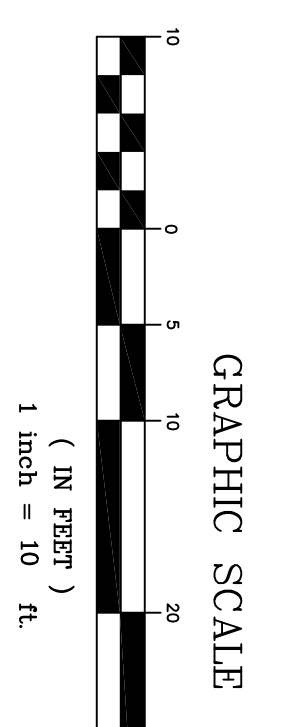
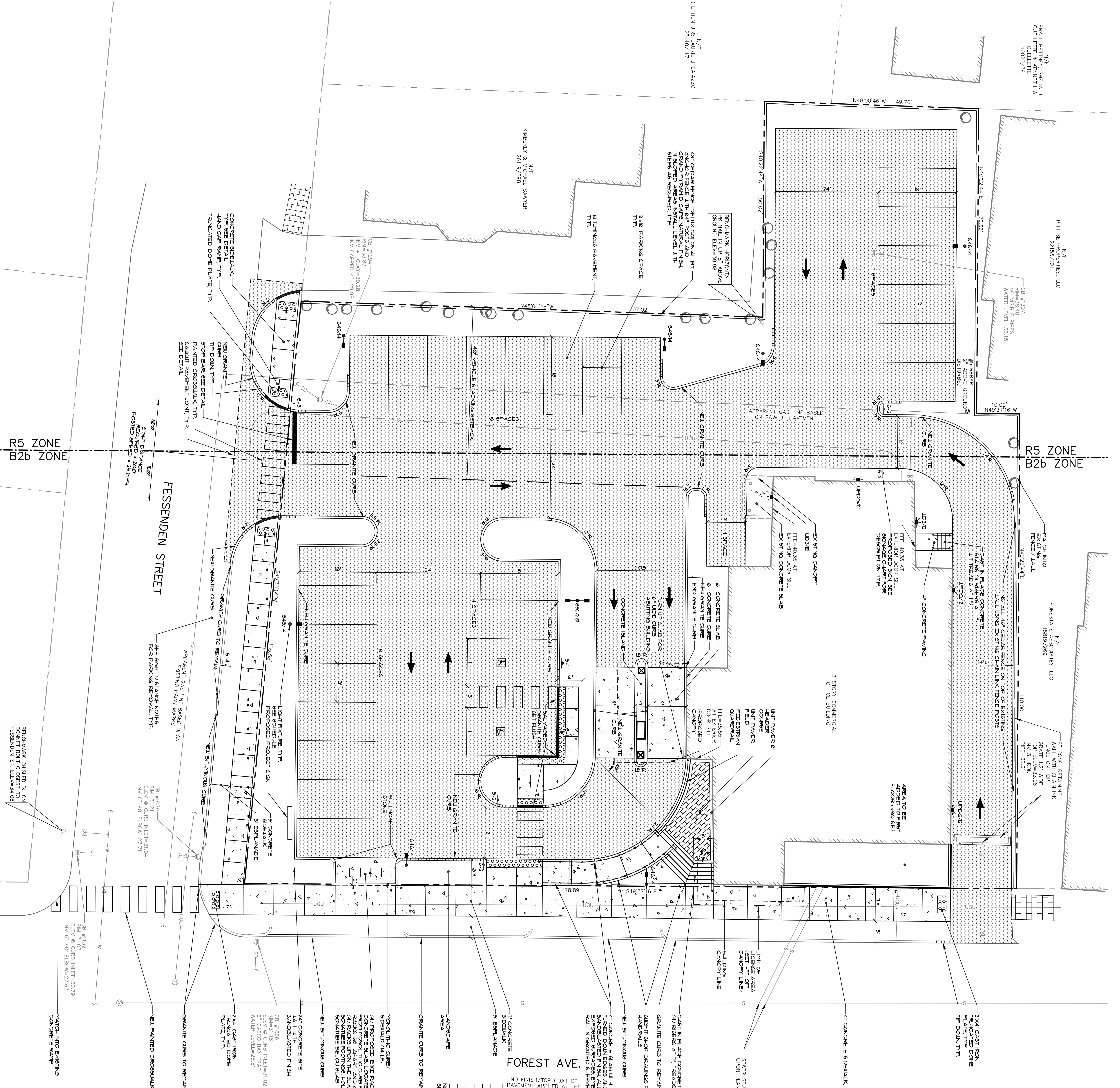


LEGEND	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	IRON PIPE/ROD	---
---	ZONE LINE	---
---	BENCHMARK	---
---	BUILDING	---
---	EDGE PAVER/ST	---
---	EDGE CONCRETE	---
---	CONCRETE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	DECIDUOUS TREE	---
---	CONCRETE	---
---	WATER	---
---	WATER GATE VALVE	---
---	SEWER	---
---	SEWER MH	---
---	STORM DRAIN	---
---	OVERHEAD	---
---	UTILITY	---
---	UTILITY MANHOLE	---
---	ELECTRICAL MANHOLE	---
---	UTILITY POLE	---
---	DUV	---



FOREST AVE.

NO FINISH/TOP COAT OF PAVEMENT APPLIED AT TIME OF SURVEY

SIGNAGE CHART

3-1	LANDSCAPE SIGN
3-2	ONE WAY DO NOT ENTER SIGN
3-3	STOP SIGN
3-4	SPEED LIMIT / PARKING SIGN

LIGHT FIXTURE SCHEDULE

548/4	KIT CHARACTERISTIC: 100 WATT VERTICAL HALL LIGHT FULL CUTOFF ON 1/4 POLE
U20/2	KIT CHARACTERISTIC: 150 WATT VERTICAL HALL LIGHT FULL CUTOFF HORIZONTAL BY ABOVE GARAGE
U20/3	KIT CHARACTERISTIC: 150 WATT VERTICAL HALL LIGHT FULL CUTOFF HORIZONTAL BY ABOVE GARAGE
U20/4	KIT CHARACTERISTIC: 150 WATT VERTICAL HALL LIGHT FULL CUTOFF HORIZONTAL BY ABOVE GARAGE

SIGHT DISTANCE NOTES:

- TO ATTAIN VOTED SIGHT DISTANCE, THE TOP (2) EXISTING SPACES ON FESSENDEN STREET EAST OF THE PROPOSED DRIVE ENTRANCE SHOULD BE REMOVED.
- LEFT OF THE PROPOSED DRIVE ENTRANCE SHOULD BE REMOVED.

LOCATION MAP



GENERAL NOTES:

- EXISTING BUILDING CONTAINS APPROXIMATELY 1388 SQUARE FEET OF FLOOR AREA. THE FIRST FLOOR CONTAINS OFFICE SPACE AND STORAGE. THE SECOND FLOOR CONTAINS OFFICE SPACE AND STORAGE. THE BUILDING IS TO BE DEMOLISHED AND REBUILT AS A CONVENTIONAL USE IN THE B2b ZONE.
- EXISTING BUILDING CONTAINS APPROXIMATELY 1388 SQUARE FEET OF FLOOR AREA. THE FIRST FLOOR CONTAINS OFFICE SPACE AND STORAGE. THE SECOND FLOOR CONTAINS OFFICE SPACE AND STORAGE. THE BUILDING IS TO BE DEMOLISHED AND REBUILT AS A CONVENTIONAL USE IN THE B2b ZONE.
- PARKING SPACES: 28 SPACES. 12 SPACES ARE TO BE PROVIDED IN THE REAR YARD. 16 SPACES ARE TO BE PROVIDED IN THE FRONT YARD. TOTAL REQUIRED PARKING: 28 SPACES.
- BRACKETS AT DRIVE THROUGH FACILITY MAY NOT EXCEED 36 INCHES AT DRIVE THROUGH FACILITY.
- TOTAL PROPOSED AREA SIGN ON THIS SITE PLAN IS 20346 SF. 63% OF LOT DRAWINGS URBAN COMPLETE.
- CITY PROPOSED OFFICE WILL RECEIVE AN ELECTRONIC COPY OF THE RECORD DRAWINGS URBAN COMPLETE.
- NO SIGN STORAGE SHALL OCCUR WITHIN THE AREA THAT INCLUDES THE PARKING SPACES IN THE NORTHWEST CORNER OF THE SITE.
- NO SIGN STORAGE SHALL OCCUR WITHIN THE AREA THAT INCLUDES THE PARKING SPACES IN THE NORTHWEST CORNER OF THE SITE.
- DETERMINABLE SIGNAGE SHALL BE REMOVED AND RELOCATION REQUESTED BY THE CITY AND MAY NOT COMPLETELY FULLY UNLESS ADEQUATE REGULATIONS ARE IN PLACE.
- REMOVED SIGNAGE: 28 SPACES. 12 SPACES ARE TO BE PROVIDED IN THE REAR YARD. 16 SPACES ARE TO BE PROVIDED IN THE FRONT YARD. TOTAL REQUIRED PARKING: 28 SPACES.
- PARKING SPACES: 28 SPACES. 12 SPACES ARE TO BE PROVIDED IN THE REAR YARD. 16 SPACES ARE TO BE PROVIDED IN THE FRONT YARD. TOTAL REQUIRED PARKING: 28 SPACES.
- EXISTING BUILDING CONTAINS APPROXIMATELY 1388 SQUARE FEET OF FLOOR AREA. THE FIRST FLOOR CONTAINS OFFICE SPACE AND STORAGE. THE SECOND FLOOR CONTAINS OFFICE SPACE AND STORAGE. THE BUILDING IS TO BE DEMOLISHED AND REBUILT AS A CONVENTIONAL USE IN THE B2b ZONE.

DATE	SCALE
9/17/08	1" = 10'
PROJ. NO.	DESIGNER
080308	080308S
FIELD BOOK	DESIGN BY
WTC	WTC
DRAWN BY	CHECKED BY
JMS	WTC

SITE PLAN
OF:
TOWN & COUNTRY FEDERAL CREDIT UNION
426 FOREST AVENUE
PORTLAND, MAINE
FOR:
TOWN & COUNTRY FEDERAL CREDIT UNION
557 MAIN STREET, P.O. Box 9420
SOUTH PORTLAND, MAINE 04116

Sebago Technics
Engineering Expertise You Can Build On
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250 Goddard Rd., Suite B
Lewiston, ME 04240
Tel (207) 781-5656
WWW.SEBAGOTECHNICS.COM

H	WTC	6/4/10	PLAN AMENDMENT TO CITY
G	WTC	4/12/10	REVISED DRIVE THROUGH
F	WTC	3/19/10	REVISED SITE PLAN
E	WTC	9/15/09	ISSUED FOR BIDDING
D	WTC	11/19/09	FOURTH SUBMISSION TO CITY
C	WTC	11/3/09	THIRD SUBMISSION TO CITY
B	WTC	10/22/09	SECOND SUBMISSION TO CITY
A	WTC	9/21/09	INITIAL SUBMISSION TO CITY
REV:	BY:	DATE:	STATUS:

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