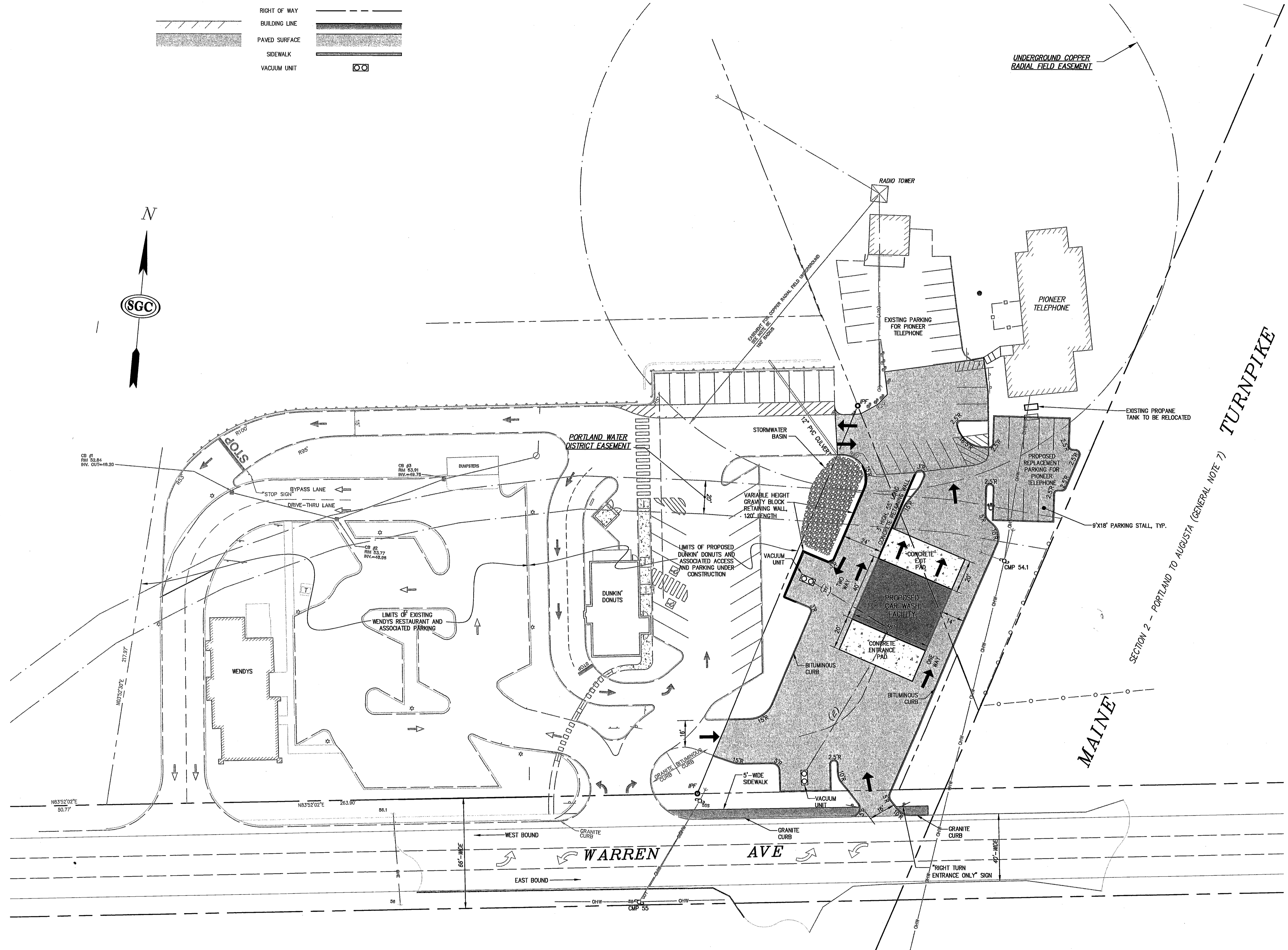


EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
---	RIGHT OF WAY	---
---	BUILDING LINE	---
---	PAVED SURFACE	---
---	SIDEWALK	---
---	VACUUM UNIT	---



PROPERTY INFORMATION:

RECORD OWNER: CP&S ASSOCIATES, LLC.
TAX MAP/LOT: 314/BLOCK A LOT 4
DEED BOOK/PAGE: 21127/333
ENGINEER/SURVEYOR: SGC ENGINEERING, LLC
JOHN M. RORDAN, P.E.
ANDY J. NADEAU, P.L.S.

ZONING: B-4 COMMERCIAL CORRIDOR

SPACE AND BULK STANDARDS:

MIN. LOT AREA	10,000 (SQ-FT OF ACRES)
MIN. STREET FRONTAGE	60 FT
FRONT SETBACK	20 FT
REAR SETBACK	20 FT
SIDE SETBACK	10 FT
MAX LOT COVERAGE	80%
MAX BUILDING HEIGHT	65 FT

LOT CONDITIONS:

TOTAL ACREAGE: CP&S 19,103 SQ. FT.
CASEY & PAIGE (PIONEER TELEPHONE) 98,350 SQ. FT.

PROPOSED USES:

CAR WASH LOT: TOTAL ACREAGE	19,103 SQ. FT.
CAR WASH BUILDING	1,920 SQ. FT.
PIONEER TELEPHONE LOT: TOTAL ACREAGE	98,350 SQ. FT.

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/20/05	REVISIONS FOR SUBMITTAL
2	05/24/05	CONCEPT REVISIONS
3	08/23/05	CONCEPT REVISIONS
4	01/04/06	PRELIMINARY PLAN SUBMISSION
5	01-04-06	PRELIMINARY PLAN SUBMISSION

SGC ENGINEERING, LLC
• Civil Design & Survey Engineering
• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering

SGC ENGINEERING, LLC
JOHN M. RORDAN, P.E.
ANDY J. NADEAU, P.L.S.

1000 Main Street
Portland, Maine 04103
Tel: 207-541-9100
Fax: 207-541-9101

SERVING OUR CLIENTS IN THE U.S.A. & CANADA

ONLY VALID WITH ORIGINAL STAMP

PREPARED FOR:
CP&S ASSOCIATES, LLC.
1 BROOKSIDE DRIVE
FALMOUTH, MAINE 04105

DATE: 03/20/05
DESIGN: MRR
DRAWN: MRR
CHECK: JMR
PROJECT: 4030012
FILE: SITEPLAN_000001-2.DWG

TITLE:
SITE PLAN
CPS ASSOCIATES CAR WASH
WARREN AVENUE
PORTLAND, MAINE 04103

SHEET:
2.0

SCALE: 1" = 30'