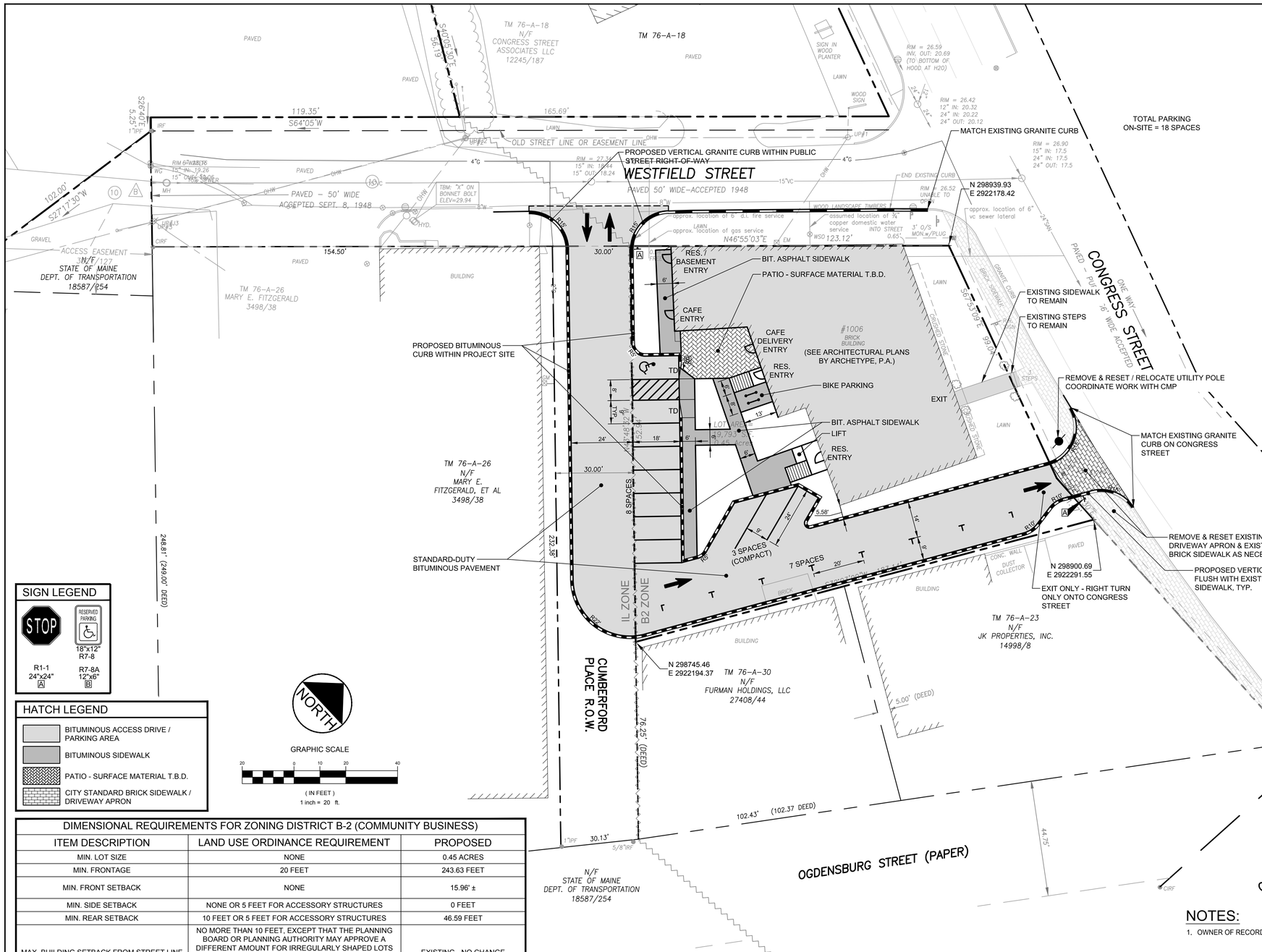

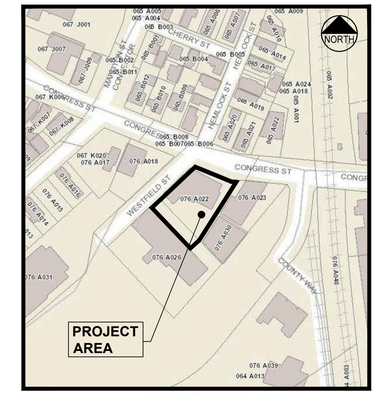

VICINITY MAP
N.T.S.

SIGN LEGEND

STOP — R1-1 24"x24" A

RESERVED PARKING — 18"x12" R7-8

R7-8A 12"x6" B

HATCH LEGEND

- BITUMINOUS ACCESS DRIVE / PARKING AREA
- BITUMINOUS SIDEWALK
- PATIO - SURFACE MATERIAL T.B.D.
- CITY STANDARD BRICK SIDEWALK / DRIVEWAY APRON

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

DIMENSIONAL REQUIREMENTS FOR ZONING DISTRICT B-2 (COMMUNITY BUSINESS)

ITEM DESCRIPTION	LAND USE ORDINANCE REQUIREMENT	PROPOSED
MIN. LOT SIZE	NONE	0.45 ACRES
MIN. FRONTAGE	20 FEET	243.63 FEET
MIN. FRONT SETBACK	NONE	15.96' ±
MIN. SIDE SETBACK	NONE OR 5 FEET FOR ACCESSORY STRUCTURES	0 FEET
MIN. REAR SETBACK	10 FEET OR 5 FEET FOR ACCESSORY STRUCTURES	46.59 FEET
MAX. BUILDING SETBACK FROM STREET LINE	NO MORE THAN 10 FEET, EXCEPT THAT THE PLANNING BOARD OR PLANNING AUTHORITY MAY APPROVE A DIFFERENT AMOUNT FOR IRREGULARLY SHAPED LOTS OR LOTS WITH FRONTAGE LESS THAN 40 FEET PROVIDED THIS STANDARD IS MET TO THE MAXIMUM EXTENT PRACTICABLE.	EXISTING - NO CHANGE
MAXIMUM IMPERVIOUS AREA SURFACE RATIO	FOR RESIDENTIAL USES: NONE FOR ALL OTHER PERMITTED USES: 80%	74%
MAX. LOT COVERAGE	100%	36% ±
MAX. BLDG. HEIGHT	45 FEET EXCEPT AS PROVIDED FOR BELOW: A. 50 FEET IF FIRST FLOOR IS PARTIALLY OR WHOLLY OCCUPIED BY A COMMERCIAL USE. B. 65 FEET IN B-2 AND B-2C ZONES ON LOTS >5 ACRES PROVIDED THAT ALL SETBACKS, EXCEPT FOR FRONT YARD SETBACKS AND SIDE YARD ON SIDE STREET SETBACKS, INCREASE BY 1 FOOT FOR EACH FOOT OF HEIGHT OVER 45 FEET.	EXISTING, NO CHANGE - 35' ±
MIN. LOT AREA PER DWELLING UNIT	435 SQ. FEET	19,793 SF / 10 UNITS = 1,979 SF / DWELLING UNIT
TOTAL ONSITE PARKING SPACES	RESIDENTIAL IN B-2 ZONE - 1 SPACE PER DWELLING UNIT: 10 UNITS = 10 SPACES RESTAURANT - 1 SPACE PER 150 SF FLOOR AREA*: 1000 SF / 150 SF = 7 SPACES	18 SPACES

*EXCLUSIVE OF AREA USED FOR BULK STORAGE OR FOOD PREPARATION

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

EXISTING

- PROPERTY CORNER MONUMENTATION (MON. FND, CIRF)
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- PARKING METER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- SIGN
- LIGHT POLE
- FENCE

EXISTING

- PROPERTY LINE
- BUILDING LIMIT
- 6"g — GAS MAIN
- 18"san — SEWER MAIN
- 12"w — WATER MAIN
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- CROSSWALK
- GM — GAS METER WITH BOLLARDS
- 79 — GRADING CONTOUR ELEVATION
- CURB (GRANITE, UNLESS NOTED)
- IL ZONE / B2 ZONE — CITY ZONING BOUNDARY & ZONE DESIGNATION

PROPOSED

- 8"SAN — SEWER SERVICE
- 2"W — WATER SERVICE
- WATER CURB STOP
- PAVEMENT SAWCUT LINE
- UTILITY TRENCH LIMITS

NOTES:

1. OWNER OF RECORD: 1006 CONGRESS STREET LLC
   1550 SUNSET RIDGE DRIVE
   LAGUNA BEACH, CA 92651
   TAX MAP 76 BLOCK A LOT 22
   C.C.R.D. BOOK 34188 PAGE 103
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY MONUMENTS AT "D" STREET AND "A" STREET PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
3. ELEVATIONS ARE BASED ON NGVD 1929. CITY BENCHMARK 3' O/S MONUMENT AT ST. JOHN STREET & "C" STREET ELEVATION 37.56.
4. BOUNDARY LINES SHOWN FOR TM 76-A-18 TAKEN FROM PLAN REFERENCE 4, NOT VERIFIED BY OWEN HASKELL, INC.
5. PROPERTY IS LOCATED IN THE CITY OF PORTLAND B2 (COMMUNITY BUSINESS) ZONE.
6. SNOW REMOVAL AND PROPERTY MAINTENANCE SHALL BE BY THE OWNER.
7. WASTE DISPOSAL SHALL BE BY PRIVATE WASTE HAULER.

PLAN REFERENCES:

1. "Boundary Survey At 1006 & 1020 Congress St., Portland, Maine, Made for PK Realty Management Investments, 380 Riverside Street, Portland, Maine", by Owen Haskell, Inc., dated NOV. 16, 2017, with latest revision date of 01-24-18.
2. "ALTA/ACSM Land Title Survey, 17 Westfield Street, Portland, Cumberland County, Maine, made for, Westfield Street Realty LLC, owner of record, Erving H. Bickford & Marilyn P. Bickford Living Trust", by Owen Haskell, Inc., dated January 8, 2014.

CITY OF PORTLAND PLANNING AUTHORITY APPROVAL

CHAIRMAN _____

DATE _____

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20_____
AT _____h _____m _____M. AND RECORDED IN
PLAN BOOK _____PAGE _____
ATTEST _____REGISTRAR

Stantec
482 Payne Road Scarborough Court
Scarborough, Maine 04074-8929
Tel. 207.883.3355
www.stantec.com

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Consultants

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Surveyor:
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS
P.L.S.

Revision	By	Appd.	YY.MM.DD
1 LEVEL III SITE PLAN APPLICATION SUBMISSION TO CITY	CDD	DBS	18.12.14

DRAFT

File Name: 1006_congress_site	CDD	SRB	DBS	18.11.27
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal

STATE OF MAINE — Darrin B. Smith — 15118 — 12.14.18 — LICENSED — PROFESSIONAL ENGINEER

Client/Project
PK Realty Management Investments
380 Riverside Street, Portland, Maine

1006 Congress Street
Mixed-Use Redevelopment
PORTLAND, MAINE

Title
SITE RECORDING PLAT

Project No. 210801661
Scale 1" = 20'

Sheet
C-3.1

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