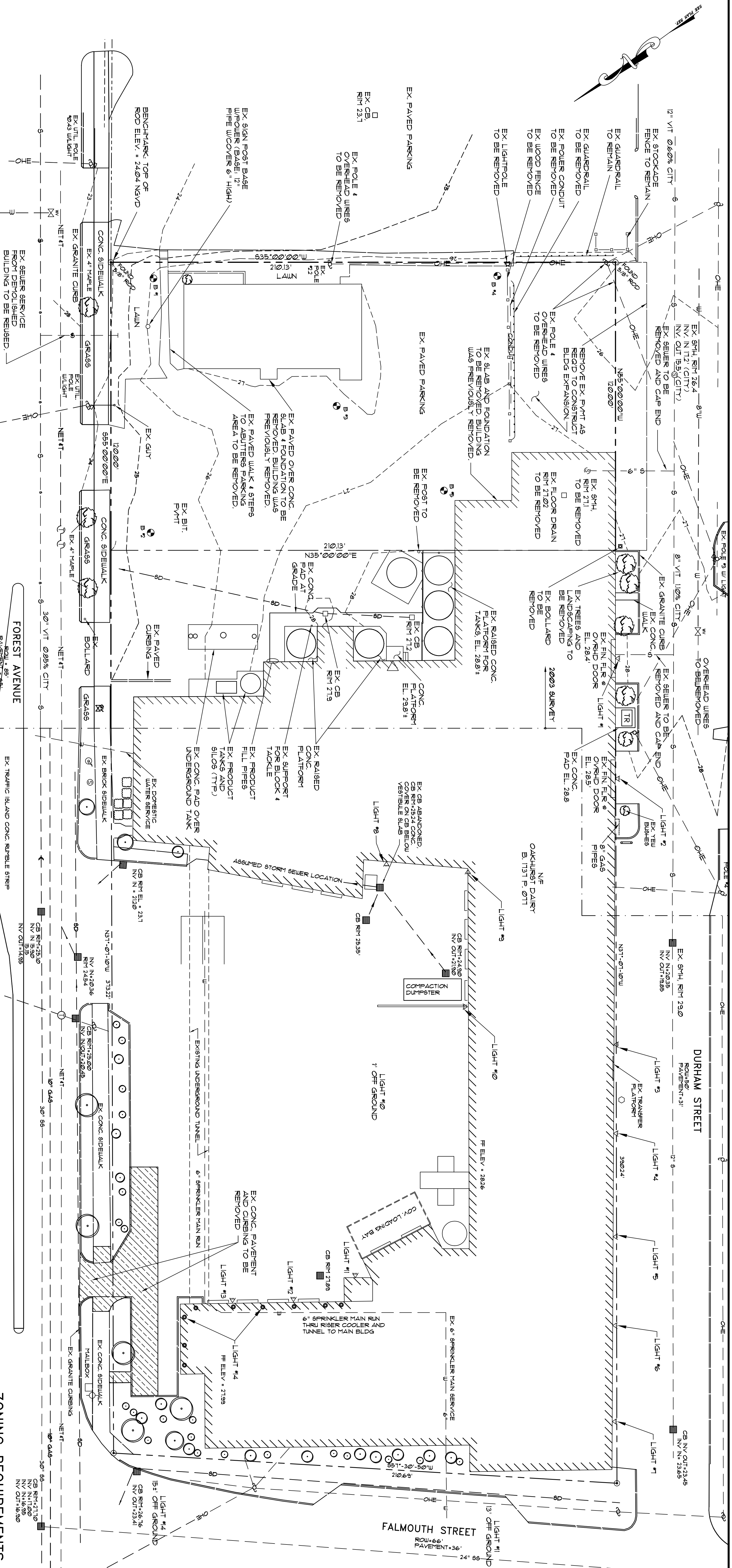
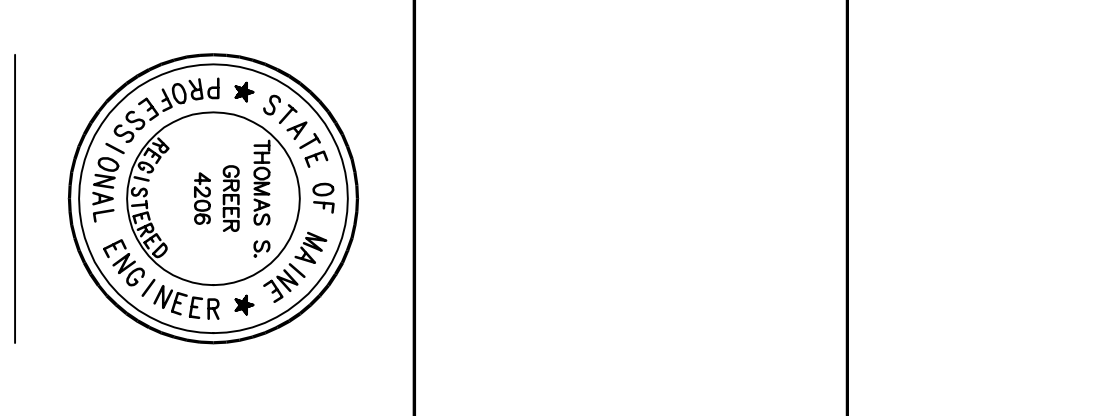
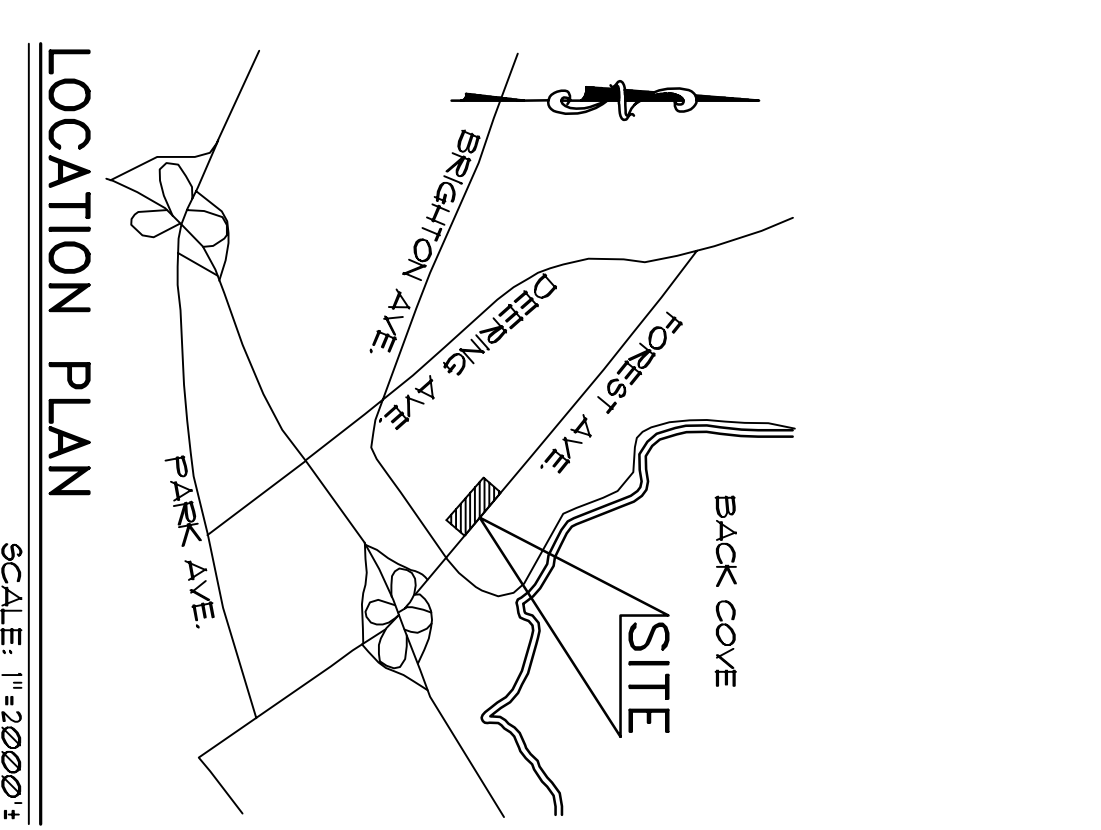
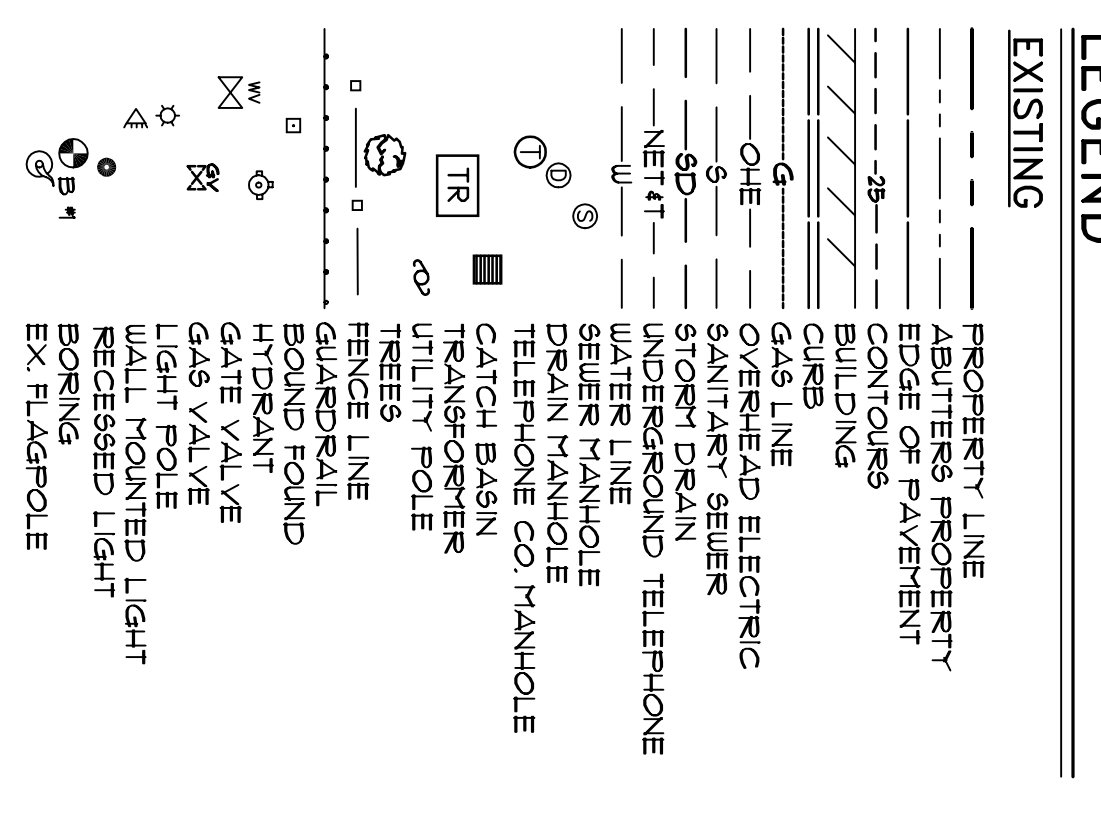


- ### GENERAL NOTES
- OWNER: OAKHURST DAIRY CORPORATION, 364 FOREST AVENUE, PORTLAND, ME.
 - ARCHITECT: FINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, ME.
 - ENGINEER: FINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, ME.
 - BOUNDARY AND SITE SURVEY: OAKHURST DAIRY, PORTLAND, MAINE, BY DANIEL J. DALFONSO LLC, SOUTH PORTLAND, MAINE, DATED JUNE 20, 2003. ADDITIONAL SITE INFORMATION TAKEN FROM "ALTERATIONS TO OAKHURST DAIRY 364 FOREST AVENUE, PORTLAND, MAINE" BY DAVID D. LEASURE, ARCHITECTURAL ASSOC. INC., FALMOUTH, MAINE, LATEST REVISION JULY 20, 1994.
 - BENCHMARK: TOP OF ROD AT EASTERLY PROPERTY CORNER, EL. 24.04 NGVD.
 - ZONE: B-2 BUSINESS DISTRICT.
 - TAX MAP REFERENCE: MAP 114A BLOCK F LOTS 001 & 004.
 - TOTAL PARCEL: 2.4 AC.
 - BUILDING EXPANSION TO BE SERVICED BY EXISTING PUBLIC SERVICES: SEWER AND WATER.
 - CALL DIG-SAVE (1-800-225-4971) PRIOR TO BEGINNING WORK.
 - 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.
 - THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS. SUBMITTED AND APPROVED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DENMINUMS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.



CITY OF PORTLAND SITE PLAN NOTES

- LANDSCAPING SHALL MEET THE "ARBOREAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND, TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN APPROVED BY THE PLANNING AUTHORITY OR PLANNING BOARD. SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SITE LOCATION AND SCHEDULING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- SEE PLAN FOR INSTALLATION OF POWERLINE UTILITIES: OVERHEAD OR UNDERGROUND.
- SPECIALS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIPPOIN RAYS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. EROSION CONTROL DEVICE LOCATIONS AND SCHEDULES SHALL BE SHOWN ON THE SITE PLAN. FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRAVING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH BARKMULCH OR LOAT AND SEED OR OTHER METHODS AS RECOMMENDED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- BEFORE TO CONSTRUCTION A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.



ZONING REQUIREMENTS

ZONE: B-2 COMMUNITY BUSINESS ZONE

PERMITTED USE: DAIRY IN EXISTENCE PRIOR TO NOVEMBER 15, 1993.

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

FRONT SETBACK: NONE

REAR SETBACK: NONE

MAXIMUM LOT WIDTH: 50 FT.

MAXIMUM BUILDING HEIGHT: 45 FT.

MAXIMUM LOT COVERAGE: 80%

REV.	DATE	DESCRIPTION
3	10/14/03	CORRECTED ZONING INFORMATION
2	7/31/03	REVISED DEMOLITION ITEMS.
1	7/10/03	REV'D GRADING AND ADDED UTILITIES

EXISTING SITE PLAN

OAKHURST DAIRY CORPORATION
364 FOREST AVENUE, PORTLAND
2003 EXPANSION, FOREST AVE.

CONSULTING ENGINEERS, INC.
FINKHAM & GREER

SCALE: AS SHOWN
DATE: JULY 7, 2003
PROJECT: 03127

DRN BY: JDC
DESG BY: TSG
CHK BY: TSG

C1