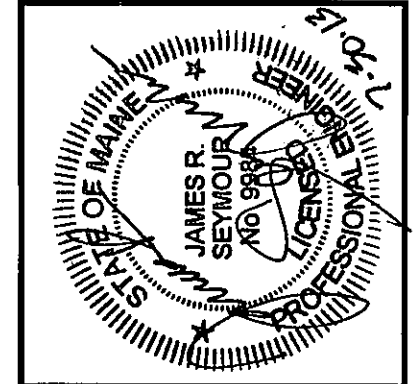


GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS BENTLEY HOLDINGS, INC. BY DEED DATED NOVEMBER 11, 1994 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1123 PAGE 244.
2. THE PROPERTY IS SHOWN AS LOT 14, BLOCK D ON THE CITY OF PORTLAND TAX MAP 292 IS LOCATED IN THE B-4 COMMERCIAL CORRIDOR ZONE.
3. SPACING AND BULK CRITERIA:
 B-4 COMMERCIAL CORRIDOR ZONE
 MIN. LOT SIZE: 10,000 SQUARE FEET
 MIN. STREET FRONTAGE: 60 FEET
 MIN. FRONT YARD: 20 FEET
 MIN. SIDE YARD: 1-2 STORIES 10 FEET, 3 OR MORE STORIES 12 FEET
 MIN. REAR YARD: 5 FEET / 50 FEET IF ADJUTING RESIDENTIAL ZONE USE
 MAX. BUILDING HEIGHT: 65
 IMPERVIOUS SURFACE RATIO MAXIMUM = 80%
 ACTUAL = 21,732 SF. (33.3%)
4. TOTAL AREA OF PARCEL: 191 AC. (83,289 SQUARE FEET)
5. BOUNDARY INFORMATION DEPICTED HEREON IS AS SHOWN ON PLAN REFERENCE SA. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK BY SEBAGO TECHINCS, INC. IN APRIL OF 2011 AND AERIAL PHOTOGRAPHY FOR THE CITY OF PORTLAND.
6. PLAN REFERENCES:
 A. "RECORDING PLAT OF SOUTHWORTH SUBDIVISION, FOREST AND WARREN AVE., PORTLAND MAINE" FOR SOUTHWORTH INC. OF PORTLAND MAINE BY SEBAGO TECHINCS, INC. DATED DECEMBER 24, 1985.
7. PROPOSED PARKING: REQUIRED 1 SPACE / 400 SF
 13,032 / 400 = 32.58
 = 33 SPACES



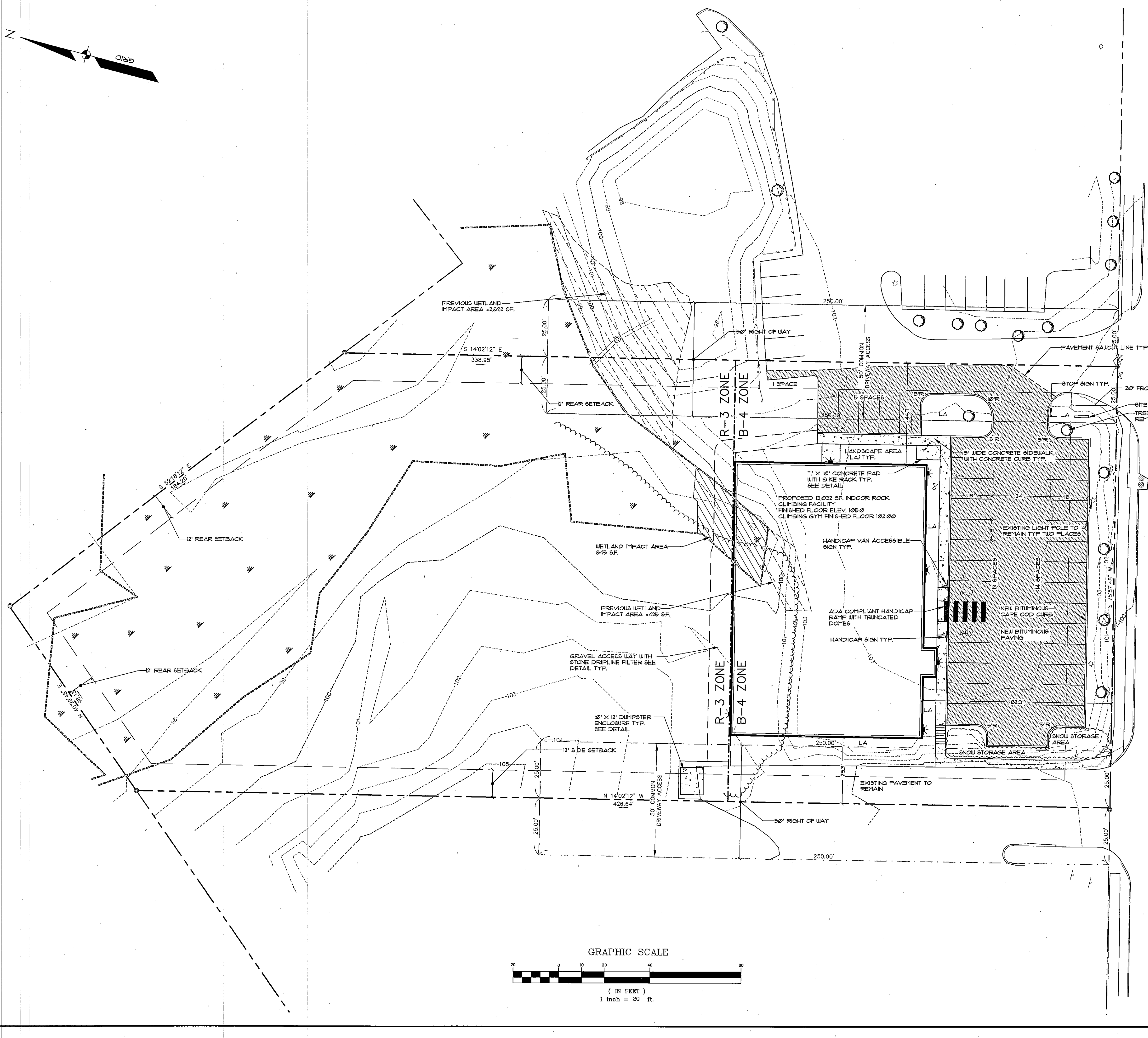
| REV. | BY: | DATE: | STATUS: |
|------|-----|------------|----------------------------------|
| B | JRS | 07-30-2013 | REVISED PER CITY REVIEW COMMENTS |
| A | JRS | 07-01-2013 | ISSUED FOR SITE PLAN REVIEW |

SEBAGO
 TECHNICAL SERVICES
 75 South Portland, ME 04106
 280 South Portland, ME 04106
 Tel: 207-202-2100
 Fax: 207-202-2100
 WWW.SEAGOTECHNICALSERVICES.COM

SITE PLAN
 OF:
EVOLUTION ROCK & FITNESS, LLC.
 66 WARREN AVENUE
 PORTLAND, MAINE
 FOR:
EVOLUTION ROCK & FITNESS, LLC.
 P.O. BOX 22
 CONCORD, NH 03302

| DATE | SCALE |
|-----------|--------|
| 6-13-2013 | 1"=20' |

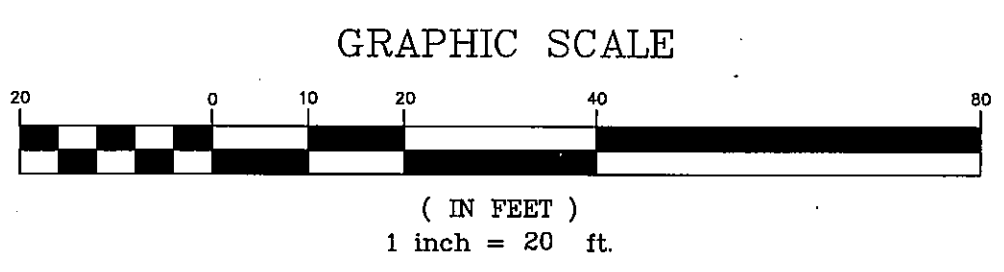
SHEET 3 OF 8



WARREN AVENUE

LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------------|----------|
| --- | BOUNDARY LINE/ROLL | --- |
| --- | ABUTTER LINE/ROLL | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | BENCHMARK | --- |
| --- | SURVEY CONTROL | --- |
| --- | BUILDING | --- |
| --- | WETLANDS | --- |
| --- | EDGE WETLAND | --- |
| --- | SIGN | --- |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | GRAVEL ROAD | --- |
| --- | CURBLINE | --- |
| --- | TREELINE | --- |
| --- | CONTOURS | --- |
| --- | SPOT GRADE | --- |
| --- | STOCKADE FENCE | --- |
| --- | DECIDUOUS TREE | --- |
| --- | CONIFEROUS TREE | --- |
| --- | BOLLARD | --- |
| --- | GAS GATE VALVE | --- |
| --- | GAS METER | --- |
| --- | WATER | --- |
| --- | WATER GATE VALVE | --- |
| --- | WATER SHUT OFF | --- |
| --- | HYDRANT | --- |
| --- | SEWER | --- |
| --- | SEWER MH | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERDRAIN | --- |
| --- | CATCH BASIN | --- |
| --- | DRAINAGE MH | --- |
| --- | OVERHEAD UTILITY | --- |
| --- | UNDERGROUND UTILITY | --- |
| --- | TRANSFORMER PAD | --- |
| --- | LIGHT POLE/ALL | --- |
| --- | UTILITY POLE | --- |
| --- | GUY | --- |
| --- | EC. BLANKET | --- |
| --- | FILTER BARRIER | --- |
| --- | RIPRAP | --- |



12406S.dwg, TAB:5