

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	-

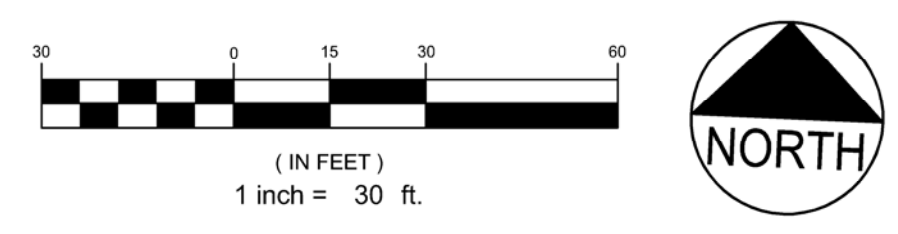
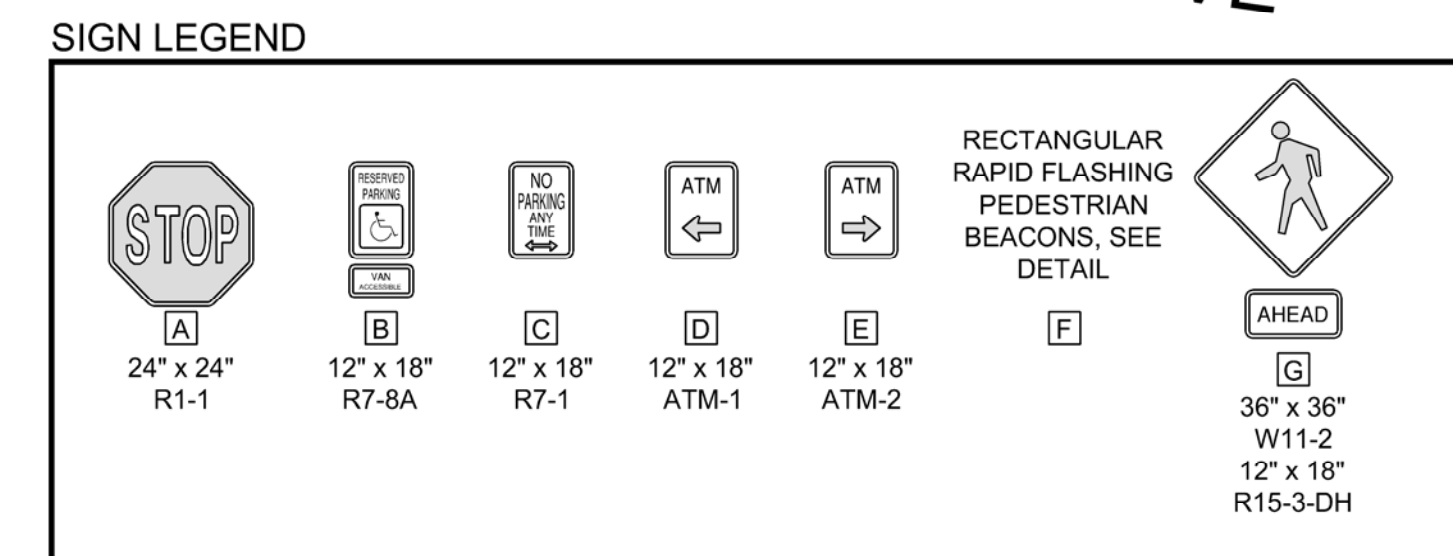
SURFACE MATERIAL LEGEND

[Symbol]	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
[Symbol]	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
[Symbol]	PORTLAND CEMENT CONCRETE
[Symbol]	STONE DUST

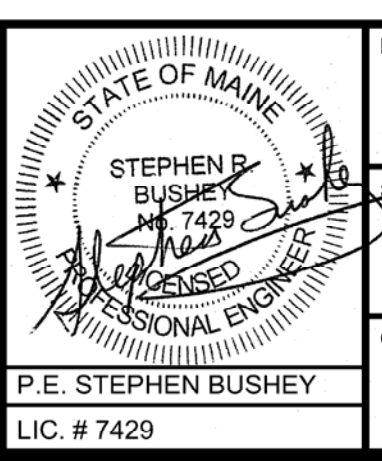
CURB LEGEND

[Symbol]	MONOLITHIC CONCRETE CURB - PART OF SIDEWALK
[Symbol]	C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK
[Symbol]	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
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

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: MAR. 2013
DESIGNED: SRB SCALE: 1" = 30'
CHECKED: SRB JOB NO. 3118
FILE NAME: 3118-SP

SHEET: C-2.0

PRELIMINARY - NOT FOR CONSTRUCTION