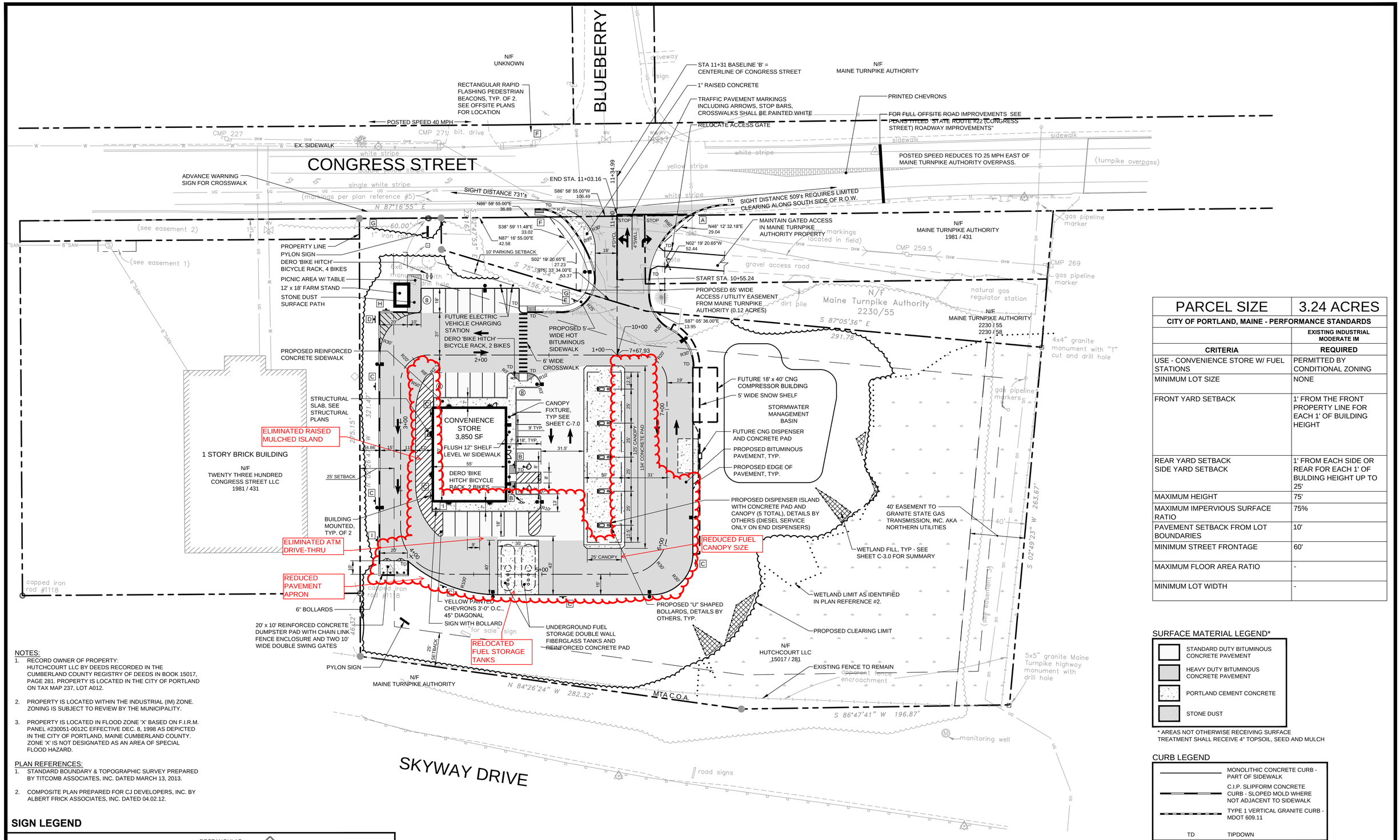

PARCEL SIZE	3.24 ACRES
CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS	
	EXISTING INDUSTRIAL MODERATE IM
CRITERIA	REQUIRED
USE - CONVENIENCE STORE W/ FUEL STATIONS	PERMITTED BY CONDITIONAL ZONING
MINIMUM LOT SIZE	NONE
FRONT YARD SETBACK	1' FROM THE FRONT PROPERTY LINE FOR EACH 1' OF BUILDING HEIGHT
REAR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

1. 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.
2. PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
3. 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:

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

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

SIGN LEGEND

A	B	C	D	E	F	G	H	I
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	RECTANGULAR RAPID FLASHING PEDESTRIAN BEACONS, SEE DETAIL ON OFFSITE PLANS	36" x 36" W11-2 12" x 18" R15-3-DH	18" x 18"	24" x 24" R5-1

NORTH

(IN FEET)
1 inch = 30 ft.

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

REVISIONS

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

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		

R:\3118-Convenience Store, Portland, ME\Cadd\Amended Permit Set\dwg\3118-SP.dwg anthon_l 4/30/2015 9:51 AM