



**LEGEND**

6A	CLY ANCHOR
CB	CATCH BASIN
4B	MATER BULTOPP
4C	CHAIN LINK FENCE
CONC.	CONCRETE
NOT TO SCALE	
ELEVATION REFERENCE MARK (SEE NOTE 3)	
PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)	
INVERT	
HIGH DENSITY POLYETHYLENE	
LENGTH OF PIPE	
SLOPE OF PIPE	
EMB	ELIMWOOD FINE SANDY LOAM, 0 TO 8% SLOPES
ST	SWANTON FINE SANDY LOAM
FB	NEW FILTER BARBER

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT 'DIG-SAFE' AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWEST CORNER GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHWEST OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 107.91'.
- METLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- WARREN AVENUE IMPROVEMENTS SHOWN ARE PROPOSED AS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- THE LOCATIONS OF THE 6-FOOT HIGH STOCKADE FENCE, GRASS SHALE AND 5'-6" TALL CEDAR TREES AT THE SOUTHWEST CORNER OF THE PROPERTY ARE APPROXIMATE AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

**PLAN REFERENCES:**

- BOUNDARY AND EXISTING CONDITIONS SURVEY OF 379 WARREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2000, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.
- PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND MAINE FOR TOPFIELD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 140, BURLINGTON, MA 01803, DATED 12/31/01, BY SEBAGO TECHNICS, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIBASE, 319 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-90, BY DANIEL J. DALTON, SOUTH PORTLAND, MAINE.
- 'STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIRONO OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY: GIRONO OIL, WARREN AVENUE PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNICS, INC.
- 'PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR N.J. GERSON LUMBER COMPANY', DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- 'PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM', DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- 'STATE OF MAINE DEPARTMENT OF TRANSPORTATION, PRELIMINARY WARREN AVE., PORTLAND, PLAN', SHEETS 6 AND 7 OF 8.
- 'PROPOSED RESURFACING PLAN, O'CONNOR CFC, INC., 279 WARREN AVENUE, PORTLAND, MAINE', DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**OWNER OF RECORD:**  
O'CONNOR CFC, INC.  
187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**DEED REFERENCES:**  
2007/AS CUMBERLAND COUNTY REGISTER OF DEEDS  
817/AS CUMBERLAND COUNTY REGISTER OF DEEDS

**TOTAL LOT AREA:**  
LOT: 212,590 S.F. ±

**ZONING PROVISIONS:**  
LOCATED IN 'B-4' COMMERCIAL-CORRIDOR ZONE  
IMPERVIOUS SURFACE RATIO: 85% (PROPOSED) 74.4%

**EXISTING IMPERVIOUS AREAS:**  
BUILDINGS: 30,076 S.F. ±  
PAVED & GRAVELLED AREAS: 125,581 S.F. ±  
TOTAL: 155,657 S.F. ±

**EXISTING IMPERVIOUS AREAS TO BE REMOVED:**  
GRAVELLED AREAS: 3,335 S.F. ±  
TOTAL: 9,395 S.F. ±

**PROPOSED NEW IMPERVIOUS AREAS:**  
DRIVEWAYS & PARKING: 16,825 S.F. ±  
TOTAL: 16,825 S.F. ±

**PROPOSED TOTAL IMPERVIOUS AREAS:**  
BUILDINGS: 30,076 S.F. ±  
DRIVEWAYS & PARKING: 184,976 S.F. ±  
TOTAL: 149,195 S.F. ±

REVISED 6/4/2005: AS-BUILT IMPROVEMENTS, PROPOSED ROAD IMPROVEMENTS, INTERSECTIONS AREAS SURTAKY

**THAYER ENGINEERING COMPANY**  
Lond Surveyors Civil Engineers Planners  
17 Hesson Street Farmingdale, Maine 04344-1613  
(207)982-7782 fax:(207)982-8113 thayereng@thayereng.com

**SITE PLAN**

**O'CONNOR GMC, INC.**  
279 WARREN AVENUE  
PORTLAND, MAINE

Date: SEPTEMBER 30, 2004 Drawn By: RC Chkd. By: EBT  
Scale: 1" = 30' Drawing # 1 Proj. # 090510