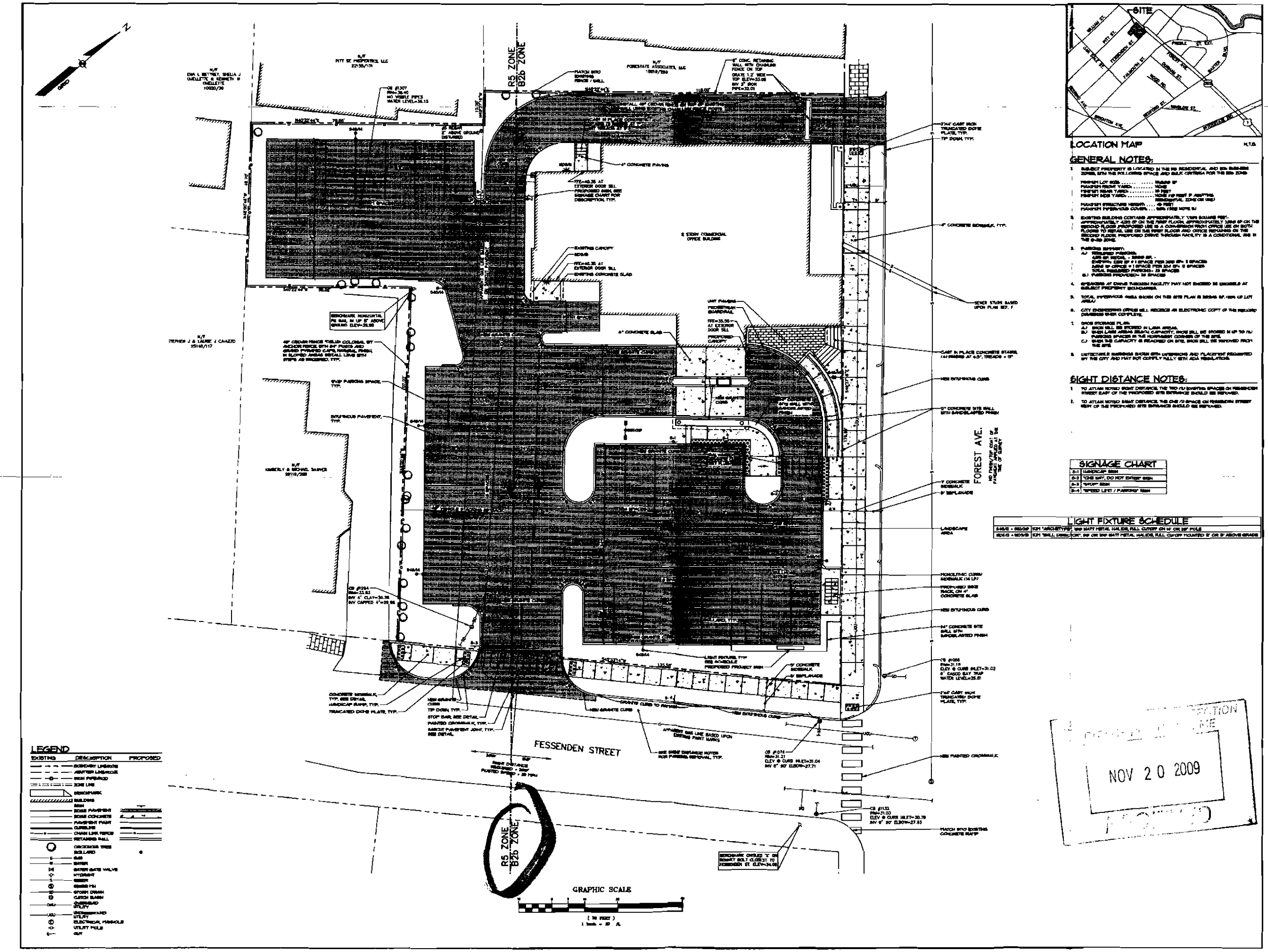
11/20/09
comments submitted
11/19/09, 02:42



LOCATION MAP

GENERAL NOTES:

1. SUBJECT PROPERTY IS LOCATED IN THE R5 RESIDENTIAL AND B2b BUSINESS ZONES, WITH THE FOLLOWING SPACE AND BULK CRITERIA FOR THE B2b ZONE:
   - MINIMUM LOT SIZE ..... 10,000 SF
   - MAXIMUM FRONT YARD ..... NONE
   - MINIMUM REAR YARD ..... 20 FEET
   - MINIMUM SIDE YARD ..... NONE FOR FIRST 3 STORIES (RESIDENTIAL ZONE OR USE)
   - MAXIMUM STRUCTURE HEIGHT ..... 45 FEET
   - MAXIMUM IMPERVIOUS COVERAGE ..... 80% (SEE NOTE 5)
2. EXISTING BUILDING CONTAINS APPROXIMATELY 11,000 SQUARE FEET; APPROXIMATELY 4,000 SF ON THE FIRST FLOOR, APPROXIMATELY 4,000 SF ON THE SECOND FLOOR. PROPOSED USE IS A CONVERSION FROM OFFICE USE ON BOTH FLOORS TO RETAIL USE ON THE FIRST FLOOR AND OFFICE REGARDS ON THE SECOND FLOOR. PROPOSED DRIVE THROUGH FACILITY IS A CONDITIONAL USE IN THE B-2b ZONE.
3. PARKING SUMMARY:
   - A.) REQUIRED PARKING:
     - 4,000 SF RETAIL - 20000 SF. :
     - EXISTING: 1,000 SF = 1 SPACE PER 200 SF= 5 SPACES
     - 4,000 SF OFFICE = 1 SPACE PER 300 SF= 13 SPACES
     - TOTAL REQUIRED PARKING= 18 SPACES
   - B.) PARKING PROVIDED= 19 SPACES
4. SPEAKERS AT DRIVE THROUGH FACILITY MAY NOT EXCEED 55 DECIBELS AT SUBJECT PROPERTY BOUNDARIES.
5. TOTAL IMPERVIOUS AREA SHOWN ON THIS SITE PLAN IS 20,045 SF, 100% OF LOT AREA.
6. CITY ENGINEERING OFFICE WILL RECEIVE AN ELECTRONIC COPY OF THE RECORD DRAWINGS WHEN COMPLETE.
7. SNOW STORAGE PLAN:
   - A.) SNOW WILL BE STORED IN LAWN AREAS.
   - B.) WHEN LAWN AREAS REACH CAPACITY, SNOW WILL BE STORED IN UP TO (10) PARKING SPACES IN THE NORTHWEST CORNER OF THE SITE.
   - C.) WHEN THE CAPACITY IS REACHED ON SITE, SNOW WILL BE REMOVED FROM THE SITE.
8. DETECTABLE WARNINGS SHOWN WITH DIMENSIONS AND PLACEMENT REQUIRED BY THE CITY AND MAY NOT COMPLY FULLY WITH ADA REGULATIONS.

SIGHT DISTANCE NOTES:

1. TO ATTAIN NOTED SIGHT DISTANCE, THE TWO (2) EXISTING SPACES ON FESSENDEN STREET EAST OF THE PROPOSED SITE ENTRANCE SHOULD BE REMOVED.
2. TO ATTAIN NOTED SIGHT DISTANCE, THE ONE (1) SPACE ON FESSENDEN STREET WEST OF THE PROPOSED SITE ENTRANCE SHOULD BE REMOVED.

REV.	DATE	BY	
A	9/17/09	WTC	FOURTH SUBMISSION TO CITY
B	11/4/09	WTC	THIRD SUBMISSION TO CITY
C	10/26/09	WTC	SECOND SUBMISSION TO CITY
D	9/17/09	WTC	FIRST SUBMISSION TO CITY

THIS PLAN SHALL NOT BE MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS MADE ON DRAWINGS, SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
Consulting Engineers • Land Surveyors

SITE PLAN
OF:
TOWN & COUNTRY FEDERAL CREDIT UNION
488 FOREST AVENUE
PORTLAND, MAINE
FOR:
TOWN & COUNTRY FEDERAL CREDIT UNION
807 MAIN STREET, P.O. Box 9400
SOUTH PORTLAND, MAINE 04116

DATE	SCALE
9/17/09	1" = 10'
PROJ. NO.	DWG NAME
[illegible]	[illegible]
FIELD BOOK	DESIGN BY
	WTC
DRAWN BY	CHECKED BY
JKB	WTC

SHEET 4 OF 9

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