

293 - A - 613001

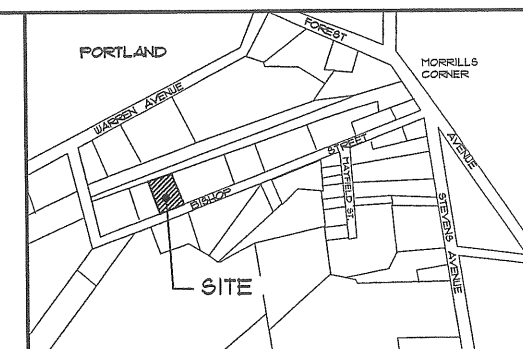
95-95 Bishop Street, Portland, Maine

Warehouse / Recycling Facility

CLRC properties LLC

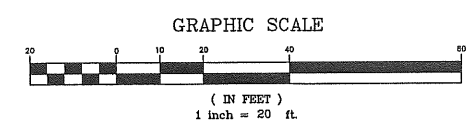
P.O. Box 8101, Portland, ME 04104

Att. # 1



LOCATION MAP N.T.S.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	C1/L1	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	UNDERGROUND ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	RAILROAD	---
---	BENCHMARK	---



GENERAL NOTES

1. APPLICANT: EDWARD W. BENJAMIN
4 DIAMOND RIDGE WAY
FALMOUTH, MAINE 04105
2. RECORD OWNER: EDWARD W. BENJAMIN
4 DIAMOND RIDGE WAY
FALMOUTH, MAINE 04105
DEED REFERENCE: BY DEED FROM KENNETH S. RAY, PRESIDENT S&K PARTNERS INC. DATED OCTOBER 21, 1998 TO EDWARD W. BENJAMIN, BENJAMIN CONSTRUCTION AND RECORDED IN THE CLIMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 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 S&K PARTNERS BY DESLAURIERS & ASSOCIATES, INC. DATED 6/26/91
6. BEARINGS ARE BASED ON OBSERVED MAGNETIC NORTH, MARCH 1991.
7. TOTAL LOT AREA: 21,625 SF, MORE OR LESS
8. ZONING DISTRICT: MODERATE IMPACT INDUSTRIAL (I-M)
9. USE: AUTO REPAIR
ACCESSORY USE: TOWED VEHICLE IMPOUND LOT
10. SPACE AND BULK REQUIREMENTS:
MINIMUM STREET FRONTAGE: 60 FEET
MINIMUM YARD DIMENSIONS:
FRONT YARD: EQUAL TO BLDG. HGT. (PROP. 28')
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: 75% (PROPOSED: 10%)
11. BUILDING SUMMARY:
2,500 SF. (ONE STORY)
12. PARKING SPACE REQUIREMENTS:
REQUIRED: 0 SPACES
PROPOSED: 24 SPACES, INCL. 1 HC SP.
13. 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.
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 (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.
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.
17. 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 DIVISION.
22. 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.
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.

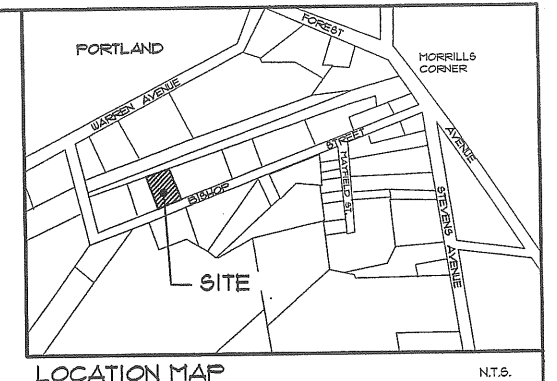
SITE PLAN
OF:
AUTO REPAIR/VEHICLE IMPOUND LOT
95 BISHOP STREET
PORTLAND, ME 04103
FOR:
BENJAMIN CONSTRUCTION, INC.
4 DIAMOND RIDGE WAY
FALMOUTH, ME 04105

Sebago Technics
Engineering & Planning for the Future
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

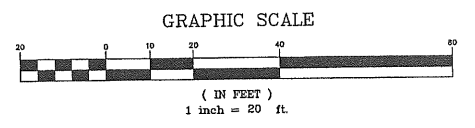
DESIGN BY:	JRS
DRAWN BY:	MAL
CHECKED BY:	SMF
DATE:	3-14-01
SCALE:	1"=20'
FIELD BK:	-
PROJ. NO:	00459
DRAWING:	00459S
SHEET 1 OF 3	

w/sidewalk & g.curb 05/03/2001

Alt. #2



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
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---	MONUMENT	---
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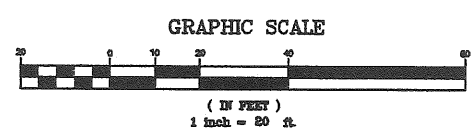
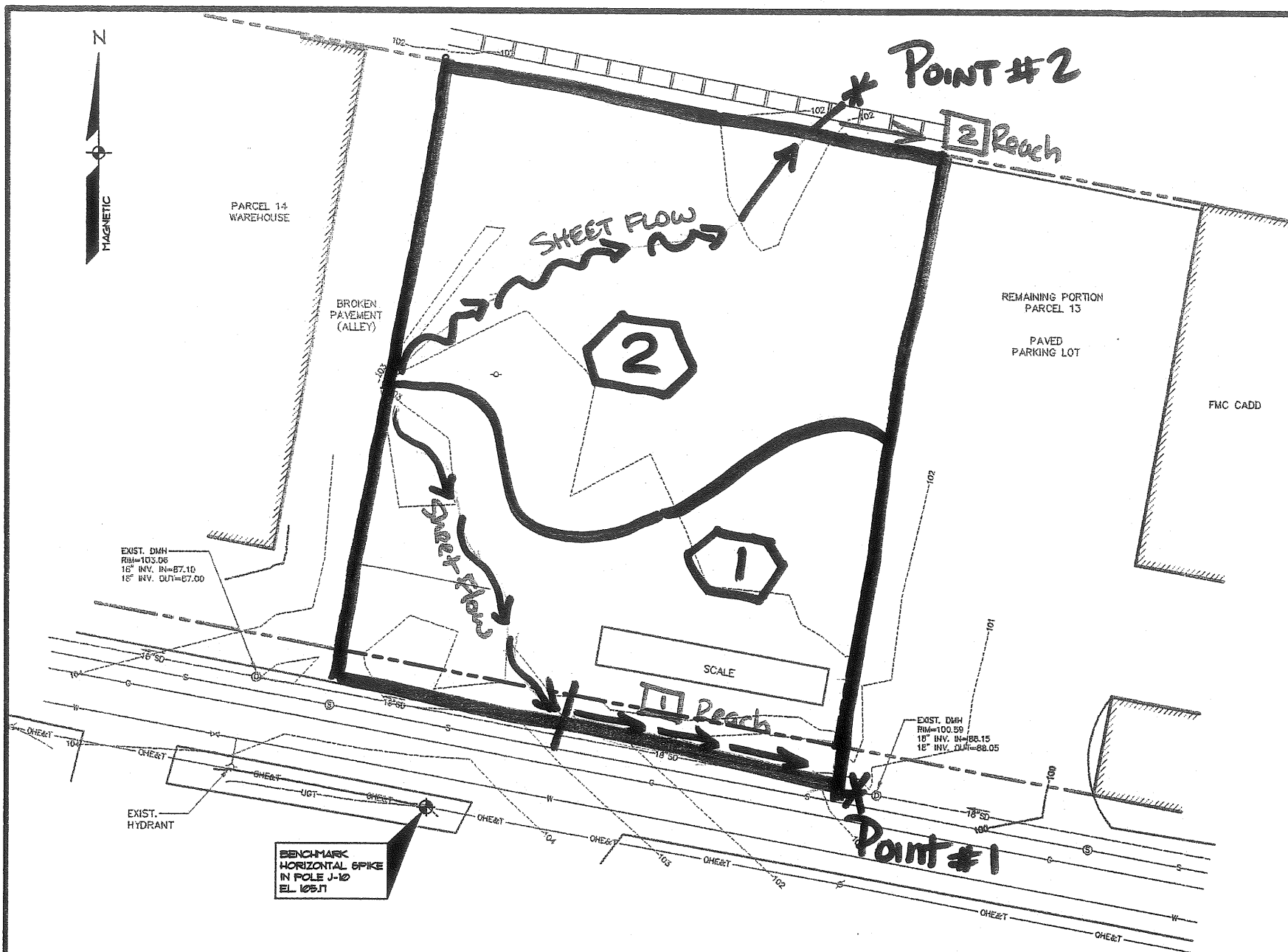
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SITE PLAN
OF:
AUTO REPAIR/VEHICLE IMPOUND LOT
95 BISHOP STREET
PORTLAND, ME 04103
FOR:
BENJAMIN CONSTRUCTION, INC.
4 DIAMOND RIDGE WAY
FALMOUTH, ME 04105




DESIGN BY:	JRS
DRAWN BY:	MAL
CHECKED BY:	SMF
DATE:	3-14-01
SCALE:	1"=20'
FIELD BK:	-
PROJ. NO:	00459
DRAWING:	00459S
SHEET 1 OF 3	

w/o sidewalk & curb.



PRE-DEVELOPMENT CONDITIONS STORMWATER SUMMARY

STORM	POINT 1	POINT 2
2	0.68 _{CFS}	1.03 _{CFS}
10	1.12 _{CFS}	1.70 _{CFS}
25	1.33 _{CFS}	2.02 _{CFS}

REV: A	BY: JRS	DATE: 3-16-01	STATUS: 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.			
GRADING, UTILITY AND LANDSCAPE PLAN OF: AUTO REPAIR/VEHICLE IMPOUND LOT 95 BISHOP STREET PORTLAND, ME 04103 FOR: BENJAMIN CONSTRUCTION, INC. 4 DIAMOND RIDGE WAY FALMOUTH, ME 04105			
 Sebago Technics			DESIGN BY: JRS DRAWN BY: MAL CHECKED BY: SMF DATE: 3-14-01 SCALE: 1"=20' FIELD BK:

