

**GENERAL NOTES:**

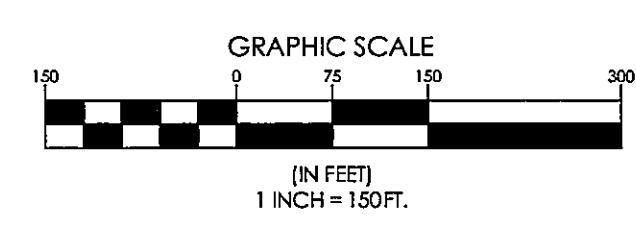
- THE RECORD OWNER OF THE PARCEL IS THE CITY OF SOUTH PORTLAND.
- THE PROPERTY IS SHOWN AS LOT 6 ON THE CITY OF SOUTH PORTLAND TAX MAP 56 AND IS LOCATED IN THE NON-RESIDENTIAL INDUSTRIAL (INR) ZONING DISTRICT AND RESIDENTIAL DISTRICT A ZONE.
- SPACE AND BULK CRITERIA:  
 INR ZONING DISTRICT: 30,000 SQ. FT.  
 MIN. LOT AREA:  
 MAX. BUILDING COVERAGE OF LOT: 40 PERCENT  
 MIN. STREET FRONTAGE: 100 FT.  
 MIN. FRONT YARD SETBACK: 20 FT.  
 MIN. SIDE YARD SETBACK: 20 FT.  
 MIN. REAR YARD SETBACK: 20 FT.  
 MAX. BUILDING HEIGHT: 85 FT.
- TOTAL AREA OF PARCEL: 98.54 ACRES.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A PARTIAL BOUNDARY SURVEY AND GROUND SURVEY BY SEBAGO TECHNICS, INC.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-225-2439) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR SOUTH PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 233033 0008 B, HAVING AN EFFECTIVE DATE OF APRIL 17, 1985.
- THE FACILITY WILL BE SERVED BY CITY SEWER, WATER, AND UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
- A WETLAND DELINEATION WAS PERFORMED IN DECEMBER 2011 ON THIS PROJECT SITE BY GARY M. HULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY A COMBINATION OF GPS AND GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
- WETLANDS SHALL NOT BE IMPACTED UNLESS SHOWN ON THIS PLAN. WETLANDS SHALL BE FLAGGED PRIOR TO CONSTRUCTION. TOTAL WETLAND IMPACT AREA= 128 S.F.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- CLEAR TREES AS SHOWN ON THE PLANS HEREON. PRIOR TO DISTURBANCE, THE PROPOSED TREE LINE IN THE VICINITY OF THE WOODED BUFFER SHALL BE STAKED BY A MAINE LICENSED LAND SURVEYOR TO VERIFY COMPLIANCE WITH THE STORMWATER MANAGEMENT DESIGN.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE, THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE/O.W.	PROPERTY LINE/O.W.
SETBACK	SETBACK
EASEMENT	EASEMENT
BUFFER	BUFFER
CENTERLINE	CENTERLINE
ZONE LINE	ZONE LINE
ZONE LINE ON PL.	ZONE LINE ON PL.
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
BUILDING	BUILDING
EDGE WETLAND	EDGE WETLAND
WETLANDS	WETLANDS
STREAM	STREAM
EDGE PAVEMENT	EDGE PAVEMENT
PAVEMENT SAWCUT	PAVEMENT SAWCUT
EDGE CONCRETE	EDGE CONCRETE
PAVEMENT PAINT	PAVEMENT PAINT
EDGE GRAVEL	EDGE GRAVEL
CURB LINE	CURB LINE
EDGE OF WATER	EDGE OF WATER
TREELINE	TREELINE

**APPROVAL-**  
**CITY OF SOUTH PORTLAND**  
**PLANNING BOARD**

DATE \_\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_



CRAIG A. BURGESS, P.E. 12638  
 STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 2-19-15

DESIGNED	CHECKED
CAB	OAM

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