

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

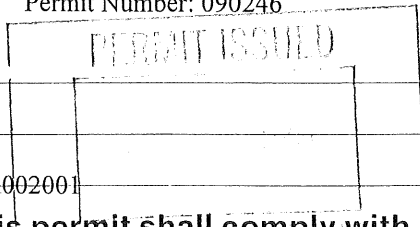
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090246

Please Read Application And Notes, If Any, Attached



This is to certify that CAR SUM ME RIVER LLC / White Bros, Inc.

has permission to Developing the land as an additional vehicle inventory storage area

AT 191 RIVERSIDE ST CBI 268 A002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Houten

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

3-27 20 09

Received from Maine Mill Water

Location of Work 197 B. Street

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 45470

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Building 1st Improvement

CBL: 108 11-2

Check #: 41260 **Total Collected \$** 45470

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: J. J. [Signature]

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Permit Copy

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **All inspections must be in compliance with the Planning Departments requirements.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.


CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

4-10-09

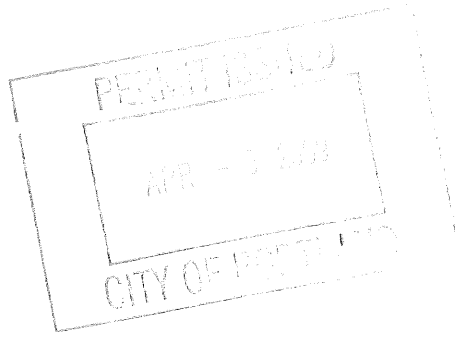
Date



Signature of Inspections Official

4/10/09

Date



City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0246	Issue Date:	CBL: 268 A002001
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Location of Construction: 191 RIVERSIDE ST	Owner Name: CAR SUM ME RIVER LLC	Owner Address: 8270 GREENSBORO DR STE 950	Phone:
Business Name:	Contractor Name: White Bros, Inc.	Contractor Address: 95 Warren Ave. Westbrook	Phone 2078549173
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-4

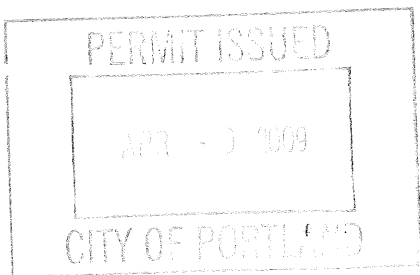
Past Use: Vacant Land See permit# 090238	Proposed Use: Parking Lot - Developing the land as an additional vehicle inventory storage area <i>for 287 cars per plan</i>	Permit Fee: \$5,470.00	Cost of Work: \$545,000.00	CEO District: 3
Proposed Project Description: Developing the land as an additional vehicle inventory storage area		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>Use Permit</i>	

Signature: <i>RG</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: Ldobson	Date Applied For: 03/27/2009	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2008-0155</i> Maj: <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>3/27/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

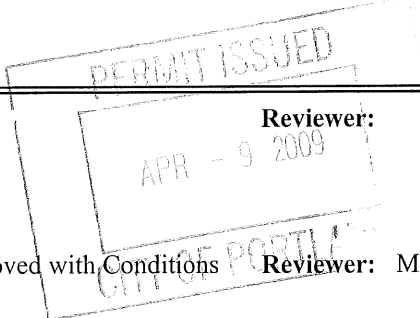
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0246	Date Applied For: 03/27/2009	CBL: 268 A002001
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Location of Construction: 191 RIVERSIDE ST	Owner Name: CAR SUM ME RIVER LLC	Owner Address: 8270 GREENSBORO DR STE 950	Phone:
Business Name:	Contractor Name: White Bros, Inc.	Contractor Address: 95 Warren Ave. Westbrook	Phone (207) 854-9173
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Parking Lot - Developing the land as an additional vehicle (287 cars per plan) inventory storage area	Proposed Project Description: Developing the land as an additional vehicle (287 cars per plan) inventory storage area
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/27/2008
Note:			Ok to Issue: <input type="checkbox"/>
1) Separate permits are required for the rear building additions approved under site plan review. 2) All conditions on the approved site plan SHALL be met prior to occupying. 3) Separate permits shall be required for any new signage. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Capt Keith Gautreau	Approval Date: 03/30/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>

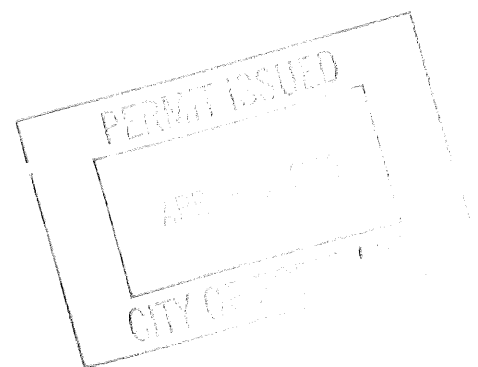


Dept: Public Services	Status: Open	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Parks	Status: Open	Reviewer: Jeff Tarling	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status:	Reviewer: Capt Greg Cass	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 04/08/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Location of Construction: 191 RIVERSIDE ST	Owner Name: CAR SUM ME RIVER LLC	Owner Address: 8270 GREENSBORO DR STE 950	Phone:
Business Name:	Contractor Name: White Bros, Inc.	Contractor Address: 95 Warren Ave. Westbrook	Phone (207) 854-9173
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: Planning	Status: Approved with Conditions	Reviewer: Eric Giles	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments: 3/27/2009-mes: WAIT FOR PLANNING SIGN-OFF BEFORE ISSUING PERMIT.
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From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 4/8/2009 3:55:46 PM
Subject: 191 Riverside Stree, Berlin City

Hi all, this project has met all DRC requirements for the issuance of the building permit. See UI for sign off.

Feel free to contact me with any questions.

Thanks.
Phil

CC: Giles, Eric



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>191 RIVERSIDE ST. PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>NEW PARKING LOT: 73,363 S.F.</u>		Square Footage of Lot <u>428,839 S.F. (9.84 ac)</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>268 A 002</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>BERLIN CITY OF PORTLAND, ME.</u> Address <u>191 RIVERSIDE ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-774-1429</u>
Lessee/DBA (If Applicable) <u>MAR 27 2009</u>	Owner (if different from Applicant) Name <u>(SAME)</u> Address City, State & Zip	Cost Of Work: \$ <u>545,000</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>5,470</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>SINGLE FAMILY / COMMERCIAL</u> Proposed Specific use: <u>INVENTORY STORAGE / PARKING FOR AUTOMOBILE DEALERSHIP</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>APPLICANT PURCHASED 2.11 ACRES OF LAND ADJACENT TO THE EXISTING CAR DEALERSHIP AND IS (DEVELOPING THE LAND AS AN ADDITIONAL VEHICLE INVENTORY STORAGE AREA.) IMPROVEMENTS WILL INCLUDE PAVED/CURBED STORAGE AREAS + ACCESS HIGLES, STORMWATER MANAGEMENT INFRASTRUCTURE, AND SOME UTILITY IMPROVEMENTS.</u>		
Contractor's name: <u>WHITE BROS. INC.</u> Address: <u>95 WARREN AVE</u> City, State & Zip <u>WESTBROOK, ME 04092</u> Telephone: _____ Who should we contact when the permit is ready: <u>JAMES SEYMOUR, PE</u> Telephone: <u>856-0277</u> Mailing address: <u>c/o SEBAGO TECHNICS, PO BOX 1339 WESTBROOK ME 04089-1339 EXT. 277</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: _____ Date: March 26, 2009

This is not a permit; you may not commence ANY work until the permit is issue

Comments Submitted

Applicant: Berlin City
Address: 191 Riverside St

Date: 10/21/08
C-B-L: 268-A-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

received revised plans dated 3/9/09

Zone Location - B-4

Housing Replacement

Interior or corner lot -
Proposed Use/Work -

to Demolish bldgs on 4 Lot 5 (3 residential D.A)
Adding 48' x 149' Addition on REAR & 308 Newpkg SPC,
for Vehicle Inventory Storage area

Sewage Disposal - City

Lot Street Frontage - 60' min - 60' + shown

Front Yard - N/A

Rear Yard - 20' min - 56' or 60' shown (100')

Side Yard - 10' min - 10' + shown
1 or 2 stories well over on North Side

Projections -

Width of Lot - 60' min

Height - 65' MAX.

Lot Area - Existing: 336,805 + 92,034 = 428,839

Lot Coverage/Impervious Surface - 80% - 71% given

Area per Family -

Off-street Parking - meeting - EXTRA

Loading Bays -

Site Plan - 2008-0155

Shoreland Zoning/Stream Protection - N/A

Flood Plains Panel 6 - Zone X - They are paying toward the housing
Replacement - NO Pavement Setback requirement in B-4

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0155

Date: 3/10/2009

I received a revised plan that was submitted to the Planning Board at the last meeting. The new addition on the rear is a little larger. However, all the dimensional requirements of the B-4 Zone are still being met with this alteration. Separate building permits are required for the construction work and any new signage.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0155

Date: 10/23/2008

This property is located in a B-4 zone which permits automobile dealerships. There is a new rear addition proposed along with the demolition of 4 buildings, several which are residential single families to make way for a 308 car inventory parking lot.

All the B-4 dimensional setbacks are being met for the rear addition. The applicant has not yet submitted information regarding the Housing Replacement Ordinance. That information will be needed to be reviewed separately by planning.

The maximum impervious surface ratio requirement is 80%. The application states that with the new property acquisition and paving work, there will be a 71% impervious surface ratio. I would like to see where the pervious areas are located in a separate plan to confirm the percentages.

It is also noted that the B-4 zone does not have a requirement for minimum pavement setbacks.

Marge Schmuckal
Zoning Administrator

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2008-0155

Application I. D. Number

10/21/2008

Application Date

Amendment to Plan - Berlin City Toyot

Project Name/Description

10/22/08

Berlin City
Applicant
191 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

191 - 191 Riverside St, Portland, Maine
Address of Proposed Site
268 A002001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 774-1429 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units 92034 Acreage of Site 0 Proposed Total Disturbed Area of the Site 0 Zoning B4

Check Review Required:

Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____ Design Review
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$3,500.00 Subdivision _____ Engineer Review _____ Date 10/21/2008

Zoning Approval Status:

Reviewer Marge S. - Insp.
 Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____
 Inspection Fee Paid _____ date _____
 Building Permit Issue _____ date _____
 Performance Guarantee Reduced _____ date _____
 Temporary Certificate of Occupancy _____ date _____
 Final Inspection _____ date _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____
 Defect Guarantee Submitted _____ submitted date _____
 Defect Guarantee Released _____ date _____

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	amount	expiration date
	amount	
	remaining balance	signature
<input type="checkbox"/> Conditions (See Attached)		expiration date
signature		
OCT 22 2008		
signature		
	amount	expiration date
	signature	

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

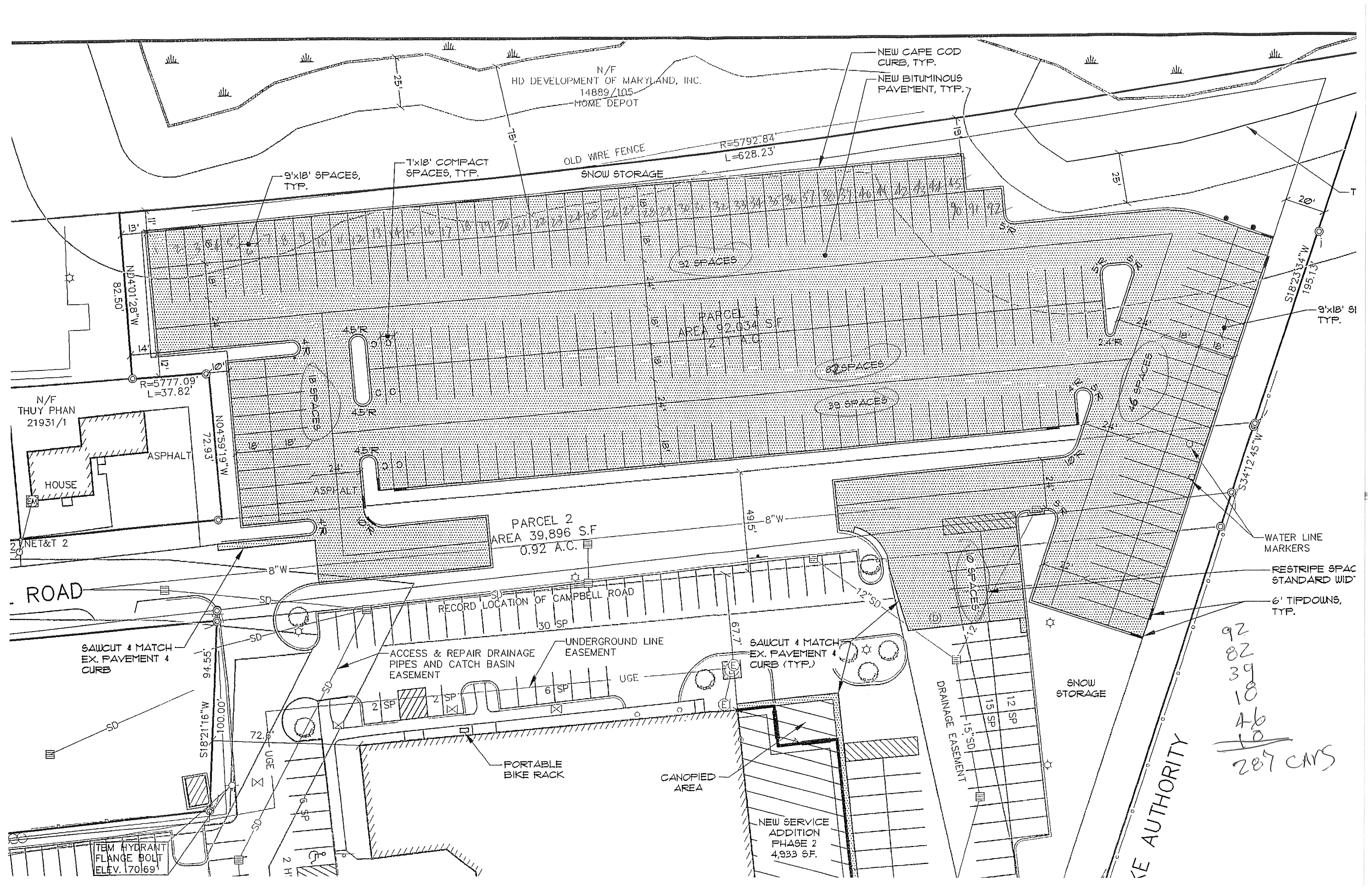
Subject: Application ID: 2008-0155

Date: 12/11/2008

I understand that the Planning Board wants further information concerning what may be required for bike parking. The parking regulations under 14-332.1 requires off-street bicycle parking for new construction, alterations and changes of use in all zones where off-street motor vehicle parking is required as outlined under 14-526(a)(2) of the site plan standards. Bike parking would not be required for the newly proposed inventory parking. However, at this time there is a new addition also proposed for the existing building. This would be considered an alteration to the existing site plan and building.

Using previous floor plans to determine the amount of retail area, office area and storage area, I have determined that 94 parking spaces would be required (of which there is considerable more provided) which would translate into 19 bicycle parking spaces required. I will also point out that under "C.5" the Planning Board may reduce the required number of bicycle parking spaces upon review of evidence that the demand or usage for such spaces will be below that required.

Marge Schmuckal
Zoning Administrator



N/F
HD DEVELOPMENT OF MARYLAND, INC.
14889/105
HOME DEPOT

See permit # 09-0238
for Demo permit

DISCONTINUED
RAIL ROAD BED

OLD WIRE FENCE
58%

R=5792.84
L=628.23

CUT AND CAP EX.
8" WATER MAIN.
REMOVE
ABANDONED LINE.
COORDINATE WITH
PUD

5/8" CAPPED
REBAR UP 12";
PLS 2015

REMOVE EXISTING UTILITY
POLES AND LINES, TYP.

N/F
ALBERT BRESSETTE
10258/342

BUILDINGS, SHE
PAVEMENT, AND
FEATURES TO BE
REMOVED, TYP.

5/8" REBAR
W/CAP

1/2" IRON
PIPE 14" HIGH
WATER LINE
MARKERS

PARCEL 3
AREA 92,054 S.F.
2.11 A.C.

N/F
BONNIE SUE KILMARTIN
21115/217

N/F
ALBERT BRESSETTE
11607/194

N/F
FRANCIS DOWNEY
7247/305

N/F
JY PHAN
1931/1

PARCEL 2
AREA 39,896 S.F.
0.92 A.C.

ROAD

SAWCUT EXISTING
PAVEMENT FOR
PAVEMENT JOINT

REMOVE EXISTING
CURB
ACCESS & REPAIR DRAINAGE
PIPES AND CATCH BASIN
EASEMENT

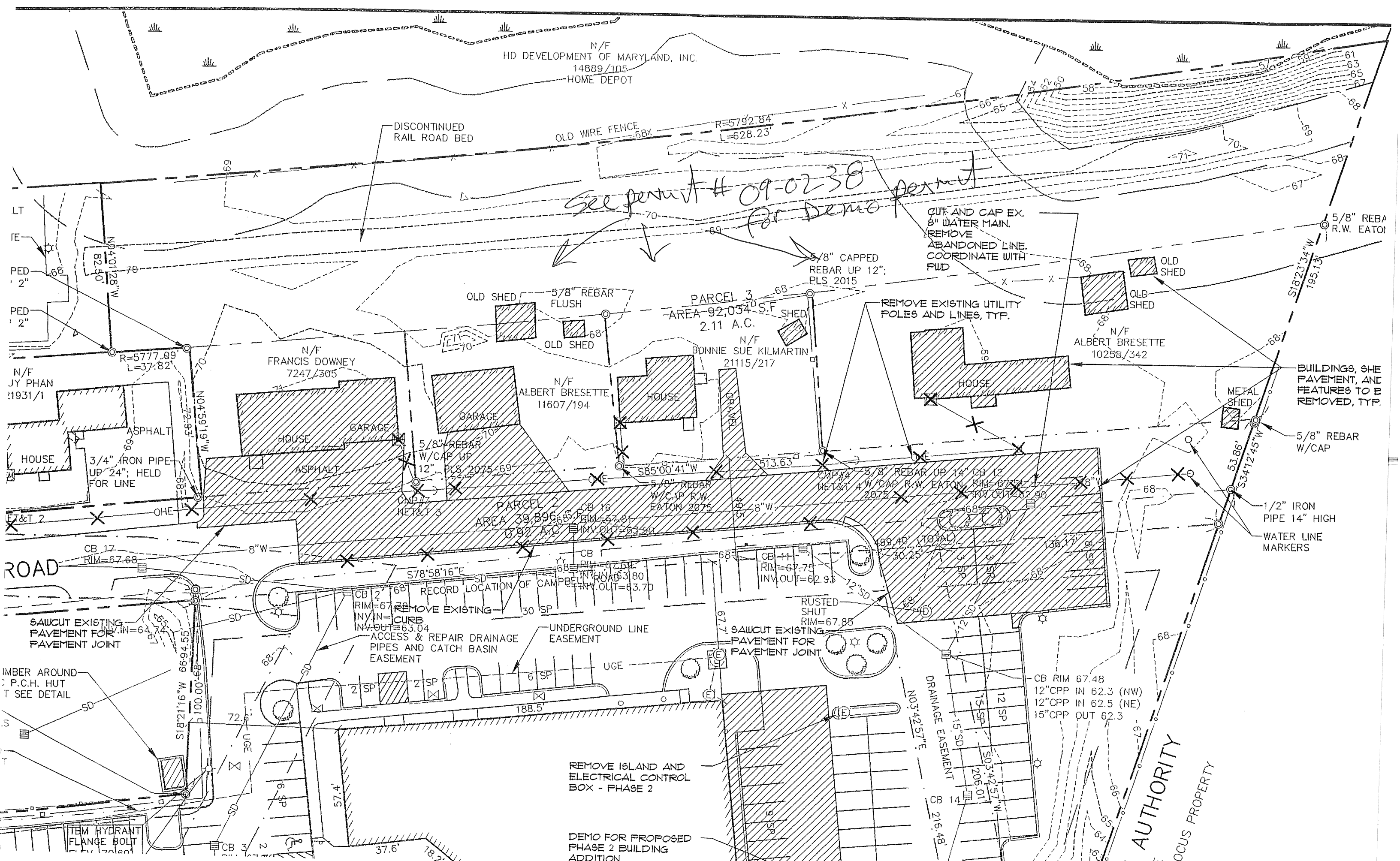
UNDERGROUND LINE
EASEMENT

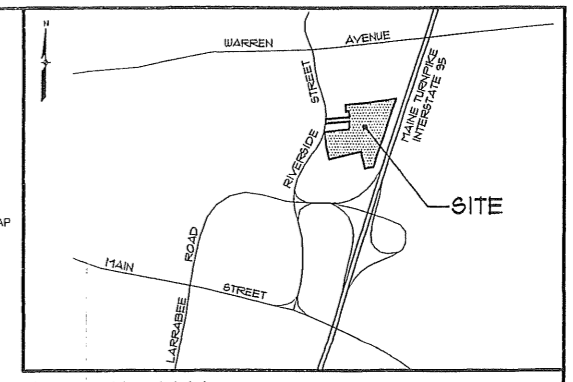
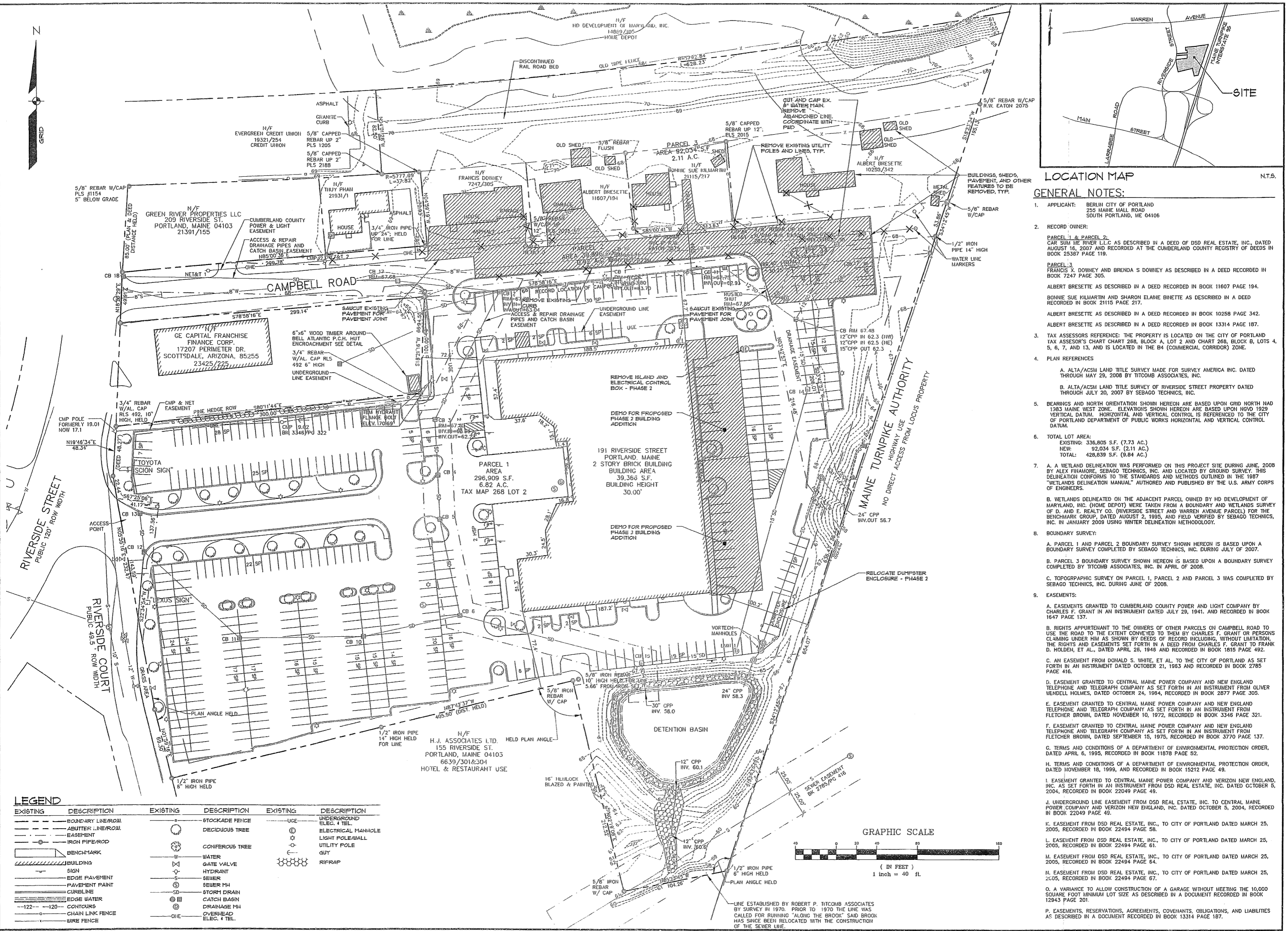
SAWCUT EXISTING
PAVEMENT FOR
PAVEMENT JOINT

REMOVE ISLAND AND
ELECTRICAL CONTROL
BOX - PHASE 2

DEMO FOR PROPOSED
PHASE 2 BUILDING
ADDITION

PROPERTY
AUTHORITY



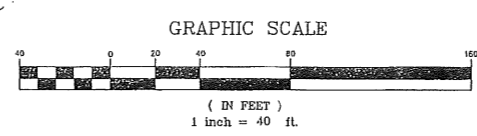


GENERAL NOTES:

- 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 16, 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 BRESETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 11607 PAGE 194.
BONNIE SUE KILMARTIN AND SHARON ELAINE BINETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 21115 PAGE 217.
ALBERT BRESETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 10258 PAGE 342.
ALBERT BRESETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 13314 PAGE 187.
- TAX ASSESSORS REFERENCE: THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSOR'S CHART CHART 288, BLOCK A, LOT 2 AND CHART 268, BLOCK B, LOTS 4, 5, 6, 7, AND 13, 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 TITOMB 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 NOVD 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, 2009 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) FOR THE BENCHMARK GROUP, DATED AUGUST 2, 1995, AND FIELD VERIFIED BY SEBAGO TECHNICS, INC. IN JANUARY 2009 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 TITOMB 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 28, 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, 1948 AND RECORDED IN BOOK 1615 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, 1953 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, 1994, 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. EASEMENT FROM DSD REAL ESTATE, INC., TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 58.
K. EASEMENT FROM DSD REAL ESTATE, INC., TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 61.
L. EASEMENT FROM DSD REAL ESTATE, INC., TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 64.
M. EASEMENT FROM DSD REAL ESTATE, INC., TO CITY OF PORTLAND DATED MARCH 25, 2005, RECORDED IN BOOK 22494 PAGE 67.
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.

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/ROW	---	STOCKADE FENCE	---	UGR
---	ABUTTER LINE/ROW	○	DECIDUOUS TREE	⊕	ELECTRICAL MANHOLE
---	EASEMENT	○	CONIFEROUS TREE	○	LIGHT POLE/WALL
---	IRON PIPE/ROD	○	WATER	○	UTILITY POLE
---	BENCHMARK	○	GATE VALVE	○	GUY
---	BUILDING	○	HYDRANT	○	RIFRAP
---	SIGN	○	SEWER	○	
---	EDGE PAVEMENT	○	SEWER MH	○	
---	PAVEMENT PAINT	○	STORM DRAIN	○	
---	CURBLINE	○	CATCH BASIN	○	
---	EDGE WATER	○	DRAINAGE MH	○	
---	CONTOURS	○	OVERHEAD ELEC. & TEL.	○	
---	CHAIN LINK FENCE	○		○	
---	WIRE FENCE	○		○	

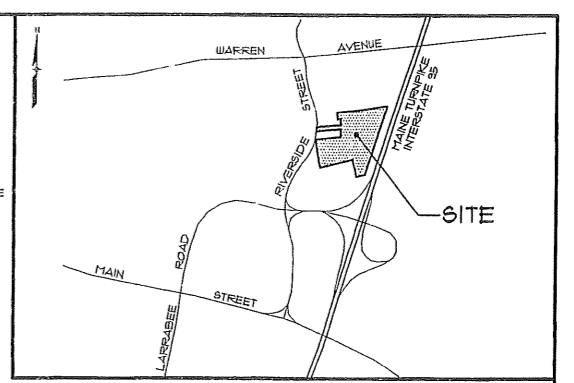
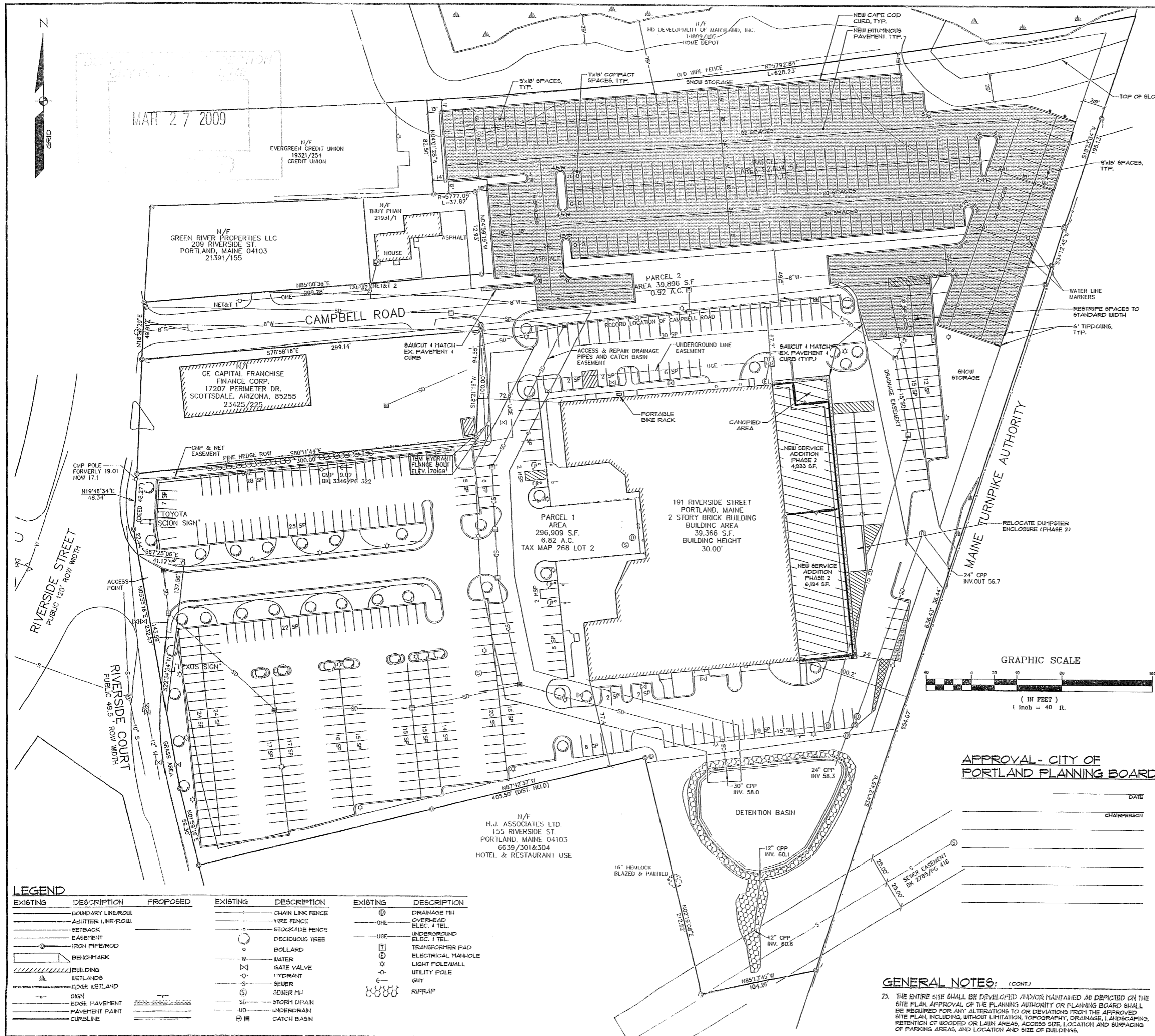


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PORTLAND, MAINE
Tel (207) 855-0277

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

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

SHEET 2 OF 11



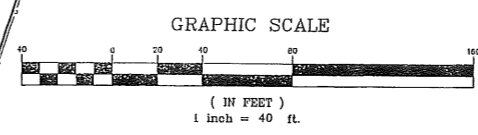
LOCATION MAP N.T.S.

GENERAL NOTES:

- APPLICANT: BERLIN CITY OF PORTLAND, 255 MAINE MALL ROAD SOUTH PORTLAND, ME 04106
- RECORD OWNER: PARCEL 1 & PARCEL 2: CAR 501 ME RIVER LLC AS DESCRIBED IN A DEED OF DSD REAL ESTATE, INC. DATED AUGUST 16, 2007 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25381 PAGE 119. PARCEL 3: FRANCIS X. DOWNEY AND BRENDA S. DOWNEY AS DESCRIBED IN A DEED RECORDED IN BOOK 10411 PAGE 309. ALBERT BRESSETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 10601 PAGE 194. BONNIE SUE KILMARTIN AND SHARON ELAINE BINETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 2188 PAGE 211. ALBERT BRESSETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 10259 PAGE 342. ALBERT BRESSETTE AS DESCRIBED IN A DEED RECORDED IN BOOK 19314 PAGE 181.
- TAX ASSESSORS 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, AND 13.
- PLAN REFERENCES: A) ALTA/ACSM LAND TITLE SURVEY MADE FOR SURVEY AMERICA INC. DATED THROUGH MAY 23, 2008 BY TITCOMB ASSOCIATES, INC. B) ALTA/ACSM LAND TITLE SURVEY OF RIVERSIDE STREET PROPERTY DATED THROUGH JULY 20, 2001 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: 336,205 SF. (7.13 AC.)
NEW: 61,034 SF. (1.39 AC.)
TOTAL: 397,239 SF. (9.12 AC.)
- ZONING DISTRICT: B4 (COMMERCIAL CORRIDOR ZONE)
- USE: AUTOMOBILE DEALERSHIP
- SPACE AND BULK CRITERIA:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	10,000 SF	336,205 SF	428,839 SF
MIN. STREET FRONTAGE:	60 FEET	250 FT.	350 FT.
MIN. FRONT YARD:	20 FEET	366 FT.	366 FT.
MIN. SIDE YARD:	10 FEET	64 FT.	64 FT.
MIN. REAR YARD:	20 FEET	100 FT.	100 FT.
MAX. BUILDING HEIGHT:	65 FEET	20-30 FT.	20-30 FT.
MAX. IMPERVIOUS SURFACE RATIO:	80%	70%	71%
- BUILDING SUMMARY:
EXISTING BUILDING: 5143 SF. (TOTAL, BOTH FLOORS)
PHASE 1 ADDITION: 4333 SF.
PHASE 2 ADDITION: 6184 SF.
TOTAL: 62370 SF.
- PARKING SPACE REQUIREMENTS:

	EXISTING	PROPOSED	TOTAL
INVENTORY:	281	-11211	5471
EMPLOYEE:	84	-	84
CUSTOMER:	34	-	34
SERVICE:	65	-2	63
SERVICE (COMPACT):	16	-	16
TOTAL:	410	-264	146
- 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 1981 "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) FOR THE BENCHMARK GROUP, DATED AUGUST 2, 1995, AND FIELD VERIFIED BY SEBAGO TECHNICS, INC. IN JANUARY 2009 USING WINTER DELINEATION METHODOLOGY.
- BOUNDARY SURVEY:
PARCEL 1 AND PARCEL 2 BOUNDARY SURVEY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY COMPLETED BY SEBAGO TECHNICS, INC. DURING JULY OF 2007.
PARCEL 3 BOUNDARY SURVEY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY COMPLETED BY TITCOMB ASSOCIATES, INC. IN APRIL OF 2008.
TOPOGRAPHIC SURVEY ON PARCEL 1, PARCEL 2, AND PARCEL 3 WAS COMPLETED BY SEBAGO TECHNICS, INC. DURING JUNE OF 2008.
- THE EXISTING BUILDING FACILITY IS SERVICED BY CITY SEWER, WATER, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREON SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (0714-0300 EXT. 8038). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.



APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____

CHAIRPERSON _____

LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/ROW	---	---	CHAIN LINK FENCE	⊙	DRAINAGE MH
---	ADJUTTER LINE/ROW	---	---	WIRE FENCE	---	OVERHEAD ELEC. & TEL.
---	SETBACK	---	---	STOCK/DIE FENCE	---	UNDERGROUND ELEC. & TEL.
---	EASEMENT	---	---	DECIDUOUS TREE	---	TRANSFORMER PAD
---	IRON PIPE/ROD	---	---	BOLLARD	---	ELECTRICAL MANHOLE
---	BENCHMARK	---	---	GATE VALVE	---	LIGHT POLE/WALL
---	BUILDING	---	---	HYDRANT	---	UTILITY POLE
---	WETLANDS	---	---	SEWER MH	---	GUY
---	EDGE WETLAND	---	---	STORM DRAIN	---	RIFRAP
---	SIGN	---	---	UNDERDRAIN	---	
---	EDGE PAVEMENT	---	---	CATCH BASIN	---	
---	PAVEMENT PAINT	---	---		---	
---	CURBLINE	---	---		---	

- GENERAL NOTES: (CONT.)**
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

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FOR MORE INFORMATION CONTACT:
BERLIN CITY OF PORTLAND, INC.
181 RIVERSIDE STREET
PORTLAND, ME 04103

PROJECT NO: FIELD BOOK DESIGN CHKD DRAWN
08005 ELECT. P/M PMM JRS JKS

SITE PLAN
OF:
BERLIN CITY LEXUS/TOYOTA
181 RIVERSIDE STREET
PORTLAND, MAINE

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

SHEET 3 OF 11