

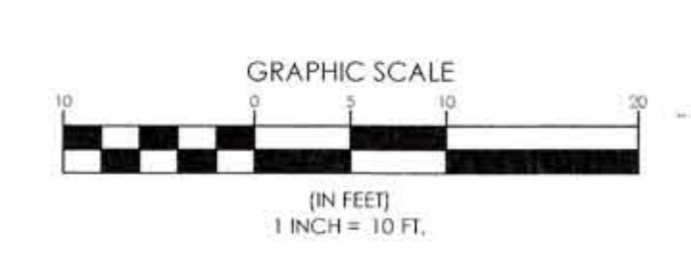
GENERAL NOTES:

1. THE PROPERTY IS SHOWN AS LOT 18, BLOCK H ON THE CITY OF PORTLAND TAX MAP 3.3.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS INC ON FEBRUARY 6, 2017.
3. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON WERE COLLECTED IN NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND CONVERTED TO NAVD29 UTILIZING U.S. ARMY CORPS CORPSPCON 6.0.1 SOFTWARE. THE CHANGE IN THIS VICINITY IS +0.715 FEET.
4. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
5. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0013 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1996. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

LEGEND

EXISTING

	MONUMENT
	BENCHMARK
	BUILDING
	DECK/STEPS/OVERHANG
	EDGE PAVEMENT
	EDGE CONCRETE
	PAVEMENT PAINT
	CURB LINE
	CONTOURS
	GUARD RAIL
	DECIDUOUS TREE
	PARKING METER
	SIGN
	RAILROAD TRACKS
	WATER GATE VALVE
	HYDRANT
	SANITARY MANHOLE
	CATCH BASIN
	OVERHEAD UTILITY
	LIGHT POLE
	UTILITY POLE
	GUY WIRE



DESIGNED: CLQ
CHECKED: CDM

ISSUED TO CLIENT FOR REVIEW
DATE: 2-8-17
STATUS: A

REVISIONS:
REV: BY: DATE: STATUS: AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
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Lewiston, ME 04240
Tel: 207-783-5656

EXISTING CONDITIONS PLAN
OF:
185 LANCASTER STREET
PORTLAND, MAINE
FOR:
BOULOS ASSET MANAGEMENT
ONE CANAL PLAZA
PORTLAND, MAINE 04101

PROJECT NO. 17040
SCALE 1" = 10'
SHEET 1 OF -

17040EC.dwg, TAB: 17040EC