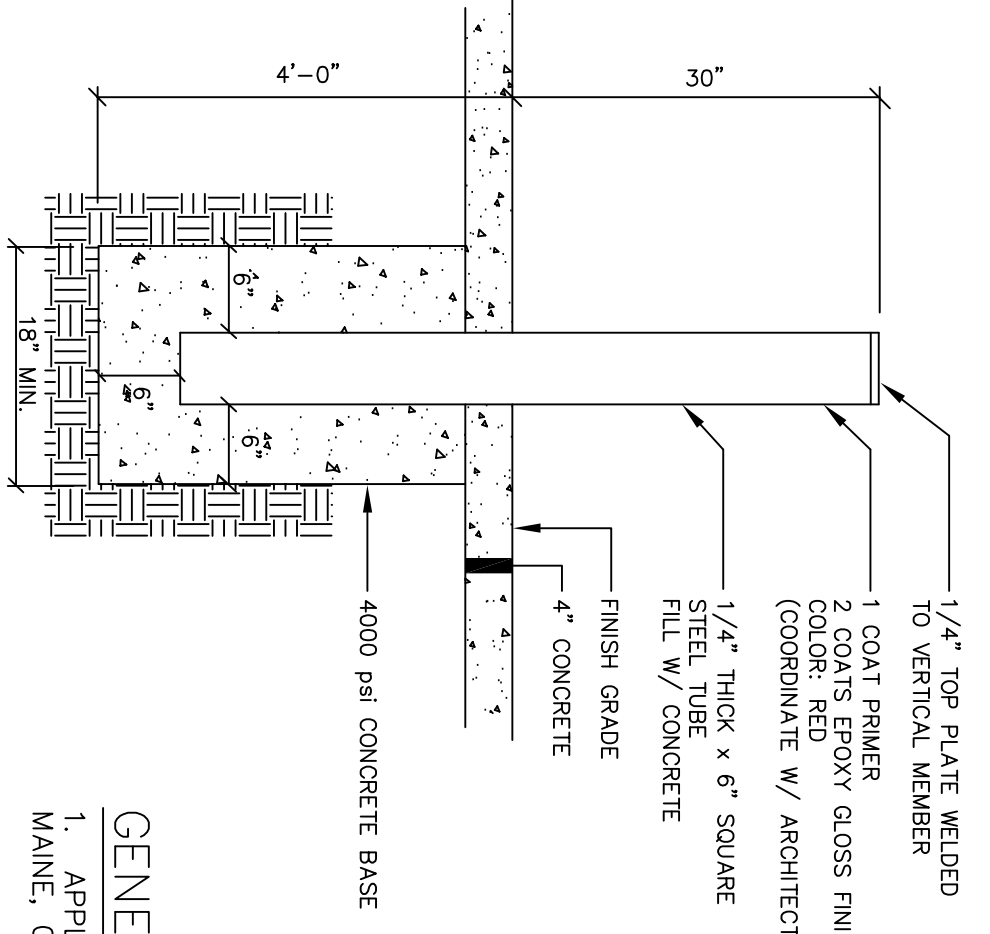
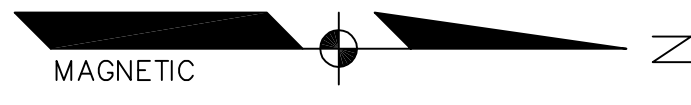
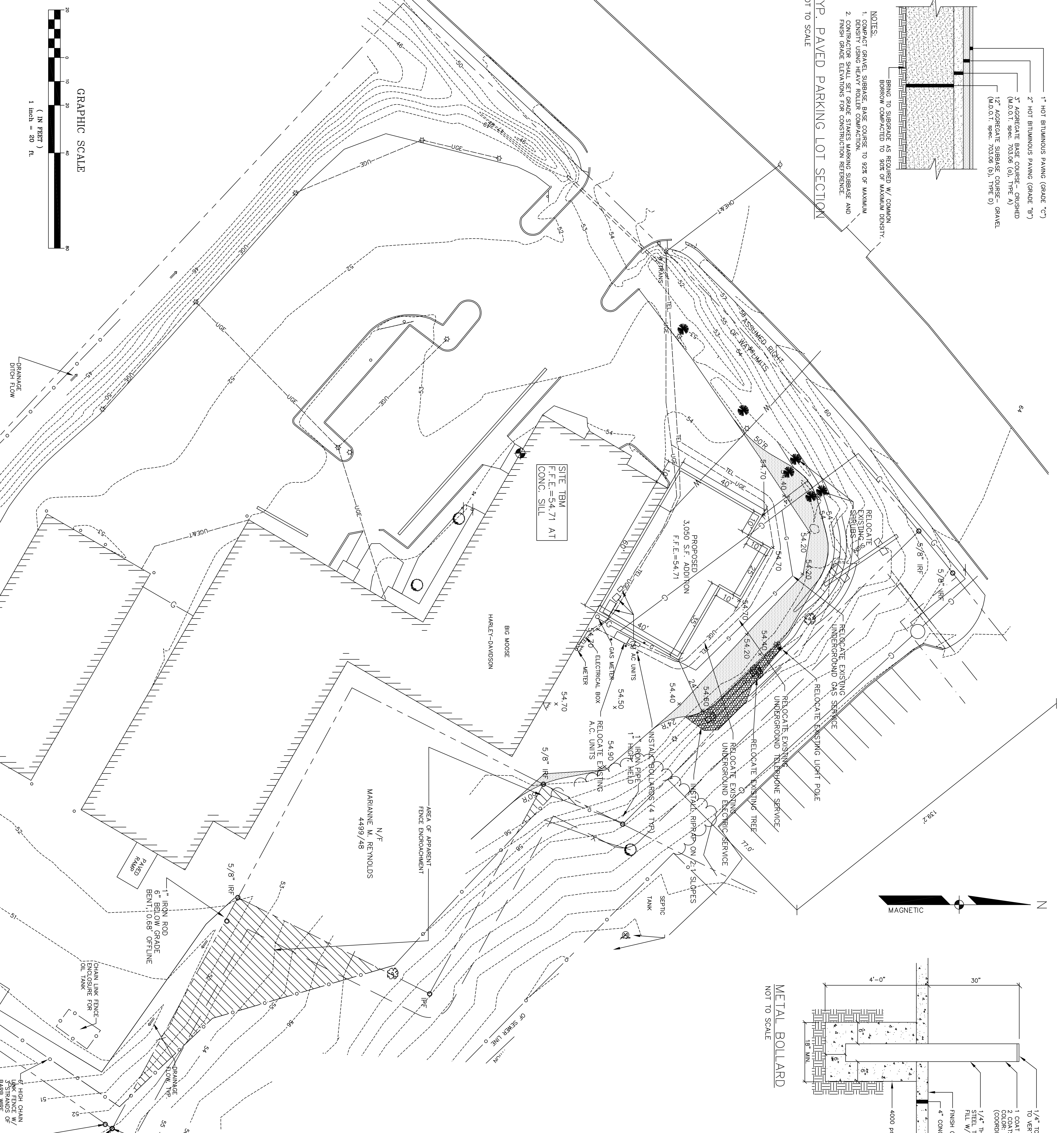
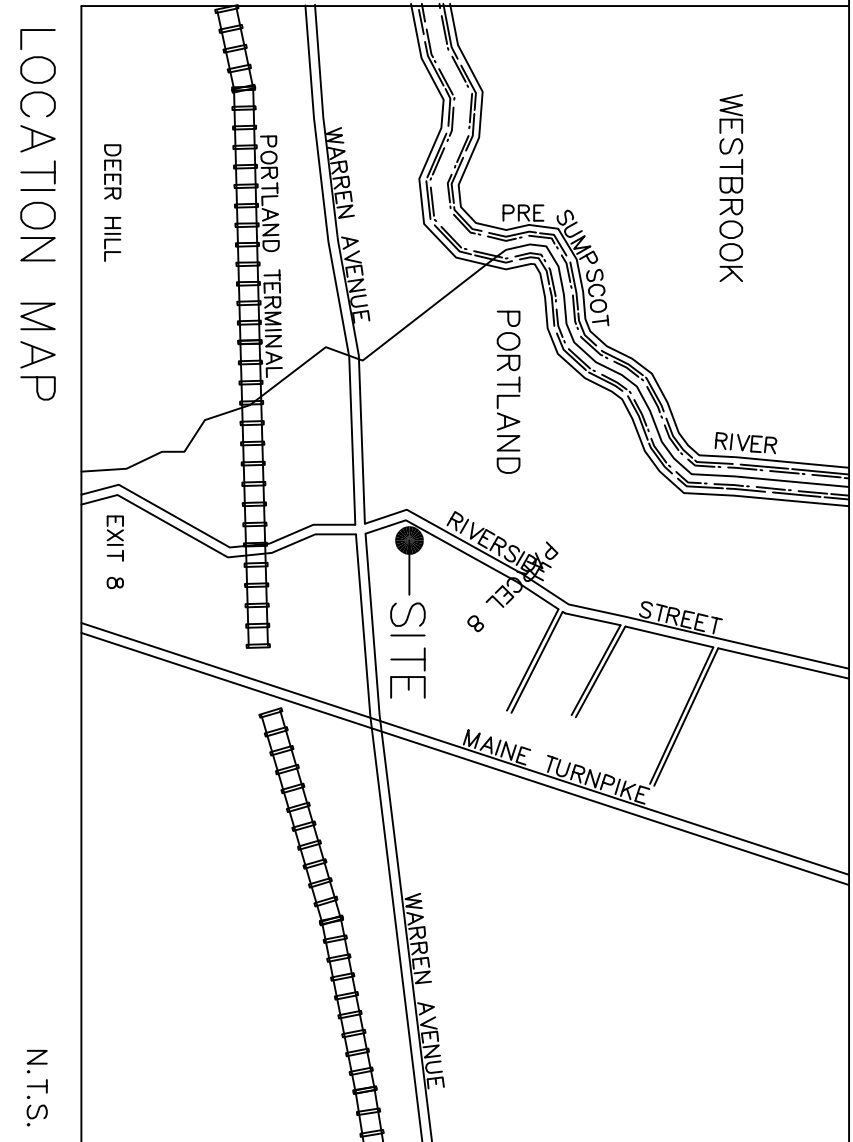


NOTES:
 1. CONDUIT GRAVEL SUBBASE BASE COURSE TO 92% OR MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYP. PAVED PARKING LOT SECTION
 NOT TO SCALE

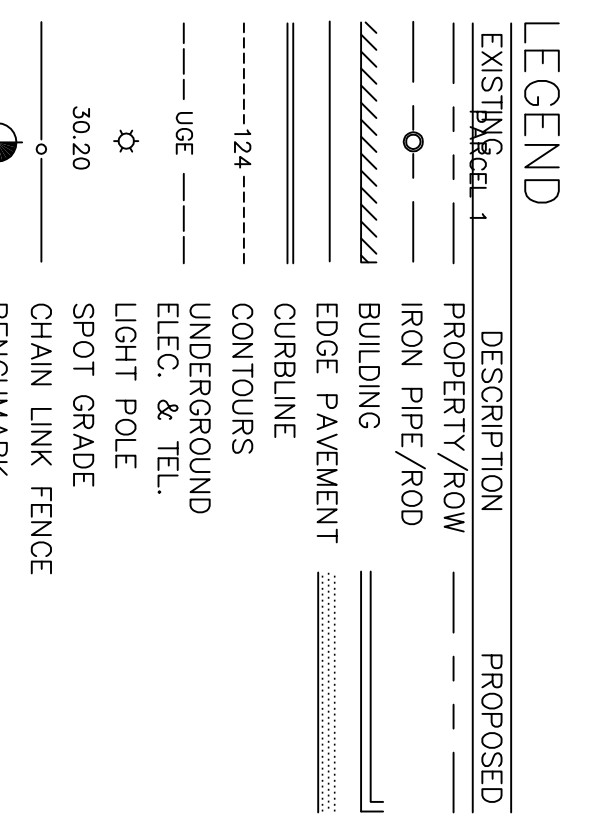


METAL BOLLARD
 NOT TO SCALE



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 REYNOLDS SUBARU, RIVERSIDE STREET, PORTLAND, MAINE BY DESIGN COLLABORATIVE CO., INC.
5. TOTAL LOT AREA: 2.87 AC.(+/-)
6. ZONING DISTRICT: B-4 ZONE
7. SPACE AND BULK CRITERIA:
 - MIN. LOT SIZE: 10,000 S.F.
 - MIN. STREET FRONTAGE: 20'
 - MIN. FRONT YARD: 1-2 STORIES = 10'
 - MIN. SIDE YARD: 3+ STORIES = 12'
 - MIN. REAR YARD: 20'
 - MAX. BUILDING HEIGHT: 65'
 - MAX. IMPERVIOUS SURFACE RATIO = 80%
 - MAX. FLOOR AREA RATIO (FAR) = 0.65
8. BUILDING SUMMARY: 3,050 S.F. BUILDING ADDITION - SHOWROOM
9. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY SEBAGO TECHINCS, INC. ELEVATIONS BASED ON SILL OF EXISTING BUILDING OF 54.71 FROM PLAN REFERENCE 4A.
10. THE FACILITY IS SERVICED BY PRIVATE SUBSURFACE WASTEWATER SYSTEM CITY WATER, GAS, UNDERGROUND ELECTRIC AND TELEPHONE. NO SERVICES OTHER THAN UNDERGROUND ELECTRIC WILL BE REQUIRED FOR THE STORAGE FACILITY.
11. 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.
12. 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 SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PLANNING AUTHORITY.
13. 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.
14. WARNING SIGNS, MARKERS OR BARRICADES APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO DURING CONSTRUCTION.
15. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
16. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
17. 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.
18. APPLICANT IS RESPONSIBLE TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE SUBMITTED WARRANTE AND THE BEST MANAGEMENT PRACTICES.
19. APPLICANT SHALL CONTRIBUTE \$1,500.00 TO THE CITY FOR THE IMPROVEMENT OF A DRAINAGE CHANNEL AND OUTFALL CROSSING DOWNSTREAM OF HANDYMAN RENTAL, ON RIVERSIDE STREET.



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

Sebago Technics
 Engineering Expertise You Can Build On
 One Chobot Street
 Westbrook, Me 04095
 Tel (207) 856-1339
 Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01430	575A	SMF	SMF	PLS

REV.	BY:	DATE:	STATUS:
C	GJB	10-4-04	ADD CONDITIONS OF APPROVAL. SUBMIT FOR RE-APPROVAL.
B	GJB	9-30-04	ADDED GRADING, AND NOTES 18, AND 19
A	GJB	5-21-03	REVISED GAS, UGE, TEL, WATER LINE

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