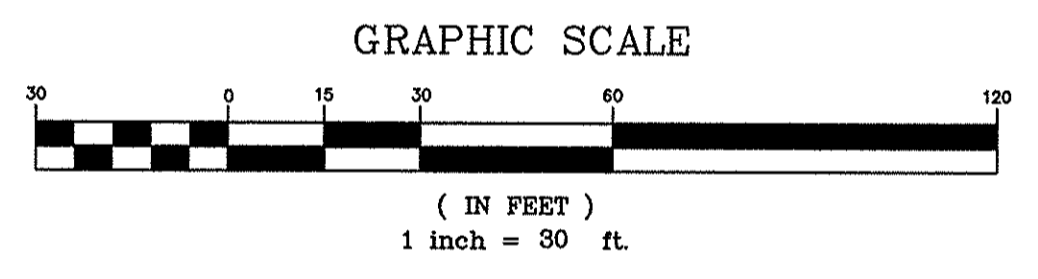


- ### GENERAL NOTES
- OWNER: KELTON REAL ESTATE HOLDINGS LLC dba MAINE PARTS AND MACHINE, 68 WALDRON WAY, PORTLAND, MAINE.
 - ARCHITECT: WHIFFLE-CALLENDAR ARCHITECTS, 19 COMMERCIAL STREET, PORTLAND MAINE.
 - ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, INC., FALMOUTH, MAINE.
 - TOPOGRAPHIC INFORMATION TAKEN FROM 2001 DESIGN DRAWINGS OF "MAINE PARTS AND MACHINE, 68 WALDRON WAY, GRADING AND UTILITY PLAN" BY PINKHAM AND GREER CONSULTING ENGINEERS AND FIELD OBSERVATION SEPTEMBER 2009. ELEVATIONS WERE ADJUSTED TO CITY DATUM BY DANIEL J. DALFONSO, PLS, 6/22/11. ELEVATIONS REFER TO CITY OF PORTLAND DATUM AS SHOWN ON SUBDIVISION PLAN OF SAWYER INDUSTRIAL PARK BY SEBAGO TECHNICS INC. 12-21-88 CITY FILE 919/10 AND ON AS BUILT PLAN AND PROFILE WALDRON WAY BY SEBAGO TECHNICS INC. CITY FILE 969/2.
 - BOUNDARY SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "RECORDING FLAT OF SAWYER INDUSTRIAL PARK" FOR SAWYER GROUP OF COMPANIES, DATED NOVEMBER 15, 1988, CORD BOOK 176, PG. 52. BENCH MARK: BONNET BOLT ON HYDRANT NEXT TO "F" SCRATCHED IN PAINT. ASSUMED ELEVATION 100.00'.
 - ZONE: I-M INDUSTRIAL ZONE. PROPOSED USE: MACHINE SHOP.
 - TAX MAP REFERENCE: MAP 311, LOT A-14 AND MAP 306, LOT B-12.
 - TOTAL PARCEL = 2.46 ACRES.
 - AN EXISTING 75' DRAINAGE EASEMENT IS TO BE MAINTAINED ALONG THE NORTH BOUNDARY LINE. A 30' WIDE PRESERVATION EASEMENT IS TO BE MAINTAINED ALONG THE EAST BOUNDARY LINE.
 - EXISTING POWER, TELEPHONE AND CABLE SERVICES ARE UNDERGROUND.
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION LATEST EDITION DATED MARCH 2003.
 - LOCATIONS OF EXISTING BUILDINGS WERE TAKEN FROM AERIAL PHOTOS AND ARE APPROXIMATE ONLY.
 - NO FLOOR DRAINS ARE PROPOSED FOR THE INTERIOR OF THE BUILDING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIG SAFE (1 800 344-1233) PRIOR TO CONSTRUCTION AND TO NOTIFY OWNER AND ENGINEER OF ANY CHANGES FROM INFORMATION SHOWN ON THESE DRAWINGS.
 - THE FOLLOWING NOTES ARE TAKEN FROM THE PREVIOUSLY APPROVED PLANS:
 - ALL TREE REMOVALS TO BE APPROVED BY CITY OF PORTLAND PERSONNEL PRIOR TO CUTTING. CLEARLY DELINEATE BOUNDARIES OF TREES TO REMAIN. EQUIPMENT SHALL REMAIN OUTSIDE BOUNDARIES.
 - THE LOT OWNERS WILL BE MEMBERS OF AN ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE TRASH COLLECTION AND THE MAINTENANCE OF THE PUMP STATION, SEWER SYSTEM AND SUBSURFACE STORM DRAIN SYSTEM. THE CITY OF PORTLAND WILL NOT ACCEPT THE ROADWAY UNTIL A GRAVITY CONNECTION IS MADE FROM THE SEWER SYSTEM TO THE PROPOSED OFF-SITE INTERCEPTOR. THE CITY OF PORTLAND WILL HAVE NO RESPONSIBILITY ASSOCIATED WITH THE SEWER CONNECTION.
 - DEVELOPER MAY CONTRACT FOR PLACEMENT OF LANDSCAPE, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY FOR THE FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL NOT BE TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
 - AREAS DESIGNATED AS PRESERVATION AREAS WILL BE SELECTIVELY THINNED SO AS TO REMOVE ONLY THE DISEASED AND DYING TREES AND ENOUGH OTHER TREES TO PROVIDE ADEQUATE SPACE FOR THE TREE ROOT AND CROWN DEVELOPMENT SO THAT A HEALTHY, VIGOROUS, RESIDUAL STAND CAN BE PERPETUATED.
 - PRESERVATION FENCES SHALL BE INSTALLED AT DRIPLINE OF TREES TO BE PRESERVED. NO GRADE CHANGES SHALL OCCUR, NO EQUIPMENT SHALL BE OPERATED AND NO MATERIALS SHALL BE STORED WITHIN DRIPLINES OF TREES TO BE PRESERVED.
 - APPROVED WERE THE FOLLOWING WAIVERS:
 - NO UNDERGROUND ELECTRICAL UTILITIES.
 - NO SIDEWALK CONSTRUCTION. (ALONG WALDRON WAY)
 - NO ONSITE DETENTION.



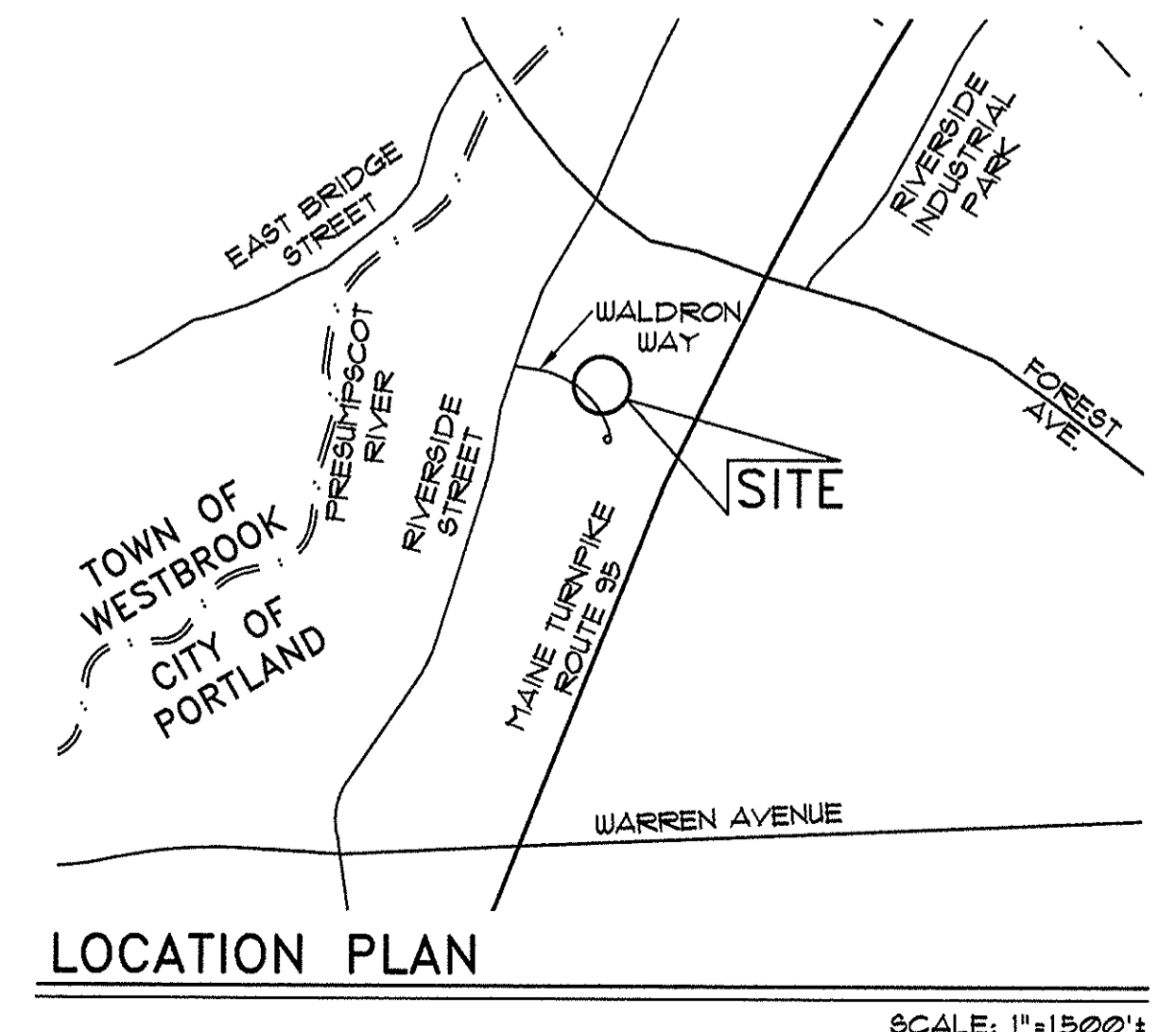
FOR LEGEND SEE SHEET C1.2

PARKING REQUIREMENTS

PARKING SPACES:	REQUIRED	PROVIDED
1 SPACE FOR EVERY 1000 SF OF FLOOR AREA	20 SPACES	23 SPACES W/ 3 POSSIBLE FUTURE SPACES
19280 SQ. FT. MANUFACTURING FLOOR SPACE		

ZONE INFORMATION

INDUSTRIAL ZONE (I-M) PERMITTED USE: MACHINE SHOP	SPACE STANDARDS	
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	107,226 SQ. FT.
MINIMUM STREET FRONTAGE	60 FEET	411.48 FEET
MINIMUM FRONT YARD	25 FEET	25.5 FEET
MINIMUM REAR YARD	35 FEET	39.3 FEET
MINIMUM SIDE YARD	25 FEET	136.3 FEET
MAXIMUM BUILDING HEIGHT	75 FEET	18 FEET
PAVEMENT SETBACK	10 FEET	13 FEET±
MAXIMUM IMPERVIOUS RATIO	75%	32%



1	6/24/11	REV'D PARKING LAYOUT & PER CITY REVIEW
REV.	DATE	DESCRIPTION
		MAINE PARTS & MACHINE 68 WALDRON WAY, PORTLAND, MAINE 2011 EXPANSION 68 WALDRON WAY, PORTLAND EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: AS SHOWN	DRN BY: JDC	C1.1
DATE: MAY 11, 2011	DESIGN BY: TSG	
PROJECT: 09135	CHK BY: TSG	