

ZONING SUMMARY:

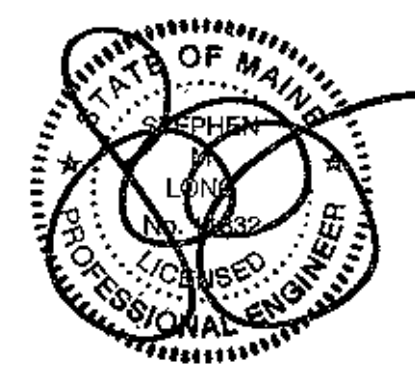
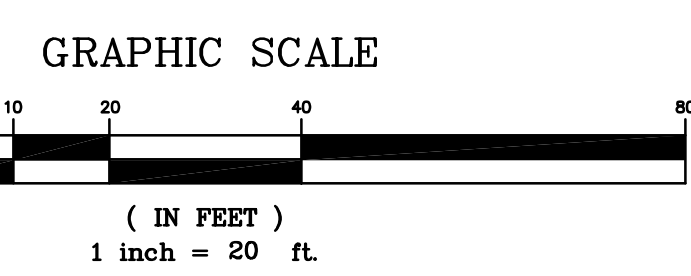
- SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK L ON THE CITY OF PORTLAND TAX MAP 29. THE TAX MAPS HAVE NOT YET BEEN UPDATED TO REFLECT THE SUBDIVISION PLAN THAT DEFINES THE SUBJECT PROPERTY (SEE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK 210 PG 194).
- TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 47,473 SQ. FT.
- ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B-3 DOWNTOWN BUSINESS DISTRICT AND ALSO IN THE DOWNTOWN ENTERTAINMENT OVERLAY ZONE. THE MIDDLE STREET AREA ABUTTING THE SUBJECT PROPERTY IS IN THE "PEDESTRIAN ENCOURAGED AREA" WHICH IS NOT MANDATORY.
- SPACE AND BULK CRITERIA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT ARE AS FOLLOWS:
 - MIN. LOT SIZE: NONE
 - MIN. STREET FRONTAGE: 15 FT.
 - STREET WALL TO BUILD LINE: 5' FT. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE)
 - MIN. YARD DIMENSIONS: NONE
 - MIN. LOT WIDTH: NONE
 - MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY:
 - PAD OVERLAY ZONE: 15 FT.
 - ALL OTHER AREAS: 30 FT.
 - MAX. LOT COVERAGE: 100%
 - MIN. BLDG. HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 35 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REMOTE TELLER FACILITIES
 - MAX. HEIGHT OF BUILDING: 65' PER THE DOWNTOWN HEIGHT OVERLAY MAP. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE).

PARKING:

- PURSUANT TO SEC. 14-526(A)(4)(A) OF THE CITY LAND USE ORDINANCE, THE PLANNING BOARD HAS DETERMINED THE OFF-STREET PARKING REQUIREMENTS FOR THIS PROJECT TO BE 192 SPACES.
- THE PROJECT PROVIDES A NET TOTAL OF 110 ON-SITE PARKING SPACES ON THE SUBJECT PROPERTY, CONSISTING OF THE FOLLOWING:
 - 63 SPACES ARE LOCATED IN THE PROPOSED MIDDLE STREET LEVEL GARAGE, ALL OF WHICH ARE DEDICATED TO USE FOR THE PROPOSED PROJECT.
 - 115 SPACES ARE LOCATED IN THE PROPOSED FORE STREET GARAGE, WHICH WILL BE PRIMARILY USED TO REPLACE THE EXISTING SURFACE PARKING LOT ON THE SUBJECT PROPERTY THAT SERVES THE ADJACENT EXISTING HOTEL 12 RESIDENTIAL CONDOMINIUM UNITS. BASED ON APPLICANT'S PARKING STUDY, THE FORE STREET GARAGE WILL PROVIDE THE PROPOSED PROJECT WITH 14 SPACES ON A FULL-TIME BASIS AND 43 SPACES ON A SHARED BASIS MONDAY THROUGH FRIDAY 9:00 AM TO 6:00 PM.
 - NET TOTAL OF 110 ON-SITE PARKING SPACES PROVIDED IS A SHORTFALL OF 82 SPACES LESS THAN REQUIRED.
 - APPLICANT MAY SATISFY SUCH SHORTFALL BY PROVIDING EVIDENCE OF CONTROLLED OFF-SITE SPACES AS PER SEC. 14-344 OF THE LAND USE CODE AND/OR PAYMENT OF FEES IN LIEU OF PARKING AS PER SEC. 14-345. PRIOR TO ISSUANCE OF A BUILDING PERMIT, APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE FOR THE FEE IN LIEU OF PARKING FOR THE ENTIRE SHORTFALL OF 81 SPACES, WITH RELEASES FROM TIME TO TIME AS OFF-SITE SPACES ARE DOCUMENTED, WITH A FINAL ACCOUNTING TO BE MADE AT THE EARLIER OF (i) ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR ALL OF THE COMMERCIAL SPACE IN THE PROJECT OR (ii) THREE YEARS AFTER ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:

- SNOW MAY BE STORED ON ANY OF THE GRASSED OR LANDSCAPED AREA ON THE PROJECT SITE. SNOW SHALL BE REMOVED FROM THE SITE AND TRUCKED TO PROPER LOCATION AT ANY TIME THAT ACCUMULATED SNOW IMPAIRS ACCESS TO ANY ENTRANCE/EXIT, IMPAIRS PEDESTRIAN CIRCULATION ON ANY OF THE SIDEWALKS OR PAVED AREAS, OR OTHERWISE PRESENTS A HAZARD.
- GLASS SHALL BE SELECTED FOR THE WINDOWS TO ACHIEVE COMPLIANCE WITH SECS. D-6, D-7, AND E-13 OF THE CITY OF PORTLAND DESIGN MANUAL ADOPTED MAY 11, 2010 UNLESS OTHERWISE APPROVED BY THE PLANNING AUTHORITY.
- ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ALL PROPOSED SIDEWALK ADA RAMPS AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY BRUCE HYMAN (207-400-9243) PORTLAND'S BIKE/PED COORDINATOR.



DATE	REVISION	SCHEDULE
07-23-12	PER CITY COMMENTS	

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

SITE PLAN

PROJECT: **PHASE II MIXED USE REDEVELOPMENT OF THE FORMER JORDAN'S MEATS SITE** PORTLAND, ME

DATE: 05-01-12
SCALE: 1"=20'
DRAWN BY: SML

C04
SHEET: 4 OF 11