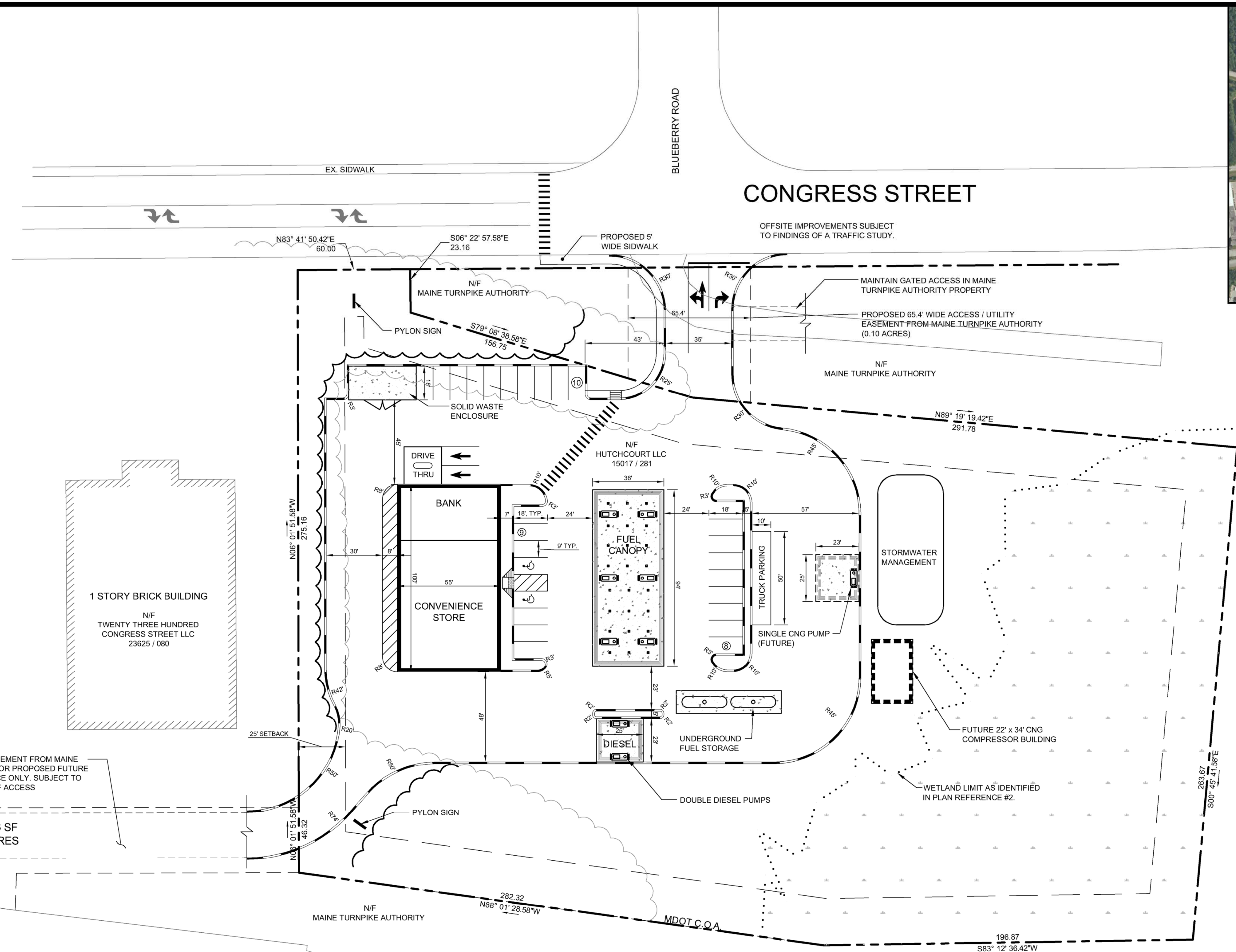




LOCATION MAP
N.T.S.

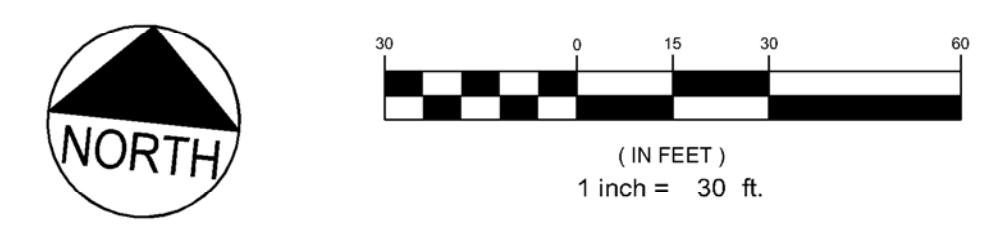
| CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS | |
|-------------------------------------------------|--------------------------------------------------------------------|
| CRITERIA | EXISTING INDUSTRIAL MODERATE IM REQUIRED |
| USE - CONVENIENCE STORE W/ FUEL STATIONS | NOT PERMITTED* |
| MINIMUM LOT SIZE | NONE |
| FRONT YARD SETBACK | 1' FROM THE FRONT PROPERTY LINE FOR EACH 1' OF BUILDING HEIGHT |
| REAR YARD SETBACK SIDE YARD SETBACK | 1' FROM EACH SIDE OR REAR FOR EACH 1' OF BUILDING HEIGHT UP TO 25' |
| MAXIMUM HEIGHT | 75' |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 75% |
| PAVEMENT SETBACK FROM LOT BOUNDARIES | 10' |
| MINIMUM STREET FRONTAGE | 60' |
| MAXIMUM FLOOR AREA RATIO | - |
| MINIMUM LOT WIDTH | - |

*REQUESTING CONDITIONAL REZONE TO ALLOW USE



- NOTES:**
- THIS PLAN IS TO BE USED FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION WITHOUT WRITTEN CONSENT OF DELUCA-HOFFMAN ASSOCIATES, INC. OR OEST ASSOCIATES, INC.
 - RECORD OWNER OF PROPERTY: HUTCHCOURT LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15017, PAGE 281. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, LOT A012.
 - PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
 - PROPERTY IS LOCATED IN FLOOD ZONE 'C' BASED ON F.I.R.M. PANEL #230051-0012B EFFECTIVE JANUARY 1986 AS DEPICTED IN THE CITY OF PORTLAND, MAINE CUMBERLAND COUNTY. ZONE 'C' IS DEFINED AS AN AREA OF MINIMAL FLOODING.

- PLAN REFERENCES:**
- STANDARD BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OEST ASSOCIATES, INC ON FILE WITH THE CITY OF PORTLAND PLANNING DEPARTMENT DATED 09.14.99. USE OF THIS PLAN BEYOND CONCEPT PLANNING SHALL REQUIRE WRITTEN PERMISSION FROM OEST ASSOCIATES, INC.
 - COMPOSITE PLAN PREPARED FOR CJ DEVELOPERS, INC. BY ALBERT FRICK ASSOCIATES, INC. DATED 04.02.12.



PRELIMINARY - NOT FOR CONSTRUCTION

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------------------|
| 6 | 01.25.13 | REVISED FOR CLIENT REVIEW |
| 5 | 01.23.13 | REVISED FOR CLIENT REVIEW |
| 4 | 10.23.12 | REVISED AND RESUBMITTED TO CITY |
| 3 | 09.28.12 | ZONING MAP AMENDMENT APPLICATION |
| 2 | 06.08.12 | RELEASED FOR CLIENT REVIEW |
| 1 | 05.16.12 | RELEASED FOR CLIENT REVIEW |

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT MULTI-USE DEVELOPMENT
2282 CONGRESS STREET
PORTLAND, MAINE
SHEET TITLE
CONCEPT 3
CLIENT CJ DEVELOPERS, INC.
35 PRIMROSE LANE
FREEPORT, MAINE 04032

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM
DRAWN: CMW DATE: MAY 2012
DESIGNED: SRB SCALE: 1" = 30'
CHECKED: SRB JOB NO.: 3118
FILE NAME: 3118-CONCEPT3
SHEET 1