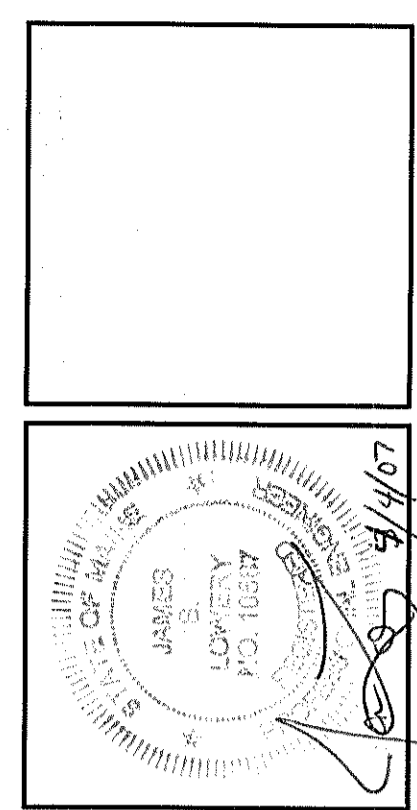
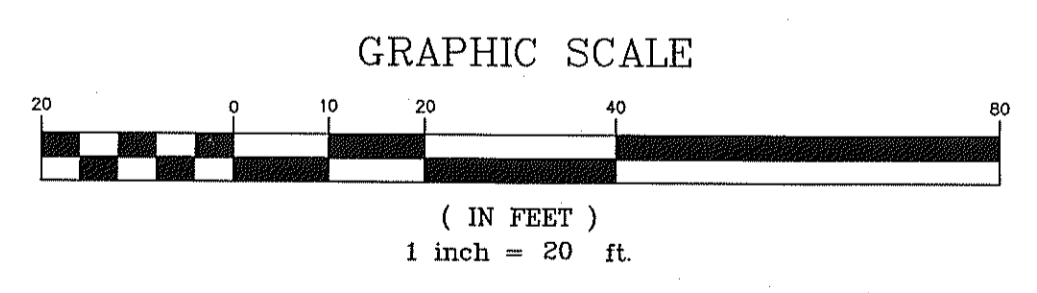


GENERAL NOTES:

- RECORD OWNER OF THE PROPERTY IS UNIVERSITY CREDIT UNION BY DEED DATED SEPTEMBER 14, 2005 AND RECORDED IN DEED BOOK 23169, PAGE 1 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND ASSESSORS MAP 214 AS BLOCK D, LOT 16.
- THE PROPERTY IS LOCATED WITHIN THE B2 ZONE, THE CURRENT SPACE AND BULK REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:

REQUIREMENT	ALLOWED	EXISTING
MINIMUM STREET FRONTAGE	50 FT	125.25 FT
MINIMUM LOT SIZE	10,000 SF	32,216 SF
MAXIMUM BUILDING HEIGHT	45 FEET BUILDING SETBACKS:	315 FT.
FRONT	BRIGHTON AVE. - EVEN WITH OTHER EX. STRUCTURES	20.36 FT.
SIDE	TAFT AVE. - 10 FT.	10 FT.
REAR	NONE (EXCEPT ADJOINING A RESIDENTIAL ZONE, THEN 10 FEET)	NONE
	10 FEET (EXCEPT ADJOINING A RESIDENTIAL ZONE, THEN 20 FEET)	10 FT.
- NOTE: SEE CITY ZONING ORDINANCE FOR MORE INFORMATION.
- THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE FEMA COMMUNITY PANEL 230091-6B DATED JULY 11, 1986.
- THIS PLAN IS BASED UPON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER OF 2005.
- SOURCE OF BEARINGS FOR THIS SURVEY IS FROM PLAN REFERENCE B.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 0.14 ACRES.
- PLAN REFERENCES:
 - "PORTLAND GARDENS IN CITY OF PORTLAND, MAINE OWNED BY JILL WILBUR" DATED JULY 1, 1912 RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 23.
 - "PLAN OF PROPERTY BRIGHTON AVENUE PORTLAND, MAINE MADE FOR KENNETH CUI NGI" DATED MARCH 19, 1985 BY REPTICOMBS ASSOCIATES, INC.
 - "SAGAMORE VILLAGE OWNER - UNITED STATES OF AMERICA CITY OF PORTLAND, CUMBERLAND COUNTY MAINE" DATED SEPTEMBER 28, 1949 AND RECORDED IN PLAN BOOK 34, PAGES 34 & 39.
 - "PLAN - PROFILE OF PROPOSED ROADS SAGAMORE VILLAGE" DATED MARCH 30, 1964 BY H.I. E.C. JORDAN ON FILE AT THE CITY OF PORTLAND ENGINEER'S OFFICE 6915.
 - "PORTLAND WATER DISTRICT AND PORTLAND SEWER SYSTEM" DATED 1981 BY HUNTER-BALLEU ASSOCIATES, FALMOUTH, MAINE ON FILE CITY OF PORTLAND ENGINEER'S OFFICE.
 - "SITE PLAN OF PROPOSED RETAIL BUILDING 1041 BRIGHTON AVENUE PORTLAND", MAINE DATED MAY 13, 1991 BY SEBAGO TECHNICS INC. (PROJECT ID 86418).
 - LAND TITLE SURVEY OF 1041 SHOPPING PLAZA FOR THOMAS TOYE, DATED JULY 19, 1998, BY SEBAGO TECHNICS INC (PROJECT ID 86418).
- UNDERGROUND UTILITIES SHOWN HEREON WERE NOT FIELD VERIFIED AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION OR EXCAVATING ACTIVITIES ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY NOTIFYING DIG SAFE AND THE LOCAL UTILITY COMPANIES.
- THE BOUNDARIES FOR THIS SURVEY WERE RETRACED USING THE PLAN REFERENCES A, B, C AND RIGHT-OF-WAY MONUMENTS SET BY THE CITY OF PORTLAND AND REFERENCED IN THE CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE SHEETS FOR BRIGHTON AVENUE.
- NUMBER OF PARKING SPACES: 19 REGULAR, 2 HANDICAP, 20 TOTAL
- NUMBER OF STACKING SPACES: 3 DRIVE THRU, 1 ATM
- BOTH FRONT AND REAR DOORS OF THE FACILITY SHALL BE OPERATIONAL DURING NORMAL WORKING HOURS.
- THE TWO POLES BY THE BANK ARE 15 FEET ON A 3 FOOT PIER FOR A MOUNTING HEIGHT OF 18 FEET, THE THREE OTHER POLES ARE A 20 FOOT MOUNTING HEIGHT, THE LIGHTS ON THE BANK ARE MOUNTED AT 15 FEET, POLE LIGHTS ARE 250 WATT METAL HALIDE. CANOPY AND BUILDING LIGHTS ARE 115 WATT METAL HALIDE.



REV.	BY	DATE	STATUS
E	JBL	03-16-07	REVISED PER CITY COMMENTS
D	JBL	03-06-07	ISSUED FOR FINAL APPROVAL
C	JBL	02-15-07	REVISED BUILDING AND PARKING AREAS
B	JBSW	12-7-06	REVISED PER CITY COMMENTS
A	JBSW	11-03-06	ISSUED FOR CITY REVIEW

Sebago Technics
Engineering Experience You Can Build On
One Grand Street
Portland, ME 04101
Tel: (207) 865-0277

PROJECT NO.	05439
FIELD BOOK	
DESIGN	CHKD JBSW
DRAWN	MAC/BRE
DAM	
ELEC.	

SITE PLAN
OF:
UNIVERSITY CREDIT UNION PROPERTY
1071 BRIGHTON AVENUE
PORTLAND, MAINE
FOR:
UNIVERSITY CREDIT UNION
RANGELY ROAD, UNIVERSITY OF MAINE
ORONO, MAINE 04469-5779