

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 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	-

SURFACE MATERIAL LEGEND

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

CURB LEGEND

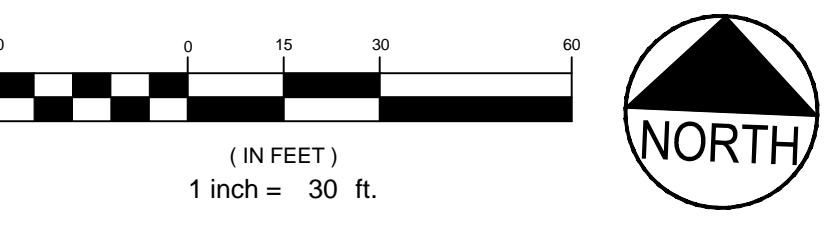
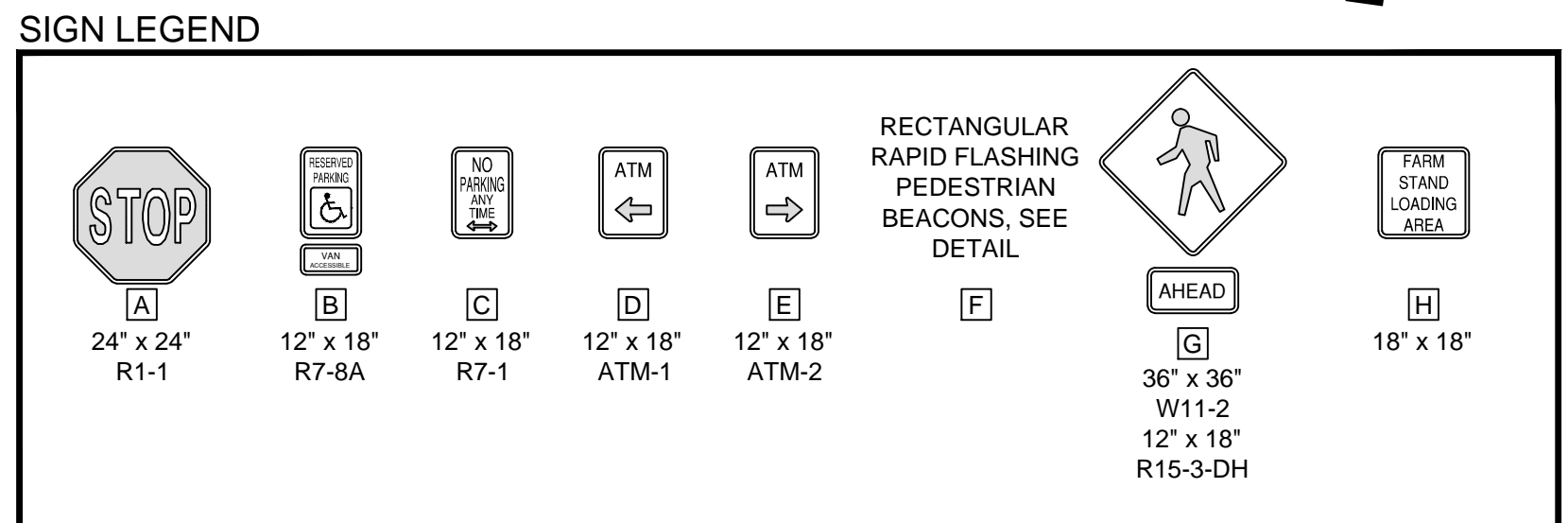
	MONOLITHIC CONCRETE CURB - PART OF SIDEWALK
	C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK
	TYPE 1 VERTICAL GRANITE CURB - MDOT 609.11
	TD TIPDOWN

NOTES:

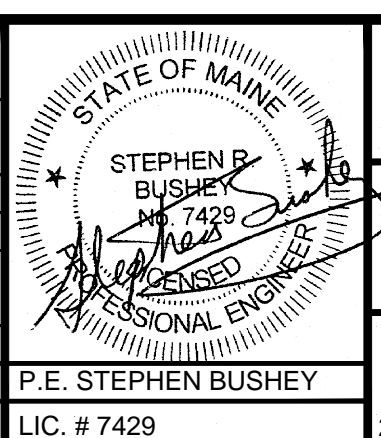
- RECORD OWNER OF PROPERTY: HUTCHCOURT LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15017, PAGE 281. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, LOT A012.
- PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
- 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.



REV	DATE	DESCRIPTION
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



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

SHEET TITLE
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

PRELIMINARY - NOT FOR CONSTRUCTION