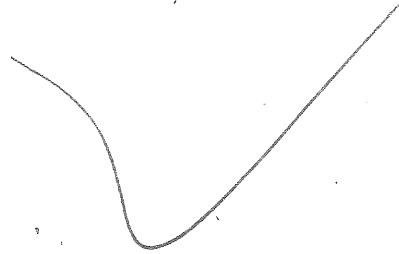


376-A-51  
324 Warren Ave.  
Used Car Sales  
lot  
Skip Baker

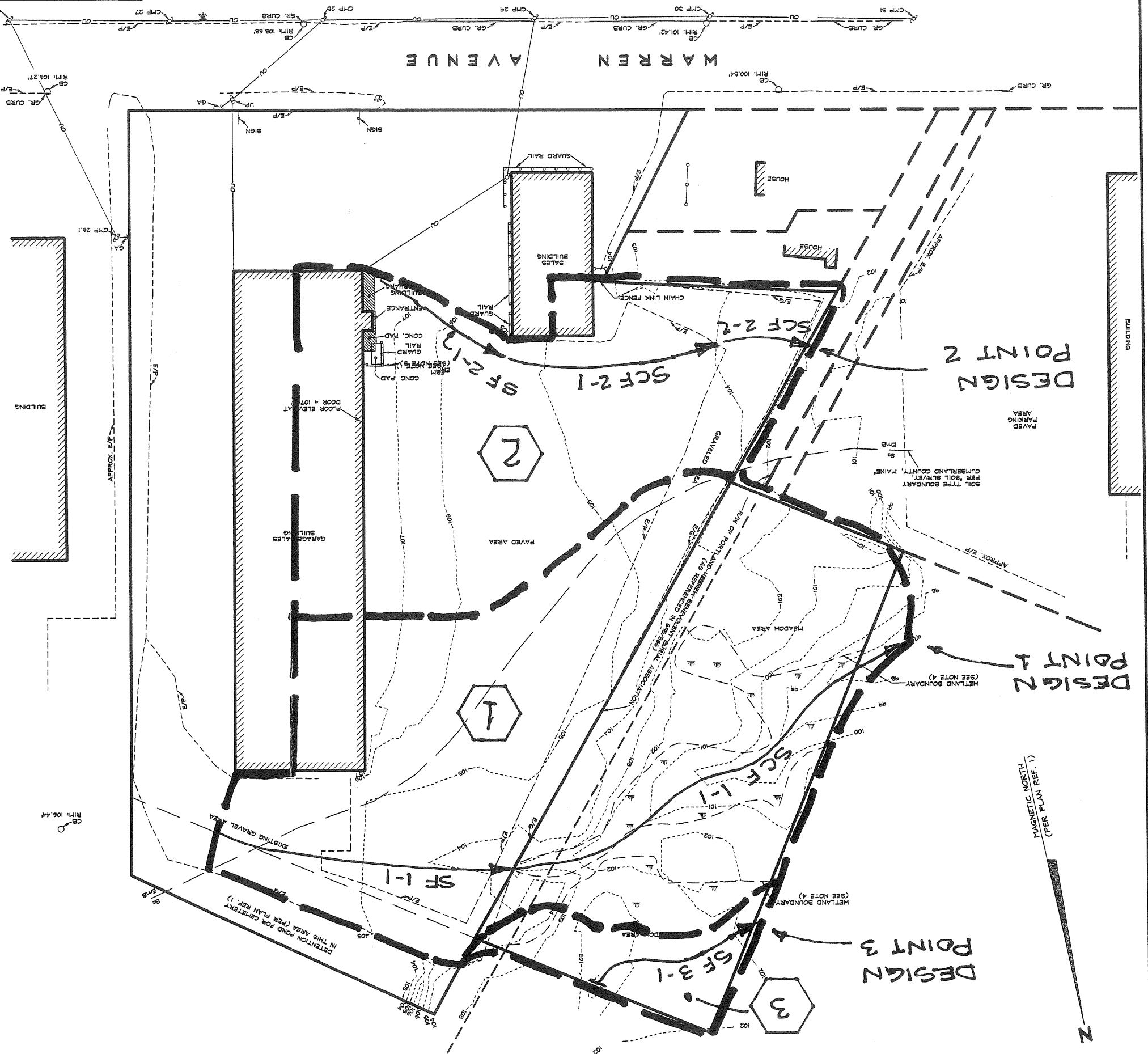
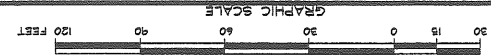


**THAYER ENGINEERING COMPANY**  
 Land Surveyors Civil Engineers Planners  
 17 Mason Street Farmingdale, Maine 04344-1013  
 (207)582-7782 fax:(207)582-8113 thayereng@thayereng.com

**O'CONNOR GMC, INC.**  
 279 WARREN AVENUE  
 PORTLAND, MAINE

Drawn by: RC  
 Date: SEPTEMBER 30, 2004  
 Drawing # 1  
 Project # 080310

PRE DEVELOPMENT DRAINAGE PLAN



SUBCATCHMENT BOUNDARY  
 TIME OF CONCENTRATION DESIGNATION  
 TIME OF CONCENTRATION FLOW LINE  
 TIME OF CONCENTRATION DESIGNATION SF 1-1

NOTES:  
 1.) BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1. HEREON AND HAVE NOT BEEN VERIFIED BY THIS SURVEYOR.  
 2.) UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.  
 3.) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.69'.  
 4.) WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.

**LEGEND**

IRP (371)	1/4" IRON ROD FOUND, CAPPED '871 R.S. 1205'
IRP (NCS)	3/4" IRON ROD FOUND, CAPPED 'NCS, INC PLS 1314'
IRP	1/4" IRON PIPE FOUND
N/P	NON OR FORMERLY OF
18179/5	BOOK 18179, PAGE 5, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
S	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR	GRANITE
CMP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
○	CHAIN LINK FENCE
CONC.	CONCRETE
NOT TO SCALE	
--- 107 ---	EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 1)
ERM	ELEVATION REFERENCE MARK (SEE NOTE 1)

MAGNETIC NORTH  
 (PER PLAN REF. 1)

**THAYER**  
 ENGINEERING COMPANY  
 Land Surveyors Civil Engineers Planners  
 17 Haddon Street Farmington, Maine 04744-1613  
 (207)582-7762 fax (207)582-8113 thayereng@thayereng.com

**O'CONNOR GMC, INC.**  
 279 WARREN AVENUE  
 PORTLAND, MAINE

Date: SEPTEMBER 30, 2004  
 Drawn by: RC  
 Chkd. by: BST  
 Scale: 1" = 30'  
 Drawing # 1  
 Proj # 08010



**OWNER OF RECORD:**  
O'CONNOR GMC, INC.  
187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**DEED REFERENCES:**  
2007/03 CUMBERLAND COUNTY REGISTRY OF DEEDS  
187/93 CUMBERLAND COUNTY REGISTRY OF DEEDS

**TOTAL LOT AREA:**  
LOT: 212,980 S.F.

**ZONING PROVISIONS:**  
LOCATED IN "B-4", COMMERCIAL CORRIDOR ZONE  
IMPERVIOUS SURFACE RATIO: 80% (PROPOSED: 74.6%)

**EXISTING IMPERVIOUS AREAS:**  
BUILDINGS: 30,076 S.F.  
DRIVEWAYS & PARKING: 159,079 S.F.  
TOTAL: 189,155 S.F.

**PROPOSED TOTAL IMPERVIOUS AREAS:**  
BUILDINGS: 30,076 S.F.  
DRIVEWAYS & PARKING: 16,829 S.F.  
TOTAL: 46,905 S.F.

**TO BE REMOVED:**  
GRAVELED AREAS: 3,339 S.F.  
TOTAL: 3,339 S.F.

**PROPOSED NEW IMPERVIOUS AREAS:**  
DRIVEWAYS & PARKING: 16,829 S.F.  
TOTAL: 16,829 S.F.

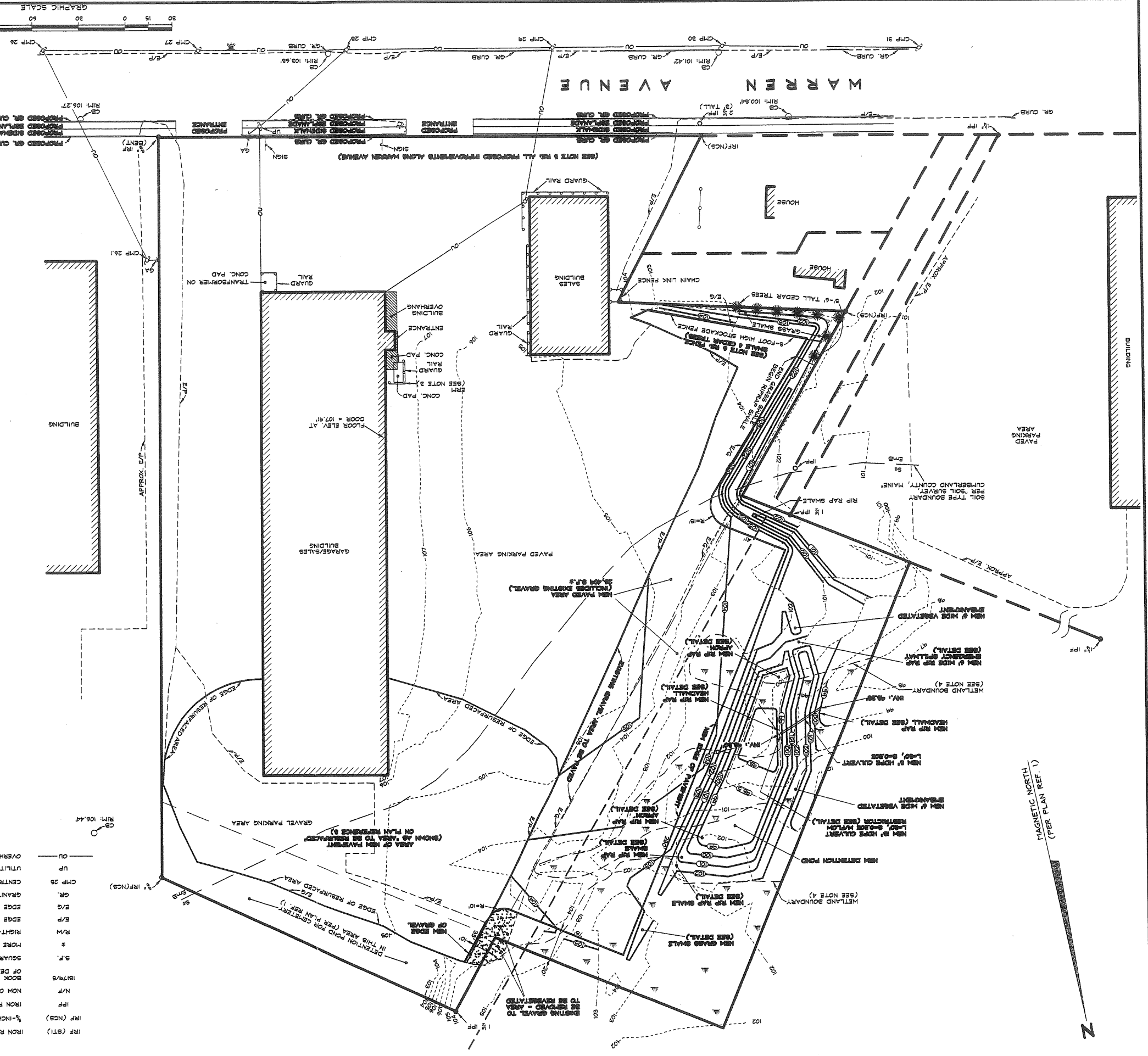
**EXISTING IMPERVIOUS AREAS TO BE REMOVED:**  
GRAVELED AREAS: 3,339 S.F.  
TOTAL: 3,339 S.F.

**PLAN REFERENCES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-UP" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSPACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A POINT MARK ON THE CENTER TOP OF THE NORTHEASTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 109.8'.
- METLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- WARREN AVENUE IMPROVEMENTS SHOWN ARE PROPOSED AS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2008.
- THE LOCATIONS OF THE 8-FOOT HIGH STOCKADE FENCE, GRASS SWALE AND 5'-6" TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNICS, INC.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE, PORTLAND, MAINE, DATED 1-17-99, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIAMAS, 313 WARREN AVENUE, PORTLAND, MAINE, DATED 12/19/01, BY SEBAGO TECHNICS, INC.
- PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 460, BURLINGTON, MA 01803, DATED 12/19/01, BY SEBAGO TECHNICS, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIAMAS, 313 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-99, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNICS, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, WARREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 WARREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-UP" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSPACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A POINT MARK ON THE CENTER TOP OF THE NORTHEASTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 109.8'.
- METLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- WARREN AVENUE IMPROVEMENTS SHOWN ARE PROPOSED AS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2008.
- THE LOCATIONS OF THE 8-FOOT HIGH STOCKADE FENCE, GRASS SWALE AND 5'-6" TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNICS, INC.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE, PORTLAND, MAINE, DATED 1-17-99, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIAMAS, 313 WARREN AVENUE, PORTLAND, MAINE, DATED 12/19/01, BY SEBAGO TECHNICS, INC.
- PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 460, BURLINGTON, MA 01803, DATED 12/19/01, BY SEBAGO TECHNICS, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIAMAS, 313 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-99, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNICS, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, WARREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 WARREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.



**LEGEND**

IRF (G1)	IRON ROD FOUND, CAPPED 'RTI RLS 1208'
IRF (NC5)	3/4-INCH IRON ROD FOUND, CAPPED 'NC5, INC PLS 1914'
IRP	IRON PIPE FOUND
N/F	NON OR FORMERLY OF
187/93	BOOK 187/93, PAGE 9, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
±	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR	GRANITE
CMP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
FB	NEW FILTER BARRIER
SB	SMANTON FINE SANDY LOAM
EMB	ELMWOOD FINE SANDY LOAM, 0 TO 3% SLOPES
S	SLOPE OF PIPE
L	LENGTH OF PIPE
HPPE	HIGH DENSITY POLYETHYLENE
INVT	INVERT
---	PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)
- - -	EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)
ERM	ELEVATION REFERENCE MARK (SEE NOTE 3)
NOT TO SCALE	
CONC.	CONCRETE
---	CHAIN LINK FENCE
---	WATER SHUTOFF
CB	CATCH BASIN
GA	GUY ANCHOR

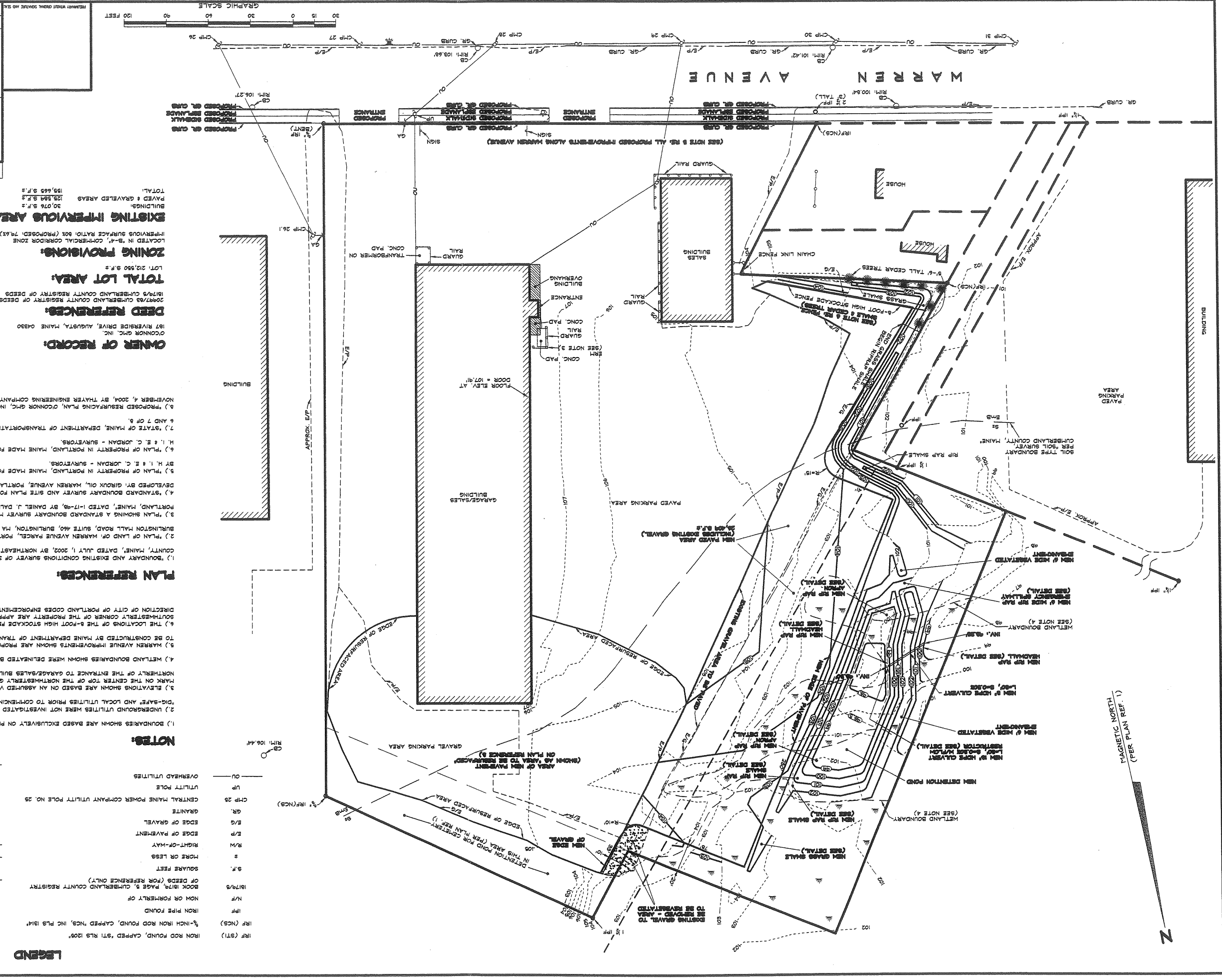
REVISED 8/17/2005, AS-BUILT IMPROVEMENTS, PROPOSED ROAD IMPROVEMENTS, IMPROVED AREAS SUBMARK

**THAYER ENGINEERING COMPANY**  
 Civil Engineers Planners  
 17 Haddon Street  
 Portland, Maine 04144-1613  
 (207)582-7762 fax (207)582-8113 thayereng@thayereng.com

**SITE PLAN**  
**O'CONNOR GMC, INC.**  
 279 WARREN AVENUE  
 PORTLAND, MAINE

Drawn by RC Chkd. by BBT  
 Date: SEPTEMBER 30, 2004  
 Scale: 1" = 30'

Project # 080810



**OWNER OF RECORD:**  
 O'CONNOR GMC, INC.  
 187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**DEED REFERENCES:**  
 2007/03 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 1817/03 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 LOT: 212,950 S.F. ±

**ZONING PROVISIONS:**  
 LOCATED IN "B-4", COMMERCIAL CORRIDOR ZONE  
 IMPROVED SURFACE RATIO: 50% (PROPOSED, 79.6%)

**EXISTING IMPROVEMENTS AREAS:**  
 BUILDINGS: 20,076 S.F. ±  
 DRIVEWAYS & PARKING: 19,079 S.F. ±  
 TOTAL: 39,155 S.F. ±

**PROPOSED NEW IMPROVEMENTS AREAS:**  
 DRIVEWAYS & PARKING: 16,829 S.F. ±  
 TOTAL: 16,829 S.F. ±

**EXISTING IMPROVEMENTS AREAS TO BE REMOVED:**  
 GRAVELED AREAS: 3,339 S.F. ±  
 TOTAL: 3,339 S.F. ±

**PROPOSED TOTAL IMPROVEMENTS AREAS:**  
 BUILDINGS: 20,076 S.F. ±  
 DRIVEWAYS & PARKING: 16,829 S.F. ±  
 TOTAL: 36,905 S.F. ±

**EXISTING IMPROVEMENTS AREAS:**  
 BUILDINGS: 20,076 S.F. ±  
 DRIVEWAYS & PARKING: 19,079 S.F. ±  
 TOTAL: 39,155 S.F. ±

**TOTAL:**  
 PAVED & GRAVELED AREAS: 159,665 S.F. ±  
 BUILDINGS: 20,076 S.F. ±  
 TOTAL: 179,741 S.F. ±

**PLAN REFERENCES:**

- BOUNDARY AND EXISTING CONDITIONS SURVEY OF 279 WARREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2002, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.
- PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 460, BURLINGTON, MA 01803, DATED 12/31/01, BY SEBAGO TECHINS, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DISIAZE, 219 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-09, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIRONX OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIRONX OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHINS, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1973, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, WARREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 WARREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO CONTECTING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO THE GARAGE/SALES BUILDING. ELEVATION = 104.47.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- WARREN AVENUE IMPROVEMENTS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- THE LOCATION OF THE 8-FOOT HIGH STOCKADE FENCE, GRASS SWALE AND 9'-6" TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

**LEGEND**

IRF (21)	IRON ROD FOUND, CAPPED 'STI, RL9 1208'
IRF (NCS)	3/4-INCH IRON ROD FOUND, CAPPED 'NCS, INC PL9 1314'
IRP	IRON PIPE FOUND
N/P	NON OR FORMERLY OF
1817/03	BOOK 1817, PAGE 5, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
±	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR	GRANITE
CHP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CONC.	CONCRETE
EM1	ELEVATION REFERENCE MARK (SEE NOTE 3)
NOT TO SCALE	
EM2	ELEVATION REFERENCE MARK (SEE NOTE 3)
INVERT	INVERT
HPDE	HIGH DENSITY POLYETHYLENE
L	LENGTH OF PIPE
S	SLOPE OF PIPE
EMB	ELMWOOD FINE SANDY LOAM, 0 TO 3% SLOPES
S2	SWANTON FINE SANDY LOAM
PS	NEW FILTER BARRIER





**THAYER**  
 ENGINEERING COMPANY  
 Land Surveyors Civil Engineers Planners  
 17 Hassan Street Farmington, Maine 04344-1613  
 (207)582-7762 fax(207)582-8113 thayereng@thayereng.com

**O'CONNOR GMC, INC.**  
 279 MAREN AVENUE  
 PORTLAND, MAINE

Date: SEPTEMBER 30, 2004  
 Drawn by: RC  
 Check by: BBT  
 Proj # 08010

Scale: 1" = 30'  
 Drawing # 1

GRAPHIC SCALE  
 0 15 30 45 60 75 90 105 120 FEET

**EXISTING IMPROVEMENTS AREAS TO BE REMOVED:**

TOTAL: 3,235 S.F.F.

GRAVELED AREAS 16,825 S.F.F.

DRIVEWAYS & PARKING 19,076 S.F.F.

BUILDINGS 30,076 S.F.F.

TOTAL: 55,137 S.F.F.

**PROPOSED NEW IMPROVEMENTS AREAS:**

TOTAL: 16,825 S.F.F.

DRIVEWAYS & PARKING 16,825 S.F.F.

TOTAL: 16,825 S.F.F.

**EXISTING IMPROVEMENTS AREAS:**

TOTAL: 123,285 S.F.F.

GRAVELED AREAS 123,285 S.F.F.

BUILDINGS 30,076 S.F.F.

TOTAL: 153,361 S.F.F.

**OWNER OF RECORD:**  
 O'CONNOR GMC, INC.  
 187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**DEED REFERENCES:**  
 2007/3 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 1817/3 CUMBERLAND COUNTY REGISTRY OF DEEDS

**ZONING PROVISIONS:**  
 LOT: 210,550 S.F.F.  
 EXISTING SURFACE RATIO: 50% (PROPOSED: 74.6%)  
 LOCATED IN "B-4", COMMERCIAL CORRIDOR ZONE

**EXISTING IMPROVEMENTS AREAS:**  
 BUILDINGS 30,076 S.F.F.  
 DRIVEWAYS & PARKING 19,076 S.F.F.  
 TOTAL: 49,152 S.F.F.

**PROPOSED TOTAL IMPROVEMENTS AREAS:**  
 BUILDINGS 30,076 S.F.F.  
 DRIVEWAYS & PARKING 16,825 S.F.F.  
 TOTAL: 46,901 S.F.F.

**EXISTING IMPROVEMENTS AREAS TO BE REMOVED:**  
 GRAVELED AREAS 3,235 S.F.F.  
 DRIVEWAYS & PARKING 16,825 S.F.F.  
 BUILDINGS 19,076 S.F.F.  
 TOTAL: 38,136 S.F.F.

**PLAN REFERENCES:**

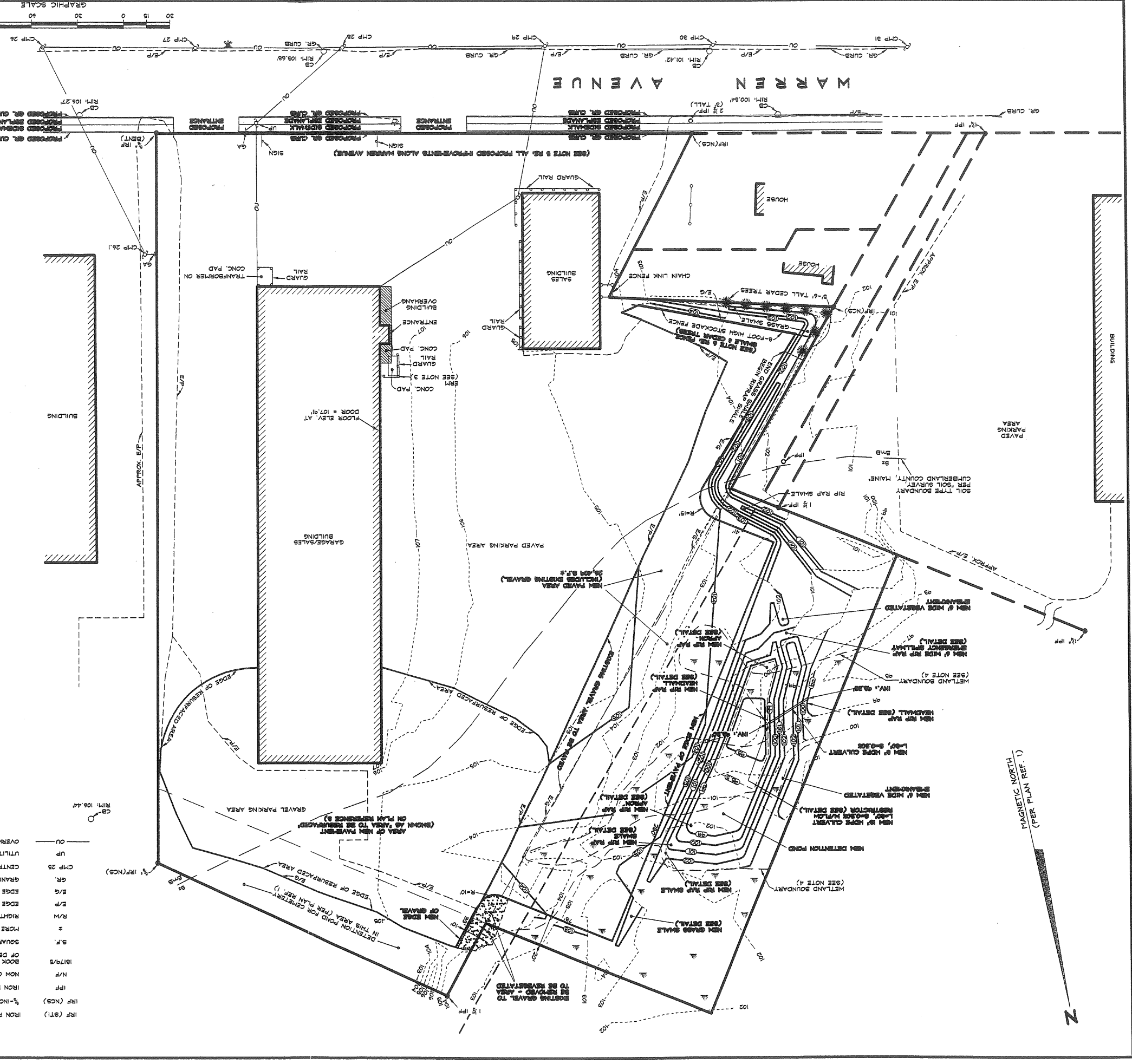
- BOUNDARY AND EXISTING CONDITIONS SURVEY OF 279 MAREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2002, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.
- PLAN OF LAND OF MAREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 160, BURLINGTON, MA 01803, DATED 12/10/01, BY SEBAGO TECHNIS, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIAS, 319 MAREN AVENUE, PORTLAND, MAINE, DATED 1-17-99, BY DANIEL J. DALTON, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, MAREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, MAREN AVENUE, PORTLAND, MAINE, DATED 7-16-87, BY SEBAGO TECHNIS, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1973, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, MAREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 MAREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHWEST OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.61.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- MAREN AVENUE IMPROVEMENTS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- THE LOCATIONS OF THE 8-FOOT HIGH STOCKADE FENCE, GRASS SWALE AND 3'-6" TALL CEDAR TREES AT THE SOUTHWESTLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

**LEGEND**

IRF (91)	IRON ROD FOUND, CAPPED '91 RLS 1208'
IRF (NCS)	3/4-INCH IRON ROD FOUND, CAPPED 'NCS, INC PLS 1914'
N/P	NON OR FORMERLY OF
1817/3	BOOK 1817, PAGE 3, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
±	POINT OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
G/R	GRANITE
CHP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CONC.	CONCRETE
NOT TO SCALE	
ELEVATION REFERENCE MARK (SEE NOTE 3)	
EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)	
PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)	
INVERT	
HDP	HIGH DENSITY POLYETHYLENE
L	LENGTH OF PIPE
S	SLOPE OF PIPE
EMB	ELWOOD FINE SANDY LOAM, 0 TO 2% SLOPES
S1	SWANTON FINE SANDY LOAM
FB	NEW FILTER BARRIER



MAGNETIC NORTH  
 (PER PLAN REF. 1)

DATE: SEPTEMBER 30, 2004  
 DRAWN BY: R.C. CHAD, BY EST  
 PROJECT: 279 WARREN AVENUE, PORTLAND, MAINE  
 SCALE: 1" = 30'  
 DRAWING # 1  
 PROJECT # 08010

**THAYER**  
 ENGINEERING COMPANY  
 Land Surveyors Civil Engineers Planners  
 17 HOBSON STREET, PORTLAND, MAINE 04104-1513  
 (207) 582-7762 FAX: (207) 582-8113 thayereng@thayereng.com



**EXISTING IMPROVEMENTS TO BE REMOVED:**  
 GRAVELED AREAS 3,255 S.F.  
 TOTAL 3,255 S.F.

**PROPOSED NEW IMPROVEMENTS:**  
 DRIVEWAYS & PARKING 16,829 S.F.  
 BUILDINGS 30,076 S.F.  
 TOTAL 46,905 S.F.

**EXISTING IMPROVEMENTS:**  
 GRAVELED AREAS 123,584 S.F.  
 BUILDINGS 30,076 S.F.  
 DRIVEWAYS & PARKING 19,074 S.F.  
 TOTAL 172,734 S.F.

**ZONING PROVISIONS:**  
 LOT: 210,550 S.F.  
 EXISTING SURFACE RATIO: 50% (PROPOSED: 74.6%)  
 LOCATION IN "B-4" CORRIDOR ZONE

**DEED REFERENCES:**  
 2007/03 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 1817/03 CUMBERLAND COUNTY REGISTRY OF DEEDS

**OWNER OF RECORD:**  
 O'CONNOR GMC, INC.  
 187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**PLAN REFERENCES:**

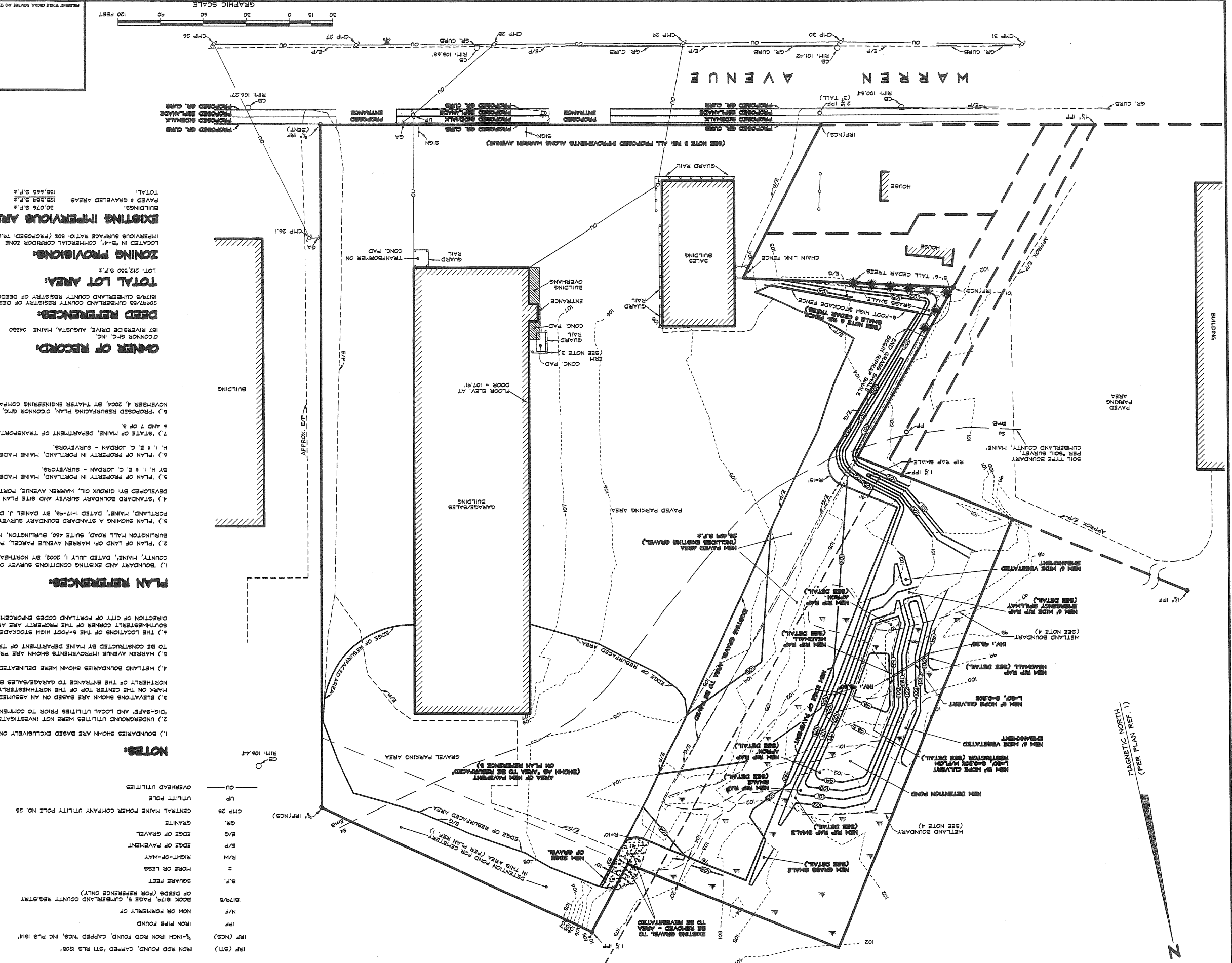
- BOUNDARY AND EXISTING CONDITIONS SURVEY OF 379 WARREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2002, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.
- PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 460, BURLINGTON, MA 01803, DATED 12/10/01, BY SEBAGO TECHNIQS, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIABASE, 313 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-98, BY DANIEL J. DALTON, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-87, BY SEBAGO TECHNIQS, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.I. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1973, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, WARREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 WARREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAIN MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.64'
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- WARREN AVENUE IMPROVEMENTS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- LOCATIONS OF THE 8-FOOT HIGH STOCKADE FENCE, GRASS SHALE AND 9'-6" TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

**LEGEND**

GA	GUY ANCHOR	IRF (91)	IRON ROD FOUND, CAPPED "S1" RLS 1208"
CB	CATCH BASIN	IRF (NC5)	3/4" INCH IRON ROD FOUND, CAPPED "NC5", INC PLS 1914"
WS	WATER SHUTOFF	N/P	NON OR FORMERLY OF
CONC.	CONCRETE	1817/03	BOOK 1817, PAGE 3, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
---	NOT TO SCALE	S.F.	SQUARE FEET
---	ELEVATION REFERENCE MARK (SEE NOTE 3)	±	POINT OR LESS
---	EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)	R/W	RIGHT-OF-WAY
---	PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)	E/P	EDGE OF PAVEMENT
---	INVERT	E/G	EDGE OF GRAVEL
HPPE	HIGH DENSITY POLYETHYLENE	GR.	GRANITE
S	SLOPE OF PIPE	CMP 26	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
EMB	ELMWOOD FINE SANDY LOAM, 0 TO 2% SLOPES	UP	UTILITY POLE
S1	SHAWTON FINE SANDY LOAM	OU	OVERHEAD UTILITIES
PB	NEW FILTER BARRIER		

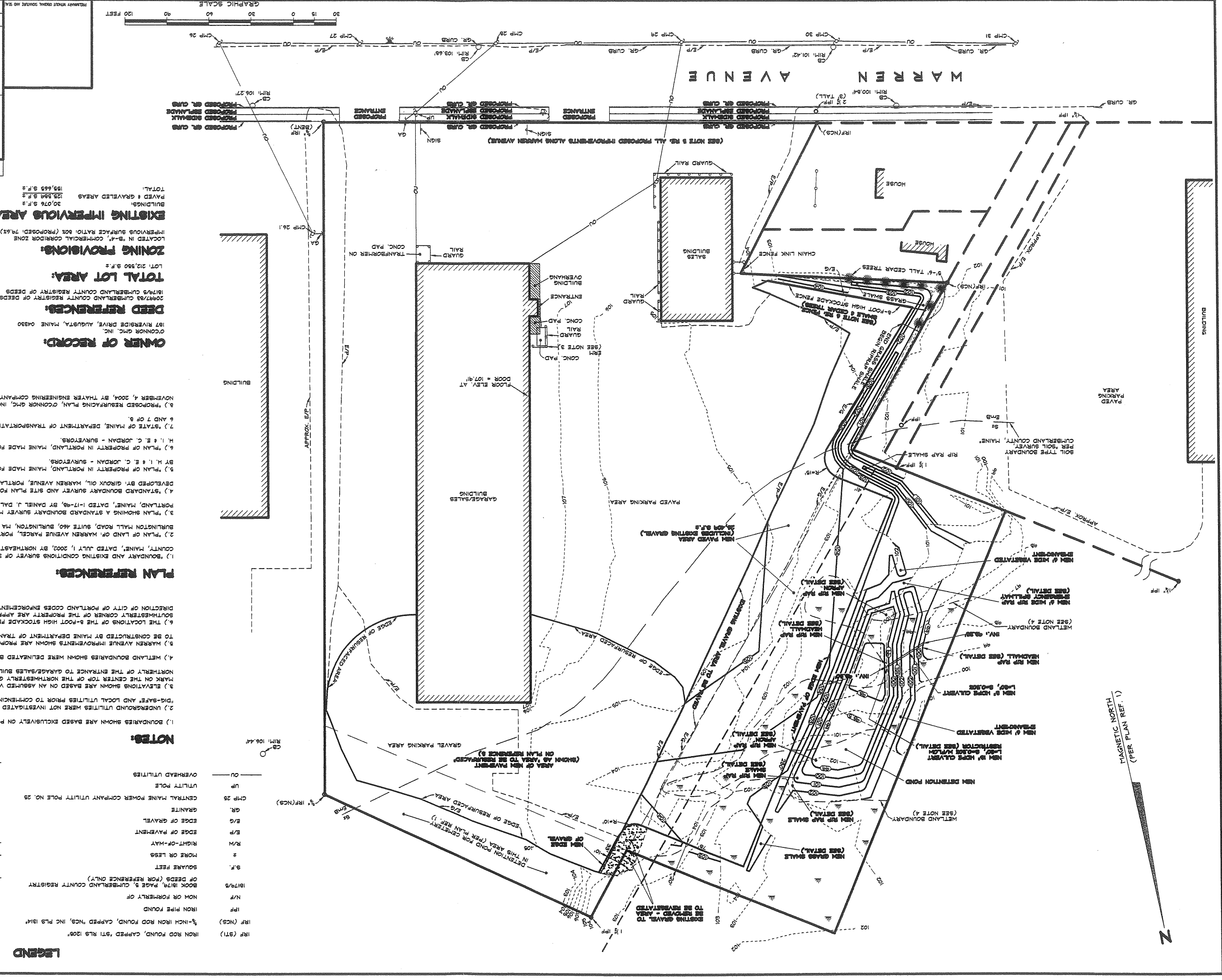


**LEGEND**

Prof. # 080910  
 Date: SEPTEMBER 30, 2004  
 Drawn by: RC  
 Chkd. by: MBT  
**O'CONNOR GMC, INC.**  
 279 MAREN AVENUE  
 PORTLAND, MAINE

**SITE PLAN**  
 THAYER  
 ENGINEERING COMPANY  
 Land Surveyors Civil Engineers Planners  
 17 Hosson Street Farmington, Maine 04344-1613  
 (207) 552-7762 Fax: (207) 552-8113 thayereng@thayereng.com

REVISED 8/9/2004: AS-BUILT IMPROVEMENTS, PROPOSED ROAD IMPROVEMENTS, INTERSECTIONS AREAS SUPPLEMENTARY



**OWNER OF RECORD:**  
 O'CONNOR GMC, INC.  
 157 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**DEED REFERENCES:**  
 2007/3 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 1879/3 CUMBERLAND COUNTY REGISTRY OF DEEDS

**TOTAL LOT AREA:**  
 210,350 S.F.

**EXISTING IMPROVEMENTS:**  
 IMPROVED SURFACE (ATIO: 80% (PROPOSED: 74.6%))  
 15,079 S.F.

**PROPOSED NEW IMPROVEMENTS:**  
 DRIVWAYS & PARKING:  
 16,825 S.F.

**EXISTING IMPROVEMENTS TO BE REMOVED:**  
 GRAVELED AREAS  
 3,335 S.F.

**PROPOSED TOTAL IMPROVEMENTS:**  
 16,825 S.F.

**EXISTING IMPROVEMENTS:**  
 BUILDINGS:  
 30,076 S.F.

**PROPOSED IMPROVEMENTS:**  
 BUILDINGS & GRAVELED AREAS  
 159,665 S.F.

**TOTAL:**  
 195,665 S.F.

**PLAN REFERENCES:**

- BOUNDARY AND EXISTING CONDITIONS SURVEY OF 279 MAREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2003, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.
- PLAN OF LAND OF MAREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPFIELD ASSOCIATES, INC., 20 PORTLAND, MAINE, DATED 1-17-98, BY DANIEL J. DALPONSO, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIABIA, 313 MAREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNIS, INC.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, MAREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, MAREN AVENUE, PORTLAND, MAINE.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, MAREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 279 MAREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.64'
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- MAREN AVENUE IMPROVEMENTS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- THE LOCATIONS OF THE 3-FOOT HIGH STOCKADE FENCE AND 5'-6" TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

**LEGEND**

IRF (91)	IRON ROD FOUND, CAPPED '91 RLS 1206'
IRF (NCS)	3/4" INCH IRON ROD FOUND, CAPPED 'NCS, INC PLS 194'
N/P	NON OR FORMERLY OF
18179/3	BOOK 18179, PAGE 3, CUMBERLAND COUNTY REGISTRY
S.F.	SQUARE FEET
±	HOUSE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR	GRANITE
CMP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GRV ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CONC.	CONCRETE
NOT TO SCALE	
ELEVATION REFERENCE MARK (SEE NOTE 3)	
EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)	
PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)	
INVERT	
HPPE	HIGH DENSITY POLYETHYLENE
S	SLOPE OF PIPE
5	SLOPE OF PIPE
EMB	ELMWOOD FINE SANDY LOAM, 0 TO 2% SLOPES
S2	SHANTON FINE SANDY LOAM
FB	NEW FILTER BARRIER



Date: SEPTEMBER 30, 2004  
 Drawn by: J.C.  
 Checked by: BBT  
 Scale: 1" = 30'  
 Drawing # 1  
 Project # 08010  
**THAYER ENGINEERING COMPANY**  
 Land Surveyors Civil Engineers Planners  
 17 Haddon Street Portland, Maine 04104-1813  
 (207) 582-7762 Fax: (207) 582-8113 thayereng@thayereng.com

**EXISTING IMPROVEMENTS AREAS TO BE REMOVED:**

GRAVELED AREAS	3,335 S.F.
TOTAL	3,335 S.F.

**PROPOSED NEW IMPROVEMENTS AREAS:**

DRIVEWAYS & PARKING	16,825 S.F.
TOTAL	16,825 S.F.

**PROPOSED TOTAL IMPROVEMENTS AREAS:**

DRIVEWAYS & PARKING	16,825 S.F.
BUILDINGS	30,076 S.F.
TOTAL	46,901 S.F.

**EXISTING IMPROVEMENTS AREAS:**

DRIVEWAYS & PARKING	125,389 S.F.
BUILDINGS	30,076 S.F.
TOTAL	155,465 S.F.

**OWNER OF RECORD:**  
 O'CONNOR GMC, INC.  
 187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

**DEED REFERENCES:**  
 1879/93 CUMBERLAND COUNTY REGISTER OF DEEDS  
 1817/93 CUMBERLAND COUNTY REGISTER OF DEEDS

**TOTAL LOT AREA:**  
 210,250 S.F.

**ZONING PROVISIONS:**  
 LOCATED IN "B-4" COMMERCIAL ZONING ZONE  
 IMPROVED SURFACE RATIO: 50% (PROPOSED: 74.6%)

**EXISTING IMPROVEMENTS AREAS:**  
 155,465 S.F.

**PROPOSED NEW IMPROVEMENTS AREAS:**  
 16,825 S.F.

**PROPOSED TOTAL IMPROVEMENTS AREAS:**  
 172,290 S.F.

**DRIVEWAYS & PARKING:**  
 16,825 S.F.

**BUILDINGS:**  
 30,076 S.F.

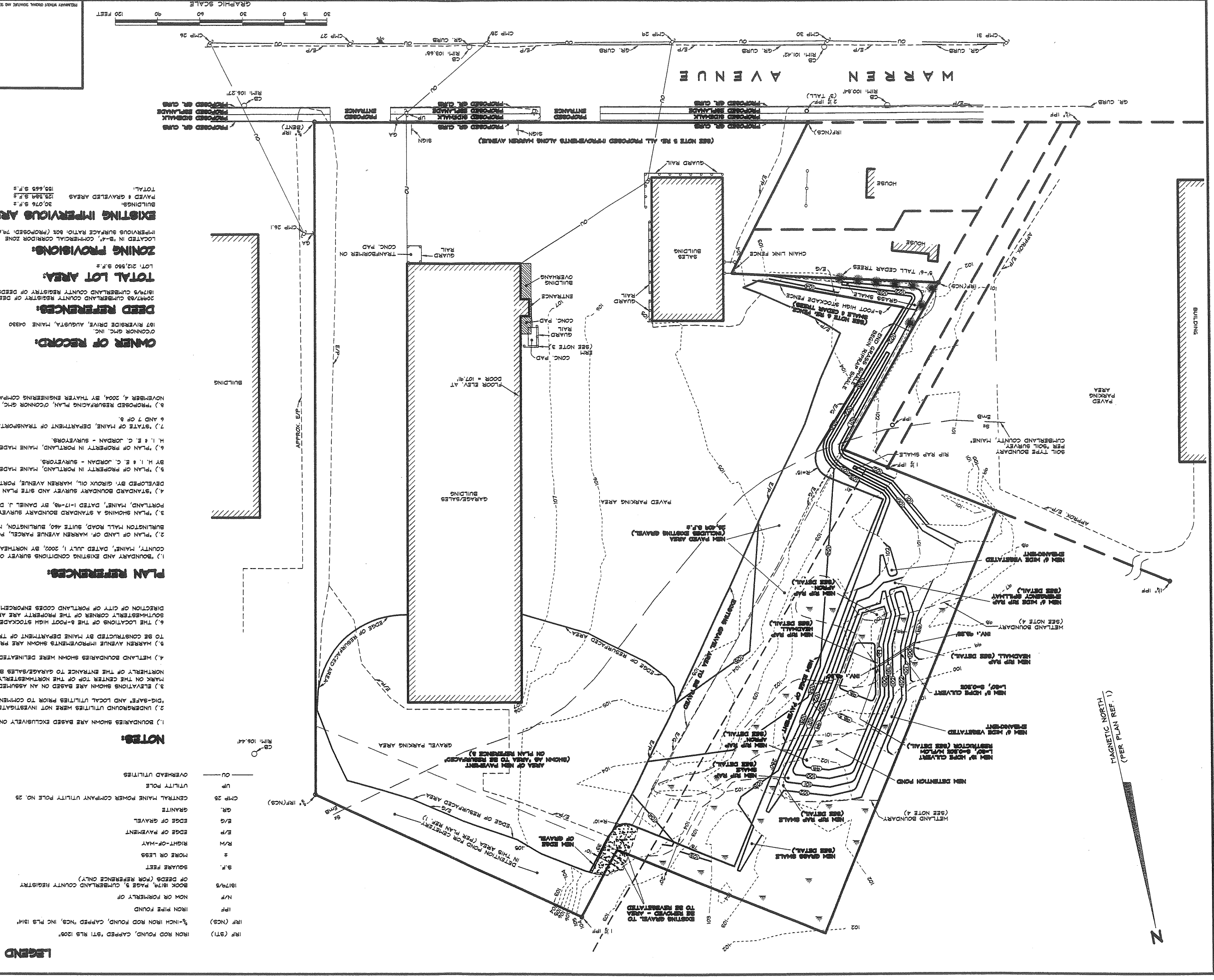
**TOTAL:**  
 189,115 S.F.

**PLAN REFERENCES:**

- BOUNDARY AND EXISTING CONDITIONS SURVEY OF 379 WARREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2002, BY NORHEABAT CIVIL SOLUTIONS, INCORPORATED.
- PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TORREBOLD ASSOCIATES, INC., 20 BURLINGTON HALL ROAD, SUITE 460, BURLINGTON, MA 01803, DATED 12/31/01, BY SEBAGO TECHNICAL, INC.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIVIASE, 319 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-98, BY DANIEL J. DALTON, SOUTH PORTLAND, MAINE.
- STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBSON OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-87, BY SEBAGO TECHNICAL, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 28, 1973, BY H. I. & E. C. JORDAN - SURVEYORS.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, PRELIMINARY, WARREN AVE., PORTLAND, PLAN, SHEETS 6 AND 7 OF 8.
- PROPOSED RESURFACING PLAN, O'CONNOR GMC, INC., 379 WARREN AVENUE, PORTLAND, MAINE, DATED NOVEMBER 4, 2004, BY THAYER ENGINEERING COMPANY, INC.

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.64.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY. TO BE CONSTRUCTED AS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- WARREN AVENUE IMPROVEMENTS SHOWN ON PLAN REFERENCE 7, AND ARE SCHEDULED TO BE CONSTRUCTED BY MAINE DEPARTMENT OF TRANSPORTATION IN 2006.
- THE LOCATION OF THE 6-FOOT HIGH STOCKADE FENCE, GRASS SWALE AND 3'-6" TALL CEDAR TREES AT THE SOUTHWESTERLY CORNER OF THE PROPERTY ARE APPROXIMATE, AND HAVE BEEN CONSTRUCTED UNDER THE DIRECTION OF CITY OF PORTLAND CODES ENFORCEMENT OFFICE.

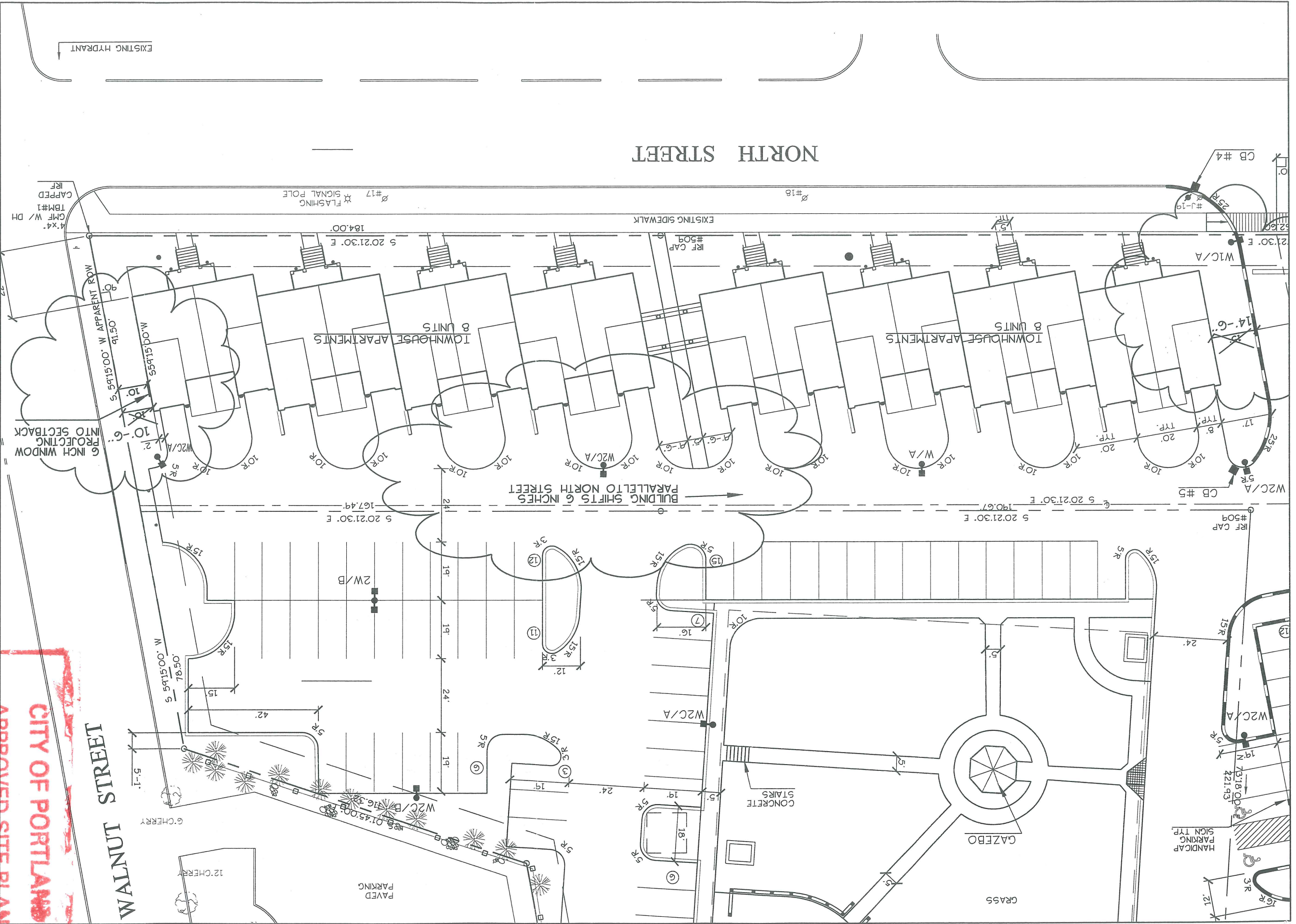


**LEGEND**









**EXHIBIT 3**

BUILDING B SHIFTED 6 INCHES TO THE NORTHWEST, PARALLEL TO NORTH STREET TO COMPLY WITH  
 10 FOOT SETBACK FROM WALNUT STREET FOR A WINDOW PROJECTION.

**SUBJECT TO DEPARTMENTAL  
 CONDITIONS**

**DATE OF APPROVAL AUG 22 2001**

**CITY OF PORTLAND  
 APPROVED SITE PLAN**

Mitchell & Associates  
 Landscape Architects  
 70 Center Street  
 Portland, Maine 04101  
 (207) 774-4427

Title: DIMINIMUS CHANGE REQUEST BUILDING B  
 Date: AUGUST 10, 2001  
 Drawn By: JP  
 Checked By: RM  
 Project: ISLAND VIEW APARTMENTS

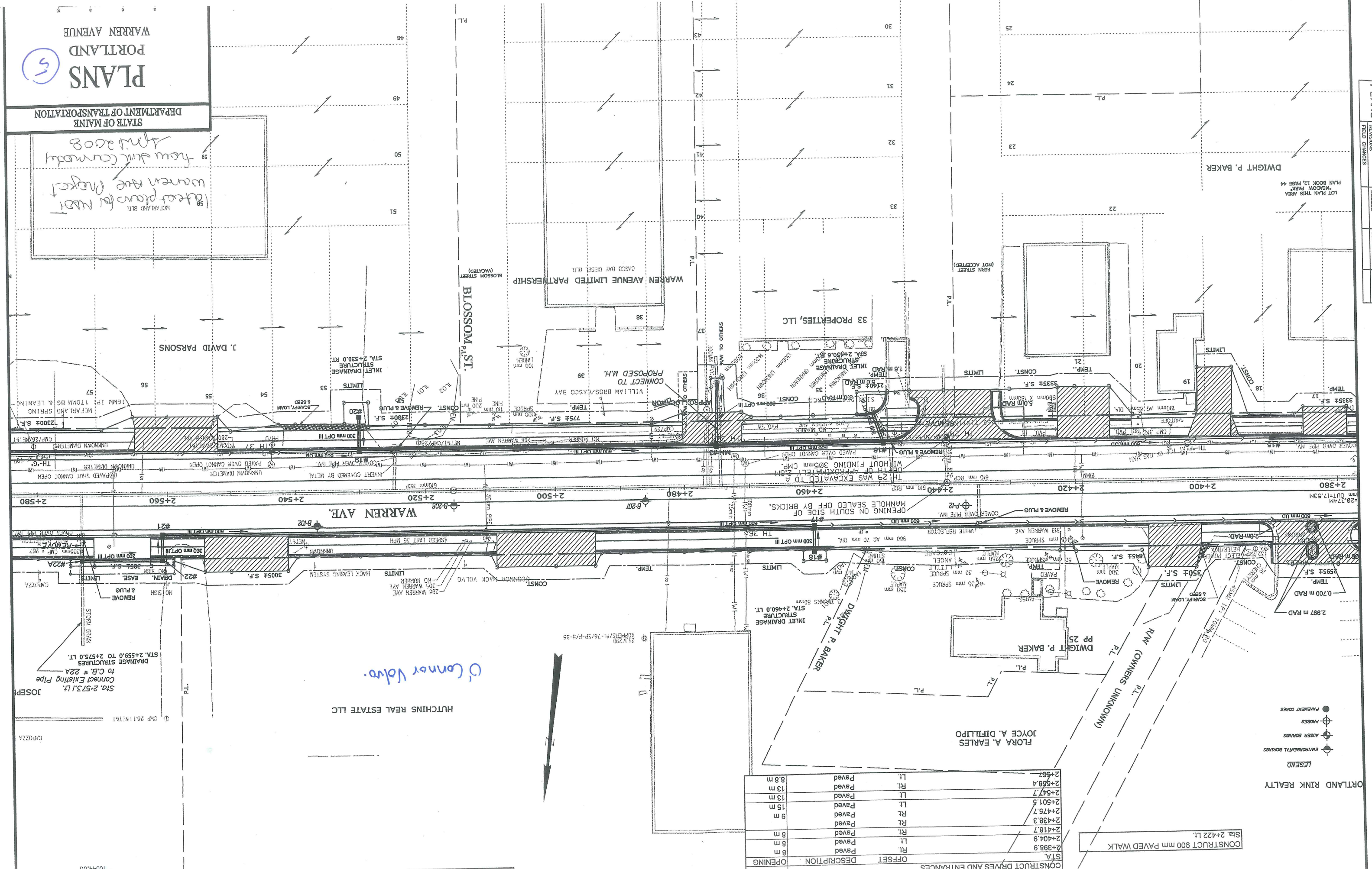


5

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION

PLANS  
PORTLAND  
WARREN AVENUE

check plans for next  
warren ave project  
from the Connors  
4/11/2008



METRIC 2. All elevations and stations are in meters.

10544.00  
13  
13  
13

STA	DESCRIPTION	OFFSET
2+398.9	Paved	8 m
2+404.9	Paved	8 m
2+418.7	Paved	8 m
2+438.3	Paved	9 m
2+475.7	Paved	15 m
2+501.5	Paved	13 m
2+547.7	Paved	13 m
2+568.4	Paved	8.8 m
2+667		

CONSTRUCT 900 mm PAVED WALK  
Sta. 2+422 LT.

- LEGEND
- PAVEMENT CONES
  - ⊙ PROBES
  - ⊙ ASBESTOS BODINGS
  - ⊙ ENVIRONMENTAL BODINGS

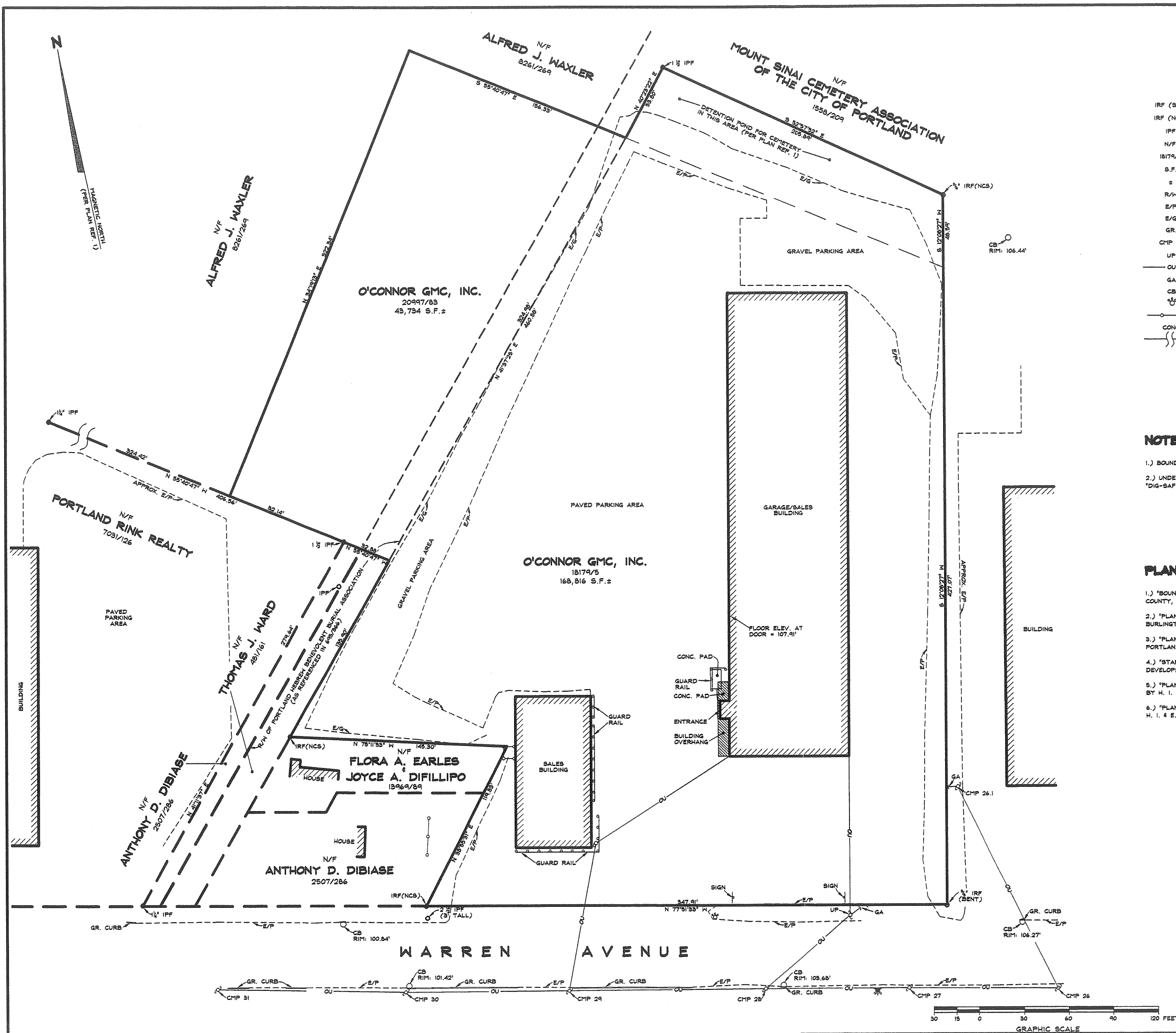
ORLAND RINK REALTY

REVISIONS  
FIELD CHANGES

LOT PLAN THIS AREA  
MEADOW PARK  
PLAN BOOK 12, PAGE 44  
DWIGHT P. BAKER

Connor Value

10544.00  
13  
13  
13



**LEGEND**

IRF (STI)	IRON ROD FOUND, CAPPED "STI RLS 1205"
IRF (NCS)	3/8-INCH IRON ROD FOUND, CAPPED "NCS, INC PLS 1314"
IPF	IRON PIPE FOUND
N/F	NON OR FORMERLY OF
18179/5	BOOK 18179, PAGE 5, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
=	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR.	GRANITE
CMP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
---	NOT TO SCALE

**NOTES:**

- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.

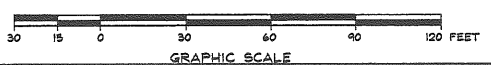
- PLAN REFERENCES:**
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  - "PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR TOPSFIELD ASSOCIATES, INC., 20 BURLINGTON MALL ROAD, SUITE 460, BURLINGTON, MA 01803", DATED 12/31/01, BY SEBAGO TECHNICS, INC.
  - "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIBIASE, 319 WARREN AVENUE, PORTLAND, MAINE", DATED 1-17-98, BY DANIEL J. DALFONSO, SOUTH PORTLAND, MAINE.
  - "STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIROUX OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY: GIROUX OIL, WARREN AVENUE, PORTLAND, MAINE", DATED 7-16-87, BY SEBAGO TECHNICS, INC.
  - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY", DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
  - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM", DATED FEBRUARY 26, 1973, BY H. I. & E. C. JORDAN - SURVEYORS.

**THAYER**  
ENGINEERING COMPANY  
Land Surveyors Civil Engineers Planners  
17 Hosson Street Farmingdale, Maine 04344-1613  
(207)582-7762 fax:(207)582-8113 thayereng@thayereng.com

**PLAN OF BOUNDARY SURVEY**

**O'CONNOR GMC, INC.**  
279 WARREN AVENUE  
PORTLAND, MAINE

Date: SEPTEMBER 30, 2004	Drawn by: RC	Chkd. by: EBT
Scale: 1" = 30'	Drawing # 1	Proj. # 080810



PROVISIONAL WITHIN GRAVEL DRIVEWAY AND SIGN