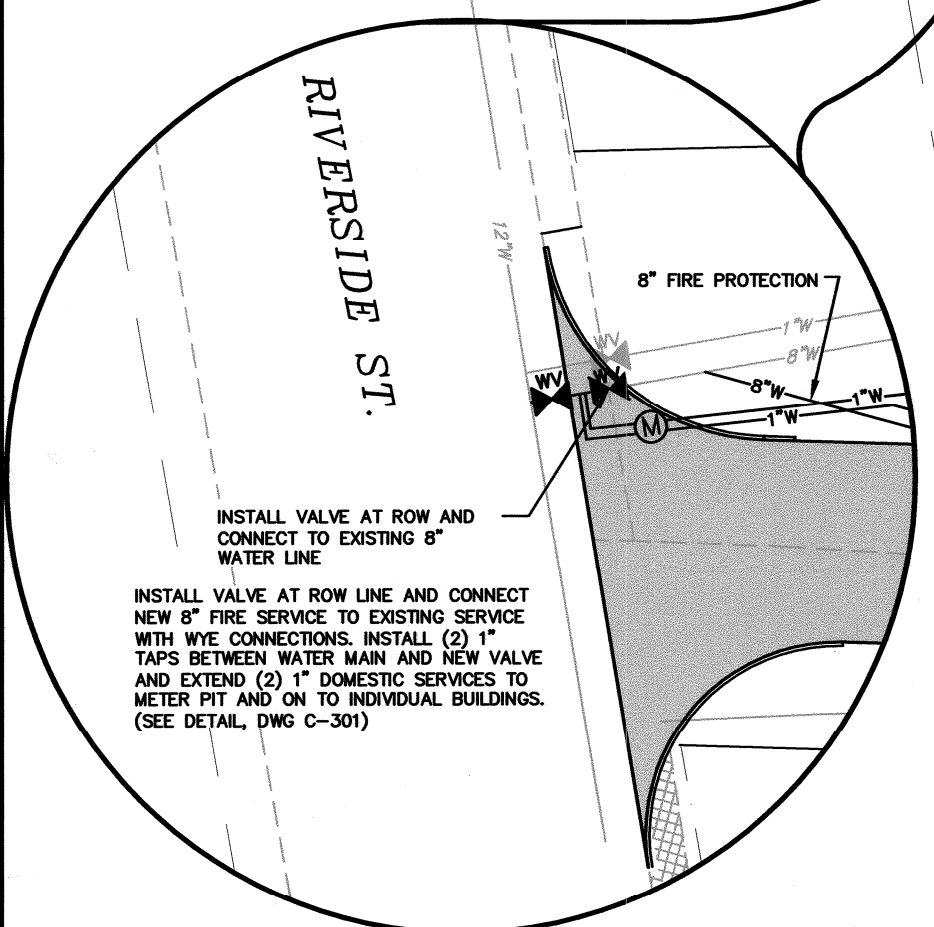
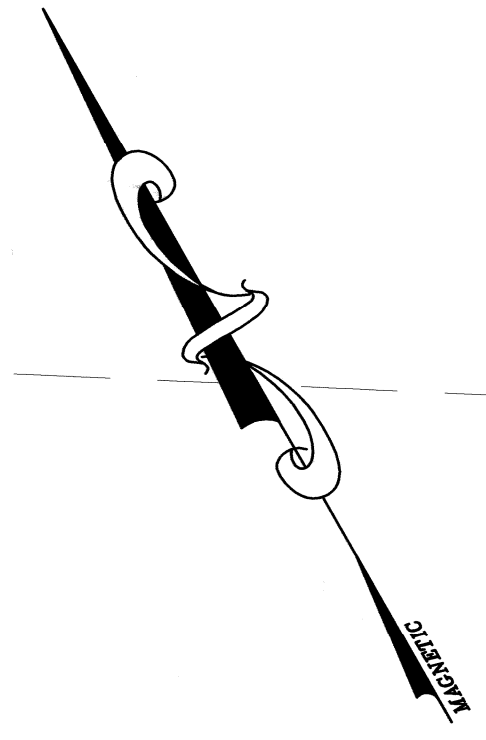
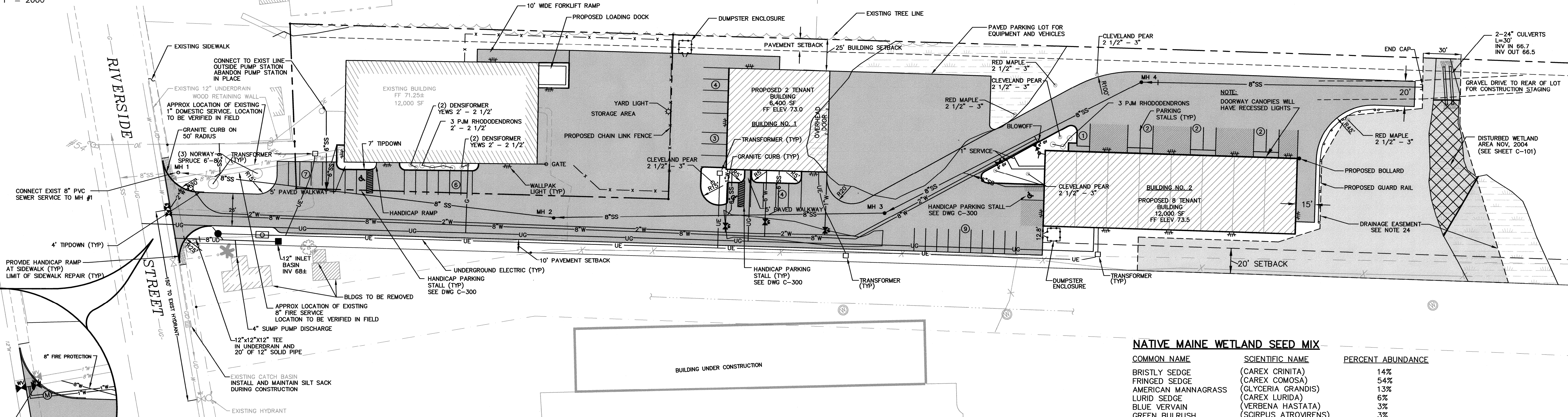


LOCATION PLAN
SCALE: 1" = 2000'



NATIVE MAINE WETLAND SEED MIX

COMMON NAME	SCIENTIFIC NAME	PERCENT ABUNDANCE
BRISTLY SEDGE	(CAREX CRINITA)	14%
FRINGED SEDGE	(CAREX COMOSA)	54%
AMERICAN MANNAGRASS	(GLYCERIA GRANDIS)	13%
LURID SEDGE	(CAREX LURIDA)	6%
BLUE VERVAIN	(VERBENA HASTATA)	3%
GREEN BULRUSH	(SCIRPUS ATROVIRENS)	3%
WOOL-GRASS	(SCIRPUS CYPERINUS)	2%
JOE-PYE WEED	(EUPATORIUM MACULATUM)	2%
HOP SEDGE	(CAREX LUPULINA)	1%
BONESET	(EUPATORIUM PERFOLIATUM)	1%
SMOOTH PANIC GRASS	(PANICUM DICHOTOMIFLORUM)	1%

NOTE:
SEED MIX INFORMATION OBTAINED FROM ALLEN, STERLING & LOTHROP, FALMOUTH, MAINE

SANITARY SYSTEM SCHEDULE

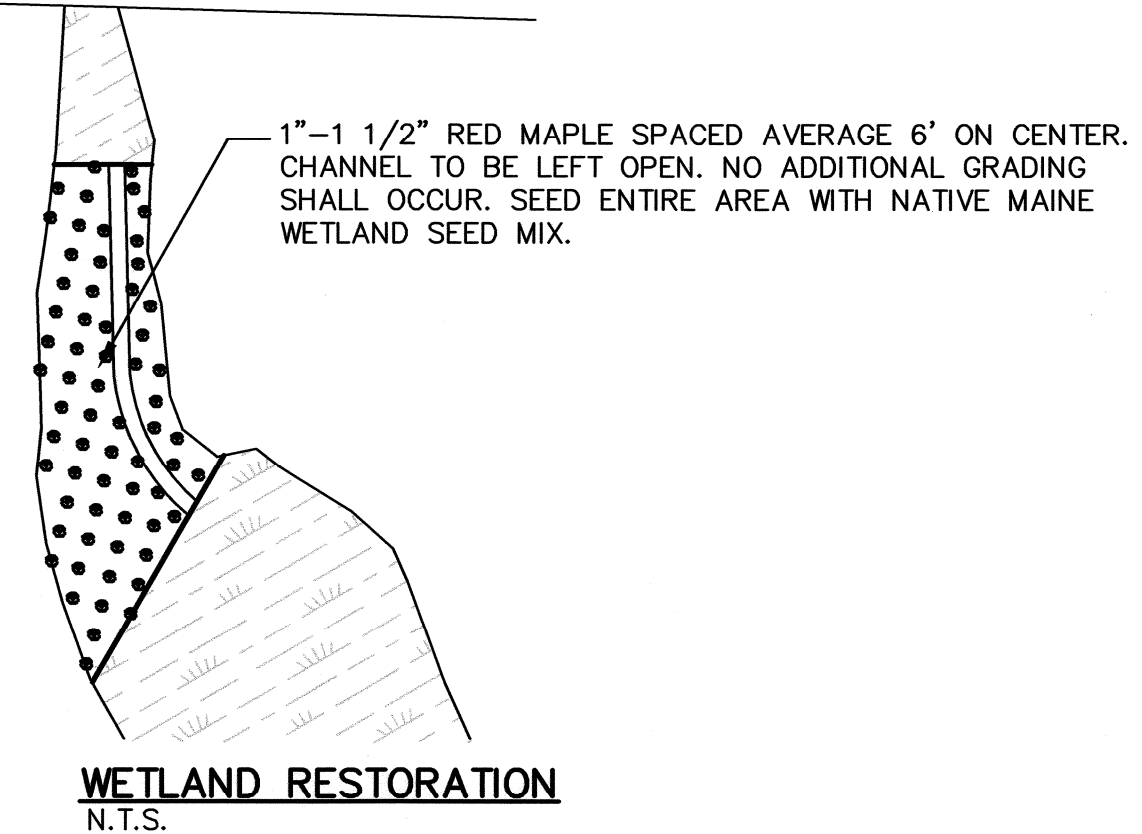
MH NO.	INV IN	INV OUT	PIPE DIA	PIPE LENGTH	SLOPE
1	57.60	57.43	8"	300'	0.005
2	58.18	59.08	8"	264'	0.005
3	60.58	60.48	8"	230'	0.005
4	61.76	61.66	8"	220'	0.005
CAPPED END	62.76				

- NOTES:
- RECORD OWNER OF PROPERTY IS B & L PARTNERS, 277 MILTON RD, ROCHESTER, NH 03868 BY DEED FROM DAVID CAVE DATED FEB 4, 2004. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 20848 PAGE 83.
 - PLAN REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY ON RIVERSIDE STREET OF B & L PARTNERS PROPERTY MADE FOR SEVEE & MAHER ENGINEERS, INC. BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY DATED 4-23-04.
 - VERTICAL DATUM BASED UPON TRIGONOMETRIC LEVELING FROM MEDOT DISK PFC-302-C SET IN THE NORTHWEST CORNER OF THE NORTHERNMOST PIER SUPPORTING THE NORTHBOUND LANE OF THE MAINE TURNPIKE ON ROUTE 302, EL. 76.40 NGVD 29. MAXIMUM BUILDING HEIGHT - - - - - 75'
 - WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY MARK HAMPTON, OF MARK HAMPTON ASSOCIATES. WETLAND FLAGS WERE LOCATED BY GPS. ASSESSOR'S REFERENCE: 306B-006-001 & 312-B-4
 - ZONING DISTRICT: IM
 - SPACE AND BULK REQUIREMENTS
MINIMUM LOT SIZE - - - - - NONE
MINIMUM STREET FRONTAGE - - - - - 60'
MINIMUM FRONT YARD - - - - - 1' FOR EVERY 1' OF BUILDING HEIGHT
MINIMUM SIDE YARD - - - - - 1' FOR EVERY 1' OF BUILDING HEIGHT WITH MAXIMUM OF 25'
MINIMUM REAR YARD - - - - - 1' FOR EVERY 1' OF BUILDING HEIGHT WITH MAXIMUM OF 25'
MAXIMUM LOT COVERAGE - - - - - 75%
MAXIMUM BUILDING HEIGHT 75'

- TOTAL LOT AREA 197,756 SF
- LOT COVERAGE
EXISTING= 100%
PROPOSED= 59%
- USE
EXISTING: WHOLESALE, STORAGE, VACANT
PROPOSED: WHOLESALE, STORAGE, LIGHT INDUSTRIAL, CONTRACTORS, VACANT
- BUILDING SUMMARY
EXISTING SF = 12,000 SF
PROPOSED ADDITION = 480 SF
NEW BUILDING 1 = 6400 SF
NEW BUILDING 2 = 12,000 SF
TOTAL PROPOSED = 18,880 SF
EXISTING TO REMAIN = 12,000 SF
- PARKING SUMMARY
REQUIRED
OFFICE 1 SPACE/400 SF 5600 SF/400 = 14 SPACES
INDUSTRIAL/MANUFACTURING 1 SPACE/1000 SF (30,880-5600)/1,000 = 26 SPACES
TOTAL REQUIRED= 40 SPACES
PROPOSED= 43 SPACES
- WETLAND DISTURBANCE. THE TOTAL AREA OF WETLANDS ON SITE IS 25,100 SF. THE EXISTING DEVELOPMENT OF THE PROPERTY FILLED 3,915 SF. THIS AMENDMENT WILL FILL AN ADDITIONAL 10,835 SF PER DEP/ACOE PERMITS.
- PROJECT IS SERVICED BY CITY SEWER AND PUBLIC WATER, ELECTRIC, TELEPHONE AND GAS. ALL UTILITIES WILL BE UNDERGROUND. LOCATIONS ARE APPROXIMATE AND WILL BE FIELD ADJUSTED AS REQUIRED BY UTILITY COMPANIES.
- THE CONTRACTOR SHOULD PROVIDE ADEQUATE MEANS FOR CLEANING MUD FROM TRUCKS AND OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS.

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON UTILITY OWNERS RECORDS AND STATE R.O.W. MAPS. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH "DIG SAFE" REQUIREMENTS.
- PROPERTY MARKERS AND STREET MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. IF DISTURBED THEY SHALL BE REPLACED BY A MAINE LICENSED SURVEYOR.
- ALL DISTURBED AREA OUTSIDE OF BUILDING AREAS AND PLANTING AREAS, THAT ARE NOT PAVED WILL BE LOAMED AND SEEDED. LOAM SHALL BE PLACED A MINIMUM OF 4" THICK.
- METHODS AND MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF PORTLAND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL AS DEPICTED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES.
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING DEPARTMENT ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED WITHOUT RESUBMITTAL TO THE PLANNING DEPARTMENT.
- LANDSCAPE ISLANDS AND AREAS ARE TO BE LOAMED AND SEEDED.
- MAINTENANCE OF THE VORTECHNICS 2000 STORMWATER TREATMENT TANK WILL CONSIST OF:
A. MONTHLY INSPECTIONS
B. SCHEDULED CLEANINGS IN LATE FALL AND EARLY SPRING.
C. ADDITIONAL CLEANINGS AS DEEMED NECESSARY BY INSPECTIONS.
- CLEANING WILL BE COMPLETED USING A HIGH VOLUME VACUUM TRUCK AND ALL MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH MAINE DEP REQUIREMENTS.

- THE WETLAND AREA SHOWN AS DISTURBED WAS INADVERTENTLY GRUBBED DURING SITE CONSTRUCTION. THIS AREA WILL BE REPAIRED IN THE SPRING OF 2005 BY LOAMING AND REPLANTING WETLAND VEGETATION CONSISTENT WITH REMAINING WETLAND VEGETATION.
- THE HIGHLIGHTED AREA IS A DRAINAGE EASEMENT TO THE CITY OF PORTLAND FOR THE PURPOSES OF MAINTAINING THE DRAINAGE WAY AND THE DETENTION POND. SEE EASEMENT DOCUMENT.



REV.	BY	DATE	STATUS
		8/17/06	REVISED PER CITY COMMENTS
	PJD	4/25/06	ADDED GRAVEL PARKING AT BUILDING #1
	PJD	10/31/05	REVISED PER CITY COMMENTS
	PJD	8/5/05	REVISED BLDG #2
	PJD	12/6/04	REVISED PER CITY COMMENTS / BUILDING #1 RELOCATION
	PJD	11/22/04	ADDED NOTE 23 PER CITY PLANNING DEPARTMENT
	PJD	10/27/04	REVISED BUILDING NO. 1 LOCATION PER CLIENT
	PJD	8/13/04	REVISED PER CITY AND PORTLAND WATER DISTRICT COMMENTS
	PJD	8/2/04	REVISED WATERLINE PER PORTLAND WATER DISTRICT
	PJD	7/1/04	REVISED PER CITY COMMENTS
	PJD	4/26/04	SUBMITTED TO CITY OF PORTLAND PLANNING DEPARTMENT

B & L PARTNERS, LLC
RAINMAKER BUSINESS PARK
585 RIVERSIDE STREET
PORTLAND, MAINE

SITE PLAN

SME
Sevee & Maher Engineers, Inc.
 Consulting Engineers
 Cumberland Center, Maine

DESIGN BY: PJD
 DRAWN BY: MBISK
 DATE: 3/28/04
 CHECKED BY: [Signature]
 LMN: SITEPLAN
 CTB: SITEPLAN

JOB NO. 04019.00 DWG FILE 04001FINAL **C-101**