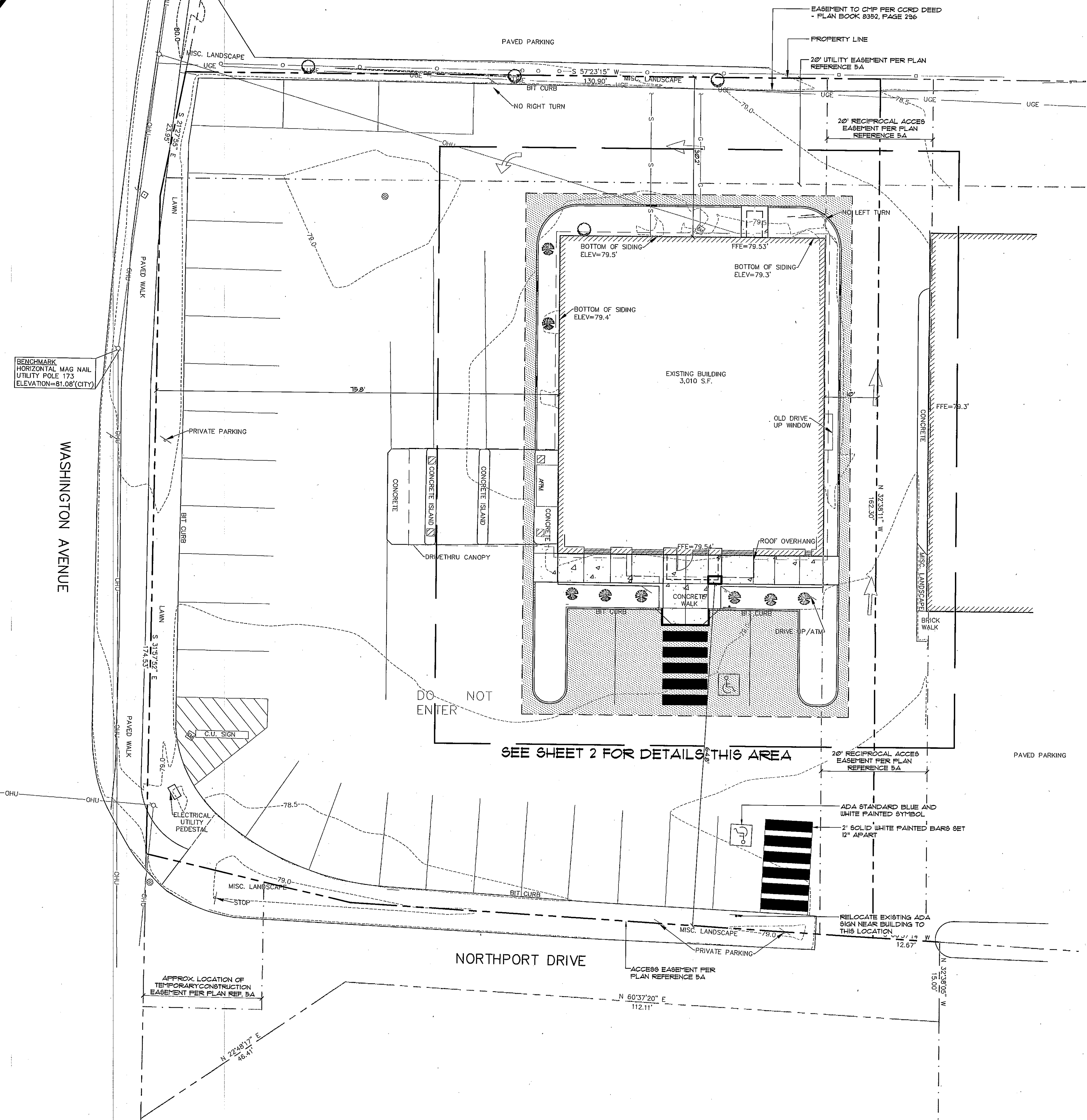


LOCATION MAP N.T.S.

BENCHMARK  
HORIZONTAL MAG NAIL  
UTILITY POLE 173  
ELEVATION=81.08'(CITY)

WASHINGTON AVENUE



SEE SHEET 2 FOR DETAILS THIS AREA

**GENERAL NOTES**

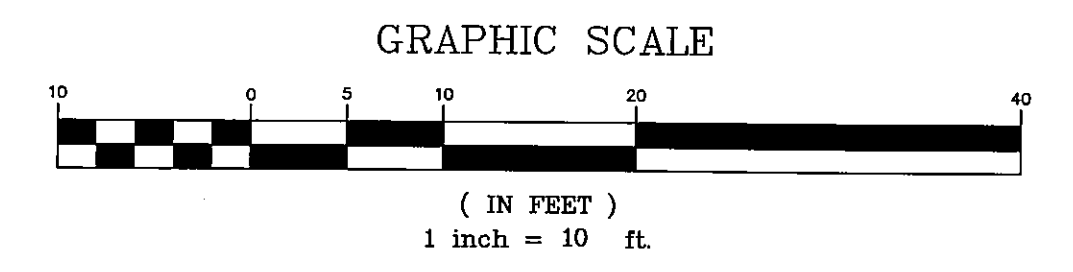
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 401, BLOCK A, LOT 005041.
- SPACE AND BULK CRITERIA FOR ZONING ARE AS FOLLOWS:  
 MIN. LOT SIZE: B-2 ZONE  
 10,000 SF  
 MIN. STREET FRONTAGE: 50 FT  
 MIN. LOT WIDTH: NONE  
 MAX. IMPERVIOUS COVERAGE: 80 %  
 MIN. FRONT SETBACK: NONE  
 MIN. SIDE YARD: NONE  
 MIN. REAR YARD: 10 FT  
 MAX. BUILDING HEIGHT: 45 FT
- TOTAL AREA OF PARCEL IS APPROXIMATELY 21,421 SF/0.49 ACRES.
- PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD ALTA LAND TITLE SURVEY CONDUCTED BY SEBAGO TECHNIQS, INC. FROM MARCH 2, 2006 TO MARCH 11, 2006. PROPOSED BOUNDARY DIVISION LINES SHOWN WERE CREATED IN 2013.
- PLAN REFERENCES:  
 A. STANDARD BOUNDARY SURVEY FINAL SUBDIVISION PLAN AMENDMENT 4 FOR NORTHPORT REALTY TRUST BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 205, PAGE 801 CORD DATED DECEMBER 22, 2005.  
 -ALSO AMENDMENT 3 SEPT. 10, 1999 RECORDED IN PLAN BOOK 193, PAGE 596. CORD  
 -ALSO AMENDMENT 2 APRIL 23, 1992 RECORDED IN PLAN BOOK 192, PAGE 116. CORD  
 B. NORTHPORT REALTY TRUST LAND TITLE SURVEY BY HI AND EC JORDAN DATED OCTOBER 26, 1990  
 C. NORTHPORT REALTY TRUST ALTA/ACST TITLE SURVEY BY HI AND EC JORDAN DATED OCT. 31, 1996.  
 D. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED OCT. 31, 1996.  
 E. CONDOMINIUM PLAT THE RESIDENCES AT 493 ALLEN AVENUE FOR F.S. PLUMMER, INC. BY OWEN HASKELL, INC. DATED NOV. 13, 1994 AND RECORDED IN PLAN BOOK 196, PAGE 68 CORD.  
 F. PLAN OF PROPERTY FOR VENDOR CORP. BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 118, PAGE 63. CORD JAN. 1978  
 G. ALTA/ACST LAND TITLE SURVEY FOR BRUCE ROYANE HAMILTON ARCHITECT, INC. BY TITCOMB ASSOCIATES DATED MAY 14, 2004.  
 H. PLAN OF WADCO PARK DATED AUGUST, 1905 AND RECORDED IN PLAN BOOK 12, PAGE 11. CORD  
 I. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED NOVEMBER, 1911  
 J. PLAN OF FALL BROOK BRANCH SEWER RIGHT OF WAY PLAN DRAWING NO 636/4 DATED APRIL 2, 1953 IN CITY OF PORTLAND, MAINE ENGINEERING OFFICE.  
 K. MISC. RIGHT-OF-WAY INFORMATION FROM THE PORTLAND PUBLIC WORKS VAULT.  
 L. PLAN OF FALL BROOK SEWER AND DRAINAGE RIGHT-OF-WAY PHASE III OF IV ALLEN AVENUE TO RYE ROAD, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING SECTION, PLAN NUMBER 946/13, DATED MARCH 1, 2011.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1803 ON NAD83 IN US FEET.
- RIGHTS OF WAY OF WASHINGTON AVENUE BASED ON INFORMATION PROVIDED TO SEBAGO TECHNIQS, INC. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT, SPECIFICALLY DRAWINGS E-MAILED TO SEBAGO TECHNIQS TITLED ALLEN99T AND ALLEN024DFW. REFERENCE IS ALSO MADE TO MDOT PLANS DOT FILE NO 3-493, DATED JANUARY, 2003.
- EXISTING SEWER AND GAS UTILITIES SHOWN PER PLAN REFERENCE 5A. LOCATION OF WATER SERVICE AND POSSIBLY OTHER SUBSURFACE UTILITIES AND CONDITIONS UNKNOWN. CONTRACTOR SHALL CONTACT DIG SAFE IN ACCORDANCE WITH APPLICABLE REGULATIONS.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURBSIDE	
	-122--	-124--
	x30.20	+302.0
	CHAIN LINK FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	CATCH BASIN SIGN	
	OVERHEAD UTILITY	
	LIGHT POLE/WALL	
	UTILITY POLE	
	GUY	
	SEWER	
	GAS	

**SHEET INDEX**

SHEET	DESCRIPTION
1	SITE PLAN
2	SITE PLAN
3	LANDSCAPE PLAN



REV:	BY:	DATE:	STATUS:	DRAWN:	CHKD:	JAR:
B	WTC	07-24-13	SUBMIT FOR CITY REVIEW	WTC	WTC	WTC
A	WTC	02-24-13	ISSUED FOR PRICING	DESIGN	WTC	ELECT
PROJECT NO. 12101EC						

**SEBAGO TECHNIQS**

WWW.SEBAGOTECHNIQS.COM  
 75 John Roberts Rd. - Suite 1A  
 South Portland, ME 04106  
 Tel: 207-260-9100

SITE PLAN OF: CUMBERLAND COUNTY FEDERAL CREDIT UNION 1345 WASHINGTON AVENUE PORTLAND, MAINE	FOR: CUMBERLAND COUNTY FEDERAL CREDIT UNION 101 GRAY ROAD FALMOUTH, MAINE 04105
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DATE	SCALE
07-24-13	1"=10'

SHEET 1 OF 3

12101S-GW9; TAB:12101S-10 SCALE