



SPACE AND BULK STANDARDS		
BY ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	17,882 S.F.
MIN. FRONTAGE	NONE	104.58'
YARD DIMENSIONS		
FRONT	NONE	0'
SIDE	NONE	2'
REAR	NONE	1'
MAX. BUILDING SETBACK FROM STREET LINE	10'±	2.0'
MAX. LOT COVERAGE	150%	15%
MAX. BUILDING HEIGHT	100'	APPROX. 36'
MIN. BUILDING HEIGHT	3 STORY ±	3 STORY

* BASED ON INTERMEDIATE URBAN HEIGHT DISTRICT (B)

** MAX STREET SETBACK MAY BE GREATER THAN 10' PROVIDED AT LEAST 75% OF BUILDING FRONT IS WITHIN 10' AND A PEDESTRIAN ACCESS IS LOCATED ALONG THE FRONT AND NO PARKING IS LOCATED BETWEEN FRONT OF BLDG AND STREET.

SITE DATA		
BUILDING AREA		
USE	RETAIL *	1,000 S.F.
	OFFICE	6,916 S.F.
	TOTAL	7,708 S.F.
PARKING		
	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
OFFICE	(1 SP / 400 S.F.)	17
RETAIL *	(1 SP / 200 S.F.)	6
		7
TOTAL		23
BARRIER FREE		2

* BASED UPON PREVIOUS DISCUSSIONS WITH CITY STAFF ON A SIMILAR PROJECT. THE BANK TRANSACTION AREA WOULD BE CONSIDERED RETAIL SPACE AS BANK USE AND PARKING REQUIREMENTS ARE NOT DEFINED WITHIN THE MUNICIPAL ORDINANCES.

PAVEMENT LEGEND	
[Symbol]	ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:
[Symbol]	PORTLAND CEMENT CONCRETE
[Symbol]	BRICK SIDEWALK

CURBING LEGEND	
[Symbol]	VERTICAL GRANITE CURB
[Symbol]	VERTICAL GRANITE CURB-FLUSH
[Symbol]	SLOPPED CAPE COD CURB

SIGN LEGEND	
[Symbol]	STOP
[Symbol]	ONE WAY
[Symbol]	TRUCKS ONLY
[Symbol]	NO PARKING
[Symbol]	NO LEFT TURN
[Symbol]	NO RIGHT TURN
[Symbol]	NO ENTER
[Symbol]	ELECTRIC VEHICLE CHARGING STATION

STRIPING LEGEND	
[Symbol]	12" SL - 12" WIDTH STOP LINE

- NOTES:**
- ELECTRICAL SERVICE SHALL BE COORDINATED WITH O&P.
 - EXISTING CURBING IN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND. ANY REMOVED GRANITE CURBING SHALL BE TRANSPORTED TO THE CITY STOKYARD ON OUTER CONCRETE STREET.
 - PRIOR TO DEMOLITION, A CONSTRUCTION MANAGEMENT PLAN PREPARED BY THE GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE CITY OF PORTLAND PLANNING DIVISION FOR REVIEW. THE CONSTRUCTION MANAGEMENT PLAN SHALL ADDRESS THE FOLLOWING:
 - ANTICIPATED PROJECT START DATE
 - ANTICIPATED PROJECT END DATE
 - CONSTRUCTION SCHEDULE
 - PEDESTRIAN CIRCULATION PLAN
 - COORDINATE LOCATION OF UTILITY SERVICE ENTRY POINTS WITH ARCHITECTURAL PLANS.
 - SNOW SHALL BE REMOVED FROM THE SITE BY THE SNOW REMOVAL CONTRACTOR AND DISPOSED OF ACCORDING TO APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

	Date	By
BUILDING PERMIT SUBMISSION	7/23/15	AMP
RESPONSE TO CONDITIONS OF APPROVAL	7/16/15	AMP
REMOVED PLANNINGS	7/01/15	DER
RESPONSE TO CITY COMMENTS	6/29/15	DER
PRICING	6/05/15	AMP
SITE PLAN REVIEW	5/13/15	AMP
CLIENT REVIEW	4/13/15	AMP
Issued For		

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Drawing Name:	Site and Utility Plan
Project:	Bangor Savings Bank 20 Marginal Way, Portland, Maine
Client:	Bangor Savings Bank 99 Franklin Street, Bangor, Maine 04401

Drawing No.
C101

