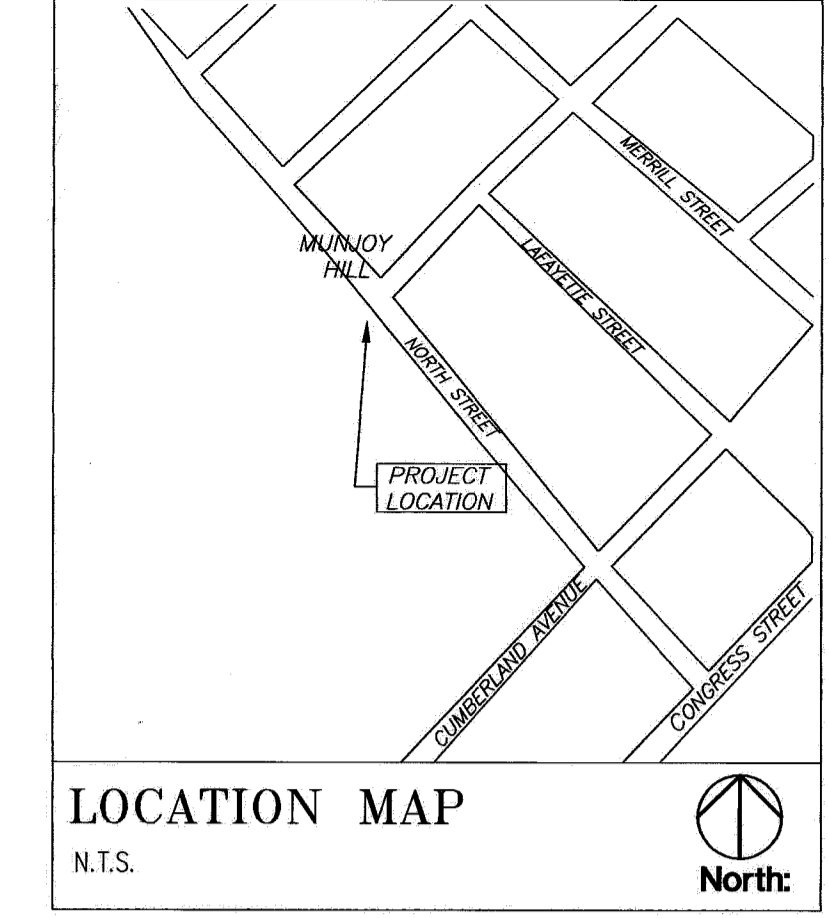
REMOVE ALL EXISTING EVERGREEN SHRUBS

EXISTING POLE MOUNTED LIGHT FIXTURES AND BASES TO BE REMOVED (C2)-TYPICAL-ELECTRICAL SERVICE TO BE TERMINATED

REMOVE EXISTING IRON FENCE

REMOVE EXISTING PAVEMENT PROTECT EXISTING BRICK APRON.

NOTE: ALL EXISTING WALL MOUNTED LIGHT FIXTURES TO BE REPLACED



Prepared For:
 Owner:
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GENERAL NOTES

1. TOTAL SITE AREA 25,236 SF
2. ZONING DISTRICT R-6 ZONE
3. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM MUNJOY HILL HOUSING ASSOCIATION TO SHALER EMERSON ASSOCIATES DATED FEBRUARY 2, 1984 AND RECORDED IN DEED BOOK G387, PAGE 18B, AND IN A DEED FROM THE CITY OF PORTLAND TO SHALER EMERSON ASSOCIATES, DATED JANUARY 6, 1984 AND RECORDED IN DEED BOOK 6405, PAGE 1.
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. 'BOUNDARY SURVEY/EXISTING CONDITIONS PLAN AT 121 + 135 SHERIDAN STREET, PORTLAND, MAINE' BY BACK BAY BOUNDARY, INC., DATED JUNE 7, 2005, (NOT RECORDED).
 - B. 'FORT SUMNER PARK DEDICATION, CITY OF PORTLAND' BY LARRY SLAUGHTER, DATED DECEMBER 3, 1982, (NOT RECORDED).
 - C. 'TOPOGRAPHIC AND PROPERTY SURVEY, SHALER SCHOOL, NORTH STREET' BY LARRY SLAUGHTER, DATED NOVEMBER 11, 1982, (NOT RECORDED).
6. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 13, BLOCK K, PARCEL 1.
7. BULK AND SPACE REQUIREMENTS:
 - MINIMUM LOT SIZE = 4500 S.F.
 - MINIMUM LOT WIDTH = 50'
 - SETBACKS:
 - FRONT = 10 FEET
 - SIDES = 12 FEET (4 STORY)
 - REAR = 20 FEET
8. THE WIDTH AND LAYOUT OF NORTH STREET WAS TAKEN FROM CITY OF PORTLAND STREETLINE RECORDS AND MONUMENTS FOUND. SAID WIDTH IS 66'.
9. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. 'SOIL CONTROL EASEMENT' FROM CATERNA TO CITY OF PORTLAND, DATED JUNE 14, 1977 AND RECORDED IN DEED BOOK 4055, PAGE 22.
 - b. 'EASEMENT TO CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE + TELEGRAPH' FOR UNDERGROUND POWER LINE FROM POLE 7.1 TO TRANSFORMER A5 SHOWN ON THIS PLAN, DATED JUNE 7, 1984 AND RECORDED IN DEED BOOK G586, PAGE 19D.
10. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR TB1 DESCRIPTION.
11. THE UTILITIES SHOWN ON THIS PLAN WERE MARKED BY DIG SMART OF MAINE ON MAY 11, 2004 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
12. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
13. DISPOSAL OF ALL BITUMINOUS PAVEMENT AND CONCRETE CURB SHALL BE AT A LICENSED RECYCLING FACILITY.

LEGEND

PROPERTY LINE	---	OVERHEAD UTILITY	—OHU—
INTERIOR PROPERTY LINE	- - -	UNDERGROUND ELECTRIC	—UE—
IRON PIPE	—●— I.R.F./I.P.F.	SEWER LINE	—S—
GRANITE MONUMENT	■	WATER LINE	—W—
EDGE OF PAVEMENT	—	DECIDUOUS TREE	—D—
CURB	—	TRANSFORMER	—T—
ABUTTER	—	SEWER MANHOLE	—S—
UTILITY POLE	—	CONTOUR	—50—
WATER VALVE	—	SPOT ELEVATION	+150.2
HYDRANT	—	R.O.W. LINE	—
UTILITY DRAIN	—	CONCRETE	—
POLE MOUNTED LIGHT	—	WATER DOWN SPOUT	—
BUILDING MOUNTED LIGHT	—	ITEM FOR REMOVAL	—
GAS VALVE	—		
SAWCUT LINE	—		

Munjoy Commons: Shaler
 Portland, Maine
North Street

Date:
 AUGUST 28, 2009

Issued For:
 BIDDING AND PERMITTING

Revisions:

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Title:
EXISTING CONDITIONS & DEMO PLAN

