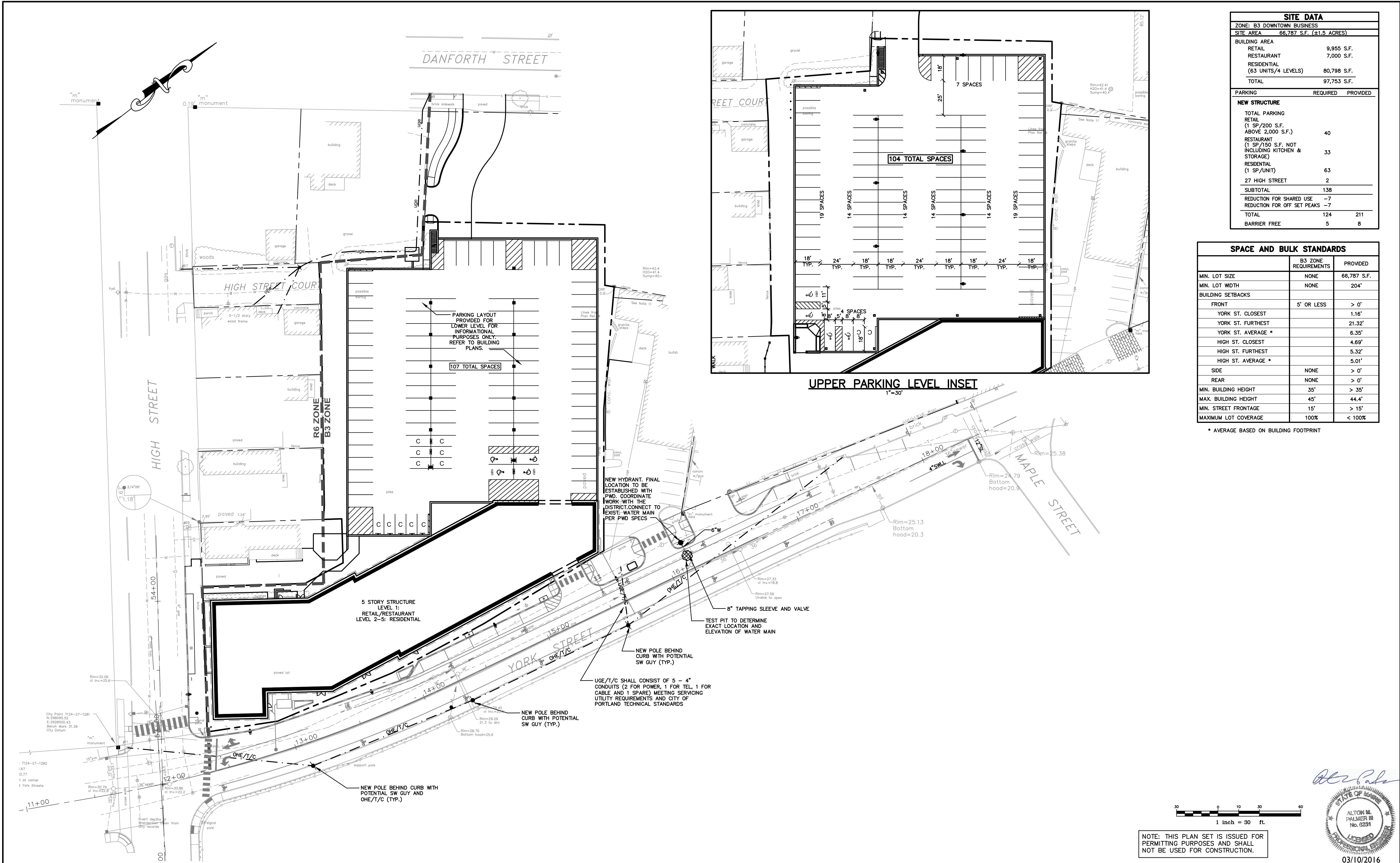


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SITE DATA		
ZONE: B3 DOWNTOWN BUSINESS		
SITE AREA 66,787 S.F. (±1.5 ACRES)		
BUILDING AREA		
RETAIL	9,955 S.F.	
RESTAURANT	7,000 S.F.	
RESIDENTIAL (63 UNITS/4 LEVELS)	80,798 S.F.	
TOTAL	97,753 S.F.	
PARKING		
	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL 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 (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	45'	44.4'
MIN. STREET FRONTAGE	15'	> 15'
MAXIMUM LOT COVERAGE	100%	< 100%

* AVERAGE BASED ON BUILDING FOOTPRINT

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

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

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
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