



- CONDITIONAL REQUIREMENTS:**
- ii. EXISTING TREES TO THE REAR OF THE SITE ARE TO BE PRESERVED.
 - iii. EXISTING LIGHTS ON THE BUILDING SHALL BE MODIFIED TO BE "CUT-OFF" IN TYPE AND HAVE A TIMER THAT DIMS THE LIGHT LEVEL AT NIGHT.
 - iv. THE APPLICANT SHALL OBTAIN A LICENSE FROM THE STATE OF MAINE BUREAU OF MOTOR VEHICLES PRIOR TO THE START OF CAR SALES.
 - v. EROSION CONTROL MEASURES, AS OUTLINED IN THE PEER ENGINEER COMMENTS DATED 05-30-14, BE IN PLACE PRIOR TO THE START CONSTRUCTION OF THE PLANTER AND CURBING.
 - vi. THE STORAGE OF SNOW SHALL NOT IMPEREIGHT DISTANCES FOR VEHICLES EXITING THE SITE, AND ON SITE PARKING OF VEHICLES SHOULD NOT BLOCK ACCESS AND EGRESS MOVEMENTS.
 - vii. NO CAR REPAIRS SHALL TAKE PLACE ON THE SITE UNLESS AN AMENDED SITE IS APPROVED BY THE PLANNING AUTHORITY.
 - viii. ANY NEW LIGHTING SHALL BE IN COMPLIANCE WITH SITE LIGHTING REQUIREMENTS AS SET OUT IN THE CITY'S TECHNICAL STANDARD 12. SITE LIGHTING AND THE APPROVED IMPROVEMENTS PLAN SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 - ix. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGN ON THE SITE PRIOR TO THEIR INSTALLATION.

- GENERAL NOTES:**
1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN AS RECORDED IN BOOK 25010, PAGE 160 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 2. ADDRESS OF OWNER: 460 BAXTER BLVD. PORTLAND MAINE 04103
 3. APPLICANT: CHANGIZ FARD 684 BAXTER BLVD. PORTLAND MAINE 04103
 4. BEARINGS ARE BASED UPON THE MAINE STATE GRID WEST ZONE 1983 DATUM. BASIS OF BEARINGS IS THE MONUMENT SHOWN HEREON IN FRONT THE SUBJECT PARCEL. THE COORDINATES ARE LABELED HEREON AND WERE SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT IN 2006.
 5. THE MONUMENT THE AZIMUTH EXTENDS TO IS A 3' OFFSET MONUMENT FOUND ON THE EASTERLY SIDE OF FOREST AVENUE IN FRONT OF #835 FOREST AVE.
 6. ITS COORDINATES ARE NORTH 307446.28, EAST 29208949.86.
 7. AREA OF PARCEL : 12111.3 SQ. FT., 0.28 ACRES
 8. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) CITY OF PORTLAND MAINE ASSESSORS PLAN #137-BLOCK C--LOT 1.
 - b.) CITY OF PORTLAND MAINE STREETLINE SHEET OF FOREST AVE. DATED 3/4/27
 - c.) CITY OF PORTLAND MAINE ASSESSORS PLAN #137-BLOCK C--LOT 1.
 9. ZONING: B-2 ZONE - SETBACKS: FRONT - NONE REAR - 10 FT SIDE - NONE
 10. EXISTING PARKING: 10 9'X19' SPACES, 1-11'-19' HANDICAP SPACE. THE PARKING SPACES NOT DESIGNATED ARE FOR AUTOMOBILE DISPLAY.
 11. PROPOSED 3 FOOT WIDE BUFFER SHALL CONTAIN PLANTINGS THAT CONFORM TO THE CITY OF PORTLAND ORDINANCES. PLANTER IS 3' X 5'
 12. AS NOTED IN THE N.F.P.A. SECTION 220 THIS BUILDING IS CLASSIFIED AS A TYPE III (ORDINARY) EXTERIOR PROTECTED. THE EXISTING STRUCTURE IS A SINGLE STORY STRUCTURE WITH CINDER BLOCK WALLS. THE ONLY INTERIOR PARTITION WALL ENCLOSES THE BATHROOM. THE BUILDING IS COVERED WITH A WOOD FRAMED FLAT ROOF COVERED IN RUBBER.
 13. FIRE PROTECTION IS ACHIEVED 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 INFRONT OF THE SUBJECT PARCEL.
 14. PARKING SPACES NOT MARKED CUSTOMER PARKING, EMPLOYEE OR HANDICAP ARE FOR THE DISPLAY OF CARS FOR SALE.
 15. SOLID WASTE IS REMOVED FROM THE SITE ONCE A WEEK BY A PRIVATE CONTRACTOR. NO DUMPSTER IS PLANNED FOR THE SITE.

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

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

- LEGEND**
- Capped 5/8" Rebar Found
 - Iron Pipe or Solid Pin Found
 - ◊ Survey Instrument Point
 - Abutment Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - Set Back Line
 - Handicap Parking Spot
 - Existing Contour Line
 - New Curb

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
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ROBERT T. GREENLAW P.L.S. #2303

PREPARED BY:
Robert T. Greenlaw PLS
LAND SURVEYING

32 OLD ORCHARD STREET
OLD ORCHARD BEACH, MAINE
207-289-4546 BOB@GREENLAW504.COM

GRAPHIC SCALE

0' 30' 60' 90'

PLAN SHOWING IMPROVEMENTS FOR A PROPOSED AUTO DEALER LOCATION
783 FOREST AVE. PORTLAND, ME.
FOR CHANGIZ FARD

REV 11: 12-23-14. REMOVED HATCHING ON NORTHERN ENTRANCE AND ADDED DIMENSION
REV 10: 12-23-14. REMOVED PROPOSED CURB ON NORTH ENTRANCE
REV 10: 07-01-14. ANNOTATED EXISTING CURB AND NEW CURB, MOVED ENTRANCE
REV 9: 06-30-14. ADDED NEW CURB AND LABELS PER CITY COMMENTS
REV 8: 06-25-14. CHANGED SIZE OF BUFFER AND ADDED NOTES