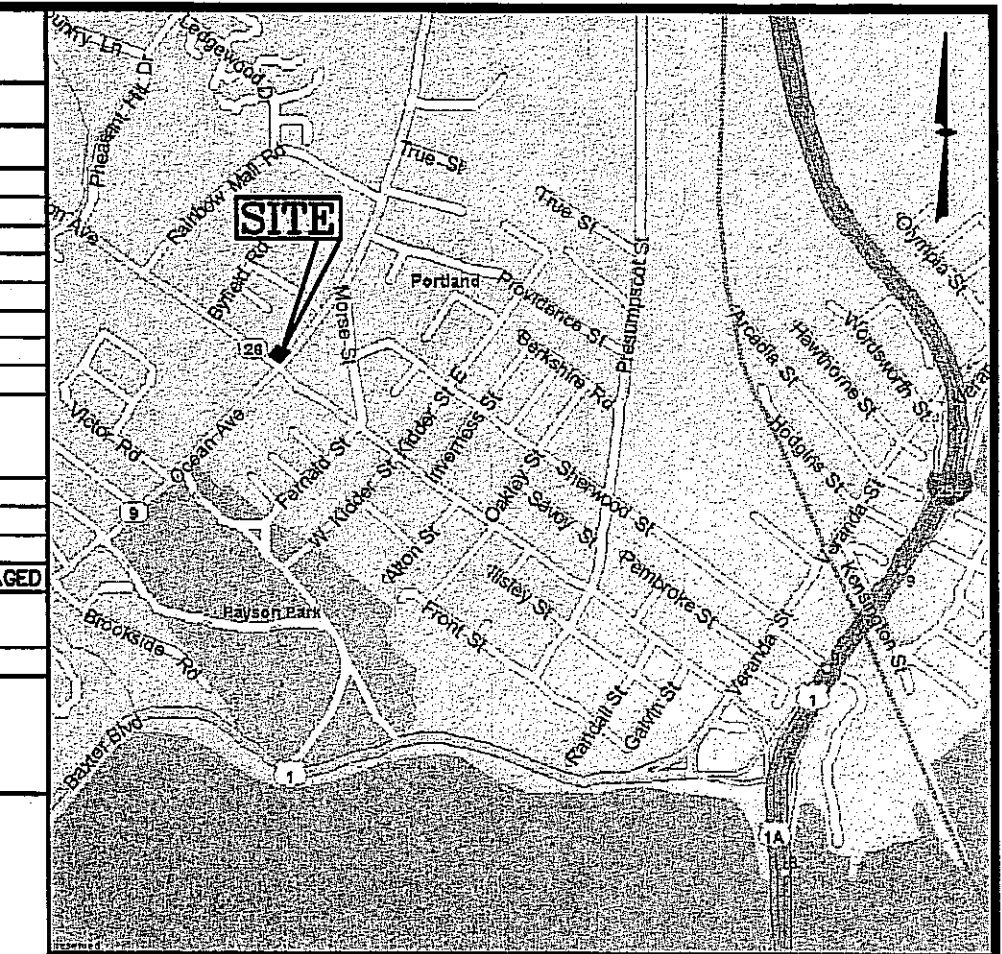


TABLE OF ZONING REGULATIONS - PORTLAND, ME

ZONE: COMMUNITY BUSINESS (B-2)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	10,000 SF	31,972 SF
MINIMUM LOT FRONTAGE	50'	167.14'
MAXIMUM FRONT YARD BUILDING SETBACK *	10'	102.4'
MINIMUM FRONT YARD BUILDING SETBACK	0'	77.4'
MINIMUM REAR YARD BUILDING SETBACK	10' (20' ABUTTING RESIDENTIAL ZONE)	23.3'
MINIMUM SIDE YARD BUILDING SETBACK	10'	12.3'
MINIMUM PARKING SETBACK	5' FROM STREET LINE	10.6'
PARKING SPACE DIMENSIONS	9'x18'	9'x18'
MINIMUM NUMBER PARKING SPACES	1 SPACE/200 SF 3,874 SF/200 = 19 SPACES	29 SPACES (INCLUDES SPACES UNDER CANOPY)
MAXIMUM FLOOR AREA	5,000 SF	3,874 SF
MAXIMUM IMPERVIOUS SURFACE RATIO	80% = 25,078 SF	25,303 SF/31,972 SF = 78.1%
MAXIMUM BUILDING HEIGHT	45'	< 35'
FREESTANDING SIGN AREA, HEIGHT+SETBACK	18' HEIGHT, 5' SETBACK **	EXISTING TO REMAIN & BE RE-IMAGED
WALL SIGN AREA	30 SF PRINCIPAL WALL SIGN, 10 SF/ADDITIONAL MAJOR AUX. USE	15.0 SF x 2 = 30.0 SF
CANOPY SIGNS	2 MAXIMUM, 20 SF EACH	12.38 SF x 2 = 24.76 SF

* NOT TO EXCEED AVERAGE DEPTH OF THE FRONT YARD OF THE CLOSEST DEVELOPED LOT, UNLESS MODIFIED SETBACK IS APPROVED BY THE PLANNING BOARD.
** 40 SF MAJOR PRINCIPAL USE; 15 SF ADDITIONAL AUXILIARY USE, 24 SF PRICE SIGN.



LOCATION MAP (NOT TO SCALE)

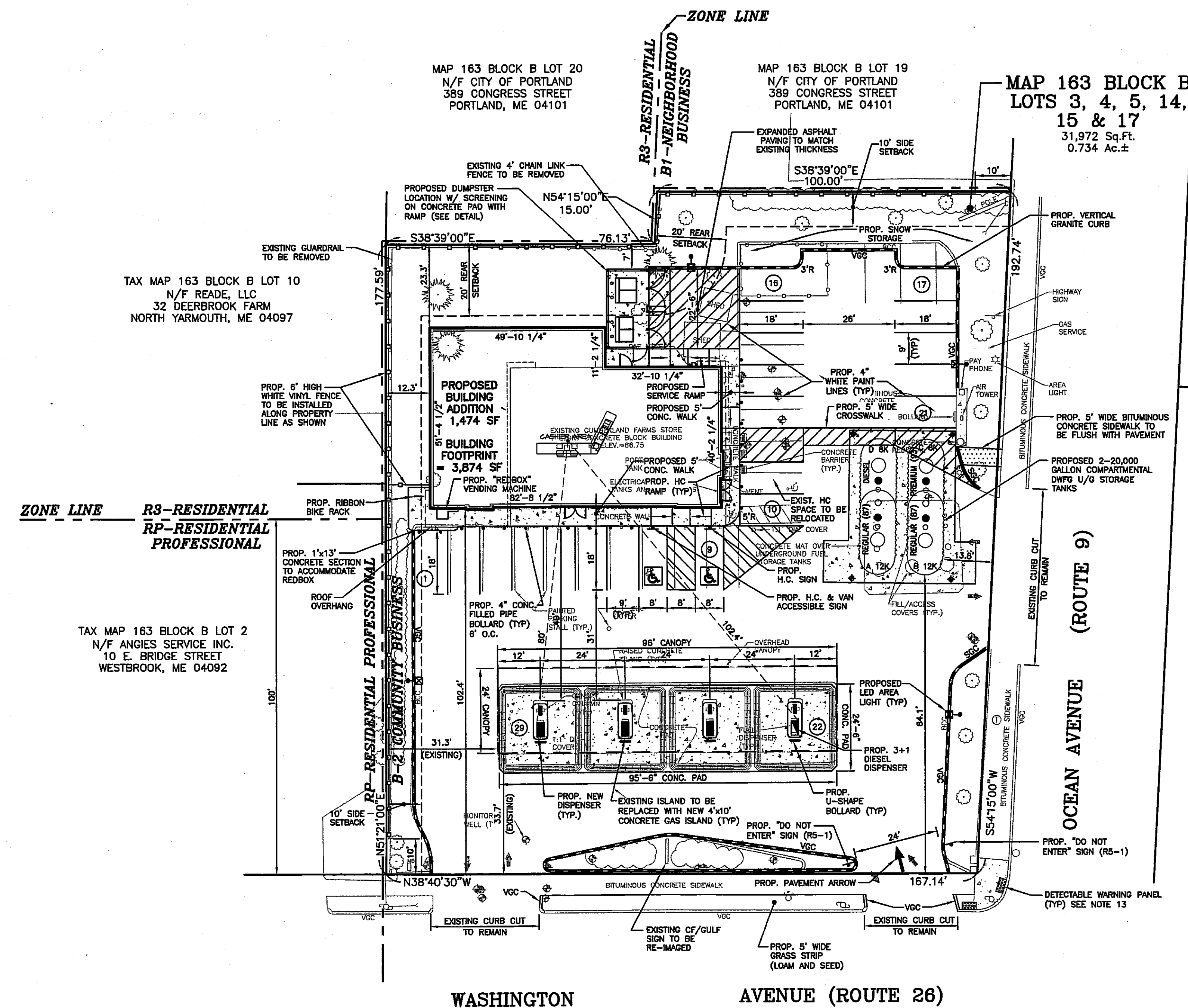
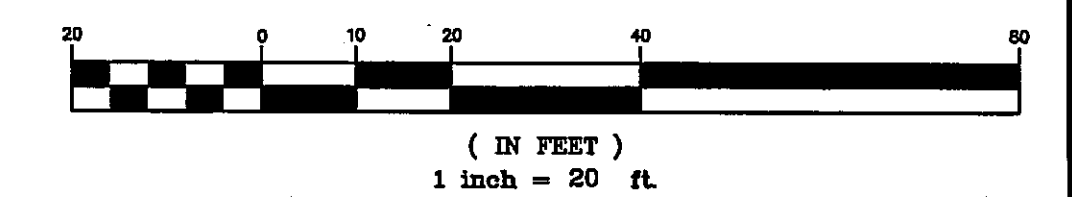
NOTES:

- TAX MAP 163 BLOCK B LOTS 3, 4, 5, 14, 15 & 17
- ZONING DISTRICT: COMMUNITY BUSINESS (B-2)
- LOT AREA = 31,972 Sq.Ft. = 0.734 Ac.±
- EXISTING USE: RETAIL MOTOR FUEL OUTLET
PROPOSED USE: RETAIL MOTOR FUEL OUTLET
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 55, NO. 144, DATED JULY 26, 1991, REVISED JULY 23, 2004.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DISSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTLAND AND THE STATE OF MAINE.
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE CUMBERLAND FARMS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
- CONTRACTOR SHALL INSTALL DETECTABLE WARNING PANELS AT CROSSWALK RAMPS IN ACCORDANCE WITH THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

PLAN REFERENCES:

- EXISTING CONDITIONS PLAN OF CUMBERLAND FARMS STORE; PREPARED FOR V.S.H. REALTY, INC.; PREPARED BY MAINE SURVEY CONSULTANTS, INC.; SCALE: 1"=20'; DATE: APRIL 1999

GRAPHIC SCALE



WASHINGTON AVENUE (ROUTE 26)

OCEAN AVENUE (ROUTE 9)

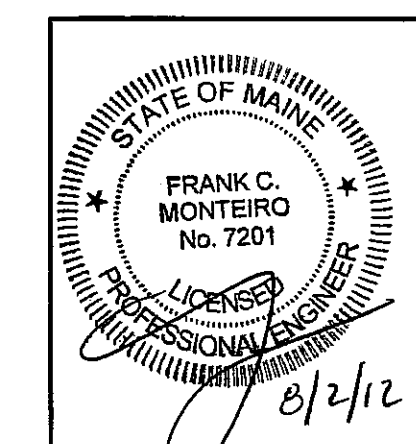
TAX MAP 163 BLOCK A LOT 8
N/F ANGIES SERVICE INC.
10 E. BRIDGE STREET
WESTBROOK, ME 04092

ABUTTER ACROSS INTERSECTION
TAX MAP 163 BLOCK E LOT 6
N/F LAURA ANGELONE
28 WHALEBOAT ROAD
PORTLAND, ME 04103



LEGEND

○	IRON PIN FOUND/SET	⊙	UTILITY POLE
⊙	SIGN	⊙	SEWER MANHOLE
⊙	OBSERVATION WELL	⊙	TELEPHONE MANHOLE
⊙	TREE	⊙	WATER VALVE
		⊙	PROPOSED PARKING SPACE DESIGNATION



REVISIONS			31,972 SQUARE FEET
DATE	REV. BY.	DESCRIPTION	0.734 ACRES
3/17/11	CMT	REV. ZONE, UST'S, MISC.	V# 1079
9/6/11	CMT	REV. BLDG FOOTPRINT, MISC. REVS.	Store# 5604
3/29/12	CMT	ADDRESS CITY COMMENTS	Gas Station# 851839
6/15/12	CMT	ADDRESS CITY COMMENTS	
7/24/12	CMT	REVISE ON-SITE CURBING	

MHF Design Consultants, Inc.
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PORTLAND, MAINE

44 Siles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

Cumberland FARMS
CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

SCALE: 1" = 20'
DATE: OCTOBER 5, 2009
FILE: 2666SP.dwg
DRAWN BY: MHF
CHECKED BY:

SITE PLAN

F:\Projects\CAD\266609\2666SP.DWG SP_B/02/12 11:45am cmt