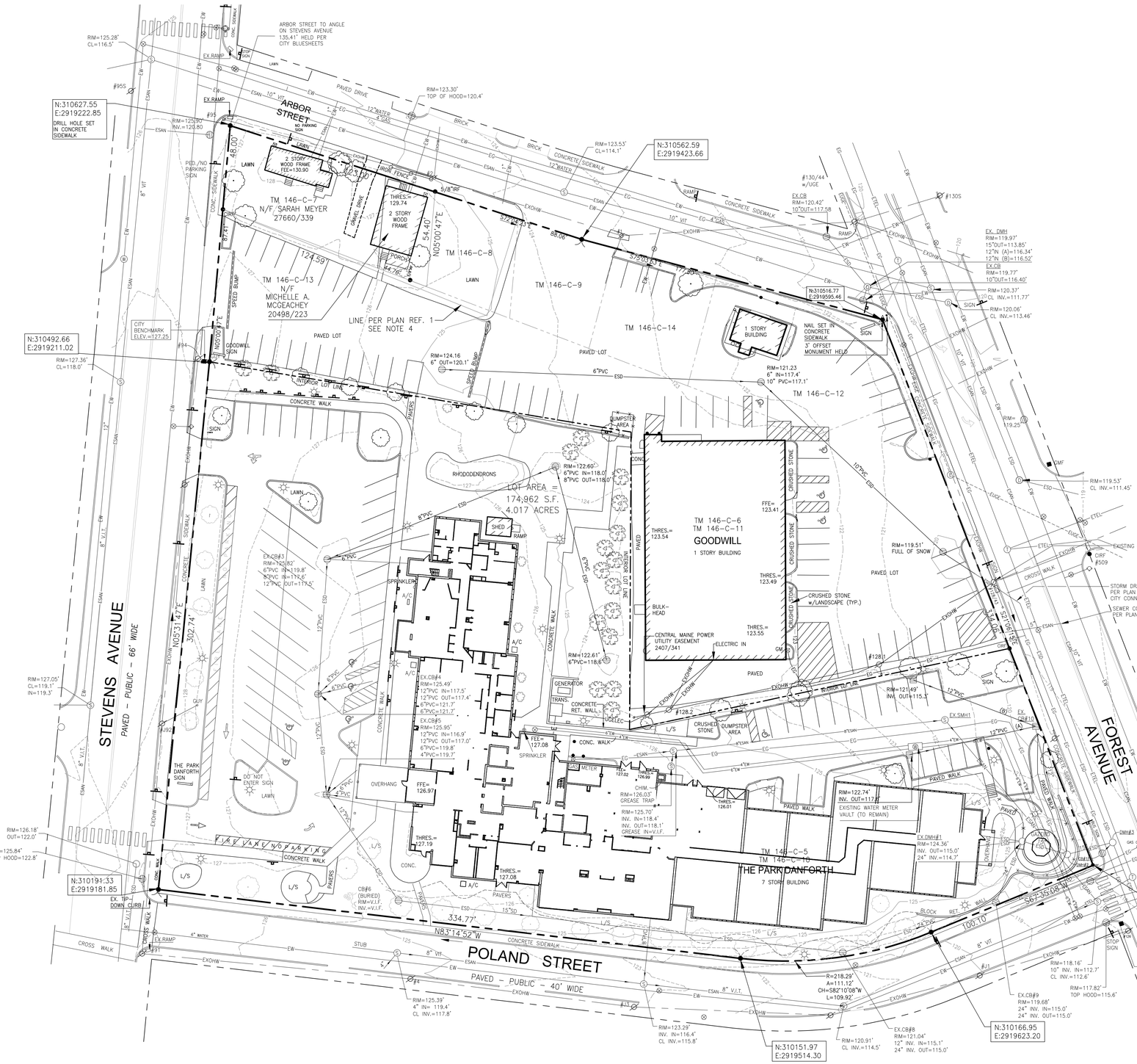

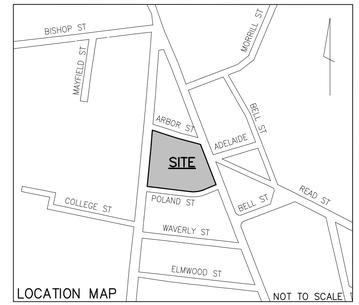

GENERAL NOTES

1. OWNERS OF RECORD:

   HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)

   HOME FOR THE AGED LOTS 146-C-8 BOOK 30933 PAGE 330, 146-C-5, 146-C-10 BOOK 6354 PAGE 117.

2. BEARINGS ARE BASED ON CITY DATUM, MAINE STATE PLANE WEST ZONE (NAD83).

3. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.

4. THE LINES AROUND THE LAND OF MCGEACHEY ARE BASED ON THE DEED DIMENSIONS. THE DASHED LINES ARE AS SHOWN ON PLAN REFERENCE 1. A BOUNDARY AGREEMENT IS RECOMMENDED WITH MCGEACHEY AND MEYER.

PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE FOR DR. LLOYD B. WOLF AUG. 1973 H.I. & E.C. JORDAN – SURVEYORS"

2. "PARK–DANFORTH CONDOMINIUM PLANS SITE PLAN HOUSING FOR THE ELDERLY, A CONDOMINIUM SITUATE AT: STEVENS AND FOREST AVENUES AT POLAND STREET, PORTLAND, CUMBERLAND, MAINE 12/7/83 LARRY SLAUGHTER –SURVEYOR" RECORDED IN PLAN BOOK 140 PAGE 37

3. "THE PARK–DANFORTH CONDOMINIUM 777 STEVENS AVE PORTLAND, MAINE RECORDING PLAT 09–23–97 LAND USE CONSULTANTS, INC." RECORDED IN PLAN BOOK 197 PAGE 515

4. BLUE BOOK SHEETS FOR STEVENS AVE., FOREST AVE., POLAND STREET, AND ARBOR STREET, FROM THE PORTLAND ENGINEERING DEPARTMENT

5. "FOREST AVENUE DEVELOPMENT PORTLAND MAINE SITE PLAN MADE FOR HANNAFORD BROS. CO. SOUTH PORTLAND, MAINE" BY E.C. JORDAN CO. CONSULTING ENGINEERS DATED JAN 6 1986.

UTILITIES NOTES

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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1–888–DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LEGEND

- PROPERTY LINE
- GRANITE MONUMENT
- CATCHBASIN
- MANHOLE
- HYDRANT
- UTILITY POLE
- WATER VALVE (WV)
- SANITARY SEWER (ESAN)
- STORM DRAIN (ESD)
- WATER (EW)
- TELEPHONE (ETEL)
- GAS (EG)
- OVERHEAD WIRES (EOHW)
- CMP CABLE LINES (EUGE)
- CURB
- FENCE (X X)
- SIGN
- TREE
- CONTOUR (72)
- LIGHT FIXTURE

Prepared For:
Owner:
Home For The Aged
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Applicant:
The Park Danforth
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth

777 Stevens Avenue — Portland, Maine

Date:
OCTOBER 17, 2014

Issued For:
PERMITTING

Revisions:
NOV. 25, 2014: Per City of Portland Staff Review Comments
JAN. 5, 2015: Per City of Portland Staff Review Comments
APR. 10, 2015: Amended Site Plan and Subdivision Plan

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Title:
EXISTING CONDITIONS PLAN

Scale: 1" = 30'
0 10 20 30 60 ft.

North:

Sheet No.:
L1.0

J:\Projects\Drawings\2Park Danforth - 1884\2015-04-9 JPD Permitting.dwg, rtkorg 4/10/2015 10:10 AM