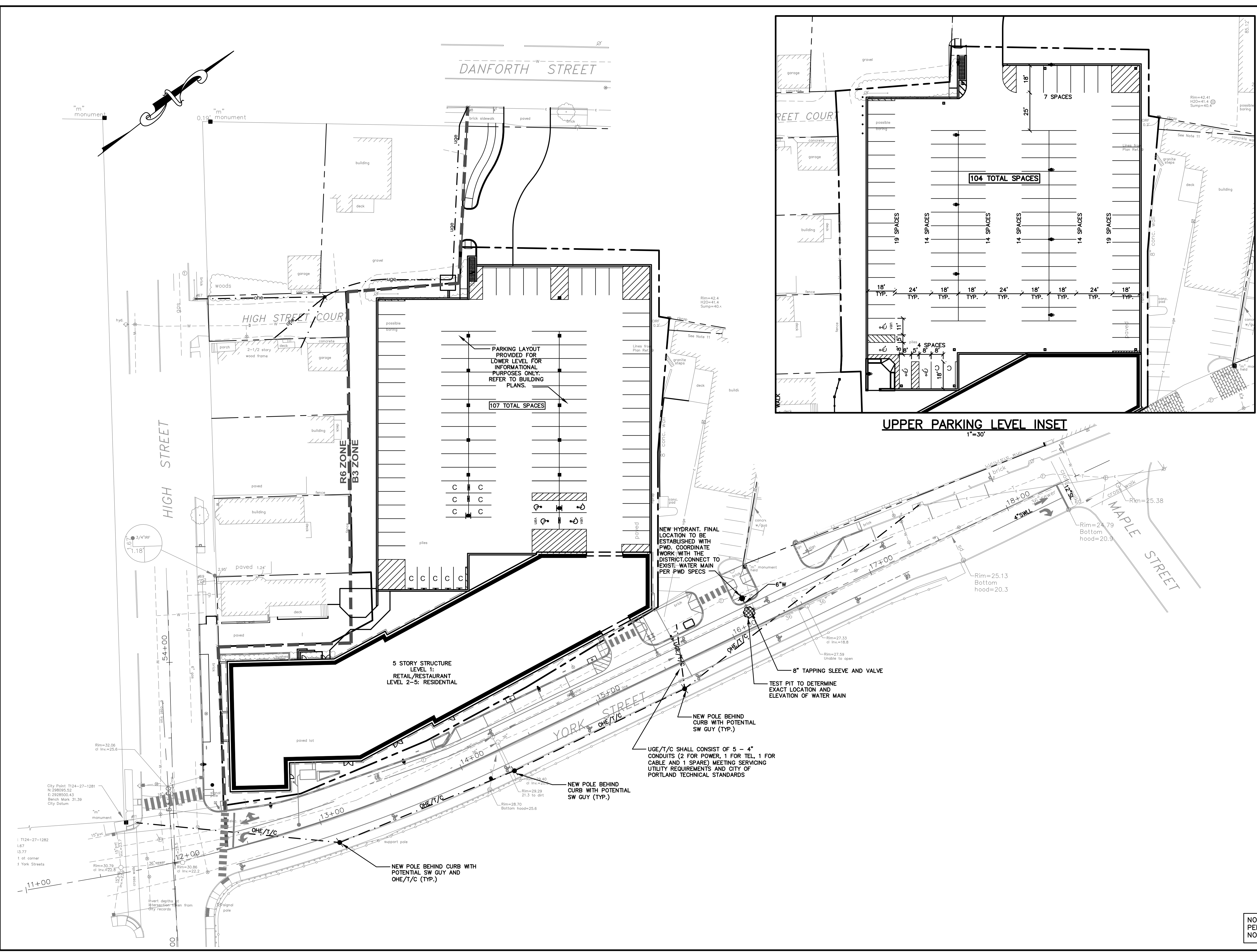


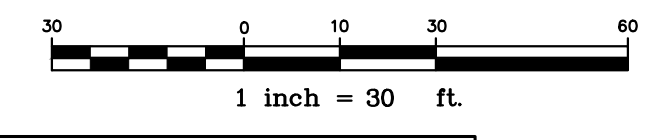
C:\CAD\WORKING\3018 - York Street\dwg\3018-SP.dwg 5/9/2016 9:18 AM



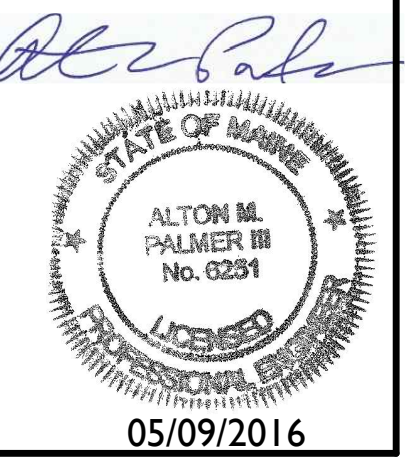
SITE DATA	
ZONE: B3 DOWNTOWN BUSINESS	
SITE AREA	66,787 S.F. (±1.5 ACRES)
BUILDING AREA	9,955 S.F.
RETAIL	7,000 S.F.
RESTAURANT	80,798 S.F.
RESIDENTIAL (63 UNITS/4 LEVELS)	
TOTAL	97,753 S.F.
PARKING	
	REQUIRED PROVIDED
NEW STRUCTURE	
TOTAL PARKING	
RETAIL (1 SP/200 S.F. ABOVE 2,000 S.F.)	40
RESTAURANT (1 SP/150 S.F. NOT INCLUDING KITCHEN & STORAGE)	33
RESIDENTIAL (1 SP/UNIT)	63
27 HIGH STREET	2
SUBTOTAL	138
REDUCTION FOR SHARED USE	-7
REDUCTION FOR OFF SET PEAKS	-7
TOTAL	124 211
BARRIER FREE	5 8

SPACE AND BULK STANDARDS		
	B3 ZONE REQUIREMENTS	PROVIDED
MIN. LOT SIZE	NONE	66,787 S.F.
MIN. LOT WIDTH	NONE	204'
BUILDING SETBACKS		
FRONT	5' OR LESS	> 0'
YORK ST. CLOSEST		1.16'
YORK ST. FURTHEST		21.32'
YORK ST. AVERAGE *		6.35'
HIGH ST. CLOSEST		4.69'
HIGH ST. FURTHEST		5.32'
HIGH ST. AVERAGE *		5.01'
SIDE	NONE	> 0'
REAR	NONE	> 0'
MIN. BUILDING HEIGHT	35'	> 35'
MAX. BUILDING HEIGHT	65'	44.4'
MIN. STREET FRONTAGE	15'	> 15'
MAXIMUM LOT COVERAGE	100%	< 100%

\* AVERAGE BASED ON BUILDING FOOTPRINT



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



Rev.	Date	Revision
3	05/09/16	RESPONSE TO CITY COMMENTS
2	03/10/16	RESPONSE TO CITY COMMENTS
1	11/13/15	RESPONSE TO CITY COMMENTS

SITE PLAN REVIEW	Date	By
Issued For	8/7/15	AMP

Design: CEH Draft: CG Date: JUNE 2015  
 Checked: AMP Scale: 1"=30' Job No.: 3018  
 File Name: 3018-SP.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

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Drawing Name: **Overall Site and Utility Plan**  
 Project: **York Street - Mixed Use Development**  
 Client: **York Street, LLC**  
 36 Danforth Street, Portland, ME 04101

Drawing No. **C3.01**