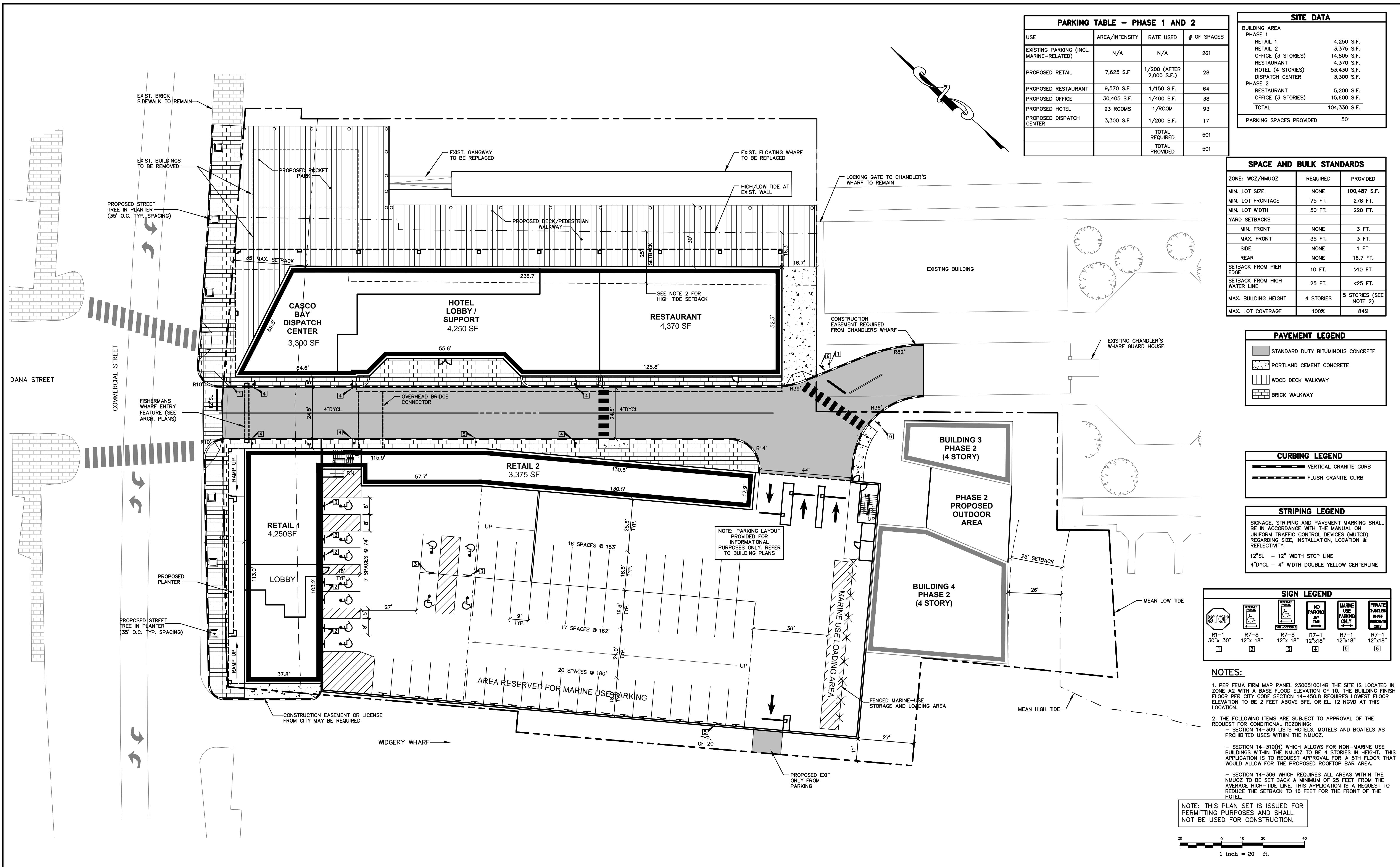


U:\3244 Bateman Fisherman's Wharf\Z - CAD\DWG\3244-SP.dwg - 3/20/2017 3:00 PM



PARKING TABLE - PHASE 1 AND 2			
USE	AREA/INTENSITY	RATE USED	# OF SPACES
EXISTING PARKING (INCL. MARINE-RELATED)	N/A	N/A	261
PROPOSED RETAIL	7,625 S.F.	1/200 (AFTER 2,000 S.F.)	28
PROPOSED RESTAURANT	9,570 S.F.	1/150 S.F.	64
PROPOSED OFFICE	30,405 S.F.	1/400 S.F.	38
PROPOSED HOTEL	93 ROOMS	1/ROOM	93
PROPOSED DISPATCH CENTER	3,300 S.F.	1/200 S.F.	17
		TOTAL REQUIRED	501
		TOTAL PROVIDED	501

SITE DATA	
BUILDING AREA	
PHASE 1	
RETAIL 1	4,250 S.F.
RETAIL 2	3,375 S.F.
OFFICE (3 STORIES)	14,805 S.F.
RESTAURANT	4,370 S.F.
HOTEL (4 STORIES)	53,430 S.F.
DISPATCH CENTER	3,300 S.F.
PHASE 2	
RESTAURANT	5,200 S.F.
OFFICE (3 STORIES)	15,600 S.F.
TOTAL	104,330 S.F.
PARKING SPACES PROVIDED 501	

SPACE AND BULK STANDARDS		
ZONE: WCZ/NUOZ	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	100,487 S.F.
MIN. LOT FRONTAGE	75 FT.	278 FT.
MIN. LOT WIDTH	50 FT.	220 FT.
YARD SETBACKS		
MIN. FRONT	NONE	3 FT.
MAX. FRONT	35 FT.	3 FT.
SIDE	NONE	1 FT.
REAR	NONE	16.7 FT.
SETBACK FROM PIER EDGE	10 FT.	>10 FT.
SETBACK FROM HIGH WATER LINE	25 FT.	<25 FT.
MAX. BUILDING HEIGHT	4 STORIES	5 STORIES (SEE NOTE 2)
MAX. LOT COVERAGE	100%	84%

PAVEMENT LEGEND	
[Symbol]	STANDARD DUTY BITUMINOUS CONCRETE
[Symbol]	PORTLAND CEMENT CONCRETE
[Symbol]	WOOD DECK WALKWAY
[Symbol]	BRICK WALKWAY

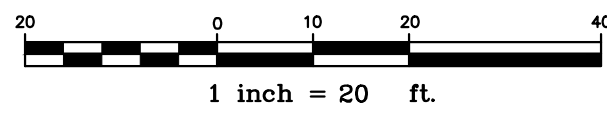
CURBING LEGEND	
[Symbol]	VERTICAL GRANITE CURB
[Symbol]	FLUSH GRANITE CURB

STRIPING LEGEND	
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.	
12"SL	12" WIDTH STOP LINE
4"DYCL	4" WIDTH DOUBLE YELLOW CENTERLINE

SIGN LEGEND					
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
R1-1 30"x 30"	R7-8 12"x 18"	R7-8 12"x 18"	R7-1 12"x 18"	R7-1 12"x 18"	R7-1 12"x 18"
1	2	3	4	5	6

- NOTES:**
- PER FEMA FIRM MAP PANEL 2300510014B THE SITE IS LOCATED IN ZONE A2 WITH A BASE FLOOD ELEVATION OF 10. THE BUILDING FINISH FLOOR PER CITY CODE SECTION 14-450.8 REQUIRES LOWEST FLOOR ELEVATION TO BE 2 FEET ABOVE BFE, OR EL. 12 NGVD AT THIS LOCATION.
 - THE FOLLOWING ITEMS ARE SUBJECT TO APPROVAL OF THE REQUEST FOR CONDITIONAL REZONING:
 - SECTION 14-309 LISTS HOTELS, MOTELS AND BOATELS AS PROHIBITED USES WITHIN THE NUOZ.
 - SECTION 14-310(H) WHICH ALLOWS FOR NON-MARINE USE BUILDINGS WITHIN THE NUOZ TO BE 4 STORIES IN HEIGHT. THIS APPLICATION IS TO REQUEST APPROVAL FOR A 5TH FLOOR THAT WOULD ALLOW FOR THE PROPOSED ROOFTOP BAR AREA.
 - SECTION 14-306 WHICH REQUIRES ALL AREAS WITHIN THE NUOZ TO BE SET BACK A MINIMUM OF 25 FEET FROM THE AVERAGE HIGH-TIDE LINE. THIS APPLICATION IS A REQUEST TO REDUCE THE SETBACK TO 16 FEET FOR THE FRONT OF THE HOTEL.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision

CONDITIONAL ZONING APPLICATION	3/8/17	LSA
Issued For	Date	By

Design: CEH Draft: CG Date: MARCH 2017
 Checked: LSA Scale: 1"=20' Job No.: 3244
 File Name: 3244-SP.dwg
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Drawing Name:	Site and Utility Plan Main Level
Project:	Fisherman's Wharf Portland, Maine
Client:	Fisherman's Wharf Portland, LLC 470 Fore Street, Suite 400, Portland, ME 04101

Drawing No.
C101