

268-A-2

2012-472

191 Riverside St.

Expansion

Berlin City Toyota

(post Approval file)

add to Spreadsheet

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 10/1/12

Project Name: Berlin City Toyota Expansion

Project Address: 191 Riverside Street

Site Plan ID Number: 2012-472

Planning Board/Authority Approval Date: 5/8/12

Site Plan Approval Date: 5/8/12

Performance Guarantee Accepted: 10/9/12 <sup>ck # 44964</sup> \$96,610

Inspection Fee Paid: 10/9/12 <sup>ck # 813301</sup> \$1,932.20

Infrastructure Contributions Paid: N/A

Amount of Disturbed Area in SF or Acres: 34,650 SF

MCGP/Chapter 500 Stormwater PBR: < 1 Acre

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 10/9/12

Conditions of Approval Met: 8/30/13

As-Builts Submitted: 1/21/14

Public Services Sign Off: N/A

Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) 8/30/13

Performance Guarantee to Defect Guarantee: 8/30/13

Defect Guarantee Released: 7/30/14



# PORTLAND, MAINE

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[www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Urban Development  
Jeffrey Levine, Director

Planning Division  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** August 30, 2013  
**SUBJECT:** Request for Reduction of Performance Guarantee and Conversion to Defect Guarantee  
191 Riverside Street, Berlin City Service and Showroom Additions  
(ID # 2012-472      Lead CBL # 268 A 002001)

Please reduce the Performance Guarantee, City Held Escrow Account # 710-0000-233.94-06, for the Berlin City Service and Showroom Additions project located at 191 Riverside Street, developed by Berlin City of Portland, and convert it to the Defect Guarantee.

Original Amount	\$96,610.00
1 <sup>st</sup> Reduction	\$35,830.00
<b><u>This Reduction</u></b>	<b><u>\$51,119.00</u></b>
Remaining Balance	\$ 9,661.00

This is the second reduction for the project.

**Approved:** Alexander Jaegerman (BB)  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator

Memorandum  
Department of Planning and Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 30, 2013

RE: C. of O. for # 191 Riverside Street, Berlin City Service & Showroom  
Addition  
(Id # 2012-472) (CBL 268 A 002001)

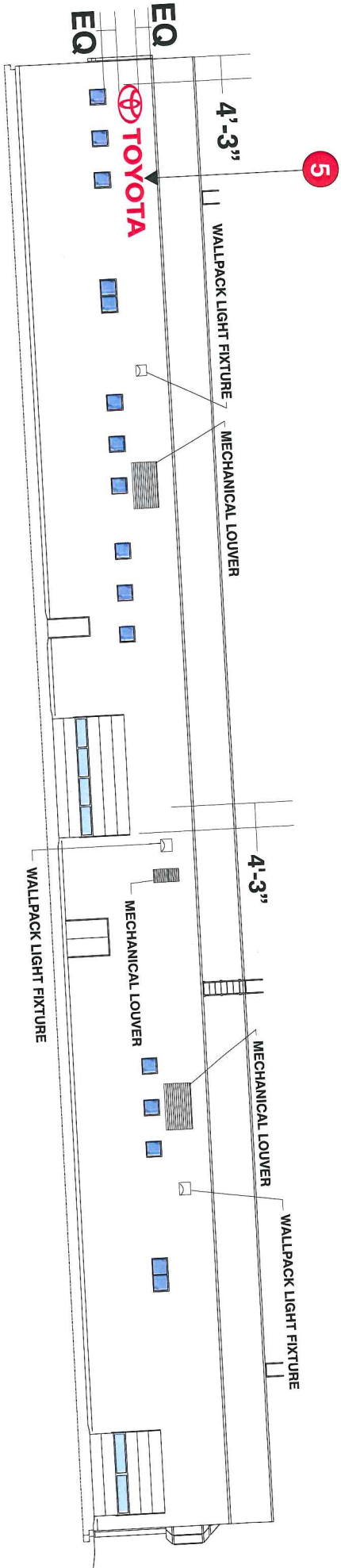
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After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Tammy Munson, Inspection Services Manager  
Barbara Barhydt, Development Review Services Manager



**5** ILLUMINATED CHANNEL LETTERS (TB 5-1)  
 LOGO IS 4'-3" X 6'-6 13/16" = 21.92 SQ. FT.  
 LETTERS ARE 3'-0 7/16" X 18'-2 9/16" = 55.30 SQ. FT.

Approbation / Approval BY/PAR : \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

LES REPRÉSENTANTS LA PROPRIÉTÉ EXCLUSIVE, DÉSIGNÉS PATISSON SIGN GROUP, TOUTE RÉPRODUCTION TOTALE OU PARTIELLE EST STRICTEMENT INTERDITE SANS L'AUTORISATION ÉCRITE DE LA COMPAGNIE.  
 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATISSON SIGN GROUP.  
 F-4.1.02

PAR BY: \_\_\_\_\_  
 DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 CONTRACT/CONTRACT # \_\_\_\_\_

www.pattisonsign.com


**ENSEIGNES PATISSON SIGN GROUP**

CLIENT:	MAIN MALL TOYOTA
SITE:	#18028
CONSULTANT:	TANYA ANDERSON
DATE:	09.22.04
SCALE ECH:	1/16" = 1'-0"
PROJ.:	TA-20495-1

DRAFTSMAN/DESSINATEUR: VIBEKE PEDERSEN



E.2

Submitted by Swaney Lighting Associates	<b>Catalog Number:</b> LNC-5LU-5K	<b>Type:</b> <b>WP</b>
	<b>Job Name:</b>	<b>Notes:</b>
		SLA12-19480



Cat.#	Approvals	
Job	Type	



**SPECIFICATIONS**

**Intended Use:**  
The compact Laredo LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 10 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available on 120V configured fixtures to provide dusk-to-dawn control for additional energy savings.

**Construction:**  
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life - 50,000 hours minimum LED life at L70 rating. Dark Bronze 800 series powder paint finishes provide lasting appearance in outdoor environments.

**Optics:**  
**LED:** 5 High power LEDs deliver 750 lumens, 60 lumens per watt. 5000K/70 CRI type III lenses provide wide lateral spread.

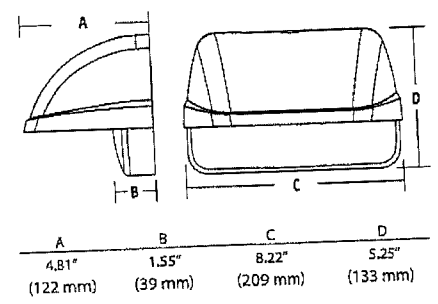
**Lenses:**  
Full cut-off distribution; Ambient diffuser included, use for applications near entrances or locations where reduced brightness is desired.

**Electrical:**  
Electronic driver 12.6w system, 0.13 - .05 AMPS, 120-277V, 50/60Hz; Photocontrol option available (120V only).

**Installation:**  
Quick mount adapter provides quick installation, designed for both recessed box or surface conduit wiring

**Listings:**  
Listed and labeled to UL 1598 for wet locations, 25° C ambient environments.

**Warranty:**  
5 year limited warranty



**ORDERING INFORMATION**

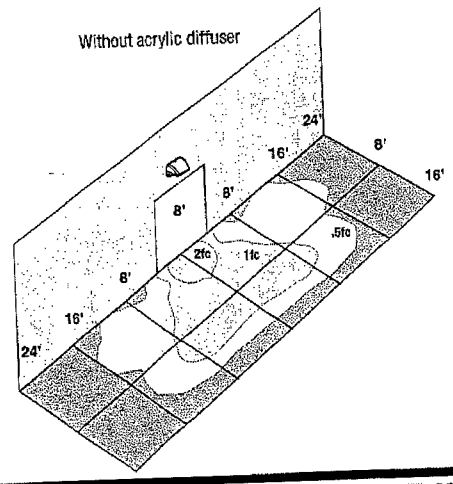
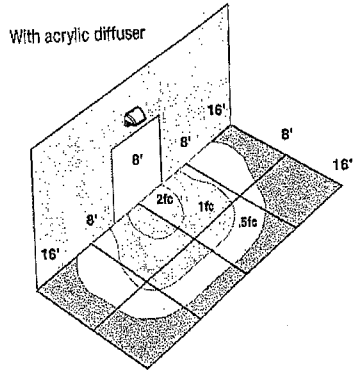
ORDERING EXAMPLE: LNC-5LU-5K

CATALOG NUMBER	WATTAGE	NUMBER OF LEDS	VOLTAGE	LUMENS <sup>1</sup>	LIFE	CCT	WEIGHT LBS. (KG)
LNC-5LU-5K	12.6w	5	120-277V	750	50,000hrs	5000k	4.0 (1.8)
LNC-5LU-5K-PC	12.6w	5	120V	750	50,000hrs	5000k	4.0 (1.8)

<sup>1</sup> When using acrylic diffuser accessory lumen output is 614 with increased uniformity

**PHOTOMETRICS**

Laredo LNC (without acrylic diffuser)	LNC5LUSK.IES
Laredo LNC (with acrylic diffuser)	LNC5LUSKAD.IES



# CITY OF PORTLAND, MAINE

## PLANNING BOARD

Carol Morrissette, Chair  
Stuart O'Brien, Vice Chair  
Timothy Dean  
Bill Hall  
Joe Lewis  
David Silk  
Patrick Venne

May 14<sup>th</sup>, 2012

Christopher Ward  
Berlin City of Portland  
191 Riverside Street  
Portland, ME 04103

Jim Seymour, P.E.  
Sebago Technics  
One Chabot Street  
P.O. Box 1339  
Westbrook, Maine 04098

Project Name: **Berlin City Toyota Expansion**  
Address: 191 Riverside Street  
Project ID: 2012-472; CBL: 268-A-2  
Applicant: Berlin City of Portland, Inc.

Dear Mr Ward:

On May 8<sup>th</sup>, 2012, the Planning Board considered the Level III Site Plan application to expand the Toyota showroom at the front of the existing building by 1,910 sq ft and add a service area building of 11,792 sq ft to the rear of the existing building. The Planning Board reviewed the proposal for conformance with the Site Plan standards.

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 20 -12 for the Berlin City Toyota Expansion at 191 Riverside Street, application 2012-472 relevant to the Site Plan review, Portland's Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 5-0 (Lewis and Silk absent) to approve the application with the following waivers and conditions as presented below:

### WAIVERS

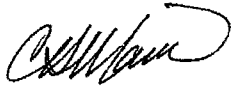
1. The Planning Board voted 5-0 (Lewis and Silk absent) to waive the Technical Standard, Section 1.14 to increase the parking space dimensions to 9' X 19' in some locations as shown on the approved plan; and
2. The Planning Board voted 5-0 (Lewis and Silk absent) to waive the Technical Standard, Section 1.7.1.4 to increase the parking aisle width to 26 feet in view of the large truck carrier movements into and out of this site.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Carol Morrissette, Chair  
Portland Planning Board

**Attachments:**

1. Planning Board Hearing Report #20-12
2. Portland City Code: Chapter 32
3. Performance Guarantee Packet

**Electronic Distribution:**

cc: Greg Mitchell, Interim Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Matt Doughty, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Erriso, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter Fil



<b>Building Floor Area</b>	<i>Existing:</i> 51,548 sq. ft.
	<i>Proposed Additions:</i> 13,702 sq ft for total floorspace of 65,250 sq. ft.
<b>Building Height</b>	<i>Existing:</i> 30 ft.
	<i>Proposed:</i> 30 ft.
<b>Parking Spaces</b>	<i>Existing:</i> 628 inventory and 88 parking
	<i>Proposed:</i> 610 inventory and 92 parking
<b>Bicycle parking Spaces</b>	<i>Existing:</i> 5
	<i>Proposed:</i> 5

**IV. BACKGROUND**

In 2008 Berlin City embarked on major modifications to the site comprising the acquisition of over 2 acres of land to the north for a new parking area for car inventory. The developments included the creation of 308 parking spaces, new stormwater management infrastructure, lighting, utilities and landscaping, along with a proposed 9312 sq ft building addition on the rear of the existing building. These proposals received City of Portland Site Plan (Site Location) approval in February 2009 (Attachment 1) and DEP Stormwater Permit in March 2009 (Attachment D).

The applicant proceeded to complete all of the proposals as approved except for the building addition for the service area.

**V. EXISTING CONDITONS**

The site is located on the east side of Riverside Street and abuts the Interstate 95 to the east and Home Depot to the north.

The aerial photograph shows the site after completion of the approved proposals for the inventory parking to the north. The main building was approved in 2003 as Maine Mall Motors Auto Dealership.



**VI. PROPOSED DEVELOPMENT**

The proposals comprise two building additions (see Site Plan in Attachment I.3 and Elevations in Attachments H & I.8):

- Small expansion of the showroom at the front, filling in a corner and totalling 1920 sq ft of additional floor area; it includes a “portal” detail and revisions to the elevations and immediate parking to accommodate the revised entrance; and
- A substantial new building addition for the vehicle service area, totaling 11,792 sq ft and added to the rear of the building on the side towards the Turnpike. The new addition is somewhat larger than previously approved but located on existing impervious surfaces. Additional landscaping and wall mounted lighting is included in the proposals.

**VII. RIGHT, TITLE AND INTEREST AND FINANCIAL/TECHNICAL CAPACITY**

The applicant has submitted evidence of right, title and interest (Attachment G).

*Water Quality, Stormwater Management and Erosion Control*

The proposals are almost entirely located on areas that are currently impervious and which were addressed (in terms of stormwater management requirements) during the previous review and DEP permitting process. The current proposals result in an increase of 200 sq ft of impervious surface, which in the context of the 304,500 sq ft of existing impervious surface. The proposals have been reviewed by the Peer Engineer and he has confirmed that the project is in compliance with the original approvals and current standards (Attachment 2).

**3. Public Infrastructure and Community Safety Standards**

*Consistency with City Master Plans*

The proposals comprise additions onto an existing business which was previously approved. The Department of Public Services have confirmed that they have no comments on this proposal (Attachment 3).

*Public Safety and Fire Prevention*

Comments have not been received at the time of preparing this Report.

*Availability and Adequate Capacity of Public Utilities*

There are no impacts on utilities.

**4. Site Design Standards**

These standards do not apply to the proposal except for *Exterior Lighting*.

*Exterior Lighting*

The applicant proposes several new wall mounted lights along the new rear addition, facing towards the Turnpike. The lighting catalog cuts have been submitted (Attachment E) and confirm that the lights meet the City lighting standards in terms of design and light levels.

*Signage*

The applicant has submitted information regarding signage as part of the submission showing details of the elevations of the new additions (Attachment H and I.8), but the signage is not before the Board for approval and a suggested condition of approval clarifies that separate sign permits would be required for any new signage.

**IX. STAFF RECOMMENDATION**

Staff recommends that the Board approve the proposals, subject to the suggested conditions.

**X. MOTIONS FOR THE BOARD TO CONSIDER**

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 20 -12 for the Berlin City Toyota Expansion at 191 Riverside Street, application 2012-472 relevant to the Site Plan review, Portland's Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

**WAIVERS**

- i. The Planning Board (**waives/ does not waive**) Technical Standard, Section 1.14 to increase the parking space dimensions to 9' X 19' in some locations as shown on the approved plan; and
- ii. The Planning Board (**waives/ does not waive**) Technical Standard, Section 1.7.1.4 to increase the parking aisle width to 26 feet in view of the large truck carrier movements into and out of this site.

**SITE PLAN REVIEW**

The Planning Board finds that the plan (**is/is not**) in conformance with the site plan standards of the Land Use Code, subject to the following condition(s) of approval:

O:\PLAN\Dev Rev\Riverside St. - 191 (Berlin City Toyota Amendment)\Amendment - 2012\Planning Board\Hearing Rpt #20-12 Berlin City for 5.8.2012.doc

CHECK CONTROL NO. 813301

ISSUED BY: TAMMY\_CLEGG

BERLIN CITY OF PORTLAND, INC.  
 d/b/a BERLIN CITY TOYOTA SCION OF PORTLAND  
 d/b/a BERLIN CITY LEXUS OF PORTLAND  
 Portland, ME 04103

INVOICE STOCK NO.	INVOICE DATE	PURCHASE ORDER NO.	COMMENT/V.I.N.	AMOUNT	DISCOUNT/ACCOUNT NO.	NET AMOUNT
	100912		BERLIN CITY TOYOTA OF PORTLAND - CONSTRUCTION			1,932.20
				813301	TSL*1000900	-1,932.20
				IMAGE	TSL*1740000	1,932.20
				TOTAL	1000900	1,932.20

DETACH AT PERFORATION BEFORE DEPOSITING CHECK

REMITTANCE ADVIC

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
10/5/12	100512	TSL Building Permit	96,610.00	.00	96,610.00
CHECK DATE	10/5/12	CHECK NUMBER	44964	TOTALS	96,610.00

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS

**Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: May 16, 2012

Name of Project: **Berlin City of Portland TSL - Service & Showroom Additions**

Address/Location: **191 Riverside Street, Portland, ME**

Developer: \_\_\_\_\_

Form of Performance Guarantee: **ESCROW**


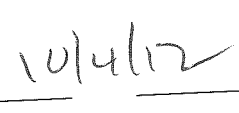
Type of Development: Site Plan (**Major**/Minor)

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Paving Parking Lot	_____	_____	_____	✓ 300 Ton	\$90/ton	27,000.00
Base gravels	_____	_____	_____	✓ 210 CY	\$15/CY	3,150.00
Granite Curbing	_____	_____	_____	✓ 380 LF	\$30/lf	11,400.00
Bit Curbing	_____	_____	_____	✓ 170LF	\$8LF	1,360.00
Sidewalks	_____	_____	_____	✓ 210LF	\$20/LF	4,200.00
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	✓ 65LF	\$40	2,600.00
Other (Wood guardrail)	_____	_____	_____			
2. EARTH WORK						
Site Prep/Cut/Fill	_____	_____	_____	✓ 1	Lump Sum	5000.00
3. SANITARY SEWER						
Manholes	_____	_____	_____	✓ 2	\$2500/ea	5,000.00
Piping 1.5 in	_____	_____	_____	✓ 250 LF	\$18/lf	4,500.00
Connections	_____	_____	_____	✓ 1	\$500/LS	500.00
Main Line Piping	_____	_____	_____	✓ 34 LF	\$20/lf	680.00
Dom Sewer Service Piping 6 in	_____	_____	_____	✓ 1	7500	7,500.00
Pump Stations	_____	_____	_____			
Other	_____	_____	_____			
4. WATER MAINS						
Hydrant & Valves	_____	_____	_____			
5. STORM DRAINAGE						
Manholes	_____	_____	_____	✓ 2	2000/ea	4,000.00
Sediment trap/basins	_____	_____	_____	✓ 1	2500/ea	2,500.00
F-basins	_____	_____	_____			
Outlet Control	_____	_____	_____			
Piping	_____	_____	_____	✓ 20 LF	30LF	600.00
10 " HDPE	_____	_____	_____			

			✓ 60 LF	40LF	2400.00
15" HDPE	_____	_____			
6. SITE LIGHTING (Base and Conduit) (shielded cutoffs)	_____	_____	✓ 6	Lump Sum	\$3000.00
7. EROSION CONTROL			✓ 120 LF	\$6/lf	720.00
Silt Fence	_____	_____			
Check Dams	_____	_____			
Ripe Inlet/Outlet Protection	_____	_____			
Level Lip Spreader	_____	_____		Lump Sum	800.00
Slope Stabilization	_____	_____			
Geotextile	_____	_____			
Hay Bale Barriers	_____	_____	✓ 4	Lump Sum	800.00
Catch Basin Inlet Protection	_____	_____			
8. RECREATION & OPEN SPACE AMENITIES			✓ 1	Lump Sum	1500.00
Loam Seed/mulch			✓ 1	Lump Sum	3000.00
Dumpster pad/enclosure					
9. LANDSCAPING	_____	_____		Lump Sum	4400.00
TOTAL:	_____	_____			\$96,610.00
GRAND TOTAL:	_____	_____			

Total  
 \$96,610.00  
 ok 10/4/12  
 PAB

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	\$1,932.20	\$1,932.20
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	 _____ (name)	 _____ (name)	

**INSPECTION FEE (to be filled out by the City)**

**From:** JP Schwartz <jpschwartz@AlliedCook.com>  
**To:** Philip DiPierro <PD@portlandmaine.gov>  
**CC:** Daniel Cook <danc@alliedcook.com>  
**Date:** 8/13/2013 1:46 PM  
**Subject:** 191 Riverside Street: Berlin City TSL Final Inspection

Phil:

We are final paved and striped and are ready for your final inspection over here to Berlin City. Please let me know when you are available for a final walk through.

Thanks

JP Schwartz  
AlliedCook Construction  
C: 207.415.0080  
E: jpschwartz@alliedcook.com

Sent from my iPhone

**Philip DiPierro - FYI 1/2 of Showroom - Certificate of Occupancy/Final Scheduled.**  
**Property Addr: 191 RIVERSIDE ST Parcel ID: 268 A002001 Dist: 7**

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**From:** Lannie Dobson

**To:** Benjamin Wallace; Chris Pirone; John Martell; Philip DiPierro; gef

**Date:** 6/10/2013 1:38 PM

**Subject:** FYI 1/2 of Showroom - Certificate of Occupancy/Final Scheduled. Property Addr: 191 RIVERSIDE ST  
Parcel ID: 268 A002001 Dist: 7

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Date: 6/13/2013 Time: 1:00:00 PM

Note: 207-939-4976 1/2 of the showroom - Jeremy Late in day as possible

Application Type: Prmt  
Application ID: 201246652

Contact:  
Phone1: Phone2:

Owner Name: CAR SUM ME RIVER LLC  
Owner Addr: 8270 GREENSBORO DR STE 950  
Mclean , VA 22102





# PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life  
[www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Urban Development  
Jeffrey Levine, Director

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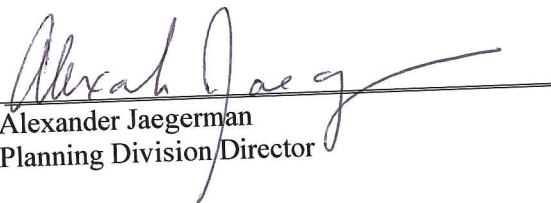
**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** March 11, 2013  
**SUBJECT:** Request for Reduction of Performance Guarantee  
191 Riverside Street, Berlin City Service and Showroom Additions  
(ID # 2012-472                      Lead CBL # 268 A 002001)

Please reduce the Performance Guarantee, City Held Escrow Account # 710-0000-233.94-06, for the Berlin City Service and Showroom Additions project located at 191 Riverside Street, developed by Berlin City of Portland.

Original Amount	\$96,610.00
<b><u>This Reduction</u></b>	<b><u>\$35,830.00</u></b>
Remaining Balance	\$60,780.00

This is the first reduction for the project.

Approved:

  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator

**Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT**

**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

Date: May 16, 2012

Name of Project: **Berlin City of Portland TSL - Service & Showroom Additions**

Address/Location: **191 Riverside Street, Portland, ME**

Developer: \_\_\_\_\_

Form of Performance Guarantee: **ESCROW**

Type of Development: **Site Plan (Major/Minor)**

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Paving Parking Lot	_____	_____	_____	300 Ton	\$90/ton	27,000.00
Base gravels	_____	_____	_____	210 CY	\$15/CY	3,150.00 ✓
Granite Curbing	_____	_____	_____	380 LF	\$30/lf	11,400.00
Bit Curbing	_____	_____	_____	170LF	\$8LF	1,360.00
Sidewalks	_____	_____	_____	210LF	\$20/LF	4,200.00
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	_____	_____	_____
Other (Wood guardrail)	_____	_____	_____	_____65LF	\$40	2,600.00
2. EARTH WORK						
Site Prep/Cut/Fill	_____	_____	_____	1	Lump Sum	5000.00 ✓
3. SANITARY SEWER						
Manholes	_____	_____	_____	2	\$2500/ea	5,000.00 ✓
Piping 1.5 in	_____	_____	_____	250 LF	\$18/lf	4,500.00 ✓
Connections	_____	_____	_____	1	\$500/LS	500.00 ✓
Main Line Piping	_____	_____	_____	34 LF	\$20/lf	680.00 ✓
Dom Sewer Service Piping 6 in	_____	_____	_____	1	7500	7,500.00 ✓
Pump Stations	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
4. WATER MAINS						
Hydrant & Valves	_____	_____	_____	_____	_____	_____
5. STORM DRAINAGE						
Manholes	_____	_____	_____	2	2000/ea	4,000.00 ✓
Sediment trap/basins	_____	_____	_____	1	2500/ea	2,500.00 ✓
F-basins	_____	_____	_____	_____	_____	_____
Outlet Control	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
10 " HDPE	_____	_____	_____	_____20 LF	_____30LF	_____600.00 ✓

15 " HDPE	_____	_____	_____	60 LF	40LF	2400.00 ✓
6. SITE LIGHTING (Base and Conduit) (shielded cutoffs)	_____	_____	_____	6	Lump Sum	\$3000.00
7. EROSION CONTROL						
Silt Fence	_____	_____	_____	120 LF	\$6/lf	720.00 ✓ Hold
Check Dams	_____	_____	_____			
Ripe Inlet/Outlet Protection	_____	_____	_____			
Level Lip Spreader	_____	_____	_____			
Slope Stabilization	_____	_____	_____		Lump Sum	800.00 ✓ Hold
Geotextile	_____	_____	_____			
Hay Bale Barriers	_____	_____	_____			
Catch Basin Inlet Protection	_____	_____	_____	4	Lump Sum	800.00 ✓ Hold
8. RECREATION & OPEN SPACE AMENITIES						
Loam Seed /mulch				1	Lump Sum	1500.00
Dumpster pad/enclosure				1	Lump Sum	3000.00
9. LANDSCAPING	_____	_____	_____		Lump Sum	4400.00
TOTAL:	_____	_____	_____			\$96,610.00
GRAND TOTAL:	_____	_____	_____			_____

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

INSPECTION FEE (to be filled out by the City)

\$ 35,830

~~\$ 34,470.00~~

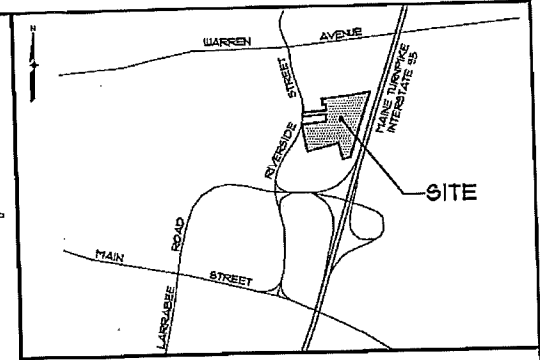
3/11/13  
 reduction Hold  
 $\$96,610 - \$35,830 = \$60,780$

\$ 48,305.00  
 50% IMPROV





LINE	LENGTH	BEARING
EL1	43.17'	S 76°24'44" E
EL2	30.17'	N 84°16'43" E
EL3	3.91'	S 08°23'11" E
EL4	3.90'	N 84°31'03" E
EL5	3.00'	S 05°23'11" E
EL6	3.00'	N 84°31'03" E
EL7	3.00'	S 05°23'11" E
EL8	3.90'	N 84°16'43" E
EL9	13.48'	N 05°23'11" W
EL10	315.53'	S 81°36'43" W
EL11	43.41'	N 76°24'44" W



LOCATION MAP  
GENERAL NOTES:

- APPLICANT: BERLIN CITY OF PORTLAND, 255 MAINE HALL ROAD SOUTH PORTLAND, ME 04106
- RECORD OWNER: CAR RUMMEYER LLC AS DESCRIBED IN A DEED OF D&D REAL ESTATE, INC. DATED AUGUST 16, 2001 AND RECORDED AT THE CLIMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 29381 PAGE 19.
- TAX ASSESSOR'S REFERENCE: THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSOR'S CHART 268, BLOCK A, LOT 2 AND CHART 268, BLOCK B, LOTS 4, 5, 6, 7, AND 13.
- PLAN REFERENCES:
  - A) ALTA SURVEY LAND TITLE SURVEY MADE FOR SURVEY AMERICA INC. DATED THROUGH MAY 23, 2008 BY TITCOB ASSOCIATES, INC.
  - B) ALTA SURVEY LAND TITLE SURVEY OF RIVERSIDE STREET PROPERTY DATED THROUGH JULY 20, 2001 BY SEBAGO TECHNIQS, INC.
- BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH NAD 83 HANE WEST ZONE. ELEVATIONS SHOWN HEREON ARE BASED UPON NSVD 1928 VERTICAL DATUM. HORIZONTAL AND VERTICAL CONTROL IS REFERENCED TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS HORIZONTAL AND VERTICAL CONTROL DATUM.
- TOTAL LOT AREA: 428,839 SF (9.84 AC)
- ZONING DISTRICT: B4 (COMMERCIAL CORRIDOR ZONE)
- USE: AUTOMOBILE DEALERSHIP
- SPACE AND BULK CRITERIA:
 

	EXISTING	EXISTING	PROPOSED
MIN LOT SIZE	10,000 SF	478,839 SF	478,839 SF
MIN STREET FRONTAGE	25.0 FEET	35.0 FEET	35.0 FEET
MIN FRONT YARD	20 FEET	36.6 FEET	36.6 FEET
MIN SIDE YARD	10 FEET	6.4 FEET	6.4 FEET
MIN REAR YARD	20 FEET	10.0 FEET	10.0 FEET
MAX BUILDING HEIGHT	20-30 FEET	20-30 FEET	20-30 FEET
MAX IMPERVIOUS SURFACE RATIO	1%	1%	1%
- BUILDING SUMMARY:
 

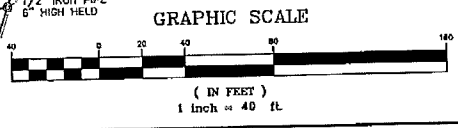
	EXISTING	PROPOSED	TOTAL
EXISTING BUILDING	81243 SF (TOTAL BOTH FLOORS)		81243 SF
SERVICE ADDITION		1192 SF	1192 SF
SHOWROOM ADDITION		187 SF	187 SF
TOTAL	1 SF	1 SF	1 SF
- PARKING SPACE REQUIREMENTS:
 

	EXISTING	PROPOSED	TOTAL
INVENTORY	3-43	23	61
EMPLOYEE	54	4	58
CUSTOMER	34	5	39
SERVICE	22	14	36

- A A BOUNDARY DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING JUNE 2008 BY ALEX FINMORE, SEBAGO TECHNIQS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE "BEST PRACTICES DELINEATION MANUAL" AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
- B. WETLANDS DELINEATED ON THE ADJACENT PARCEL OWNED BY HD DEVELOPMENT OF WARRREN, INC. (HOME DEPOT) WERE TAKEN FROM A BOUNDARY AND WETLANDS SURVEY OF D. AND E. REALTY CO. (RIVERSIDE STREET AND WARRREN AVENUE PARCEL) FOR THE BENCH-MARK GROUP, DATED AUGUST 2, 1995, AND FIELD VERIFIED BY SEBAGO TECHNIQS, INC. IN JANUARY 2009 USING UNTER DELINEATION METHODOLOGY.
- BOUNDARY SURVEY:
  - PARCEL 1 AND PARCEL 2 BOUNDARY SURVEY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY COMPLETED BY SEBAGO TECHNIQS, INC. DURING JULY OF 2007.
  - PARCEL 3 BOUNDARY SURVEY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY COMPLETED BY TITCOB ASSOCIATES, INC. IN APRIL OF 1999A.
  - TOPOGRAPHIC SURVEY ON PARCEL 1, PARCEL 2, AND PARCEL 3 WAS COMPLETED BY SEBAGO TECHNIQS, INC. DURING JUNE OF 2009, THROUGH JANUARY 2012.
- THE EXISTING BUILDING FACILITY IS SERVICED BY CITY WATER, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
- 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.C.T. STANDARDS AND SPECIFICATIONS.
- 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 (814-8300 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.
- 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.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- 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'S DEVELOPER'S EXPENSE.
- 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.
- 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 WOODS OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- OWNER WILL PROVIDE CONTRACTED SNOW REMOVAL SERVICES WHEN DEDICATED SNOW REMOVAL AREAS ARE AT CAPACITY.

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE \_\_\_\_\_  
CHAIRPERSON \_\_\_\_\_



KEY	BOTANICAL NAME	COMMON NAME	SIZE
AC	AMELANCHIER CANADENSIS	NATIVE SHADBUSH	4'-5' HGT. (CLUMP)
AF	ABIES FRASERI	FRASER FIR	6'-7' HGT.
FP	PICEA OMORICA	GERMAN SPRUCE	6'-7' HGT.
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. MULTI STEM

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/ROW	---	---	CHAIN LINK FENCE	⊙	DRAINAGE MH
---	ADJUTER LINE/ROW	---	---	WIRE FENCE	⊙	OVERHEAD ELEC. 4 TEL.
---	SETBACK	---	---	STOCKADE FENCE	---	UNDERGROUND ELEC. 4 TEL.
---	EASEMENT	---	---	DECIDUOUS TREE	⊙	TRANSFORMER PAD
---	IRON PIPE/POD	---	---	BOLLARD	⊙	ELECTRICAL MANHOLE
---	BENCHMARK	---	---	GATE VALVE	⊙	LIGHT POLE/WALL
---	BUILDING	---	---	HYDRANT	⊙	UTILITY POLE
---	WETLANDS	---	---	SEWER	⊙	GRY
---	EDGE PAVEMENT	---	---	SEWER MH	⊙	RIPRAP
---	PAVEMENT PAINT	---	---	STORM DRAIN	---	
---	CURBLINE	---	---	UNDERDRAIN	---	
				CATCH BASIN	---	



SEBAGO TECHNIQS, INC.  
255 MAINE HALL ROAD  
SOUTH PORTLAND, ME 04106  
TEL: (207) 866-0277  
WWW.SEBAGO7.COM

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRWN
0305	ELECT.	PLANN.	JRS	JNS

**Sebago Techniqs**  
Engineering Expense You Can Build On  
One Chubb Street  
255 Main Hall Rd. - Suite B  
South Portland, ME 04106  
Tel: (207) 866-0277  
www.sebago7.com

**SITE & LANDSCAPE PLAN**  
OF: BERLIN CITY LEXUS/TOYOTA  
191 RIVERSIDE STREET  
PORTLAND, MAINE  
FOR: BERLIN CITY OF PORTLAND, INC.  
191 RIVERSIDE STREET  
PORTLAND, ME 04103

DATE	SCALE
03/28/12	1" = 40'