Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/12/13

LEGEND

- BUILDING
- FENCE
- SIGN – TWO POST
- SIGN – SINGLE POST
- BOUNDARY LINE/R.O.W.
- MAXIMUM SETBACK LINE
- CURB LINE
- RETAINING WALL
- BUILDING/WALL MOUNTED LIGHT
- POLE MOUNTED LIGHT
- WALL SCONCE LIGHT
- COBBLE STONE
- BRICK PAVERS
- BROOM FINISH CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING
- TREE

LOCATION MAP

N.T.S.

GENERAL NOTES:

1. SNOW MAY BE STORED ONLY ON THE GRASSED/LANDSCAPED AREAS ON SITE AND NO PARKING SPACES SHALL BE LOST TO SNOW STORAGE. WHEN NECESSARY, SNOW SHALL BE REMOVED FROM THE SITE AND TRANSPORTED TO A PROPER LOCATION IF ACCUMULATED SNOW IMPAIRS ANY ENTRANCE/EXIT, PEDESTRIAN CIRCULATION, OR OTHERWISE PRESENTS A HAZARD.
2. STORAGE FOR RESIDENTIAL BIKES PROVIDED WITHIN STORAGE ROOM ON 6TH FLOOR
3. ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE STANDARDS IN THE CITY OF PORTLAND'S DESIGN AND TECHNICAL MANUALS.
4. ALL PROPOSED SIDEWALK ADA RAMPS AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PLANNING AUTHORITY AND DEPARTMENT OF PUBLIC SERVICES.
5. ALL PROPOSED CURB SHALL BE GRANITE. THE CURBING THAT IS INSTALLED AROUND THE PLANTERS, THE PATIO, AND FLUSH WITH FINISH GRADE SHALL BE 6 INCHES WIDE UNLESS OTHERWISE SPECIFIED. ALL OTHER CURB SHALL BE 5 INCHES WIDE.
6. VEHICLE DELIVERIES AND COLLECTION OF WASTE SHALL TAKE PLACE ON THE SITE, ON THE ADJACENT SITE, OR ON COMMERCIAL STREET, AND THAT DELIVERY VEHICLES SHALL NOT BE ALLOWED TO PARK ON MAPLE STREET IN ORDER TO SERVE THE DEVELOPMENT. COORDINATION OF DELIVERIES SHALL BE SUCH THAT THE CROSSWALKS ARE NOT BLOCKED BY VEHICLES.
7. EXISTING TREES INDICATED TO REMAIN ARE SUBJECT TO REPLACMENT REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR TREE PRESERVATION AND REPLACEMENT NOTES.

ZONING SUMMARY:

1. SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
2. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 0.8932 SQ.FT.
3. BUILDING FOOTPRINT..... 19,501 SQ.FT.
4. BUILDING FLOOR SPACE
   RESTAURANT..... 7,185 SQ.FT.
   HOTEL..... 86,608 SQ.FT.
   14 RESIDENTIAL UNITS..... 18,764 SQ.FT. PLUS 764 SQ.FT. LOBBY
   TOTAL.....113,321 SQ.FT.
5. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B5b URBAN COMMERCIAL MIXED USE DISTRICT.
6. SPACE AND BULK CRITERIA FOR THE B5b URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
   (a) MINIMUM LOT SIZE: NONE
   (b) MINIMUM STREET FRONTAGE: NONE
   (c) YARD DIMENSIONS:
      1. MINIMUM YARDS IN THE B-5 AND B-5b ZONES:
         FRONT SETBACK: NONE
         SIDE SETBACK: NONE
         REAR SETBACK: NONE
      2. MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: 10 FEET; **PROVIDED: 2.01' COMMERCIAL ST., 3.59' MAPLE ST.**
      3. MAXIMUM STREET SETBACK: NOT APPLICABLE
   (d) MAXIMUM LOT COVERAGE: 100 PERCENT; **PROVIDED: 92 PERCENT**
   (e) MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE; 53 ALLOWED; **PROVIDED:14 UNITS**
   (f) MAXIMUM BUILDING HEIGHT: 65 FEET; **PROVIDED: 64'-10"**
   (g) MINIMUM BUILDING HEIGHT: NOT APPLICABLE

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MAINE
STEPHEN J. BUSHEY
LICENSED
PROFESSIONAL ENGINEER

REVISION SCHEDULE		
DATE	REVISION DESCRIPTION	BY
01-15-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS	BJS
02-01-13	REVISED PER PLANNING BOARD CONDITIONS OF APPROVAL	BJS
02-05-13	REVISED PER PLANNING BOARD CONDITIONS OF APPROVAL	BJS

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SITE PLAN

PROJECT:
COMMERCIAL & MAPLE STREET
MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS

C04

SHEET: 4 OF 14