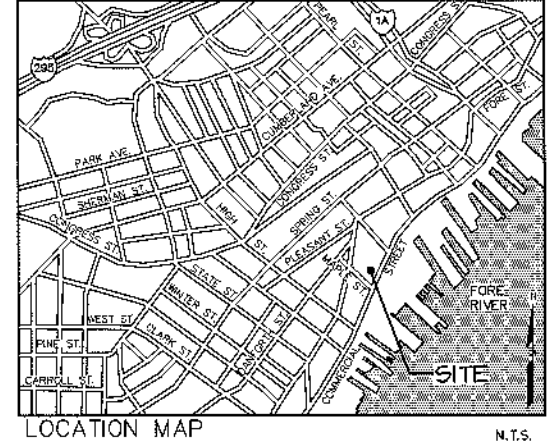
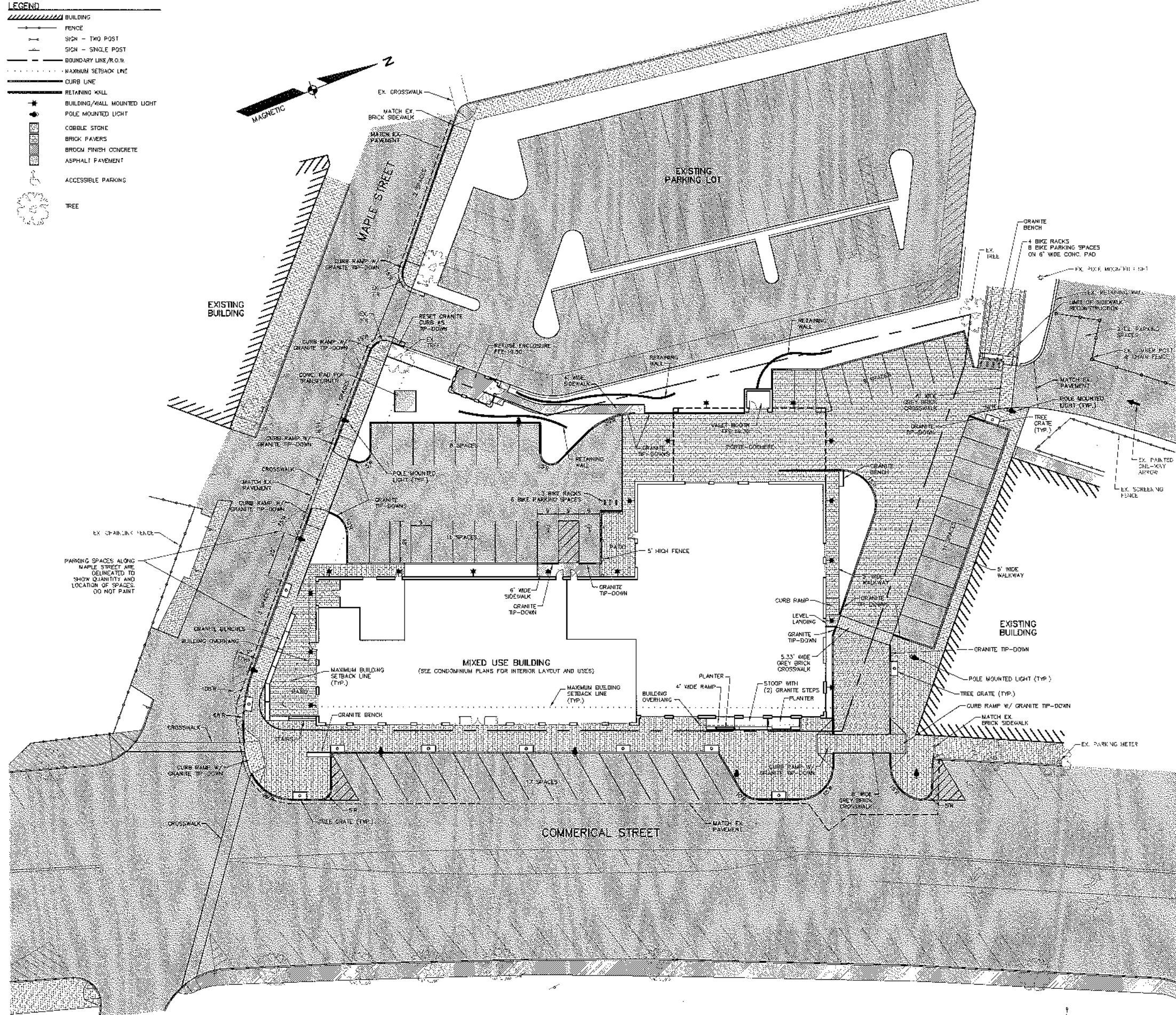
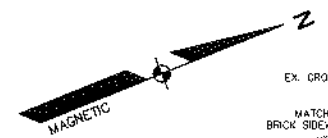


LEGEND

- ▨ 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
- ◻ COBBLE STONE
- ◻ BRICK PAVERS
- ◻ BROOM FINISH CONCRETE
- ◻ ASPHALT PAVEMENT
- ♿ ACCESSIBLE PARKING
- ☎ TREE



- GENERAL NOTES:**
1. SNOW MAY BE STORED ON ANY OF THE GRASSED OR LANDSCAPED AREA ON THE PROJECT SITE. 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 RAMP AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY BRUCE HYMAN, THE PORTLAND'S BIKE/PEO COORDINATOR. PHONE CONTACT: (207) 400-9243.

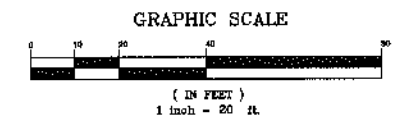
- ZONING SUMMARY:**
1. SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
 2. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 0.8932 SQ.FT.
 3. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B5b URBAN COMMERCIAL MIXED USE DISTRICT.
 4. SPACE AND BULK CRITERIA 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
 3. MAXIMUM STREET SETBACK: NOT APPLICABLE
 - (d) MAXIMUM LOT COVERAGE: 100 PERCENT
 - (e) MAXIMUM RESIDENTIAL DENSITY: 90 DWELLING UNITS PER ACRE
 - (f) MAXIMUM BUILDING HEIGHT: 65 FEET
 - (g) MINIMUM BUILDING HEIGHT: NOT APPLICABLE

DATE	REVISION	SCHEDULE

COPECHE
 CONSTRUCTION CORPORATION
 11 CONCORD DRIVE, BELMONT, NH 03328
 PHONE (603) 837-9888 FAX (603) 837-9191

SITE PLAN

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



DATE: 10-23-12
 SCALE: 1"=20'
 DRAWN BY: EJS
C04
 SHEET: 4 OF 19