

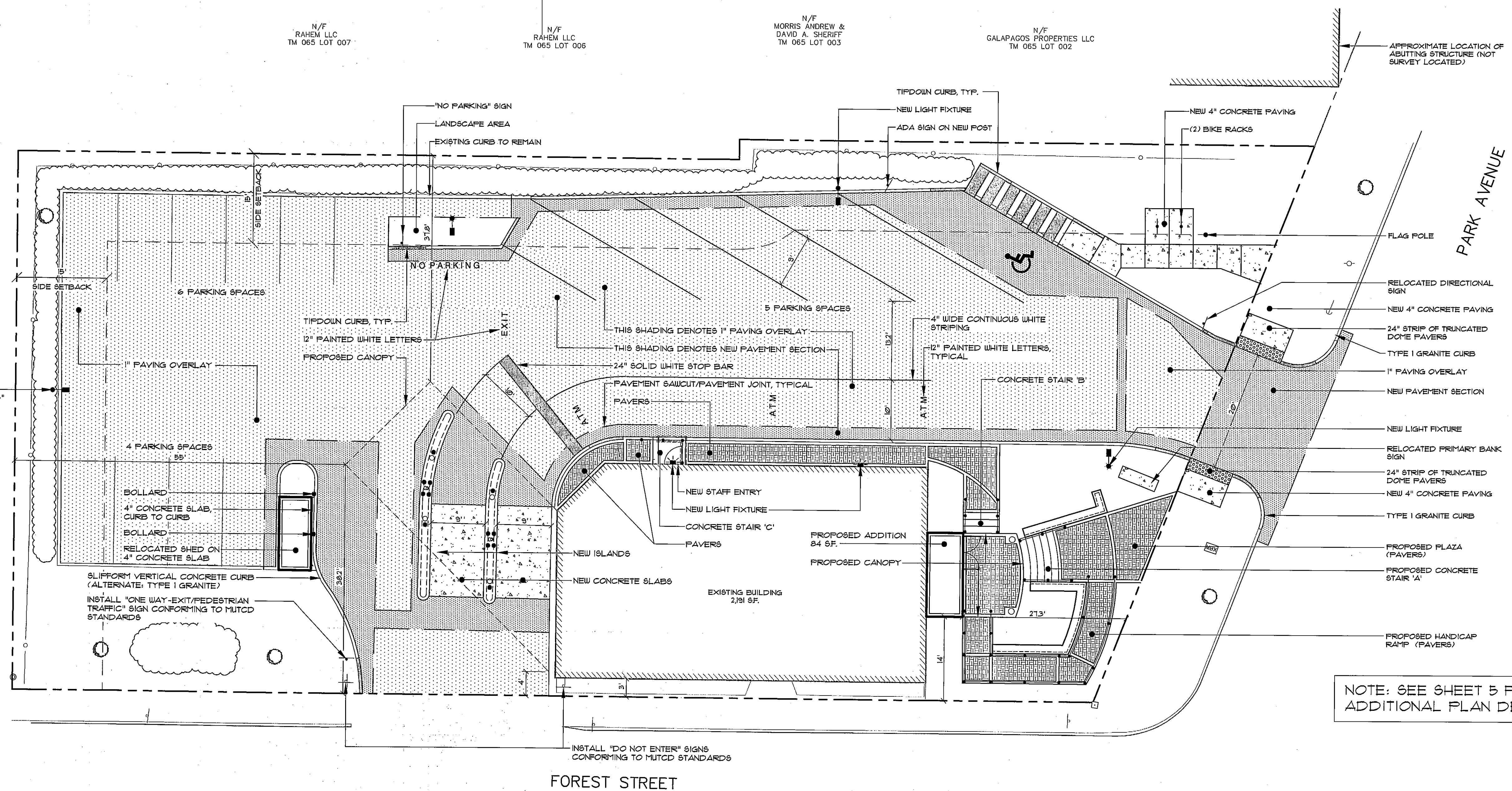
N/F  
RAHEM LLC  
TM 065 LOT 007

N/F  
RAHEM LLC  
TM 065 LOT 006

N/F  
MORRIS ANDREW &  
DAVID A. SHERIFF  
TM 065 LOT 003

N/F  
GALAPAGOS PROPERTIES LLC  
TM 065 LOT 002

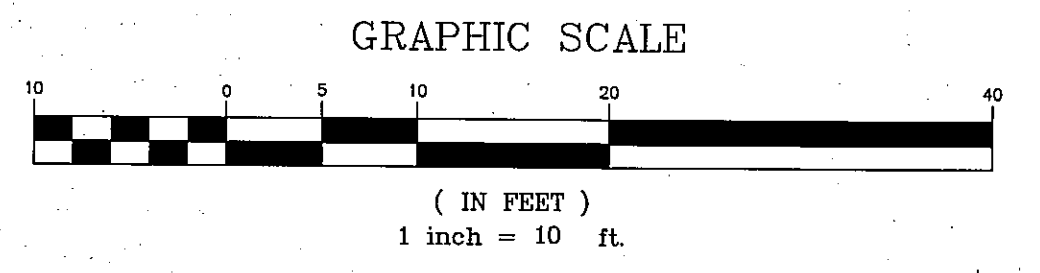
N/F  
JAMES P. &  
KATHERINE B. KILMARTIN  
TM 065 LOT 013



NOTE: SEE SHEET 5 FOR  
ADDITIONAL PLAN DETAILS.

**LEGEND**

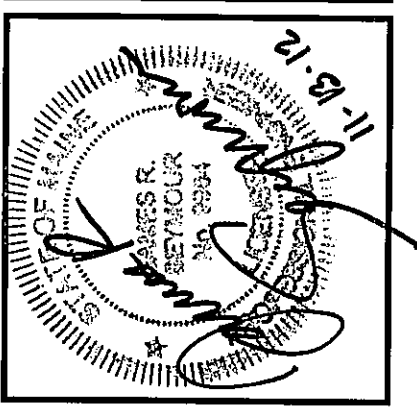
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURELINE	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---
---	GUARDRAIL	---
---	BOLLARD	---



**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS TRUCHOICE FEDERAL CREDIT UNION, BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6252 PAGE 86, THE ABUTTER INFORMATION HAS BEEN INPUT ACCORDING TO CITY OF PORTLAND TAX ASSESSOR RECORDS.
- THE PROPERTY IS SHOWN AS LOT 4 ON THE CITY OF PORTLAND TAX MAP 65 AND IS LOCATED IN THE RESIDENTIAL PROFESSIONAL (RP) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 0.41 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 1A.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED IN JUNE OF 2012 BY SEBAGO TECHNICS, INC.
- STORM AND SEWER UTILITY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 1B.
- PLAN REFERENCES:
  - "PLAN OF LAND" IN PORTLAND, ME (PARK AVENUE) FOR MEDICAL SERVICES FEDERAL CREDIT UNION BY OWEN HASKELL, INC. DATED OCTOBER 28, 1983, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON FEBRUARY 14, 1984 IN PLAN BOOK 141 PAGE 6.
  - "SITE PLAN" OF MEDICAL SERVICES FEDERAL CREDIT UNION, BY W.F. CANN COMPANY, INC. DATED NOVEMBER 01, 1983.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, BEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE CITY OF PORTLAND DATUM.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- SPACE AND BULK REGULATIONS / R-P DISTRICT:
 

MIN. LOT SIZE	6,000 SF.
MIN. STREET FRONTAGE	60 FT.
MIN. FRONT YARD	20 FT. (SEE NOTE 11)
MIN. REAR YARD	20 FT.
MIN. SIDE YARD (CORNER LOT X 1 STORY)	15 FT.
MAX. STRUCTURE HEIGHT	45 FT.
MAX. IMPERVIOUS AREA	80% (SEE NOTE 12)
FLOOR AREA RATIO	65% (SEE NOTE 13)
- FRONT YARD = 20 FT EXCEPT THAT THE FRONT YARD NEED NOT EXCEED THE AVERAGE DEPTH OF IMMEDIATELY ABUTTING FRONT YARDS ( IN THIS CASE APPROXIMATELY 0 FEET ON BOTH FOREST STREET AND PARK AVENUE).
- TOTAL EXISTING IMPERVIOUS AREA = 12,936 SF.  
TOTAL PROPOSED IMPERVIOUS AREA = 13,836 SF. (11 % OF LOT AREA)
- TOTAL FLOOR AREA = 2275 SF. F.A.R. = 13% OF LOT AREA.
- REQUIRED PARKING = 2275 SF. REQUIRES 1 SPACE PER 400 SF. = 6 SPACES ( 15 SPACES PROPOSED).
- REQUIRED BICYCLE PARKING = 3 SPACES. 4 SPACES ARE PROPOSED USING (2) BIKE RACKS EACH WITH CAPACITY FOR 2 BIKES. BIKE RACKS SHALL BE DERO; BIKE HITCH; MODEL, COLOR WHITE, EMBEDDED INSTALLATION.
- SNOW STORAGE AREAS WILL BE LOCATED ALONG THE WESTERLY SIDELINE, SOUTHERLY REAR LINE AND IN THE LANDSCAPE/TREE AREA ON THE SE CORNER. PEDESTRIAN ACCESS AREAS ALONG PARK AVENUE WILL STORE SNOW IN LANDSCAPED AREAS. UPON THE SITE NOT BEING ABLE TO CONTAINED FLOWED SNOW WITHOUT COMPROMISING VEHICLE SPACES OR PEDESTRIAN VISIBILITY, TRUCHOICE CREDIT UNION WILL HAVE THE SNOW REMOVAL CONTRACTOR REMOVE SNOW FROM THE SITE.
- TRASH AND RECYCLING WILL BE MAINTAINED IN THE BUILDING OR SHED AND REMOVED BY A CONTRACTED TRASH SERVICE.
- THE BUILDING WILL BE PROTECTED WITH A NFPA 13 SUPERVISED SPRINKLER SYSTEM, WITH INSTALLATION OF SMOKE DETECTORS AND MONITORED FIRE ALARM COVERAGE.



REV:	BY:	DATE:	STATUS:
B	JRS	11/09/12	RESUBMIT TO CITY
A	JRS	09/25/12	INITIAL CITY SUBMITAL

**SEBAGO TECHNICS**  
 WWW.SEBAGO/TECHNICS.COM  
 75 Ash Rd., Portland, ME 04106  
 250 Grand St., Suite B  
 South Portland, ME 04106  
 Tel: 207-783-6556  
 Fax: 207-200-2100

PROJECT NO. 12099  
 FIELD BOOK DESIGN CHKD DRAWN IAC/LJL

**SITE PLAN**  
 OF:  
**TRUCHOICE FEDERAL CREDIT UNION**  
 272 PARK AVENUE  
 PORTLAND, MAINE

FOR:  
**TRUCHOICE FEDERAL CREDIT UNION**  
 272 PARK AVENUE  
 PORTLAND, MAINE 04101

DATE: 09/12/12  
 SCALE: 1" = 10'

**SHEET 4 OF 11**

12099S.dwg, TAB: S-10 Scale