

SPACE AND BULK STANDARDS

	REQUIRED	PROVIDED
ZONE:	I-L	R-3
MIN. LOT SIZE	NONE	6,500 S.F.; 105,972 S.F.
BUILDING SETBACKS		N/A
FRONT	25'	45'
REAR	25'	45'
PAVEMENT SETBACKS	25'	45'
MAX. STREET FRONTAGE	15'	15'
MAX. IMPERVIOUS SURFACE RATIO	65%	70%
MAX. LOT COVERAGE	25%	25%

- NOTES:
- (1) THE REQUIRED SETBACK SHOULD BE 40' WHEN IT ABUTS A RESIDENTIAL ZONE.
 - (2) FOR PRINCIPAL OR ACCESSORY STRUCTURES WITH COVERAGE GREATER THAN 100 S.F., HOWEVER ANY ACCESSORY DETACHED STRUCTURES WITH LESS THAN 100' OF GROUND COVERAGE THE REAR YARD DECREASES TO 5'.
 - (3) ACCESSORY DETACHED STRUCTURE: EIGHTEEN (18) FEET
 - (4) VARIES WITH PROPOSED BUILDING HEIGHT.
 - (5) SECTION 14-51 OF THE PORTLAND ZONING ORDINANCE STATES: "THE PROVISIONS OF THIS ARTICLE FOR THE LESS RESTRICTED PORTION OF SUCH LOT SHALL EXTEND NOT MORE THAN THIRTY (30) FEET INTO THE MORE RESTRICTED PORTION..."
 - (6) THE EXISTING LOT (PARCEL 1 & 3) INCLUDES ABOUT 71% IMPERVIOUS COVERAGE (ABOVE MEAN TIDE). THE PROPOSED PHASE 2 IMPERVIOUS COVERAGE IS 70%.
 - (7) EXISTING SOILS ARE NOTED AS "OUT AND FILL LAND" IN THE SOIL SURVEY, CUMBERLAND COUNTY, MAINE, 1974.
 - (8) LARGE OVERHEAD DOORS ON THE EAST SIDE OF THE BUILDING WILL REMAIN CLOSED DURING NORMAL OPERATIONS, EXCEPT FOR THE MAIN INGRESS/EGRESS DOOR (NEAR THE SOUTH END OF THE BUILDING) TO THE INTERIOR PARKING AREA.

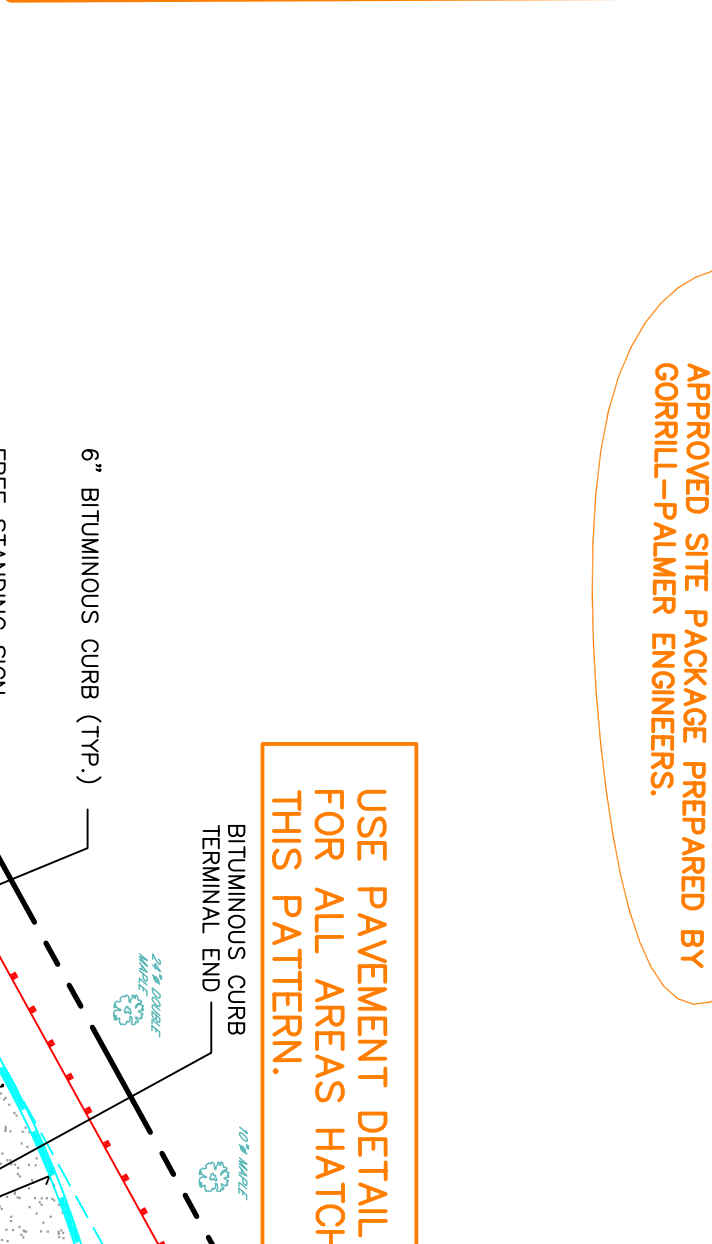
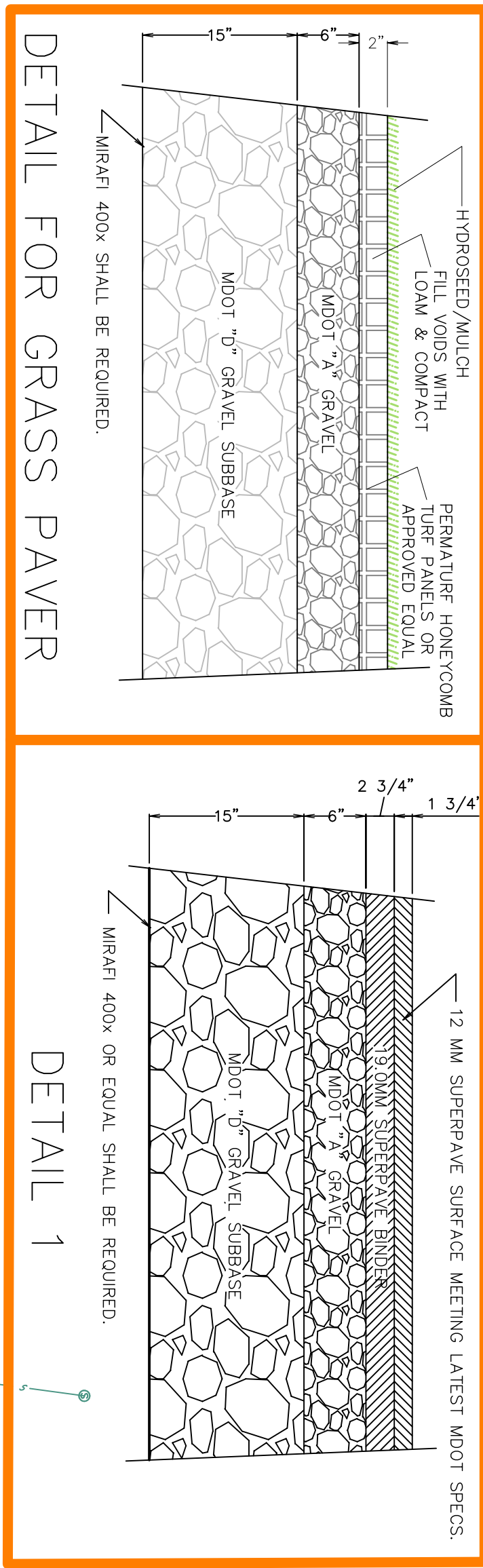
SITE DATA

ZONE:	I-L	R-3
SITE AREA	267,955 S.F.	4,162 S.F.

PARKING REQUIRED:
1 SP / 2 BOAT SLIPS X 124 SLIPS + 10 MOORINGS = 72 SPACES
PROVIDED: 80 SPACES, INCLUDING 4 BARRIER FREE SPACES

SIGN LEGEND

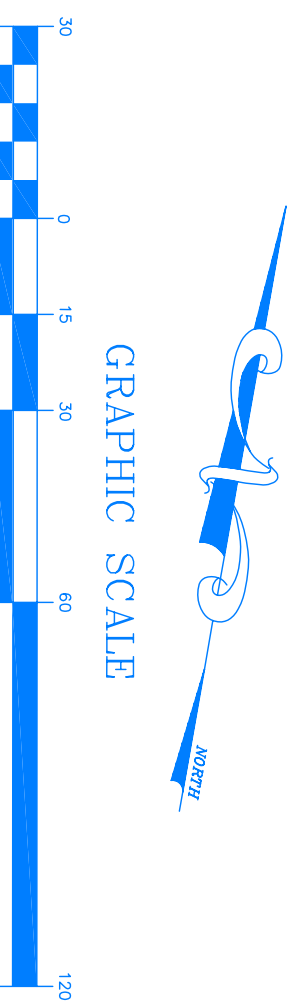
1	NO PARKING ANY TIME
2	NO PARKING 7:00 AM - 6:00 PM
3	NO PARKING 12:00 AM - 12:00 PM
4	NO PARKING 12:00 AM - 12:00 PM



- ITEMS MODIFIED ON THIS PLAN #103
1. NEW BUILDING FOOT PRINT.
 2. ADJUSTED PAVED AREA TO CONFORM TO BUILDING.
 3. PEDESTRIAN EASEMENT ACKNOWLEDGED.
 4. ACCESS TO RETAIL SPACE.
 5. PARKING SPACES ADJUSTED. 3 SPACES WERE ADDED NEW TOTAL IS 83 SPACES.
 6. PAVEMENT AND GRASS PAVERS REVISED. CONST. DETAIL ADDED PER S.W. COLES LATEST SOILS REPORT.
 7. GRASS ISLAND AT OHD WAS REDUCED BY 124 SF. TO ALLOW RELOCATED PARKING GARAGE ENTRY DOOR.
 8. PHASE 2 PLANNING BOARD CONDITION # IV NOTE ADDED.

NOTE: ALL ITEMS LABELED IN ORANGE TEXT ARE MODIFICATIONS TO THE APPROVED SITE PACKAGE PREPARED BY GORRILL-PALMER ENGINEERS.

USE PAVEMENT DETAIL 1 FOR ALL AREAS HATCHED THIS PATTERN.



GENERAL NOTE:
THIS PLAN DOES NOT DELETE ANY ITEMS REQUIRED BY THE CITY OF PORTLAND AND/OR THE MAINE DEP IN ANY AND ALL APPROVALS FOR THE MAINE YACHT CENTER PHASE 1 & 2. FOR ALL APPROVALS DATED BEFORE 12/1/03, THESE ITEMS HAVE BEEN CARRIED IN THEIR ENTIRETY TO THIS MODIFIED SUBMITTAL.
ALL ITEMS MODIFIED BY THIS SUBMITTAL TO THE CITY OF PORTLAND ON 5/6/04 ARE THE DESIGN RESPONSIBILITY OF THE ENGINEER WHOSE STAMP IS AFFIXED TO THE DRAWING.

Released For Construction
6-2-04

NOTE: PHASE 2 PLANNING BOARD CONDITION # IV NO BOAT STORAGE ALLOWED ON PARCEL 2, WHICH IS LOCATED IN THE R-3 ZONE, WITHOUT APPROPRIATE ZONING CHANGE OR VARIANCE, EITHER OF WHICH REQUIRE REVIEW AND APPROVAL BY THE PLANNING BOARD.

USE GRASS PAVER DETAIL FOR ALL AREAS HATCHED THIS PATTERN.

DEDICATED TRAIL EASEMENT FOR PUBLIC ACCESS CONVERTED 7/23/03 CUMBERLAND COUNTY REGISTRATION DOC. 114189 BK. 20400 PGS. 276/277 & 278

