

PARCEL SIZE	3.24 ACRES
CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS	
CRITERIA	EXISTING INDUSTRIAL MODERATE IM
REQUIRED	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'
SIDE YARD SETBACK	
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	-

**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**

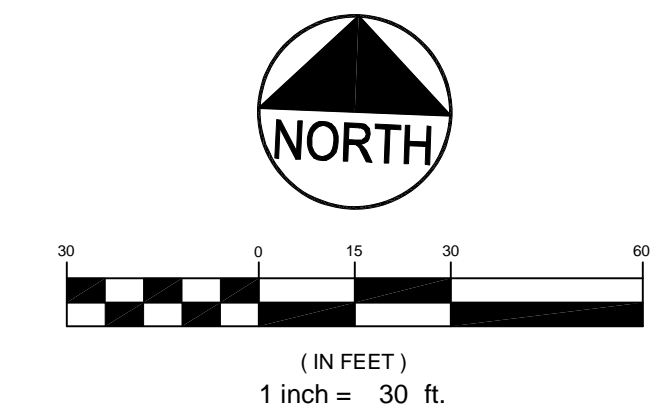
	MONOLITHIC CONCRETE CURB - PART OF SIDEWALK
	C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK
	TYPE 1 VERTICAL GRANITE CURB - MDOT 609.11
TD	TIPDOWN

- 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.

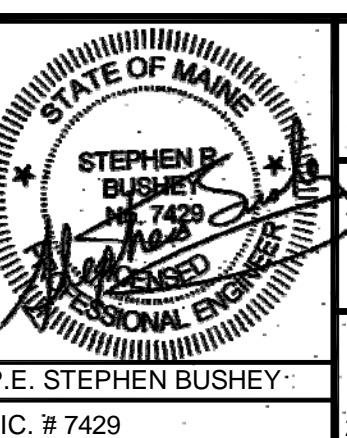
**SIGN LEGEND**

	RECTANGULAR RAPID FLASHING PEDESTRIAN BEACONS, TYP. OF 2. SEE OFFSITE PLANS FOR LOCATION

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  
36" x 36" W11-2  
12" x 18" R15-3-DH  
18" x 18"  
24" x 24" R5-1



REV	DATE	DESCRIPTION
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	REVISIONS PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND
REV	DATE	DESCRIPTION
7	08.07.14	REVISED PER VALUE ENGINEERING AND CITY STAFF REVIEW COMMENTS



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** **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