Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/12/16

UPPER PARKING LEVEL INSET

1"=30'

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

30 0 10 30 60
1 inch = 30 ft.

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

STATE OF MAINE
ALTON M. PALMER III
No. 6251
LICENSED
PROFESSIONAL ENGINEER

03/10/2016

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

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

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