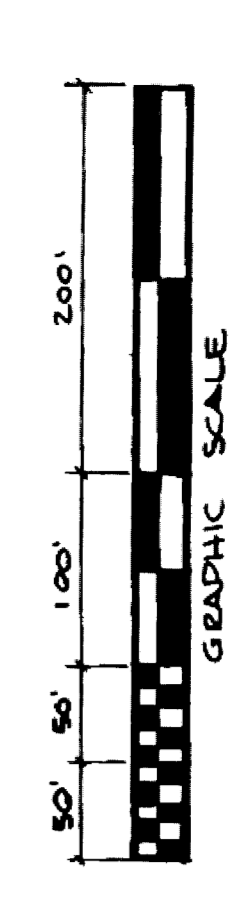


PREVIOUSLY RECORDED APPROVE  
 PLAT USED FOR REFERENCE  
 MAY BE FOUND IN  
 BOOK 154 RECORDED 4/22/86  
 PAGE 25 3:36 P.M.  
 CUMBERLAND COUNTY  
 REG. OF DEEDS

- LEGEND:**
- PROPERTY LINE
  - EDGE OF RIVER
  - § OF NATURAL DRAINAGE COURSE
  - EXISTING CONTOURS
  - EASEMENT LINE
  - ZONING BOUNDARY
  - § OF PIPELINE
  - IRON PIN FOUND OR SET
  - POINT OF TANGENCY
  - EDGE OF SHORELAND ZONE
  - LIMITS OF FLOOD PLAIN  
 (100 YEAR CELESTIAL MEAN SEA  
 100 YEAR FLOOD PLAIN NOT TO BE DI  
 INDICATES ADDITIONAL AREA NOT  
 TO BE DISTURBED.

**NOTES:**  
 DEVELOPER: C/N ENTERPRISES  
 FAIRFIELD, MAINE 04937  
 OWNER: C/N ENTERPRISES  
 FAIRFIELD, MAINE 04937  
 LOT USAGE TO CONFORM TO THE  
 REQUIREMENTS IN AN "I" ZONE.  
 NATURAL DRAINAGE COURSE SHALL NOT BE  
 ALTERED OR DISTURBED EXCEPT AS  
 INDICATED ON PLAT. ANY SUCH  
 ALTERATION SHALL BE TO THE BENEFIT  
 FOR THE BENEFIT OF EACH OTHER AND LOT #1  
 ROW'S SHOWN TO SERVICE ALL LOTS.  
 100 YEAR FLOOD PLAIN (ELEV. 257) NOT TO BE  
 DISTURBED AS SHOWN AND NOTED  
 ELEVATIONS SHOWN ARE MEAN SEA LEVEL  
 BENCH MARK IS NAIL AT WEST SIDE OF PAGE  
 ELEV. = 71.35'



ALTERATIONS TO ORIGINAL APPROVED  
 RECORDING PLAT HAVE BEEN  
 APPROVED BY THE CITY OF PORTLAND  
 DEPARTMENT OF PLANNING AND  
 URBAN DEVELOPMENT IN COMPLIANCE  
 WITH SECTION 4-49(3) OF THE  
 SUBDIVISION ORDINANCE.

*John E. Gray*  
 DIRECTOR OF PLANNING AND URBAN DEVELOPMENT  
 DATED 1/29/87  
 RECORDED: BK. \_\_\_\_\_ CHART \_\_\_\_\_

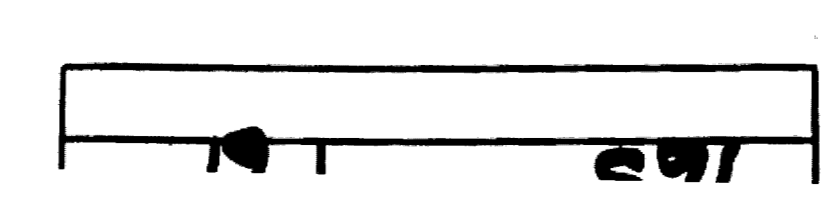
DELTA REALTY  
 BOOK 233 PAGE 26  
 3 49 P 165 61

DATE	REVISION	EST. NO.	EST. NO.	Name
3-26-87	2 AC FROM LOT #4 TO LOT #1	SIZE		Maulester Farm Subdivision
		TYPE		RIVERSIDE STREET PORTLAND ME.
		APPROVED BY		PLAT
		SCALE	1" = 100'-0"	OF
		DATE		1
				FINAL SUBDIVISION
				RECORDING PLAT
				DESIGN BUILDER



MAGNETIC  
 NORTH  
 SEE DEED FROM  
 HARRIET L. TENNEY TO  
 CITY OF PORTLAND  
 PAGE 667

ACTUAL LOCATION OF 24"  
 PIPE LINE BY PORTLAND  
 FIRE LINE CO. NOTE ACTUAL  
 PIPE LINE IS NORTH OF  
 THIS PLAT LOCATION ON

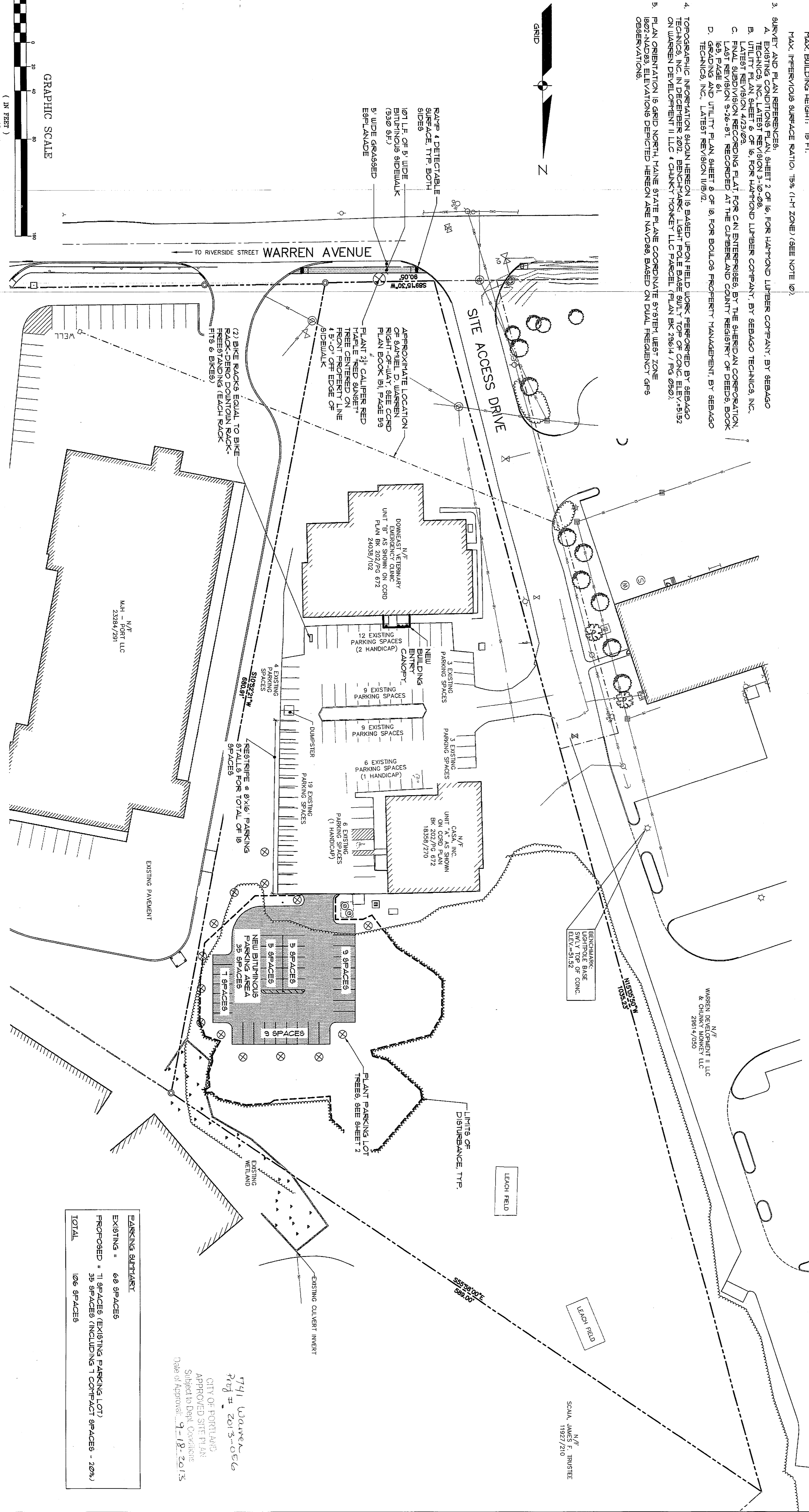
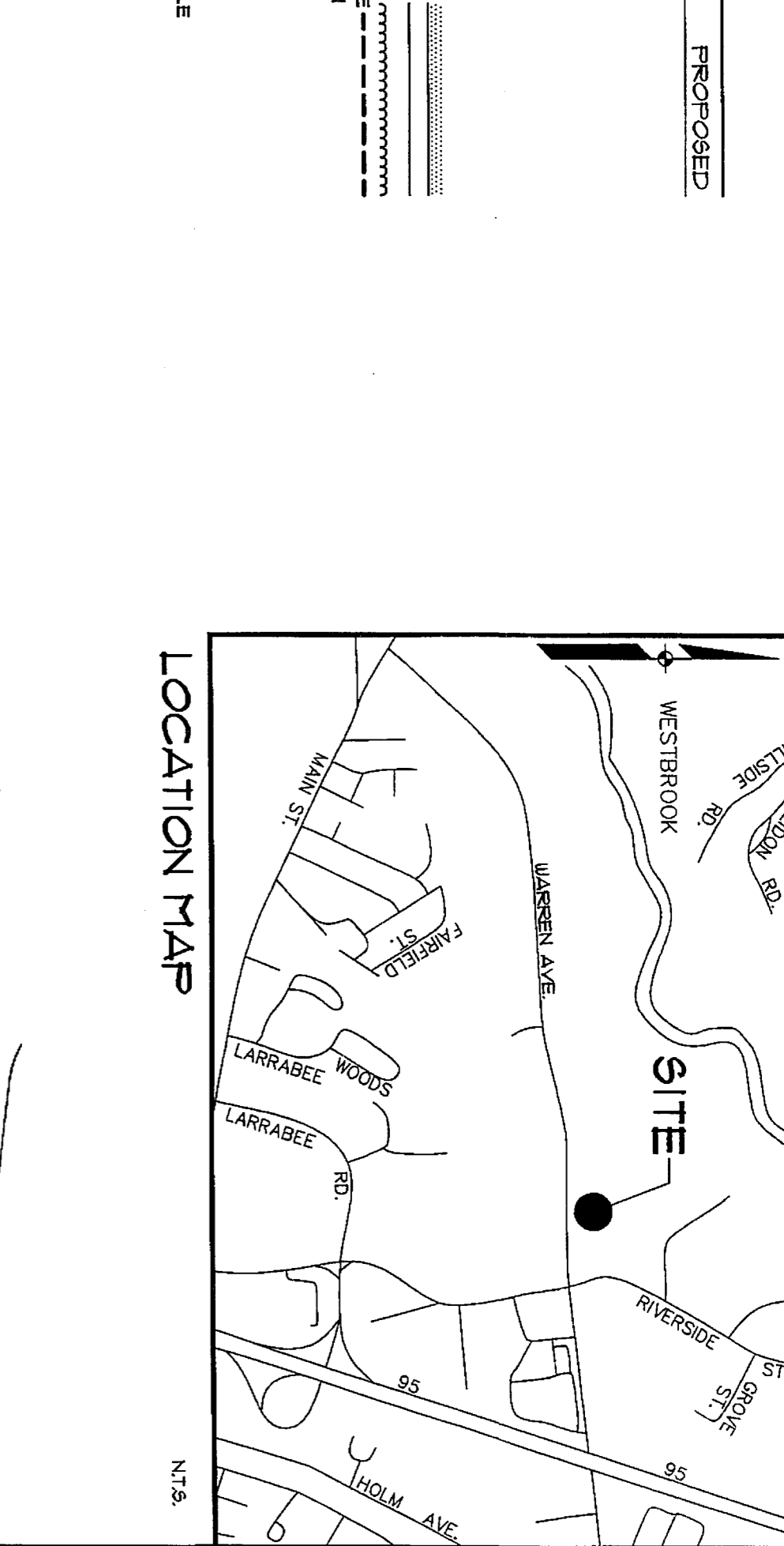


**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS DOWNEAST VETERINARY EMERGENCY CLINIC 139 WARREN AVENUE, PORTLAND, MAINE 04103, BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS' PLAN IN BOOK 2021 PG. 672.
- THE PROPERTY IS SHOWN AS CHART 318 BLOCK A LOT 0208 ON THE CITY OF PORTLAND TAX MAP AND IS LOCATED IN THE 1-H MODERATE IMPACT INDUSTRIAL ZONE.
  - AREAS WITHIN 250 FT OF THE PRESUMPTIVE RIVER ARE SUBJECT TO SHORELAND ZONING.
  - SHORELAND ZONING REQUIREMENTS INCLUDE VARIOUS DEVELOPMENT LIMITATIONS FOR STRUCTURES, CLEARING AND INFERRIORS AREAS, STATE AND LOCAL REGULATIONS SHOULD BE REVIEWED FOR FURTHER INFORMATION.
  - SPACE AND BULK REQUIREMENTS: (1-H ZONE)
  - MIN. LOT SIZE: 10,000 SF.
  - MIN. FRONTAGE: 60 FT.
- FRONT SETBACK: EACH STRUCTURE SHALL BE SETBACK 1 FOOT FROM THE FRONT PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT.
- REAR SETBACK: EACH STRUCTURE SHALL BE SET BACK 1 FOOT FROM EACH SIDE PROPERTY LINE BE 35 FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.
- REAR SETBACK: EACH STRUCTURE SHALL BE SET BACK 1 FOOT FROM EACH REAR PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT UP TO 25 FEET EXCEPT THAT THE MINIMUM SIDE YARD SHALL BE 35 FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.
- RESOURCE SETBACK: 15 FT (IN SHORELAND ZONE)
- MAX. BUILDING HEIGHT: 15 FT.
- MAX. INFERRIORS SURFACE RATIO: 15% (1-H ZONE) (SEE NOTE 10).

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/BOUND	---
---	EXISTING UTILITY	---
---	IRON PIPE/ROCK	---
---	BENCHMARK	---
---	WETLANDS	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	THEIR LINE	---
---	CATCH BASIN	---
---	DRAINAGE IN	---
---	LIGHT POLE/MALL	---
---	UTILITY POLE	---
---	SEWER MAIN YRANGE	---
---	SEWER MANHOLE	---
---	HYDRANT	---
---	POTABLE WELL	---
---	GAS GATE VALVE	---
---	TEST PIT	---



**PARKING SUBTOTAL**

EXISTING =	68 SPACES
PROPOSED =	11 SPACES (EXISTING PARKING LOT)
	35 SPACES (INCLUDING 1 COMPACT SPACES - 20%)
<b>TOTAL</b>	<b>106 SPACES</b>

741 Warren Ave  
 Proj # 2013-056  
 CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 9-18-2013

**SITE PLAN**  
 OF:  
**PARKING LOT EXPANSION**  
 739 WARREN AVENUE  
 PORTLAND, ME 04103  
 FOR:  
**DOWNEAST VETERINARY EMERGENCY CLINIC**  
 739 WARREN AVENUE  
 PORTLAND, ME 04103

**SHEET 1 OF 6**

**SEBAGO**  
 TECHNICS  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd., Suite 1A 250 Goddard Rd., Suite B  
 South Portland, ME 04106 Lewiston, ME 04240  
 Tel. 207-200-2100 Tel. 207-783-5656

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
12376	ELECTRONIC	DM/CAB	CAB	CAB

D	CAB	09-03-13	ADDED BUILDING ENTRY CANOPY & RESUBMITTED
C	CAB	08-07-13	REVISED PER CITY COMMENTS
B	CAB	06-13-13	SUBMITTED FOR CITY REVIEW
A	CAB	02-21-13	SUBMITTED FOR CITY REVIEW & APPROVAL
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

STATE OF MAINE  
 OFFICE OF LAND USE  
 PLANNING AND CONSTRUCTION  
 BUREAU OF PERMITTING  
 PORTLAND, ME 04103  
 9-3-13







**UNDERDRAIN SOIL FILTER INSPECTION & MAINTENANCE**

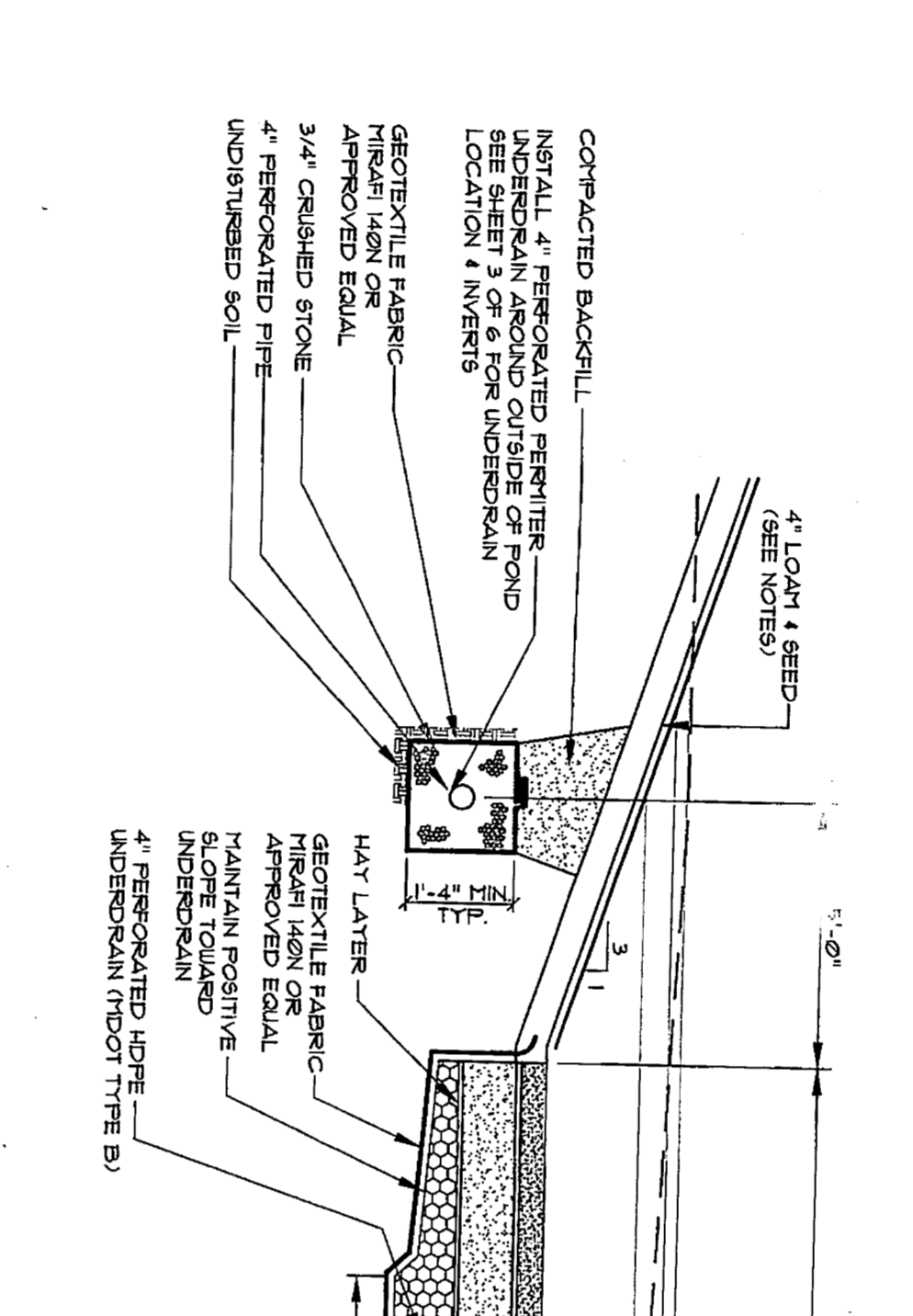
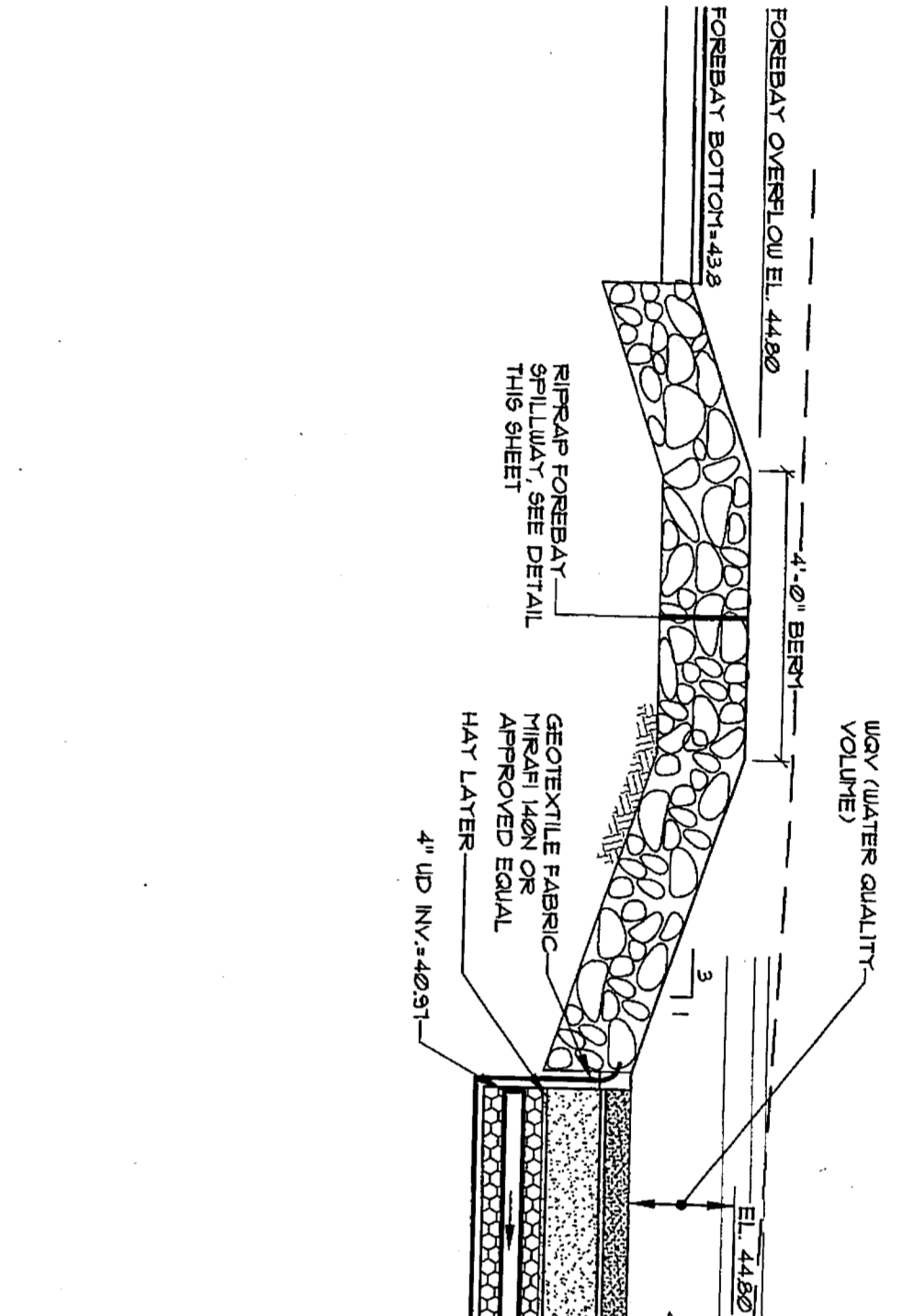
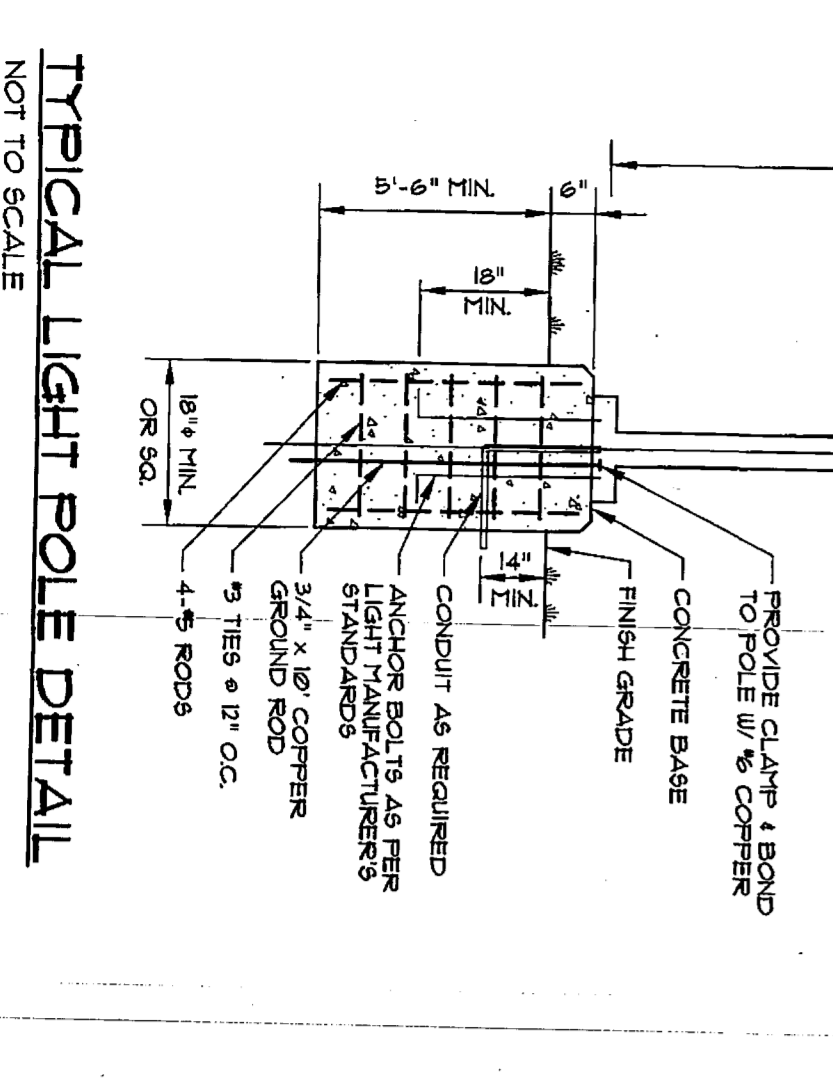
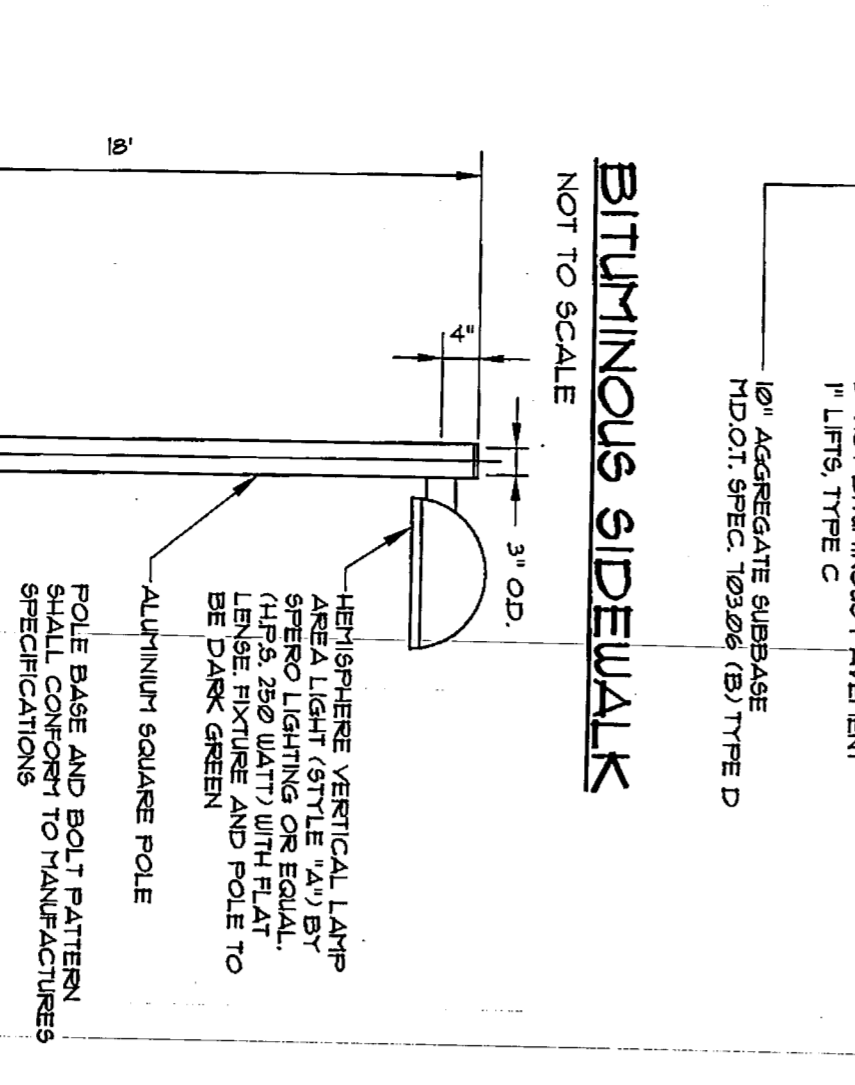
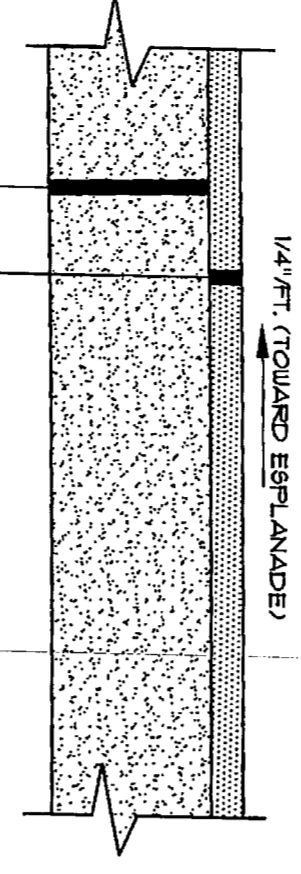
1. EROSION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE UNDERDRAIN SOIL FILTER.
2. DURING THE FIRST YEAR, THE BASIN SHALL BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS.
3. DEBRIS AND SEDIMENT BUILDUP SHALL BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED. FLOWING OF A GASED BASIN CAN OCCUR SEMI-ANNUALLY TO A HEIGHT NO LESS THAN 6 INCH ABOVE THE UNDERDRAIN. MAINTENANCE SHALL BE PERFORMED WITH NEIL FILTER MEDIA OR SAND LOAM SEDIMENTS AND FLOWING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED MUST BE RE-COMPACTED TO RESTORE THE SOIL'S FILTRATION CAPACITY.
4. THE SOIL FILTER SHOULD BE INSPECTED AFTER EVERY FILTER STORAGE IN THE FIRST YEAR TO BE SURE IT IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ONCE OR GREATER THAN THAT FOLLOWING A STORM THAT RUNS FOR MORE THAN 48 HOURS. A ONE INCH STORM NO LESS THAN 36 TO 60 HOURS, IF THE SYSTEM DRAINS TOO FAST, AN OFFICE MAY NEED TO BE ADVISED ON THE UNDERDRAIN COLLECTOR. IF ALREADY PRESENT, IT MAY NEED TO BE MODIFIED.
5. SOIL FILTER MEDIA SHOULD BE INSPECTED AT LEAST ONCE PER YEAR TO BE SURE IT IS FUNCTIONING PROPERLY. THE TOP SEVERAL INCHES OF THE FILTER SHALL BE REPAIRED WITH REMOVED SEDIMENTS SHOULD BE REMOVED FROM THE PRE-TREATMENT STRUCTURE AT LEAST ANNUALLY.
6. REMOVED SEDIMENT AND PLANT DEBRIS SHOULD BE REMOVED FROM THE PRE-TREATMENT STRUCTURE AT LEAST ANNUALLY.
7. IF FLOWING IS DESIRED, ONLY HANDHELD SPRING TRIPPERS OR PUSH-HOLDERS ARE ALLOWED. GRADING SEASON TO MAINTAIN GRADES HEIGHTS TO LESS THAN 2 INCHES.
8. FERTILIZATION NECESSARY TO ESTABLISH VEGETATION.
9. LUSH GRASS AND VEGETATION HARVESTING AND PLANNING OF EXCESSIVE GROWTH WILL NEED TO BE DONE PERIODICALLY. METHODS TO CONTROL UNWANTED OR INVASIVE PLANTS MAY ALSO BE NECESSARY.

**UNDERDRAIN SOIL FILTER MATERIAL NOTES**

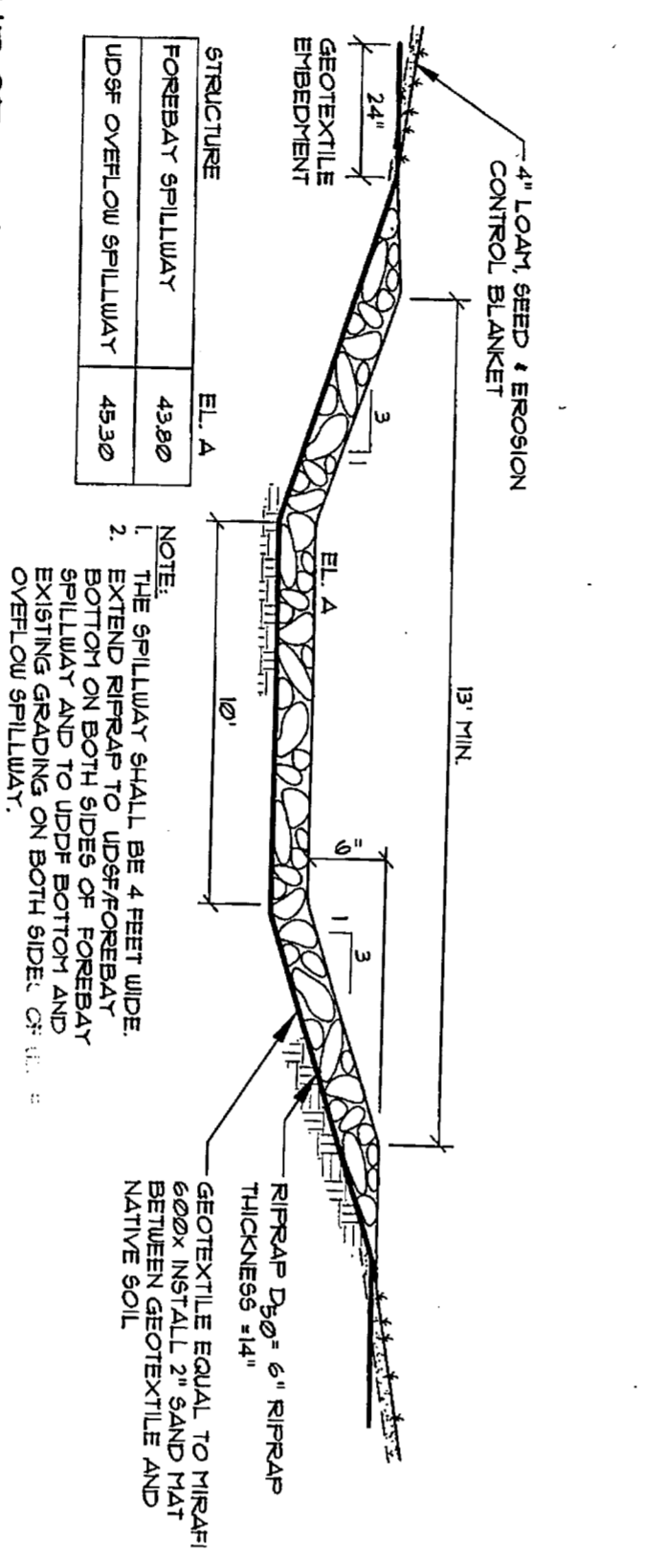
UNDERDRAIN SOIL FILTER MEDIA SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES. THE FINISH BED DEPTH SHALL BE APPROVED BY THE ENGINEER.

UNDERDRAIN SOIL FILTER MEDIA	1.500 / 6000 FT.
UNDERDRAIN SOIL FILTER MEDIA	2.00 / 6000 FT.
UNDERDRAIN SOIL FILTER MEDIA	2.00 / 6000 FT.
UNDERDRAIN SOIL FILTER MEDIA	2.00 / 6000 FT.
TOTAL	12.00 / 6000 FT.

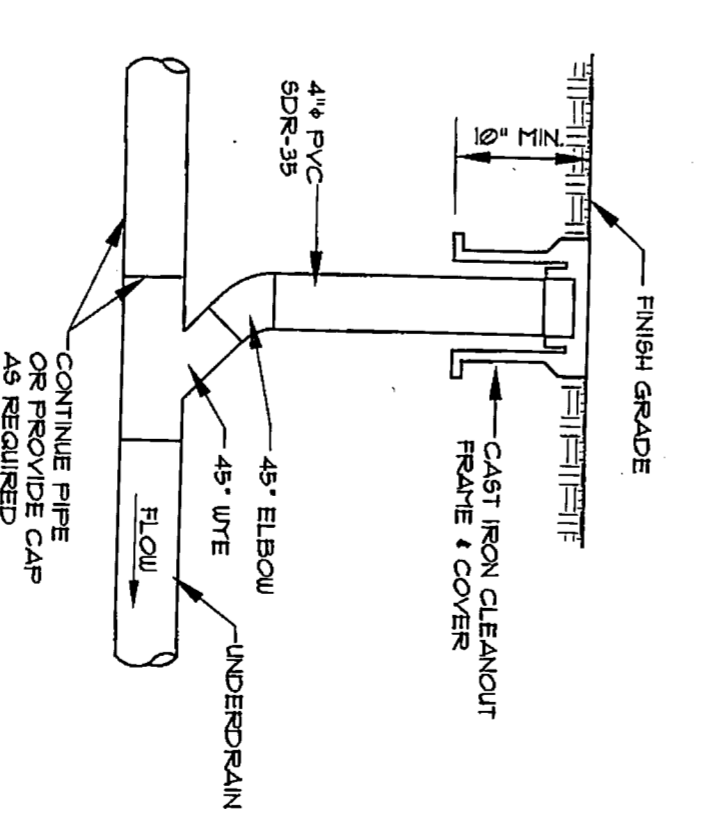
1. THE TOP 6" SHALL BE NON-CLAYEY, LOAMY TOPSOIL, SUCH AS A USDA SANDY LOAM TOPSOIL, WITH APPROXIMATE BUT SHALL BE TESTED FOR ORGANIC MATTER AND IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES.
2. A 2" TRANSITION LAYER OF THE NON-CLAYEY, LOAMY TOPSOIL SHALL BE INSTALLED INTO THE LOAMY COARSE SAND LAYER BELOW.
3. THE 1" LOAMY COARSE SAND LAYER SHALL BE TESTED IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES.
4. A LAYER OF HAY SHALL BE PLACED BETWEEN THE LOAMY COARSE SAND AND UNDERDRAIN STONE BEDDING TO HELP PREVENT SUBSIDENCE OR FLUIDING OF THE SAND/GRAVEL/SLOPE LAYER AND/OR PIPE.
5. UNDERDRAIN STONE BEDDING MATERIAL MUST CONSIST OF CRUSHED STONE HEAVING THE HEAVY BEDDING MATERIAL MUST HAVE NO MORE THAN 9% PASSING THE 200 SIEVE.
6. MATERIAL LAYERS ABOVE THE UNDERDRAIN BACKFILL LAYER SHALL BE A MINIMUM THICKNESS OF MATERIALS OR SUBSTANCES THAT MAY BE OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE OBJECTS LARGER THAN TWO INCHES.
7. THE PLANNING OR MAINTENANCE OPERATIONS CAN BE TAKEN WITHIN THE FILTER MEDIA AND SOIL FILTER.
8. COMPACTED SOIL BED MATERIAL SHALL BE AVOIDED. IF COMPACTED OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SOEDING.
9. VEGETATION SEEDING: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED ON OTHER STRUCTURE. 50% VEGETATION OF THE FINISH BED SHALL BE INSTALLED WITHIN THE CONTRIBUTING DRAINAGE AREA IS DIVERSED AROUND THE FILTER MEDIA. STABILIZATION IS COMPLETED.



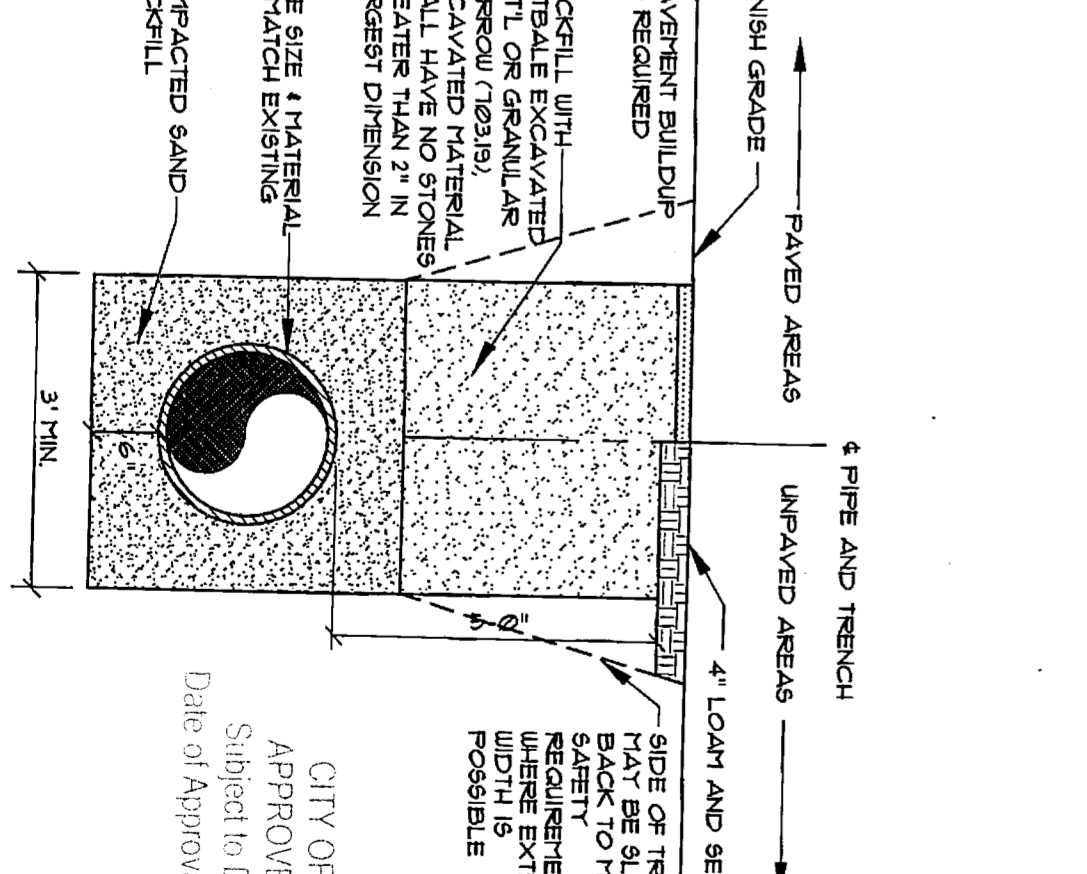
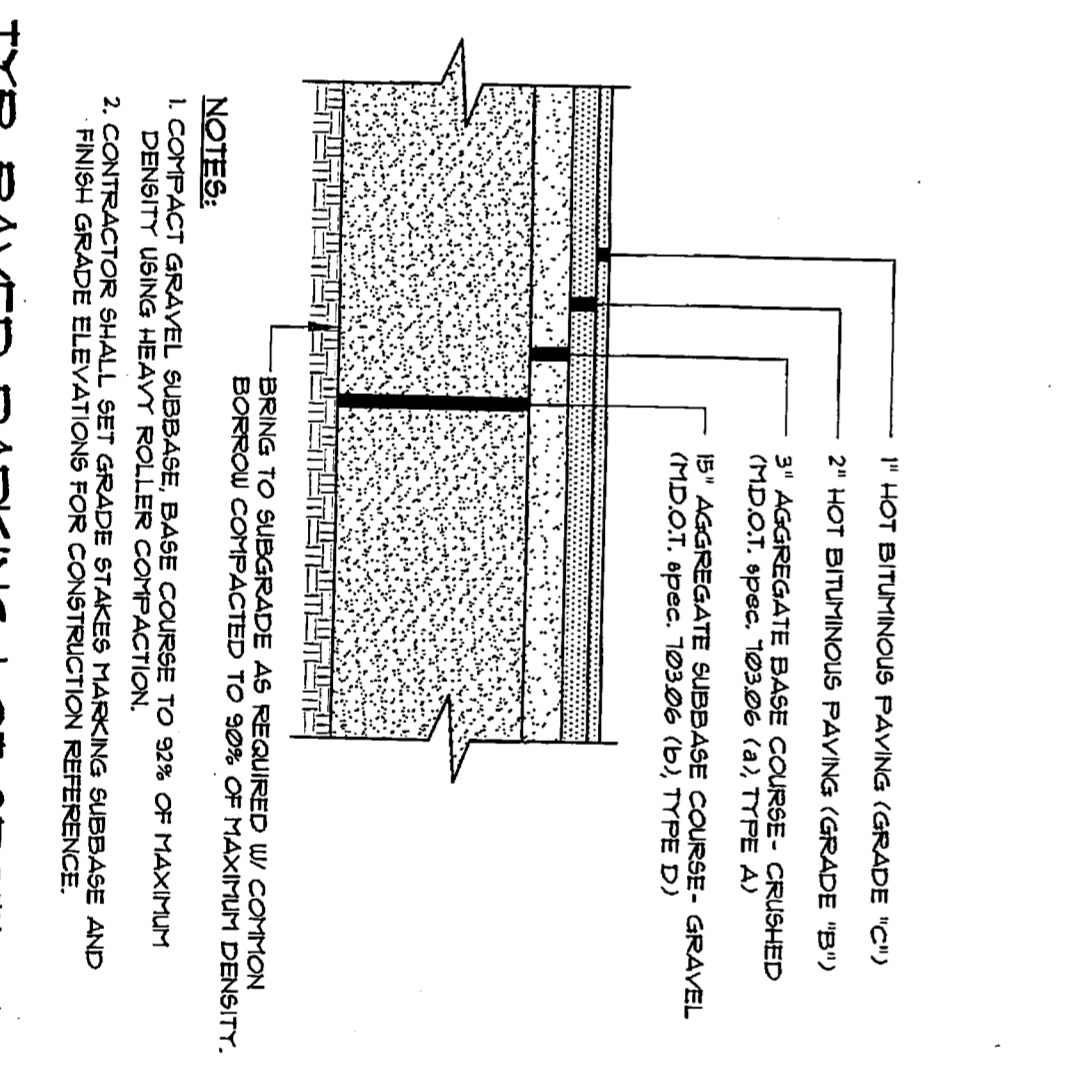
**UNDERDRAIN SOIL FILTER SECTION**



**UNDERDRAIN CLEANOUT**



**FORCEMAIN TRENCH SECTION**



**SITE DETAILS**

**PARKING LOT EXPANSION**

739 WARREN AVENUE  
PORTLAND, ME 04103

FOR:  
**DOWNEAST VETERINARY EMERGENCY CLINIC**

739 WARREN AVENUE  
PORTLAND, ME 04103

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 7/18/2013

**SEBAGO TECHNICS**

75 John Roberts Rd., Suite 1A  
South Portland, ME 04106  
Tel: 207-200-2100

250 Highland Rd., Suite B  
Lewiston, ME 04242  
Tel: 207-783-5555

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
12376		OAM/CAB	CAB	CAB

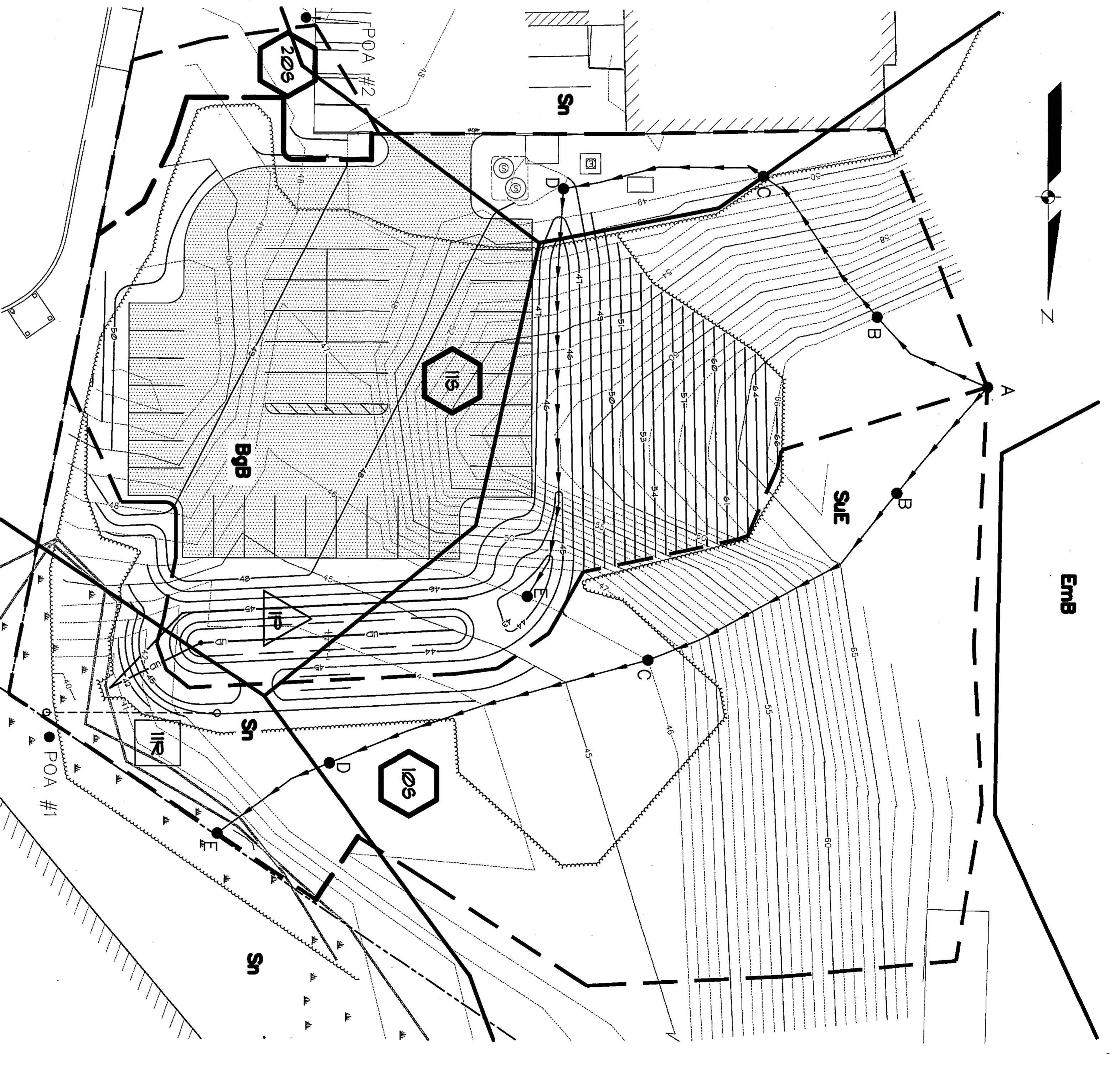
B	CAB	06-13-13	SUBMITTED FOR CITY REVIEW
A	CAB	02-21-13	FOR REVIEW
REV.	BY:	DATE:	STATUS:

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STATE OF MAINE  
Professional Engineer  
CHAD A. BURGESS  
No. 2558  
6/13/15



**PRE-DEVELOPMENT DRAINAGE PLAN**  
SCALE: 1"=20'

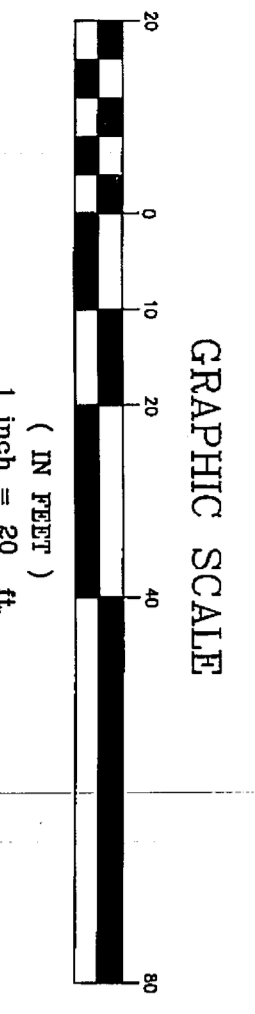


**POST-DEVELOPMENT DRAINAGE PLAN**  
SCALE: 1"=20'

**SOIL TYPES**

SYMBOL	SOIL SERIES	PHASE	SLOPE	HSG	DRAINAGE CLASS
Bgb	BELGRADE	FINE SANDY LOAM	0-8%	HSG C	MODERATELY WELL DRAINED
Emb	ELMWOOD	FINE SANDY LOAM	0-8%	HSG C	MODERATELY WELL DRAINED
Sc	SCANTIC	SILT LOAM	N/A	HSG D	POORLY DRAINED
SUE2	SURFIELD	SILT LOAM	25-45%	HSG C	MODERATELY WELL DRAINED

**SOIL NOTE:**  
SOILS ARE FROM A MEDIUM INTENSITY SOIL SURVEY PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESEARCH SERVICE FOR SOIL CONSERVATION SERVICE FOR PORTLAND, MAINE COUNTY, MAINE. CURRENT EDITION AVAILABLE ONLINE AT <http://websoilsurvey.sc.egov.usda.gov/>



**DRAINAGE LEGEND**

	WATERSHED BOUNDARY
	TIME OF CONCENTRATION
	REACH
	WATERSHED LABEL
	REACH
	DETENTION POND
	SOIL BOUNDARY
	POINT OF ANALYSIS

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/ROLL	
	ABUTTER LINE/ROLL	
	SETBACK	
	SOIL BOUNDARY	
	BUILDING	
	EDGE OF LAND	
	EDGE PAVEMENT	
	FACE PAINT	
	TREE LINE	
	CONTOURS	
	SEWER LINE	
	ELECTRICAL MANHOLE	
	TEST PIT	

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 9-1-8' 2013

**DRAINAGE PLAN**  
OF:  
**PARKING LOT EXPANSION**  
739 WARREN AVENUE  
PORTLAND, ME 04103  
FOR:  
**DOWNEAST VETERINARY EMERGENCY CLINIC**  
739 WARREN AVENUE  
PORTLAND, ME 04103

**SEBAGO TECHNICS**  
WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd. - Suite 1A  
South Portland, ME 04106  
Tel. 207-200-2100

250 Goddard Rd. - Suite B  
Leviston, ME 04240  
Tel. 207-783-5556

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
12236	ELECTRONIC	QAM/CAB	CAB	CAB

B	CAB	06-13-13	SUBMITTED FOR CITY REVIEW
A	CAB	02-21-13	SUBMITTED FOR CITY REVIEW & APPROVAL
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STATE OF MAINE  
CRAIG A. BURGESS  
ME 0283  
REGISTERED PROFESSIONAL ENGINEER  
6-13-13