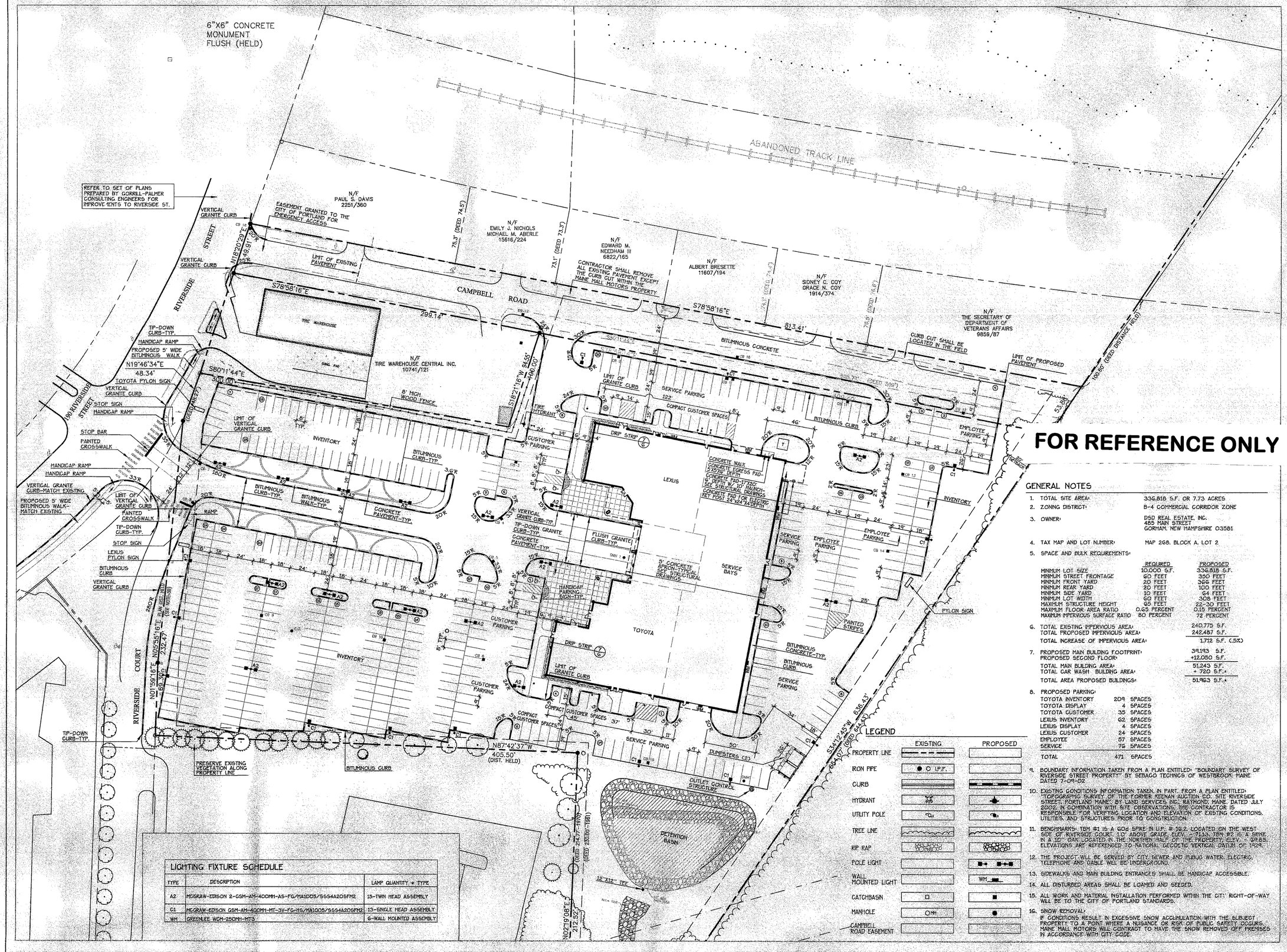

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP QUANTITY + TYPE
A2	MCGRAW-EDISON 2-GSM-AM-400M1-A5-FG/MA1005/5554A205FM2	15-TWIN HEAD ASSEMBLY
C1	MCGRAW-EDISON GSM-AM-400M1-MT-3V-FG-HS/MA1005/5554A205FM2	13-SINGLE HEAD ASSEMBLY
WM	GREENLEE WCM-250M1-MT3	6-WALL MOUNTED ASSEMBLY

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE	I.P.F.	
CURB		
HYDRANT		
UTILITY POLE		
TREE LINE		
RIP RAP		
POLE LIGHT		
WALL MOUNTED LIGHT		WM
CATCHBASIN		
MANHOLE		
CAMPBELL ROAD EASEMENT		

GENERAL NOTES

1. TOTAL SITE AREA: 336,818 S.F. OR 7.73 ACRES
2. ZONING DISTRICT: B-4 COMMERCIAL CORRIDOR ZONE
3. OWNER: DSD REAL ESTATE, INC. 485 MAIN STREET GORHAM, NEW HAMPSHIRE 03581
4. TAX MAP AND LOT NUMBER: MAP 268, BLOCK A, LOT 2
5. SPACE AND BULK REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 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. (.5%)
7. PROPOSED MAIN BUILDING FOOTPRINT: 39,193 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
TOTAL	471	SPACES

9. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED: "BOUNDARY SURVEY OF RIVERSIDE STREET PROPERTY" BY SEBAGO TECHNICS OF WESTBROOK, MAINE DATED 7-09-02.
10. EXISTING CONDITIONS INFORMATION TAKEN IN PART, FROM A PLAN ENTITLED: "TOPOGRAPHIC SURVEY OF THE FORMER KIENAN 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. # 362. LOCATED ON THE WEST SIDE OF RIVERSIDE COURT, 1.0' ABOVE GRADE, ELEV. = 7130. TBM #2 IS A SPIKE IN A 10" OAK LOCATED N.THE NORTHERN HALF OF THE PROPERTY, ELEV. = 6785. 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. SIDEWALKS AND MAIN BUILDING ENTRANCES SHALL BE HANDICAP ACCESSIBLE.
14. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.
15. ALL WORK AND MATERIAL INSTALLATION PERFORMED WITHIN THE CITY RIGHT-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 MALL MOTORS WILL CONTRACT TO HAVE THE SNOW REMOVED OFF PREMISES IN ACCORDANCE WITH CITY CODE.

FOR REFERENCE ONLY

Prepared For:

Applicant:

MAINE MALL MOTORS
255 Maine Mall Road
South Portland, ME 04106
Tel: (207) 774-1429

Owner:

DSD REAL ESTATE, INC.
545 Main Street
Gorham, NH 03581

Prepared By:

MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

MAINE MALL MOTORS
TOYOTA / LEXUS

Portland, Maine

191 Riverside Street

Date: APRIL 28, 2004

Revisions:

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Title: LAYOUT AND LIGHTING PLAN

Scale: 1"=40'

0 10 20 40 80 ft.

North:

Sheet No.: 2