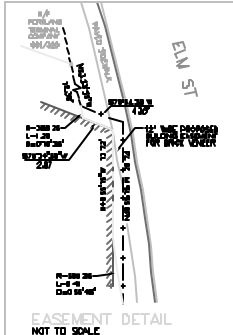
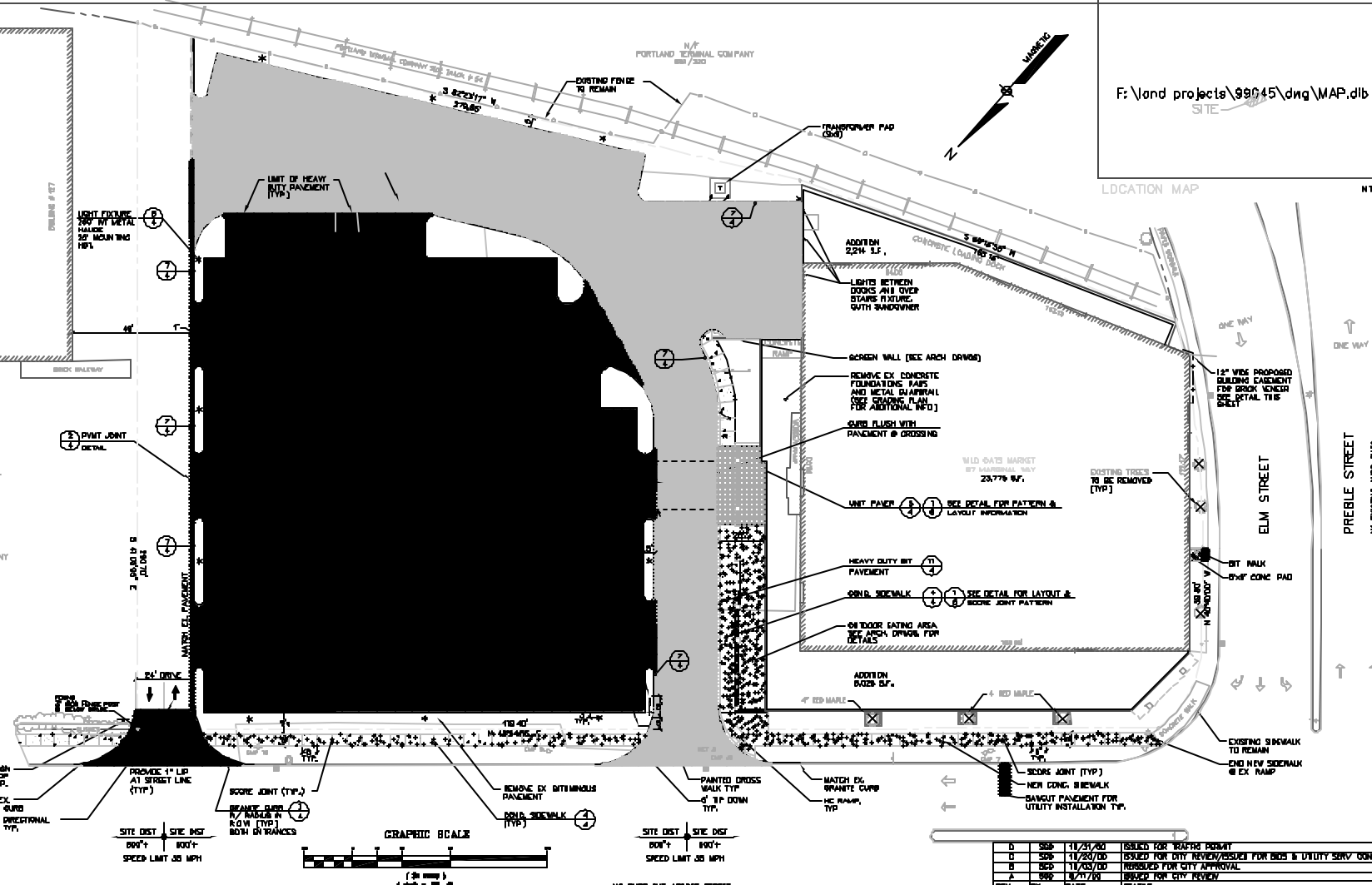


LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURB	
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	ANDANT	
	CATCH BASIN	
	MANHOLE	
	IRON PIPE/BOX	
	CHAIN LINK FENCE	
	GUARDRAIL	
	RAILROAD	



GENERAL NOTES

1. SPACE AND PLU REQUIREMENTS:
ZONE: URBAN COMMERCIAL MIXED USE (U-C-3)
MINIMUM LOT AREA: NONE
MINIMUM FRONT YARD: NONE
MINIMUM SIDE/REAR YARD: NONE
MAXIMUM LOT COVERAGE: 100%
MAXIMUM BUILDING HEIGHT: 40 FT.
MINIMUM STREET FRONTAGE: NONE
2. TOTAL LOT AREA: 2.3 ACRES
3. USE: EXISTING: RETAIL (BOOK STORE W/CAFETERIA)
PROPOSED: RETAIL (HEALTH FOOD W/CAFETERIA)
4. BUILDING SUMMARY:
EXISTING BUILDING TO REMAIN: 73,779 CSF
NEW CONSTRUCTION: 8,242 CSF
TOTAL BUILDING AREA: 82,021 SF
5. PARKING SUMMARY:
REQUIRED: 118 SPACES
RETAIL (150/200 SF RETAIL AREA) 22,000 SF/20%: 118 SPACES
RESTAURANT (150/200 SF FLOOR AREA) 2,000 SF/100%: 12 SPACES
TOTAL REQUIRED: 130 SPACES
PROVIDED: 140 SPACES
6. PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER. ELECTRIC, TELEPHONE AND GAS WILL BE UNDERGROUND.
7. SIDEWALK AND BUILDING ENTRANCE WILL BE HANDICAPPED ACCESSIBLE.
8. BUILDING WILL BE SPRINKLERED.
9. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
10. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROVIDED 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.
11. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.I.D.' STANDARDS AND SPECIFICATIONS.
12. NOTIFICATION SHALL BE GIVEN TO THE PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION OF WATER MAINS. INFORMATION SHOULD ALSO BE OBTAINED FROM THE WATER DISTRICT CONCERNING PERMITS AND REGULATIONS.
13. THE APPROVAL OF EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED IN THESE PLANS IN NO WAY RELIEVES THE DEVELOPER AND/OR HIS AGENT FROM THE RESPONSIBILITIES CONTAINED IN THE LAND USE CODE.
14. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
15. WARNING SIGNS, MARKERS, BARRICADES OR FLAG MAIL APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.
16. ALL DRAINAGE CURBS REMOVED FROM THE PUBLIC RIGHT-OF-WAY SHALL REMAIN CITY PROPERTY AND THE CONTRACTOR SHALL DELIVER THIS MATERIAL TO THE CITY'S HANDOVER STREET DEPARTMENT.
17. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS INDICATED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN INCLUDING INTERMITTENT TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ADDRESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
18. SIDEWALKS AND CURBSHAWNS SHALL BE BUSHED AND BUILT WITH TIP DOWN DUMPS AT ALL STREET CORNERS, INTERSECTIONS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS.

REV	BY	DATE	DETAIL
0	SDP	11/21/00	ISSUED FOR TRAFFIC SIGN
0	SDP	11/20/00	ISSUED FOR CITY REVIEW/ISSUES FOR SIDE & UTILITY SURV. COUNTY
0	SDP	11/03/00	REWORKED FOR CITY APPROVAL
1	SDP	1/21/01	ISSUED FOR CITY REVIEW

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS INC. ANY ALTERATIONS APPROVED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

AMENDED SITE PLAN
WILD OATS MARKET
BY NATIONAL WAY
PORTLAND, MAINE
FOR:
MARGINAL HOLDINGS L.L.C.
C/O ADAM ASSOCIATES
60 LOUIS ANNE
WALPOLE, MA 02451

Sebago Technics
Professional & Planning / Civil Engineer
One Church Street
Walden, MA 02458
Tel (987) 528-0277

DESIGN BY: SDP
DRAWN BY: DJZ/ASD
CHECKED BY:
DATE: 11-21-00
SCALE: 1"=20'
FIELD ENG.
PROJ. NO.: 99045
DRAWING: 30045230
SHEET 1 OF 6