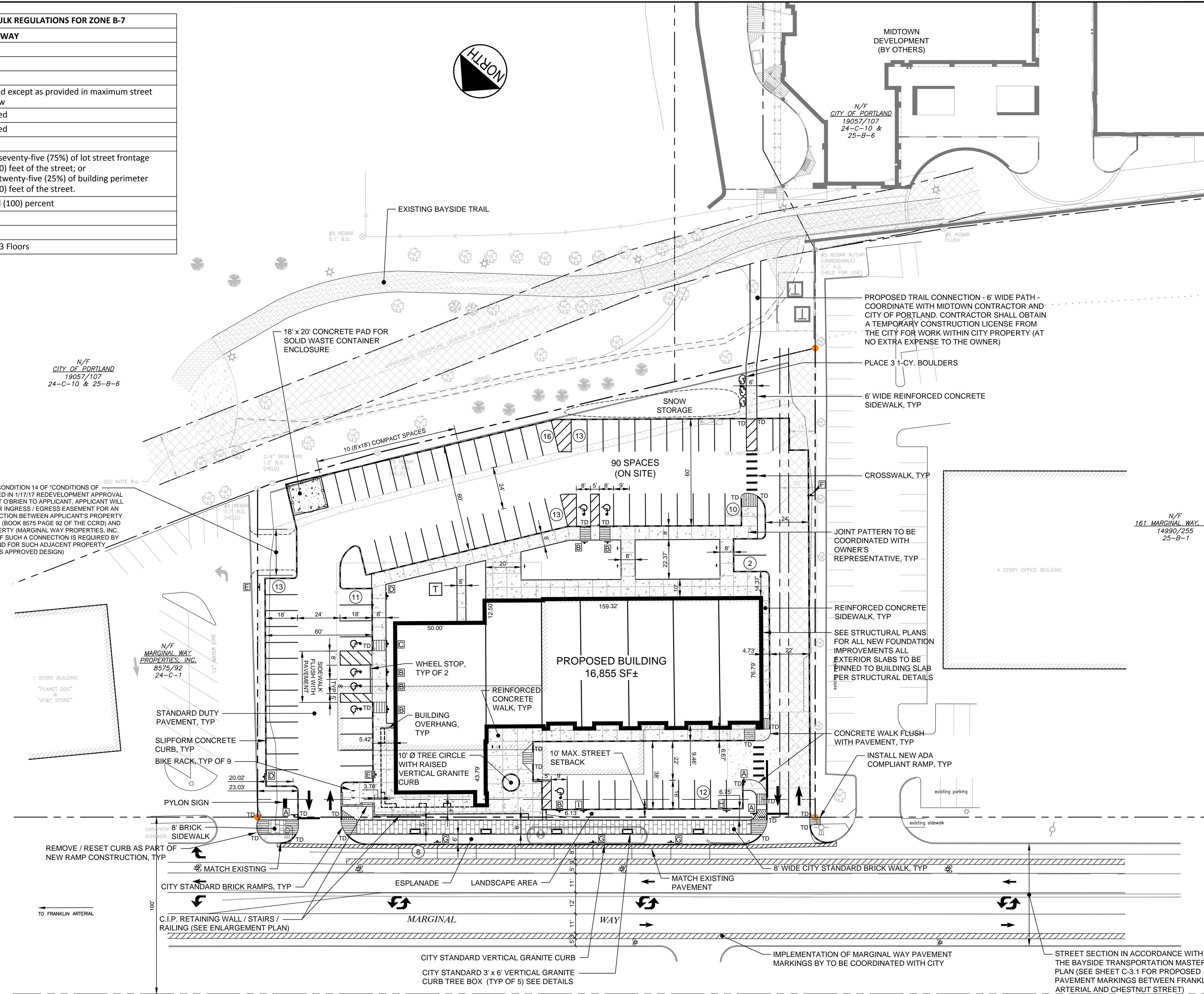
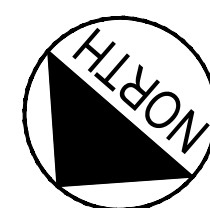
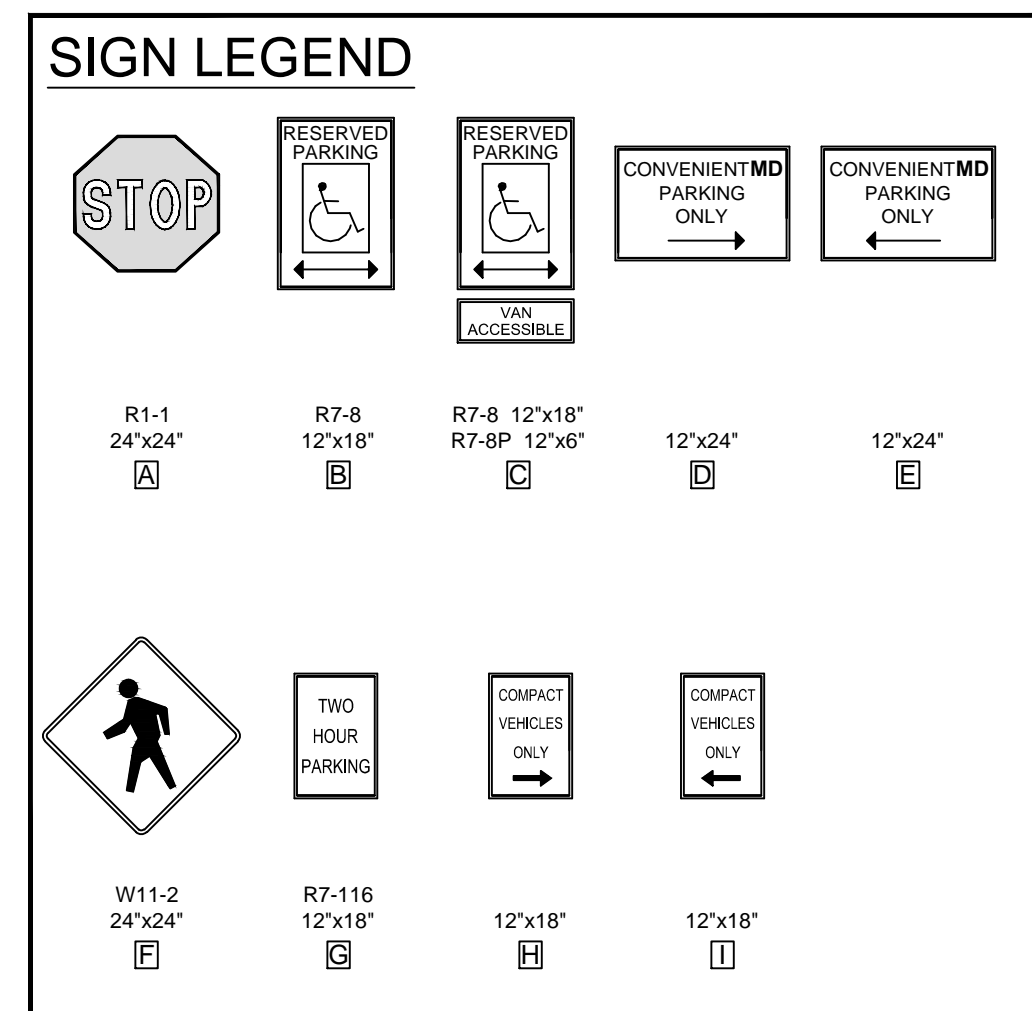


CITY OF PORTLAND, MAINE - SPACE AND BULK REGULATIONS FOR ZONE B-7	
191 MARGINAL WAY	
Dimensional Requirements	Required
Minimum Lot Size	None
Minimum Frontage	None
Minimum Front Yard Setback	None required except as provided in maximum street setback below
Minimum Side Yard Setback	None Required
Minimum Rear Yard Setback	None Required
Maximum Street Setback	Ten (10) feet
Minimum Building Wall Length	1. Minimum seventy-five (75%) of lot street frontage within ten (10) feet of the street; or 2. Minimum twenty-five (25%) of building perimeter within ten (10) feet of the street.
Maximum Building Lot Coverage	One hundred (100) percent
Maximum Residential Density	None
Maximum Building Height	105'
Minimum Building Height	Minimum of 3 Floors



NOTE:
SECTION 14-299
(o) BUILDING ENTRANCES:
ALL BUILDINGS SHALL HAVE A MINIMUM OF ONE (1) PUBLIC PEDESTRIAN ENTRANCE FACING THE STREET FRONTAGE OF THE LOT. SUCH BUILDING ENTRANCES SHALL ALSO BE REVIEWED UNDER THE B-7 BAYSIDE DESIGN STANDARDS

IN SATISFACTION OF CONDITION 14 OF "CONDITIONS OF APPROVAL" CONTAINED IN 1/17/17 REDEVELOPMENT APPROVAL LETTER FROM STUART O'BRIEN TO APPLICANT, APPLICANT WILL PROVIDE A VEHICULAR INGRESS / EGRESS EASEMENT FOR AN INTERPARCEL CONNECTION BETWEEN APPLICANT'S PROPERTY SHOWN ON THIS PLAN (BOOK 8575 PAGE 92 OF THE CORD) AND THE ADJACENT PROPERTY (MARGINAL WAY PROPERTIES, INC. BOOK 8575, PAGE 92) IF SUCH A CONNECTION IS REQUIRED BY THE CITY OF PORTLAND FOR SUCH ADJACENT PROPERTY (DASHED AREA SHOWS APPROVED DESIGN)



PROPOSED BUILDING PLANS ARE PROVIDED BY CWS ARCHITECTS DATED 11.11.2016

PROPOSED TOTAL PARKING SPACES: 90

PLAN REFERENCE:

BACK COVE SOUTH STORAGE CONDUIT PAVEMENT MARKING PLAN STATIONS 34+00 TO 46+00 - CONTAINED IN BAYSIDE TRANSPORTATION MASTER PLAN REPORT

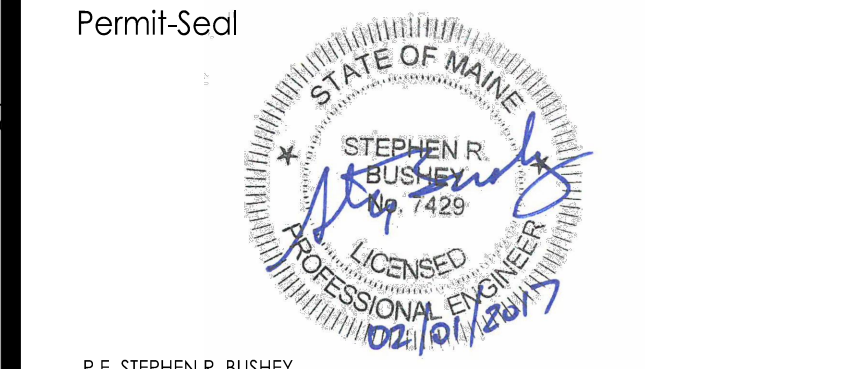
FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR THE CONTROL OF LIGHT LEVELS ON THE PROPERTY TO MAINTAIN A MAXIMUM COVERAGE OF 5.0 FC IN ACCORDANCE WITH THE CITY OF PORTLAND SITE LIGHTING TECHNICAL STANDARDS. THIS MAY INCLUDE THE USE OF DIMMER CONTROLS TO ACHIEVE COMPLIANCE.

NO.	DESCRIPTION	DATE	BY
5	ISSUED FOR CONTRACT DOCUMENTS / FINAL PLANS TO CITY	12.02.03	SRB
4	RESUBMITTED FOR CITY PERMIT - FINAL SUBMISSION	16.12.15	SRB
3	REVISED PER CITY COMMENTS AND RESUBMITTED	16.11.10	SRB
2	REVISED PER CITY COMMENTS AND RESUBMITTED	16.10.12	SRB
1	ISSUED FOR CITY PERMIT	16.07.22	SRB

File Name:	DED	SRB	SRB	16.07.19
	DWN.	CHKD.	DSGN.	DATE
195350354 SP				



P.E. STEPHEN R. BUSHY
LIC. #7429

Client/Project
EARL W. NOYES & SONS

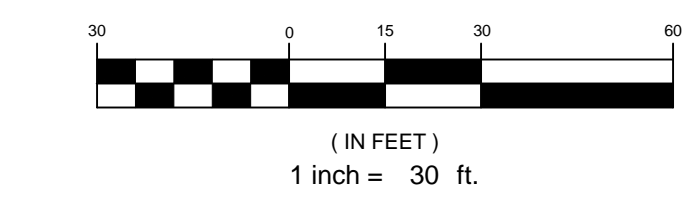
191 MARGINAL WAY REDEVELOPMENT

PORTLAND, MAINE

Title
SITE LAYOUT PLAN

Project No. 195350354 Scale 1" = 30'

Sheet C-3.0



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