

SITE DATA
 LOCATION: 1342 CONGRESS STREET
 PORTLAND, MAINE
 TAX MAP 191 LOTS B-16/17
 OWNER: ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04103

ZONING DISTRICT: R-5 RESIDENTIAL ZONE
 PROPOSED USE: NEIGHBORHOOD CENTER AND SCHOOL
 *ALLOWED WITH CONDITIONAL USE APPROVAL

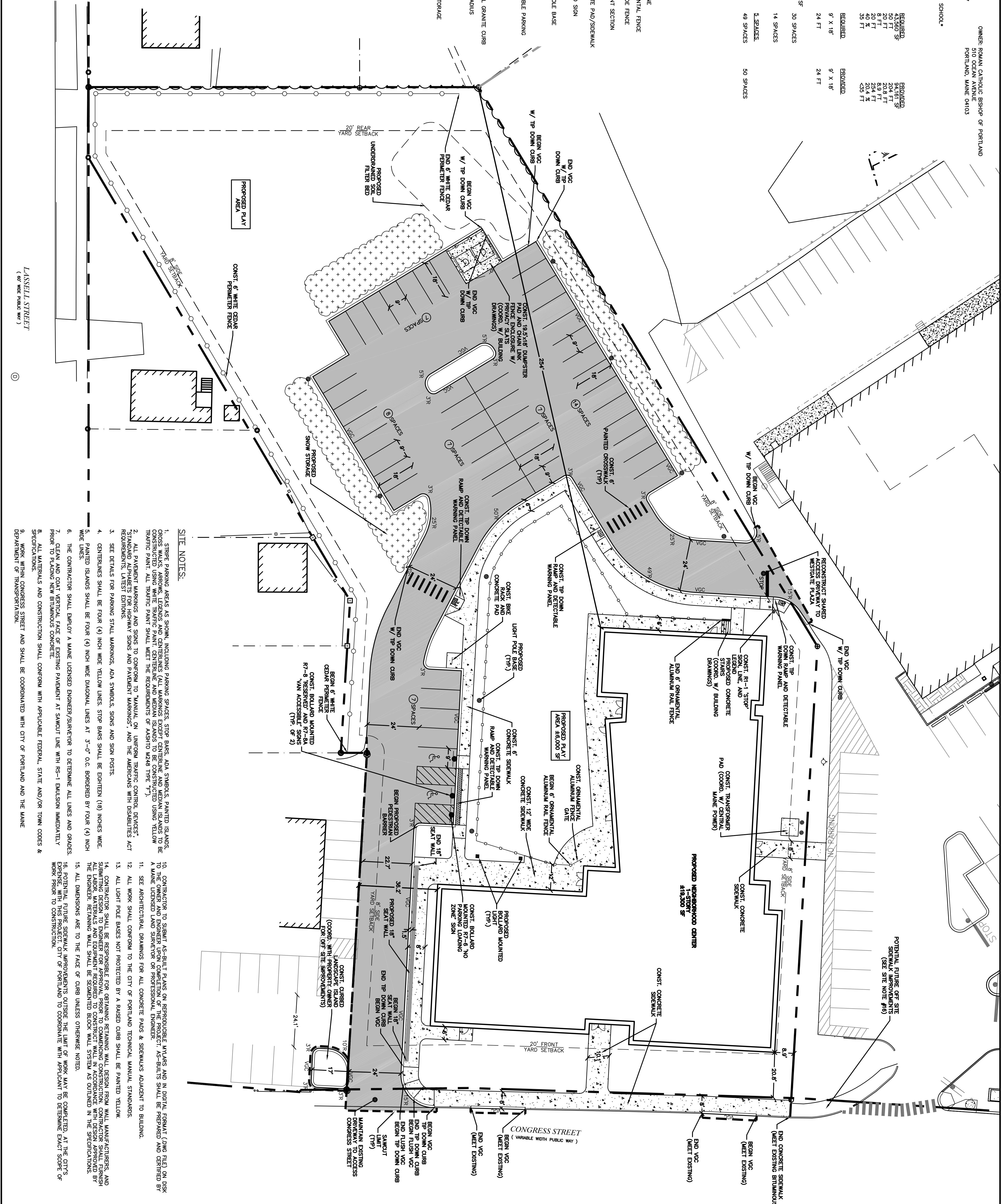
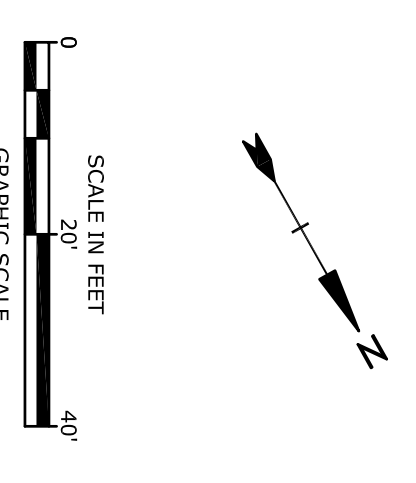
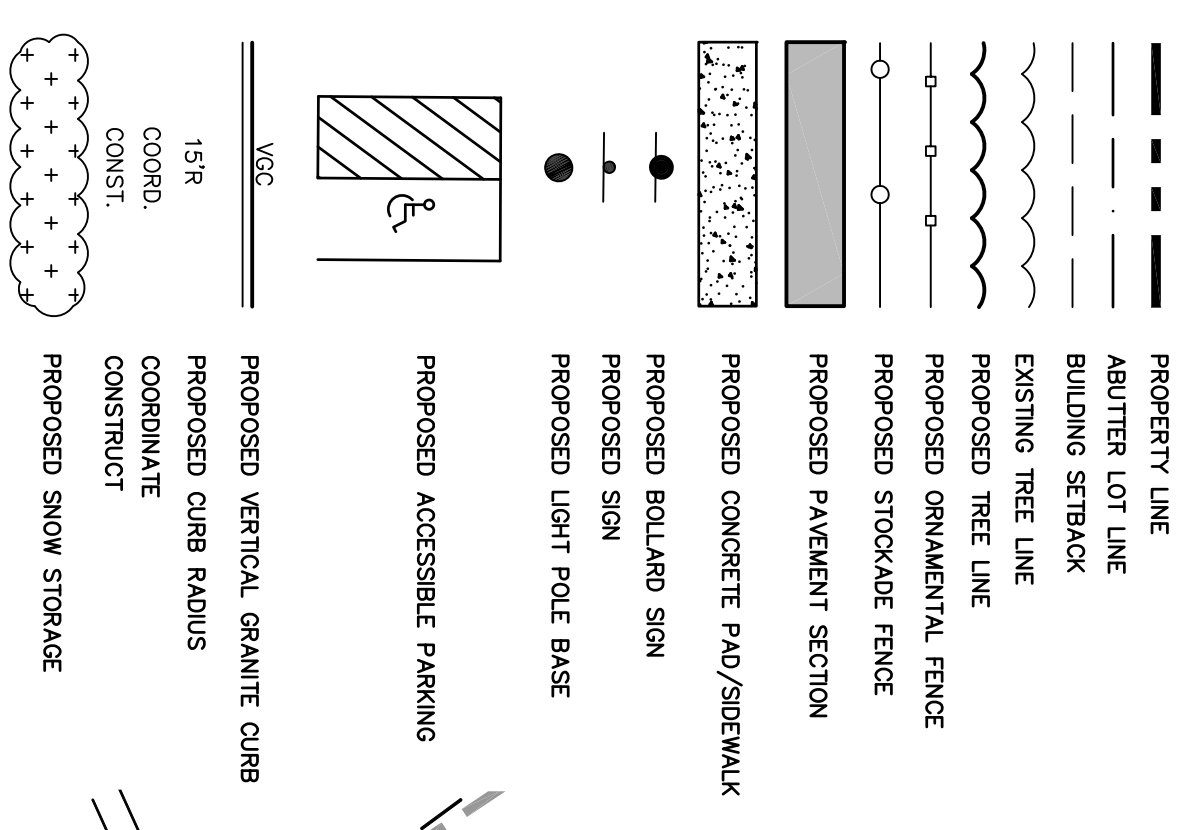
DIMENSIONAL REQUIREMENTS:

| MINIMUM LOT AREA: | REQUIRED | PROPOSED |
|-------------------------------|-----------|-----------|
| 43,560 SF | 94,161 SF | 94,161 SF |
| MINIMUM STREET FRONT SETBACK: | 20 FT | 20.8 FT |
| MINIMUM SIDE SETBACK: | 8 FT | 8.9 FT |
| REAR SETBACK: | 20 FT | 25.4 FT |
| MINIMUM LOT COVERAGE: | 35 FT | 25.4 FT |
| MAXIMUM HEIGHT: | 35 FT | 43.5 FT |

PARKING REQUIREMENTS:

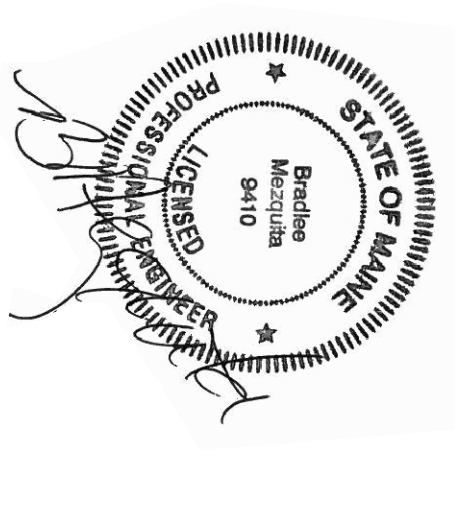
| PARKING STALL LAYOUT: | REQUIRED | PROPOSED |
|--|-----------|-----------|
| STANDARD 90' DRIVE ASSE. WIDTH: | 9' X 18' | 9' X 18' |
| 90' (2-WAY TRAFFIC): | 24 FT | 24 FT |
| NEIGHBORHOOD CENTER = 1 SPACE/150 SF | 30 SPACES | 30 SPACES |
| SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS) = 14 SPACES | 14 SPACES | 14 SPACES |
| OFFICE = 1 SPACE/400 SF (2,000 SF) = 5 SPACES | 5 SPACES | 5 SPACES |
| TOTAL PARKING REQUIRED: | 49 SPACES | 50 SPACES |

LEGEND



SITE NOTES:

1. STRIPED PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M249 TYPE "T").
2. ALL PAINT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES, STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3"-OR-O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A MAINE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
9. WORK WITHIN CONGRESS STREET AND SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLAR AND IN DIGITAL FORMAT (LONG FILE) ON DISK TO THE ENGINEER FOR REVIEW AND APPROVAL. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. SET ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
13. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMIT DESIGN TO ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEAT WALL DESIGN FROM SEAT WALL MANUFACTURERS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LANDSCAPE ISLAND DESIGN FROM LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SIGN DESIGN FROM SIGN MANUFACTURER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SIGN DESIGN FROM SIGN MANUFACTURER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SIGN DESIGN FROM SIGN MANUFACTURER.
15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
16. POTENTIAL FUTURE SIDEWALK IMPROVEMENTS OUTSIDE THE LIMIT OF WORK MAY BE COMPLETED AT THE CITY'S EXPENSE, WITH THIS PROJECT CITY OF PORTLAND TO COORDINATE WITH APPLICANT TO DETERMINE EXACT SCOPE OF WORK PRIOR TO CONSTRUCTION.



Jewish Community Alliance of Southern Maine
 Proposed Neighborhood Center
 Portland, Maine

April 03, 2015

SCALE: AS SHOWN
 C-2B

Tighe & Bond
 Consulting Engineers
 www.tighebond.com