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:

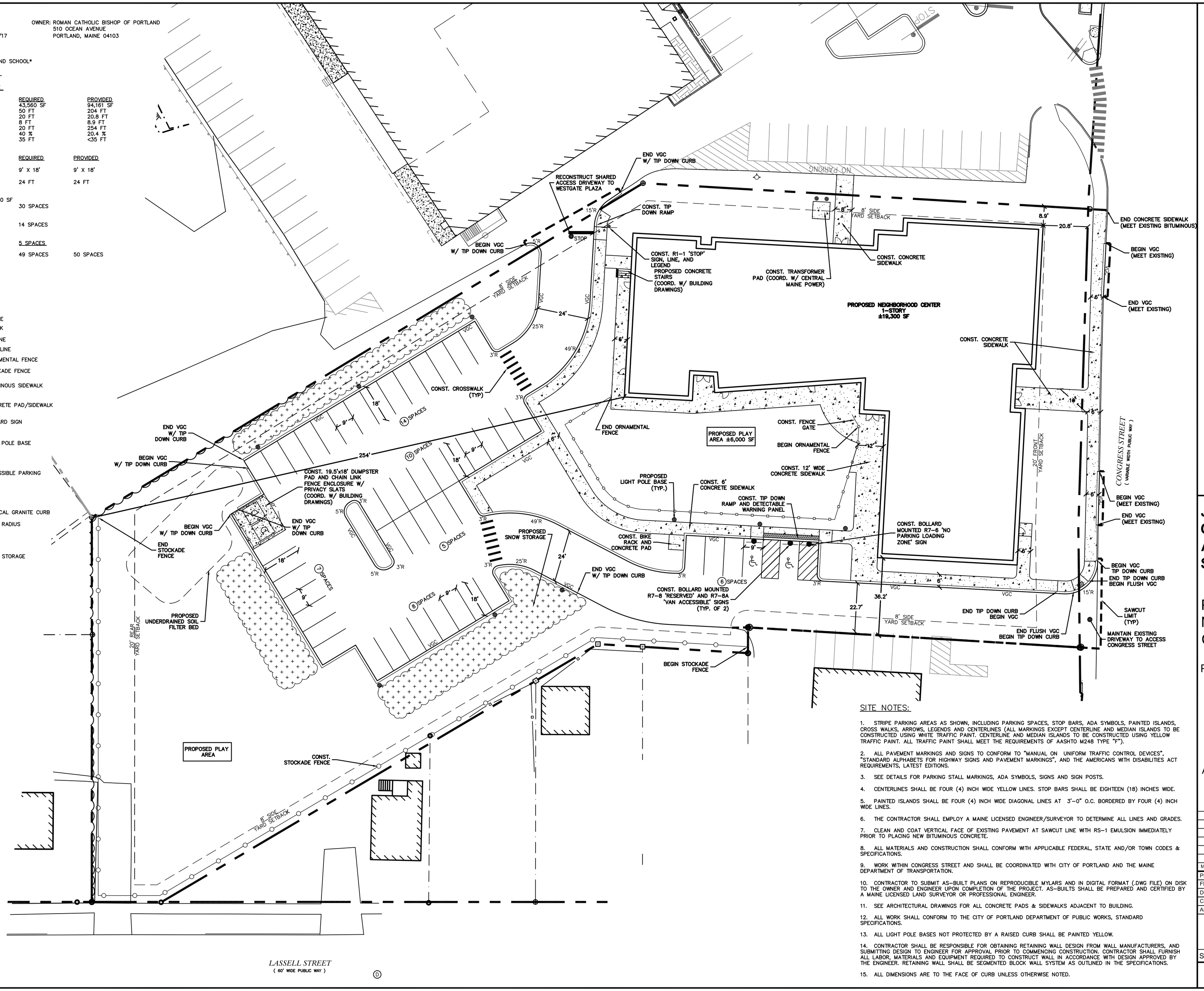
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 SF	94,161 SF
MINIMUM STREET FRONTAGE:	50 FT	204 FT
MINIMUM FRONT YARD SETBACK:	20 FT	20.8 FT
SIDE SETBACK – 1 STORY BUILDING:	8 FT	8.9 FT
REAR SETBACK:	20 FT	254 FT
MAXIMUM BUILDING LOT COVERAGE:	40 %	20.4 %
MAXIMUM HEIGHT:	35 FT	<35 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL LAYOUT: STANDARD 90°:	9' X 18'	9' X 18'
DRIVE AISLE WIDTH: 90° (2-WAY TRAFFIC):	24 FT	24 FT
PARKING SPACES REQUIRED:		
NEIGHBORHOOD CENTER = 1 SPACE/150 SF (4,375 SF)*1 SPACE/150SF =	30 SPACES	
SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS)*1 SPACE =	14 SPACES	
OFFICE = 1 SPACE/400 SF (2,000 SF)*1 SPACE/400SF =	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
- VGC — PROPOSED VERTICAL GRANITE CURB
- 15'R — PROPOSED CURB RADIUS
- COORD. — COORDINATE
- CONST. — CONSTRUCT
- PROPOSED SNOW STORAGE



SITE NOTES:

1. STRIPE 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 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'-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 REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. 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 DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.

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 SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.

15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

Tighe&Bond
Consulting Engineers
www.tighebond.com

STATE OF MAINE
Bradlee Mecquitta
9410
LICENSED
PROFESSIONAL ENGINEER

Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

April 03, 2015

Mark	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

Apr 03, 2015-5:39pm Plotted By: gwh
Tighe & Bond, Inc. J:\J0096 Jewish Community Alliance\DWG-CAD\DESIGN\J0094-SITE.dwg Layout: SITE