Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/13

LOCATION MAP

N.T.S.

GENERAL NOTES

1. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 401, BLOCK A, LOT 002041.
2. SPACE AND BULK CRITERIA FOR ZONING ARE AS FOLLOWS:

	B-3 ZONE
MIN. LOT SIZE:	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

3. TOTAL AREA OF PARCEL IS APPROXIMATELY 21,421 SF/0.49 ACRES.
4. PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD ALTA LAND TITLE SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. FROM MARCH 2, 2006 TO MARCH 17, 2006. PROPOSED BOUNDARY DIVISION LINES SHOWN WERE CREATED IN 2013.
5. PLAN REFERENCES:
   A. STANDARD BOUNDARY SURVEY FINAL SUBDIVISION PLAN AMENDMENT 4 FOR NORTHPORT REALTY TRUST BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 208, PAGE 801 CCRD DATED DECEMBER 22, 2005.
   -ALSO AMENDMENT 3 SEPT. 10, 1999 RECORDED IN PLAN BOOK 199, PAGE 596, CCRD
   -ALSO AMENDMENT 2 APRIL 23, 1992 RECORDED IN PLAN BOOK 192, PAGE 116, CCRD
   B. NORTHPORT REALTY TRUST LAND TITLE SURVEY BY HI AND EC JORDAN DATED OCTOBER 26, 1990
   C. NORTHPORT REALTY TRUST ALTA/ACSM TITLE SURVEY BY HI AND EC JORDAN DATED JAN. 18, 1996.
   D. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED OCT. 31, 1986.
   E CONDOMINIUM PLAT THE RESIDENCES AT 499 ALLEN AVENUE FOR P.S. PLUMMER, INC. BY OWEN HASKELL, INC. DATED NOV. 13, 1984 AND RECORDED IN PLAN BOOK 156, PAGE 68 CCRD.
   F. PLAN OF PROPERTY FOR WENDWARD CORP. BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 118, PAGE 63, CCRD JAN. 1978
   G. ALTA/ACSM LAND TITLE SURVEY FOR BRUCE ROYANE HAMILTON ARCHITECT, INC. BY TITCOMB ASSOCIATES DATED MAY 14, 2004.
   H. PLAN OF WADCO PARK DATED AUGUST, 1909 AND RECORDED IN PLAN BOOK 12, PAGE 17, CCRD
   I. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED NOVEMBER, 1977
   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 7, 2011.
6. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 IN US FEET.
7. RIGHTS OF WAY OF WASHINGTON AVENUE BASED ON INFORMATION PROVIDED TO SEBAGO TECHNICS, INC. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT, SPECIFICALLY DRAWINGS E-MAILED TO SEBAGO TECHNICS TITLED ALLEN997 AND ALLEN2004DPW. REFERENCE IS ALSO MADE TO MDOT PLANS DOT FILE NO 3-489, DATED JANUARY, 2003.
8. EXISTING SEWER AND GAS UTILITIES SHOWN PER PLAN REFERENCE 5A. LOCATION OF WATER SERVICE AND POSSIBILY 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	
	CURBLINE	
--122-- --120--	CONTOURS	--124--
x30.20	SPOT GRADE	+ 30.20
	CHAIN LINK FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	CATCH BASIN	
	SIGN	
OHU	OVERHEAD UTILITY	
	LIGHT POLE/WALL	
	UTILITY POLE	
	GUY	
S	SEWER	
G	GAS	

SHEET INDEX

SHEET	DESCRIPTION
1	SITE PLAN
2	SITE PLAN
3	LANDSCAPE PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV:	BY:	DATE:	STATUS:
B	WTC	07-31-13	SUBMIT FOR CITY REVIEW
A	WTC	07-24-13	ISSUED FOR PRICING

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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Tel. 207-200-2100
250 Goddard Rd. Suite B
Lewiston, ME 04240
Tel. 207-783-5656

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
12101EC	ELECT	WTC	WTC	JAR

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

DATE	SCALE
07-24-13	1"=10'

SHEET 1 OF 3

12101s.dwg, TAB: 12101S-1O SCALE