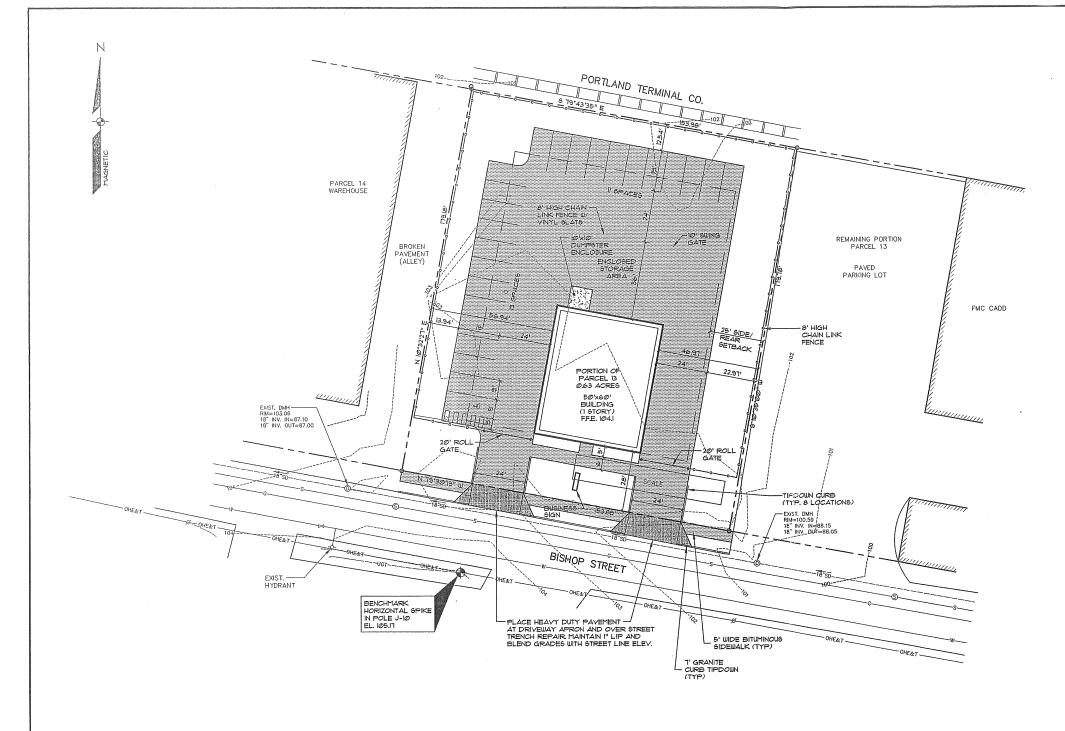
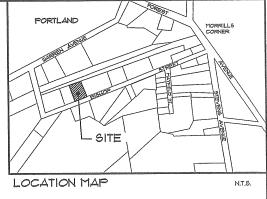
293 - A-613001

95-95 Bishop Street, Portland, Maine
Warehouse | Recycling Facility

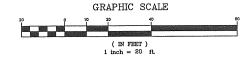
CLRC properties LLC

POBOX 8161, Portland, ME 04104





LEGEND EXISTING PROPERTY/ROW --- - --- SETBACK - - - EASEMENT \_\_\_\_\_\_ CENTERLINE C1/L1 CURVE/LINE NO. CI / LI /////////////// BUILDING SIGN EDGE PAVEMENT CURBLINE -----124----- CONTOURS -6"G---- GAS -----8"S ----- SEWER ---- 12"SD --- STORM DRAIN OVERHEAD ELEC. & TEL. UNDERGROUND ELEC. 4 TEL. GATE VALVE LIGHT POLE UTILITY POLE HYDRANT CATCH BASIN <u>©</u> MANHOLE 30.20 SPOT GRADE CHAIN LINK FENCE 0 DECIDUOUS TREE # CONIFEROUS TREE RAILROAD BENCHMARK



## B JRS 5-3-01 REVISED PER PLANNING DEPARTMENT COMMENTS A JRS 3-16-01 SUBMIT TO CITY FOR REVIEW THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC SITE PLAN AUTO REPAIR/VEHICLE IMPOUND LOT PORTLAND, ME 04103 BENJAMIN CONSTRUCTION, INC. 4 DIAMOND RIDGE WAY FALMOUTH, ME 04105 RAWN BY: HECKED BY

Sebago Technics ing & Planning for the Future One Chabot Street Vestbrook, Me 04098-1339

GENERAL NOTES

EDWARD W. BENJAMIN APPLICANT: 4 DIAMOND RIDGE WAY FALMOUTH, MAINE @41@5 EDWARD W. BENJAMIN 4 DIAMOND RIDGE WAY FALMOUTH, MAINE Ø4105 2. RECORD OWNER:

DEED REFERENCE; BY DEED FROM KENNETH 9, RAY, PRESIDENT 94K
PARTNERS INC. DATED OCTOBER 21, 1998 TO
EDWARD W. BENJAMIN, BENJAMIN CONSTRUCTION AND
RECORDED IN THE CUMBERLAND COUNTY REGISTRY
OF DEEDS IN BOOK 14318, PAGE 202.

- TAX MAP NO. 293, BLOCK A, LOT 13. 3. ASSESSORS REFERENCE:
- 4. RIGHT-OF-WAY DEFINITION OF BISHOP STREET IS BASED ON EXISTING MONUMENTATION FOUND AND INFORMATION PROVIDED BY THE CITY OF PORTLAND.
- 5. PLAN REFERENCES: A. MORTGAGE INSPECTION PLAN OF 95 BISHOP STREET PORTLAND. ME FOR SAK PARTNERS BY DESLAURIERS A ASSOCIATES, INC. DATED 6/26/91
- 6. BEARINGS ARE BASED ON OBSERVED MAGNETIC NORTH, MARCH 1997.
- 1. TOTAL LOT AREA: 8. ZONING DISTRICT:
- 27,625 SF., MORE OR LESS MODERATE IMPACT INDUSTRIAL (I-M)
- 9. USE: ACCESSORY USE: AUTO REPAIR TOWED VEHICLE IMPOUND LOT

IO. SPACE AND BULK REQUIREMENTS: 60 FEET

MINIMUM STREET FRONTAGE:
MINIMUM YARD DIMENSIONS:
FRONT YARD EQUAL TO BLDG. HGT. (PROP. 28') SIDE/REAR YARD:

SILLE/MEAN TAKD:
PRINCIPLE BUILDINGS OR STRUCTURES AND ACCESSORY
BUILDINGS OR STRUCTURES:
(1) FOOT FOR EACH FOOT OF HEIGHT UP TO A MAXIMUM
OF (25) FEET EXCEPT WHEN THE SIDELINE ABUTS A
RESIDENCE ZONE IN WHICH CASE THEY SHALL BE A MINIMUM
OF (25) FEET.

MAXIMUM BUILDING HEIGHT: 45 FEET (4 STORIES) MAX, ALLOWABLE IMPERVIOUS SURFACE COVERAGE: 15%

2,500 SF. (ONE STORY)

- PARKING SPACE REQUIREMENTS: REQUIRED: Ø SPACES 24 SPACES, INCL. I HC SP.
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
- 14. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT MOOT STANDARDS AND SPECIFICATIONS.

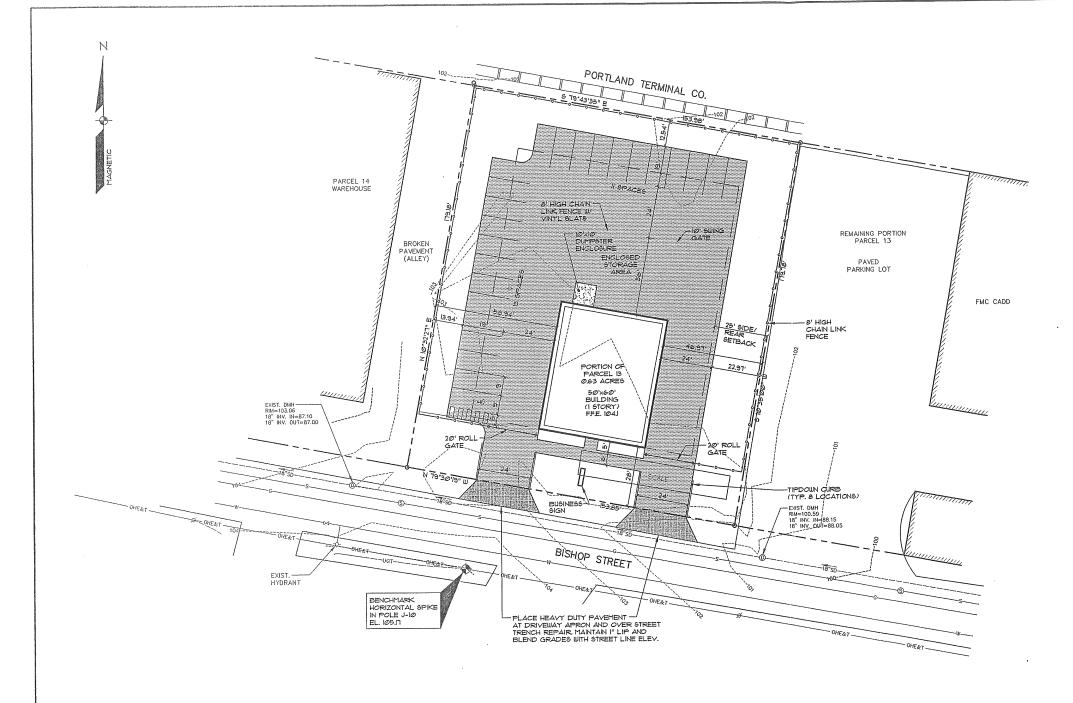
- 15, THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8838), SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF
- 16. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AND AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- IT. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.
- 18. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- 19. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- 20 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.

- 21. ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER
- 22. ALL NEW CONNECTIONS, RECONNECTIONS ETC. TO SANITARY OR STORM SEUERS 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
- 23. 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.

DRAWING

SHEET 1 OF 3

00459



PORTLAND - SITE LOCATION MAP N.T.S.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED_
	PROPERTY/ROW -	
	SETBACK -	
	EASEMENT -	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	•
C1/L1	CURVE/LINE NO.	CI / LI
4111111111111111	BUILDING :	
<del></del>	SIGN EDGE PAVEMENT	<del></del>
	CURBLINE	
124	CONTOURS	
	GAS	
8"W	WATER	
	SEWER	
12"SD	STORM DRAIN	
OHE	OVERHEAD	
One	ELEC. & TEL.	
UGE	UNDERGROUND	
	ELEC. 4 TEL. GATE VALVE	
M	LIGHT POLE	
. <del>.</del>	UTILITY POLE	
-	HYDRANT	
- <del>\</del> -	CATCH BASIN	
S(0)	MANHOLE	
30.20	SPOT GRADE	
00120	CHAIN LINK FENC	E
0	DECIDUOUS TREI	Ξ
63	CONIFEROUS TRE	E
10.5	D411 D04D	
	RAILROAD	
₩	BENCHMARK	

GRAPHIC SCALE ( IN FEET ) 1 inch = 20

GENERAL NOTES APPLICANT:

2. RECORD OWNER:

EDWARD W. BENJAMIN 4 DIAMOND RIDGE WAY FALMOUTH, MAINE Ø4105

EDWARD W. BENJAMIN

4 DIAMOND RIDGE WAY FALMOUTH, MAINE Ø4105 DEED REFERENCE: BY DEED FROM KENNETH S. RAY, PRESIDENT SAK

PARTNERS INC. DATED OCTOBER 21, 1998 TO
EDWARD W. BENJAHIN, BENJAHIN CONSTRUCTION AND
RECORDED IN THE CUMBERLAND COUNTY REGISTRY
OF DEEDS IN BOCK 14318, PAGE 202.

- 3. ASSESSORS REFERENCE: TAX MAP NO. 293, BLOCK A, LOT 13.
- 4. RIGHT-OF-WAY DEFINITION OF BISHOP STREET IS BASED ON EXISTING MONUMENTATION FOUND AND INFORMATION PROVIDED BY THE CITY OF PORTLAND.
- 5. PLAN REFERENCES:

A. MORTGAGE INSPECTION PLAN OF 95 BISHOP STREET PORTLAND, ME FOR SIK PARTNERS BY DESLAURIERS 4 ASSOCIATES, INC. DATED 6/36/91

- 6. BEARINGS ARE BASED ON OBSERVED MAGNETIC NORTH, MARCH 1997.
- TOTAL LOT AREA:
- 21,625 SF., MORE OR LESS
- MODERATE IMPACT INDUSTRIAL (I-M) 8. ZONING DISTRICT: AUTO REPAIR

9. USE: ACCESSORY USE: TOWED VEHICLE IMPOUND LOT

- IO. SPACE AND BULK REQUIREMENTS:
  - MINIMUM STREET FRONTAGE: 60 FEET MINIMUM YARD DIMENSIONS:

EQUAL TO BLDG. HGT. (PROP. 28') FRONT YARD

SIDE/REAR YARD: PRINCIPLE BUILDINGS OR STRUCTURES AND ACCESSORY BUILDINGS OR STRUCTURES: (1) FOOT FOR EACH FOOT OF HEIGHT UP TO A MAXIMUM

OF (25) FEET EXCEPT WHEN THE SIDELINE ABUTS A RESIDENCE ZONE IN WHICH CASE THEY SHALL BE A MINIMUM OF (25) FEET. MAXIMUM BUILDING HEIGHT: 45 FEET (4 STORIES)

MAX. ALLOWABLE IMPERVIOUS SURFACE COVERAGE: 15% (PROPOSED: 10%)

- II. BUILDING SUMMARY: 2,500 SF. (ONE STORY)
- 12. PARKING SPACE REQUIREMENTS:
- REQUIRED: PROPOSED: 24 SPACES, INCL. I HC SP.
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
- 14. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT MDOT STANDARDS AND SPECIFICATIONS.

- IB. 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 (874-8300 EXT. 8838). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF
- IO. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AND 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.
- 18. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE
- 19. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE. 20. 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.

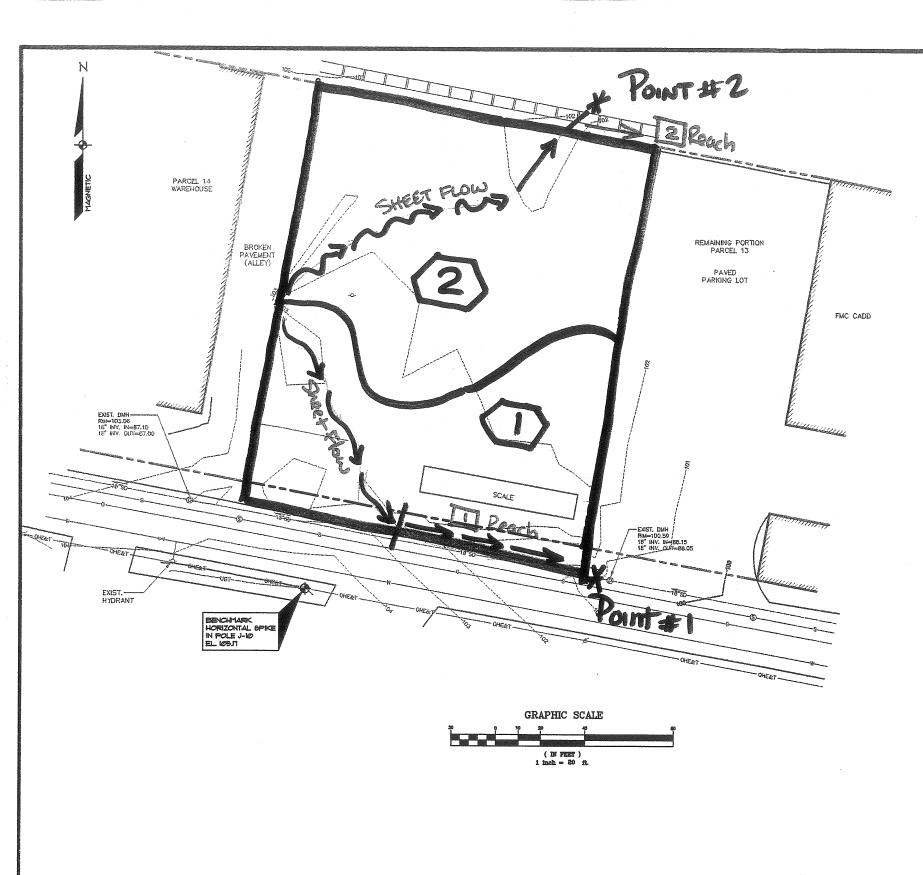
- 21. ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.
- 22. ALL NEW CONNECTIONS, RECONNECTIONS ETC. TO SANITARY OR STORM SEUERS SHALL REQUIRE A CONNECTION PERMIT PRIOR 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.
- 23. 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.

•				
	r	1		
	В	JRS	5-3-01	REVISED PER PLANNING DEPARTMENT COMMENTS
	Ā	JRS	3-16-01	SUBMIT TO CITY FOR REVIEW
	REV:	BY:	DATE:	STATUS:
	THIS PLAN	SHALL NO	T BE MODIFIED WITH	HOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC

SITE PLAN AUTO REPAIR/VEHICLE IMPOUND LOT PORTLAND, ME 04103 BENJAMIN CONSTRUCTION, INC. FALMOUTH, ME 04105



	DESIGN BY:	JRS
	DRAWN BY:	MAL
	CHECKED BY:	SMF
	DATE:	31401
	SCALE:	1"=20'
	FIELD BK:	-
	PROJ. NO:	00459
	DRAWNG:	00459S
	SHEET 1	OF 3
in the second second		



## PRE DEVELOPMENT GNIDITIONS STORMWATER SUMMARY

STORM	POINT 1	POINT 2
2	0.68 cfs	1.03 CFS
10	1.12 CFS	1.70 crs
25	1.33 <sub>CB</sub>	2.02 cfs

Α	JRS	3-16-01	SUBMIT TO CITY FOR REVIEW
REV:	BY:	DATE:	STATUS:

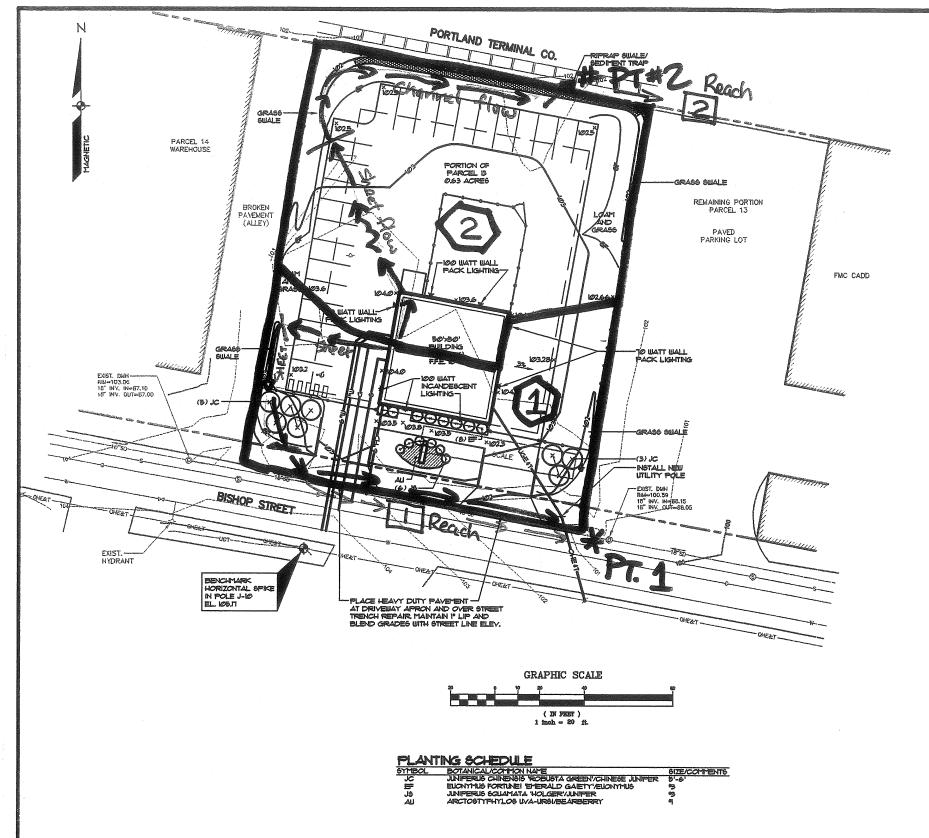
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

GRADING, UTILITY AND LANDSCAPE PLAN
OF:
AUTO REPAIR/VEHICLE IMPOUND LOT
95 BISHOP STREET
PORTLAND, ME 04103

PORTLAND, ME 04103
FOR:
BENJAMIN CONSTRUCTION, INC.
4 DIAMOND RIDGE WAY
FALMOUTH, ME 04105



DESIGN BY:	JRS
DRAWN BY:	MAL
CHECKED BY:	SMF
DATE:	3-14-01
SCALE:	1"=20"



A Charles of Carry, Berry,		
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK .	
property o operator o enteres	EASEMENT	Sandtille of economics in economic
	CENTERLINE	
	MONLMENT	332
	IRON PIPE/ROD	•
C1/L1	CURVEALINE NO.	_
William July	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
124	CONTOURS	
	GAS (	
E.A.		مسحال فسسم
8"S		
12"SD		
		TOWN
OHE	OVER-EAD	-CIEG
	ELEC. 4 TEL	
UGE	UNDERGROUND	-UGE (T
	ELEC. 4 TEL	
<b>№</b> 4	gate valve	
*	LIGHT POLE	
-0-	UTILITY POLE	•@•
<b>~</b>	Hydrant	
国	CATCH BASIN	8
<b>©Ø</b>	MANHOLE	<b>©</b> 1
30.20	SPOT GRADE	
	CHAIN LINK FENC	E ——
Ω	DECIDUOUS TREE	: (×)
		$\simeq$
<b>63</b>	CONFEROUS TRE	E (x)
uhd"		
	RAILROAD	
<b>⊕</b>	BENCHMARK	
Ψ.		

PROPOSED	CON	DIT	ON?	3
STORMWATT	ER	SUI	MM	ARY

Storm	POINT 1	POINT 2	NET!	HANGE DEV
	0.36 cfs			[
10	0.75	1.52	-0.37	-0.18
	CFS	CFS	CFS	CFS
25	0.95	1.86	10.38	_0.16
	ces	cfs	cf5	CFS

A	JRS	3-16-01	SUBMIT TO CITY FOR REVIEW
REV:	BY:	DATE:	STATUS:

GRADING, UTILITY AND LANDSCAPE PLAN

OF:
AUTO REPAIR VEHICLE IMPOUND LOT
95 BISHOP STREET
PORTLAND, ME 04103

BENJAMIN CONSTRUCTION, INC. 4 DIAMOND RIDGE WAY FALMOUTH, ME 04105



DESIGN BY:	JRS
DRAWN BY:	MAL
CHECKED BY:	SMF
DATE:	3-14-01
SCALE:	1"=20"
FIFLD BK:	_