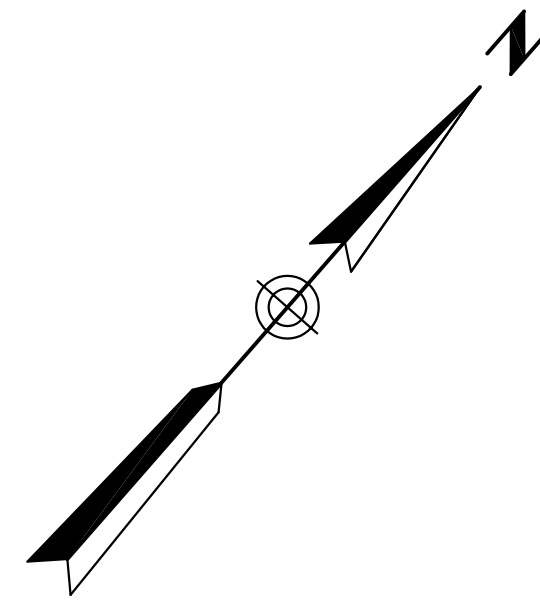
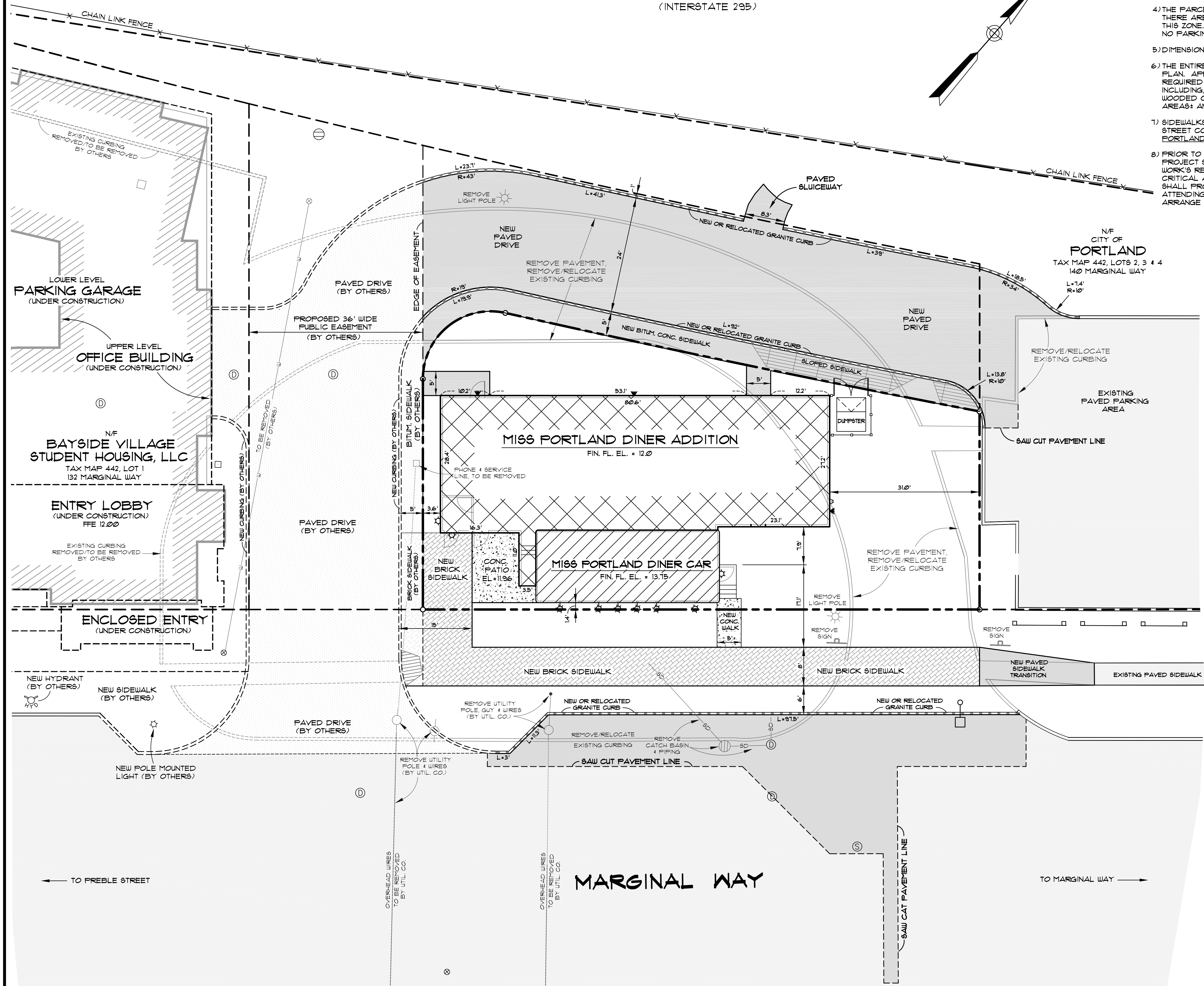


N/F
STATE OF
MAINE
(INTERSTATE 295)



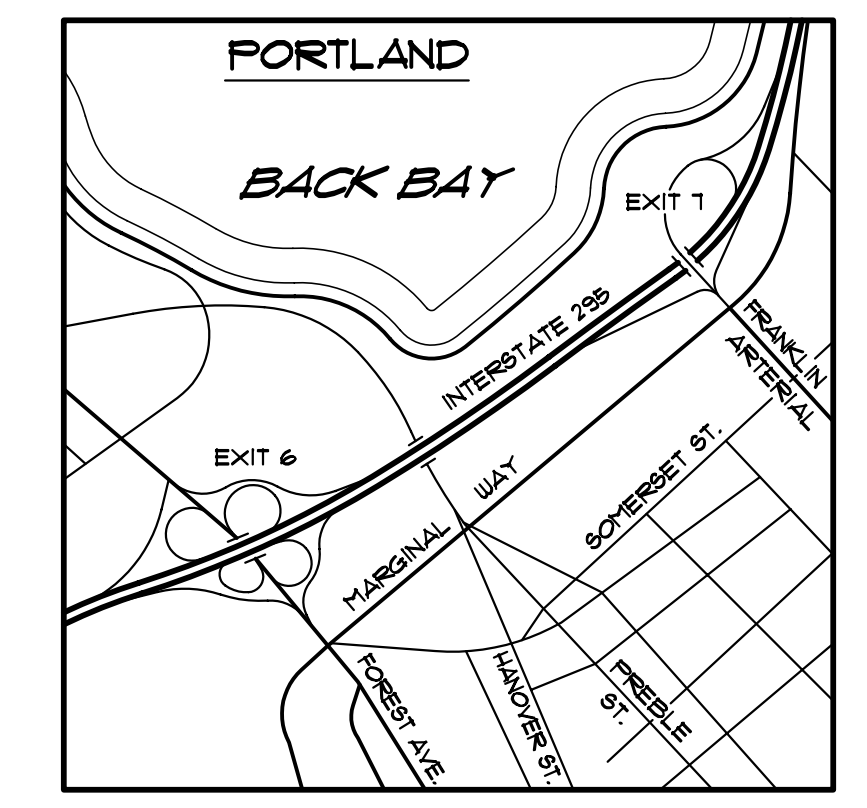
NOTES

- 1) BOUNDARY INFORMATION IS BASED UPON SURVEY PREPARED BY OWEN HASKELL, INC. FROM PLANS DATED JANUARY 3, 2006.
- 2) TOTAL SITE AREA = 6,010 sq.ft. (0.138 ACRES)
- 3) OWNER OF RECORD - CITY OF PORTLAND
OPTION TO PURCHASE - TOMAKS, LLC
- 4) THE PARCEL IS LOCATED IN THE B-1 MIXED DEVELOPMENT DISTRICT THERE ARE NO MINIMUM LOT SIZE, FRONTAGE OR BUILDING SETBACK REQUIREMENTS IN THIS ZONE.
NO PARKING SPACES ARE REQUIRED IN THIS ZONE FOR THIS PROJECT.
- 5) DIMENSIONS ARE FROM FACE OF CURB.
- 6) THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OR THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.
- 7) SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 8) PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

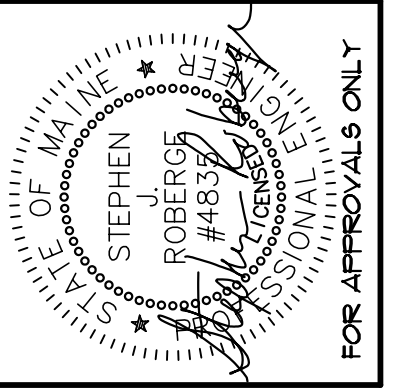
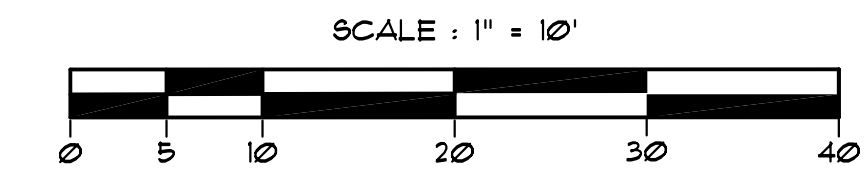


LEGEND

- IRON ROD TO BE SET
- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- ⊙ EXISTING SEWER MANHOLE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING DRAINAGE MANHOLE
- ⊙ PROPOSED DRAINAGE MANHOLE
- N/F NOW OR FORMERLY
- ☼ NEW WALL MOUNTED LIGHT (3 TYPES)
- ☼ NEW POLE MOUNTED STREET LIGHT
- ▨ EXISTING BUILDING
- ▨ PROPOSED BUILDING
- ▨ EXISTING PAVEMENT
- ▨ PROPOSED PAVEMENT



LOCATION MAP



REV.	BY:	DATE:	CHANGES:
4	PLANIT	1-10-08	CHANGE LOOP DRIVE TO 24' WIDE
3	PLANIT	12-19-07	REVISIONS PER CITY REVIEW
2	PLANIT	12-16-07	REVISIONS PER ARCHITECT'S REVIEW
1	PLANIT	12-14-07	SUBMITTED TO ARCHITECT FOR REVIEW

SJR ENGINEERING, INC.
21 MATFLOWER ROAD
AUGUSTA, MAINE 04330
(207) 622-1676 tel. & fax
steve@s.jreng.com

SITE PLAN
MISS PORTLAND DINER
MARGINAL WAY - PORTLAND, MAINE
PREPARED FOR
TOMAKS, LLC
16 ANTOUR DRIVE, THAWAN, NJ 07149

DATE	PROJECT
DEC. 2007	SJR #
DRAWN BY	SCALE
PLANIT	1" = 10'

07-07 517