

**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:**

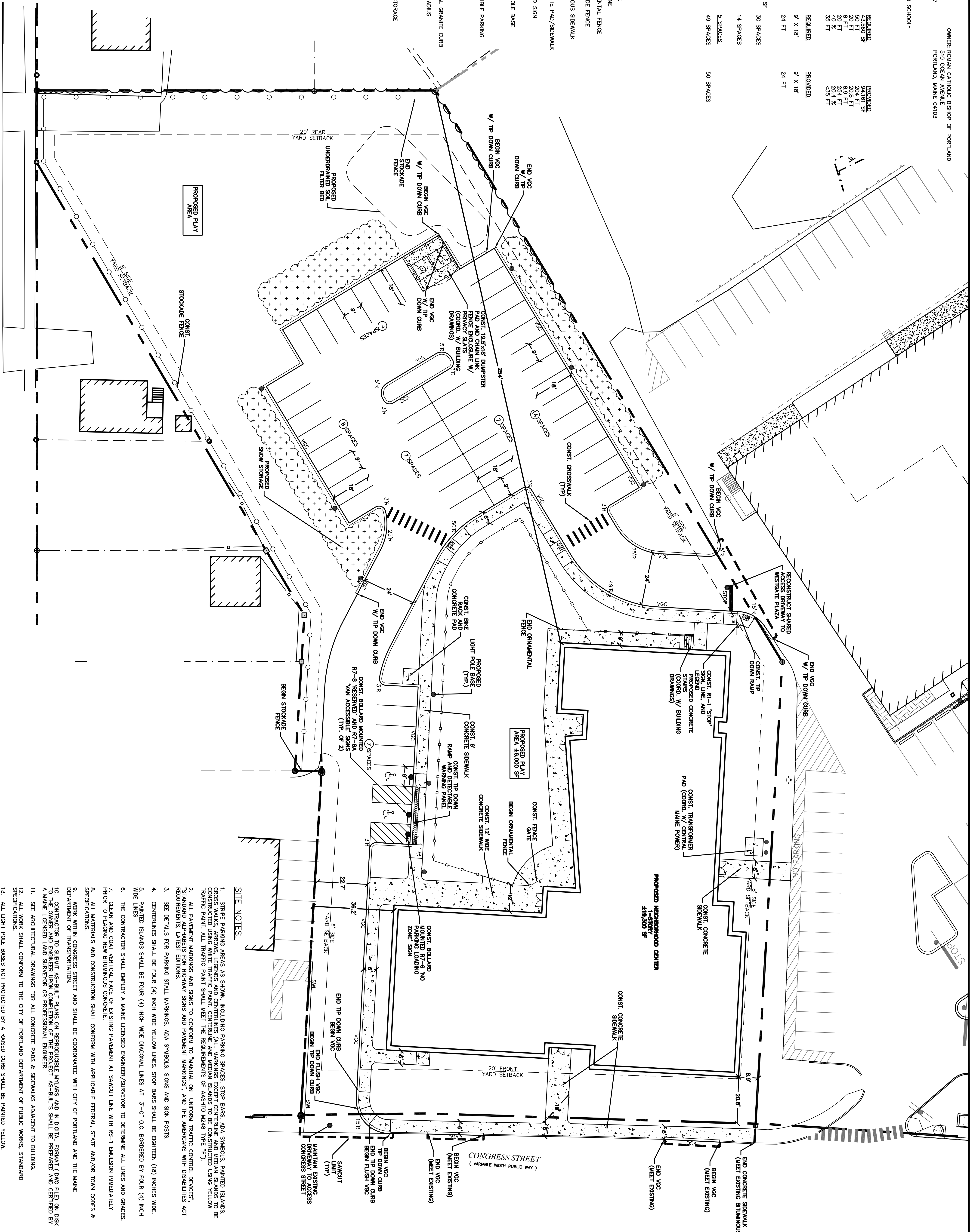
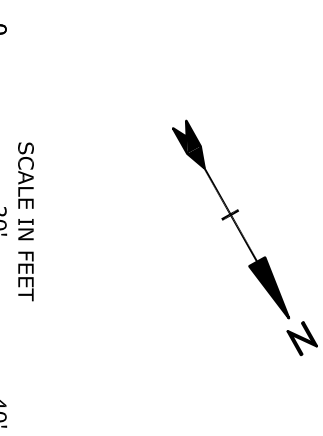
MINIMUM LOT AREA:	REQUIRED	94,161 SF
MINIMUM STREET FRONT SETBACK:	REQUIRED	20 FT
MINIMUM SIDE SETBACK:	REQUIRED	20.8 FT
REAR SETBACK - 1 STORY BUILDING:	REQUIRED	8.9 FT
REAR SETBACK - 2 STORY BUILDING:	REQUIRED	20 FT
MAXIMUM LOT COVERAGE:	REQUIRED	25.4 FT
MAXIMUM HEIGHT:	REQUIRED	35 FT
	REQUIRED	43.560 SF
	REQUIRED	20 FT
	REQUIRED	8.9 FT
	REQUIRED	20 FT
	REQUIRED	25.4 FT
	REQUIRED	35 FT

**PARKING REQUIREMENTS:**

PARKING STALL LAYOUT:	REQUIRED	9' X 18'
DRIVE AISLE WIDTH:	REQUIRED	9' X 18'
90° (2-WAY TRAFFIC):	REQUIRED	24 FT
NEIGHBORHOOD CENTER:	30 SPACES	
SCHOOL:	14 SPACES	
OFFICE:	5 SPACES	
TOTAL PARKING REQUIRED:	49 SPACES	
		50 SPACES

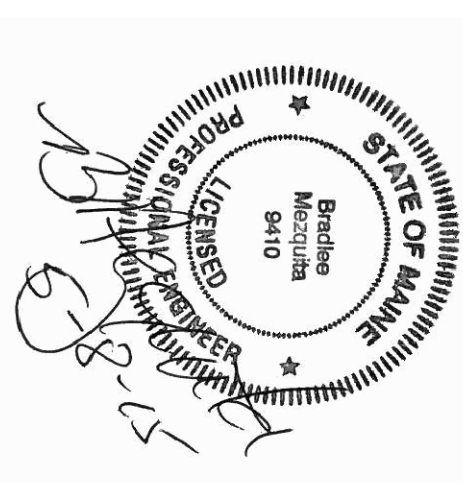
**LEGEND**

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



**SITE NOTES:**

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSSWALKS, ARROWS, LEGS, AND CENTER LINES. ALL MARKINGS EXCEPT STOP BARS AND PAINTED ISLANDS TO BE PAINTED WITH YELLOW PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M249 TYPE "T".
2. ALL PAINTED MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" 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. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
5. THE CONTRACTOR SHALL EMPLOY A MAINE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
7. WORK WITHIN CONGRESS STREET AND SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION.
8. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
9. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
10. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS. ALL DESIGN FROM WALL MANUFACTURERS AND SIGNING DESIGN TO ENGINEER FOR APPROVAL. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL OBTAIN A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
12. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.



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

April 03, 2015

1. SHEETS REVISED FOR PER WORKSHOP	
DATE	DESCRIPTION
PROJECT NO:	J-0096
FILE:	J0094-SITE.dwg
DRAWN BY:	GWH
CHECKED:	BLM
APPROVED BY:	BLM

SITE PLAN  
 SCALE: AS SHOWN  
 C-2B