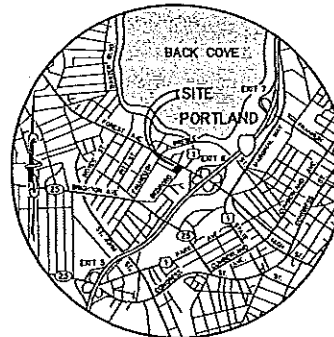


STORM STRUCTURES

P1 - 12" PVC SDR 35, L=10', S=0.01'/FT

CB 1 - RM 21.80
12" INV. OUT 18.72



LOCATION MAP
SCALE: 1" = 2 MILES

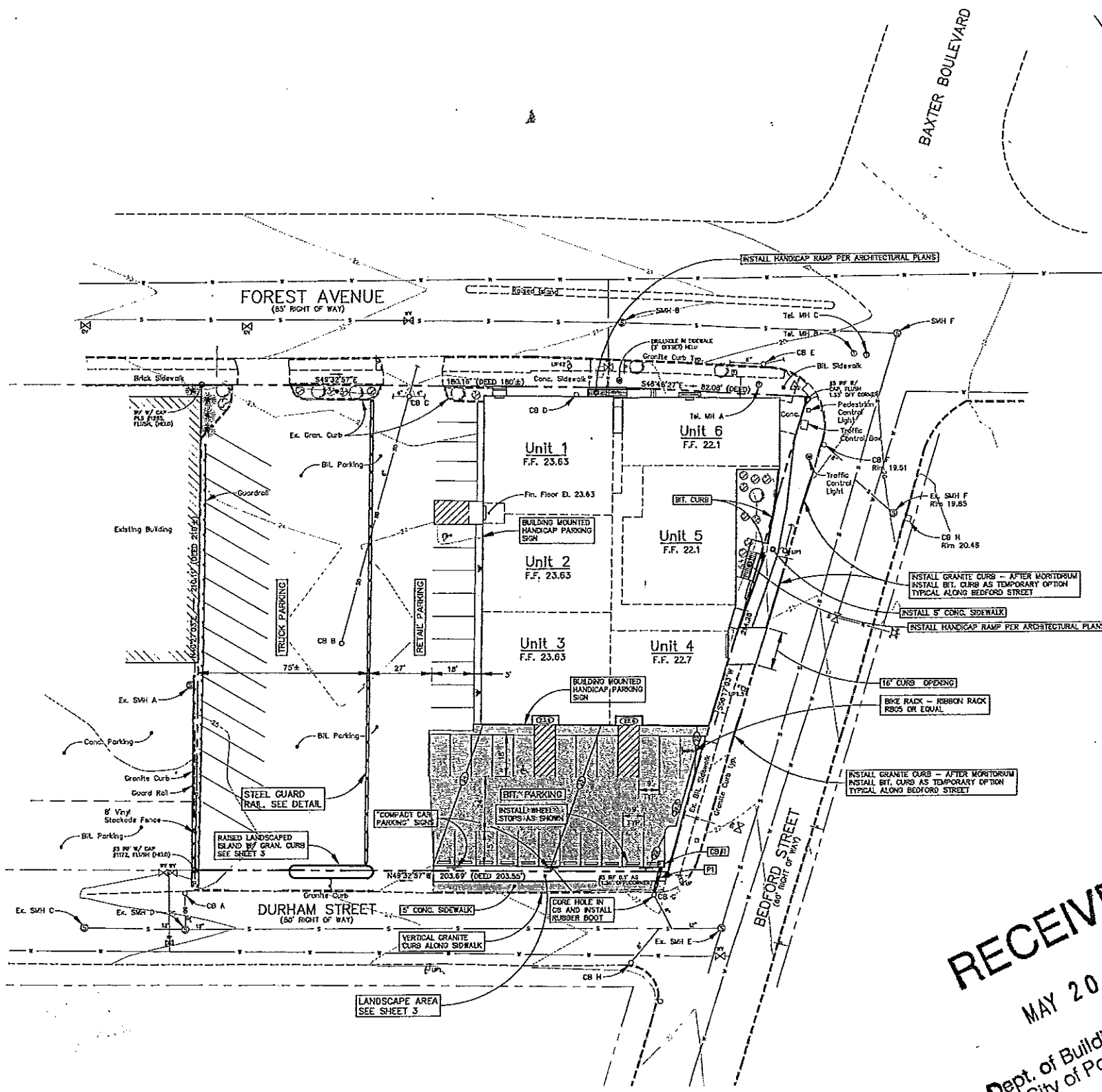
NOTES:

- OWNER/APPLICANT: OAKHURST PROPERTIES, LLC
364 FOREST AVENUE
PORTLAND, MAINE 04010
- ENGINEER: LESTER S. BERRY, PE #3341
BH2M
28 STATE STREET
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
- DEED REFERENCE: BK. 28854, PG. 120
- TAX MAP REFERENCE: MAP 114A, BLOCK F, LOTS 3,7,8
- ZONING: B2, BUSINESS COMMUNITY
- LOT AREA: 48,890 S.F. (1.778 ACRES)
- EXISTING USE: RETAIL SALES
- PROPOSED USE: RETAIL UNITS
- SEWER SERVICE: UNDERGROUND
- WATER SERVICE: UNDERGROUND
- ELECTRIC/TELEPHONE: UNDERGROUND
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
- BENCHMARK: PK NAIL SET IN PAVEMENT AT CORNER OF FOREST AVENUE AND BEDFORD ST., ELEVATION 20.02, NGVD 1929. BASED ON BENCHMARK ON PLAN REF. A.
- COORDINATES: BEARING AND NORTH ORIENTATION SHOWN ARE BASED ON MAINE STATE COORDINATES SYSTEM WEST ZONE (MAD 1983), USING CITY OF PORTLAND POINT #811 T124-28 AND #1035 L735-14-1.
- PLAN REFERENCES:
 - EXISTING SITE PLAN MADE FOR OAKHURST DAIRY, 364 FOREST AVE., PORTLAND, MAINE, BY PINKHAM & GREER INC., CONSULTING ENGINEERS, DATED JULY 7, 2003.
 - ALTA/ACSM LAND TITLE SURVEY MADE FOR OAKHURST DAIRY CORP., 364 FOREST AVE., PORTLAND, MAINE, DATED 12-08-04, BY DANIEL DALFONSO, PLS#1172.
 - VARIOUS RIGHT OF WAY BLUESHEETS OF FOREST AVENUE, BEDFORD ST. AND DURHAM ST., PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.

PARKING:

REQUIRED - 12	UNIT 1 - 2552 SF - 2000 SF = 652/200 = 3.26 (4)
UNIT 2 - 2173 SF - 2000 SF = 173/200 = 0.87 (1)	
UNIT 3 - 2529 SF - 2000 SF = 529/200 = 2.65 (3)	
UNIT 4 - 1869 SF - 2000 SF = 0 REQUIRED	
UNIT 5 - 2681 SF - 2000 SF = 681/200 = 3.41 (4)	
UNIT 6 - 1827 SF - 2000 SF = 0 REQUIRED	
COMMON - 928 S.F. - 2000 SF = 0 REQUIRED	
PROVIDED - 35	

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING/SWEEPING TRACKED SEDIMENTS FROM THE PUBLIC ROAD(S) AT THE END OF EACH DAY OF CONSTRUCTION.
19. WAIVERS:
- REDUCE PARKING SPACE LENGTH FROM 19' TO 16'.
 - ALLOW 13 PARKING SPACES TO BE COMPACT CAR SPACES 9' x 15'.

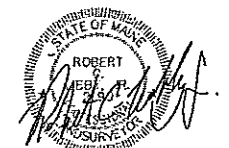


LEGEND

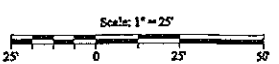
SYMBOL	DESCRIPTION
○	IRON ROD FOUND
○	IRON PIPE FOUND
---	EDGE OF PAVEMENT/CONC.
---	EXISTING CONTOUR
---	NOW OR FORMERLY EXISTING STORMDRAIN
---	GUARDRAIL
---	SANITARY SEWER LINE
---	WATERMAIN
---	GAS LINE
---	GAS VALVE
---	WATER VALVE
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	SHRUB
○	SIGN
○	SPOT GRADE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

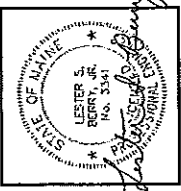


ROBERT C. LIBBY JR. PLS #2190



RECEIVED
MAY 20 2009
Dept. of Building Inspection
City of Portland, Maine

NO.	DATE	REVISION DESCRIPTION
1	1/25/10	Revised Plotting Layout
2	2/9/10	Revised Building Envelope, Parking Layout, Curbside
3	4/15/10	Revised Per City Of Portland Planning (4/15/10 Letter)
4	5/15/10	H.C. Ramps & Details



BH2M
BERRY, LESTER S. BERRY, PE #3341
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 839-2772
Fax: (207) 839-6220

FOR
Oakhurst Properties, LLC
364 Forest Avenue
Portland, Maine

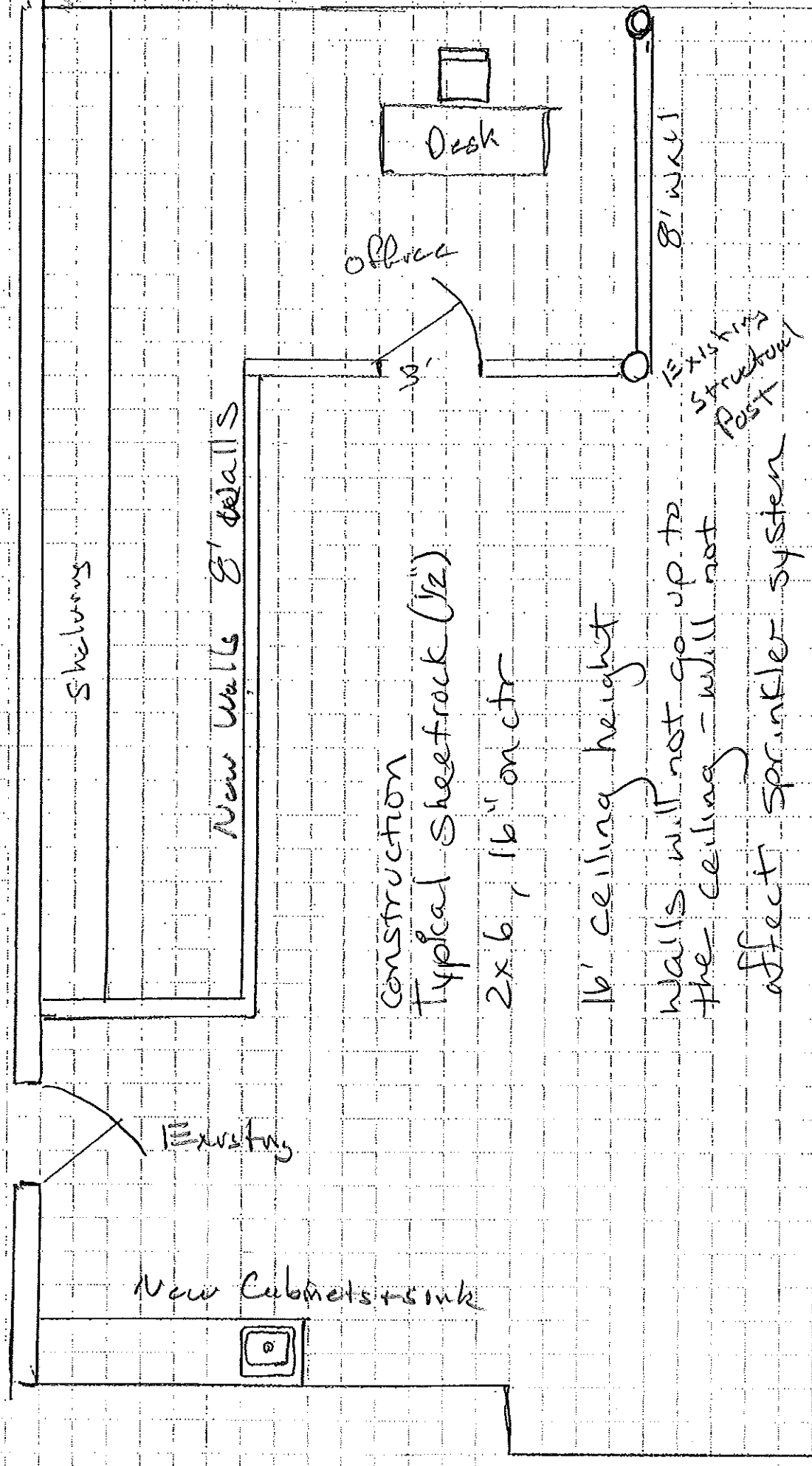
SITE PLAN
336, 332, 336, 338 FOREST AVENUE
PORTLAND, MAINE

DESIGNED Survey	DATE Dec. 2009
DRAWN W. Pelkey	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 09073

SHEET
1

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334 Forest Ave



Has existing alarm system, HVAC system

