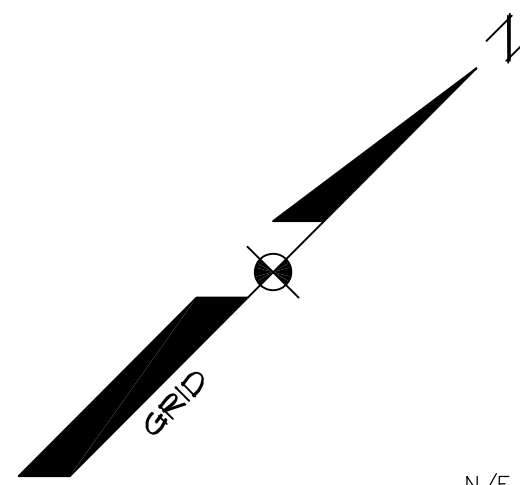


GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL(S) IS THE DIAMOND COVE HOMEOWNERS ASSOCIATION BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN IN BOOK 24560, PG. 106.
- THE PROPERTY IS SHOWN AS CHART 083B BLOCK M LOT 001 (083B M001001) ON THE CITY OF PORTLAND'S TAX ACCESSOR DATABASE AND IS LOCATED IN THE IR-3 ISLAND RESIDENTIAL ZONE.
- SURVEY AND PLAN REFERENCES:**
A. EXISTING CONDITIONS PLAN, SHEET 1 OF 1, FOR PORTLAND TRANSFER STATION SITE, BY THE CITY OF PORTLAND, ME, LATEST REVISION 6-12-13.
- TOPOGRAPHIC, BOUNDARY AND OTHER EXISTING SITE INFORMATION INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A.**
- NATURAL RESOURCES INVENTORY:** A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2012 BY GARY FULLERTON, CSR, LSE OF SEBAGO TECHNIQS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. WETLAND LIMITS SHALL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY AND OTHER OFFSITE INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED DURING FIELD WORK PERFORMED BY SEBAGO TECHNIQS, INC. IN DECEMBER 2012 AND PLAN REFERENCES A, B AND D. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-DATE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" MANUAL, PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE TOTAL PROPOSED IMPERVIOUS AREA IS 13,207 SF, AND THE EXISTING IMPERVIOUS AREA IS APPROXIMATELY 9,816 SF, RESULTING IN A 11.54% IMPERVIOUS SURFACE RATIO OVER THE 126 ACRE LEASE LIMIT.
- EASEMENTS SHALL BE CREATED OUTSIDE OF THE LEASED AREA FOR THE OLD GROWTH MITIGATION AREA, PLANTING OF TREES ON OPPOSITE SIDE OF DRIVEWAY AND THE CONSTRUCTION AND MAINTENANCE OF THE UNDERDRAINED SOIL FILTER THAT PROVIDES STORMWATER DETENTION AND TREATMENT.
- PRIOR TO SITE DISTURBANCE, THE CONTRACTOR SHALL MEET WITH THE CITY ARBORIST FOR THE PRESERVATION OF LARGER TREES OUTSIDE OF THE DEVELOPED AREA (SEE THE GRADING AND UTILITY PLAN FOR DEVELOPED FOOTPRINT).

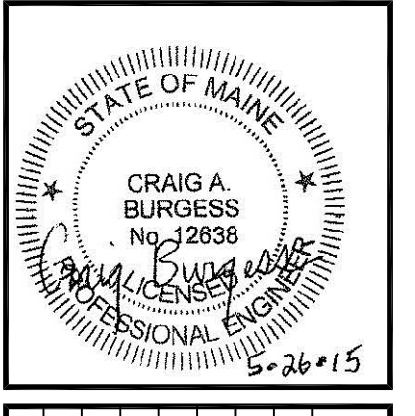


N/F
DIAMOND COVE
HOMEOWNERS
ASSOCIATION
24560/106

SE Corner
Harriott

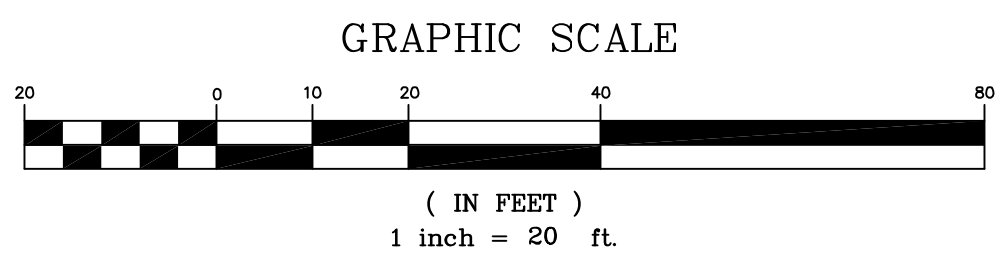
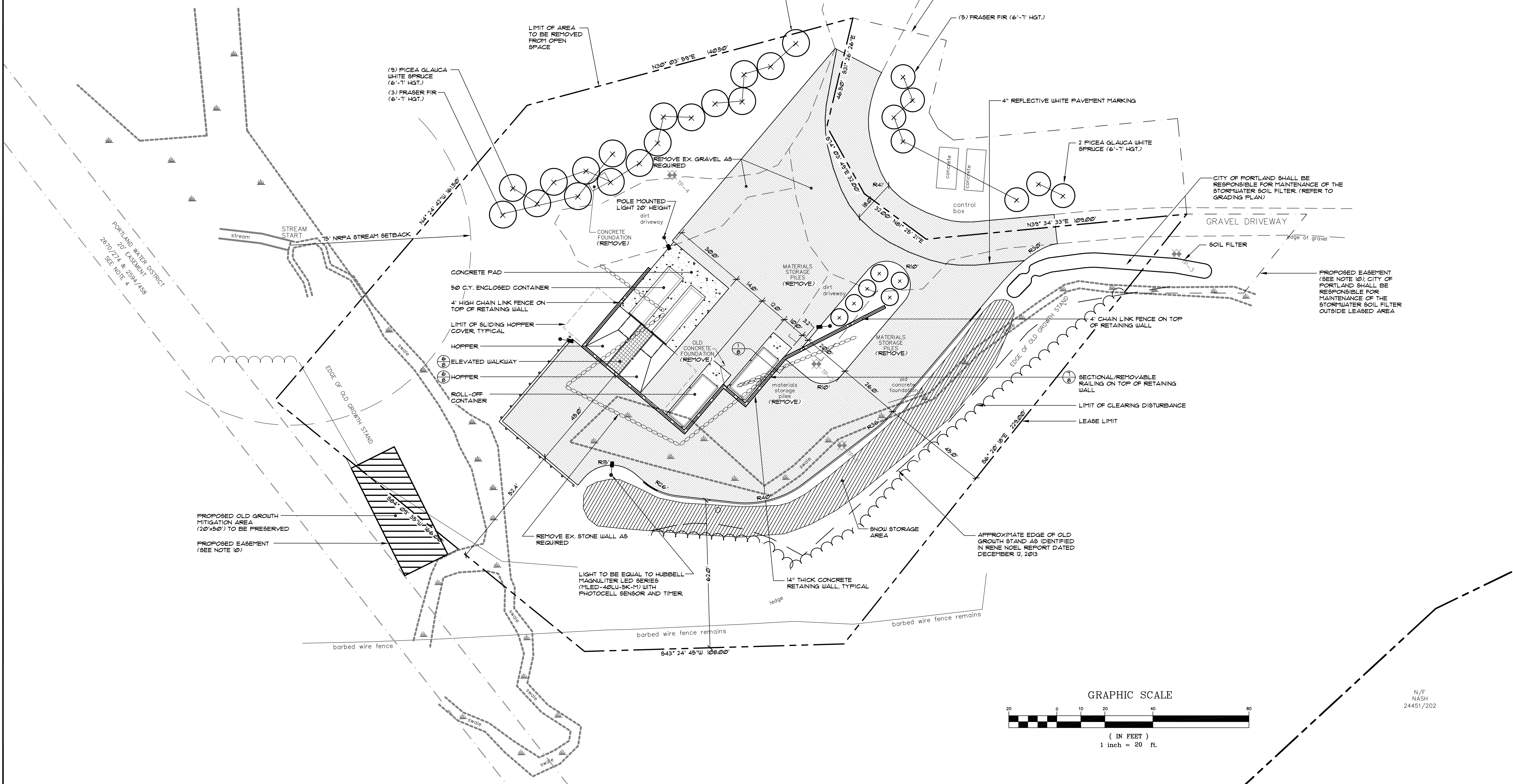
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	TIE LINE	---
---	EASEMENT	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	STONE WALL	---
---	RETAINING WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
W	WATER	W
○	HYDRANT	○
S	SEWER	S
○	SEWER MH	○
SD	STORM DRAIN	SD
○	CATCH BASIN	○
○	DRAINAGE MH	○
○	OVERHEAD UTILITY	○
○	LIGHT POLE/WALL	○
○	UTILITY POLE	○
○	GUY	○



F	OAM	05-26-15	RESUBMITTED TO CITY
E	OAM	3-5-15	REVISED PER PLANNING STAFF REVIEW
D	OAM	10-29-14	REVISED TO SHOW LIGHTING FIXTURE LOCATIONS
C	OAM	09-5-14	SUBMITTED TO DEP
B	OAM	08-18-14	ISSUED FOR PRELIMINARY REVIEW
A	OAM	02-05-14	ISSUED FOR CLIENT REVIEW
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
www.sebagotechniqs.com
75 John Roberts Rd., Suite 1A, South Portland, ME 04106
Tel: 207-260-2100

75 John Roberts Rd., Suite B, Lewiston, ME 04240
Tel: 207-753-5858

PROJECT NO. 09405

DESIGN	CHKD	DRAWN
OAM	OAM	JAR

SITE PLAN
OF:
GREAT DIAMOND ISLAND TRANSFER AND RECYCLING FACILITY
GREAT DIAMOND ISLAND
PORTLAND, MAINE

FOR:
CITY OF PORTLAND
55 PORTLAND STREET
PORTLAND, MAINE 04101

TAB: Layout1

DATE	SCALE
01-29-14	1" = 20'

SHEET 2 OF 9