



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN AS RECORDED IN BOOK 25010, PAGE 190 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
2. ADDRESS: 480 BAXTER BLVD, PORTLAND MAINE 04103
3. APPLICANT: CHANIZ PAD 884 BAXTER BLVD, PORTLAND MAINE 04103
4. RECORDING: CHANIZ PAD 884 BAXTER BLVD, PORTLAND MAINE 04103
5. MEASUREMENTS: BASED UPON THE MAINE STATE GRID WEST ZONE 1803 DATUM. BOUNDS OF BEARINGS IS THE MEASUREMENT SHOWN HEREON. IN FRONT OF THE SUBJECT PARCEL, THE CORNER MARKS ARE LABELED HERON AND WERE SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. THE CORNER MARKS ARE LABELED HERON AND WERE SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. THE CORNER MARKS ARE LABELED HERON AND WERE SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
6. THE COORDINATES ARE NORTH 3074463.0, EAST 292046.8.
7. AREA OF PARCEL: 12111.3 SQ. FT., 0.28 ACRES
8. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a) RIGHT OF WAY AND TRACK MAP PORTLAND, MAINE CITY OF PORTLAND MAINE VALUATION SHEET 1A, MAP 2.
  - b) CITY OF PORTLAND MAINE STRUCTURE SHEET OF FOREST AVE, DATED 3/4/27
  - c) CITY OF PORTLAND MAINE ACCESSORS PLAN #137-SLACK 0-LOT 1.
9. ZONING: B-2 ZONE - SETBACKS: FRONT - NONE, SIDE - NONE, REAR - NONE
10. EXISTING PARKING: 10 6'x14' SPACES, 1-11'-12" HANDICAP SPACE. THE PARKING SPACES NOT DESIGNATED ARE FOR AUTOMOBILE DISPLAY-PROPOSED 15 SPACES WHICH INCLUDES ONE HANDICAP SPACE.
11. PROPOSED 4 FOOT WIDE BUFFER SHALL CONTAIN PLANTINGS THAT CONFORM TO THE CITY OF PORTLAND ORDINANCES (LOW GRASS AND SHRUBS). A MINIMUM OF TWO STREET TREES SHALL BE PLANTED ALONG THE STREET SIDE OF THE PROPERTY. TREES SHALL BE A MINIMUM OF 2-8 INCHES IN DIAMETER. REFER TO PLAN 03 FOR SPECIFICATIONS.
12. THE BUILDING IS CLASSIFIED AS A TYPE II (CORNER) EXTERIOR. THE EXTERIOR WALL ENCLOSES THE BATHROOM. THE BUILDING IS COVERED WITH A WOOD FRAMED FLAT ROOF COVERED IN ROOFING. THE EXISTING STRUCTURE IS A SINGLE STORY STRUCTURE WITH SLOPER BLOCK WALLS. THE ONLY INTERIOR PARTITION WALL ENCLOSES THE BATHROOM. THE BUILDING IS COVERED WITH A WOOD FRAMED FLAT ROOF COVERED IN ROOFING. THE EXISTING STRUCTURE IS A SINGLE STORY STRUCTURE WITH SLOPER BLOCK WALLS. THE ONLY INTERIOR PARTITION WALL ENCLOSES THE BATHROOM. THE BUILDING IS COVERED WITH A WOOD FRAMED FLAT ROOF COVERED IN ROOFING.
13. FIRE PROTECTION IS PROVIDED WITH TWO HARD WIRED SMOKE DETECTORS AND A FIRE EXTINGUISHER LOCATED NEAR THE FRONT DOOR. A CITY OF PORTLAND FIRE HYDRANT IS ALSO LOCATED DIRECTLY IN FRONT OF THE SUBJECT PARCEL.
14. PARKING SPACES NOT MARKED CUSTOMER PARKING, EMPLOYEE OR HANDICAP ARE FOR THE DISPLAY OF CARS FOR THE BUSINESS.
15. ALL WASTE IS REMOVED FROM THE SITE ONCE A WEEK BY A PRIVATE CONTRACTOR. NO DUMPSTER IS PLANNED FOR THE SITE.
16. BROW WILL BE REMOVED BY PRIVATE CONTRACTOR TO OPPOSITE DUMP 14.
17. THE FINAL DRIVEWAY ASPHALT MATERIAL WILL BE ORDERED BY THE CITY OF PORTLAND SERVICES DEPARTMENT.
18. ANY WORK IN THE CITY'S RIGHT OF WAY SHALL BE CARRIED OUT IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS.

**LEGEND**

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ◊ Survey Instrument Point
- ▲ Anchor Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F New Or Formerly
- Overhead Utility
- Utility Pole
- Edge of Embankment
- Set Back Line
- Handicap Parking Spot
- Existing Contour Line
- 72' New Curb
- New City Street Tree
- New Shrub/Low Cross

**PREPARED BY:**  
 Robert T. Greenlaw PLS  
 LAND SURVEYING  
 32 OLD ORCHARD STREET  
 OLD ORCHARD BEACH, MAINE  
 207-899-4545 BOB@GREENLAWPLS.COM

**PROPOSED AUTO DEALER LOCATION**  
 783 FOREST AVE, PORTLAND, ME.  
 FOR  
 STEPHEN E. MARDIGAN

**PLAN SHOWING IMPROVEMENTS FOR A**

REVISION 08-02-2016: ADDED NOTE PER CITY

SCALE: 1"= 30' DATE OF SURVEY: FEBRUARY 25, 2013  
 FILE# 2016009 02 PROPOSED AUTO DEALER IMPROVEMENTS

**CONVEYANCE NOTES:**

1. CONVEYANCE TO THE DEED OF THE CITY AND TO BE RECORDED.
2. THE DEED SHALL BE RECORDED IN THE CITY AND TO BE RECORDED.
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**SURVEYOR'S STATEMENT:**

HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYING STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2007 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO PROPERTY CORNERS SET.

DATE: AUGUST 02, 2016

ROBERT T. GREENLAW P.L.S. #2303

STATE OF MAINE  
 ROBERT T. GREENLAW  
 #2303  
 LAND SURVEYING PROFESSIONAL

LAID SURVEY