

210A-A-4

2001-0130

Jetport Blvd.

Parking lot

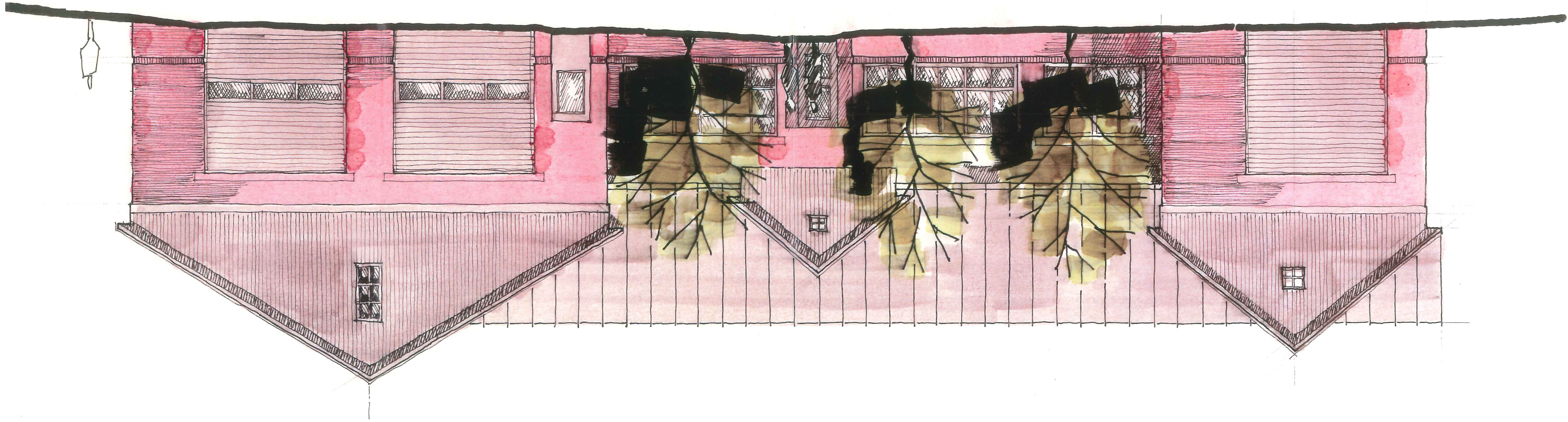
Avis Rent A Car

on Spreadsheet

EAST ELEVATION

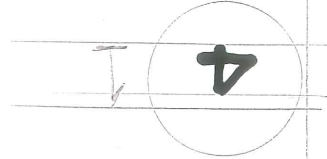
1/8" = 1'-0"

0 5 10 15 20 25 30

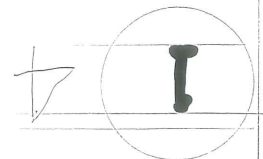


29 Black Point Road, Scarborough, Maine 04074-9358

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Interior Design
Landscape
Architecture



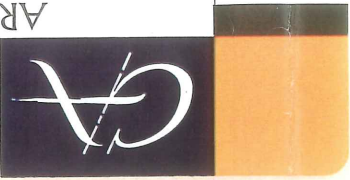
MAY 29, 2001



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ELEVATION
0' 5' 10' 15' 20' 25' 30'

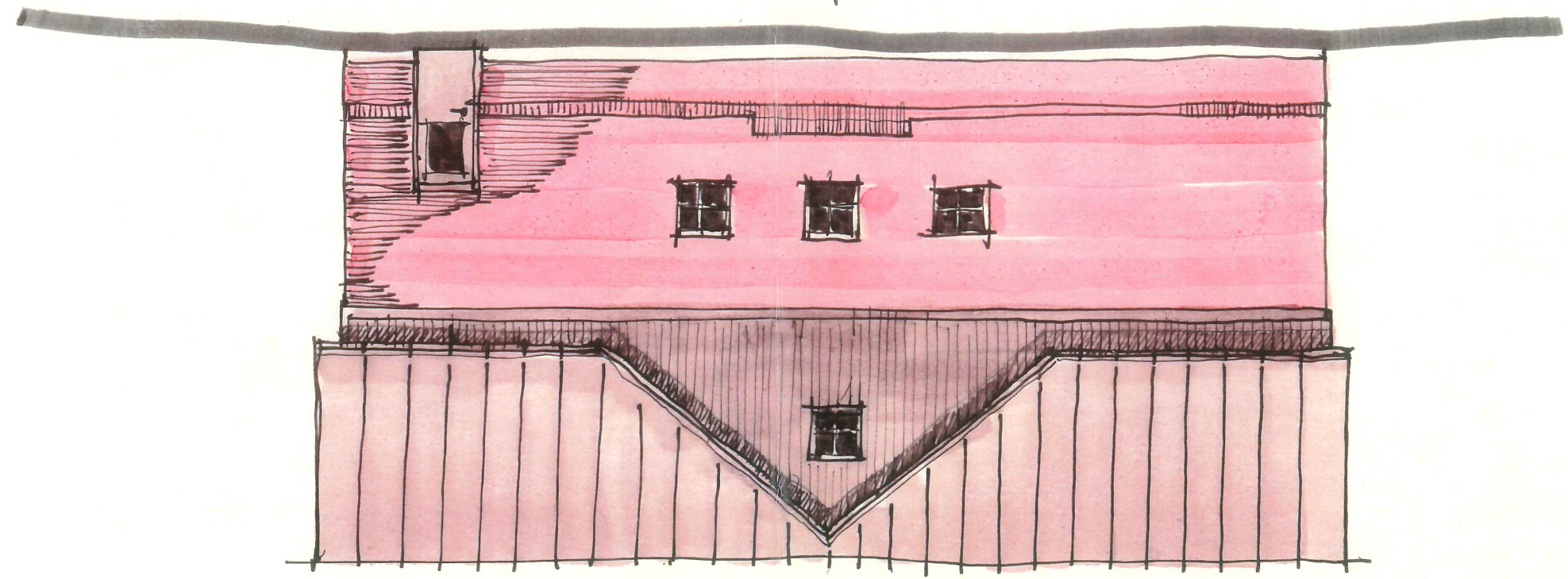
WEST
3/8" = 1'-0"



A.F. 1/0"

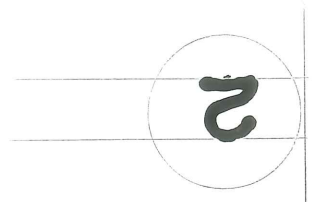
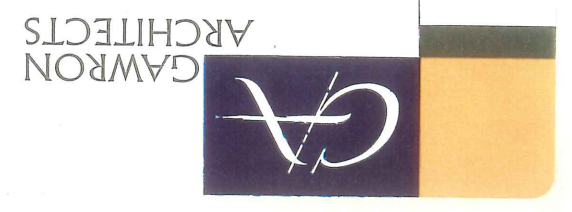
LOCATION OF HOTEL

JET FORT ROAD ELEVATIONS



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EAST ELEVATION

SCALE 1" = 1'-0"

0 5 10 15 20 25 30'

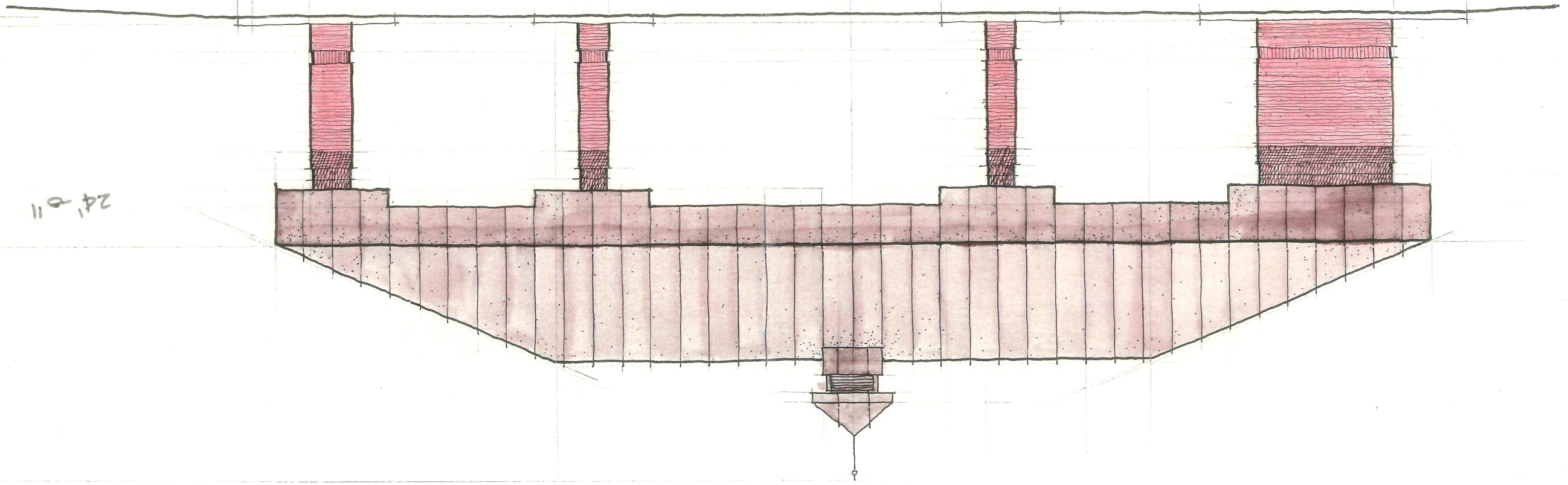
5

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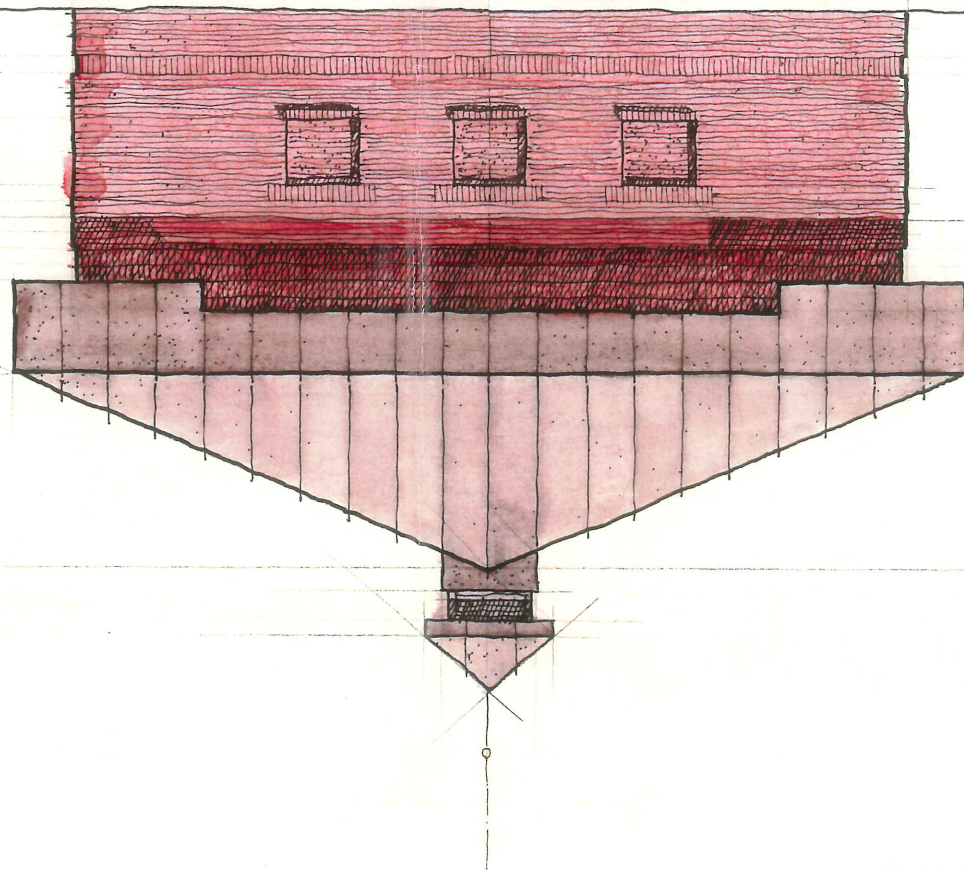
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24' 0"

SOUTH ELEVATION

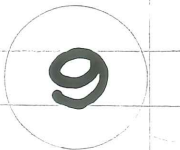
SCALE $\frac{3}{8}'' = 1'-0''$

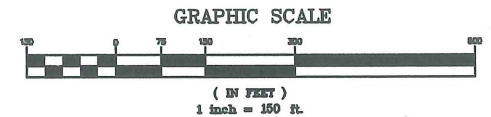
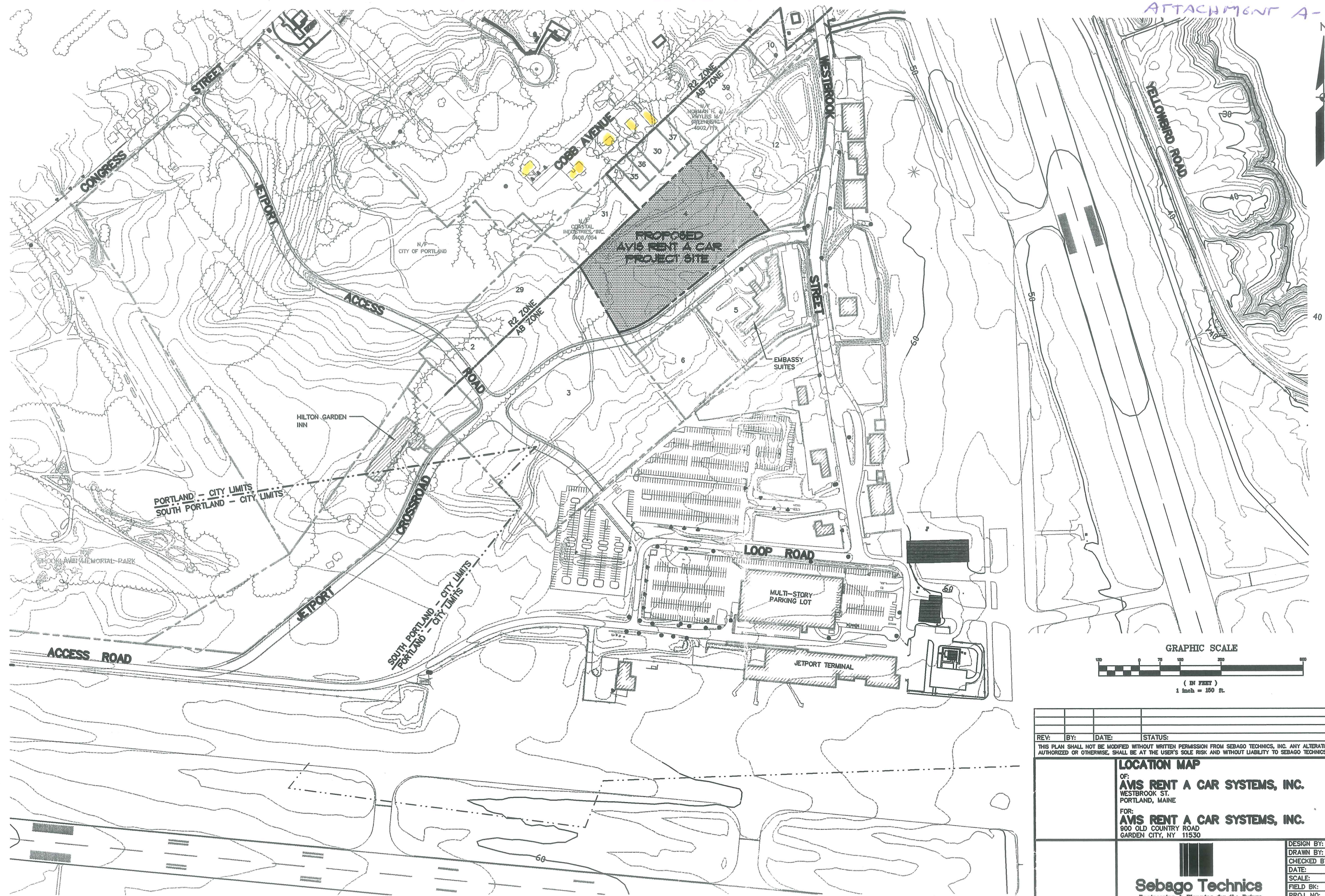


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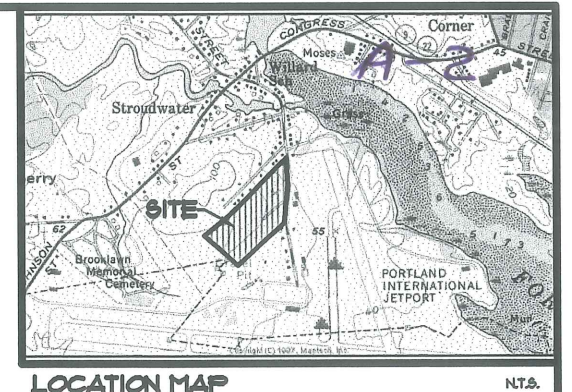
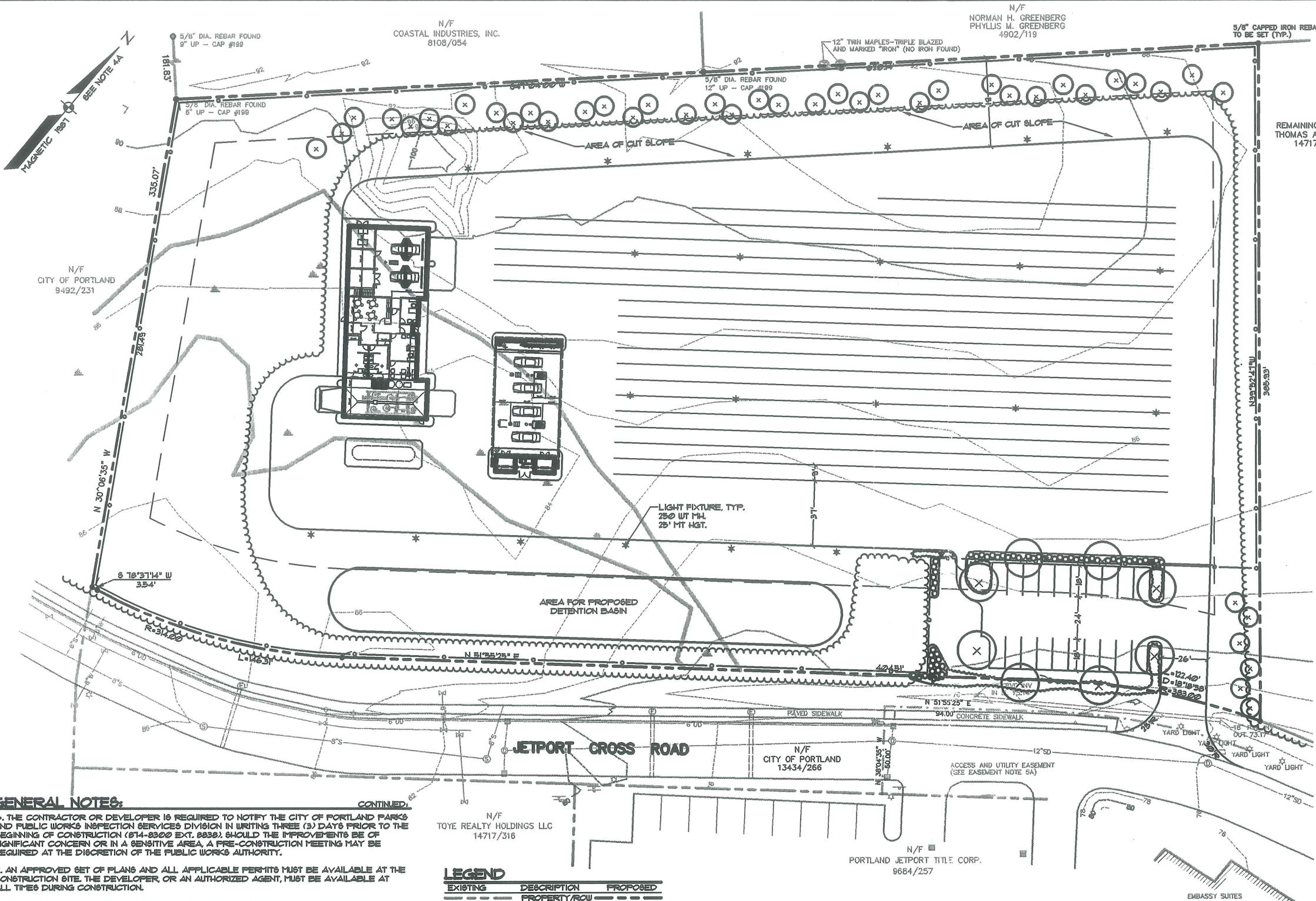
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REV:	BY:	DATE:	STATUS:
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LOCATION MAP			
OF: AVIS RENT A CAR SYSTEMS, INC. WESTBROOK ST. PORTLAND, MAINE			
FOR: AVIS RENT A CAR SYSTEMS, INC. 900 OLD COUNTRY ROAD GARDEN CITY, NY 11530			
DESIGN BY:	OAM		
DRAWN BY:	JLB		
CHECKED BY:			
DATE:	5-07-01		
SCALE:	1"=150'		
FIELD BK:	580AA		
PROJ. NO:	00606		
DRAWING:	00606LOC		
Sebago Technics Engineering & Planning for the Future One Chabot Street Westbrook, Me 04098-1339 Tel (207) 856-0277		SHEET 1 OF 1	



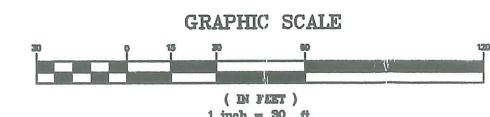
GENERAL NOTES:

1. APPLICANT:
AVIS RENT A CAR SYSTEM, INC.
900 OLD COUNTRY ROAD
GARDEN CITY, NEW YORK 11530
2. RECORD OWNER:
TOYE REALTY HOLDINGS, LLC
P.O. BOX 66
CAPE ELIZABETH, MAINE 04107
- DEED REFERENCE:
DEED OF THOMAS A TOYE III DATED APRIL 26, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14111 PAGE 316.
3. TAX ASSESSORS REFERENCE:
MAP 203 A-A, LOT
4. PLAN REFERENCES:
A. PLAN OF LAND ON CONGRESS & WESTBROOK STREETS, PORTLAND, MAINE, FOR DUNFEY PROPERTIES, PREPARED BY OWEN HASKELL, INC. DATED APRIL 10, 1981.
B. STANDARD BOUNDARY SURVEY ON CONGRESS STREET IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND, PREPARED BY OWEN HASKELL, INC. DATED NOVEMBER 20, 1990.
C. PLAN OF LAND AT STROUDWATER - PORTLAND, MAINE, SURVEYED FOR LILLIAN M. PARKER, PREPARED BY E.C. JORDAN & CO. DATED MAY 1923, RECORDED IN PLAN BOOK 15, PAGE 33.
D. STANDARD BOUNDARY SURVEY OF THOMAS A. TOYE PROPERTY LAST REVISED JANUARY 10, 2001 BY SEBAGO TECHNICS, INC.
5. EASEMENTS:
A. PEDESTRIAN AND VEHICULAR ACCESS AND UTILITY EASEMENT AS CONVEYED TO JOSEPH F. BOULOS ET. AL. BY SAID DEED RECORDED IN BOOK 8951, PAGE 130 AND DESCRIBED AS EXHIBIT C IN SAID DEED.
6. BEARINGS ARE BASED ON THE PLAN DESCRIBED IN NOTE 4A.
7. TOTAL LOT AREA: 3.01 AC.
8. ZONING DISTRICT: AIRPORT BUSINESS (AB) ZONE
9. USE: RENTAL CAR STORAGE
10. SPACE AND BULK CRITERIA:
MIN. LOT SIZE: 20,000 SF.
MIN. STREET FRONTAGE: 50'
MIN. FRONT YARD: NONE
MIN. SIDE YARD: NONE
MIN. REAR YARD: 30'
MAX. BUILDING HEIGHT: 75'
MAX. IMPERVIOUS SURFACE RATIO: 10%
11. BUILDING SUMMARY: PROPOSED 4,916 SF.
12. PARKING SPACE REQUIREMENTS:
PROPOSED: 20 SPACES
13. WETLANDS SHOWN AS DELINEATED BY MARK J. HAMPTON AS AN EMPLOYEE OF SEBAGO TECHNICS, INC. IN ACCORDANCE WITH THE 1981 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND LOCATED IN CONJUNCTION WITH A STANDARD BOUNDARY SURVEY REFERENCED IN NOTE 4D.
14. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
15. 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.

- GENERAL NOTES:**
16. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8900 EXT. 8838). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
17. 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.
18. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
19. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
20. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
21. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
22. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.
23. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
24. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
25. 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 GIZE OF BUILDINGS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	○
▬	BUILDING	▬
▲	WETLANDS	▲
▬	EDGE WETLAND	▬
▬	EDGE PAVEMENT	▬
▬	TREELINE	▬
124	CONTOURS	124
8"W	WATER	8"W
8"S	SEWER	8"S
12"SD	STORM DRAIN	12"SD
4"UD	UNDERDRAIN	4"UD
UGE	UNDERGROUND ELEC. & TEL.	UGE
⊥	GATE VALVE	⊥
☆	LIGHT POLE	☆
▬	CATCH BASIN	▬
⊕	MANHOLE	⊕
▬	CHAIN LINK FENCE	▬
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○



REV:	BY:	DATE:	STATUS:
A	OAM	05-29-01	ISSUED FOR SKETCH PLAN REVIEW WITH CITY

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CONCEPTUAL SITE PLAN
OF:
AVIS RENT A CAR SYSTEMS, INC.
WESTBROOK STREET
PORTLAND, MAINE
FOR:
AVIS RENT A CAR SYSTEMS, INC.
900 OLD COUNTRY ROAD
GARDEN CITY, NEW YORK 11530

Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL. (207) 856-0277

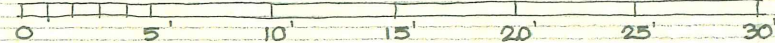
DESIGN BY:	OAM
DRAWN BY:	JLB,BRF
CHECKED BY:	OAM
DATE:	04-20-01
SCALE:	1"=30'
FIELD BK:	580AA
PROJ. NO.:	00605
DRAWING:	00605/2

SHEET 1 OF 1



EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$



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