

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	PROVIDED
MINIMUM FRONT YARD SETBACK:	43,560 SF	94,161 SF
MINIMUM SIDE YARD SETBACK:	20 FT	20 FT
MINIMUM REAR YARD SETBACK:	20 FT	20.8 FT
SIDE SETBACK - 1 STORY BUILDING:	8 FT	8.8 FT
REAR SETBACK:	20 FT	25.4 FT
MINIMUM LOT COVERAGE:	20 FT	20 FT
MAXIMUM HEIGHT:	35 FT	35 FT
	35 FT	<35 FT

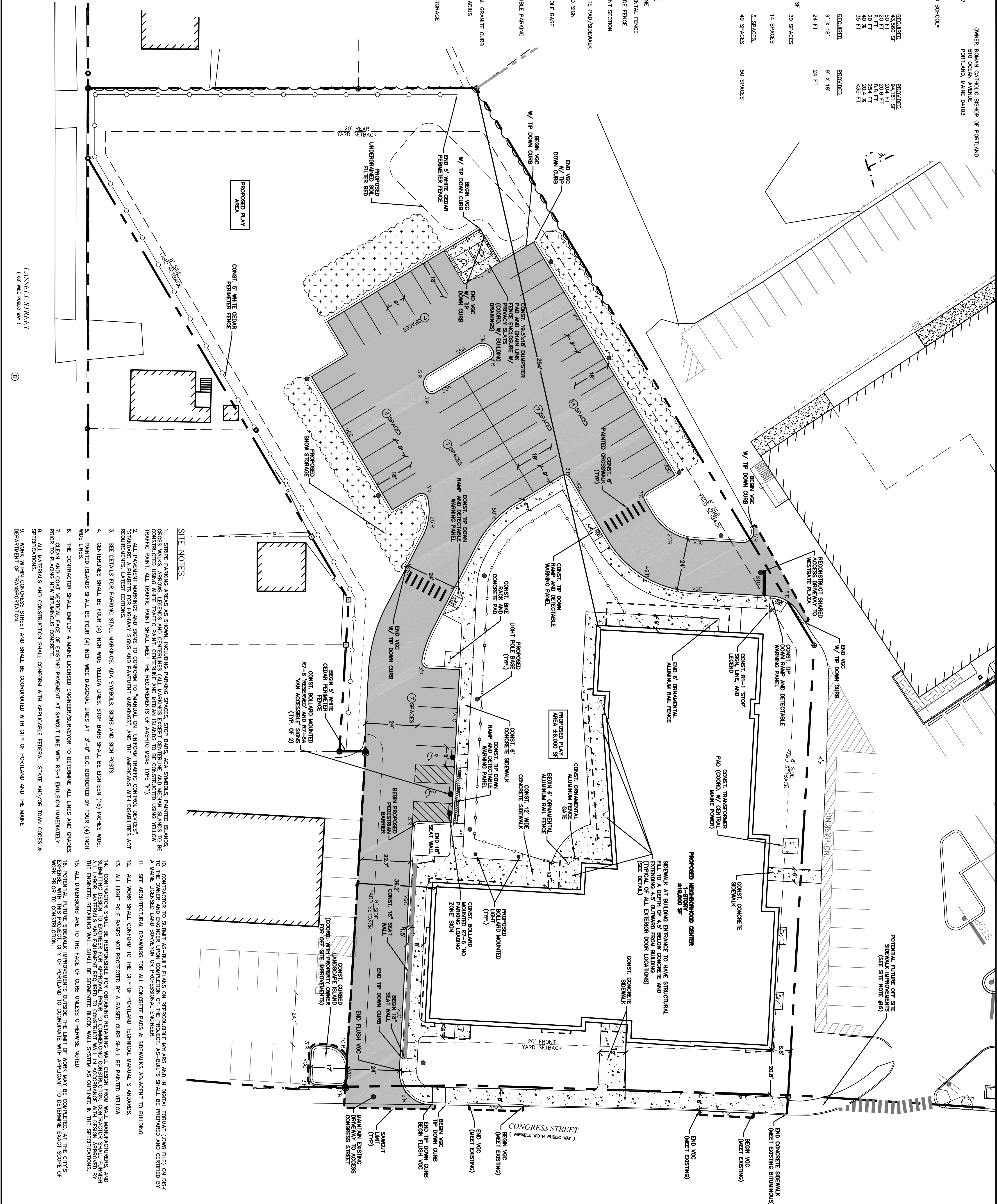
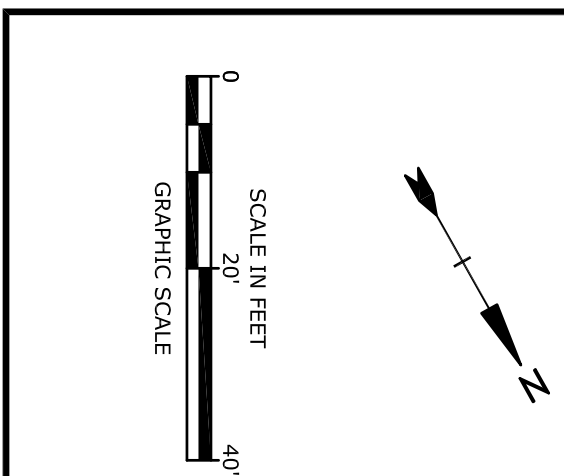
PARKING REQUIREMENTS:

PARKING STALL LAYOUT:	REQUIRED	PROVIDED
STANDARD 90°:	9' x 18'	9' x 18'
DRIVE AISLE WIDTH:	24 FT	24 FT
80' (2-WAY TRAFFIC):		

NEIGHBORHOOD CENTER = 1 SPACE/150 SF (4,375 SF/1 SPACE/150SF = 30 SPACES)	30 SPACES
SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS/1 SPACE = 14 SPACES)	14 SPACES
OFFICE = 1 SPACE/400 SF (2,000 SF/1 SPACE/400SF = 5 SPACES)	5 SPACES
TOTAL PARKING REQUIRED	49 SPACES
	50 SPACES

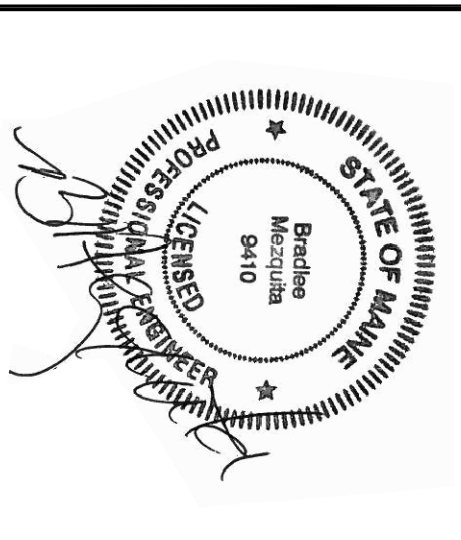
LEGEND

PROPERTY LINE	ABUTTER LOT LINE
BUILDING SETBACK	EXISTING TREE LINE
PROPOSED TREE LINE	PROPOSED ORNAMENTAL FENCE
PROPOSED STOCKADE FENCE	PROPOSED PAVEMENT SECTION
PROPOSED CONCRETE PAD/SIDEWALK	PROPOSED BOLLARD SIGN
PROPOSED SIGN	PROPOSED LIGHT POLE BASE
PROPOSED ACCESSIBLE PARKING	PROPOSED VERTICAL GRANITE CURB
PROPOSED CURB RADIUS	CORPORATE
CONSTRUCT	PROPOSED SNOW STORAGE



SITE NOTES:

1. STREVE 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 M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON LAMPFRAM 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"-0" 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 REPRODUCTION MYLARS AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE CITY OF PORTLAND FOR REVIEW AND APPROVAL. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. SEE 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 RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMIT DESIGN TO ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMIT DESIGN TO ENGINEER FOR REVIEW AND APPROVAL.
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 3, 2015

PROJECT NO:	J-0096
FILE:	J0096-SITE.dwg
DRAWN BY:	GMH
CHECKED:	BLM
APPROVED BY:	BLM
SCALE:	AS SHOWN
	C-2B