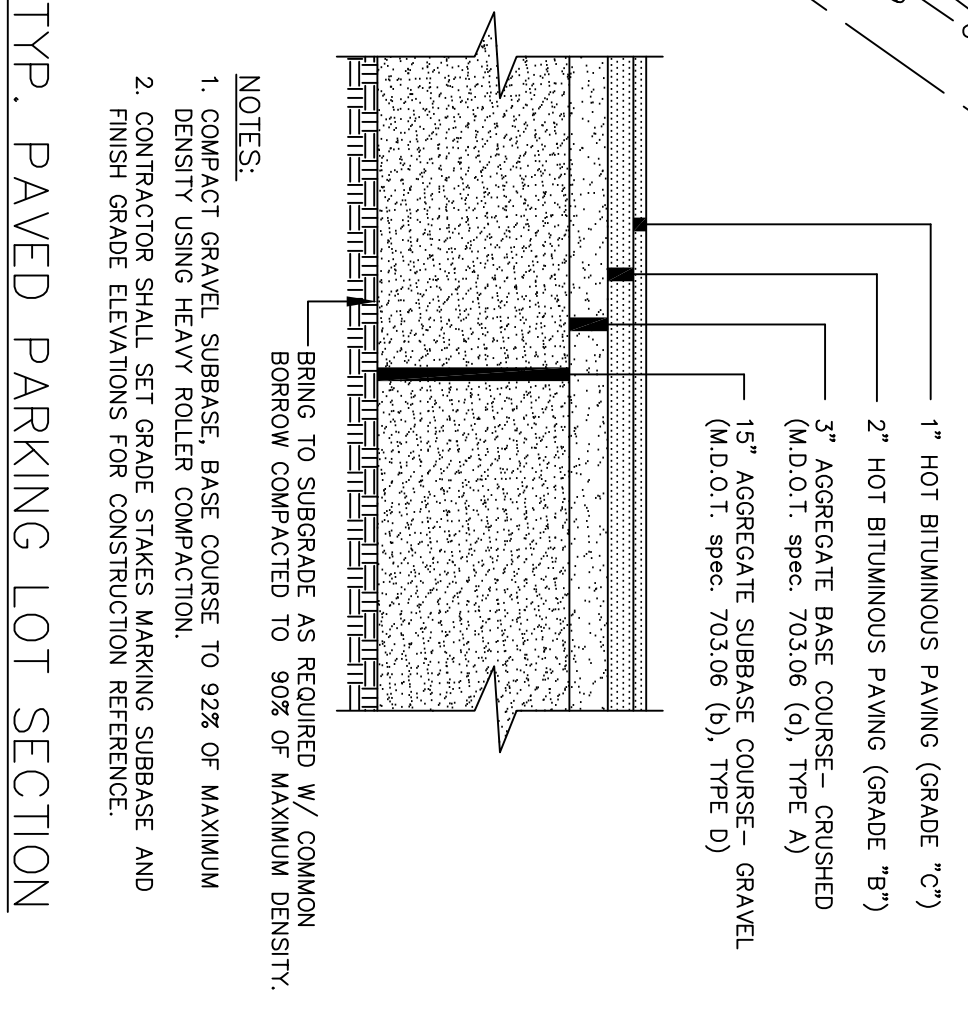
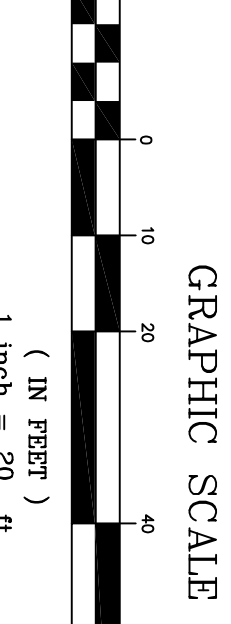
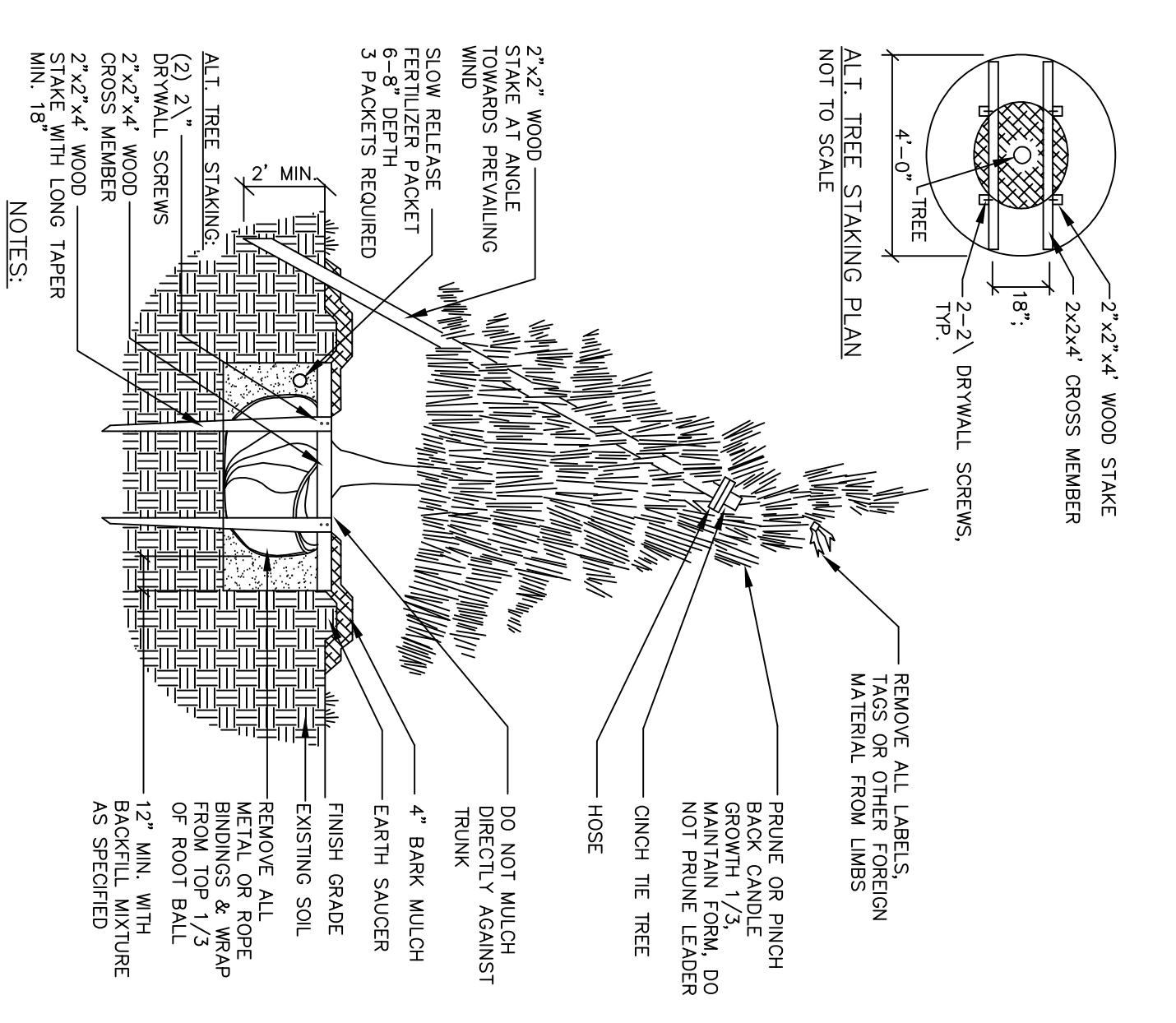


**LEGEND**

| EXISTING | DESCRIPTION      | PROPOSED |
|----------|------------------|----------|
|          | PROPERTY/ROW     |          |
|          | BUILDING         |          |
|          | EDGE PAVEMENT    |          |
|          | CURBLINE         |          |
|          | UNDERGROUND      |          |
|          | ETC. & TEL.      |          |
|          | SPOT GRADE       |          |
|          | CHAIN LINK FENCE |          |
|          | CONFERROUS TREE  |          |
|          | SILT FENCE       |          |
|          | BENCHMARK        |          |



TYP. PAVED PARKING LOT SECTION  
NOT TO SCALE



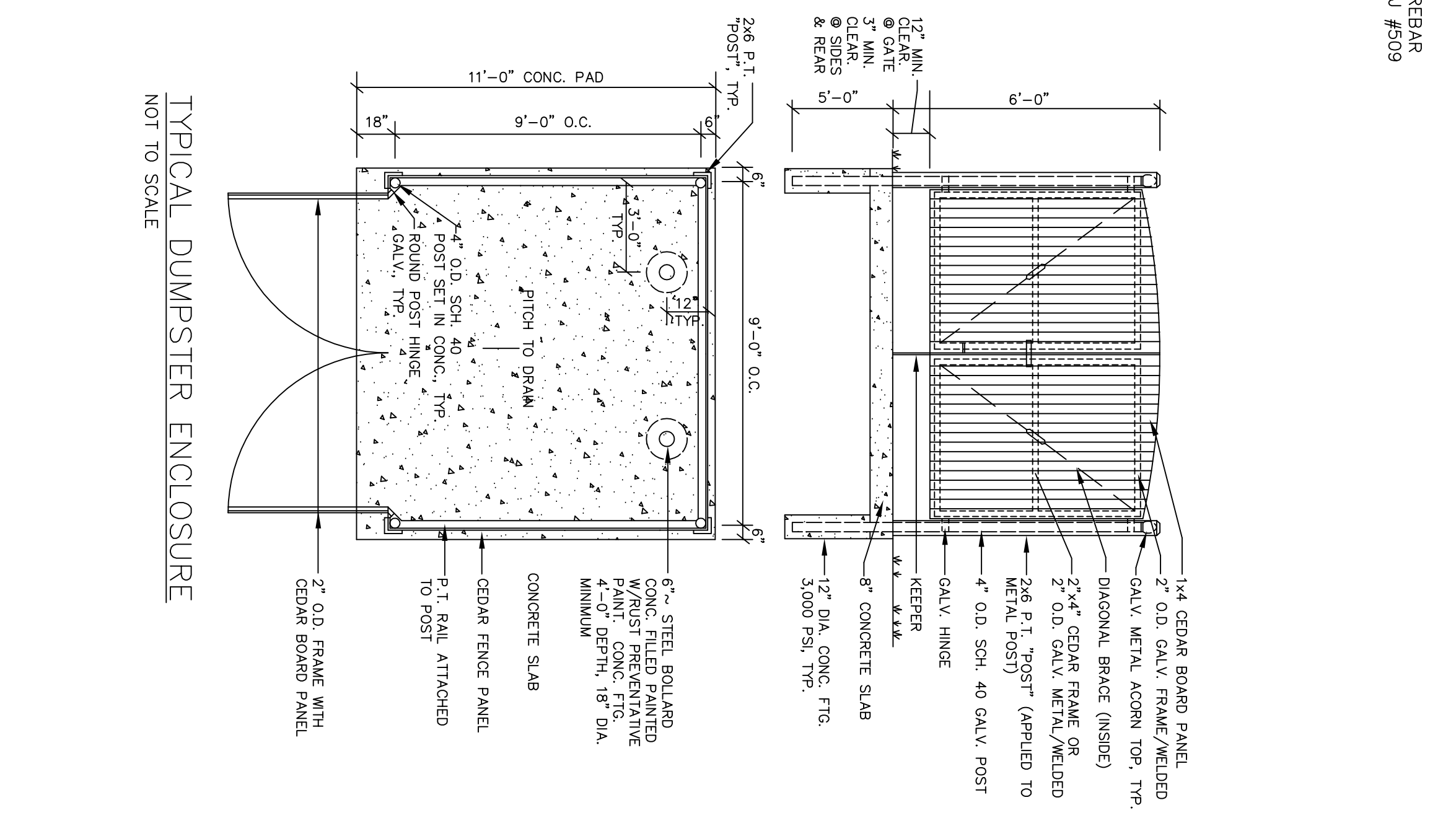
**DECIDUOUS TREES**  
UNDER 2" CALIPER OR UNDER 8" IN HEIGHT  
7'-0" IN HEIGHT & UNDER

**EVERGREEN TREES**  
7'-0" IN HEIGHT & UNDER

NOT TO SCALE

**GENERAL NOTES:**

1. APPLICANT: BIG MOOSE HARLEY-DAVIDSON, 375 RIVERSIDE STREET, PORTLAND, MAINE, 04102.
2. DEED REFERENCE: BOOK 8705, PAGE 31.
3. TAX ASSESSORS REFERENCE: TAX MAP 317, BLOCK B, LOT 5
4. PLAN REFERENCES
  - A. "SITE PLAN, LANDSCAPE PLAN" FOR STEVE RENOUIDS SQUARE, RIVERSIDE STREET, PORTLAND, MAINE BY DESIGN COLLABORATIVE CO., INC.
  - 5. TOTAL LOT AREA: 2.87 AC.
  - 6. ZONING DISTRICT: B-4 ZONE
  - 7. USE: MOTORCYCLE STORAGE FACILITY
  - 8. SPACE AND BULK CRITERIA:
    - MIN. LOT SIZE: 11,146 S.F.
    - MIN. FRONT YARD: 20'
    - MIN. SIDE YARD: 1-2 STORES = 10'
    - MIN. REAR YARD: 1-2 STORES = 12'
    - MIN. REAR YARD HEIGHT: 6'-0"
    - MAX. IMPERVIOUS SURFACE RATIO = 80%
    - MAX. FLOOR AREA RATIO (FAR) = 0.65
    - 9. BUILDING SUMMARY: 5,000 S.F. STORAGE FACILITY - ACCESSORY USE
    - 10. PARKING SPACE REQUIREMENTS:
      - REQUIRED: 1 SPACE FOR EVERY 1,000 S.F. (FOR PART OF BUSINESS NOT CATERING TO RETAIL TRADE WITH FLOOR AREA OVER 500 S.F.)
      - PROPOSED: 5 SPACES
    - 11. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. ELEVATIONS BASED ON SILL OF EXISTING BUILDING OF 54.71 FROM PLAN REFERENCE A
    - 12. THE FACILITY IS SERVED BY PRIVATE SURFACE WASTEWATER SYSTEM, CITY WATER, GAS, UNDERGROUND ELECTRIC AND FIBERLINE. NO SERVICES OTHER THAN UNDERGROUND ELECTRIC WILL BE REQUIRED FOR THE STORAGE FACILITY.
    - 13. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
    - 14. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300). SHOULD THE IMPROVEMENTS BE OF A NATURE THAT REQUIRE A PRE-CONSTRUCTION MEETING THAT BE REQUIRED AT THE DISCRETION OF THE PLANNING AUTHORITY.
    - 15. ALL 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.
    - 16. WARNING SIGNS, MARKERS OR BARRICADES APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO DURING CONSTRUCTION.
    - 17. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
    - 18. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
    - 19. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS SHOWN ON THE SITE PLAN, APPROVA 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 SPACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.



TYPICAL DUMPSTER ENCLOSURE  
NOT TO SCALE

| REV. | BY: | DATE:    | STATUS:                       | REVISIONS/COMMENTS |
|------|-----|----------|-------------------------------|--------------------|
| B    | JRS | 11-20-01 | REVERSE PER PLANNING COMMENTS |                    |
| A    | JRS | 10-31-01 | ISSUED TO CITY FOR REVIEW     |                    |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**MINOR SITE PLAN**

OF:  
**BIG MOOSE HARLEY-DAVIDSON**  
375 RIVERSIDE STREET  
PORTLAND, MAINE  
FOR:  
**PATCO CONSTRUCTION INC.**  
1293 MAIN STREET  
SANFORD, MAINE 04073

|             |          |
|-------------|----------|
| DESIGN BY:  | JRS      |
| DRAWN BY:   | BRE      |
| CHECKED BY: | JRS      |
| DATE:       | 10-26-01 |
| SCALE:      | 1"=20'   |
| FIELD BK:   | 575A     |
| PROJ. NO.:  | 01430    |
| DRAWING:    | 01430S   |

**Sebago Technics**  
*Engineering & Planning for the Future*  
ONE CHAMPT STREET  
WESTBROOK, ME 04098-1339  
TEL (207) 858-0277

**SHEET 1 OF 1**