

SEE SHEET 4 FOR DEMOLITION IN THIS AREA

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BENCHMARK:
LIGHTPOLE
BASE SW'LY
TOP OF CONC.
ELEV.=51.52

BENCHMARK:
BONNET BOLT
ON HYDRANT
ELEV.=54.26

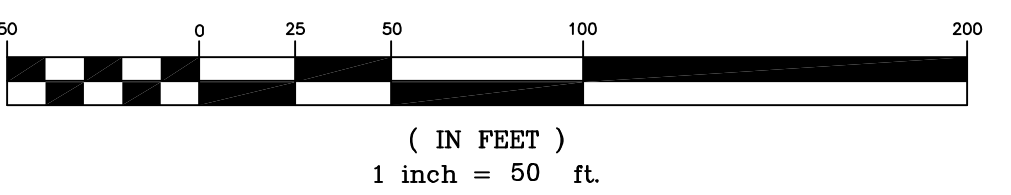
GENERAL NOTES

1. 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.
2. NATURAL RESOURCE INVENTORY:
A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING JUNE, 2012 BY GARY FULLERTON, SEBAGO TECHINCS, 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.
3. BOUNDARY INFORMATION SHOWN IS BASED SOLELY UPON PLAN REFERENCE 4A. NO SURVEY RESEARCH NOR FIELD WORK WAS PERFORMED BY SEBAGO TECHINCS. 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 TECHINCS IN JUNE 2012.
4. TOTAL PROPOSED IMPERVIOUS AREA IS 7.25 ACRES OR 48.33 % OF THE 15.0 ACRE PARCEL.
5. IN THE NOTED AREAS, REMOVE PAVEMENT AND GRAVEL BASE MATERIAL TO A SUFFICIENT DEPTH TO ENSURE INFILTRATION OF STORMWATER RUNOFF. REPLACE WITH PERVIOUS MATERIAL AND A MINIMUM OF 4 INCHES OF LOAM AND SEED.

LEGEND

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

GRAPHIC SCALE



SEBAGO TECHNICS
WWW.SEAGOTECHNICS.COM
75 John Roberts Rd., Suite 1A, South Portland, ME 04240
Tel: 207-282-2100

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

11/27/DEC.dwg, TAB:EC