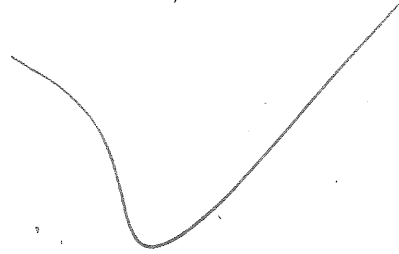
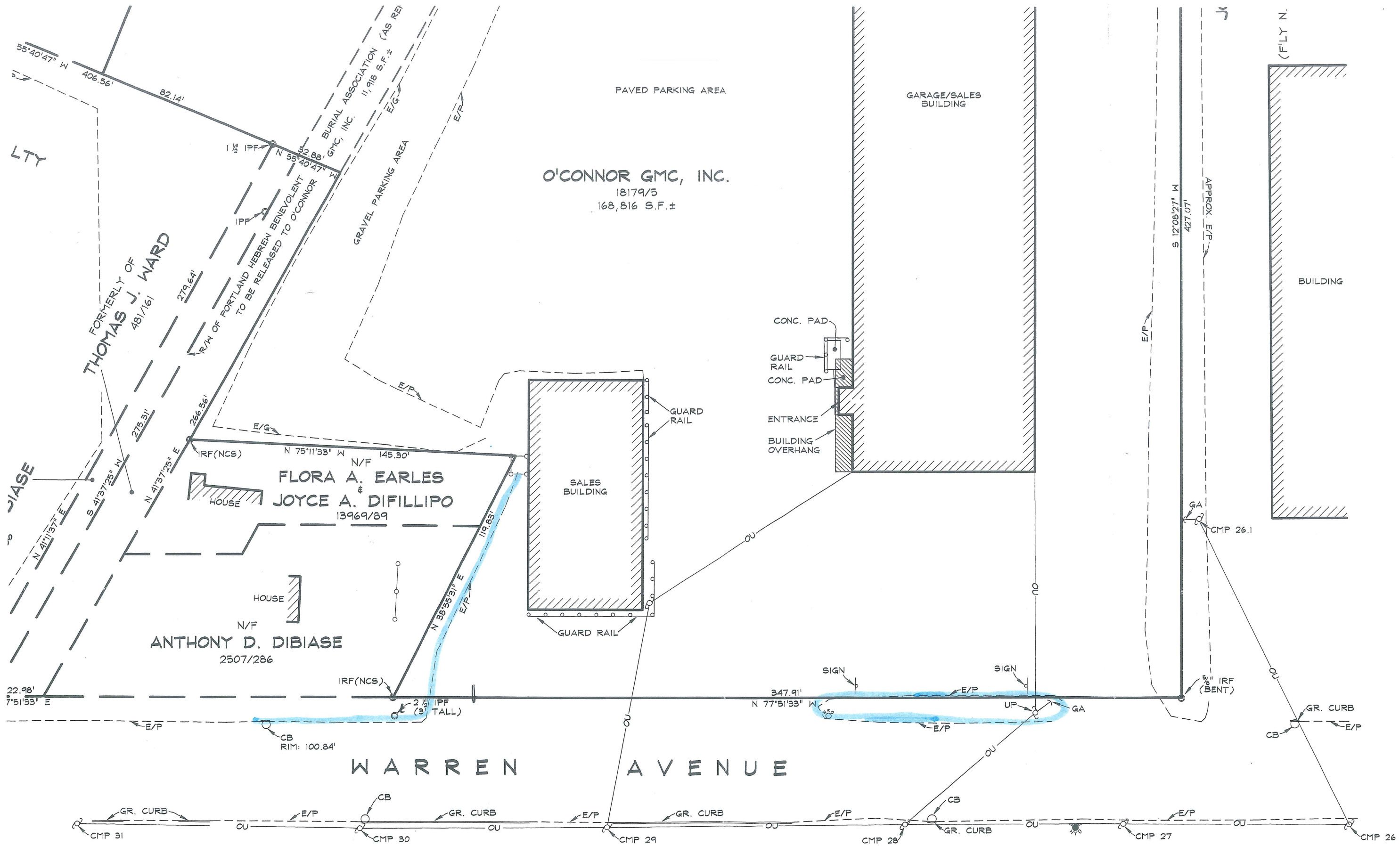


376-A-51
324 Warren Ave.
Used Car Sales
lot
Skip Baker



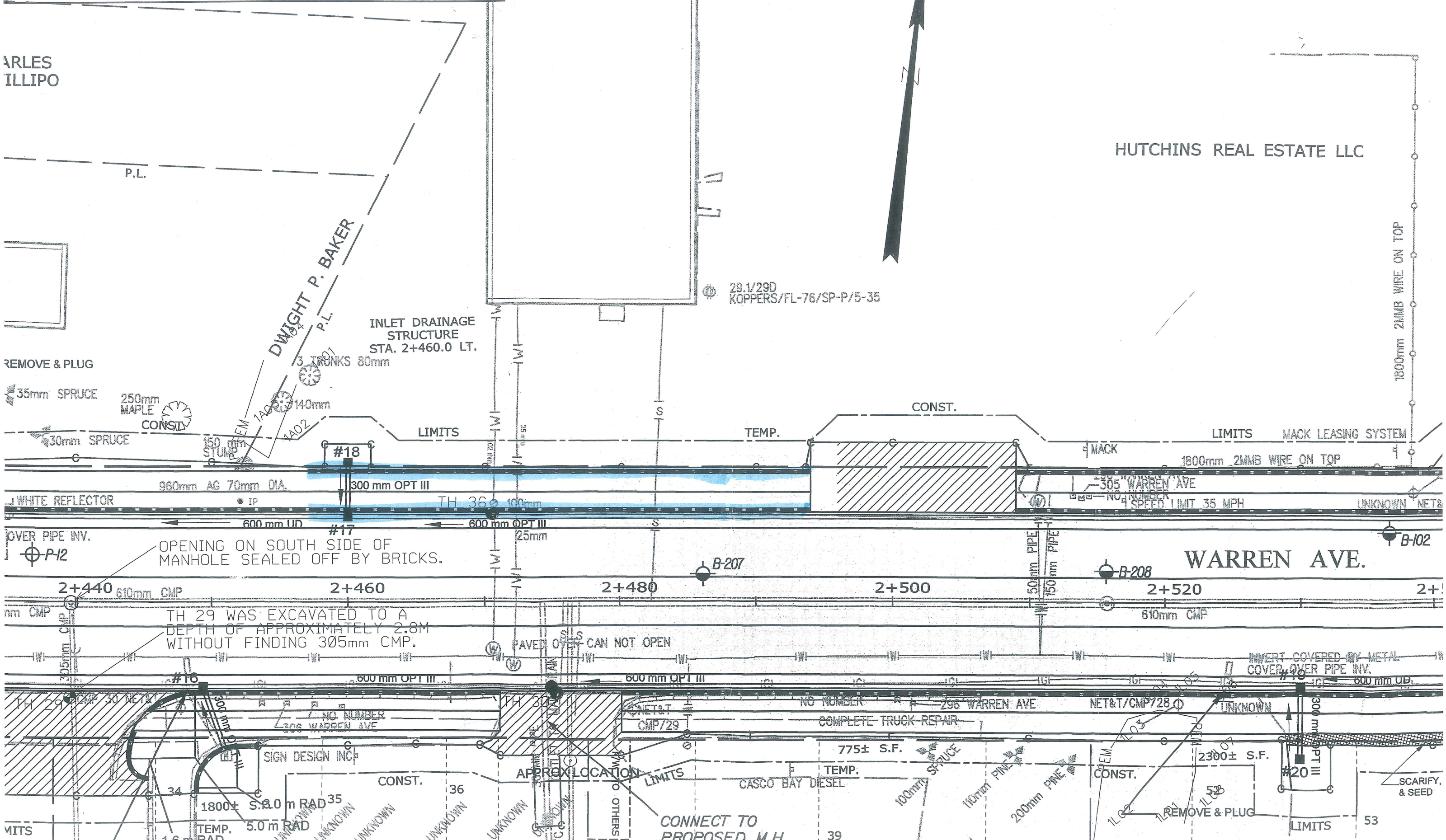


EXISTING CONDITIONS PLAN
 DATED: SEPTEMBER 30, 2004
 1" = 40'

Rt.	Paved	9 m
Lt.	Paved	15 m
Lt.	Paved	13 m
Rt.	Paved	13 m
Lt.	Paved	8.8 m

ARLES
ILLIPO

HUTCHINS REAL ESTATE LLC



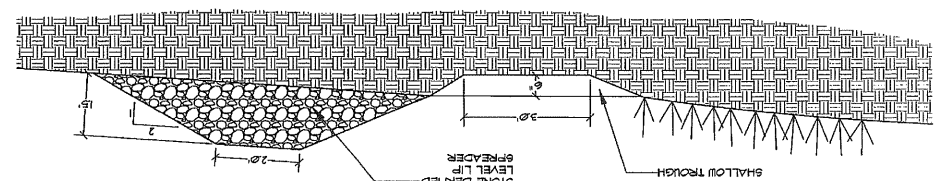
REV.	BY	DATE	ISSUED FOR SITE PLAN REVIEW
A	NIS	01-28-10	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, APPROVED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			

MAINE STATE ENGINEER
 No. 10587
 LOU BERRY, IV

STONE BERM LEVEL LIP SPREADER DETAIL
 NOT TO SCALE

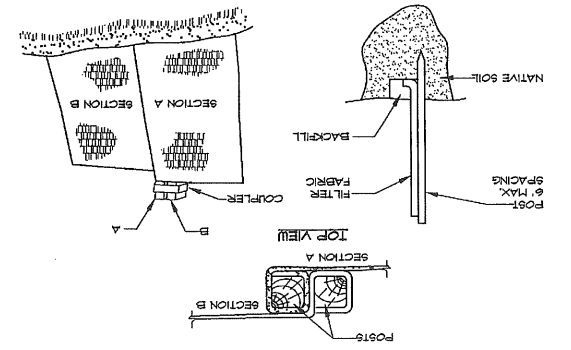
SEWE DESIGNATION	SEWE DESIGNATION	SEWE DESIGNATION
300 N41	12 INCHES	120
150 N41	6 INCHES	60-80
75 N41	3 INCHES	45-55
25.4 N41	1 INCH	NO. 4
4.75 N41	1/8 INCH	8-12

1. TOP OF LEVEL SPREADER SHALL BE CONSTRUCTED AT A UNIFORM ELEVATION ACROSS LENGTH AS IDENTIFIED ON GRADING PLAN.
 2. LOCATE AS SHOWN ON GRADING PLANS.
 3. STONE USED FOR THE STONE BERM SHALL MEET THE FOLLOWING LIMITS, UNLESS OTHERWISE APPROVED THE THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 4. STONE DESIGNATION PERCENT BY WEIGHT PASSING SQUARE HOLE SIEVES

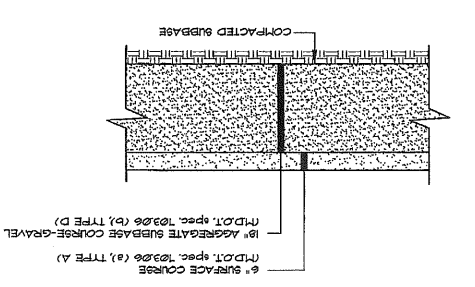


FILTER BARRIER
 NOT TO SCALE

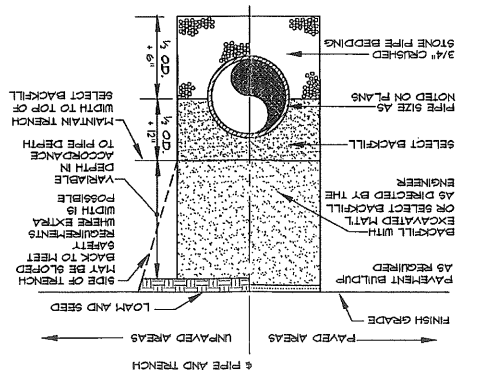
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
- DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND FILLING AND TAMPING FILL AT THE BASE BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
- JOIN SECTION AS SHOWN ABOVE.
- BARRIER SHALL BE THRUW SILT FENCE OR EQUAL.



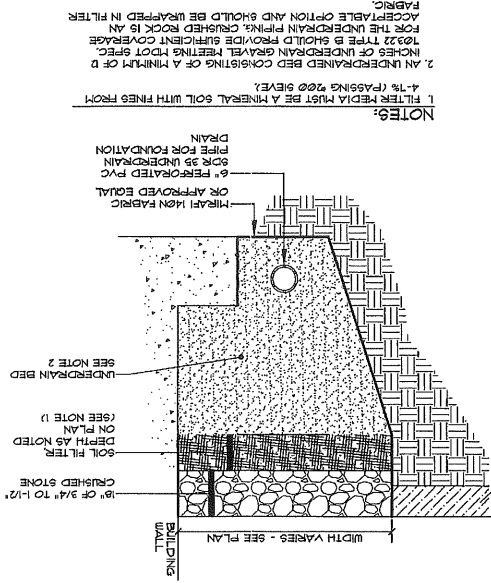
TYP. GRAVEL PARKING AREA
 NOT TO SCALE



TYPICAL TRENCH SECTION
 NOT TO SCALE

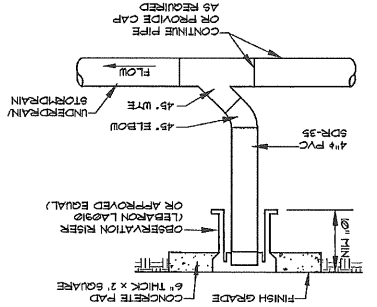


ROOF DRIPLINE
 NOT TO SCALE

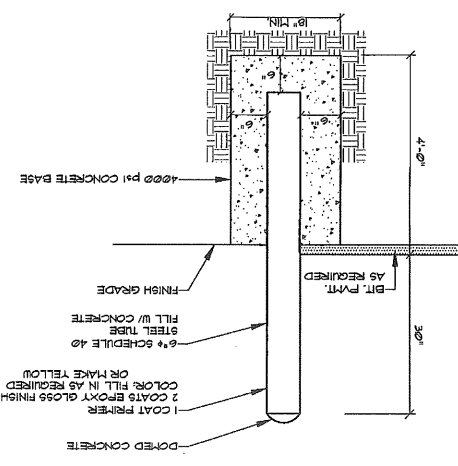


- NOTES:
 1. FILTER MEDIA MUST BE A MINERAL SOIL WITH FINES FROM 4-7% (PASSING #200 SIEVE)
 2. AN UNDERDRAIN BED CONSISTING OF A MINIMUM OF 2 INCHES OF UNDERDRAIN GRAVEL TYPING FOOT SPEC. 103.22 TYPE B SHOULD PROVIDE SUFFICIENT COVERAGE FOR THE UNDERDRAIN PIPING. CRUSHED ROCK IS AN ACCEPTABLE OPTION AND SHOULD BE WRAPPED IN FILTER FABRIC.

UNDERDRAIN CLEANOUT
 NOT TO SCALE



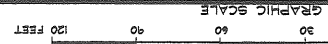
METAL BOLLARD
 NOT TO SCALE



THAYER ENGINEERING COMPANY
 Land Surveyors Civil Engineers Planners
 17 Haddon Street Farmingdale, Maine 04344-1813
 (207)582-7762 fax:(207)582-8113 thayereng@thayereng.com

SITE PLAN
O'CONNOR GMC, INC.
 279 WARREN AVENUE
 PORTLAND, MAINE

Date: SEPTEMBER 29, 2004
 Drawn by: RC Chkd. by: EST
 Scale: 1" = 30'
 Drawing # 1
 Proj # 02010



OWNER OF RECORD:
 O'CONNOR GMC, INC.
 187 RIVERSIDE DRIVE, AUGUSTA, MAINE 04330

DEED REFERENCES:
 20977/93 CUMBERLAND COUNTY REGISTRY OF DEEDS
 18179/93 CUMBERLAND COUNTY REGISTRY OF DEEDS

TOTAL LOT AREA:
 LOT: 212,350 S.F.

ZONING PROVISIONS:
 LOCATED IN "B-4", COMMERCIAL CORRIDOR ZONE
 IMPERVIOUS SURFACE RATIO: 50% (PROPOSED: 74.6%)

EXISTING IMPERVIOUS AREAS:
 BUILDINGS: 30,076 S.F.
 PAVED & GRAVELED AREAS: 153,599 S.F.
 TOTAL: 183,675 S.F.

PROPOSED NEW IMPERVIOUS AREAS:
 TOTAL: 16,829 S.F.
 DRIVWAYS & PARKING: 16,829 S.F.

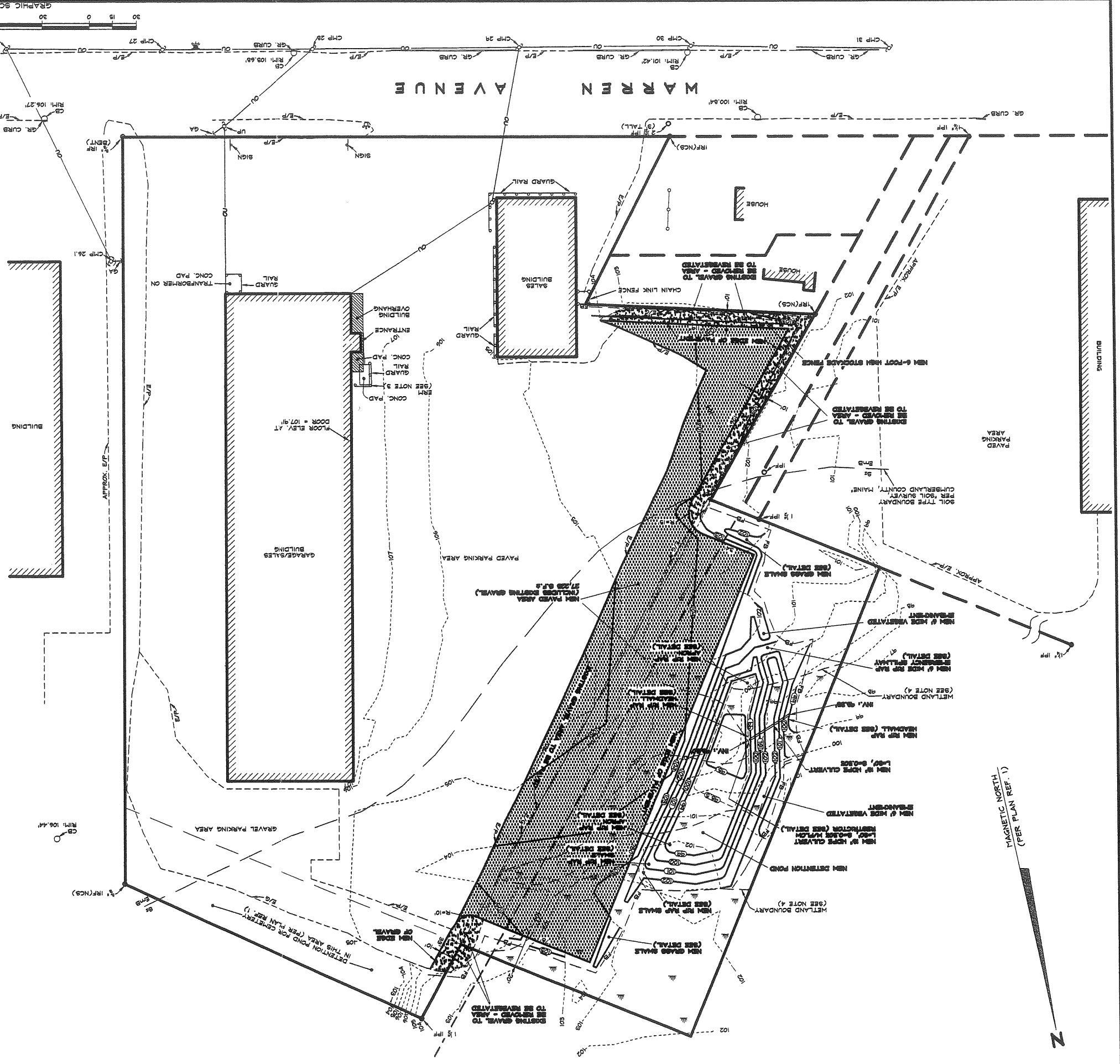
PROPOSED TOTAL IMPERVIOUS AREAS:
 BUILDINGS: 30,076 S.F.
 DRIVWAYS & PARKING: 16,829 S.F.
 TOTAL: 46,905 S.F.

EXISTING IMPERVIOUS AREAS TO BE REMOVED:
 TOTAL: 3,298 S.F.
 GRAVELED AREAS: 3,298 S.F.

- NOTES:**
- BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
 - UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "BIG-BAIT" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 109.64'.
 4) METLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.

LEGEND

IRP (91)	IRON ROD FOUND, CAPPED, 9/11 RLS 1205'
IRP (NC9)	3/4-INCH IRON ROD FOUND, CAPPED, NC9, INC PLS 1814'
IRP	IRON PIPE FOUND
N/F	NOW OR FORMERLY OF
18179/93	BOOK 18179, PAGE 9, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
=	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR.	GRANITE
CHP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CONC.	CONCRETE
NOT TO SCALE	NOT TO SCALE
ERM	ELEVATION REFERENCE MARK (SEE NOTE 3)
107	EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)
104	PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)
INV.	INVERT
HDPE	HIGH DENSITY POLYETHYLENE
L	LENGTH OF PIPE
S	SLOPE OF PIPE
EM5	ELMWOOD FINE SANDY LOAM, 0 TO 2% SLOPES
S2	SWANTON FINE SANDY LOAM
FB	NEW FILTER BARRIER



MAGNETIC NORTH
 (PER PLAN REF. 1)

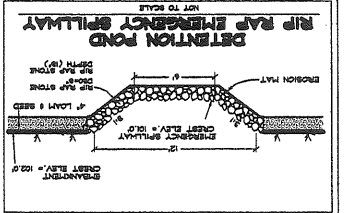
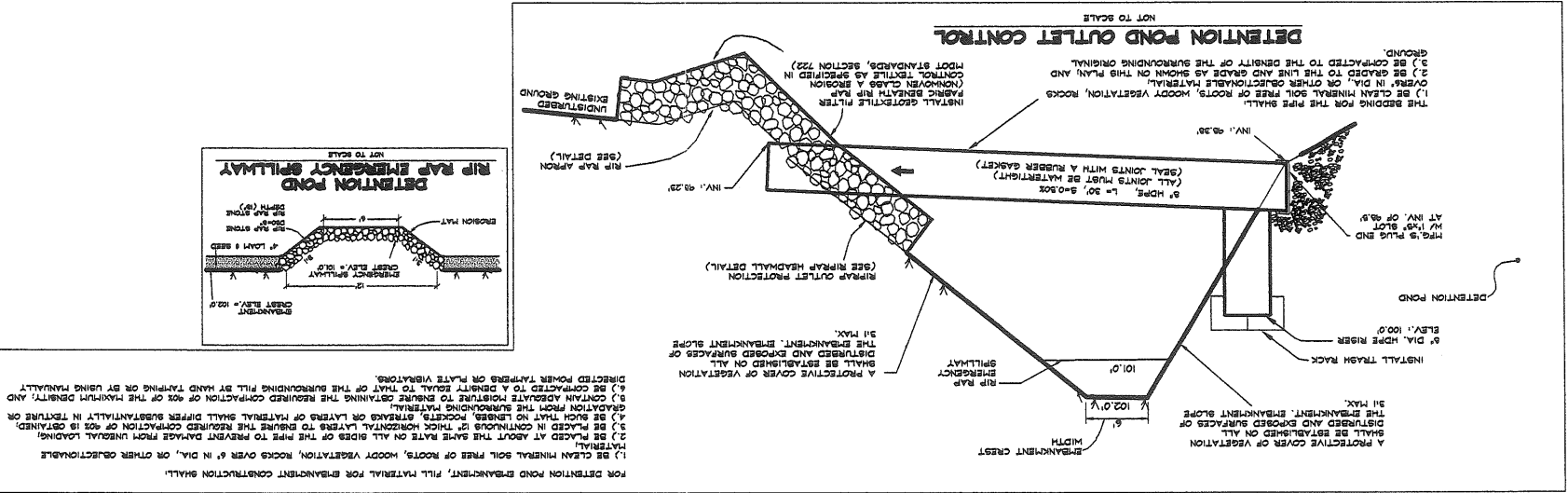
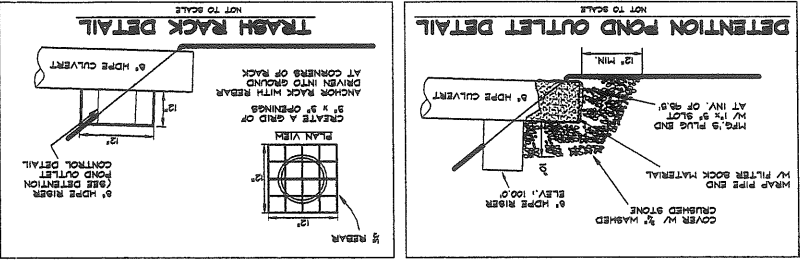
THAYER
ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Haddon Street Farmingdale, Maine 04344-1813
(207)582-7762 fax:(207)582-8113 thayereng@thayereng.com

SITE DETAILS PLAN

O'CONNOR GMC, INC.
279 WARREN AVENUE
PORTLAND, MAINE

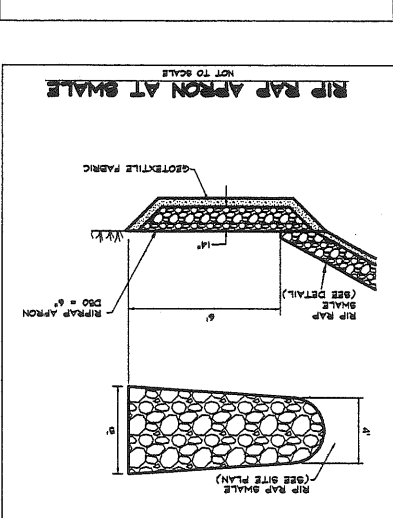
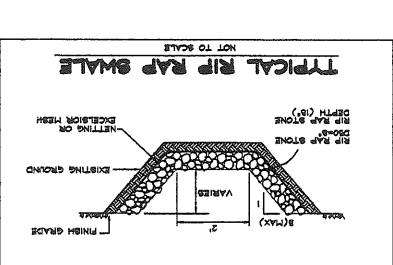
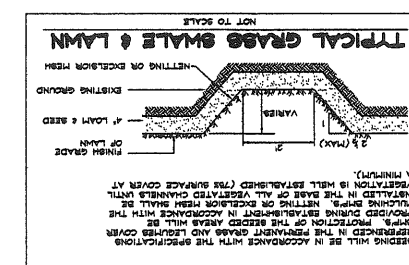
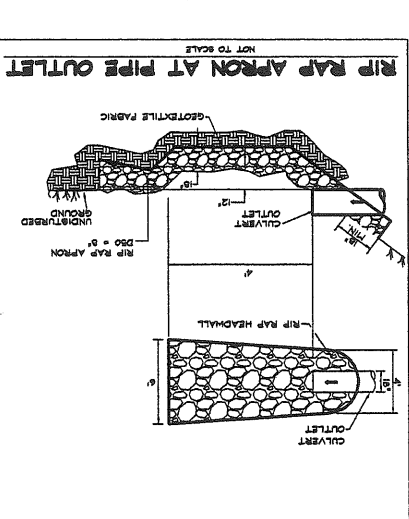
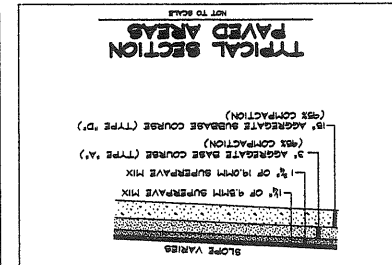
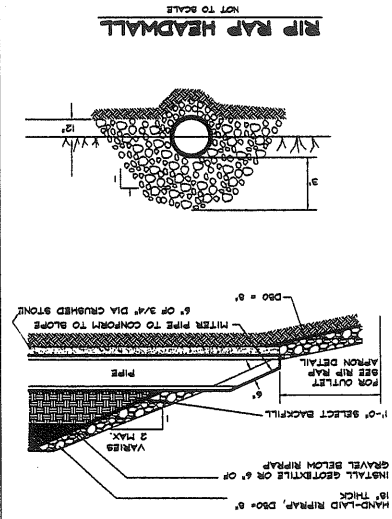
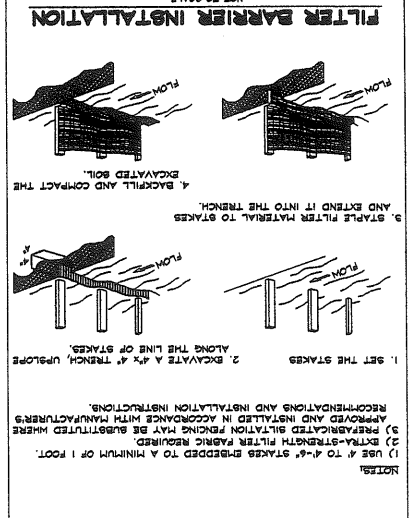
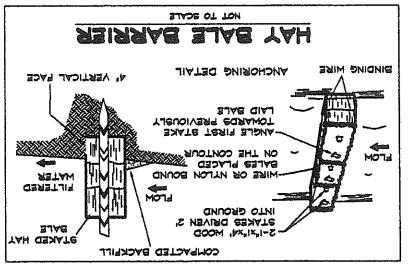
Drawn by: RC
Chkd. by: EBT

Date: SEPTEMBER 30, 2004
Drawing # 2
Scale: NO SCALE
PROJECT: WOODS HOLLOW, SOUTHWEST 1/4 23



FOR DETENTION POND EMBANKMENT, FILL MATERIAL FOR EMBANKMENT CONSTRUCTION SHALL:

- 1) BE CLEAN MINERAL SOIL FREE OF ROOTS, WOODY VEGETATION, ROCKS OVER 6" IN DIA., OR OTHER OBJECTIONABLE MATERIAL.
- 2) BE PLACED AT ABOUT THE SAME RATE ON ALL SIDES OF THE PIPE TO PREVENT DAMAGE FROM UNBALANCED LOADINGS.
- 3) BE PLACED IN COURSES OF THICK HORIZONTAL LAYERS TO ENSURE THE REQUIRED COMPACTION OR 92% IS OBTAINED.
- 4) BE SUCH THAT NO LIMBS, ROCKETS, STRAKES OR LAYERS OF MATERIAL SHALL DISPERSE SUBSTANTIALLY IN TEXTURE OR GRAIN FROM THE SURROUNDING MATERIAL.
- 5) CONTAIN ADEQUATE FIBERS TO ENSURE THE REQUIRED COMPACTION OF 92% OF THE MAXIMUM DENSITY, AND DIRECTED POWER TAMPERS OR PLATE VIBRATORS.
- 6) BE COMPACTED TO A DENSITY EQUAL TO THAT OF THE SURROUNDING FILL BY HAND TAMING OR BY USING PARALLEL.



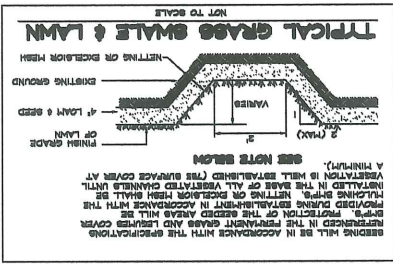
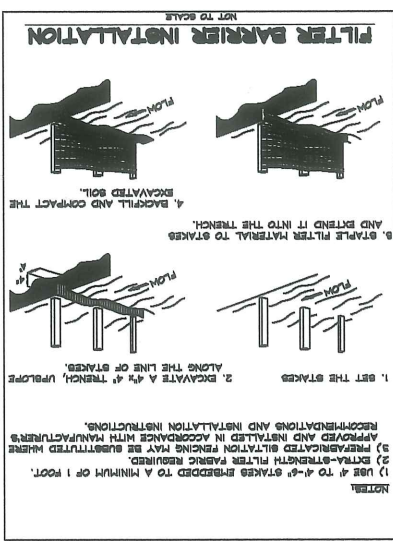
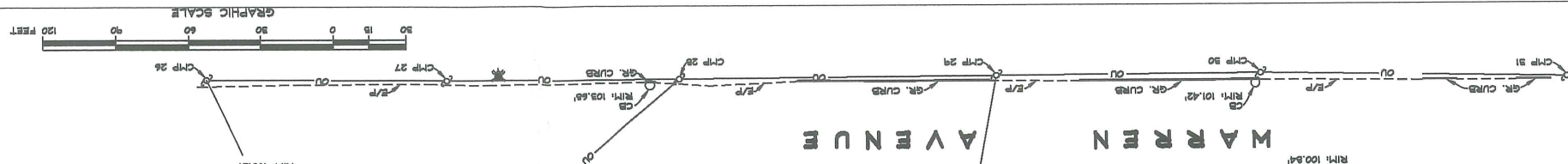
RECEIVED NOV 2 2 2004

THAYER ENGINEERING COMPANY
 Land Surveyors Civil Engineers Planners
 17 Hasson Street Farmington, Maine 04844-1813
 (207)582-7782 fax:(207)582-8113 thayereng@thayereng.com

SITE PLAN
279 WARREN AVENUE
PORTLAND, MAINE

Date: NOVEMBER 18, 2004 Drawn by: RJC Check by: MBT
 Code: 1" = 80' Drawing # 1 Proj # 080810

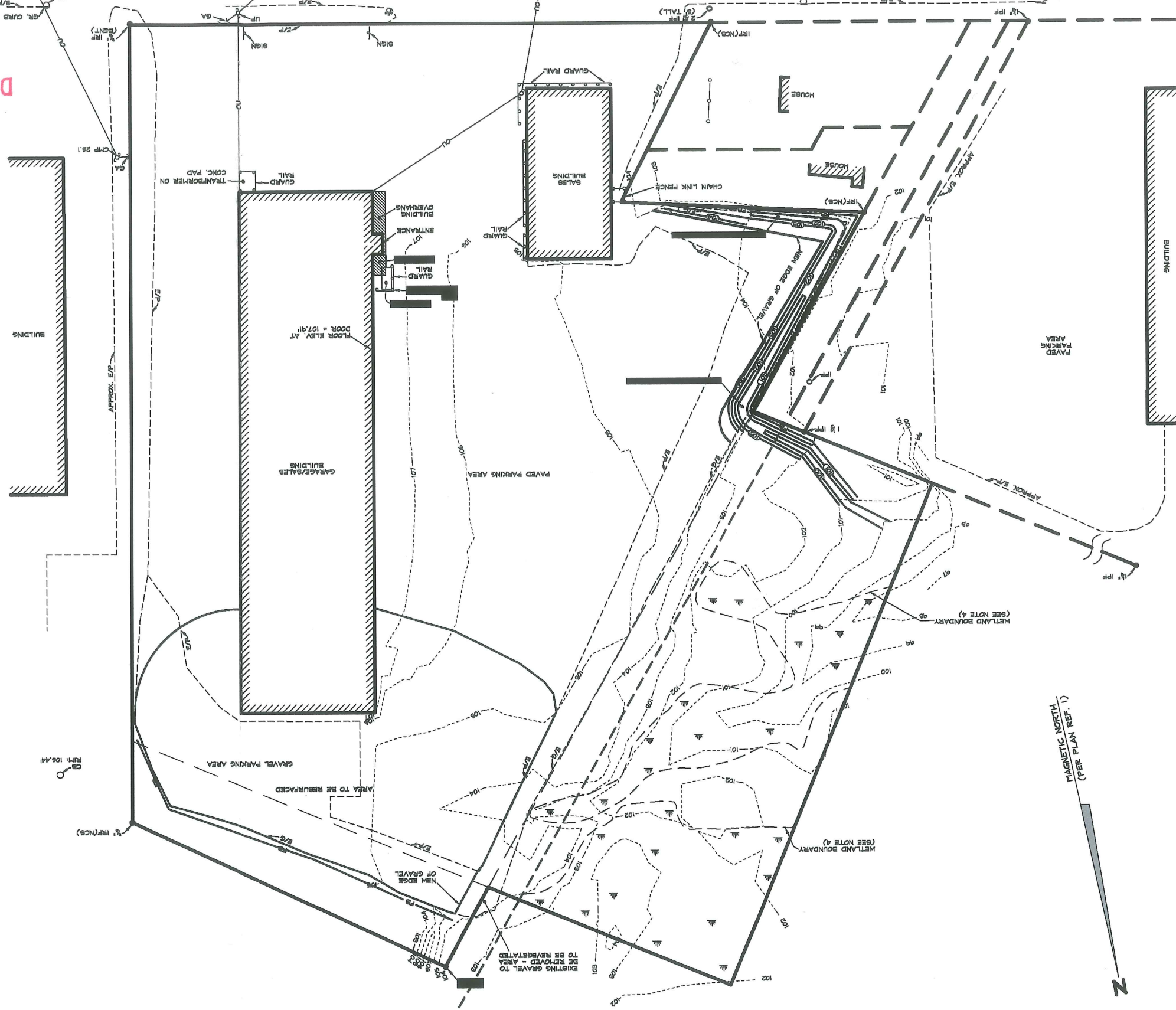
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11/23/2004



NOTES:

- 1) BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- 2) UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SURFACE CONSTRUCTION ACTIVITIES.
- 3) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.94'
- 4) WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.

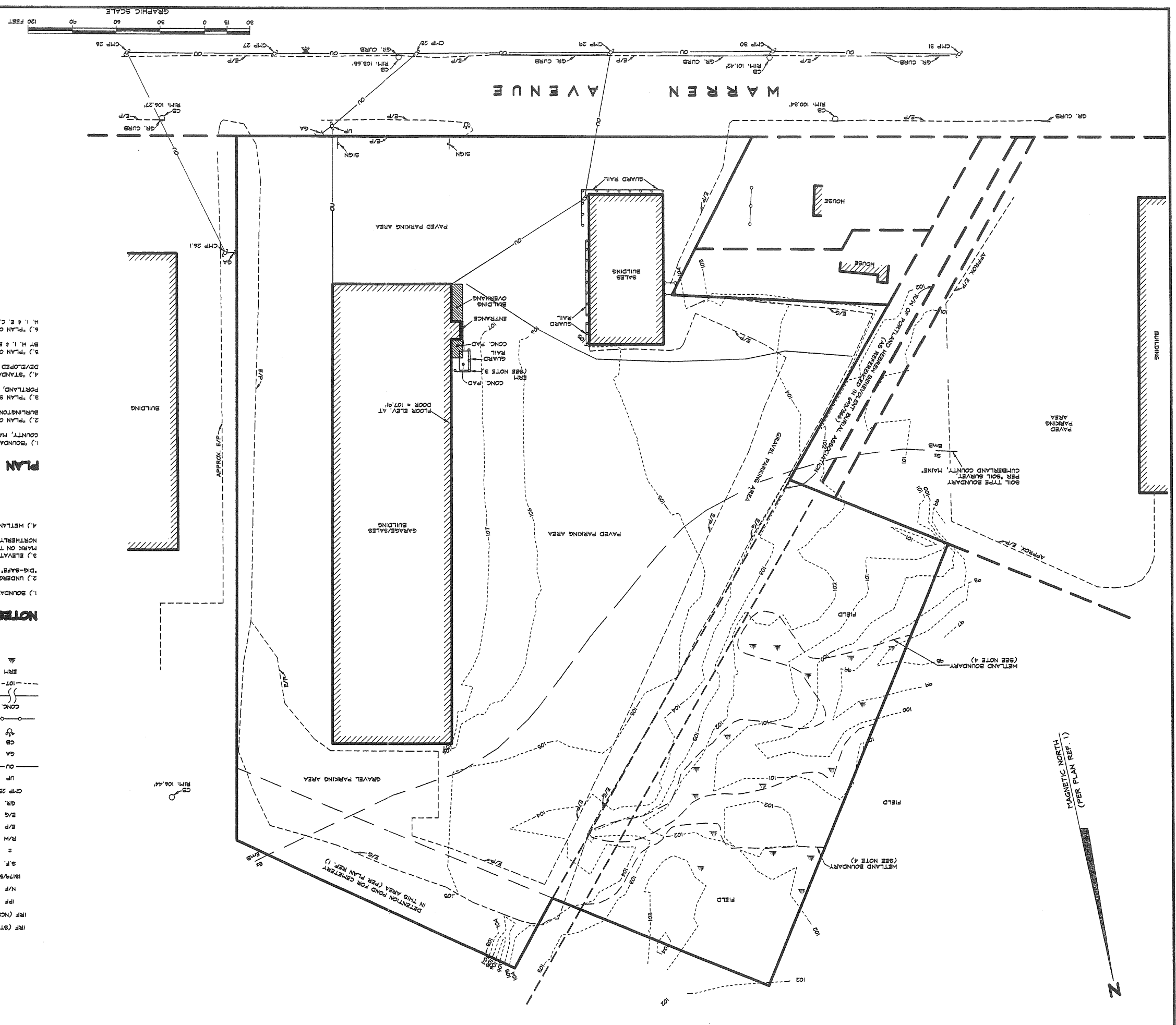
- LEGEND**
- IRP (BT) IRON ROD FOUND, CAPPED "BT" ILS 1208'
 - IRP (NCS) 3/4" INCH IRON ROD FOUND, CAPPED "NCS, INC PLS 194"
 - IRP IRON PIPE FOUND
 - N/F NOW OR FORMERLY OF
 - 1879/9 BOOK 1879, PAGE 9, CHUBBANDLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
 - S.F. SQUARE FEET
 - ± MORE OR LESS
 - R/W RIGHT-OF-WAY
 - E/P EDGE OF PAVEMENT
 - E/G EDGE OF GRAVEL
 - GR. GRANITE
 - CMP 25 CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
 - UP UTILITY POLE
 - OU OVERHEAD UTILITIES
 - GA GUY ANCHOR
 - CB CATCH BASIN
 - WB WATER BUTTOP
 - CL CHAIN LINK FENCE
 - CONC CONCRETE
 - NOT TO SCALE
 - ERM ELEVATION REFERENCE MARK (SEE NOTE 3)
 - 107 EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)
 - 104 PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)
 - INV. INVERT
 - HDPE HIGH DENSITY POLYETHYLENE
 - L LENGTH OF PIPE
 - S SLOPE OF PIPE
 - EM3B EMWOOD FINE SANDY LOAM, 0 TO 8% SLOPES
 - EM SWANTON FINE SANDY LOAM
 - FB NEW FILTER BARRIER



THAYER
 ENGINEERING COMPANY
 Land Surveyors Civil Engineers Planners
 17 Hession Street Farmingdale, Maine 04344-1913
 (207)582-7762 fax:(207)582-8113 thayers@thayereng.com

O'CONNOR GMC, INC.
 279 WARREN AVENUE
 PORTLAND, MAINE

Drawn by: RC
 Checked by: EST
 Date: SEPTEMBER 30, 2004
 Project # 080510
 Drawing # 1
 Scale: 1" = 30'
 REVISIONS: (SEE PLAN REF. 1)



PLAN REFERENCES:

- 1.) BOUNDARY AND EXISTING CONDITIONS SURVEY OF 279 WARREN AVENUE IN CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, DATED JULY 1, 2002, BY NORTHEAST CIVIL SOLUTIONS, INCORPORATED.
- 2.) UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-STAR" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- 3.) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.64'
- 4.) METLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.
- 5.) PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.
- 6.) PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WILLIAM H. FAULKINGHAM, DATED FEBRUARY 26, 1979, BY H. I. & E. C. JORDAN - SURVEYORS.
- 7.) PLAN OF LAND OF WARREN AVENUE PARCEL, PORTLAND, MAINE FOR: TOPSFIELD ASSOCIATES, INC., 20 BURLINGTON WALL ROAD, SUITE 460, BURLINGTON, MA 01803, DATED 12/31/01, BY SEBAGO TECHNICS, INC.
- 8.) PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ANTHONY D. DIBLASE, 318 WARREN AVENUE, PORTLAND, MAINE, DATED 1-17-99, BY DANIEL J. DALTONSO, SOUTH PORTLAND, MAINE.
- 9.) STANDARD BOUNDARY SURVEY AND SITE PLAN FOR GIBOUX OIL, WARREN AVENUE, PORTLAND, MAINE, DEVELOPED BY GIBOUX OIL, WARREN AVENUE, PORTLAND, MAINE, DATED 7-16-97, BY SEBAGO TECHNICS, INC.
- 10.) PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR N.J. GENDRON LUMBER COMPANY, DATED JULY 22, 1977, BY H. I. & E. C. JORDAN - SURVEYORS.

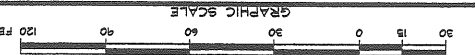
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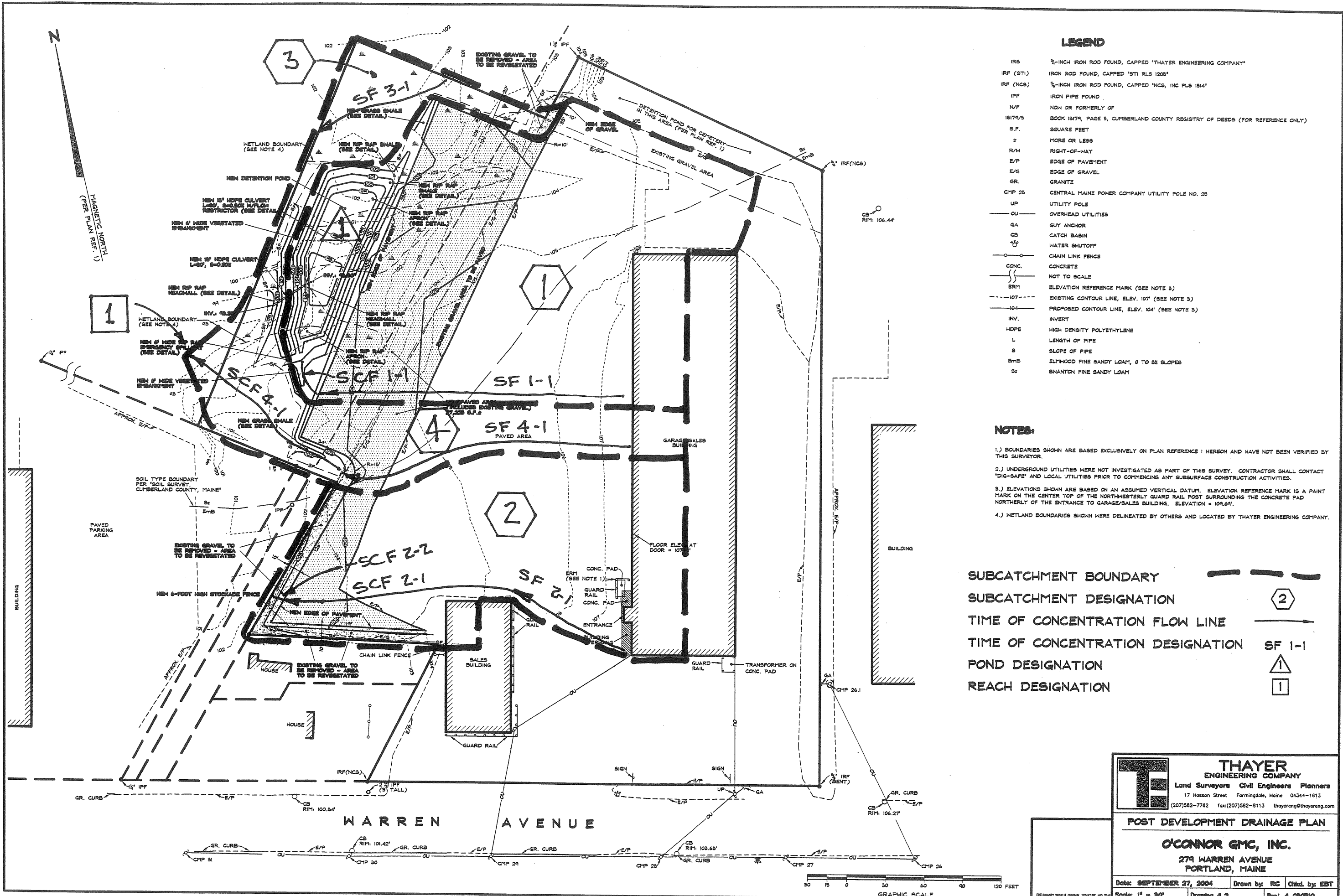
- 1.) BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1.
- 2.) UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-STAR" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- 3.) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTHWESTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.64'
- 4.) METLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.

LEGEND

IRP (91)	IRON ROD FOUND, CAPPED, 911 RLS 1209"
IRP (NS)	1/2-INCH IRON ROD FOUND, CAPPED, NS, INC PLS 1914"
IRP	IRON PIPE FOUND
N/F	NOW OR FORMERLY OF
1879/5	BOOK 1879, PAGE 5, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
±	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR.	GRANITE
CNP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CL	CHAIN LINK FENCE
CONC.	CONCRETE
NOT TO SCALE	NOT TO SCALE
---	EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)
BRM	ELEVATION REFERENCE MARK (SEE NOTE 3)
MA	METLAND AREA

MAGNETIC NORTH
(PER PLAN REF. 1)



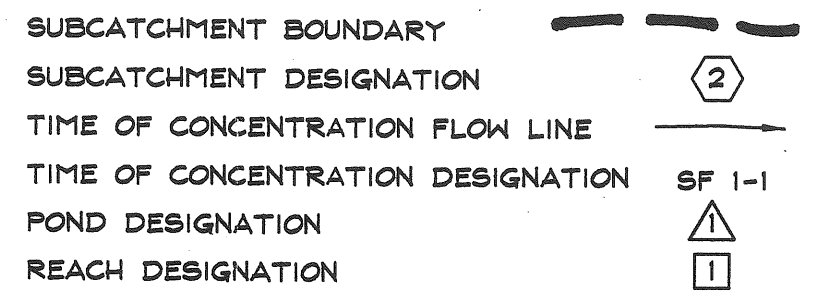


LEGEND

IRS	3/8"-INCH IRON ROD FOUND, CAPPED "THAYER ENGINEERING COMPANY"
IRF (ST1)	IRON ROD FOUND, CAPPED "ST1 RLS 1205"
IRF (NCS)	3/8"-INCH IRON ROD FOUND, CAPPED "NCS, INC PLS 1514"
IPF	IRON PIPE FOUND
N/F	NEW OR FORMERLY OF
18174/5	BOOK 18174, PAGE 5, CUMBERLAND COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
S.F.	SQUARE FEET
±	MORE OR LESS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
GR	GRANITE
CMP 25	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 25
UP	UTILITY POLE
OU	OVERHEAD UTILITIES
GA	GUY ANCHOR
CB	CATCH BASIN
WS	WATER SHUTOFF
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
---	NOT TO SCALE
ERM	ELEVATION REFERENCE MARK (SEE NOTE 3)
-107-	EXISTING CONTOUR LINE, ELEV. 107' (SEE NOTE 3)
-104-	PROPOSED CONTOUR LINE, ELEV. 104' (SEE NOTE 3)
INV.	INVERT
HDPE	HIGH DENSITY POLYETHYLENE
L	LENGTH OF PIPE
S	SLOPE OF PIPE
EmB	ELMWOOD FINE SANDY LOAM, 0 TO 6% SLOPES
Sr	SHANTON FINE SANDY LOAM

NOTES:

- 1.) BOUNDARIES SHOWN ARE BASED EXCLUSIVELY ON PLAN REFERENCE 1 HEREON AND HAVE NOT BEEN VERIFIED BY THIS SURVEYOR.
- 2.) UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT "DIG-SAFE" AND LOCAL UTILITIES PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES.
- 3.) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. ELEVATION REFERENCE MARK IS A PAINT MARK ON THE CENTER TOP OF THE NORTH-EASTERLY GUARD RAIL POST SURROUNDING THE CONCRETE PAD NORTHERLY OF THE ENTRANCE TO GARAGE/SALES BUILDING. ELEVATION = 104.64'.
- 4.) WETLAND BOUNDARIES SHOWN WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY.



THAYER ENGINEERING COMPANY
 Land Surveyors Civil Engineers Planners
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POST DEVELOPMENT DRAINAGE PLAN

O'CONNOR GMC, INC.
 279 WARREN AVENUE
 PORTLAND, MAINE

Date: **SEPTEMBER 27, 2004** Drawn by: **RC** Chkd. by: **EBT**
 Scale: **1" = 30'** Drawing # **2** Proj. # **080810**

