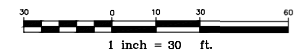
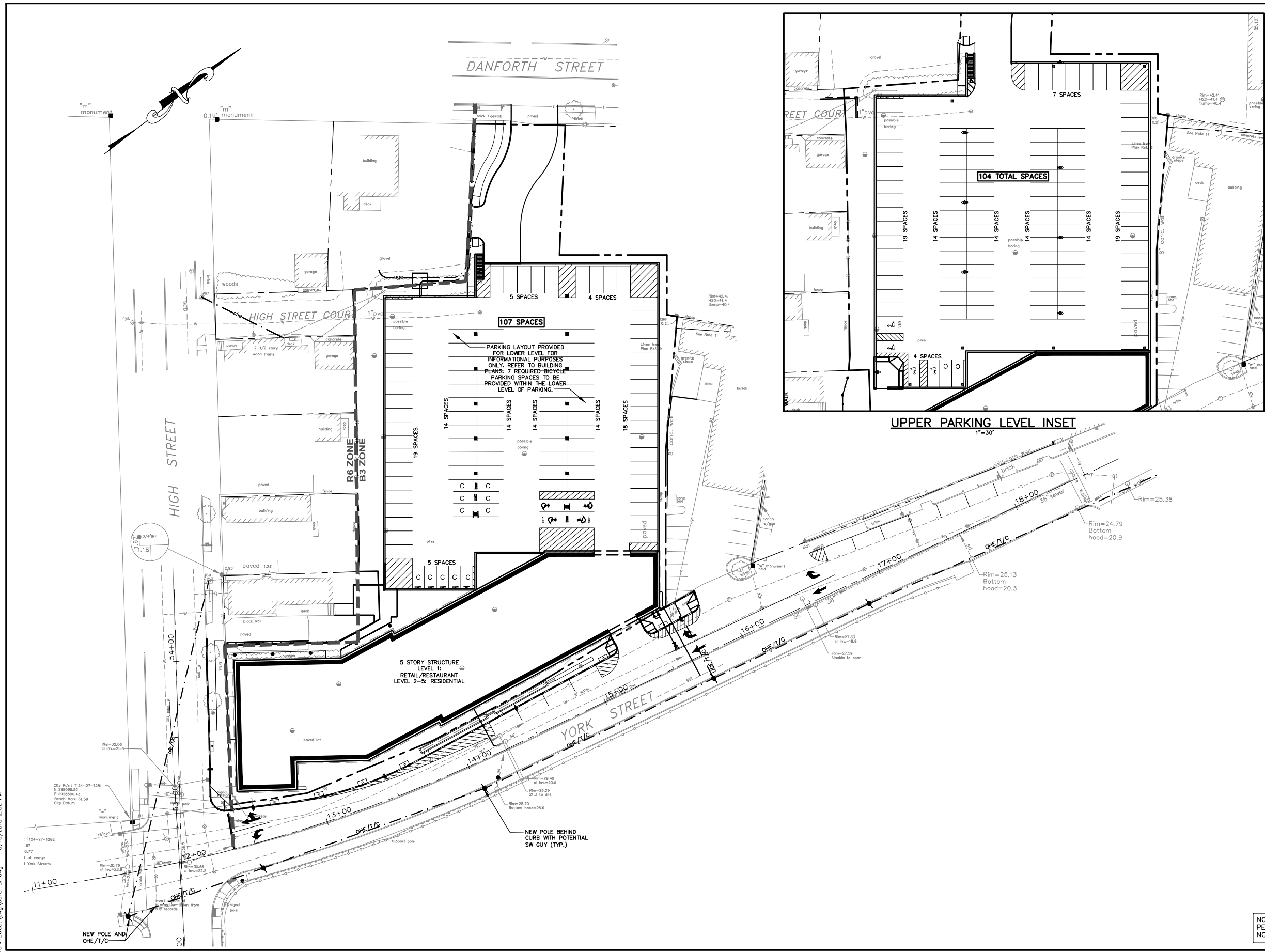


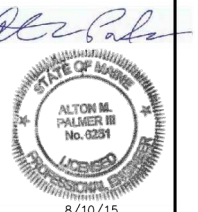
SITE DATA	
ZONE: B3 DOWNTOWN BUSINESS	
SITE AREA	71,231 S.F. (±1.6 ACRES)
BUILDING AREA	
RETAIL	9,955 S.F.
RESTAURANT	7,000 S.F.
RESIDENTIAL (63 UNITS/4 LEVELS)	80,798 S.F.
TOTAL	97,753 S.F.
PARKING	REQUIRED PROVIDED
NEW STRUCTURE	
TOTAL PARKING	
RETAIL (1 SP/200 S.F. ABOVE 2,000 S.F.)	40
RESTAURANT (1 SP/150 S.F. NOT INCLUDING KITCHEN & STORAGE)	33
RESIDENTIAL (2 SP/UNIT)	126
SUBTOTAL	199
REDUCTION FOR SHARED USE	-10
REDUCTION FOR OFF SET PEAKS	-10
TOTAL	179 179
BARRIER FREE	7 8

SPACE AND BULK STANDARDS		
	B3 ZONE REQUIREMENTS	PROVIDED
MIN. LOT SIZE	NONE	71,231 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	45'	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.



8/10/15

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Rev.	Date	Revision

SITE PLAN REVIEW	Date	By
Issued For	8/14/15	AMP

Design: CEH Draft: CG Date: JUNE 2015
 Checked: AMP Scale: 1"=30' Job No.: 3018
 File Name: 3018-SP.dwg
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Drawing Name:	Overall Site and Utility Plan
Project:	York Street - Mixed Use Development Portland, Maine
Client:	York Street, LLC 36 Danforth Street, Portland, ME 04101

Drawing No.
C3.01