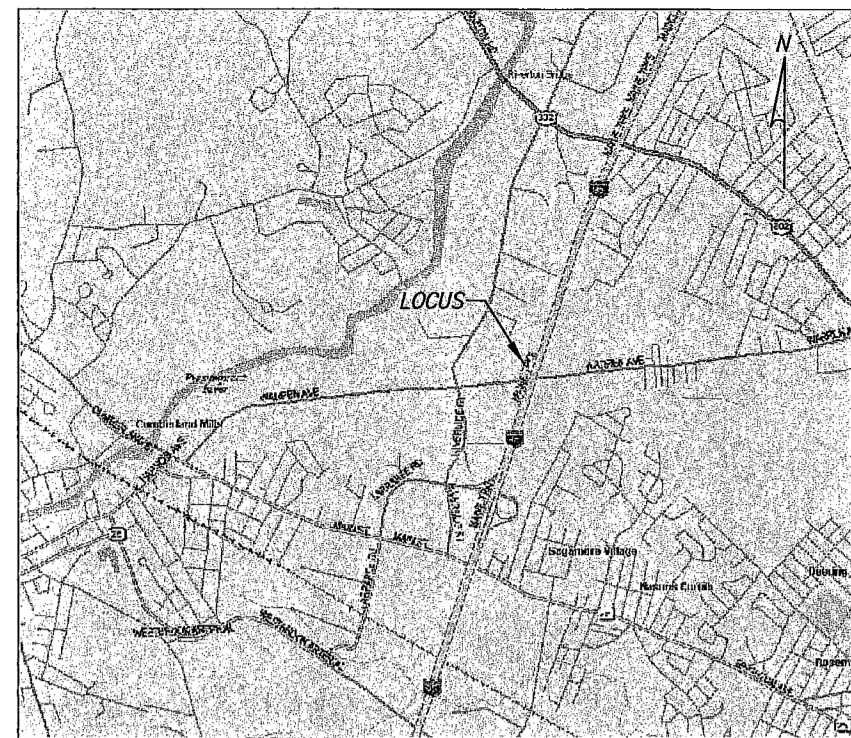


VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

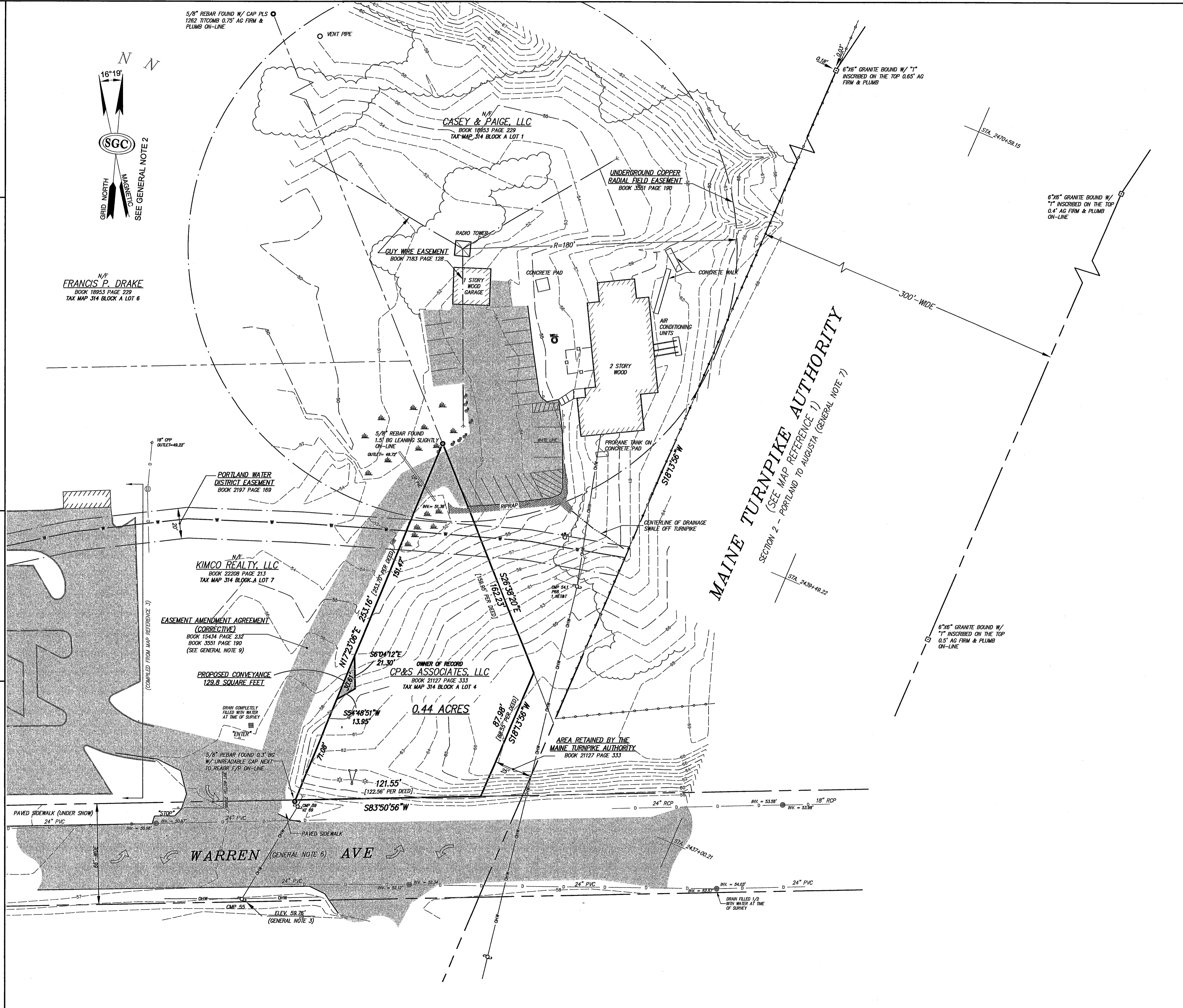
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN MICHAEL DILWORTH AND SGC ENGINEERING, LLC, DATED NOVEMBER 11, 2004.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH (NAD83) MAINE WEST ZONE AND ARE BASED ON STATIC GPS OBSERVATIONS.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NGVD 1929 AND ARE BASED ON A PK NAIL SET IN CMP POLE 55 ON THE SOUTHERLY SIDE OF WARREN AVE AS SHOWN ON MAP REFERENCE 3.
- REFERENCE DEED FOR THE LOCUS PARCEL IS FROM THE MAINE TURNPIKE AUTHORITY TO CP&S ASSOCIATES, LLC DATED APRIL 16, 2004 AND RECORDED IN DEED BOOK 21127, PAGE 333 AND ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE LOCUS PARCEL IS DEPICTED AS LOT 4, BLOCK A ON THE CITY OF PORTLAND ASSESSORS MAP 314. ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
- THE ORIGINAL MONUMENTATION DESCRIBED IN THE RECORD LAYOUT FOR WARREN AVE ON FILE WITH THE CITY OF PORTLAND ENGINEERS OFFICE IN VOLUME 2, PAGE 30 AND THE COUNTY COMMISSIONERS RECORDS IN VOLUME 16, PAGE 561 WAS NOT RECOVERED DURING THE COURSE OF THE SURVEY, THE RIGHT-OF-WAY LIMITS AS SHOWN HEREON WERE COMPILED FROM MAP REFERENCE 1.
- THE RIGHT-OF-WAY LIMITS OF THE MAINE TURNPIKE AUTHORITY AS SHOWN HEREON WERE COMPILED FROM MAP REFERENCE 1.
- WITH THE EXCEPTION OF SANITARY STORM STRUCTURES, NO ADDITIONAL SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. SUBSURFACE MEASUREMENTS WERE PERFORMED ON DECEMBER 13TH, 2004 IN SNOW CONDITIONS. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- NO SPECIFIC WIDTH, LOCATION, OR DIMENSIONS ARE GIVEN FOR THE "ACCESS ROAD" EASEMENT FROM WARREN AVENUE TO LAND OF CASEY & PAIGE, LLC. IT IS ASSUMED THAT THE EASEMENT IS THE PAVED TRAVELED WAY.

MAP REFERENCES:

- A PLAN ENTITLED "MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, SECTION 2-PORTLAND TO AUGUSTA - PROPERTY PLAN" DATED JULY 1954, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF, CONSULTING ENGINEERS, AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 42 PAGE 2.
- A PLAN ENTITLED "STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY, WARREN AVENUE, PORTLAND, MAINE, MADE FOR NEPTUNE PROPERTIES, INC.," DATED MARCH 31, 1986, REVISED THROUGH APRIL 14, 1988, PREPARED BY R.P. TITCOMB ASSOCIATES, INC., AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 170, PAGE 38.
- A PLAN ENTITLED "SITE PLAN OF DUNKIN DONUTS, WARREN AVENUE, PORTLAND, ME, FOR KIMCO," DATED DECEMBER 1, 2004, REVISED THROUGH JUNE 14, 2004, PREPARED BY SEBAGO TECHINCS, UNRECORDED.
- A PLAN ENTITLED "MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, SECTION 2-PORTLAND TO AUGUSTA-PROPERTY PLAN" DATED SEPTEMBER 3RD, 1953, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF, CONSULTING ENGINEERS, UNRECORDED.

LEGEND:

FOUND MONUMENTS (DIMENSIONS ARE NOTED ON PLAN)	
	STONE BOUND
	IRON PIPE OR ROD
	STOCKADE FENCE
	RIGHT-OF-WAY FENCE
	PAVED SURFACE
	CURBING
	TREE LINE
	CONTOUR LINE 5-FOOT INTERVAL
	CONTOUR LINE 1-FOOT INTERVAL
	DRAIN PIPE
	COMPILED WATER LINE
	UTILITY POLE
	GUY WIRE
	SIGN
	SURFACE MOUNTED LIGHT
	WATER SHUT-OFF
	WELL
	RIGID CONCRETE PIPE
	POLYMERIZED VINYL CHLORIDE PIPE
	INVERT
	DRAIN MANHOLE
	LEVEL LIP SPREADER
	WETLAND AREA
	CONCRETE BOLLARD



REVISIONS:

NO.	DATE	DESCRIPTION
0	08-02-06	APPROVED FOR SUBMITTAL
1	01-04-06	PRELIMINARY PLAN SUBMISSION

**SGC ENGINEERING, LLC**  
 • Civil Design & Survey Engineering  
 • Environmental & Regulatory Permitting  
 • Electrical Power Systems Engineering

**SGC**

SERVING OUR CLIENTS IN THE U.S.A. & CANADA  
 20 Sibley Drive, Suite 200  
 Westbrook, Maine 04092  
 Tel: 207-947-6100  
 Fax: 207-947-6101

ONLY VALID WITH ORIGINAL STAMP

PREPARED FOR:  
**CP&S ASSOCIATES, LLC.**  
 1 BROOKSIDE DRIVE  
 FALMOUTH, MAINE 04105

TITLE:  
**EXISTING CONDITIONS PLAN**  
 CP&S ASSOCIATES CAR WASH  
 WARREN AVENUE  
 PORTLAND, MAINE 04103

SHEET:  
**1.0**

DATE: 08/02/06  
 DESIGN: MRR  
 DRAWN: MRR  
 PROJECT: 40801012  
 CHECK: JLN  
 FILE: SITEPLAN\_40801-2.DWG  
 SCALE: 1" = 30'