

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
	SLIPFORM CAPE COD CURB

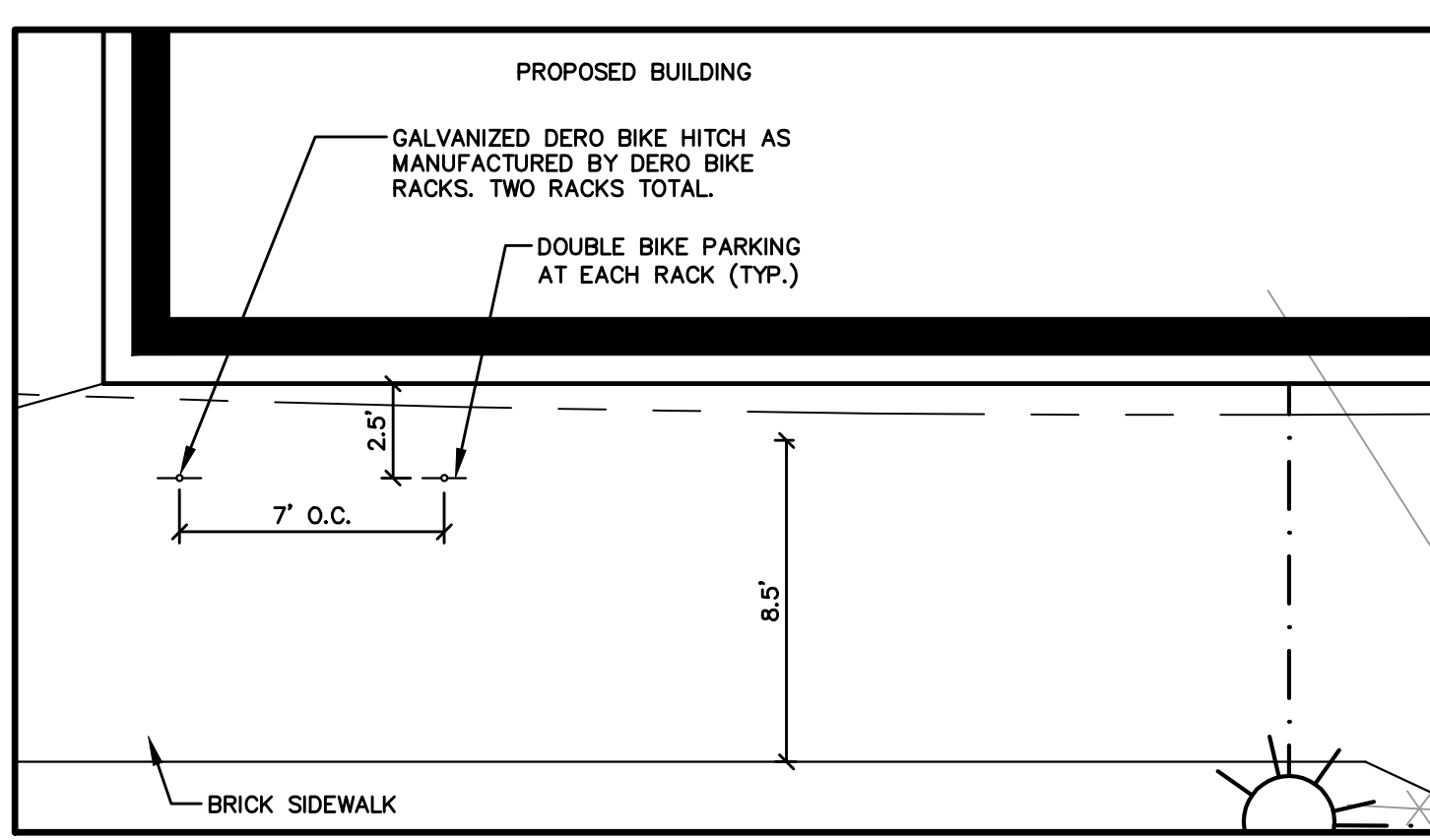
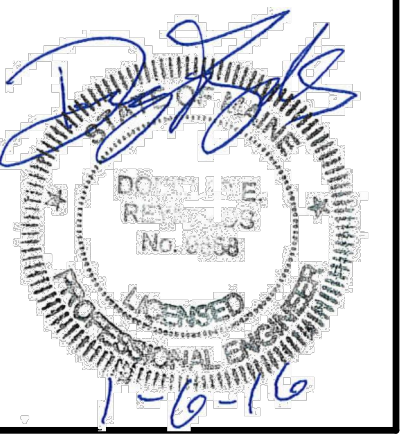
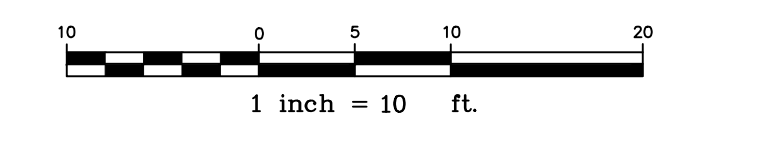
SIGN LEGEND				
R1-1 30"x 30"	R7-8 12"x 18"			
1	2	3	4	5

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	

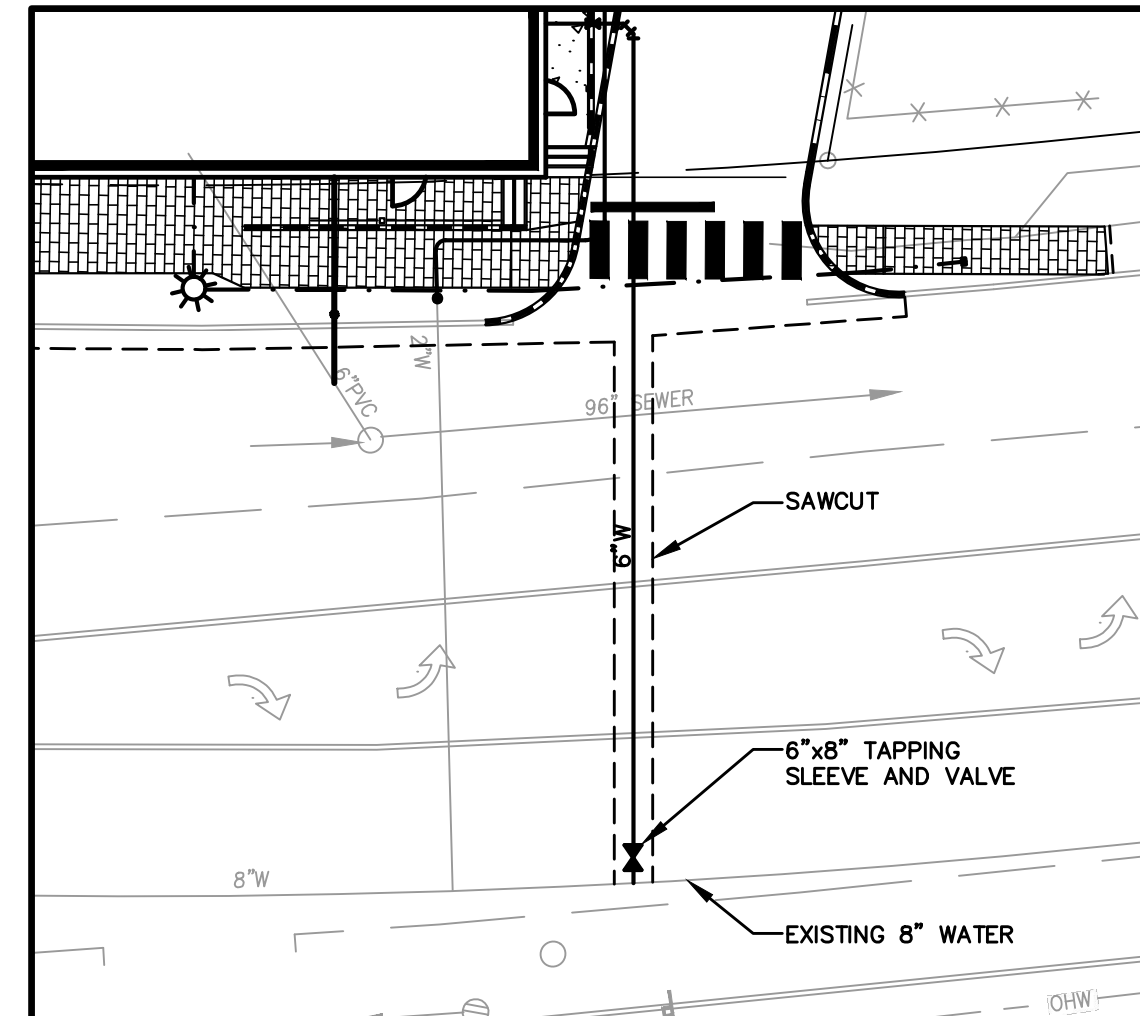
**NOTES:**

- ELECTRICAL SERVICE SHALL BE COORDINATED WITH CMP.
- 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.
- 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 SEQUENCE
  - 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.

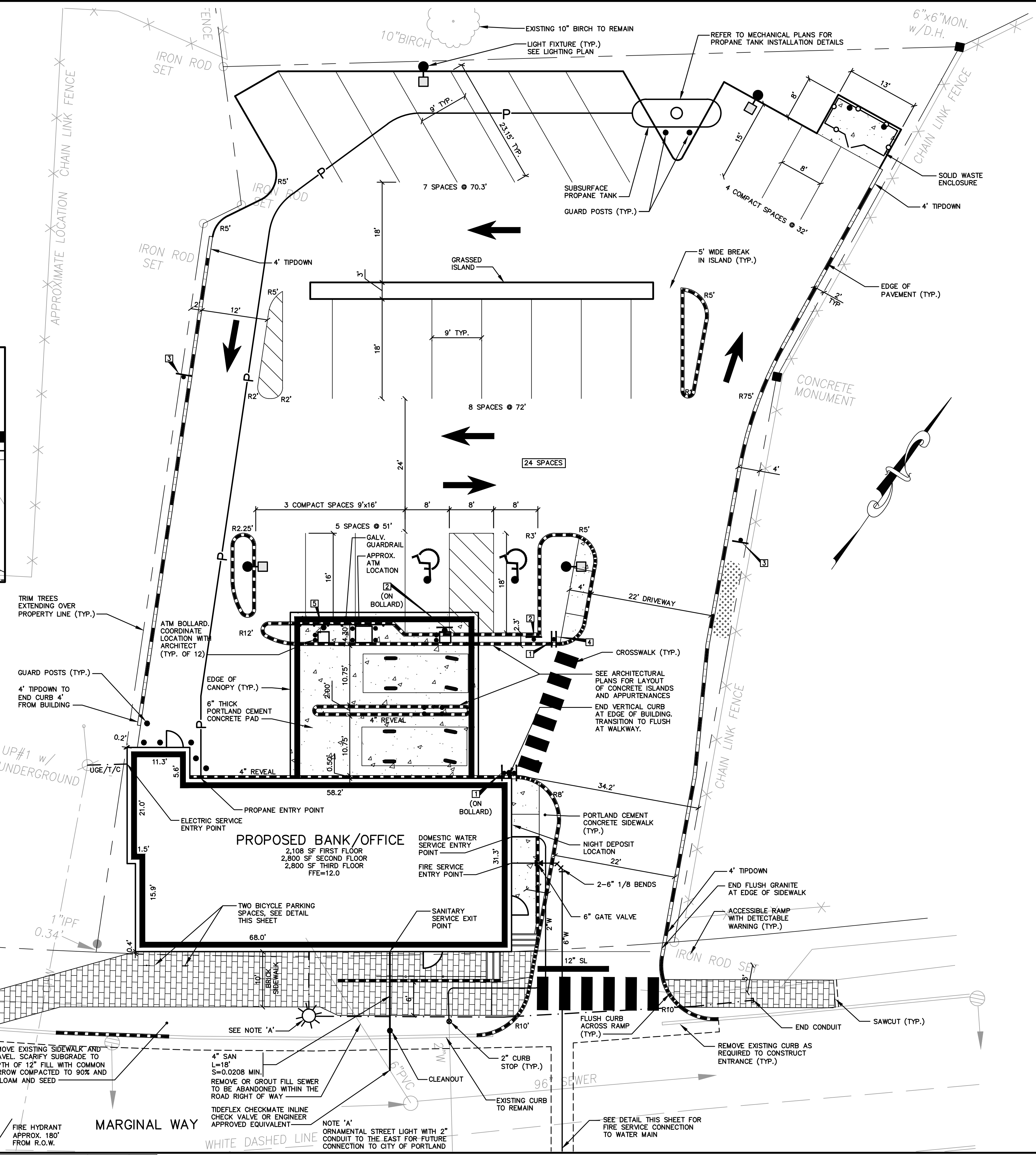
NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.



**BICYCLE PARKING**  
1"=5'



**FIRE SERVICE CONNECTION**  
1"=20'



REMOVE EXISTING SIDEWALK AND GRAVEL. SCARIFY SUBGRADE TO DEPTH OF 12" FILL WITH COMMON BORROW COMPACTED TO 90% AND 4" LOAM AND SEED

4" SAN L=18' S=0.0208 MIN. REMOVE OR GROUT FILL SEWER TO BE ABANDONED WITHIN THE ROAD RIGHT OF WAY

TIDEFLEX CHECKMATE INLINE CHECK VALVE OR ENGINEER APPROVED EQUIVALENT

NOTE 'A' ORNAMENTAL STREET LIGHT WITH 2" CONDUIT TO THE EAST FOR FUTURE CONNECTION TO CITY OF PORTLAND

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Rev.	Date	Revision
3	1/6/16	REVISED BIKE RACK DETAIL
2	12/3/15	RESPONSE TO CITY COMMENTS ON SIDEWALK
1	11/24/15	RAISE FFE

BUILDING PERMIT SUBMISSION/CONSTRUCTION	Date	By
RESPONSE TO CONDITIONS OF APPROVAL	7/23/15	AMP
REMOVED PLANTINGS	7/16/15	AMP
RESPONSE TO CITY COMMENTS	7/01/15	DER
PRICING	6/29/15	DER
SITE PLAN REVIEW	6/05/15	AMP
CLIENT REVIEW	5/13/15	AMP
ISSUED FOR	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**