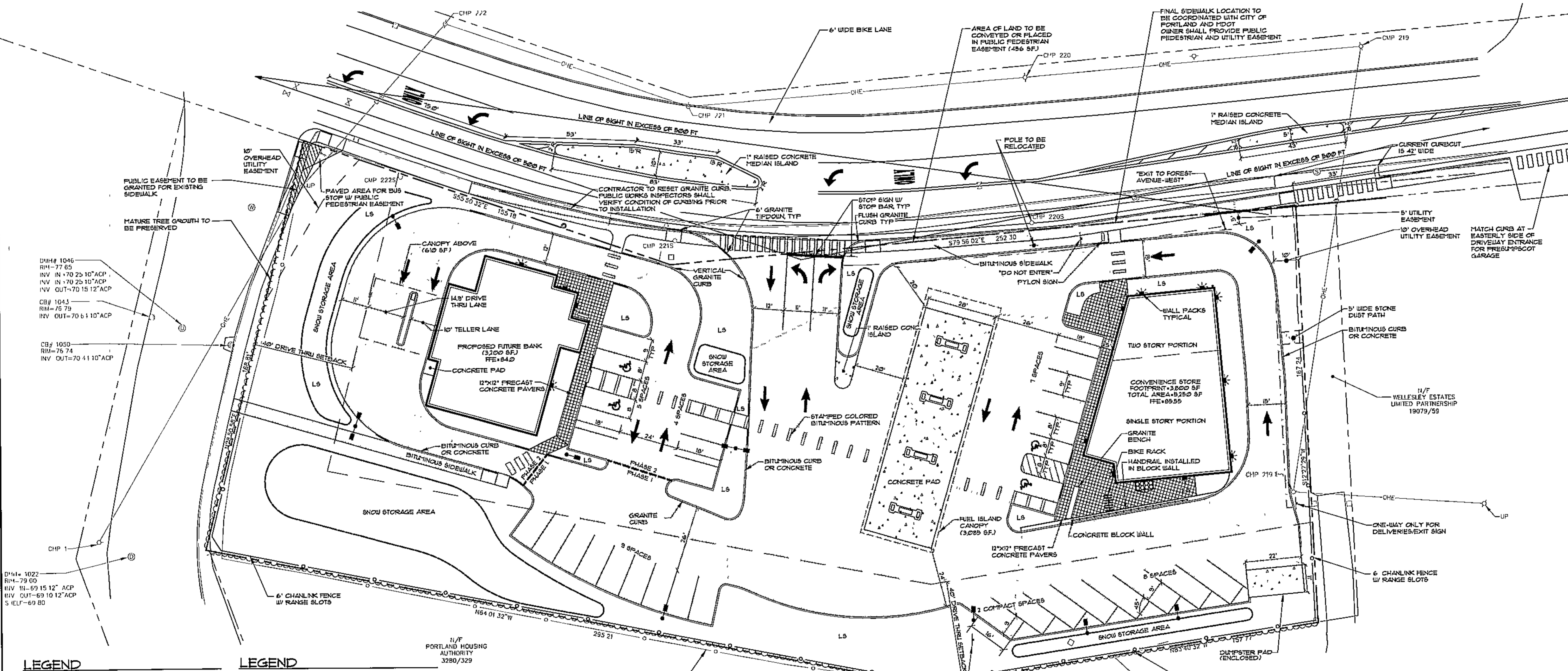
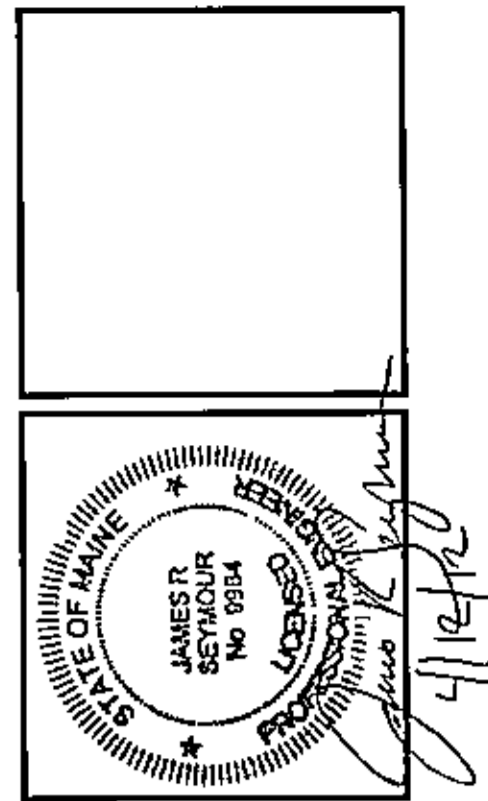
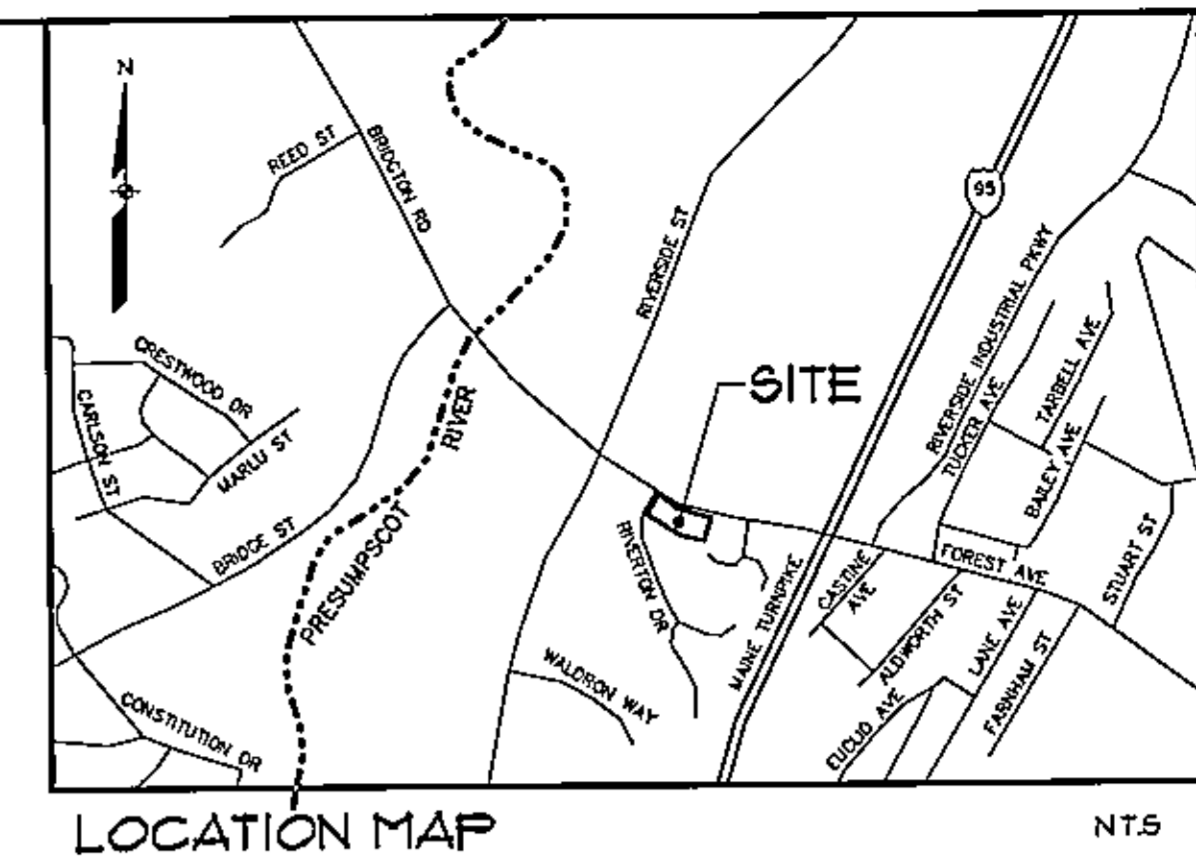


GENERAL NOTES:

- THE RECORD OWNER OF THE LOCUS PARCEL IS JOHN CHAU AND PHUONG NGANG BY WARRANTY DEED DATED AND NO. 2003 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) ON JUNE 23 2003 IN BOOK 2648 PAGE 266
- THE PROPERTY IS SHOWN AS LOT 3 BLOCK B ON THE CITY OF PORTLAND ASSESSORS MAP 371 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: 7.5 FEET (ABUTTING RESIDENTIAL USE)
MIN. BUILDING HEIGHT: 20 FEET (ABUTTING RESIDENTIAL USE)
MAX. BUILDING HEIGHT: 45 FEET
DRIVE-THRU SETBACK: 45 FEET
MAX. PERVIOUS 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 TECHNIQS 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 OWNER WELLESLEY ESTATES LLC DATED OCTOBER 8 2002 AND REVISED THROUGH 12-18-03 BY OLEN 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 4838 WITH THE STATE
D. MAINE DEPARTMENT OF TRANSPORTATION (MDOT), RIGHT OF WAY MAP FOR STATE HIGHWAY #147, US ROUTE 302 - FOREST AVENUE, DATED MAY 2011 AND ON FILE WITH THE SAME AS DOT FILE NO. 3-572
E. TURKEY FAMILY HOUSING FOREST AVENUE PORTLAND MAINE BY OLEN HASKELL INC REVISED THROUGH JUNE 8 1971
F. EXISTING CONDITIONS PLAN FOR THE CHAU PROPERTY DEVELOPMENT BY SEBAGO TECHNIQS, INC. DATED AUGUST 2011 AND REVISED THROUGH NOVEMBER 5, 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 832.48 IS HELD (SEE LEVEL BOOK 316 PAGE 168) 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 195° 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 18078 PAGE 53.

- THE 1 INCH IRON PIPE FOUND AT THE NORTH-EASTERLY 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 WASTERLY PROPERTY LINE AND RECORD ANGLES AND DISTANCES FOR 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 NORTH-EASTERLY CORNER OF THE LOCUS PROPERTY AND ARE SHOWN HEREON. THE SOUTH-EASTERLY 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.
- THE PROJECT WILL BE CONSTRUCTED IN A MANNER SUCH THAT THE FUTURE BANK WILL BE CONSTRUCTED FOLLOWING COMPLETION OF THE GAS STATION. THE SITE SHALL BE IN STABILIZED CONDITION WITH ALL DISTURBED AREAS TO BE LOAMED AND GRASS SEEDDED UNLESS THERE IS A BUILDING PERMIT ISSUED FOR THE BANK IMPROVEMENTS.
- SOME AVAILABILITY FOR SNOW STORAGE EXISTS ON THE SITE. PRIOR TO THE BANK SITE BEING CONSTRUCTED THE AREA FOR THE BANK IMPROVEMENTS SHALL BE USED FOR SNOW STORAGE. ON COMPLETION OF THE BANK THE OWNER WILL NEED TO HAVE A SITE CONTRACTOR FOR SNOW REMOVAL FOR LARGER STORM EVENTS.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL MEET MUTCD STANDARDS 2009 EDITION.



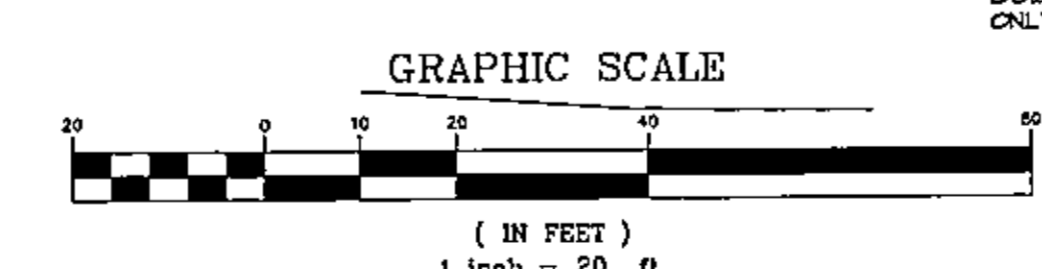
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	C1/L1 CURVE/LINE NO	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	BOLLARD	---
---	LANESCAFFED 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	---
---	GUT	---

THE CONTRACTOR SHALL COORDINATE FENCE REMOVAL WITH PORTLAND HOUSING AUTHORITY. IF PERMISSION IS NOT GRANTED THE EXISTING FENCE SHALL REMAIN.



PARKING SUMMARY:

	REQUIREMENT	REQUIRED NO	PROVIDED
BRANCH BANK	1 SPACE/200 SF IN EXCESS OF 2,000 SF 3,200 SF - 2,000 SF = 1,200 SF/200	6 SPACES	18 SPACES
RETAIL (GAS STATION)	1 SPACE/200 SF OF FIRST FLOOR AREA IN EXCESS OF 2,000 SF 3,400 SF - 2,000 SF = 1,400 SF/200	8 SPACES	19 SPACES
	PLUS 1 SPACE/100 SF ON UPPER FLOORS - 1,200 SF/100	2 SPACES	
TOTAL PARKING SPACES		16 SPACES	33 SPACES

REVISIONS

NO.	DATE	BY	STATUS	REVISION
04/12/12		JRS	REVISED	REVISED SITE PLAN REMOVE COFFEE DRIVE-THRU CITY COMMENTS
05/13/12		JRS	REVISED	REVISED PER FINAL PLAN REVIEW
06/05/12		JRS	REVISED	SUBMITTED FOR FINAL PLAN REVIEW
07/10/12		JRS	REVISED	SUBMITTED FOR PRELIMINARY REVIEW
11/15/11		JRS	REVISED	SUBMITTED FOR PRELIMINARY REVIEW
06/11		JRS	REVISED	SUBMITTED FOR PRELIMINARY REVIEW

Sebago Technics
Engineering Expense You Can Build On
One Oak Street, Suite B
250 Oakland Road - Suite B
Portland, ME 04240
Tel: (207) 769-6558
Fax: (207) 769-6559
WWW.SEAGOTECHNICS.COM

PROJECT NO: 11442
FIELD BOOK: 11442
DESIGN: SAG
CHECK: JRS
DRAWN: 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 9