



DATE	10-23-12	RESUBMIT TO CITY
BY	WTC	RESUBMIT TO CITY
DATE	10-09-12	RESUBMIT TO CITY
BY	WTC	RESUBMIT TO CITY
DATE	08-27-12	SITE PLAN SUBMISSION TO CITY
BY	WTC	SITE PLAN SUBMISSION TO CITY

**SEBAGO TECHNICAL SERVICES**  
 WWW.SEBAGOTECHNICALSERVICES.COM  
 75 Main Street, Suite B  
 South Portland, ME 04106  
 Tel: 207-885-8666

PROJECT NO. 11270  
 DESIGN: MBP  
 CHECK: BAMI  
 DRAWN: MBP

**EXISTING CONDITIONS/DEMOLITION PLAN**  
 OF  
**765 WARREN AVENUE SITE**  
 WARREN AVENUE  
 PORTLAND, MAINE  
 FOR:  
**BOULOS PROPERTY MANAGEMENT**  
 ONE CANAL PLAZA  
 PORTLAND, MAINE 04101

DATE: 08-01-12  
 SCALE: 1" = 50'

**SHEET 3 OF 18**

**GENERAL NOTES**

- PLAN REFERENCES:  
 a) PLAN ENTITLED "MCALISTER FARM SUBDIVISION", FINAL SUBDIVISION PLAN/RECORDING PLAT, PREPARED BY SHERIDAN CORPORATION, DATED MARCH 1988, LAST REVISED 10-22-88.
- NATURAL RESOURCE INVENTORY:  
 A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING JUNE, 2012 BY GARY FULLERTON, SEBAGO TECHNICAL SERVICES, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING A COMBINATION OF CONVENTIONAL SURVEY METHODS AND GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION.
- BOUNDARY INFORMATION SHOWN IS BASED SOLELY UPON PLAN REFERENCE 4A. NO SURVEY RESEARCH NOR FIELD WORK WAS PERFORMED BY SEBAGO TECHNICAL SERVICES. ABUTTERS SHOWN ARE TAKEN FROM CITY ASSESSOR'S DATA AS OF 8-16-2012. TOPOGRAPHIC DATA SHOWN IN AREAS TO BE DEVELOPED IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICAL SERVICES IN JUNE 2012.
- TOTAL PROPOSED IMPERVIOUS AREA IS 7.45 ACRES OR 49.67 % OF THE 15.0 ACRE PARCEL.

**LEGEND**

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	o	BOLLARD
---	ABUTTER LINE/R.O.W.	o	GAS
---	EASEMENT	o	GAS GATE VALVE
---	FLOODPLAIN	o	GAS METER
---	MONUMENT	o	WATER
---	IRON PIPE/ROD	o	WATER GATE VALVE
---	CURVE/LINE NO.	o	WATER SHUT OFF
---	BENCHMARK	o	HYDRANT
---	BUILDING	o	SEWER
---	WETLANDS	o	FORCE MAIN
---	EDGE WETLAND	o	SEWER MH
---	SIGN	o	STORM DRAIN
---	EDGE PAVEMENT	o	UNDERDRAIN
---	PAVEMENT PAINT	o	CATCH BASIN
---	CURBLINE	o	DRAINAGE MH
---	EDGE GRAVEL	o	CULVERT
---	EDGE WATER	o	OVERHEAD UTILITY
---	TREELINE	o	UTILITY
---	CONTOURS	o	UNDERGROUND UTILITY
---	SPOT GRADE	o	TRANSFORMER PAD
---	STONE WALL	o	ELECTRICAL MANHOLE
---	DECIDUOUS TREE	o	TELEPHONE MANHOLE
---	CONIFEROUS TREE	o	LIGHT POLE/WALL
---	GUARDRAIL	o	UTILITY POLE
---		o	GUY
---		o	RIPRAP

**GRAPHIC SCALE**

