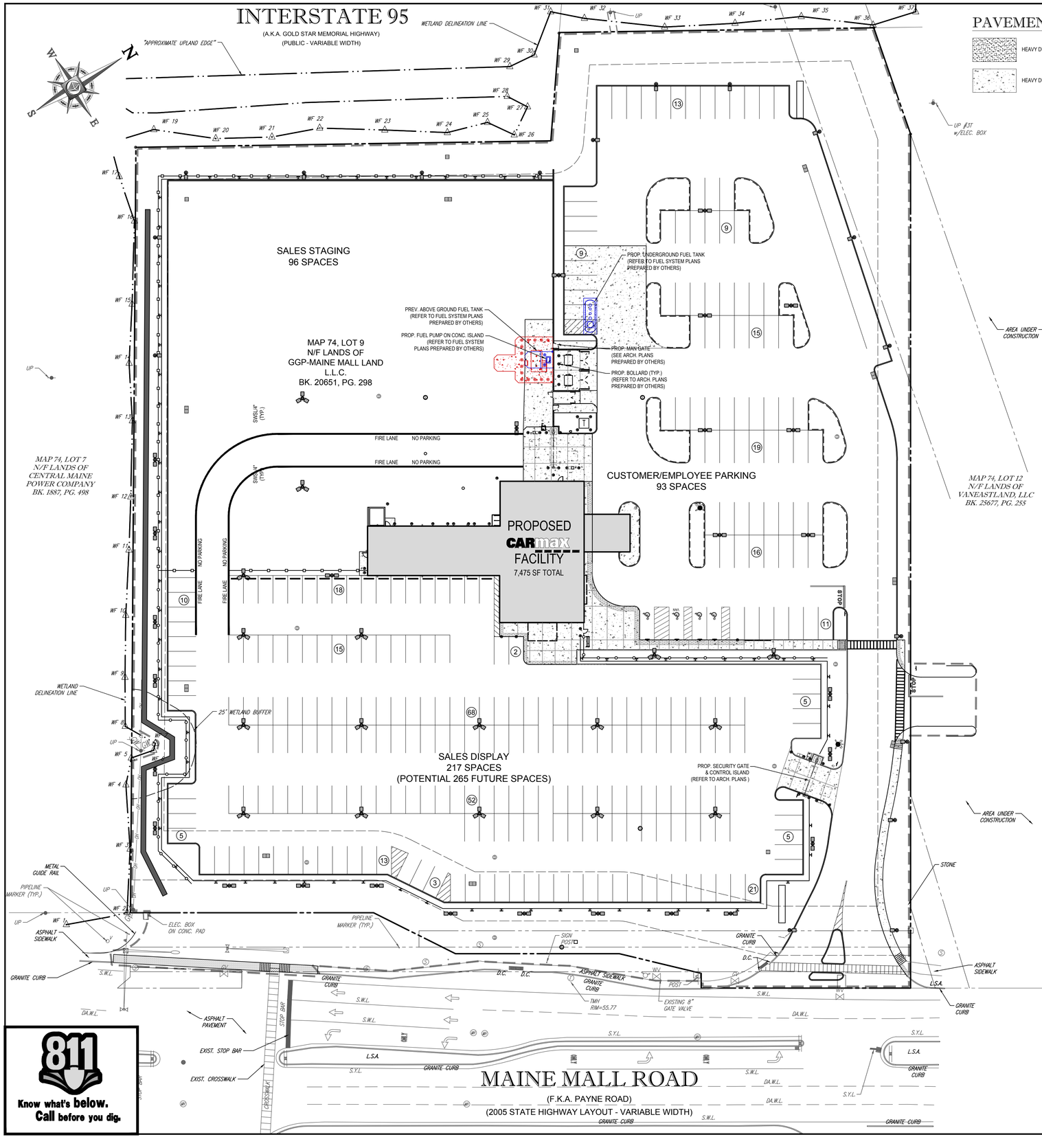

PAVEMENT LEGEND:

- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE

LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
   CARMAX AUTO SUPERSTORE
   12800 TUCKAHOE CREEK PARKWAY
   RICHMOND, VA 23238
2. OWNER:
   GGP- MAINE MALL LAND, LLC
   110 NORTH WACKER DRIVE
   CHICAGO, ILLINOIS 60606
3. PARCEL:
   MAP 74, LOT 9
   415 MAINE MALL ROAD
   SOUTH PORTLAND
   CUMBERLAND COUNTY, MAINE

ZONING ANALYSIS TABLE

ZONING DISTRICT	CENTRAL & REGIONAL COMMERCIAL DISTRICT (CCR) BUSINESS SERVICES ALLOWED, PROPOSED USED CAR SALES USE MAY BE ALLOWED BY SPECIAL EXCEPTION		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	247, 542 SF (5.68 Ac.)	NO CHANGE
MINIMUM LOT FRONTAGE	75'	483'	NO CHANGE
MAX. BUILDING COVERAGE	30%	N/A	2.8%±
MIN. FRONT SETBACK	50' TO BLDGS, 20' TO PARKING	N/A	202' / 23'±
MIN. SIDE SETBACK	20'	N/A	143'±
MIN. REAR SETBACK	20'	N/A	208'±
MAX. BUILDING HEIGHT	90'	N/A	<30', 39' @ ENTRANCE CANOPY
MAX. IMPERVIOUS COVERAGE	80%	10.2%	78%±
PARKING LOT INTERNAL LANDSCAPING	5%	N/A	9.4%
PARKING SPACES	N/S (88 ASSUMED)	N/A	92
PARKING CRITERIA (9'x18')	PARKING REQUIREMENT FOR THIS USE IS NOT SPECIFIED, ASSUME 5 SPACES PER 1,000 SF GFA: 17,720 SF /1,000 SF x 5 = 88.6 = 89 SPACES REQUIRED 92 SPACES PROVIDED		
ACCESSIBLE PARKING SPACES	4	N/A	4
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 9'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 76 TO 100 = 4 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 / 5 SPACES		

N/A - NOT APPLICABLE
N/S- NOT SPECIFIED

IMPERVIOUS SURFACE & WETLAND BUFFER SUMMARY TABLE

PARAMETER	EXISTING	PROPOSED	TREATED
DEVELOPED AREA	247,542± SF	247,542± SF	247,530± SF
IMPERVIOUS AREA	20,921± SF	193,885± SF	187,682± SF
WETLAND LOSSES	N/A	0 SF	N/A
VEGETATIVE BUFFER LOSSES [1]	N/A	88± SF	N/A
VEGETATIVE BUFFER GAINS [1]	N/A	8,376± SF	N/A

[1] CALCULATIONS FOR VEGETATIVE BUFFER LOSSES AND GAINS INCLUDE FOR OFF-SITE WETLANDS PROXIMATE TO THE SITE, ALTHOUGH NOT REQUIRED BY THE CITY OF SOUTH PORTLAND CODE OF ORDINANCES.

FACILITY INFORMATION:

1. HOURS OF OPERATION: SHOWROOM: TYPICALLY MON-FRI 10AM-9PM; SAT 9AM-9PM; NO SUN
   SERVICE: TYPICALLY MON-FRI 7:30AM-6PM; NO SAT OR SUN
2. NUMBER OF EMPLOYEES: APPROXIMATELY 80± TOTAL EMPLOYEES DEPENDING UPON STORE STAFFING NEEDS.

STANDARD CONDITIONS OF APPROVAL:

1. PLANNING BOARD REGULATION #5, STANDARD CONDITION OF APPROVAL: THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED TO BY THE APPLICANT. NO PROJECT, PLAN OR DEVELOPMENT PREVIOUSLY APPROVED BY THE PLANNING BOARD MAY BE ALTERED OR MODIFIED WITHOUT SECURING PRIOR APPROVAL OF THE PLANNING BOARD IN THE FORM OF AN AMENDED APPROVAL; PROVIDED, HOWEVER, THAT, IF AT ANY TIME IT BECOMES NECESSARY OR DESIRABLE TO MAKE MODIFICATIONS TO THE PROJECT, PLAN OR DEVELOPMENT, THE PLANNING DIRECTOR MAY APPROVE MODIFICATIONS DETERMINED BY THE PLANNING DIRECTOR TO BE DE MINIMIS IN THAT THEY (I) DO NOT AMOUNT TO A WAIVER OR SUBSTANTIAL ALTERATION OF ANY CONDITION OR REQUIREMENT SET BY THE PLANNING BOARD; (II) DO NOT AFFECT ANY APPROVAL STANDARD; (III) MEET ALL APPLICABLE ORDINANCES AND LAWS; (IV) ARE REVIEWED AND APPROVED BY ALL APPROPRIATE CITY STAFF AND CONSULTANTS; AND (V) DO NOT INVOLVE ANY CHANGE TO LOT LINES. DE MINIMIS CHANGES INCLUDE ONLY THE MODIFICATIONS LISTED IN SEC. 24-27 OF THE SUBDIVISION ORDINANCE AND SEC. 27-140 OR THE ZONING ORDINANCE.
2. PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY, THE APPLICANT SHALL PAY ALL OUTSTANDING REVIEW ESCROW ACCOUNT FEES AND POST THE NECESSARY PERFORMANCE GUARANTEE(S) IN SUCH AMOUNT(S) AS ESTABLISHED BY THE CITY.
3. THE PROPERTY IS SUBJECT TO A STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT THAT RUNS WITH THE LAND AND IS BINDING UPON THE PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY FROM TIME TO TIME APPEAR. PRIOR TO THE SCHEDULING OF A PRE-CONSTRUCTION MEETING, SAID AGREEMENT SHALL BE DULY EXECUTED AND RECORDED BY THE APPLICANT AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A COPY OF THE RECORDED INSTRUMENT CONTEMPORANEOUSLY PROVIDED TO THE DIRECTOR OF PLANNING AND DEVELOPMENT.
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE APPLICANT MUST SUBMIT AN INSPECTION REPORT TO THE CODE ENFORCEMENT OFFICER DOCUMENTING THAT THE STORMWATER FACILITIES HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESIGNED AND APPROVED AND ARE FULLY OPERATIONAL. THIS INSPECTION REPORT MUST BE PREPARED BY A QUALIFIED THIRD PARTY INSPECTOR AS DEFINED IN SECTION 27-1536 0(3)(E) OF THE SOUTH PORTLAND CODE OF ORDINANCES, AS MAY BE AMENDED.
5. ON OR BY JULY 15TH OF EACH YEAR, A COMPLETED AND SIGNED CERTIFICATION SHALL BE PROVIDED BY EACH PROPERTY OWNER OR APPLICANT TO THE CITY'S DIRECTOR OF WATER RESOURCE PROTECTION IN A FORM PROVIDED BY THAT DEPARTMENT, CERTIFYING THAT A QUALIFIED THIRD-PARTY INSPECTION EMPLOYED BY THE PROPERTY OWNER OR APPLICANT HAS INSPECTED, CLEANED AND MAINTAINED THE STORMWATER MANAGEMENT FACILITIES, DESCRIBING ANY DEFICIENCIES FOUND DURING INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES AND CERTIFYING THAT THE PERSON HAS REPAIRED ANY DEFICIENCIES IN THE STORMWATER MANAGEMENT FACILITIES NOTED.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE THE PLANNING AND DEVELOPMENT DIRECTOR WITH SATISFACTORY EVIDENCE THAT ONE OF THE FIRST SIX METHODS SET FORTH IN SECTION#2(B) OF THE CITY'S SITE PLAN APPLICATION FORM RELATING TO THE APPLICANT'S FINANCIAL CAPACITY IS IN PLACE.
7. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL PROVIDE TO THE DIRECTOR OF PLANNING AND DEVELOPMENT THE REQUIRED TRAFFIC IMPACT FEE OF $1,200.00 FOR THE IMPROVEMENTS TO THE WESTERN AVENUE AND WESTBROOK STREET SIGNALIZED INTERSECTION AND $450.00 FOR THE FUTURE IMPROVEMENTS TO THE JOHN ROBERT ROAD AND PHILBROOK AVENUE ($150.00 PER VEHICLE TRIP PM PEAK HOUR).

CUMBERLAND COUNTY SOIL & WATER CONSERVATION DISTRICT CONDITIONS OF APPROVAL

1. AFTER A FINAL REVIEW, A LETTER FROM A PROFESSIONAL ENGINEER OR OTHER QUALIFIED INDIVIDUAL EMPLOYED BY THE DESIGNER MUST BE SUBMITTED TO THE CITY OF SOUTH PORTLAND AND CCSWCD (ON BEHALF OF LCWMD) STATING THAT THE PROPOSED STORMWATER MANAGEMENT SYSTEMS ARE DESIGNED IN ACCORDANCE WITH THE CHAPTER 500 GENERAL STANDARD. A QUALIFIED THIRD-PARTY ENGINEER SHALL OVERSEE THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES ACCORDING TO THE DETAILS AND NOTES SPECIFIED ON THE APPROVED PLANS.
2. WITHIN 30 DAYS OF COMPLETION OF EACH STRUCTURE, THE APPLICANT MUST SUBMIT A LOG OF INSPECTION REPORTS DETAILING THE ITEMS INSPECTED, PHOTOS TAKEN, AND THE DATES OF EACH INSPECTION TO THE CITY OF SOUTH PORTLAND, MDEP, AND CCSWCD (ON BEHALF OF LCWMD) FOR REVIEW.
3. AS-BUILT PLANS MUST BE PROVIDED TO CCSWCD (ON BEHALF OF LCWMD) PRIOR TO COMPLETION OF THE REQUIRED MDEP PROJECT CLOSEOUT LETTER.
4. IF THE PROPERTY RESPONSIBILITIES ARE TO BE TRANSFERRED TO CARMAX, THE MDEP "GENERAL PERMIT - POST CONSTRUCTION DISCHARGE OF STORMWATER IN THE LONG CREEK WATERSHED" (MDPES PERMIT #MEG190000) REQUIRES THAT A NOTICE OF TERMINATION BE SUBMITTED BY GGP AND A NOTICE OF INTENT FOR COVERAGE BE FILED BY CARMAX TO TRANSFER THE STORMWATER MAINTENANCE/PERMIT REQUIREMENTS. A COPY OF THOSE DOCUMENTS MUST BE PROVIDED TO CCSWCD (ON BEHALF OF LCWMD).

CONTRACTOR SHALL CONFIRM DIMENSIONS RELATIVE TO PROP. BUILDING AND PROP. SECURITY GATE WITH ARCHITECTURAL PLANS DESIGNED BY OTHERS ASSOCIATED WITH SAME.

ALL MATERIALS & INSTALLATIONS SHALL MEET MAINE DEPARTMENT OF TRANSPORTATION, CITY OF SOUTH PORTLAND REQUIREMENTS & PLANNING BOARD REGULATION #10

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR NOTES

30 15 7.5 0 30
1"= 30'

PAINT STRIPING LEGEND

SYSL/4"	-	SINGLE YELLOW SOLID LINE / 4 IN. WIDE
SWSL/4"	-	SINGLE WHITE SOLID LINE / 4 IN. WIDE
SYSL/6"	-	SINGLE YELLOW SOLID LINE / 6 IN. WIDE
DYSL/4"	-	DOUBLE YELLOW SOLID LINE / 4 IN. WIDE

811
Know what's below.
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BOHLER ENGINEERING
SITE CIVIL/LAND CONSULTING ENGINEERING
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PHILADELPHIA, PA ◆◆ NORTHERN VIRGINIA
HARRISBURG, PA ◆◆ RICHMOND, VIRGINIA
SOUTHEASTERN, PA ◆◆ RALEIGH, NC
REHOBOTH BEACH, DE ◆◆ CHARLOTTE, NC
BOSTON, MA ◆◆ AUSTIN, TEXAS
NEW YORK METRO ◆◆ SOUTH FLORIDA
NEW JERSEY ◆◆ SOUTHERN MARYLAND

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M.D. SMITH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 45496
RHODE ISLAND LICENSE No. 8145
CONNECTICUT LICENSE No. 24567
MAINE LICENSE No. 11023
NEW HAMPSHIRE LICENSE No. 12931

RELEASED FOR CONSTRUCTION

LATEST DA/PC	DA16-023/ PC16-060
DRAWN BY:	JLO
CHECKED BY:	AFT

REVISIONS

REV#	DATE	DESCRIPTION	BY

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY · RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6086
415 MAINE MALL ROAD
PORTLAND, ME 04106

PROJECT NO.	20-16128.02
DATE	06 SEPT 17
SHEET TITLE	FUEL TANK STORAGE EXHIBIT
SHEET NO.	1