



| PARCEL SIZE                                     | 3.24 ACRES   |
|---|--|
| CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS |  |
| CRITERIA  | EXISTING INDUSTRIAL MODERATE IM REQUIRED                           |
| USE - CONVENIENCE STORE W/ FUEL STATIONS        | PERMITTED BY CONDITIONAL ZONING                                    |
| MINIMUM LOT SIZE                                | NONE   |
| FRONT YARD SETBACK                              | 1' FROM THE FRONT PROPERTY LINE FOR EACH 1' OF BUILDING HEIGHT     |
| REAR 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                               | -  |

**NOTES:**

- 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 'X' BASED ON F.I.R.M. PANEL #230051-0012C EFFECTIVE DEC. 8, 1998 AS DEPICTED IN THE CITY OF PORTLAND, MAINE CUMBERLAND COUNTY. ZONE 'X' IS NOT DESIGNATED AS AN AREA OF SPECIAL FLOOD HAZARD.

**PLAN REFERENCES:**

- STANDARD BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY TITCOMB ASSOCIATES, INC. DATED MARCH 13, 2013.
- COMPOSITE PLAN PREPARED FOR CJ DEVELOPERS, INC. BY ALBERT FRICK ASSOCIATES, INC. DATED 04.02.12.

**SIGN LEGEND**

|                |                 |                |                 |                 |                    |           |                |
|----------------|-----------------|----------------|-----------------|-----------------|--------------------|-----------|----------------|
|                |                 |                |                 |                 |                    |           |                |
| 24" x 24" R1-1 | 12" x 18" R7-8A | 12" x 18" R7-1 | 12" x 18" ATM-1 | 12" x 18" ATM-2 | F                  | H         | I              |
|                |                 |                |                 |                 | G                  |           |                |
|                |                 |                |                 |                 | 36" x 36" W11-2    | 18" x 18" | 24" x 24" R5-1 |
|                |                 |                |                 |                 | 12" x 18" R15-3-DH |           |                |

RECTANGULAR RAPID FLASHING PEDESTRIAN BEACONS, SEE DETAIL ON OFFSITE PLANS

(IN FEET)  
1 inch = 30 ft.

**SURFACE MATERIAL LEGEND\***

|  |  |
|--|--|
|  | STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT |
|  | HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT    |
|  | PORTLAND CEMENT CONCRETE                   |
|  | STONE DUST                                 |

\* AREAS NOT OTHERWISE RECEIVING SURFACE TREATMENT SHALL RECEIVE 4" TOPSOIL, SEED AND MULCH

**CURB LEGEND**

|    |  |
|----|--|
|    | MONOLITHIC CONCRETE CURB - PART OF SIDEWALK                                |
|    | C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK |
|    | TYPE 1 VERTICAL GRANITE CURB - MDOT 609.11                                 |
| TD | TIPDOWN  |

| REV | DATE     | DESCRIPTION   | REV | DATE     | DESCRIPTION  |
|-----|----------|---|-----|----------|--|
| 11  | 08.03.15 | FINAL PLANS ISSUED TO CITY OF PORTLAND, ISSUED FOR CONSTRUCTION | 6   | 07.22.14 | REVISED SITE LAYOUT AND SUBMITTED AMENDED PLANS TO CITY AND MEDEP    |
| 10  | 07.31.15 | ADDED LANDSCAPE ISLAND PER CITY ARBORIST                        | 5   | 05.21.13 | ELIMINATED ONE STORMTREAT AND SUBMITTED CITY APPROVED PLANS TO MEDEP |
| 9   | 04.29.15 | REVISED PAVE LIMITS, REL. FUEL TANKS, SUBMITTED TO OWNER        | 4   | 05.03.13 | REVISED AND RESUBMITTED TO CITY                                      |
| 8   | 08.25.14 | ADD CNG / DIESEL NOTES AND SUBMITTED TO CITY                    | 3   | 04.18.13 | REVISED PER CITY STAFF COMMENTS                                      |
| 7   | 08.07.14 | REVISED PER VALUE ENGINEERING AND CITY STAFF REVIEW COMMENTS    | 2   | 04.09.13 | SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT                       |
|     |          |   | 1   | 03.28.13 | SUBMITTED TO CITY OF PORTLAND  |

P.E. STEPHEN BUSHEY  
LIC. # 7429

PROJECT: MULTI-USE DEVELOPMENT  
2282 CONGRESS ST., PORTLAND, ME

SHEET TITLE: AMENDED SITE LAYOUT PLAN

CLIENT: CJ DEVELOPERS, INC.  
35 PRIMROSE LANE, FREEPORT, MAINE 04032  
AND PORTLAND PROPERTY HOLDINGS, LLC  
2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

**FST** 100 YEARS  
**FAY, SPOFFORD & THORNDIKE**  
ENGINEERS • PLANNERS • SCIENTISTS  
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

|                    |                    |
|--------------------|--------------------|
| DRAWN: CMW         | DATE: OCTOBER 2013 |
| DESIGNED: SRB      | SCALE: 1" = 30'    |
| CHECKED: SRB       | JOB NO. 3118       |
| FILE NAME: 3118-SP | SHEET C-2.0        |