



AGENDA

Scarborough Planning Board

Regular Meeting – 6:30 PM

Monday, July 18, 2022

TO VIEW JULY 18 PLANNING BOARD MEETING (YouTube – VIEW ONLY):

<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw/videos>

TO ATTEND JULY 18 PLANNING BOARD MEETING (ZOOM):

<https://scarboroughmaine.zoom.us/j/87442491011>

This meeting of the Scarborough Planning Board will be conducted as a hybrid virtual meeting. Applicants and Board members should attend in person, members of the public are encouraged to attend virtually.

1. Call to Order (6:30 P.M.)
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes (June 27, 2022)
5. Consent Item: Sonnenschein Realty, LLC Requests a site plan amendment review for conversion of a temporary parking area to permanent status and landscaping revisions at Portland Volvo. The property is further identified as 9 U.S. Route 1, Assessor's Map U50, Lot 18.*
6. LaPlante Electric requests a site plan amendment review for a commercial business located at 717 U.S. Route 1, Assessor's Map U29, Lot 201.*
7. Miser Investments, LLC requests a site plan review for a drive through coffee establishment and retail/commercial building at 451 Payne Road, Assessor's Map R037, Lot 14A.*
8. Thayer Development, LLC requests a sketch plan review for a 10 lot subdivision on Provident Drive, Assessor's Map R023, Lot 1A.*

9. Crystal Spring, MHP, LLC is requesting preliminary subdivision approval for creation of a 27-unit age restricted retirement community. The property is located on Crystal Lane and further identified as Tax Map R3, Lot 6A.*

10. Staff Report

11. Administrative Amendment Report

12. Minor Development Reviews (Staff Review)

- a. Washington 23, LLC is proposing to expand the parking area for a business located at 23 Washington Ave. The property is further identified as Assessor's Map R62, Lot 7A.

13. Correspondence

14. Planning Board Comments

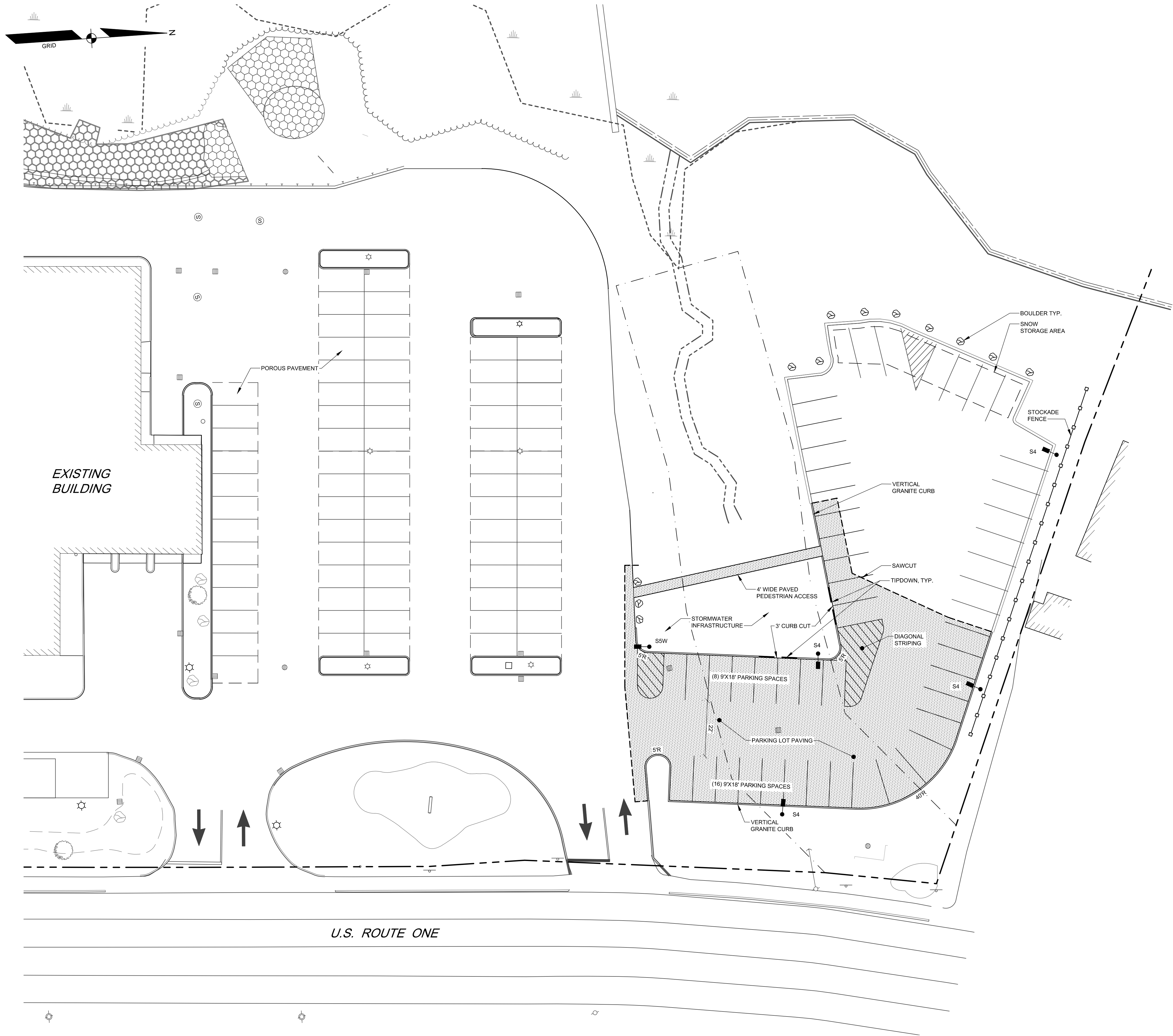
15. Adjournment

*Public comment will be allowed on this item.

NO NEW ITEMS SHALL BE TAKEN UP AFTER 10:00 PM

Item #5

Sonnenschein Realty, LLC is requesting a Site Plan amendment review for a conversion of a temporary parking area to permanent status, landscaping revisions, addition of fencing on site, and pedestrian circulation at Portland Volvo. The project would better screen the site from the abutting residential area and seek to minimize any lighting and visual impacts to abutters. The property is further identified as 9 U.S. Route 1 and Assessor's Map U50, Lot 18.



LUMINAIRE SCHEDULE	
LABEL	DESCRIPTION
S4	VP-S-48L-110-4K7-4W
S5W	VP-S-48L-110-4K7-5W

REV.	BY.	DATE.	STATUS.
G	CPT	06/15/2022	RESPONSE TO COMMENTS
F	CPT	05/02/2022	TOWN SUBMISSION
E	CPT	04/22/2022	ISSUED FOR CLIENT REVIEW
D	KSM	05/27/2021	CONDITIONS OF APPROVAL
C	KSM	10/06/2020	RESPONSE TO DEP COMMENTS
B	KSM	09/21/2020	RESPONSE TO COMMENTS
A	KSM	08/28/2020	TOWN SUBMISSION
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.			

SEBAGO

TECHNIQS

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

SITE PLAN

OF:

PORTLAND VOLVO EXPANSION

9 U.S. ROUTE ONE
SCARBOROUGH, MAINE

FOR:

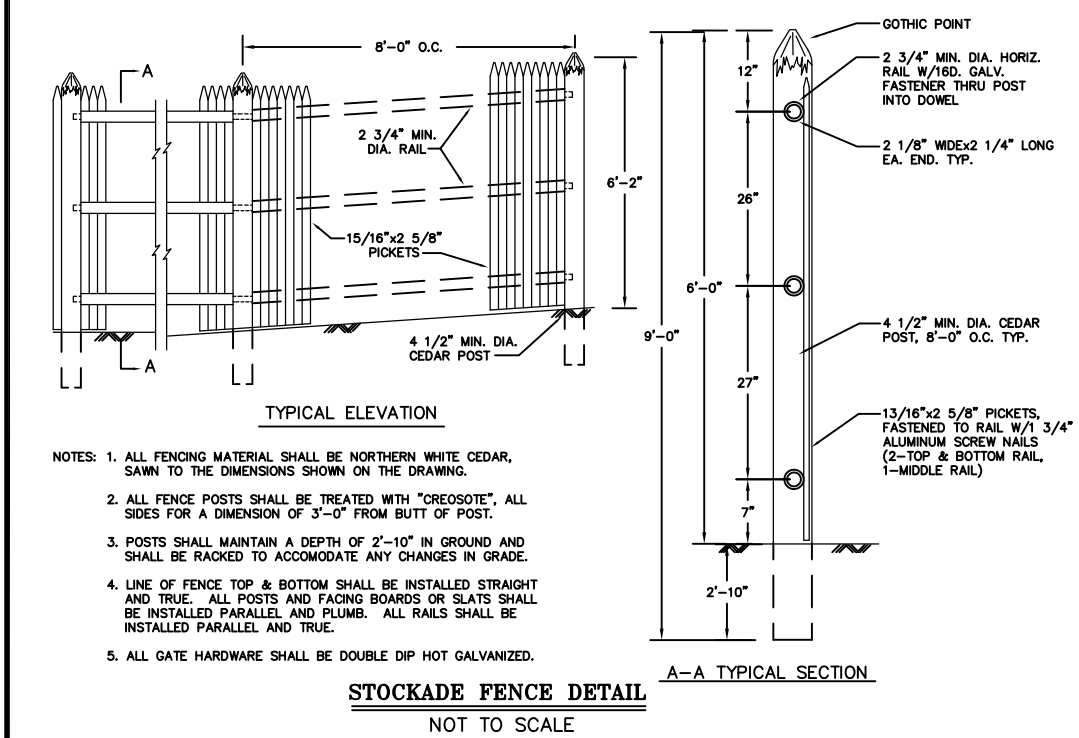
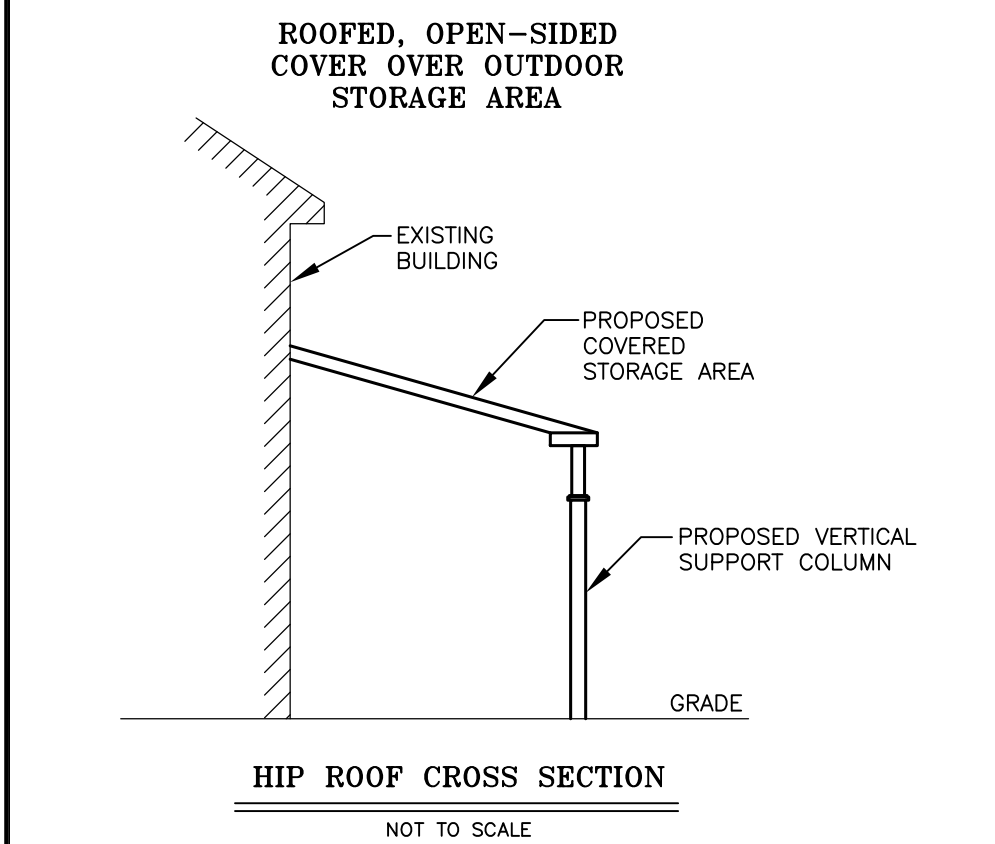
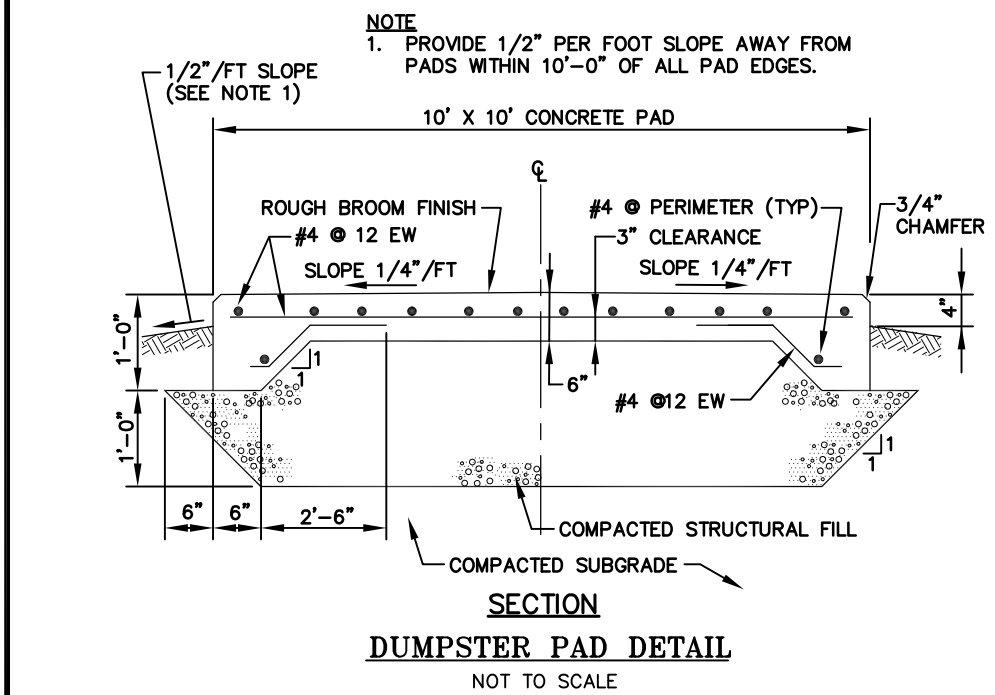
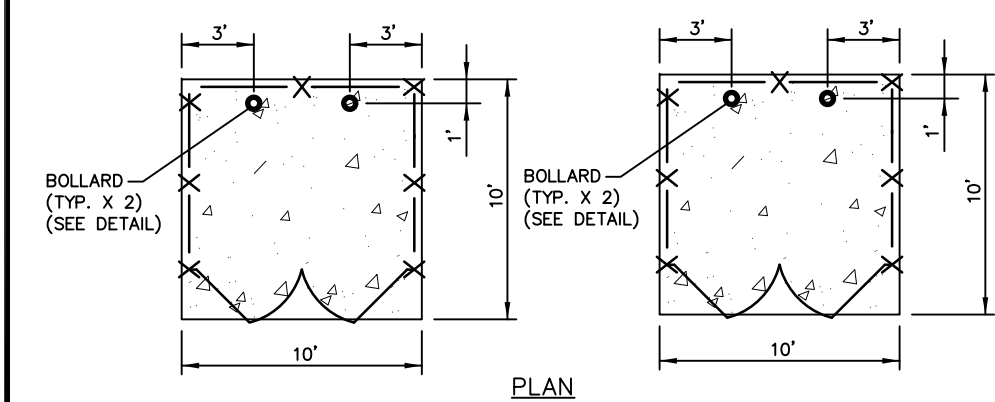
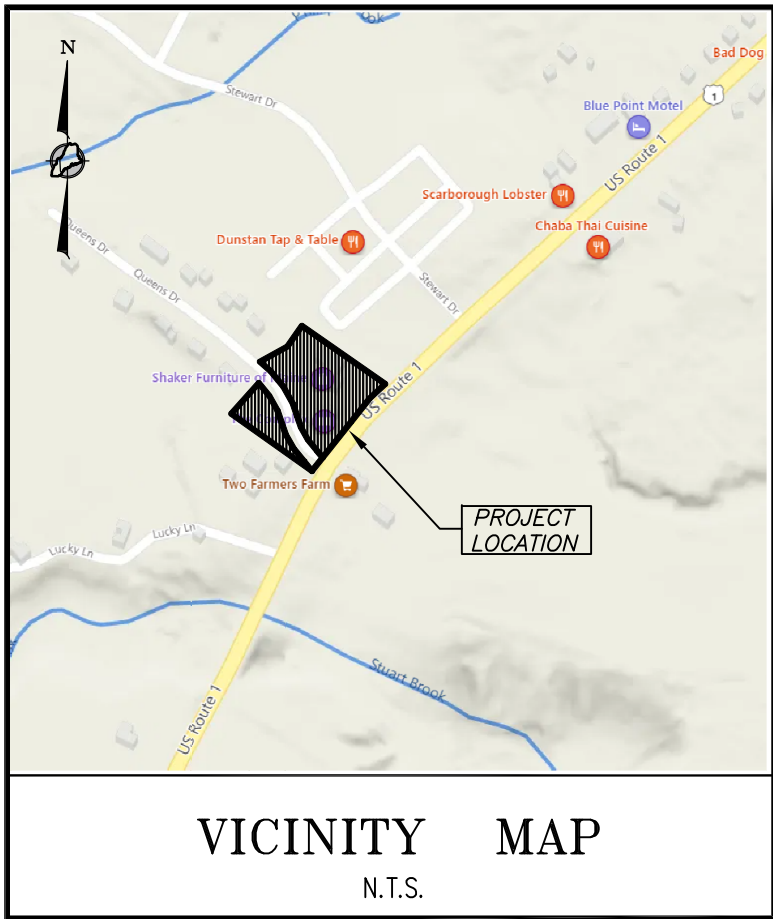
SONNENSCHNEID REALTY, INC

9 U.S. ROUTE ONE
SCARBOROUGH, MAINE 04074

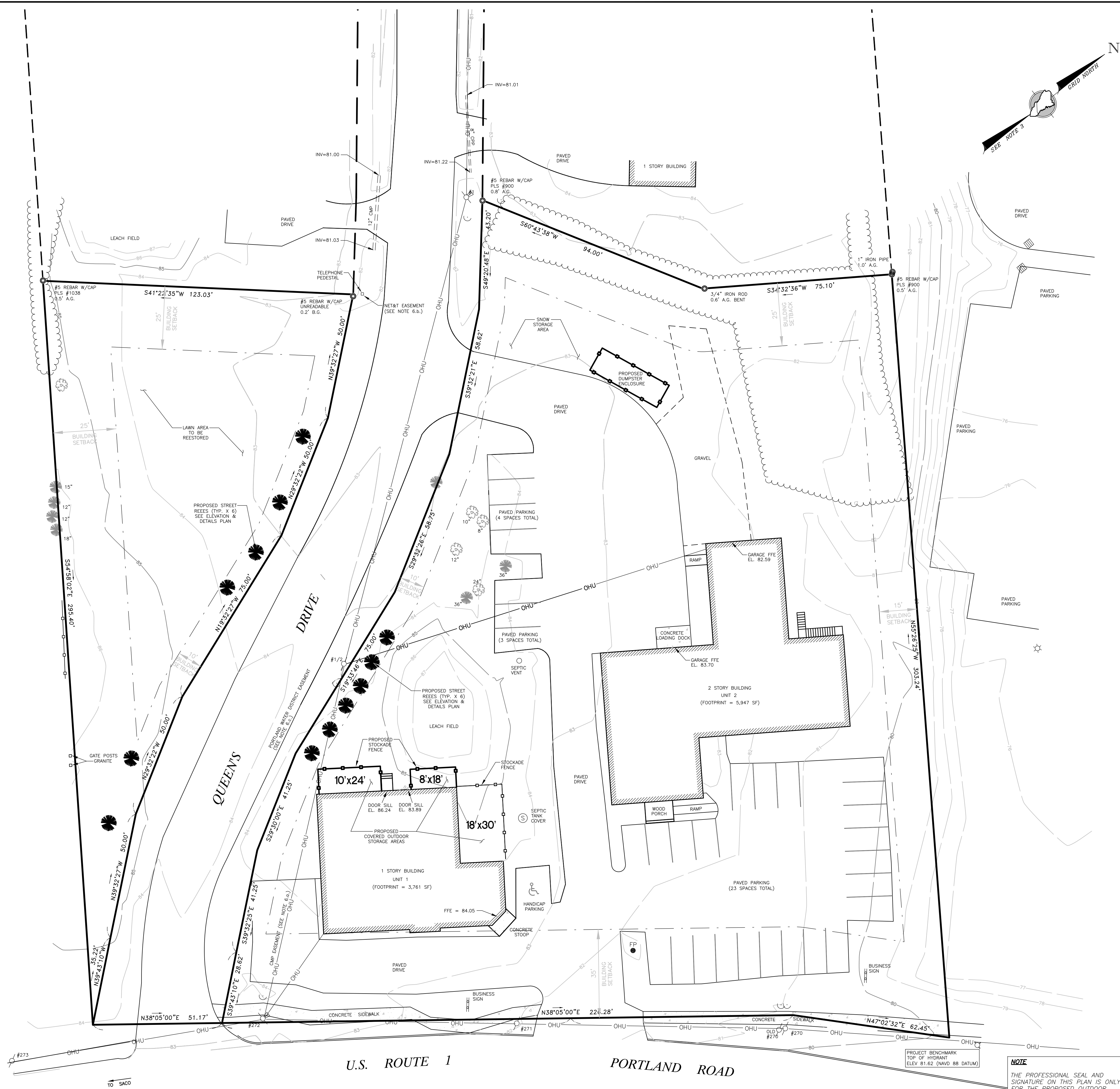
DESIGNED	KMD
DRAWN	MRS
CHECKED	CPT
DATE	08-28-20
SCALE	1" = 20'
PROJECT	97132

Item #6

LaPlante Electric is seeking a site plan amendment review for a commercial business, associated parking, vehicle storage, and other site improvements. The property is located at 717 U.S. Route 1 and is further identified as Tax Map U29, Lot 201.



STATE OF MAINE, CUMBERLAND SS.
REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ H _____ M _____ AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER



NOTE
THE PROFESSIONAL SEAL AND SIGNATURE ON THIS PLAN IS ONLY FOR THE PROPOSED OUTDOOR STORAGE AREA AND THE EMPLOYEE BREAK AREA PATIO FOR UNIT 1, AND THE PROPOSED DUMPSTER PADS AND ENCLOSURE.

LEGEND

	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FOUND DECIDUOUS TREE (SIZE AS NOTED)
	FOUND CONIFEROUS TREE (SIZE AS NOTED)
	TREE LINE (APPROXIMATE)
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	BUILDING SETBACK
	OVERHEAD UTILITY
	NOW OR FORMERLY OWNED BY
	DEED BOOK AND PAGE
	TAX MAP-LOT
	PARENTHESIS DENOTE RECORD DATA

- NOTES
- RECORD OWNER OF THE PARCEL SHOWN IS PROPERTY 717, LLC AS DESCRIBED IN A DEED FROM ELM STREET KEENE, LLC, DATED MARCH 29, 2021 AND RECORDED IN BOOK 37997, PAGE 348, CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THE PARCEL SHOWN IS LOCATED ON THE TOWN OF SCARBOROUGH ASSESSOR'S MAP U029, PARCEL 201.
 - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH. (RECORD BEARINGS ARE MAGNETIC BASED ON PLAN REFERENCE 4.a.)
 - PLAN REFERENCES:
 - AMENDED CONDOMINIUM PLAT OF SCARBOROUGH BUSINESS PARK CONDOMINIUM, 715 & 717 U.S. ROUTE 1, SCARBOROUGH, MAINE BY LOWER VILLAGE SURVEY CO., DATED APRIL 7, 2020, RECORDED IN PLAN BOOK 220, PAGE 89.
 - "PLAN OF SUBDIVISION FOR LEE ADAMS JR., ROUTE 1, SCARBOROUGH, MAINE" BY C.R. STORER, INC., DATED JUNE 25, 1969, RECORDED IN PLAN BOOK 80, PAGE 26.
 - THE WIDTH OF QUEEN'S DRIVE IS 50' BASED ON PLAN REFERENCED IN NOTE 4.b.. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SAID PLAN.
 - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED OCTOBER 21, 1969, RECORDED IN BOOK 3111, PAGE 749.
 - EASEMENT TONEW ENGLAND TELEPHONE & TELEGRAPH COMPANY DATED DECEMBER 17, 1969, RECORDED IN BOOK 3113, PAGE 148.
 - EASEMENT TO PORTLAND WATER DISTRICT DATED OCTOBER 10, 1969, RECORDED IN BOOK 3106, PAGE 570.
 - AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE TVC DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT AREA = 10,000 S.F.
MINIMUM FRONTAGE = 200'
SETBACKS:
FRONT = 35' MINIMUM, 90' MAXIMUM
SIDE = 15'
REAR = 15'
MAXIMUM LOT COVERAGE = 50% BUILDING - 85% ALL IMPERVIOUS SURFACES
MAXIMUM BUILDING HEIGHT = 45'
MINIMUM LOT WIDTH = 50'

OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
 - ELEVATIONS AND CONTOURS BASED ON NAVD 1988 DATUM OBTAINED BY GPS-RTK. SEE PLAN FOR TBM DESCRIPTION.
 - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
 - THE TOTAL AREA OF THE PROPOSED OUTDOOR COVERED SPACE IS: 957± S.F.
 - ALL INFORMATION SHOWN ON THE AMENDED CONDOMINIUM PLAT DATED APRIL 7, 2020 REMAINS APPLICABLE. THIS 2ND AMENDED PLAT PERTAINS ONLY TO THE COVERED OUTDOOR STORAGE AREA AND PATIO ATTACHED TO UNIT 1, AND TO THE DUMPSTER PAD LOCATION.

FOR BOUNDARY AND RELATED INFORMATION, SEE PLANS REFERENCED IN NOTE 4.a. & 4.b.

Revision:	By:	Date:	Change:
2	SW	3/27/2022	REVISED PER TOWN COMMENTS
1	CJB	3/3/2022	ADDITIONS FOR PROPOSED OUTDOOR STORAGE COVERAGE AND DUMPSTERS

PROJECT: 42656	DRAWING NAME: 42656-CONCEPT.dwg
ISSUED: FEBRUARY 18, 2022	SCALE: 1"=20' FB # NO DRAWN BY: JAP
FILED BY: JAP / CJB	FIELD DATE: 1/13/2022 CHECKED BY: DMM / TFM

Drawing Name and Location:
2ND AMENDED CONDOMINIUM PLAT OF SCARBOROUGH BUSINESS PARK CONDOMINIUM
715 & 717 U.S. ROUTE 1, SCARBOROUGH, MAINE
Owner:
PROPERTY 717, LLC
P.O. BOX 971, PORTLAND, MAINE 04104
Prepared For:
LaPLANTE ELECTRIC

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com
0 20' 40' 80'

STAMP AND SIGNATURE

	5/17/2022 DATE
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E:\Land Projects\42656\42656-CONCEPT.dwg Electric-Scarborough\PLANSET\42656-CONCEPT.dwg

Item #7

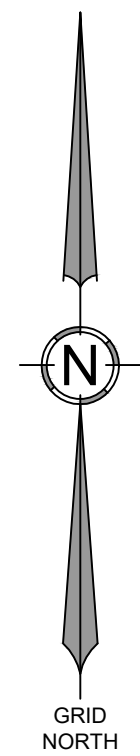
Miser Investments, LLC has submitted a site plan to construct a 5,600 square foot structure that would be composed of two storefronts for commercial space, and a third tenant space for a proposed drive through coffee shop. The project is located in the existing space of the Marden's parking lot, and further identified as Tax Map R37, Lot 14A.

Item #8




















Thayer Development, LLC is requesting a sketch plan review for a proposed 10 lot subdivision on Provident Drive. The subdivision would extend Provident Drive and include open space to the north. A sketch plan submission can be reviewed at the basic level by the Planning Board, looking at lot layout and high level issues that may be pertinent come a formal Preliminary Subdivision submission, which is followed by a Final Subdivision review, both reviewed by the Board.

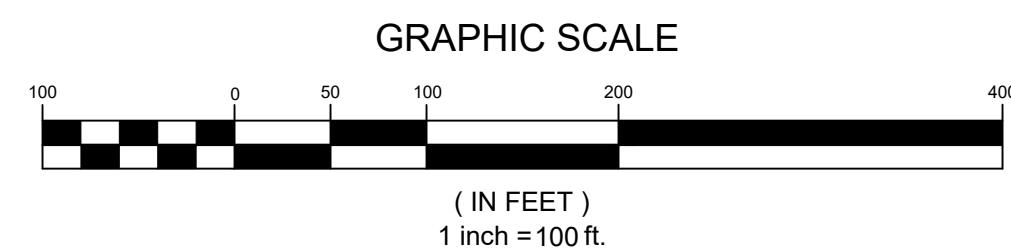
GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS THAYER DEVELOPMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK22833 & PAGE 156.
2. THE PROPERTY IS SHOWN AS LOT 1A ON THE TOWN OF SCARBOROUGH TAX MAP R023 AND IS LOCATED IN THE RURAL FARMING ZONE (RF).
3. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY WAYNE WOOD & CO. NAMED PRELIMINARY PLAN OF SUBDIVISION FOR THAYER DEVELOPMENT, LLC DATED JUNE 2020. TOPOGRAPHY IS BASED UPON LIDAR DERIVED INFORMATION OBTAINED FROM THE STATE OF MAINE DEPARTMENT OF GIS.
4. THE TOTAL AREA OF THIS PROPERTY IS 43.25 AC.
5. THESE LOTS WILL BE SERVICED BY INDIVIDUAL DRILLED WELLS AND SEPTIC SYSTEMS.
6. PROVIDENT DRIVE SHALL MEET THE STANDARDS FROM THE TOWN OF SCARBOROUGH FOR A RURAL RESIDENTIAL SUB COLLECTOR STREET.
7. SPACE AND BULK CRITERIA:
RF STANDARDS
MIN LOT SIZE: 80,000 SF (CONVENTIONAL)
MIN. LOT SIZE: 30,000 SF (CONSERVATION)
MIN. AREA PER FAMILY 80,000 SF (CONVENTIONAL)
NET RESIDENTIAL DENSITY: 1 DWELLING PER NET RESIDENTIAL 2 ACRES
MIN. FRONTAGE: 200' (CONVENTIONAL)
MIN. FRONT SETBACK: 100' (CONSERVATION)
MIN. FRONT SETBACK: 50' (CONVENTIONAL)
MIN. SIDE & REAR SETBACK: 25' (CONSERVATION)
MIN. SIDE & REAR SETBACK: 15'
8. THE PROPERTY DOES NOT CONTAIN ANY FLOOD HAZARD AREAS ACCORDING TO FLOOD INSURANCE RATE MAP 230052002D.
9. THE WETLANDS ON THIS PLAN WERE DELINEATED BY MARK HAMPTON OF MARK HAMPTON ASSOCIATES, INC..



LEGEND

- | | |
|---|---------------------------------|
|  | EXISTING PROPERTY LINE |
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED INTERIOR PROPERTY LINE |
|  | PROPOSED SETBACK LINE |
|  | EXISTING SETBACK LINE |
|  | EXISTING EASEMENT |
|  | ROAD CENTERLINE |
|  | EXISTING MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING EDGE OF PAVEMENT |
|  | PROPOSED EDGE OF PAVEMENT |
|  | EXISTING EDGE OF GRAVEL |
|  | PROPOSED EDGE OF GRAVEL |
|  | PROPOSED CURB |
|  | STREAM |
|  | EXISTING BUILDING |
|  | PROPOSED BUILDING |
|  | WETLAND AREA |
|  | PROPOSED PAVEMENT |



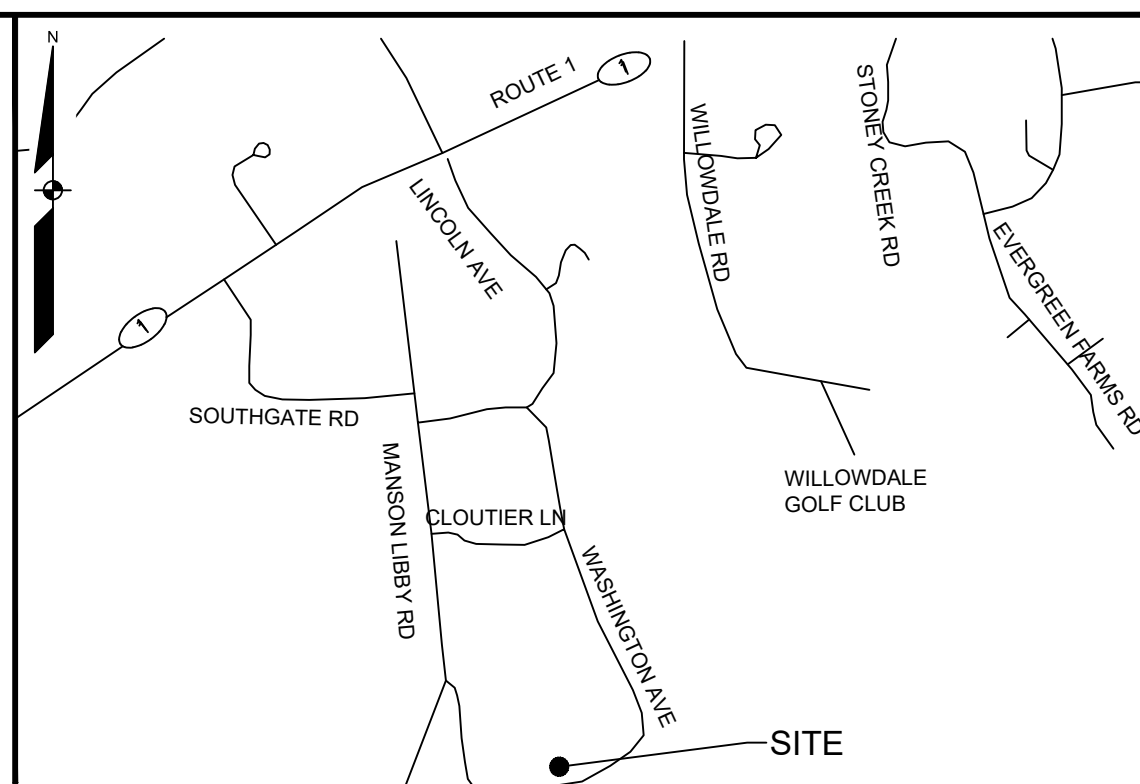
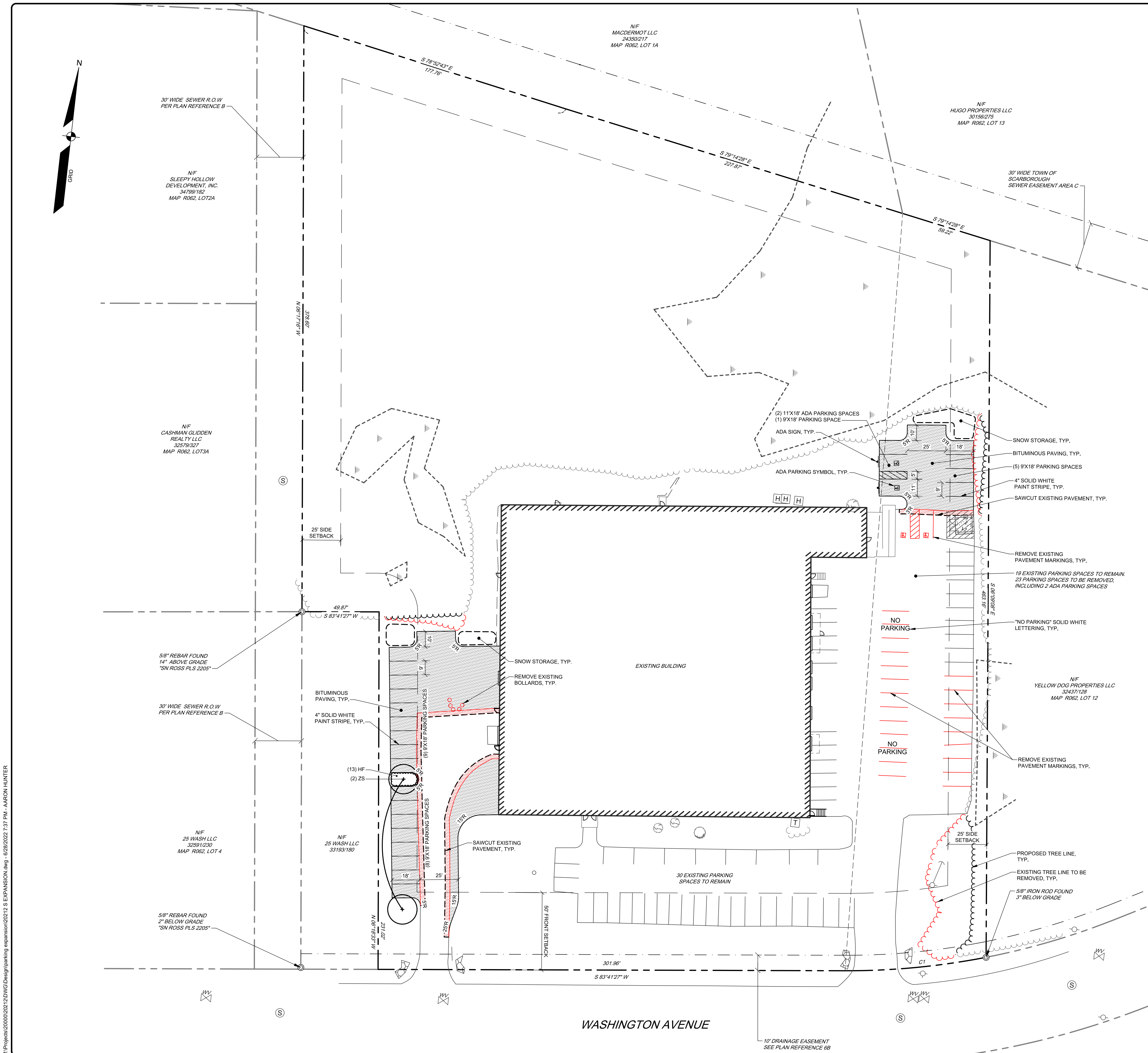
PROJECT: PROVIDENT DRIVE SUBDIVISION PROVIDENT DRIVE, SCARBOROUGH, MAINE 04074		PERMIT DRAWING NOT FOR CONSTRUCTION	
SHEET TITLE: CONCEPT PLAN			
CLIENT: THAYER DEVELOPMENT, LLC 27 HILDEN STREET SOUTH PORTLAND, ME 04106			
DATE:	8/3/2020		
SCALE:	AS SHOWN		
DESIGNED:	CMS		
JOB NO:	2036		
FILE: 2036B.DWG			
SHEET		1 OF 3	

Item #9

Crystal Springs MHP, LLC has submitted a preliminary subdivision application for a proposed mobile home park on Crystal Lane. The project would include 27 age-restricted retirement unites with traditional stick built, attached garages. The property is further identified as Assessor's Map R003, Lot 6A.

Item #12.a.

Washington 23, LLC is requesting site plan approval for a parking addition on the eastern and western side of the property located at 23 Washington Avenue. The project would better accommodate delivery vehicles for existing tenants. The property is further identified as Assessor's Maps R62 Lot 7A.



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS WASHINGTON CITY RESISTANCE 23 LLC BY DEED DATED 8/6/2020 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 46343, PAGE 37.
- THE PROPERTY IS SHOWN AS LOT 7A ON THE TOWN OF SCARBOROUGH TAX MAP R062 AND IS LOCATED IN THE INDUSTRIAL DISTRICT.
- SPACE AND BULK CRITERIA FOR THE INDUSTRIAL DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONT YARD:	50 FEET
MINIMUM SIDE YARD:	25 FEET OR 50% OF BUILDING HEIGHT WHICHEVER IS GREATER
MINIMUM REAR YARD:	25 FEET OR 50% OF BUILDING HEIGHT WHICHEVER IS GREATER
MAXIMUM BUILDING HEIGHT:	60 FEET
MAXIMUM BUILDING COVERAGE:	50%
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 5.23 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICIS, INC. IN AUGUST, 2020.
- PLAN REFERENCES.
 - "SITE PLAN - WATERMATIC - LOT 12 - INDUSTRIAL PARK - WASHINGTON AVENUE - SCARBOROUGH, MAINE" DATED AUGUST 20, 1999 AND REVISED SEPTEMBER 7, 1999 BY RICHARD A. MANTHORNE, PLS 653.
 - "PLAN OF PROPERTY IN SCARBOROUGH, MAINE MADE FOR GREATER PORTLAND BUILDING PLAN, SCARBOROUGH INDUSTRIAL PARK, REVISION OF LOT #7 AND #12" DATED JULY 26, 1983 THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 139, PAGE 5. THIS PLAN IS TO REVISE LOTS #7 AND #12 AS DEPICTED ON THE ORIGINAL PLAN MADE FOR THE GREATER PORTLAND BUILDING PLAN AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 127, PAGES 37 AND 38.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 66-102AD33. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
BM-1 FLANGE BOLT NEXT TO "O" IN OPEN ELEVATION: 18.62 FEET (NAVVD83)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR SCARBOROUGH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 330052 0021 D, HAVING AN EFFECTIVE DATE OF JANUARY 1, 1985. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JULY 7, 2020 BY GARY M. FULLERTON, LICENSED SOIL SCIENTIST OF SEBAGO TECHNICIS, INC. AND LOCATED BY A COMBINATION OF GROUND SURVEY AND SUB-METER GPS. THIS DELINEATION CONFORMS TO THE STRATEGIES AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

DEMOLITION NOTES:

1. SEE THE EROSION CONTROL NOTES & DETAILS PLAN FOR EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
2. CONTRACTOR SHALL NOTIFY DIGSAFE FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL SITE FEATURES COLORED RED ARE TO BE DEMOLISHED AND/OR REMOVED FROM THE SITE.
5. REMOVE ALL ASPHALT WITHIN SAW CUT LIMITS. CONTRACTOR RESPONSIBLE FOR COORDINATION WITH UTILITY SERVICE PROVIDER FOR REMOVAL, RELOCATION AND/OR PROTECTION OF UTILITY SERVICES.

PARKING SUMMARY:

REQUIRED PARKING:
72 PARKING SPACES PER MINOR SITE PLAN AMENDMENT LETTER DATED MARCH 24, 2021.

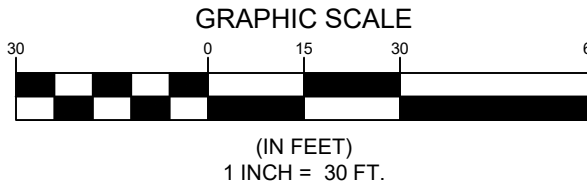
PROVIDED PARKING:
TOTAL EXISTING PARKING SPACES: 72 SPACES
EXISTING PARKING SPACES TO BE REMOVED: 21 SPACES
EXISTING ADA PARKING SPACES TO BE REMOVED: 2 SPACES
EXISTING SPACES TO REMAIN: 49 SPACES

PROPOSED PARKING SPACES: 23 SPACES
PROPOSED ADA PARKING SPACES: 2 SPACES
TOTAL PROVIDED PARKING = 74 SPACES

PLANT SCHEDULE

KEY	BOTANIC NAME	COMMON NAME	SIZE/NOTES
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CALIPER
HF	HEMEROCALLIS FULGIDA 'HAPPY RETURNS	HAPPY RETURNS DAYLILIES	#3 CONT.

NOTE:
LOAM AND SEED ALL DISTURBED AREAS W/ MDOT SEED MIX #1



STATE OF MAINE
AARON C. HUNTER
No. 16326
PROFESSIONAL LIC. 06-29-2022

	B	ACH	06-29-2022	TOWN MINOR SITE PLAN SUBMITTAL
	A	ACH	06-24-2022	ISSUED FOR CLIENT 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.				

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-205-2100

SITE AND LANDSCAPE PLAN
 OF
LOTT, SCARBOROUGH INDUSTRIAL PARK - PARKING EXPANSION
 23 WASHINGTON AVENUE
 SCARBOROUGH, MAINE 04074

**NOT FOR
 CONSTRUCTION**

DESIGNED	AJR	
DRAWN	RGL	
CHECKED	ACH	
DATE	6-14-2022	
SCALE	1" = 30'	
PROJECT	20212	

SHEET 3 OF 6