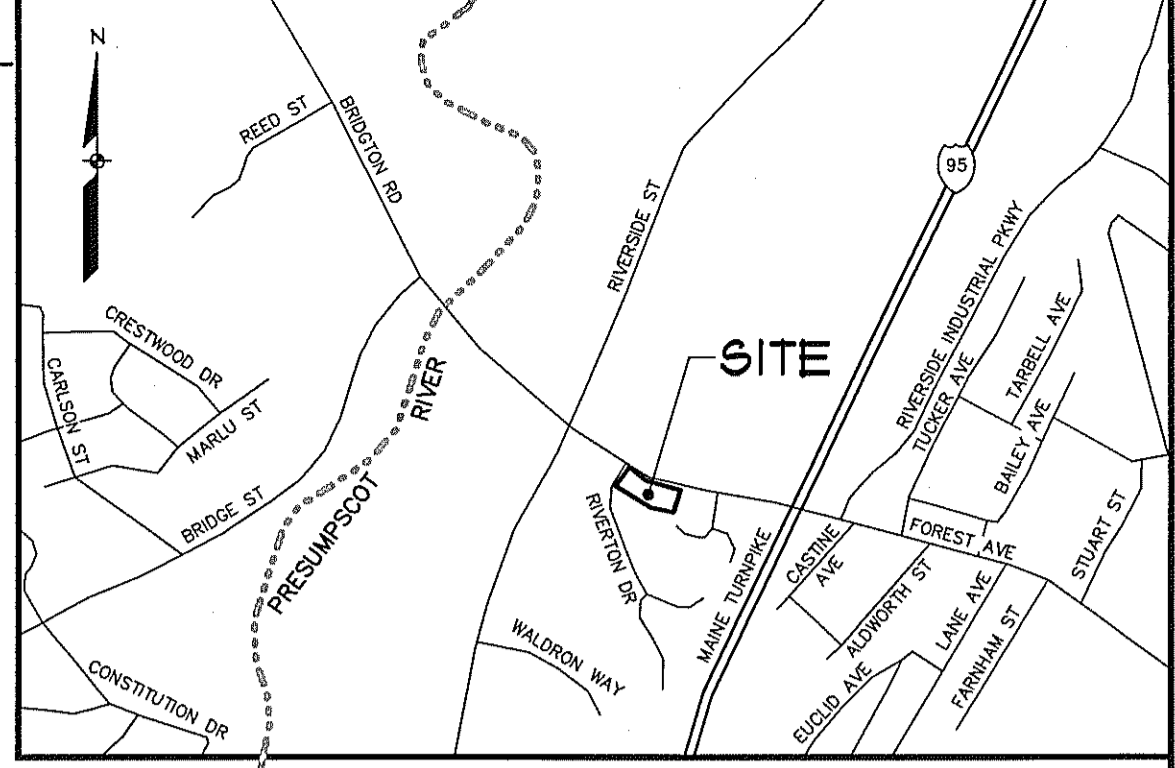
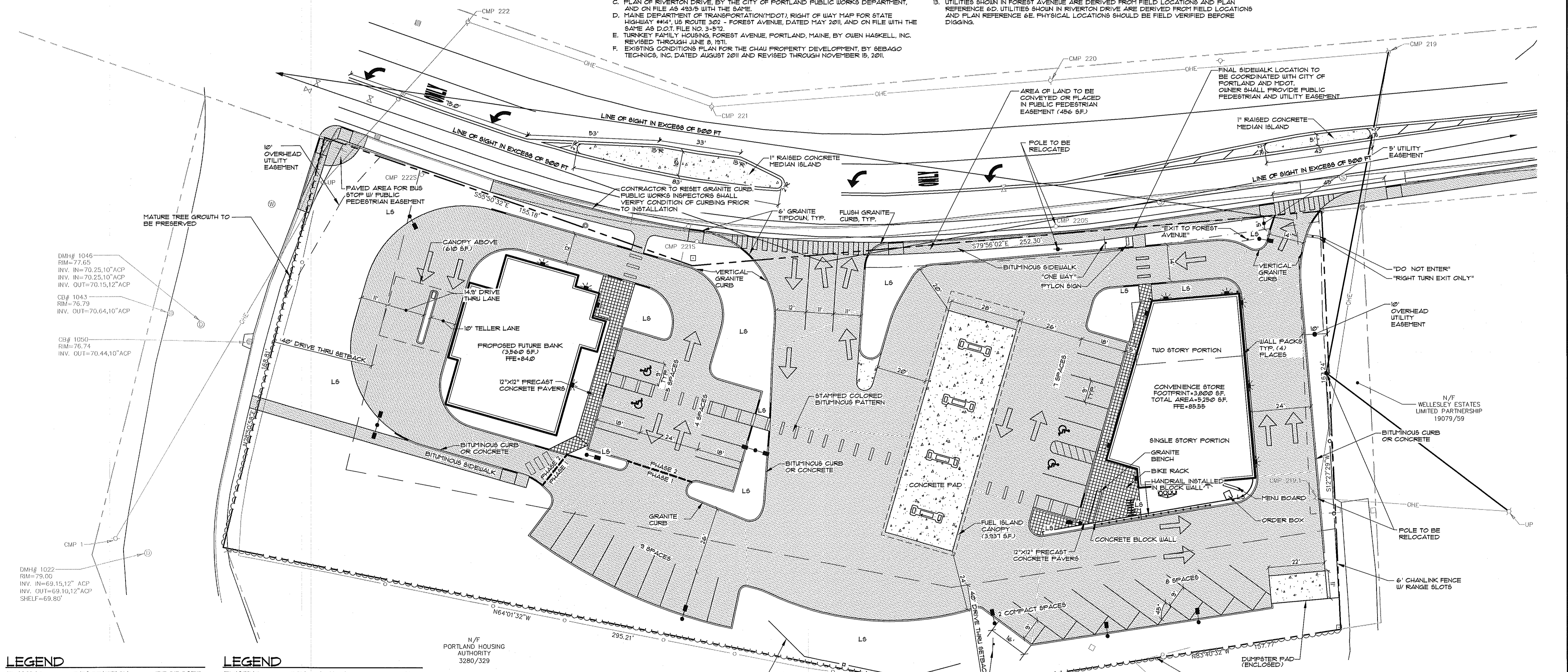


GENERAL NOTES:

- THE RECORD OWNER OF THE LOCUS PARCEL IS JOHN CHAU AND PHUONG NEANG BY WARRANTY DEED DATED JUNE 20, 2008 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) ON JUNE 23, 2008 IN BOOK 26148, PAGE 266.
- THE PROPERTY IS SHOWN AS LOT 3, BLOCK B ON THE CITY OF PORTLAND ASSESSORS MAP 321 AND IS LOCATED IN THE B-2 ZONE.
- SPACE AND BULK CRITERIA:
B-2 ZONE
BUSINESS AND NON-RESIDENTIAL USES
MIN. LOT SIZE: 10,000 SF.
MIN. STREET FRONTAGE: 50 FEET
MIN. FRONT YARD: 0 FEET
MIN. REAR YARD: SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARD OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE OF THE LOT IN QUESTION.
MIN. SIDE YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MIN. REAR YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MAX. BUILDING HEIGHT: 45 FEET
DRIVE-THRU SETBACK: 40 FEET
MAX. IMPERVIOUS SURFACE RATIO: 80%
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.61 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING JULY AND AUGUST OF 2011.
- PLAN REFERENCES:
A. BLUE SHEETS 34 AND 35 OF FOREST AVENUE AND ON FILE WITH THE PORTLAND DEPARTMENT OF PUBLIC WORKS.
B. AMENDED SUBDIVISION PLAN ON FOREST AVENUE, PORTLAND, MAINE MADE FOR OWNERS WELLESLEY ESTATES, LLC DATED OCTOBER 9, 2002 AND REVISED THROUGH 12-19-02 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 202 PAGE 144 CCRD.
C. PLAN OF RIVERTON DRIVE, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, AND ON FILE AS 435/B WITH THE SAME.
D. MAINE DEPARTMENT OF TRANSPORTATION (MDOT), RIGHT OF WAY MAP FOR STATE HIGHWAY #414, US ROUTE 302 - FOREST AVENUE, DATED MAY 2011, AND ON FILE WITH THE SAME AS D.O.T. FILE NO. 3-572.
E. TURKEY FAMILY HOUSING FOREST AVENUE, PORTLAND, MAINE, BY OWEN HASKELL, INC. REVISED THROUGH JUNE 8, 1311.
F. EXISTING CONDITIONS PLAN FOR THE CHAU PROPERTY DEVELOPMENT, BY SEBAGO TECHNICS, INC. DATED AUGUST 2011 AND REVISED THROUGH NOVEMBER 19, 2011.
- PROJECT ELEVATIONS SHOWN HEREON ARE BASED ON THE TOP OF THE BRASS PLUG IN A GRANITE MON. LOCATED GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY. THE CITY OF PORTLAND PUBLISHED ELEVATION OF 83.248 IS HELD (SEE LEVEL BOOK 316 PAGE 106) AS THE DATUM AS SHOWN HEREON.
- PLAN ORIENTATION IS GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE STREET LINE OF FOREST AVENUE IS BASED ON HOLDING THE THREE FOOT OFFSET MON. AT THE INTERSECTION OF FOREST AND RIVERSIDE STREETS AND THE THREE FOOT OFFSET MON. GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY AND AN EASTERLY PROJECTED ANGLE OF 155° 54' 30" PER PLAN REFERENCE 6A.
- THE 16 FOOT WIDE EMERGENCY ACCESS EASEMENT SHOWN ON PLAN REFERENCE 6B HAS BEEN CONVEYED IN FEE TO WELLESLEY ESTATES LIMITED PARTNERSHIP PER WARRANTY DEED DATED MARCH 21, 2003 AND RECORDED AT CCRD ON MARCH 26, 2003 IN BOOK 19218, PAGE 93.
- THE 1 INCH IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF THE LOCUS PROPERTY WAS HELD ON THE NORTHERLY EXTENSION OF THE EASTERLY PROPERTY LINE AS CALLED FOR IN THE LOCUS DEED. THE STREET LINE ACCEPTANCE FOR RIVERTON DRIVE WAS HELD FOR THE WESTERLY PROPERTY LINE AND RECORD ANGLES AND DISTANCES PER THE LOCUS DEED ARE HELD IN RELATION TO IT FOR THE SOUTHERLY PROPERTY LINE. THE RIVERTON DRIVE ACCEPTANCE DOES NOT CALL FOR AN ABUTTER AS IT RUNS ALONG THE LOCUS PARCEL.
- STREET IMPROVEMENTS (EG. PAVEMENT AND CURBING) EXIST OVER THE NORTHWESTERLY CORNER OF THE LOCUS PROPERTY AND ARE SHOWN HEREON. THE SOUTHEASTERLY PORTION OF THE LOCUS PROPERTY IS CURRENTLY USED AS AN ACCESS TO AND FROM FOREST AVENUE BY THE TENANTS OF THE PORTLAND HOUSING. RECORD EASEMENTS MAY EXIST OVER THE LOCUS PROPERTY AS A FULL TITLE SEARCH WAS NOT PROVIDED OR PERFORMED AS A RESULT OF THIS SURVEY.
- UTILITIES SHOWN IN FOREST AVENUE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6D. UTILITIES SHOWN IN RIVERTON DRIVE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6E. PHYSICAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE DIGGING.



LOCATION MAP N.T.S.

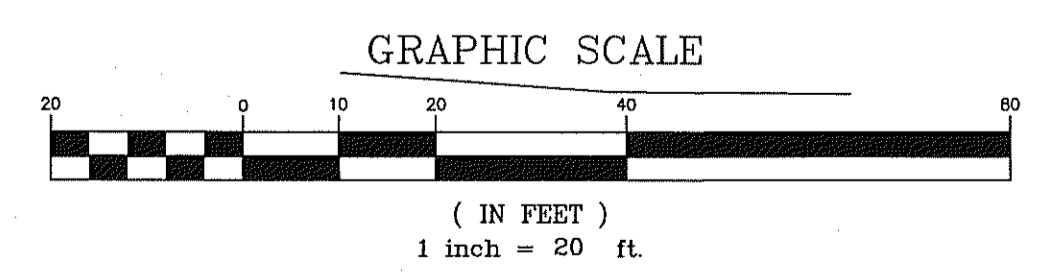


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CI/LI	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	BOLLARD	---
---	LANDSCAPED AREA	---

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	GAS	---
---	GAS GATE VALVE	---
---	GAS METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	WATER MANHOLE	---
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---



DATE	BY	STATUS
03/06/12	JRS	SUBMITTED FOR FINAL PLAN REVIEW
01/10/12	JRS	RESUBMITTED FOR PRELIMINARY REVIEW
11/15/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW
05/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW

REV. BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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PROJECT NO. 11142
 FIELD BOOK DESIGN CHKD DRAWN
 SAG JRS JKS/JRH

SITE PLAN
 OF:
TRITON FOODMART / GAS STATION
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR:
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

DATE: 8/3/11 SCALE: 1" = 20'

SHEET 3 OF 8

PROGRESS PRINT