## LEGEND

| | | | |
|---|---|---|---|
| IRF (STI) | IRON ROD FOUND, CAPPED "STI RLS 1205" | GA | GUY ANCHOR |
| IRF (NCS) | ⅝-INCH IRON ROD FOUND, CAPPED "NCS, INC PLS 1314" | CB | CATCH BASIN |
| IPF | IRON PIPE FOUND | WS | WATER SHUTOFF |
| N/F | NOW OR FORMERLY OF | —o—o— | CHAIN LINK FENCE |
| 18179/5 | BOOK 18179, PAGE 5, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY) | CONC. | CONCRETE |
| S.F. | SQUARE FEET | —§§— | NOT TO SCALE |
| ± | MORE OR LESS | ERM | ELEVATION REFERENCE MARK (SEE NOTE 3) |
| R/W | RIGHT-OF-WAY | —107— | EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3) |
| E/P | EDGE OF PAVEMENT | (104) | PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3) |
| E/G | EDGE OF GRAVEL | INV. | INVERT |
| GR. | GRANITE | HDPE | HIGH DENSITY POLYETHYLENE |
| CMP 25 | CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25 | L | LENGTH OF PIPE |
| UP | UTILITY POLE | S | SLOPE OF PIPE |
| —OU— | OVERHEAD UTILITIES | EmB | ELMWOOD FINE SANDY LOAM, 0 TO 8% SLOPES |
| | | Sz | SWANTON FINE SANDY LOAM |
| | | —FB— | NEW FILTER BARRIER |

## NOTES:

1.) BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.

2.) 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.

3.) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 109.69'.

4.) WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.

5.) 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.

6.) THE LOCATIONS OF THE 8-FOOT HIGH STOCKADE FENCE, GRASS SWALE AND 5'-6' TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

## PLAN REFERENCES:

1.) "BOUNDARY AND EXISTING CONDITIONS SURVEY OF 379 WARREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE", DATED JULY 1, 2002, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.

2.) "PLAN OF LAND OF: WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 BURLINGTON MALL ROAD, SUITE 460, BURLINGTON, MA 01803", DATED 12/31/01, BY SEBAGO TECHNICS, INC.

3.) "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIBIASE, 313 WARREN AVENUE, PORTLAND, MAINE", DATED 1-17-98, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.

4.) "STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIROUX OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY: GIROUX OIL, WARREN AVENUE, PORTLAND, MAINE", DATED 7-16-87, BY SEBAGO TECHNICS, INC.

5.) "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY", DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.

6.) "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM", DATED FEBRUARY 26, 1973, BY H. I. & E. C. JORDAN - SURVEYORS.

7.) "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, WARREN AVE., PORTLAND, PLAN", SHEETS 6 AND 7 OF 8.

8.) "PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 WARREN AVENUE, PORTLAND, MAINE", DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

## OWNER OF RECORD:

O'CONNOR GMC, INC.
187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

## DEED REFERENCES:

20997/83 CUMBERLAND COUNTY REGISTRY OF DEEDS
18179/5 CUMBERLAND COUNTY REGISTRY OF DEEDS

## TOTAL LOT AREA:

LOT: 212,550 S.F.±

## ZONING PROVISIONS:

LOCATED IN "B-4", COMMERCIAL CORRIDOR ZONE
IMPERVIOUS SURFACE RATIO: 80% (PROPOSED: 79.6%)

## EXISTING IMPERVIOUS AREAS:

| | |
|---|---|
| BUILDINGS: | 30,076 S.F.± |
| PAVED & GRAVELED AREAS | 125,589 S.F.± |
| TOTAL: | 155,665 S.F.± |

## EXISTING IMPERVIOUS AREAS TO BE REMOVED:

| | |
|---|---|
| GRAVELED AREAS | 3,335 S.F.± |
| TOTAL: | 3,335 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: | 139,079 S.F.± |
| TOTAL: | 169,155 S.F.± |

REVISED 8/9/2005: AS-BUILT IMPROVEMENTS, PROPOSED ROAD IMPROVEMENTS, IMPERVIOUS AREAS SUMMARY

THAYER
ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Hasson Street Farmingdale, Maine 04344-1613
(207)582-7762 fax:(207)582-8113 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. # 030510 |

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL

CITY OF PORTLAND, MAINE
Inspections Division
Date: 09/10/14