

| 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 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 |

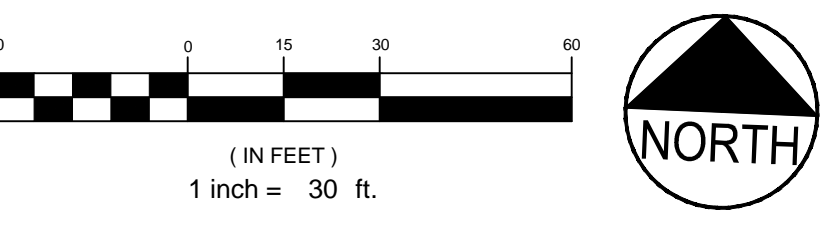
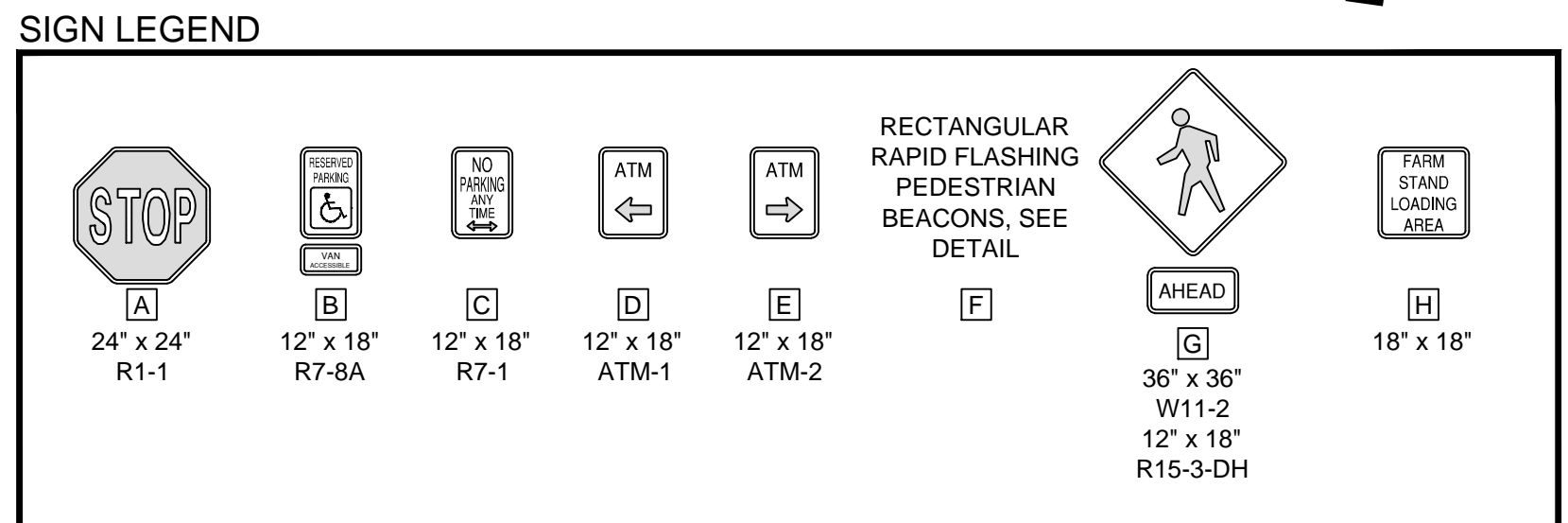
| CURB LEGEND | |
|-------------|--|
| | MONOLITHIC CONCRETE CURB - PART OF SIDEWALK |
| | C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK |
| | TYPE 1 VERTICAL GRANITE CURB - MDOT 609.11 |
| | TD TIPDOWN |

NOTES:

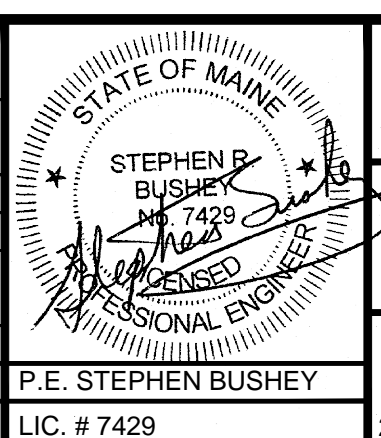
- RECORD OWNER OF PROPERTY: HUTCHCOURT LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15017, PAGE 281. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, LOT A012.
- PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.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



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| 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 |
| REV | DATE | DESCRIPTION |



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

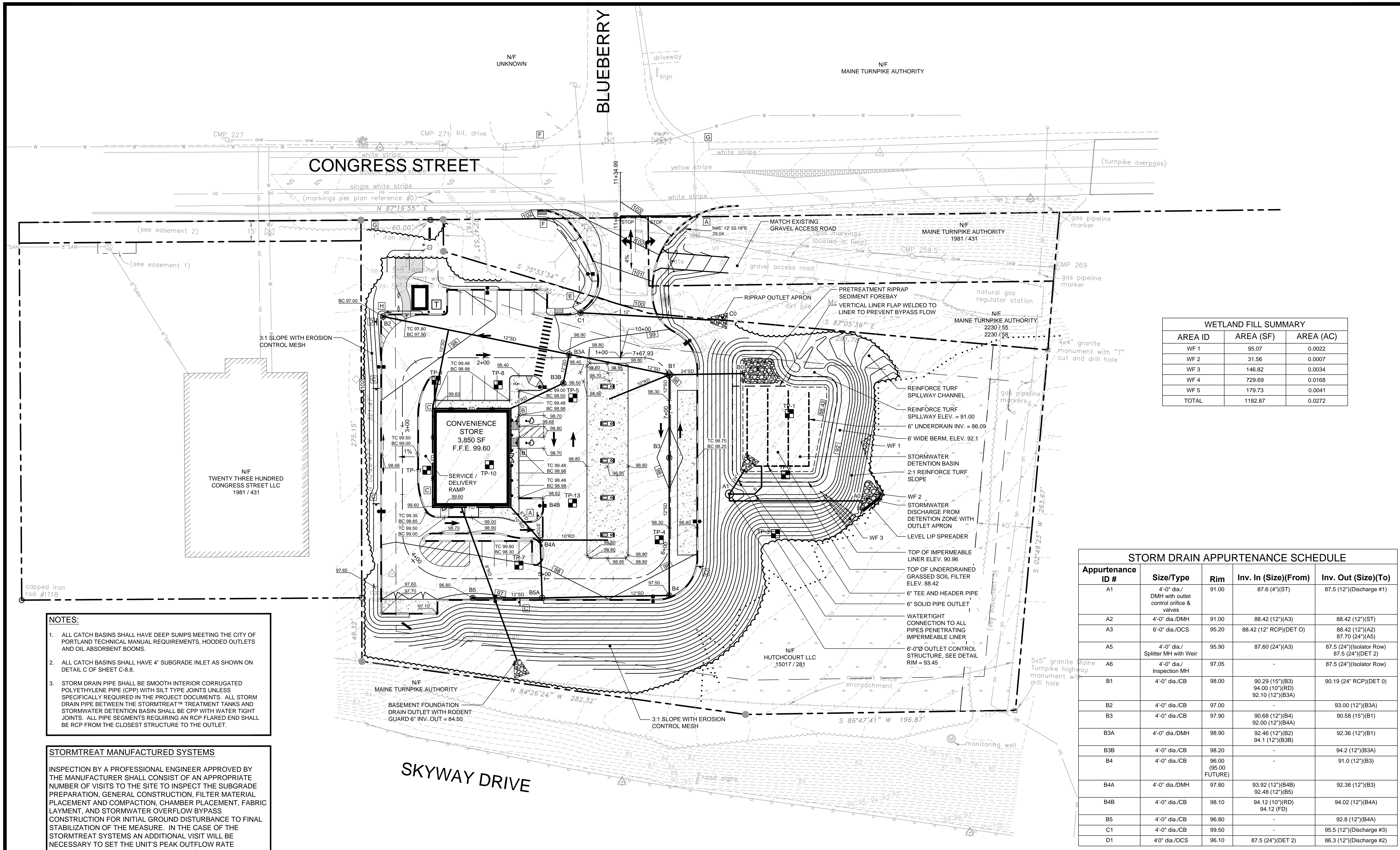
SHEET TITLE
SITE LAYOUT PLAN

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



WETLAND FILL SUMMARY

| AREA ID | AREA (SF) | AREA (AC) |
|--------------|----------------|---------------|
| WF 1 | 95.07 | 0.0022 |
| WF 2 | 31.56 | 0.0007 |
| WF 3 | 146.82 | 0.0034 |
| WF 4 | 729.69 | 0.0168 |
| WF 5 | 179.73 | 0.0041 |
| TOTAL | 1182.87 | 0.0272 |

STORM DRAIN APPURTENANCE SCHEDULE

| Appurtenance ID # | Size/Type | Rim | Inv. In (Size)(From) | Inv. Out (Size)(To) |
|-------------------|--|----------------------|--|---|
| A1 | 4'-0" dia./ DMH with outlet control orifice & valves | 91.00 | 87.6 (4")(ST) | 87.5 (12")(Discharge #1) |
| A2 | 4'-0" dia./DMH | 91.00 | 88.42 (12")(A3) | 88.42 (12")(ST) |
| A3 | 6'-0" dia./OCS | 95.20 | 88.42 (12" RCP)(DET 0) | 88.42 (12")(A2) 87.70 (24")(A5) |
| A5 | 4'-0" dia./ Splitter MH with Weir | 95.90 | 87.60 (24")(A3) | 87.5 (24")(Isolator Row) 87.5 (24")(DET 2) |
| A6 | 4'-0" dia./ Inspection MH | 97.05 | - | 87.5 (24")(Isolator Row) |
| B1 | 4'-0" dia./CB | 98.00 | 90.29 (15")(B3) 94.00 (10")(RD) 92.10 (12")(B3A) | 90.19 (24" RCP)(DET 0) |
| B2 | 4'-0" dia./CB | 97.00 | - | 93.00 (12")(B3A) |
| B3 | 4'-0" dia./CB | 97.90 | 90.68 (12")(B4) 92.00 (12")(B4A) | 90.58 (15")(B1) |
| B3A | 4'-0" dia./DMH | 98.90 | 92.46 (12")(B2) 94.1 (12")(B3B) | 92.36 (12")(B1) |
| B4 | 4'-0" dia./CB | 96.00 (95.00 FUTURE) | - | 91.0 (12")(B3) |
| B4A | 4'-0" dia./DMH | 97.80 | 93.92 (12")(B4B) 92.48 (12")(B5) | 92.38 (12")(B3) |
| B4B | 4'-0" dia./CB | 98.10 | 94.12 (10")(RD) 94.12 (FD) | 94.02 (12")(B4A) |
| B5 | 4'-0" dia./CB | 96.80 | - | 92.8 (12")(B4A) |
| C1 | 4'-0" dia./CB | 99.50 | - | 95.5 (12")(Discharge #3) |
| D1 | 4'-0" dia./OCS | 96.10 | 87.5 (24")(DET 2) | 86.3 (12")(Discharge #2) |

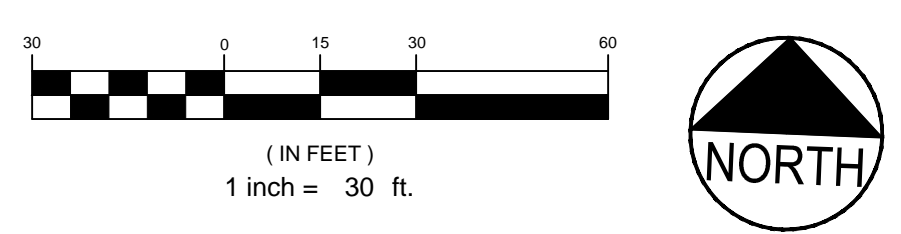
- NOTES:**
- ALL CATCH BASINS SHALL HAVE DEEP SUMPS MEETING THE CITY OF PORTLAND TECHNICAL MANUAL REQUIREMENTS, HOODED OUTLETS AND OIL ABSORBENT BOOMS.
 - ALL CATCH BASINS SHALL HAVE 4" SUBGRADE INLET AS SHOWN ON DETAIL C OF SHEET C-8.8.
 - STORM DRAIN PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPP) WITH SILT TYPE JOINTS UNLESS SPECIFICALLY REQUIRED IN THE PROJECT DOCUMENTS. ALL STORM DRAIN PIPE BETWEEN THE STORMTREAT™ TREATMENT TANKS AND STORMWATER DETENTION BASIN SHALL BE CPP WITH WATER TIGHT JOINTS. ALL PIPE SEGMENTS REQUIRING AN RCP FLARED END SHALL BE RCP FROM THE CLOSEST STRUCTURE TO THE OUTLET.

STORMTREAT MANUFACTURED SYSTEMS

INSPECTION BY A PROFESSIONAL ENGINEER APPROVED BY THE MANUFACTURER SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE SUBGRADE PREPARATION, GENERAL CONSTRUCTION, FILTER MATERIAL PLACEMENT AND COMPACTION, CHAMBER PLACEMENT, FABRIC LAYMENT, AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FOR INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE MEASURE. IN THE CASE OF THE STORMTREAT SYSTEMS AN ADDITIONAL VISIT WILL BE NECESSARY TO SET THE UNIT'S PEAK OUTFLOW RATE APPROPRIATELY TO NO MORE THAN TWO GALLONS PER MINUTE PER TANK.

LEGEND

| | |
|------|---|
| TP-1 | TEST PITS OBSERVED BY S.W. COLE ON MARCH 21, 2013 |
|------|---|



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STATE OF MAINE
 PROFESSIONAL ENGINEER
 STEPHEN P. BUSHEY
 LIC. # 7429

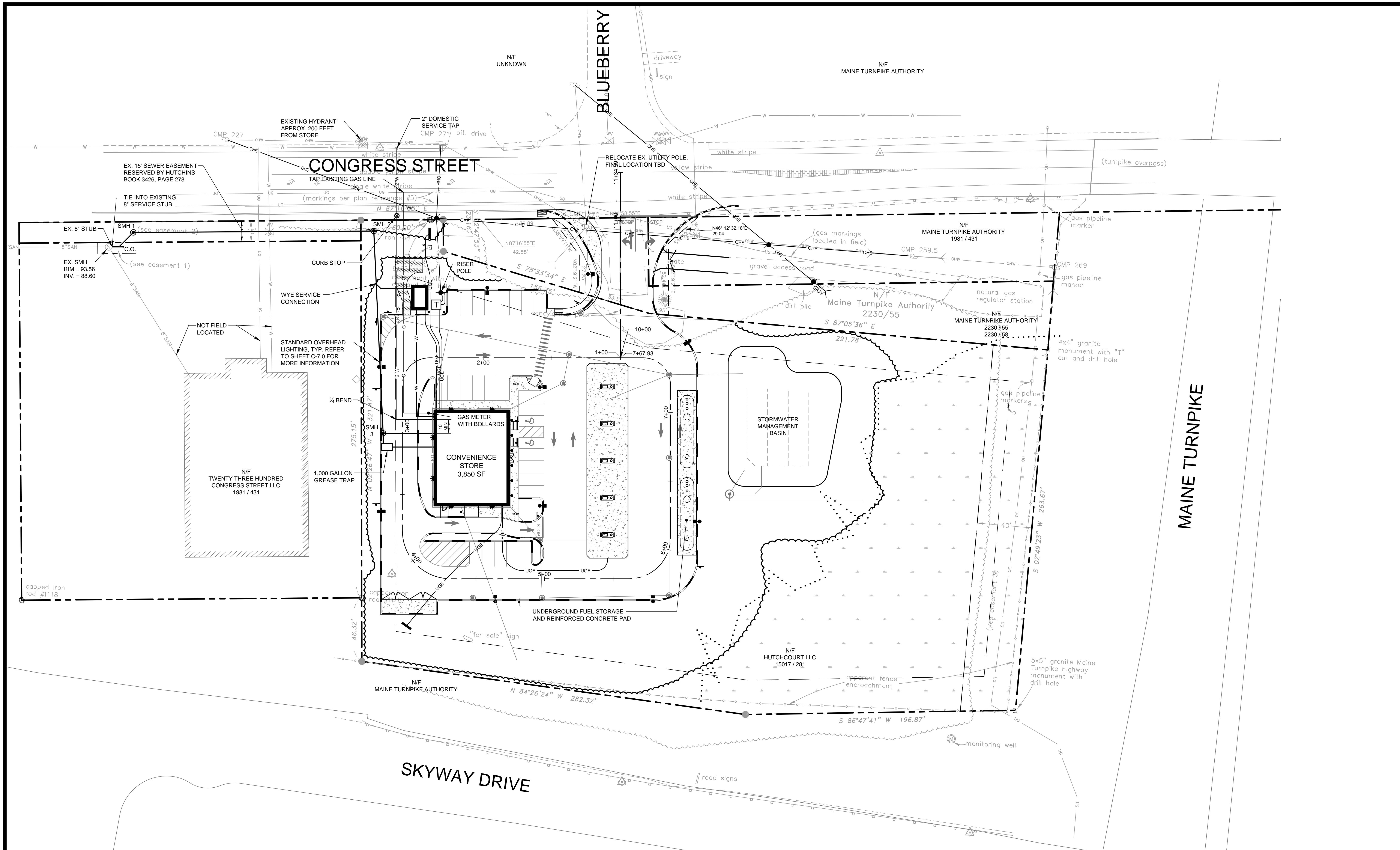
PROJECT
MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME

SHEET TITLE
GRADING AND DRAINAGE PLAN

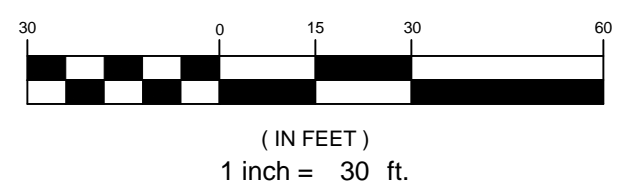
CLIENT
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 AND PORTLAND PROPERTY HOLDINGS, LLC
 2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

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'
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 FILE NAME: 3118-SP
 SHEET **C-3.0**

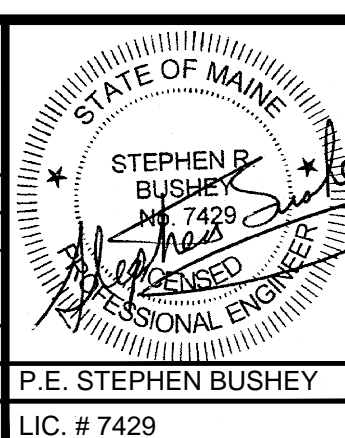


| SANITARY SEWER APPURTENANCE SCHEDULE | | | |
|--------------------------------------|-----------|--------------------------|----------------------|
| ID | RIM | INV. IN / SIZE / FROM | INV. OUT / SIZE / TO |
| SMH 1 | MATCH EX. | 88.89 / 8" / SMH 2 | 88.79 / 8" / EX. SMH |
| SMH 2 | 98.00 | 93.31 / 8" / SMH 3 | 93.21 / 8" / SMH 1 |
| SMH 3 | 98.40 | 94.13 / 8" / BLDG | 94.03 / 8" / SMH 2 |
| 1,000 GAL. GREASE TRAP | | 94.13 / 4" / GREASE TRAP | 94.46 / 4" / SMH 4 |
| | | 94.71 / 4" / BLDG | |



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PROJECT
MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME
 SHEET TITLE
UTILITY PLAN

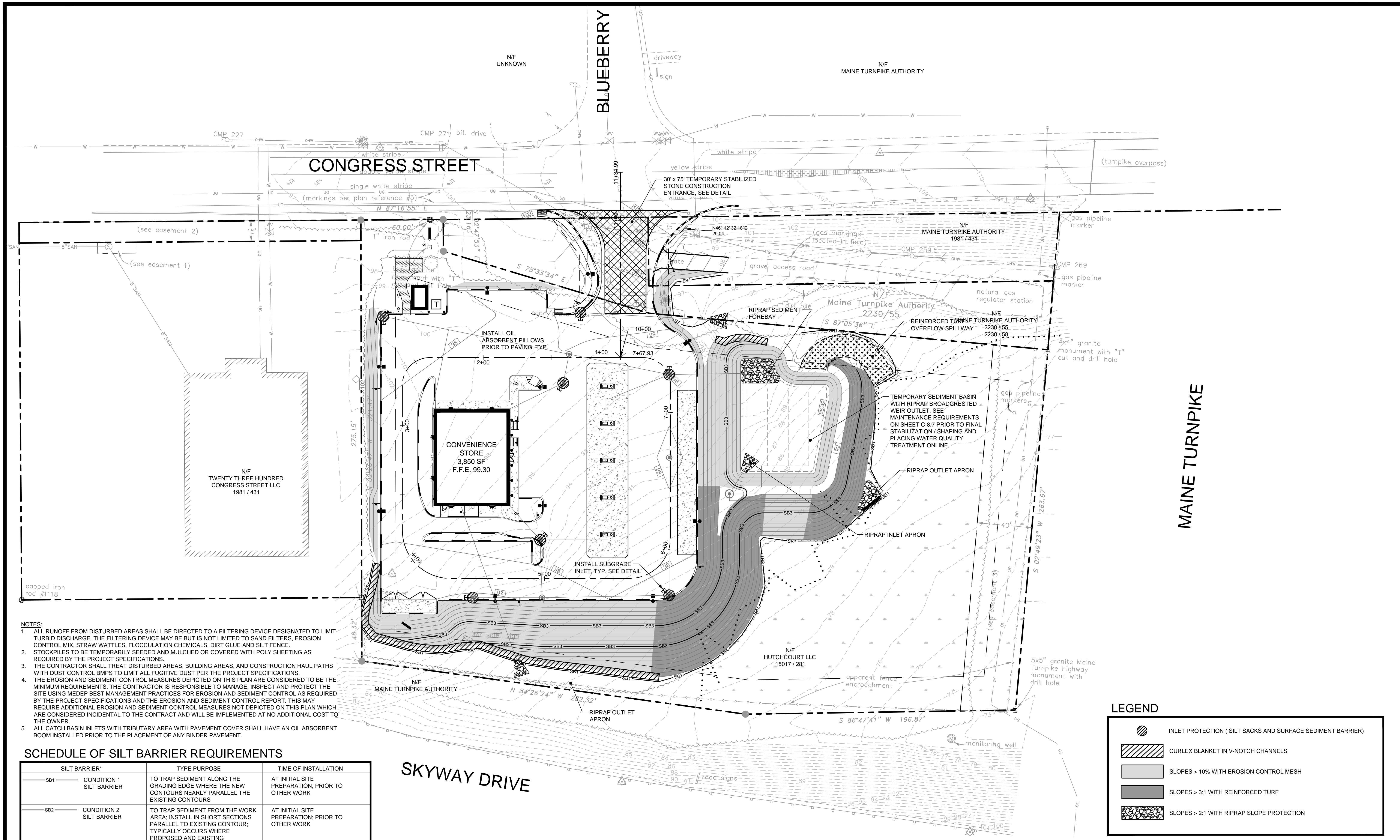
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- NOTES:**
1. ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT TURBID DISCHARGE. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WATTLES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE. STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED OR COVERED WITH POLY SHEETING AS REQUIRED BY THE PROJECT SPECIFICATIONS.
 2. THE CONTRACTOR SHALL TREAT DISTURBED AREAS, BUILDING AREAS, AND CONSTRUCTION HAUL PATHS WITH DUST CONTROL BMPs TO LIMIT ALL FUGITIVE DUST PER THE PROJECT SPECIFICATIONS.
 3. THE EROSION AND SEDIMENT CONTROL MEASURES DEPICTED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MANAGE, INSPECT AND PROTECT THE SITE USING MEDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE EROSION AND SEDIMENT CONTROL REPORT. THIS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT DEPICTED ON THIS PLAN WHICH ARE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
 4. ALL CATCH BASIN INLETS WITH TRIBUTARY AREA WITH PAVEMENT COVER SHALL HAVE AN OIL ABSORBENT BOOM INSTALLED PRIOR TO THE PLACEMENT OF ANY BINDER PAVEMENT.

SCHEDULE OF SILT BARRIER REQUIREMENTS

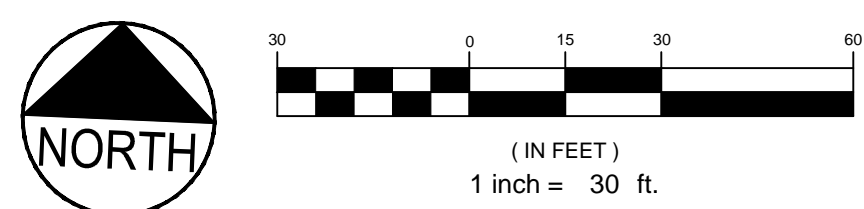
| SILT BARRIER* | CONDITION | TYPE PURPOSE | TIME OF INSTALLATION |
|---------------|--------------------------|--|--|
| SB1 | CONDITION 1 SILT BARRIER | TO TRAP SEDIMENT ALONG THE GRADING EDGE WHERE THE NEW CONTOURS NEARLY PARALLEL THE EXISTING CONTOURS | AT INITIAL SITE PREPARATION; PRIOR TO OTHER WORK |
| SB2 | CONDITION 2 SILT BARRIER | TO TRAP SEDIMENT FROM THE WORK AREA; INSTALL IN SHORT SECTIONS PARALLEL TO EXISTING CONTOUR; TYPICALLY OCCURS WHERE PROPOSED AND EXISTING CONTOURS FORM A 'V' SHAPE. | AT INITIAL SITE PREPARATION; PRIOR TO OTHER WORK |
| SB3 | CONDITION 3 SILT BARRIER | TO TRAP SEDIMENT ALONG THE BASE OF PROPOSED CONTOURS; TYPICALLY IN CUT AREAS. TO TRAP SEDIMENT ON NEWLY GRADED CUT OR FILL SLOPE. INSTALL PARALLEL TO THE PROPOSED CONTOUR AT VERTICAL SPACING SPECIFIED BY MANUFACTURER | DURING CONSTRUCTION AFTER NEW GRADE IS SHAPED. TIME SHALL BE MINIMIZED BETWEEN WORK IN AREA AND SHAPING NEW GRADE TO ALLOW SILT BARRIER TO BE INSTALLED. |

* PRODUCT SUBMITTAL APPROVAL REQUIRED PRIOR TO INSTALLATION. SILT BARRIER MAY CONSIST OF AN APPROVED PRODUCT INTENDED TO RETAIN SEDIMENT IN THE CONTAINMENT AREA INCLUDING BUT NOT LIMITED TO SILT FENCE, FILTREXX SOXX, WOOD MULCH COMPOST BERM, STRAW WATTLES, ETC. ALL MEASURES SHALL BE SIZED, INSTALLED AND MAINTAINED PER THE MANUFACTURERS RECOMMENDATIONS.

LEGEND

- INLET PROTECTION (SILT SACKS AND SURFACE SEDIMENT BARRIER)
- CURLEX BLANKET IN V-NOTCH CHANNELS
- SLOPES > 10% WITH EROSION CONTROL MESH
- SLOPES > 3:1 WITH REINFORCED TURF
- SLOPES > 2:1 WITH RIPRAP SLOPE PROTECTION

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 PROFESSIONAL ENGINEER
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 SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN
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