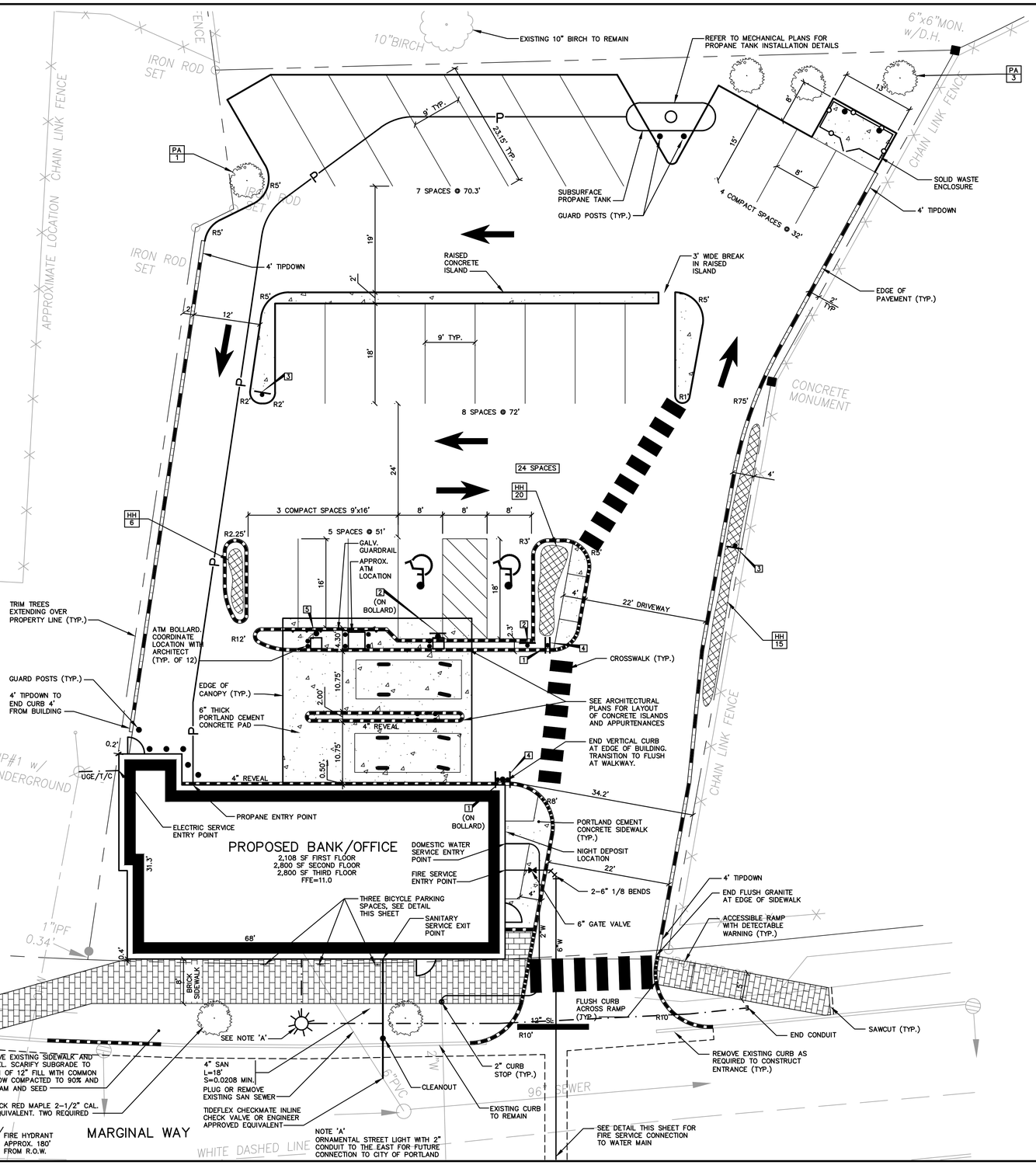
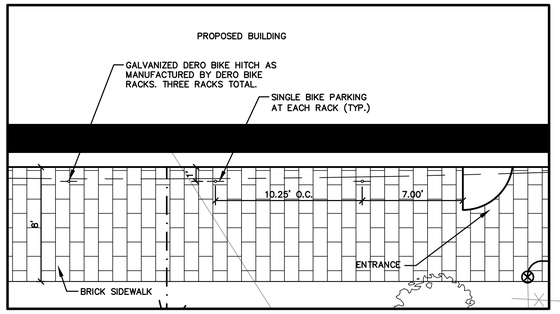


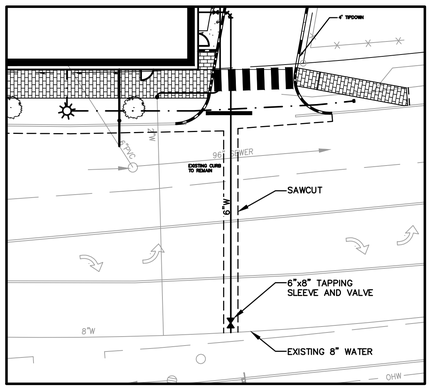
PLANT SPECIES LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
PA	4	PYRUS C. ARISTOCRAT	ARISTOCRAT PEAR	8 FT	CONT.
HH	41	HEMEROCALLIS	BELLSOFGOLD DAYLILLY	1 GAL.	–



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

1	2	3	4	5
STOP R1–1 30"x 30"	RESERVED PARKING VAN ACCESSIBLE R7–8 12"x 18"	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. 9898 LICENSED PROFESSIONAL ENGINEER 6/29/15

Rev.	Date	Revision
–	–	–

Issued For	Date	By
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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