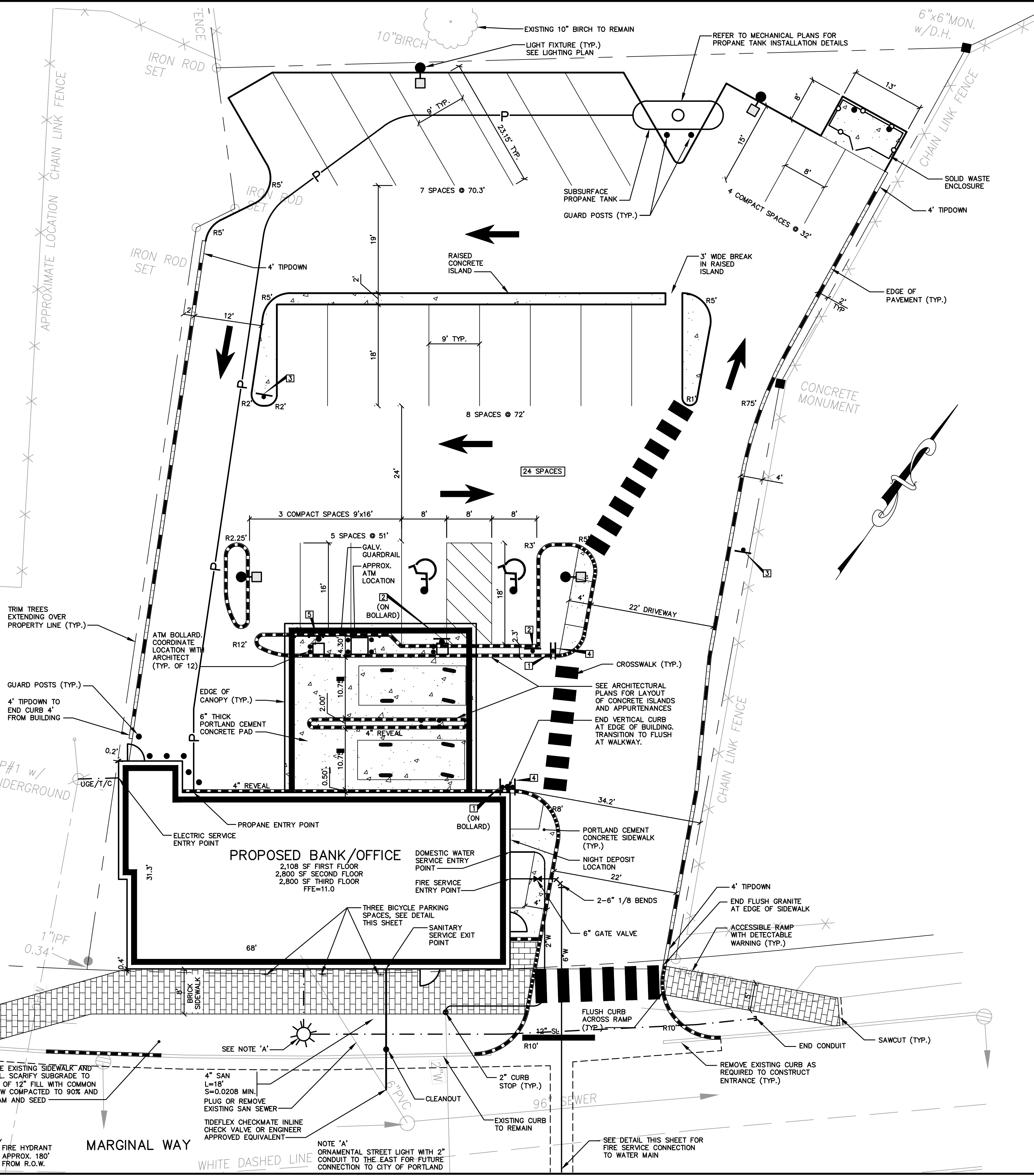
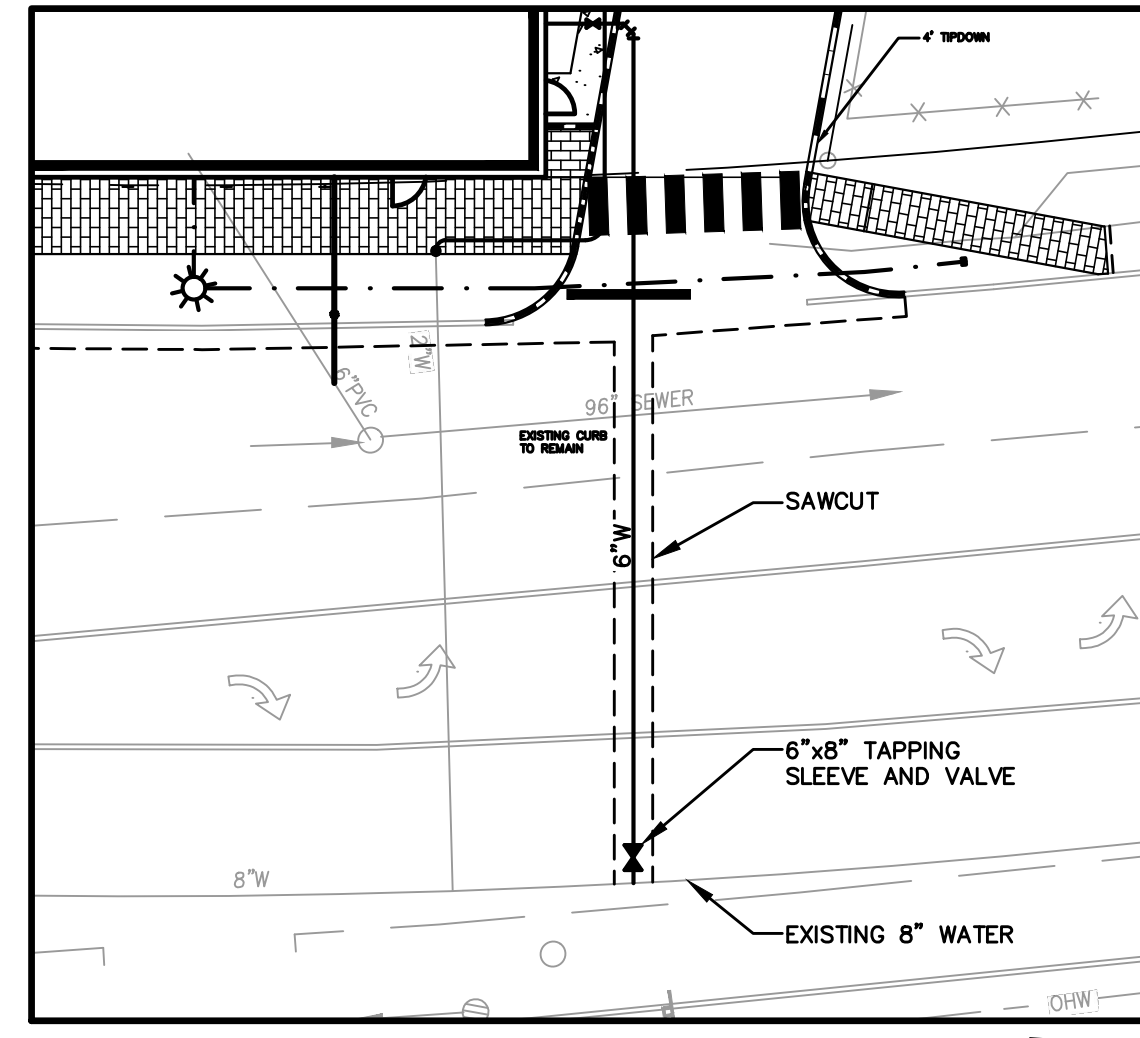
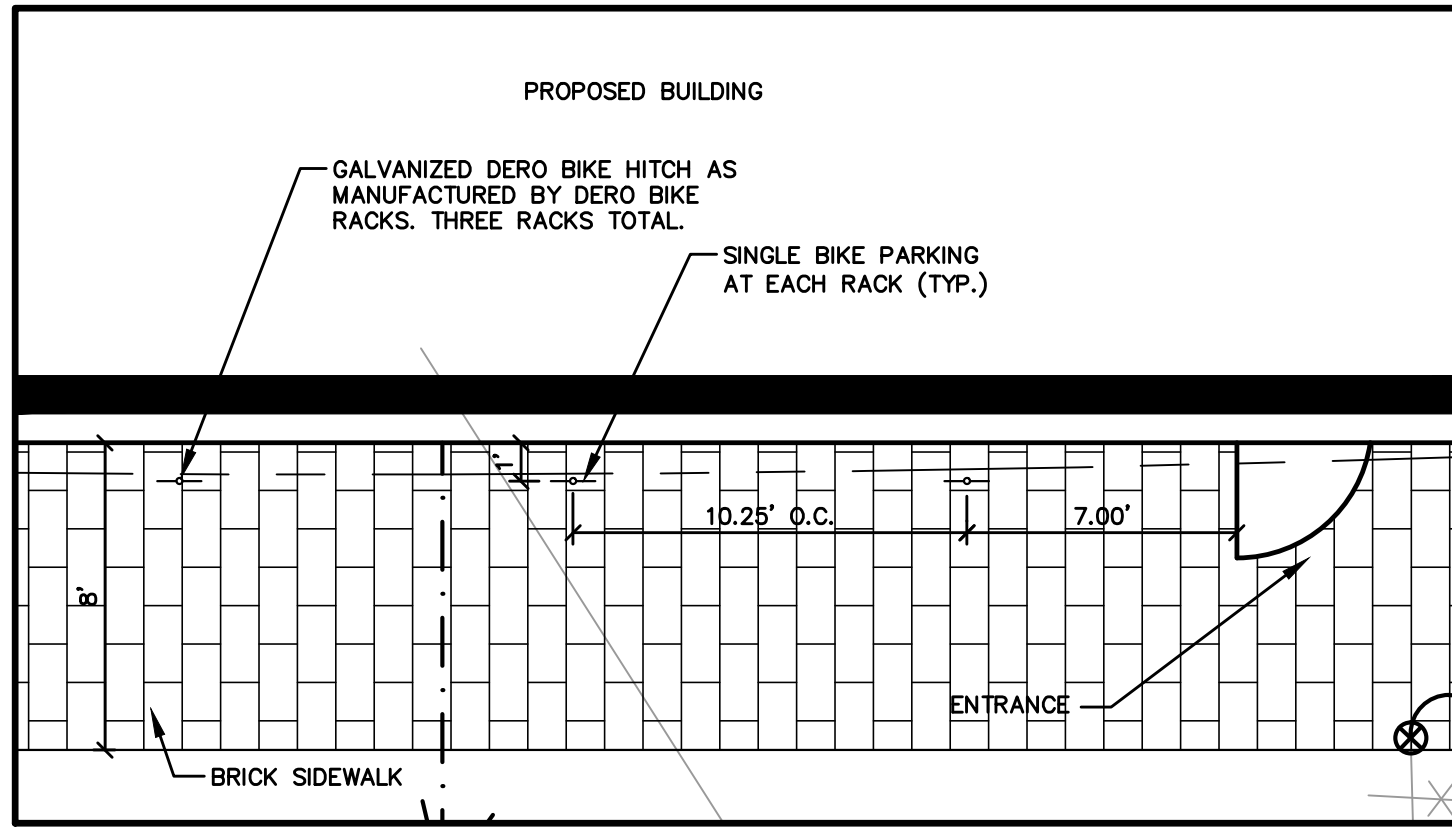


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SPACE AND BULK STANDARDS		
B7 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	17,862 S.F.
MIN. FRONTAGE	NONE	104.58'
YARD DIMENSIONS		
FRONT	NONE	0'
SIDE	NONE	2'
REAR	NONE	1'
MAX. BUILDING SETBACK FROM STREET LINE		
FRONT	10**	2.5'
MAX. LOT COVERAGE	100%	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	

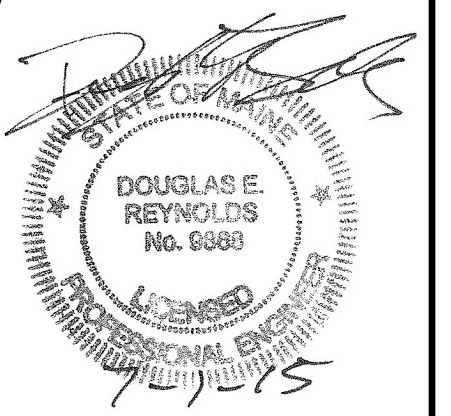
SIGN LEGEND		
	R1-1 30"x 30"	1
	R7-8 12"x 18"	2
		3
		4
		5

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:		
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 MANAGEMENT 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 ARCHITECTURAL 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.

1 inch = 10 ft.



Rev.	Date	Revision

Removed Plantings	Date	By
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		
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		

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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**