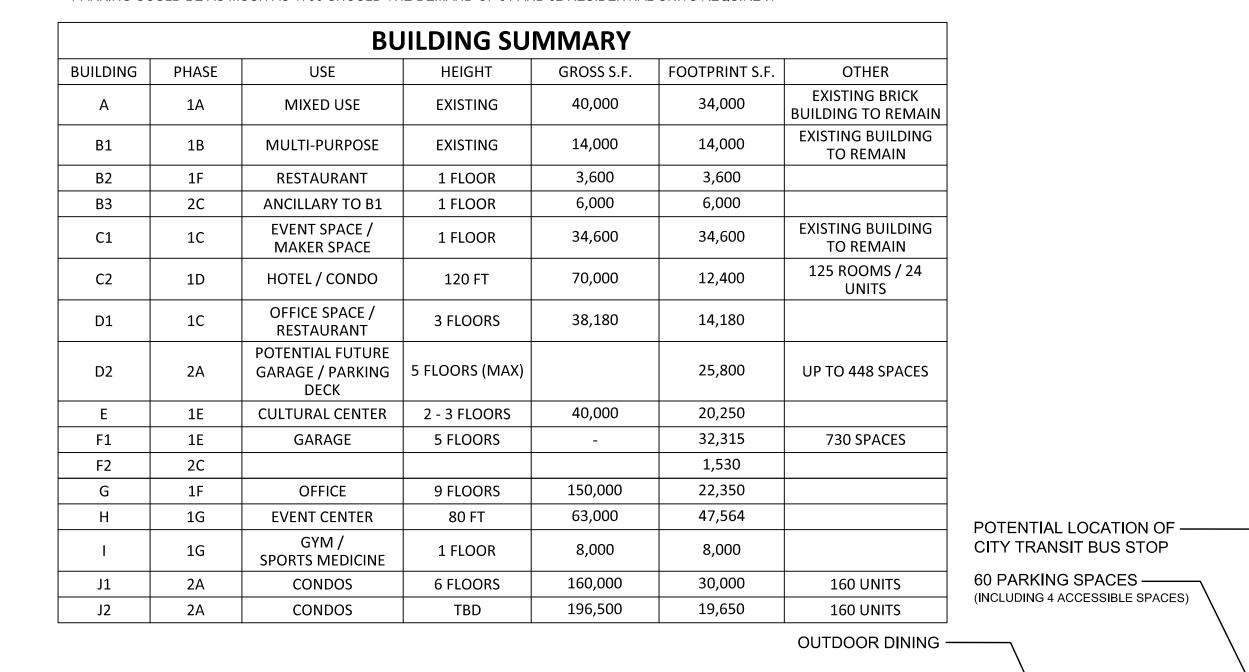
ZONING SPACE AND BULK SUMMARY						
ZONE:	B-5 URBAN COMMER	URBAN COMMERCIAL BUSINESS ZONE				
	REQUIREMENT	PROVIDED				
MINIMUM LOT SIZE	NONE	SEE SUBDIVISION PLAN C-2.				
MINIMUM FRONTAGE	NONE	185.84				
YARD DIMENSIONS						
FRONT SETBACK	NONE	N/A				
SIDE SETBACK	NONE	N/A				
REAR SETBACK	NONE	N/A				
MAXIMUM LOT COVERAGE	100%	55% ±				
MAXIMUM BUILDING HEIGHT	120 FT	120 FT				

PARKING SUMMARY					
PARKING REQUIREMENTS ARE DETERMINED BY THE PLANNING BOARD AS STATED IN SEC 14-332.2.C "SITE PLANS OVER 50,000 SQUARE FEET" - REFER TO RICH ASSOCIATES PARKING ANALYSIS FOR PARKING RECOMMENDATIONS					
AREA	STANDARD	COMPACT	ACCESSIBLE	TOTAL	
PANHANDLE	271	7	8	286	
GARAGE F1	730	0	0	730	
GARAGE D2	448*	0*	0*	448*	
PENINSULA	277	31	18	326	
TOTAL	1278	38	26	1342*	

B-5 ZONE OFF STREET BICYCLE PARKING WILL BE PROVIDED THROUGHOUT THE SITE AND IDENTIFIED ON SUBSEQUENT LEVEL III SITE PLAN SUBMISSION

* PARKING COULD BE AS MUCH AS 1790 SHOULD THE DEMAND OF J1 AND J2 RESIDENTIAL UNITS REQUIRE IT



23 PARKING SPACES ———

(INCLUDING 6 COMPACT SPACES

AND 2 ACCESSIBLE SPACES)

BUILDINGS B1, B2 AND ¬

B3 SERVICE AREA

3,600 SF

6,000 SF

BUILDING B1

14,000 SF

OUTDOOR PLAZA —

34 PARKING SPACES — (INCLUDING 23 COMPACT SPACES AND 2 ACCESSIBLE SPACES)

BUILDINGS C AND I ---

39 PARKING SPACES —

(INCLUDING 7 COMPACT SPACES

AND 2 ACCESSIBLE SPACES)

TIDAL AREA

12,400 S

PEDESTRIAN CONNECTION

BUILDING E 20,250 SF

TIDAL AREA

17 PARKING SPACES

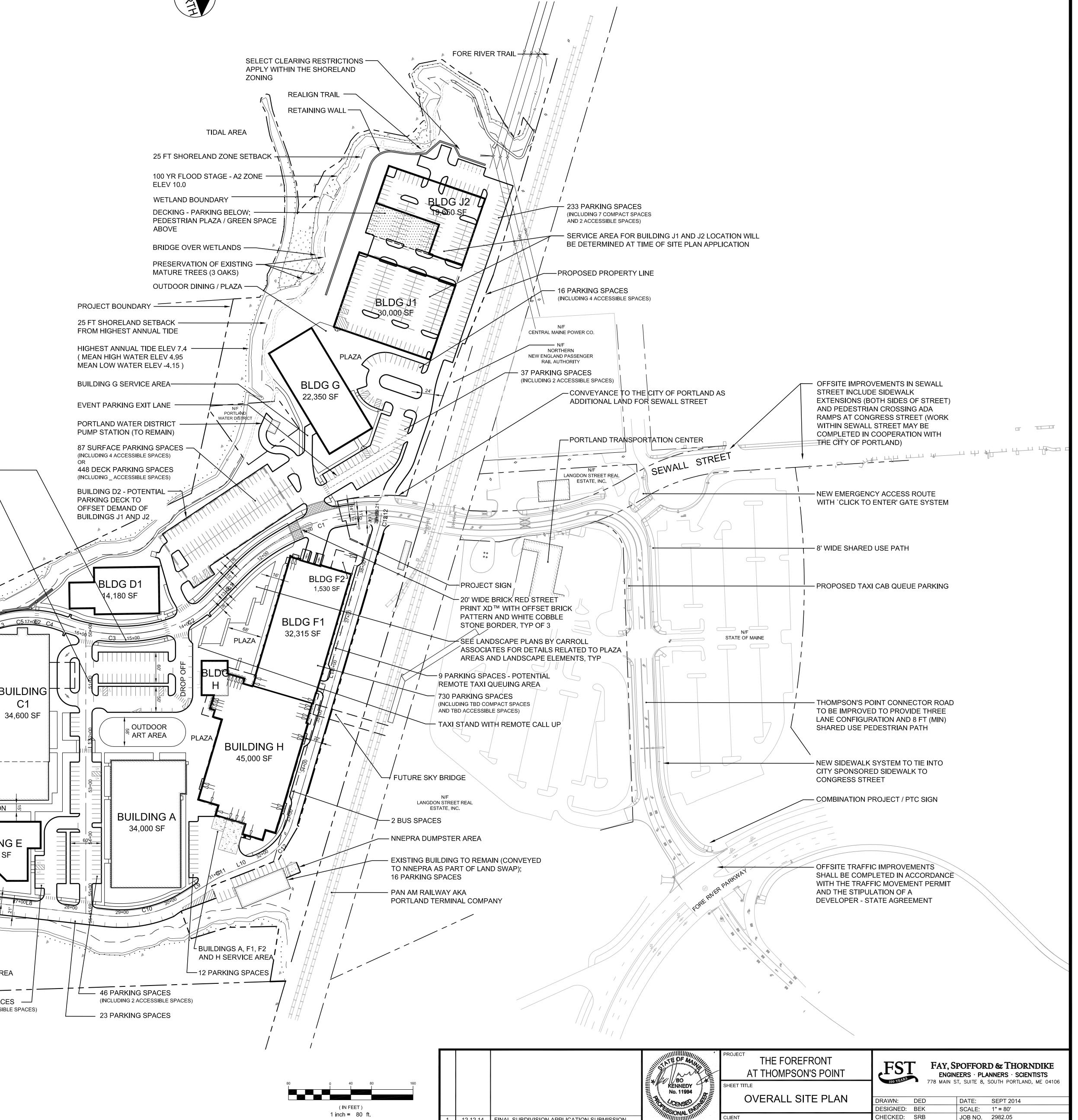
(INCLUDING 2 ACCESSIBLE SPACES)

BLDG I

8,000 SF

PERIMETER ACCESS ROAD —

SERVICE AREA



12.12.14 FINAL SUBDIVISION APPLICATION SUBMISSION EV DATE DESCRIPTION

REVISIONS

LIC. #11994

FOREFRONT PARTNERS |, LP

JOB NO. 2982.05 FILE NAME: 2982.05-SUB SITE LAYOUT

C-3.0

SHEET

WATERFRONT ACCESS WITH -

APPROXIMATE EDGE OF CHANNEL

OUTDOOR CONCERT VENUE

FORE RIVER

TIDAL AREA

SEASONAL DOCK SYSTEM

STEPS TO WATER ——

SEE SHEET C-2.3

OPEN SPACE / -