



GENERAL NOTES:

- NOTES:**
1. TOTAL LOT AREA: 114,029 SF.
TOTAL PERVIOUS SURFACES: 98,407 SF.
PERCENTAGE OF PERVIOUS SURFACE: 86.3%
 2. SPACE AND BULK CRITERIA:
MIN. LOT SIZE: 10,000 SF.
MIN. STREET FRONTAGE: 60 FT.
MIN. STREET WIDTH: 10 FT.
MIN. SIDE YARD (1-2 STOREYS): 12 FT.
MIN. SIDE YARD (3 STOREYS): 12 FT.
MIN. REAR YARD: 60 FT.
MAX. PERVIOUS SURFACE RATIO: 86%
PROPOSED PERVIOUS SURFACE RATIO: 86%
 3. AN AS-BUILT TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE AREA OF THE ATM BY SEBAGO TECHNIQS, INC. IN APRIL 2025. THE BALANCE OF THE SITE IMPROVEMENTS SHOWN HEREIN ARE BASED UPON DESIGN PLANS PROVIDED BY SITE DESIGN AND SEBAGO TECHNIQS, INC. IN APRIL 2025. THE BALANCE OF THE SITE IMPROVEMENTS AND THE SITE PLAN NOT INCLUDED HEREIN SHALL BE THE RESPONSIBILITY OF THE WORKER'S AUTHORITY.
 4. THE ATM IS SERVICED BY UNDERGROUND ELECTRIC.
 5. METHODS AND MATERIALS USED IN THE CONSTRUCTION STANDARDS AND SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT DOT STANDARDS AND SPECIFICATIONS.
 6. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY IMPROVEMENTS TO THE FIRE CONSTRUCTION "WETTING" MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
 7. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER OR AN AUTHORIZED AGENT MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
 8. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
 9. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
 10. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
 11. PROPERTY MARKERS AND STREET LINE HOUPEN'S SHALL BE PROPERLY PROTECTED SHALL BE REPAIRED BY CONTRACTOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
 12. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 13. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICED ON THE PLANS. ANY CHANGES TO THE PLANS SHALL BE APPROVED BY THE CITY OF PORTLAND PRIOR TO ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN. INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, GROUND LEVEL, LOCATION AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.

PROPOSED ATM
SUBJECT TO THE RESERVATION FOR USE AS A PUBLIC STREET

N/F
ALFRED WAXLER
8621 / 289

SUBJECT TO A 30' WIDE EGRESS EASEMENT SEE 681/498 DESCRIPTION DOES NOT CLOSE

 VOCON DESIGN INC. 4250 Prospect Ave Cleveland, Ohio 44115 216 823-0410 P. 216 823-0410 I. vocon@vocon.com	 THORSON BAKER & Associates, Inc. Consulting Engineers 2620 West 29th Street Westerville, OH 43081 Tel: (614) 885-0277	 Sebago Technics Engineering Experts You Can Build On Westerville, OH 43081-1339 Tel: (614) 885-0277	 KeyBank 2025 Ontario Ave, 4th Floor Cleveland, Ohio 44115 Phone: 216-689-8274 FAX: 216-689-3163	<p>PROPOSED REMOTE ATM 424 WARREN AVE PORTLAND, ME 04103</p> <p>Submittals:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 20%;">Date</th> <th style="width: 75%;">Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>Revisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>Drawn by: SAB Checked by: Job Number: 05036</p> <p>Dwg. CONSTRUCTION DOCUMENTS</p> <p>Sheet Title: OVERALL SITE PLAN</p> <p>Sheet Number: C1.0</p>	No.	Date	Description																																		No.	Date	Description																														
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