



**LOCATION MAP** N.T.S.

**GENERAL NOTES:**

- APPLICANT: BERLIN CITY OF PORTLAND  
255 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106
- RECORD OWNER:  
PARCEL 1 & PARCEL 2:  
CAR SUM ME RIVER LLC AS DESCRIBED IN A DEED OF DSD REAL ESTATE, INC., DATED AUGUST 18, 2007 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25387 PAGE 119.  
PARCEL 3:  
FRANCIS X. DOWNEY AND BRENDA S. DOWNEY AS DESCRIBED IN A DEED RECORDED IN BOOK 7247 PAGE 305.  
ALBERT BRESSETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 11607 PAGE 194.  
BONNIE SUE WILMARTIN AND SHARON ELAINE BINETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 21115 PAGE 217.  
ALBERT BRESSETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 10258 PAGE 342.  
ALBERT BRESSETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 13314 PAGE 187.
- TAX ASSESSOR'S REFERENCE: THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSOR'S CHART CHART 268, BLOCK A, LOT 2 AND CHART 268, BLOCK B, LOTS 4, 5, 6, 7, 8, AND IS LOCATED IN THE B4 (COMMERCIAL CORRIDOR) ZONE.
- PLAN REFERENCES:  
A. ALTA/ACSM LAND TITLE SURVEY MADE FOR SURVEY AMERICA INC. DATED THROUGH MAY 29, 2008 BY TITCOMB ASSOCIATES, INC.  
B. ALTA/ACSM LAND TITLE SURVEY OF RIVERSIDE STREET PROPERTY DATED THROUGH JULY 20, 2007 BY SEBAGO TECHNICS, INC.
- BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM. HORIZONTAL AND VERTICAL CONTROL IS REFERENCED TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS HORIZONTAL AND VERTICAL CONTROL DATUM.
- TOTAL LOT AREA:  
EXISTING: 336,805 S.F. (7.73 AC.)  
NEW: 92,034 S.F. (2.11 AC.)  
TOTAL: 428,839 S.F. (9.84 AC.)
- A. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING JUNE, 2008 BY ALEX FINAMORE, SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. 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.  
B. WETLANDS DELINEATED ON THE ADJACENT PARCEL OWNED BY HD DEVELOPMENT OF MARYLAND, INC. (HOME DEPOT) WERE TAKEN FROM A BOUNDARY AND WETLANDS SURVEY OF D. AND E. REALTY CO. (RIVERSIDE STREET AND WARREN AVENUE PARCEL) BY THE BENCHMARK GROUP, DATED AUGUST 2, 1995, AND FIELD VERIFIED BY SEBAGO TECHNICS, INC. IN JANUARY 2008 USING WINTER DELINEATION METHODOLOGY.
- BOUNDARY SURVEY:  
A. PARCEL 1 AND PARCEL 2 BOUNDARY SURVEY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY COMPLETED BY SEBAGO TECHNICS, INC. DURING JULY OF 2007.  
B. PARCEL 3 BOUNDARY SURVEY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY COMPLETED BY TITCOMB ASSOCIATES, INC. IN APRIL OF 2008.  
C. TOPOGRAPHIC SURVEY ON PARCEL 1, PARCEL 2 AND PARCEL 3 WAS COMPLETED BY SEBAGO TECHNICS, INC. DURING JUNE OF 2008.
- EASEMENTS:  
A. EASEMENTS GRANTED TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY BY CHARLES F. GRANT IN AN INSTRUMENT DATED JULY 29, 1941, AND RECORDED IN BOOK 1647 PAGE 137.  
B. RIGHTS APPURTENANT TO THE OWNERS OF OTHER PARCELS ON CAMPBELL ROAD TO USE THE ROAD TO THE EXTENT CONVEYED TO THEM BY CHARLES F. GRANT OR PERSONS CLAIMING UNDER HIM AS SHOWN BY DEEDS OF RECORD INCLUDING, WITHOUT LIMITATION, THE RIGHTS AND EASEMENTS SET FORTH IN A DEED FROM CHARLES F. GRANT TO FRANK D. HOLDEN, ET AL., DATED APRIL 26, 1946 AND RECORDED IN BOOK 1815 PAGE 492.  
C. AN EASEMENT FROM DONALD S. WHITE, ET AL., TO THE CITY OF PORTLAND AS SET FORTH IN AN INSTRUMENT DATED OCTOBER 21, 1963 AND RECORDED IN BOOK 2785 PAGE 416.  
D. EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT FROM OLIVER WENDELL HOLMES, DATED OCTOBER 24, 1964, RECORDED IN BOOK 2877 PAGE 305.  
E. EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT FROM FLETCHER BROWN, DATED NOVEMBER 10, 1972, RECORDED IN BOOK 3346 PAGE 321.  
F. EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT FROM FLETCHER BROWN, DATED SEPTEMBER 15, 1975, RECORDED IN BOOK 3770 PAGE 137.  
G. TERMS AND CONDITIONS OF A DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER, DATED APRIL 6, 1995, RECORDED IN BOOK 11878 PAGE 52.  
H. TERMS AND CONDITIONS OF A DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER, DATED NOVEMBER 18, 1999, AND RECORDED IN BOOK 15212 PAGE 49.  
I. EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND VERIZON NEW ENGLAND, INC. AS SET FORTH IN AN INSTRUMENT FROM DSD REAL ESTATE, INC. DATED OCTOBER 5, 2004, RECORDED IN BOOK 22049 PAGE 49.  
J. UNDERGROUND LINE EASEMENT FROM DSD REAL ESTATE, INC. TO CENTRAL MAINE POWER COMPANY AND VERIZON NEW ENGLAND, INC. DATED OCTOBER 5, 2004, RECORDED IN BOOK 22049 PAGE 49.  
K. EASEMENT FROM DSD REAL ESTATE, INC. TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 58.  
L. EASEMENT FROM DSD REAL ESTATE, INC. TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 51.  
M. EASEMENT FROM DSD REAL ESTATE, INC. TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 64.  
N. EASEMENT FROM DSD REAL ESTATE, INC. TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 67.  
O. A VARIANCE TO ALLOW CONSTRUCTION OF A GARAGE WITHOUT MEETING THE 10,000 SQUARE FOOT MINIMUM LOT SIZE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 12943 PAGE 201.  
P. EASEMENTS, RESERVATIONS, AGREEMENTS, COVENANTS, OBLIGATIONS, AND LIABILITIES AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 13314 PAGE 187.

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PROJECT NO. FIELD BOOK DESIGN CHECK DRAWN  
08005 ELECT PMM JRS

**EXISTING CONDITIONS & DEMOLITION PLAN**  
OF  
BERLIN CITY LEXUS/TOYOTA  
PORTLAND, MAINE  
FOR:  
**BERLIN CITY OF PORTLAND, INC.**  
191 RIVERSIDE STREET  
PORTLAND, ME 04103

DATE: 7/30/08 SCALE: 1" = 40'

**SHEET 2 OF 11**

08005R.dwg, TAB.DWG

**LEGEND**

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/ROIL	○	STOCKADE FENCE	---	UNDERGROUND ELEC. & TEL
---	ASBESTOS LINE/ROIL	○	DECIDUOUS TREE	○	ELECTRICAL MANHOLE
---	EASEMENT	○	CONIFEROUS TREE	○	LIGHT POLE/WALL
---	IRON PIPE/ROD	○	WATER	○	UTILITY POLE
---	BENCHMARK	○	GATE VALVE	○	GUY
---	BUILDING	○	HYDRANT	○	RIPRAP
---	SIGN	○	SEWER M/I	○	
---	EDGE PAVEMENT	○	STORM DRAIN	○	
---	PAVEMENT PAINT	○	CATCH BASIN	○	
---	CURBLINE	○	DRAINAGE M/I	○	
---	EDGE WATER	○	OVERHEAD ELEC. & TEL	○	
---	CONTOURS	○		○	
---	-122-	○		○	
---	-120-	○		○	
---	CHAIN LINK FENCE	○		○	
---	WIRE FENCE	○		○	

