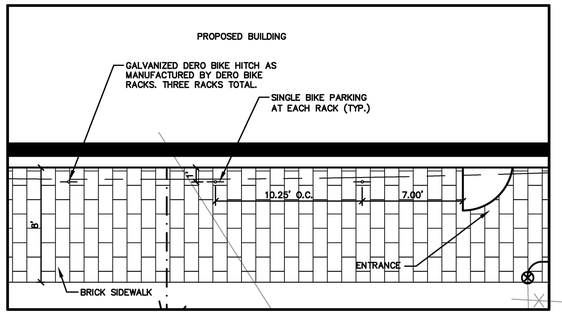
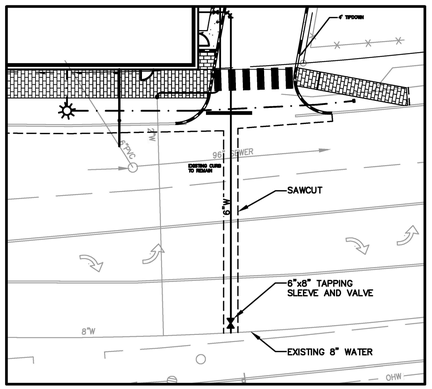
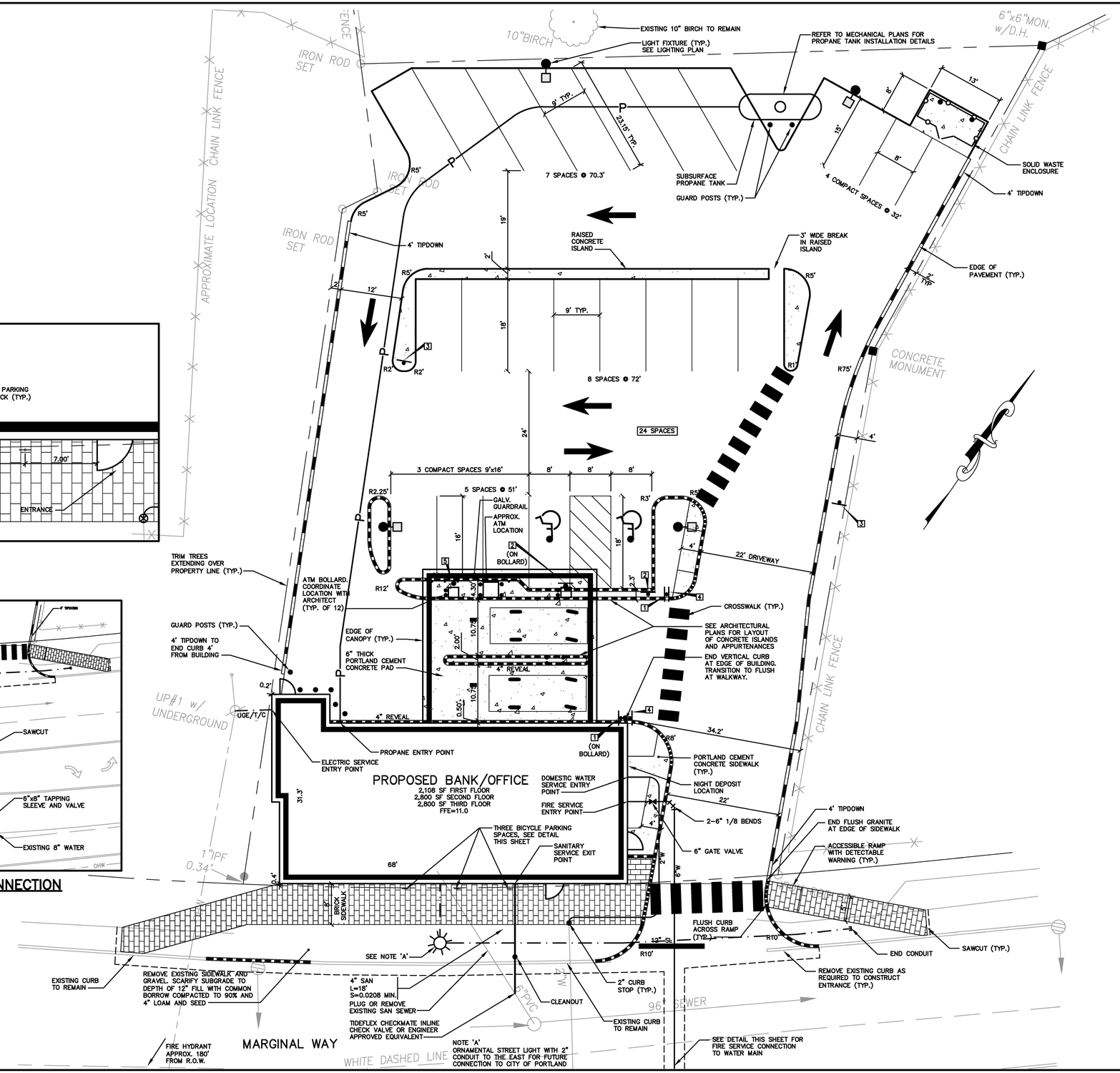


BICYCLE PARKING
1"=5'



FIRE SERVICE CONNECTION
1"=20'



SPACE AND BULK STANDARDS

B7 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	17,862 S.F.
MIN. FRONTAGE	NONE	104.58'
YARD DIMENSIONS		
FRONT	NONE	0'
SIDE	NONE	2'
REAR	NONE	1'
MAX. BUILDING SETBACK FROM STREET LINE		
FRONT	10'**	2.5'
MAX. LOT COVERAGE	100%	18%
MAX. BUILDING HEIGHT	105'	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 *	1,090 S.F.
OFFICE	6,616 S.F.
TOTAL	7,708 S.F.

PARKING	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
OFFICE (1 SP / 400 S.F.)	17	17
RETAIL * (1 SP / 200 S.F.)	6	7
TOTAL	23	24
BARRIER FREE	1	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 ORDINANCE.

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

- PORTLAND CEMENT CONCRETE
- BRICK SIDEWALK

CURBING LEGEND

- VERTICAL GRANITE CURB
- VERTICAL GRANITE CURB–FLUSH
- SLOPED GRANITE CURB
- SLIPFORM CAPE COD CURB

SIGN LEGEND

R1-1 30"x 30"	R7-8 12"x 18"	3	4	5
STOP	RESERVED PARKING VAN ACCESSIBLE	DRIVE THRU ↑ CUSTOMER PARKING ←	DO NOT ENTER	ELECTRIC VEHICLE CHARGING STATION

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

12"SL – 12" WIDTH STOP LINE

NOTES:

1. ELECTRICAL SERVICE SHALL BE COORDINATED WITH CMP.
2. 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 STOCKYARD ON OUTER CONGRESS STREET.
3. 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 MANGEMENT PLAN SHALL ADDRESS THE FOLLOWING:
   - ANTICIPATED PROJECT START DATE
   - ANTICIPATED PROJECT END DATE
   - CONSTRUCTION SEQUENCE
   - PEDESTRIAN CIRCULATION PLAN
4. COORDINATE LOCATION OF UTILITY SERVICE ENTRY POINTS WITH ARCITECTURAL PLANS.
5. 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.

10 0 5 10 20
1 inch = 10 ft.

STATE OF MAINE — DOUGLAS E. REYNOLDS No. 6988 — LICENSED PROFESSIONAL ENGINEER

Rev.	Date	Revision
–	–	–

Issued For	Date	By
REMOVED PLANTINGS	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

Design: JWA | Draft: CG | Date: DEC 2014
Checked: AMP | Scale: 1"=10' | Job No.: 2970
File Name: 2970–SP.dwg

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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

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