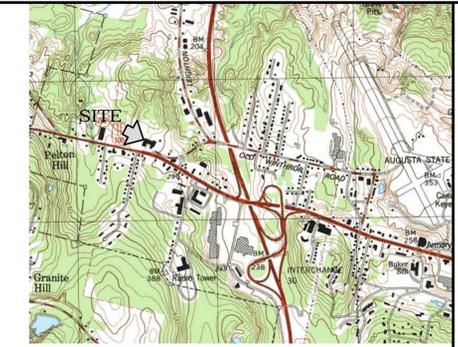


SITE DATA:
 ZONING: REGIONAL BUSINESS DISTRICT (CC)
 PROPOSED BUILDING HEIGHT: 28'

IMPERVIOUS AREA TABLE			
	EXISTING	PROPOSED	NET CHANGE
BUILDING FOOTPRINT	32,649 SF	38,922 SF	6,273 SF
PAVEMENT / GRAVEL	232,874 SF	224,508 SF	-8,366 SF
TOTAL IMPERVIOUS	265,523 SF	263,430 SF	-2,093 SF
LOT AREA	773,492 SF	773,492 SF	N/A
IMPERVIOUS SURFACE %	34%	34%	0%
BUILDING COVERAGE %	4%	5%	1%



LOCATION MAP: USGS QUADRANGLE: AUGUSTA, MAINE
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 ©MAPTECH®, INC. 978-933-3000
 WWW.MAPTECH.COM/TOPO

- SOURCE NOTES:**
- THIS PLAN BASED ON CONDITIONS FOUND AND SURVEYED BY CES, INC. ON DECEMBER 2, 2014.
 - PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAN REFERENCE #1 AND DOES NOT REFLECT A BOUNDARY SURVEY CONDUCTED BY CES, INC.
 - UNDERGROUND UTILITY INFRASTRUCTURE SHOWN HEREON IS BASED UPON ABOVE GROUND APPURTENANCES AND INFORMATION SHOWN ON PLAN REFERENCE #2 AND SHOULD BE CONSIDERED APPROXIMATE.
- PLAN REFERENCES:**
- "PROPERTY BOUNDARY SURVEY PROPERTIES OF TRUSTEES OF THE MARY DUE BLOUIN REVOCABLE TRUST, JOHN DUKE BLOUIN, BLOUIN MOTORS, INC., DUKE PROPERTIES, LLC, WESTERN AVENUE, OLD WINTHROP ROAD & LEIGHTON ROAD, AUGUSTA, MAINE FOR DARLINGS, CITIZENS BANK NEW HAMPSHIRE AND TIGOR TITLE INSURANCE COMPANY", DATED MAY 1, 2007, PREPARED BY PLUSGA & DAY LAND SURVEYORS.
 - "EXISTING SITE PLAN BLOUIN HYUNDAI BUILDING ADDITION, OLD WINTHROP ROAD, AUGUSTA, MAINE, KENNEBEC COUNTY", DATED SEPTEMBER 2004, PREPARED BY S.J.R. ENGINEERING.

NOTE:
 REFER TO LIGHTING PLAN BY OTHERS FOR LOCATION AND INTENSITY OF SITE LIGHTING.

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
MANHOLE	⊙	⊙
UTILITY POLE	⊙	⊙
CATCH BASIN	□	■
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---	---
MINOR FOOT CONTOUR	---	---
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	O.H.	O.H.
UNDERGROUND UTILITIES	U.G.U.	U.G.U.
SILT FENCE	---	---
RIP RAP	---	---
PAVEMENT REMOVED AND AREA LOAMED AND SEEDED	---	---
FLOW DIRECTION	---	---
POLE MOUNT AREA LIGHT	⊙	⊙
WALL PACK LIGHT FIXTURE	■	■

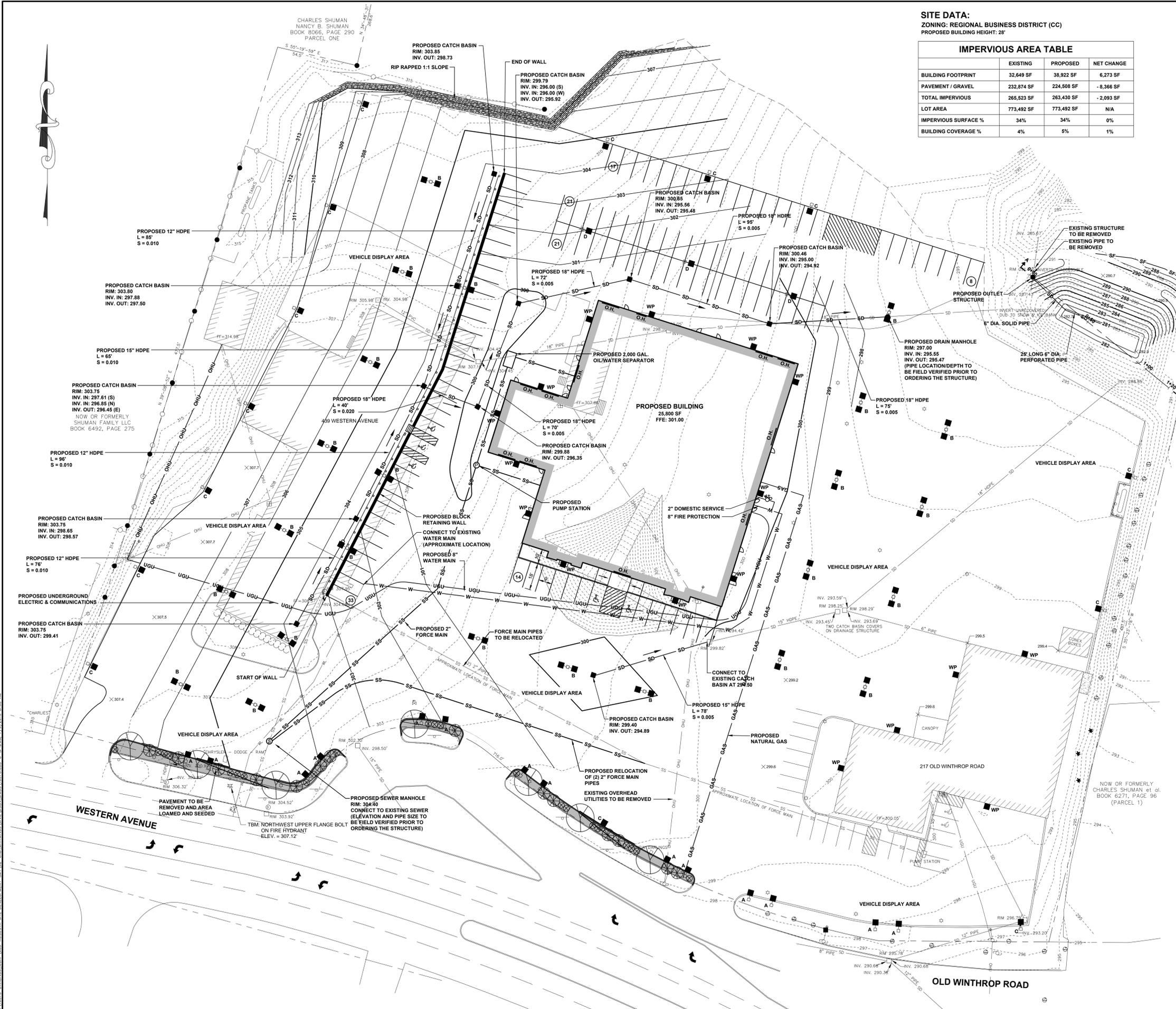
- PLANTING LEGEND:**
- RED MAPLE (ACER RUBRUM) (CANOPY TREE) 2 TO 2 1/2" CALIPER QTY = 7
 - DWARF FLOWERING CRABAPPLE (MALUS SPP.) (UNDERSTORY) 1 3/4 TO 2" CALIPER QTY = 14
 - FORSYTHIA (FORSYTHIA SPP.) (DECIDUOUS SHRUB) 18" QTY=22

LIGHTING LEGEND:

LD	QTY.	MOUNTING	MANUFACTURER	MODEL
A	7	POLE MOUNT-24'	LSI INDUSTRIES	CROSSOVER LED - XGBM
B	24	POLE MOUNT-24'	LSI INDUSTRIES	CROSSOVER LED - XGBM
C	14	POLE MOUNT-24'	LSI INDUSTRIES	CROSSOVER LED - XGBM
D	3	POLE MOUNT-24'	LSI INDUSTRIES	CROSSOVER LED - XGBM
WP	17	WALL MOUNT-16"	LSI INDUSTRIES	CROSSOVER LED - XGBM3

PROPOSED SITE PLAN
 FOR
DARLINGS CORPORATION
 AUGUSTA, MAINE

GRAPHIC SCALE



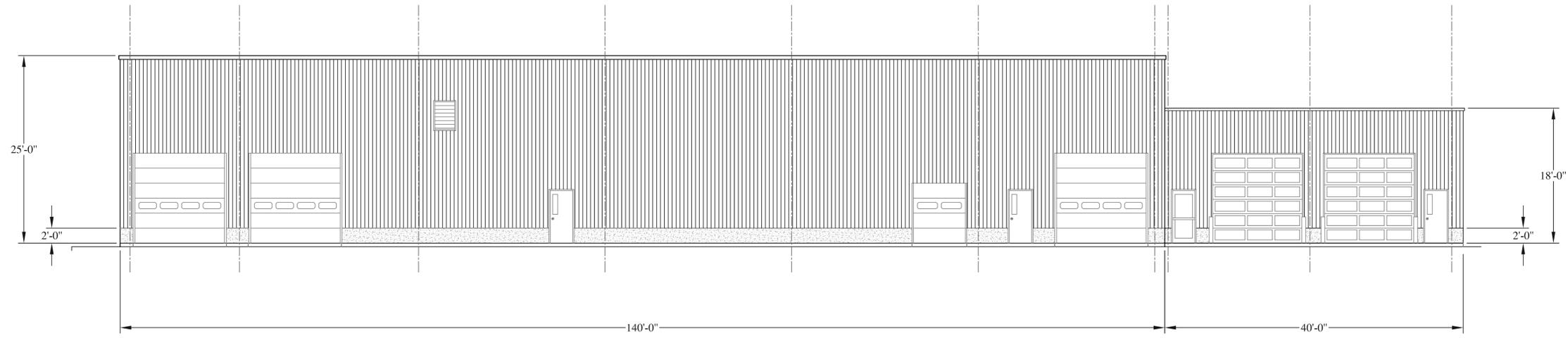
CES INC
 Environmental Scientists • Surveyors

DARLINGS CORPORATION
 AUGUSTA, MAINE

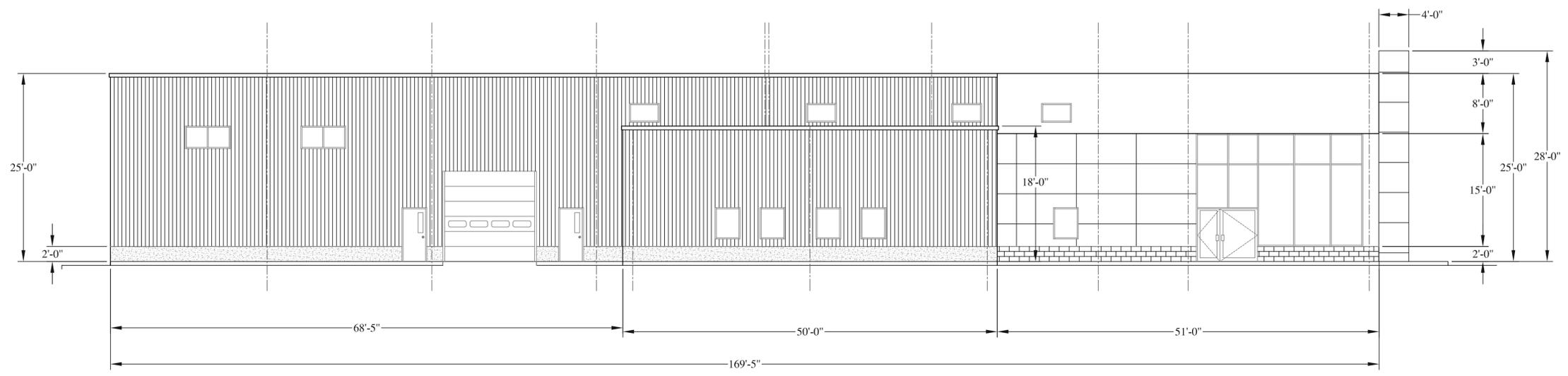
PROPOSED SITE PLAN

DATE: 2015-07-08
 DRAWN BY: WAB
 CHECKED BY: SMT
 DESIGNED BY: SMT
 APPROVED BY: SMT

JOB NUMBER: 10570.005
 DRAWING NUMBER: C101



NORTH ELEVATION
SCALE: 1/8" = 1' - 0"



WEST ELEVATION
SCALE: 1/8" = 1' - 0"

PRELIMINARY PLAN

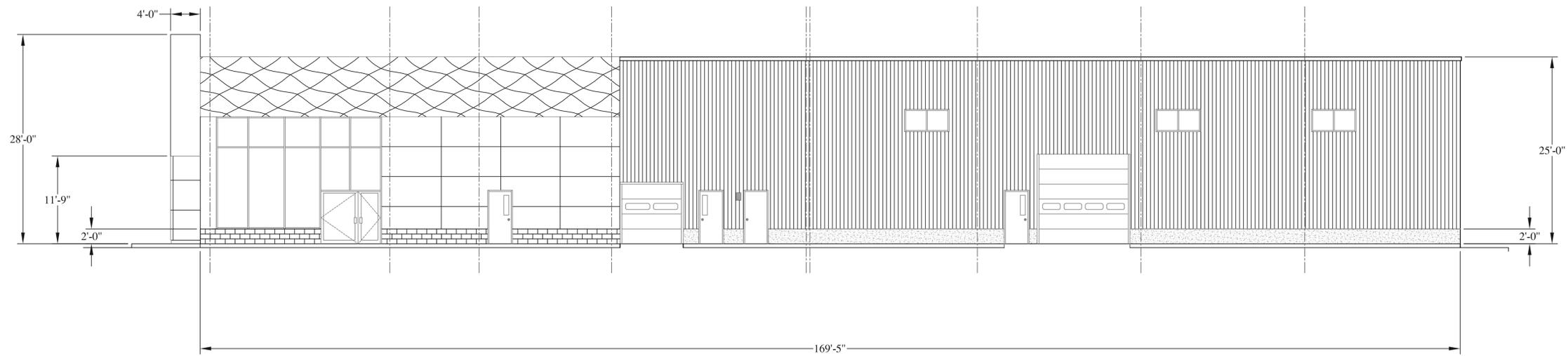
REVISIONS			
No.	By	Date	
1			
2			
3			
4			
5			

DARLING'S AUTO MALL
WESTERN AVENUE
AUGUSTA, MAINE

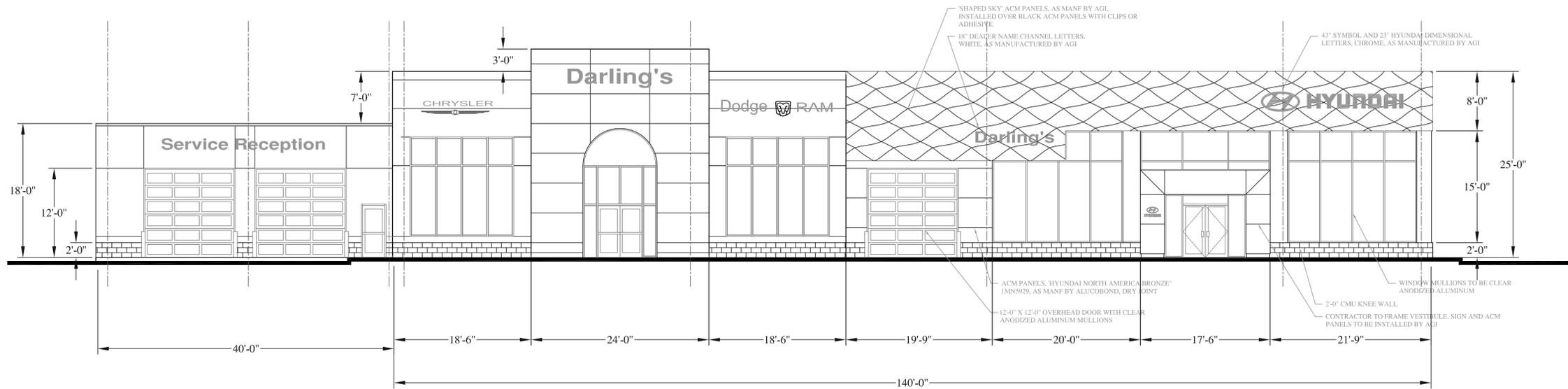
Date
 6/25/15
 Drawn By
 S.M.G.
 Scale
 1/8"=1'-0"



Sheet No.
4.
 Job No.



EAST ELEVATION
SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

PRELIMINARY PLAN

REVISIONS			
No.	By	Date	
1			
2			
3			
4			
5			

DARLING'S AUTO MALL
WESTERN AVENUE
AUGUSTA, MAINE

Date
6/23/15
Drawn By
S.M.G.
Scale
1/8"=1'-0"



Sheet No.
3.
Job No.



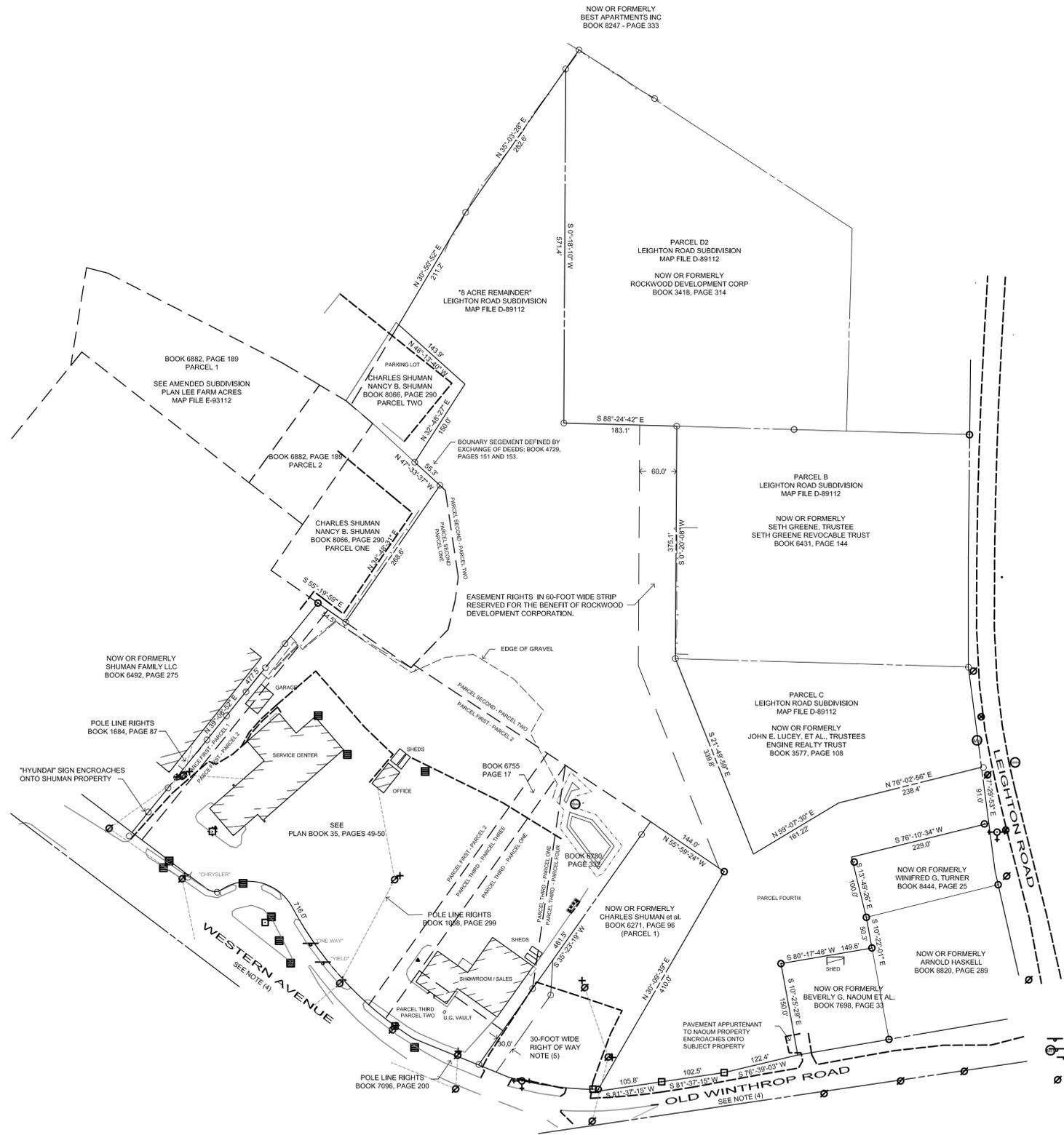
MAGNETIC NORTH - 2000

LEGAL DESCRIPTION

A certain lot or parcel of land with the improvements thereon situate in the City of Augusta, County of Kennebec, State of Maine, more particularly described as follows:

Beginning on the northeasterly line of Western Avenue in said Augusta at the southeasterly corner of land described in a deed to Shuman Family LLC recorded in Kennebec County Registry of Deeds, Book 6492, Page 275; thence along the southeasterly line of said Shuman Family LLC, North 39 degrees, 8 minutes, 52 seconds East, a distance of 477.5 feet to the southerly boundary of land described as Parcel One in a deed to Charles Shuman and Nancy B. Shuman recorded in said Registry, Book 8066, Page 290; thence along the southerly boundary of said Parcel One, South 55 degrees, 19 minutes, 59 seconds East, a distance of 54.5 feet to the southeasterly corner of said premises described as Parcel One in the deed recorded in Kennebec County Registry of Deeds, Book 8066, Page 290; thence along the easterly boundary of said Parcel One, North 34 degrees, 48 minutes, 31 seconds East, a distance of 268.6 feet to the northeasterly corner of said Parcel One; thence along the northerly boundary of said Parcel One, North 47 degrees, 33 minutes, 37 seconds West, a distance of 55.3 feet to the southeasterly corner of Parcel Two in the deed to Charles Shuman and Nancy B. Shuman recorded in said Registry, Book 8066, Page 290; thence along the easterly line of said Parcel Two, North 32 degrees, 48 minutes, 27 seconds East, a distance of 150.0 feet to the northeasterly corner of said Parcel Two; thence along the northerly boundary of said Parcel Two, North 48 degrees, 13 minutes, 40 seconds West, a distance of 143.9 feet to the westerly boundary of land shown as the "8 acre remainder" on a plan entitled, "Leighton Road Subdivision - ", recorded in Kennebec County Registry of Deeds, Map File D-89112; thence along the westerly boundary of said "8 acre remainder" North 30 degrees, 50 minutes, 52 seconds East, a distance of 211.2 feet to an angle in said boundary; thence continuing along the westerly boundary of said "8 acre remainder" North 35 degrees, 3 minutes, 28 seconds East, a distance of 282.6 feet to an iron rod found; thence along the westerly boundary of Parcel D2 as shown on said plan of Leighton Road Subdivision recorded in Kennebec County Registry of Deeds, Map File D-89112, South 0 degrees, 18 minutes, 10 seconds West, a distance of 571.4 feet to an iron rod found; thence along the southerly boundary of said parcel D2, South 88 degrees, 24 minutes, 42 seconds East, a distance of 183.1 feet to an iron rod found marking the northwesterly corner of Parcel B as shown on said plan of Leighton Road Subdivision recorded in Kennebec County Registry of Deeds, Map File D-89112; thence along the westerly boundary of said Parcel B, South 0 degrees, 20 minutes, 8 seconds West, a distance of 375.1 feet to an iron rod marking the northwesterly corner of Parcel C as shown on said plan of Leighton Road Subdivision recorded in Kennebec County Registry of Deeds, Map File D-89112; thence along the westerly boundary of Parcel C, South 21 degrees, 49 minutes, 59 seconds East, a distance of 339.8 feet to the southwesterly corner of Parcel C; thence along the southerly boundary of said Parcel C, North 59 degrees, 7 minutes, 30 seconds East a distance of 161.22 feet to an angle in said boundary; thence continuing along the southerly boundary of said Parcel C, North 76 degrees, 2 minutes, 56 seconds East, a distance of 238.4 feet to the westerly line of Leighton Road; thence along the westerly line of Leighton Road, South 7 degrees, 29 minutes, 53 seconds East, a distance of 91.0 feet to the northeasterly corner of land described in a deed to Winifred G. Turner recorded in Kennebec County Registry of Deeds, Book 8444, Page 25; thence along the northerly boundary of said Turner land, South 76 degrees, 10 minutes, 34 seconds West, a distance of 229.0 feet to the northwesterly corner of said Turner land; thence along the westerly boundary of said Turner land, South 13 degrees, 49 minutes, 26 seconds East, a distance of 100.0 feet to an iron pipe found marking the northwesterly corner of land described in a deed to Arnold Haskell recorded in Kennebec County Registry of Deeds, Book 8820, Page 289; thence along the westerly boundary of said Haskell land, South 10 degrees, 22 minutes, 1 second East, a distance of 50.3 feet to an iron pipe marking the northeasterly corner of land described in a deed to Beverly G. Naoum, et al., recorded in Kennebec County Registry of Deeds, Book 7698, Page 33; thence along the northerly boundary described in the deed to Beverly G. Naoum, et al., South 80 degrees, 17 minutes, 48 seconds West, a distance of 149.6 feet to an iron pipe found; thence along the westerly boundary described in the deed to Beverly G. Naoum, et al., South 10 degrees, 25 minutes, 29 seconds East, a distance of 150.0 feet to the northerly line of Old Winthrop Road; thence along the northerly line of Old Winthrop Road, South 76 degrees, 39 minutes, 3 seconds West, a distance of 122.4 feet to a concrete monument; thence along the northerly line of Old Winthrop Road, South 81 degrees, 37 minutes, 15 seconds West, a distance of 102.5 feet to a concrete monument; thence continuing along the northerly line of Old Winthrop Road, South 81 degrees, 37 minutes, 15 seconds West, a distance of 105.8 feet to the southeasterly boundary of land described as Parcel 1 in a deed to Charles Shuman and Nancy B. Shuman recorded in Kennebec County Registry of Deeds, Book 6271, Page 96; thence along the southeasterly line of said Parcel 1, North 30 degrees, 9 minutes, 39 seconds East, a distance of 410.0 feet to the most easterly corner of said Parcel 1; thence along the northeasterly line of Parcel 1, North 56 degrees, 59 minutes, 24 seconds West, a distance of 144.0 feet to the northwesterly corner of said Parcel 1; thence along the northwesterly boundary of Parcel 1 described in the deed recorded in Kennebec County Registry of Deeds, Book 6271, Page 96, South 35 degrees, 23 minutes, 19 seconds West, a distance of 481.5 feet to the northerly line of Western Avenue as said road line is depicted on plans prepared by the Maine State Highway Commission, SHC File No. 6-145, sheets number 7 and 8 of 8 sheets, recorded in Kennebec County Registry of Deeds, Plan Book 37, Page 39; thence generally westerly following the northerly boundary of Western Avenue as defined by the above-referenced plans prepared by the Maine State Highway Commission, a distance of 716 feet to the point of beginning.

Bearings referenced herein are oriented to magnetic north, 2000, as determined by a survey of the within described property by Plisga & Day, Land Surveyors.



SCALE: 1" = 100'



NOTES

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) THIS PLAN REFLECTS THE RESULTS OF A SURVEY TO LOCATE THE REAL PROPERTY INTERESTS IDENTIFIED AS FOLLOWS:

PARCEL FIRST

1. C. PETER BLOUIN, JR., AND MARY DUKE BLOUIN, TRUSTEES OF THE MARY DUKE BLOUIN REVOCABLE TRUST BY VIRTUE OF THE TRUSTEES DEED FROM C. PETER BLOUIN, JR., AND MARY DUKE BLOUIN, TRUSTEES OF THE C. PETER BLOUIN REVOCABLE TRUST DATED MAY 17, 2002, AND RECORDED IN BOOK 6918, PAGE 169 (40% INTEREST).

2. JOHN DUKE BLOUIN BY VIRTUE OF THE TRUSTEES DEED FROM C. PETER BLOUIN, JR., AND MARY DUKE BLOUIN, TRUSTEES OF THE C. PETER BLOUIN REVOCABLE TRUST, DATED JANUARY 3, 2006, AND RECORDED IN BOOK 8761, PAGE 34 (60% INTEREST).

PARCEL SECOND

- BLOUIN MOTORS, INC. BY VIRTUE OF THE DEED FROM DRIGO PROPERTIES, INC. DATED JUNE 5, 1989 AND RECORDED IN BOOK 3521, PAGE 344 AND THE DEED FROM ROCKWOOD DEVELOPMENT CORPORATION DATED NOVEMBER 15, 2002 AND RECORDED IN BOOK 7183, PAGE 1.

PARCEL THIRD

DUKE PROPERTIES, LLC BY VIRTUE OF THE FOLLOWING:

1. DEED FROM ELLA A. COLLINS DATED DECEMBER 28, 1999 AND RECORDED IN BOOK 6128, PAGE 147.
2. TRUSTEES DEED FROM C. PETER BLOUIN, JR., AND MARY DUKE BLOUIN, TRUSTEES OF THE C. PETER BLOUIN REVOCABLE TRUST DATED DECEMBER 28, 2001 AND RECORDED IN BOOK 6755, PAGE 17.
3. TRUSTEES DEED FROM C. PETER BLOUIN, INDIVIDUALLY AND C. PETER BLOUIN AND MARY DUKE BLOUIN, TRUSTEES OF THE C. PETER BLOUIN REVOCABLE TRUST DATED JANUARY 11, 2002 AND RECORDED IN BOOK 6780, PAGE 332.
4. PERSONAL REPRESENTATIVE'S DEED FROM WARREN E. CREASY, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLA A. COLLINS DATED AUGUST 21, 2001 AND RECORDED IN BOOK 6624, PAGE 35.

PARCEL FOURTH

DUKE PROPERTIES, LLC BY VIRTUE OF THE PERSONAL REPRESENTATIVE'S DEED FROM WARREN E. CREASY, JR., DATED SEPTEMBER 10, 2003 AND RECORDED IN BOOK 7627, PAGE 104.

- (3) BUILDINGS LOCATED ON THE SUBJECT PREMISES DO NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOODWAY MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF AUGUSTA, MAINE.

- (4) WESTERN AVENUE, OLD WINTHROP ROAD AND LEIGHTON ROAD ARE PUBLIC HIGHWAYS. THE HIGHWAY BOUNDARIES OF WESTERN AVENUE AND OLD WINTHROP ROAD ARE DEPICTED ON PLANS RECORDED IN PLAN BOOK 37, PAGES 27 AND 39. RIGHTS IN ADJACENT HIGHWAYS ARE ALSO DESCRIBED IN THE FOLLOWING INSTRUMENTS: BOOK 937, PAGE 33; BOOK 1052, PAGE 391; BOOK 1096, PAGE 160; BOOK 1107, PAGE 232; BOOK 1429, PAGE 433; BOOK 1440, PAGE 71; BOOK 1446, PAGE 2; AND BOOK 1450, PAGE 784.

- (5) 30-FOOT WIDE RIGHT OF WAY FOR BENEFIT OF PROPERTY DESCRIBED IN DEED TO C. PETER BLOUIN, BOOK 1074, PAGE 82.

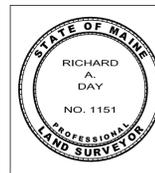
- (6) THE TOTAL AREA OF THE SUBJECT PROPERTY AS DETERMINED BY THIS SURVEY IS 17.76 ACRES.

- (7) PARCEL FOURTH IS SUBJECT TO EASEMENT RIGHTS FOR DRAINAGE APPURTENANT TO PREMISES DESCRIBED IN BOOK 3195, PAGE 319.

- (8) THIS PLAN REFLECTS RELEVANT SURVEY MATTERS NOTED IN A TIGOR TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE #07-5020, WITH AN EFFECTIVE DATE OF APRIL 26, 2007 AT 4:00PM.

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.



RICHARD A. DAY, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 1151

SYMBOLS LEGEND

(FEATURES ARE EXISTING UNLESS NOTED)

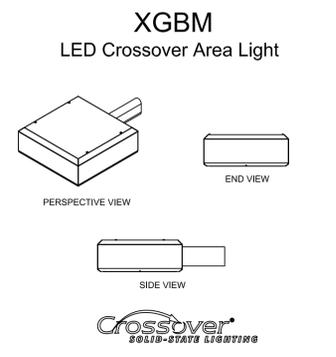
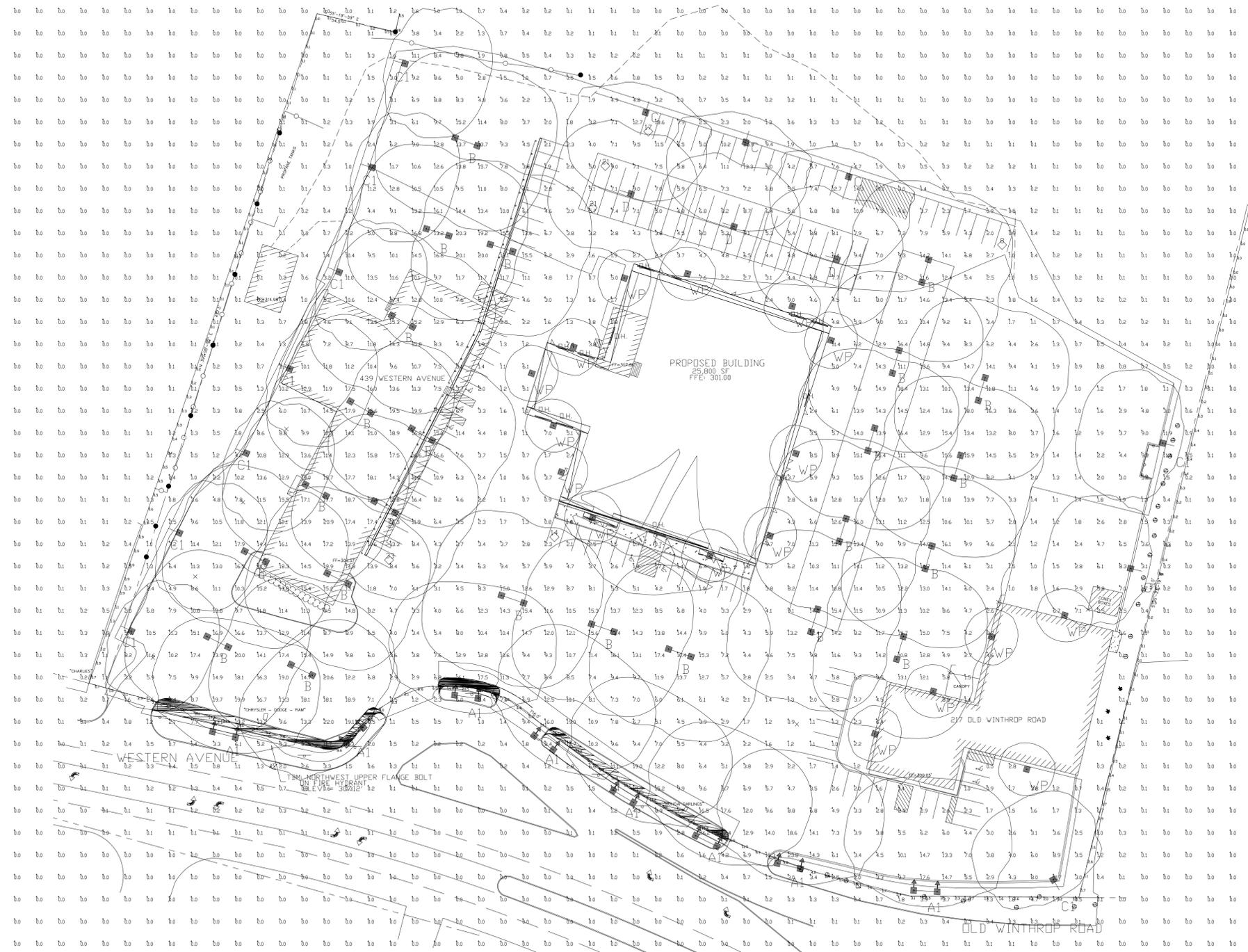
- IRON ROD SET (48" No. 6 REBAR)
- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- GRANITE/CONCRETE MONUMENT
- WOOD POST
- ⊗ UTILITY POLE
- + GUY/ANCHOR
- ⊕ HYDRANT
- ⊕ WATER GATE/VALVE
- ⊕ CATCH BASIN
- ⊙ MANHOLE
- ⊙ LAMP POST
- ⊙ TEST PIT/BORING
- ▲ SURVEY CONTROL POINT
- ⊙ DIRECTIONAL SIGN
- field notes
- VEGETATION LINE
- EDGE OF PAVED OR GRAVEL SURFACE
- PROPERTY LINE
- OVERHEAD WIRES

PROPERTY BOUNDARY SURVEY

PROPERTIES OF
 TRUSTEES OF THE MARY DUE BLOUIN REVOCABLE TRUST
 JOHN DUKE BLOUIN
 BLOUIN MOTORS, INC.
 DUKE PROPERTIES, LLC
 WESTERN AVENUE, OLD WINTHROP ROAD & LEIGHTON ROAD
 AUGUSTA, MAINE
 FOR
 DARLING'S, CITIZENS BANK NEW HAMPSHIRE
 AND
 TIGOR TITLE INSURANCE COMPANY

PLISGA & DAY
 LAND SURVEYORS
 72 MAIN STREET
 BANGOR, ME 04401
 (207) 947-0019

PROJECT:	00262	SHEET:
PLAN DATE:	05-01-2007	1
SCALE:	1"=100'	



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	3.75	20.6	0.0	N.A.	N.A.
SITE	Illuminance	Fc	3.85	26.2	0.0	N.A.	N.A.
BACK RDW	Illuminance	Fc	6.78	9.4	3.8	1.78	2.47
FRONT RDW	Illuminance	Fc	14.15	26.2	6.6	2.14	3.97
INSIDE CURB	Illuminance	Fc	8.38	26.2	0.3	27.93	87.33
INTERIOR	Illuminance	Fc	13.28	18.4	9.3	1.43	1.98

CALCULATIONS AT 4' ABOVE GRADE

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
■	8	A1	D180° 2RTD	XGBM-FT-LED-HO-CW-HSS-D180RDT-24' MH	1.000	N.A.	42328	575.2
■	24	B	D-180	XGBM-5-LED-HO-CW-D180-24'MH	1.000	N.A.	50928	600
■	3	C	SINGLE	XGBM-FT-LED-HO-CW-SINGLE-24'MH	1.000	N.A.	29070	300.8
■	10	C1	SINGLE	XGBM-FT-LED-HO-CW-HSS-SINGLE-24' MH	1.000	N.A.	21164	287.6
■	3	D	SINGLE	XGBM-5-LED-HO-CW-SINGLE-24'MH	1.000	N.A.	25464	300
■	17	WP	SINGLE	XGBWM3-WW-LED-28-450-CW-UE-16'MH	1.000	N.A.	3718	44

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 24428

DARLING CHRYSLER HYUNDAI
AUGUSTA, ME

LIGHTING PROPOSAL LO-127861-4A

BY:AK DATE:6/15 REV:7/28/15 SHEET 1 OF 1

SCALE: 1"=40' 0 40