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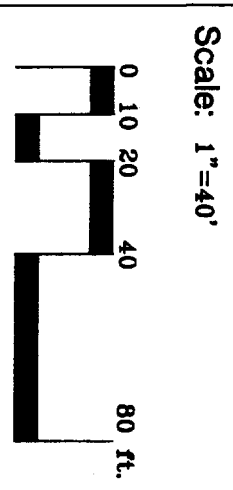
191 Riverside

Date: APRIL 28, 2004

Revisions:  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JAN 7 2005  
RECEIVED

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Title: LAYOUT AND LIGHTING PLAN



North: Sheet No. 2

4. TAX MAP AND LOT NUMBER: MAP 268, BLOCK A, LOT 2

5. SPACE AND BULK REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10000 S.F.	336,818 S.F.
MINIMUM STREET FRONTAGE	60 FEET	350 FEET
MINIMUM FRONT YARD	20 FEET	366 FEET
MINIMUM REAR YARD	20 FEET	100 FEET
MINIMUM SIDE YARD	10 FEET	64 FEET
MINIMUM LOT WIDTH	60 FEET	308 FEET
MAXIMUM STRUCTURE HEIGHT	65 FEET	22-30 FEET
MAXIMUM FLOOR AREA RATIO	0.65 PERCENT	0.15 PERCENT
MAXIMUM IMPERVIOUS SURFACE RATIO	80 PERCENT	72 PERCENT

6. TOTAL EXISTING IMPERVIOUS AREA: 240,775 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA: 242,487 S.F.  
TOTAL INCREASE OF IMPERVIOUS AREA: 1,712 S.F. (.52%)

7. PROPOSED MAIN BUILDING FOOTPRINT: 34,143 S.F.  
PROPOSED SECOND FLOOR: +12,050 S.F.  
TOTAL MAIN BUILDING AREA: 51,243 S.F.  
TOTAL CAR WASH BUILDING AREA: + 720 S.F.\*  
TOTAL AREA PROPOSED BUILDINGS: 51,963 S.F.\*

8. PROPOSED PARKING:

TOYOTA INVENTORY	209 SPACES
TOYOTA DISPLAY	4 SPACES
TOYOTA CUSTOMER	35 SPACES
LEXUS INVENTORY	62 SPACES
LEXUS DISPLAY	4 SPACES
LEXUS CUSTOMER	24 SPACES
EMPLOYEE	57 SPACES
SERVICE	76 SPACES
<b>TOTAL</b>	<b>471 SPACES</b>

9. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED: "BOUNDARY SURVEY OF RIVERSIDE STREET PROPERTY" BY SEBAGO TECHNICS OF WESTBROOK, MAINE DATED 7-04-02

10. EXISTING CONDITIONS INFORMATION TAKEN, IN PART, FROM A PLAN ENTITLED: "TOPOGRAPHIC SURVEY OF THE FORMER KEENAN AUCTION CO. SITE RIVERSIDE STREET, PORTLAND, MAINE", BY LAND SERVICES, INC., RAYMOND, MAINE, DATED JULY 2002. IN COMBINATION WITH SITE OBSERVATIONS, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND ELEVATION OF EXISTING CONDITIONS, UTILITIES, AND STRUCTURES PRIOR TO CONSTRUCTION.

11. BENCHMARKS: TBM #1 IS A GOD SPIKE IN U.P. # 16.2. LOCATED ON THE WEST SIDE OF RIVERSIDE COURT, 1.0' ABOVE GRADE, ELEV. - 71.13. TBM #2 IS A SPIKE IN A 10" OAK LOCATED IN THE NORTHERN HALF OF THE PROPERTY. ELEV. - 69.83. ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

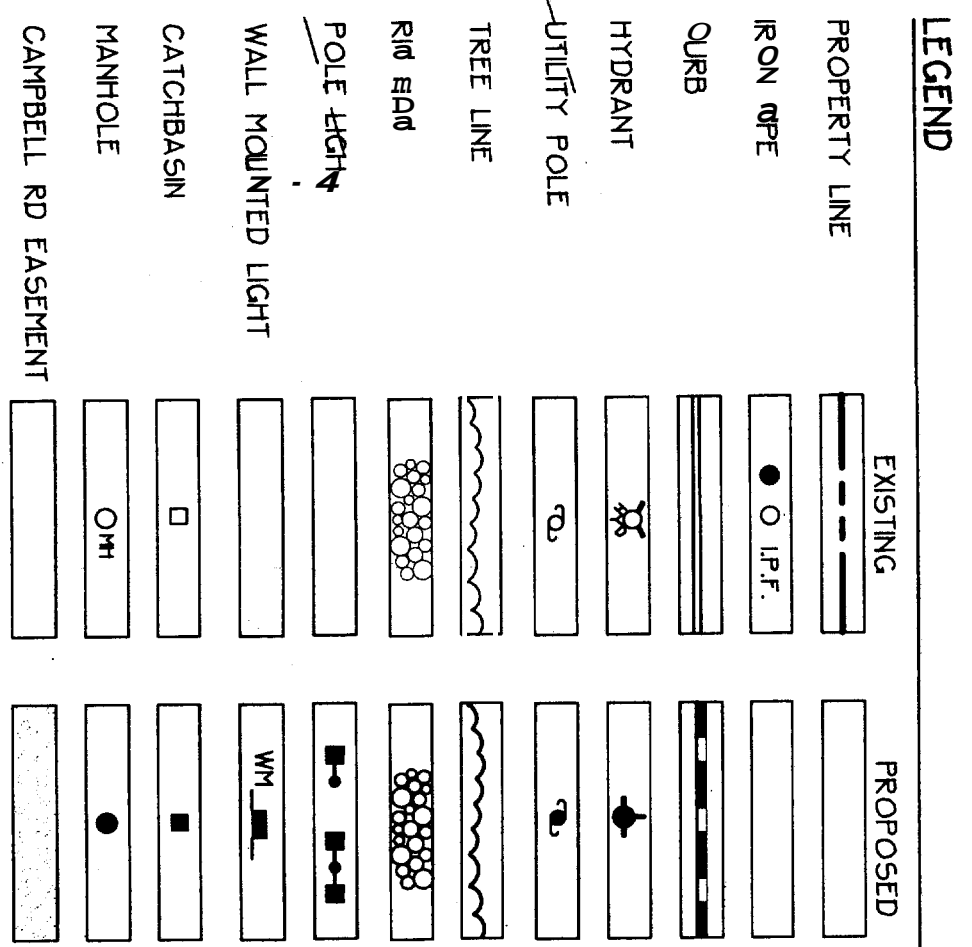
12. THE PROJECT WILL BE SERVED BY CITY SEWER AND PUBLIC WATER. ELECTRIC, TELEPHONE AND CABLE WILL BE UNDERGROUND.

13. COEWALKS AND MAIN BUILDING ENTRANCES SHALL BE HANDICAP ACCESSIBLE.

14. ALL OBTURBED AREAS SHALL BE LOAMED AND SEEDED.

15. ALL WORK AND MATERIAL INSTALLATION PERFORMED WITHIN THE CITY -OF-WAY WILL BE TO THE CITY OF PORTLAND STANDARDS.

16. SNOW REMOVAL:  
IF CONDITIONS RESULT IN EXCESSIVE SNOW ACCUMULATION WITH THE SUBJECT PROPERTY TO A POINT WHERE A NUISANCE OR RISK OF PUBLIC SAFETY OCCURS, MAINE HALL MOTORS WILL CONTRACT TO HAVE THE SNOW REMOVED OFF PREMISES IN ACCORDANCE WITH CITY CODE.



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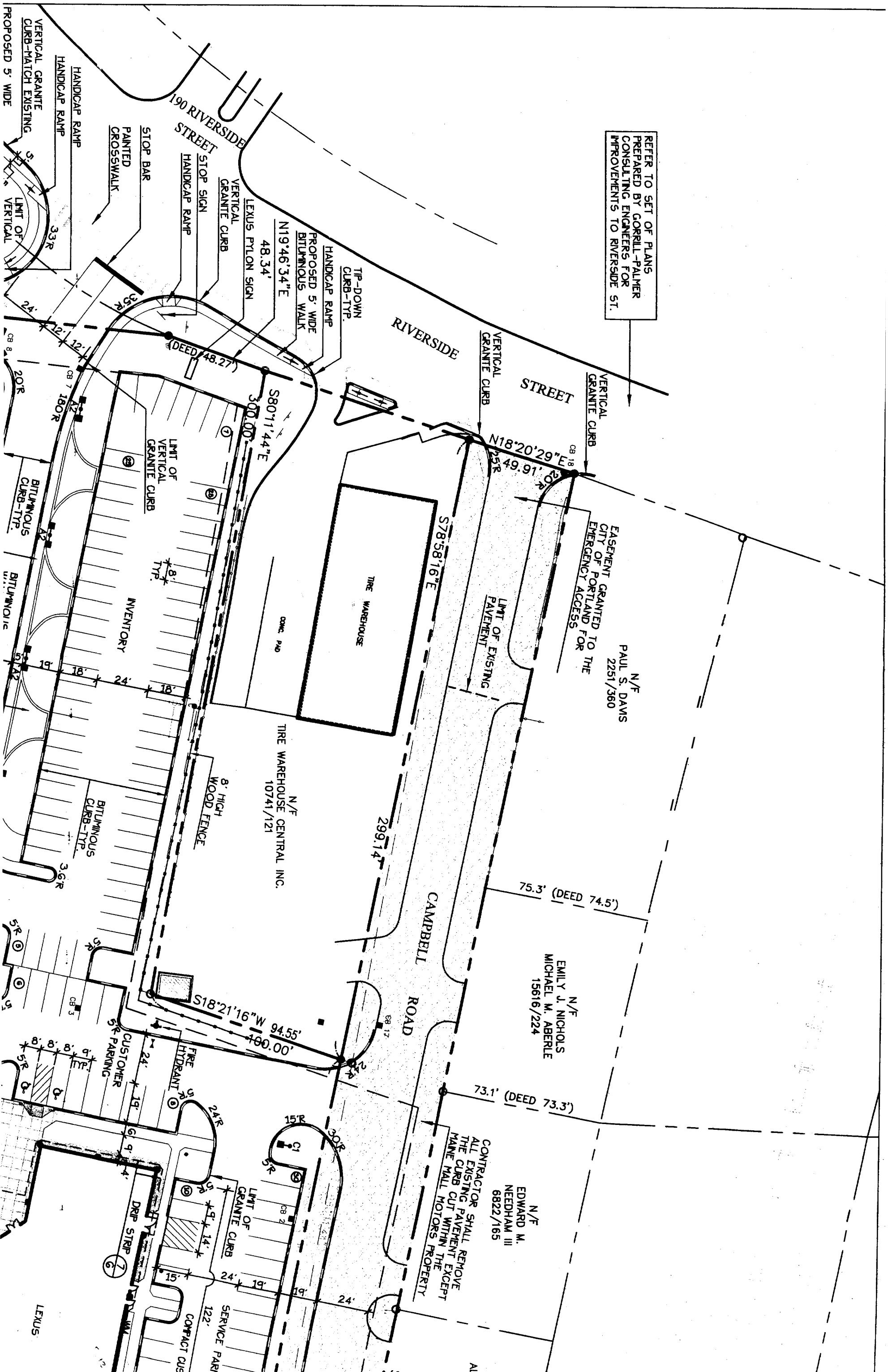
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REFER TO SET OF PLANS  
PREPARED BY CORRILL-PALMER  
CONSULTING ENGINEERS FOR  
IMPROVEMENTS TO RIVERSIDE ST.



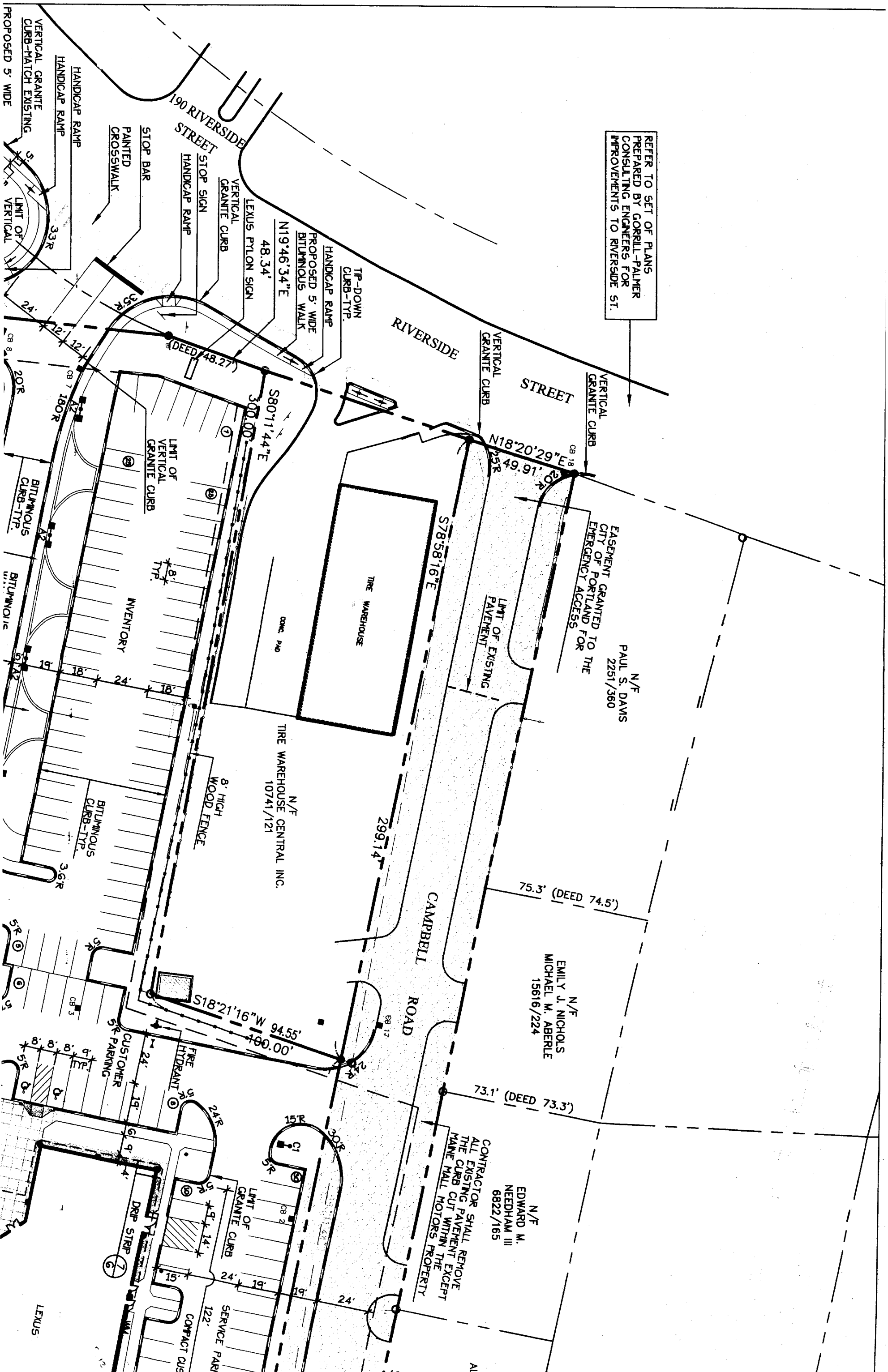
N/F  
PAUL S. DAVIS  
2251/360

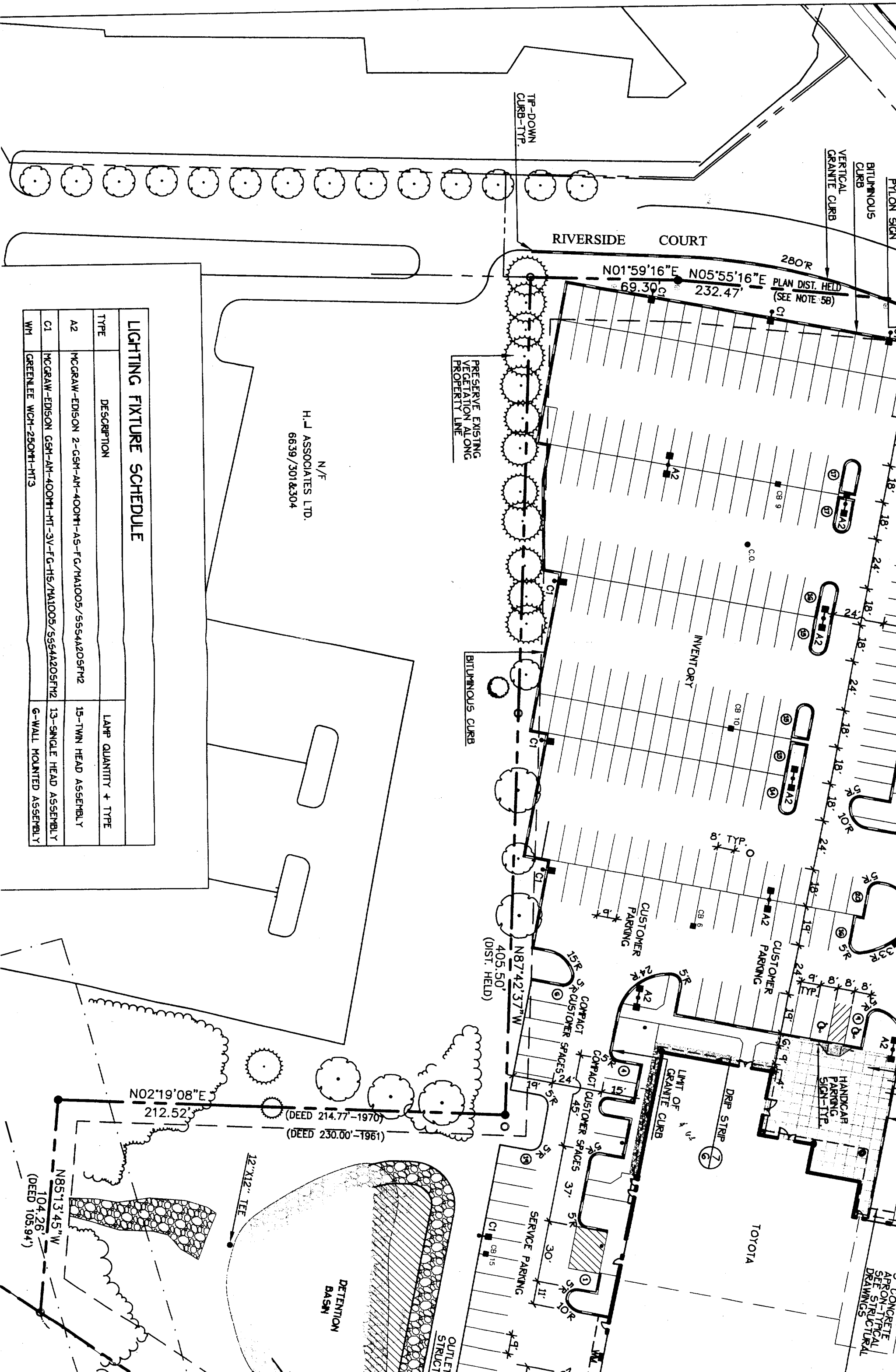
N/F  
EMILY J. NICHOLS  
MICHAEL M. ABERLE  
15616/224

N/F  
EDWARD M.  
NEEDHAM III  
6822/165

CONTRACTOR SHALL REMOVE  
ALL EXISTING PAVEMENT EXCEPT  
MAINE MALL MOTORS PROPERTY

N/F  
TIRE WAREHOUSE CENTRAL INC.  
10741/121





N/F  
 H.J. ASSOCIATES LTD.  
 6639/301&304

PRESERVE EXISTING  
 VEGETATION ALONG  
 PROPERTY LINE

BITUMINOUS CURB

**LIGHTING FIXTURE SCHEDULE**

TYPE	DESCRIPTION	LAMP QUANTITY + TYPE
A2	MCGRAW-EDISON 2-GSM-AM-400MH-AS-FG/MA1005/5554A205FM2	15-TWIN HEAD ASSEMBLY
C1	MCGRAW-EDISON GSM-AM-400MH-MT-3V-FG-HS/MA1005/5554A205FM2	13-SINGLE HEAD ASSEMBLY
WM	GREENLEE WCM-250MH-MT3	G-WALL MOUNTED ASSEMBLY

DETENTION  
 BASIN

OUTLET  
 STRUCT

5" CONCRETE  
 APRON-TYPICAL  
 SEE STRUCTURAL  
 DRAWINGS