

SITE DATA
 LOCATION: PORTLAND, MAINE
 ZONING DISTRICT: B-2 COMMUNITY BUSINESS ZONE

PERMITTED USE: GENERAL BUSINESS AND PROFESSIONAL OFFICES, RETAIL ESTABLISHMENTS, RESTAURANTS.

CONDITIONAL USE: RESTAURANT WITH DRIVE-THRU ADJACENT TO ANY RESIDENTIAL USE OR ZONE. THIS SHALL INCLUDE USES ACROSS A STREET IF WITHIN 100 FEET OF THE SUBJECT LOT BOUNDARY.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA:	10,000 SF	454,860 SF	19,246 SF	22,092 SF
MINIMUM STREET FRONTAGE:	50 FT	±512 FT	±129 FT	±143 FT
MINIMUM YARD SETBACK:				
FRONT SETBACK:	0 FT	±27 FT	±10 FT	±37 FT
SIDE SETBACK:	0 FT	±88 FT	±49 FT	±49 FT
SIDE ABUTTING RESIDENTIAL:	20 FT	±24 FT	-	-
REAR SETBACK:	0 FT	±100 FT	±74 FT	±10 FT
REAR ABUTTING RESIDENTIAL:	20 FT	±214 FT	-	-
MAXIMUM LOT COVERAGE:	80 %	79.5 %	77.5 %	71.0 %
MAXIMUM HEIGHT:	45 FT	<45 FT	<45 FT	<45 FT

* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

PARKING REQUIREMENTS

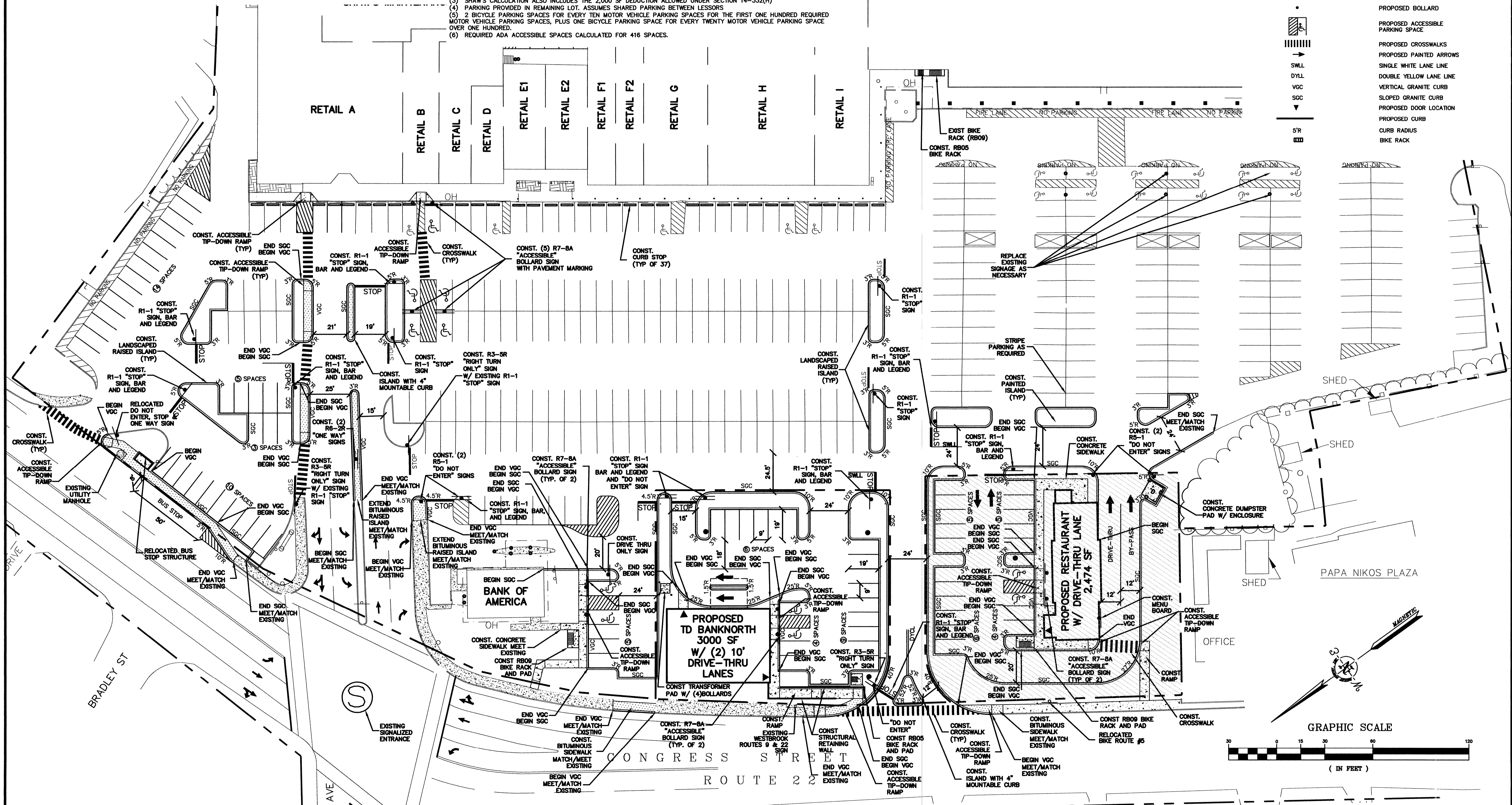
TENANTS:	FLOOR AREA (1)	BULK STORAGE (2)	AREA COUNTED TOWARD PARKING	PARKING REQUIREMENT:	REQUIRED:	PROVIDED:
SHAW'S	38,949	3,600	35,349	1/200 SF	167 (3)	167
SHAW'S MAINTENANCE	3,772	1,500	2,272	1/334 SF	7	7
OTHER RETAIL						
RETAIL A	9,370	1,700	7,670	1/200 SF	38	38
RETAIL B	9,912		2,912	1/200 SF	15	15
RETAIL C	2,922		2,922	1/200 SF	15	15
RETAIL D	1,349		1,349	1/200 SF	7	7
RETAIL E1	1,670		1,670	1/200 SF	9	9
RETAIL E2	1,582		1,582	1/200 SF	8	8
RETAIL F1	1,837		1,837	1/200 SF	9	9
RETAIL F2	1,837		1,837	1/200 SF	9	9
RETAIL G	4,008		4,008	1/200 SF	20	20
RETAIL H	9,903	500	9,403	1/200 SF	47	47
RETAIL I	4,921		4,921	1/200 SF	25	25
BANK OF AMERICA	1,440		1,440	1/200 SF	7	7
PROPOSED RESTAURANT	2,474		2,474	1/150 SF	16	375
PROPOSED TD BANKNORTH	3,000		3,000	1/200 SF	15	20
TOTAL:	91600				414	414(4)
BICYCLE SPACES:					36(5)	37
ADA ACCESSIBLE SPACES:					9 (6)	28

NOTES:
 (1) AREA BASED ON EXISTING CONDITIONS SURVEY PREPARED BY HARRIMAN ASSOCIATES
 (2) LIMITED INFORMATION BASED ON HISTORICAL TENANT PLANS AND HARRIMAN OBSERVATIONS DURING SURVEY
 (3) SHAW'S CALCULATION ALSO INCLUDES THE 2,000 SF DEDUCTION ALLOWED UNDER SECTION 14-332(H)
 (4) PARKING PROVIDED IN REMAINING LOT. ASSUMES SHARED PARKING BETWEEN LESSORS
 (5) 2 BICYCLE PARKING SPACES FOR EVERY TEN MOTOR VEHICLE PARKING SPACES FOR THE FIRST ONE HUNDRED REQUIRED MOTOR VEHICLE PARKING SPACES, PLUS ONE BICYCLE PARKING SPACE FOR EVERY TWENTY MOTOR VEHICLE PARKING SPACE OVER ONE HUNDRED.
 (6) REQUIRED ADA ACCESSIBLE SPACES CALCULATED FOR 416 SPACES.

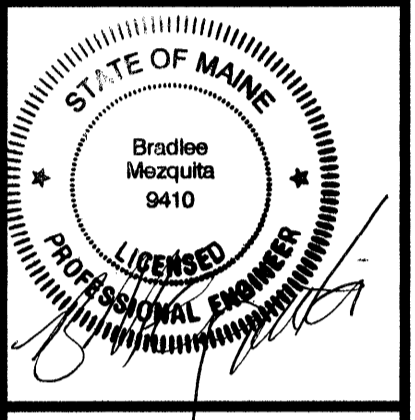
LEGEND

- PROPERTY LINE
- ~ ~ ~ EXISTING TREE LINE
- - - PROPOSED TREE LINE
- - - EXISTING FENCE
- - - PROPOSED FENCE
- ▨ EXISTING CONCRETE/BITUMINOUS SIDEWALK
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED BITUMINOUS SIDEWALK
- ▨ PROPOSED CONCRETE PAD
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE BASE
- PROPOSED BOLLARD
- PROPOSED ACCESSIBLE PARKING SPACE
- ▨ PROPOSED CROSSWALKS
- ▨ PROPOSED PAINTED ARROWS
- ▨ SINGLE WHITE LANE LINE
- ▨ DOUBLE YELLOW LANE LINE
- ▨ VERTICAL GRANITE CURB
- ▨ SLOPED GRANITE CURB
- ▨ PROPOSED DOOR LOCATION
- ▨ PROPOSED CURB
- ▨ CURB RADIUS
- ▨ BIKE RACK

SHAW'S SUPERMARKET



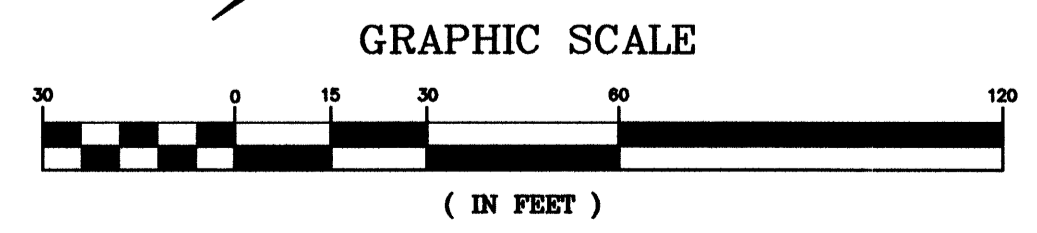
No.	Description	Date
6.	ISSUED FOR APPROVAL	7/8/08
5.	REVISED SITE PARKING	6/3/08
4.	REVISED PER STAFF COMMENTS	5/15/08
3.	REVISED PER STAFF COMMENTS	4/30/08
2.	REVISED PER STAFF COMMENTS	4/28/08
1.	REVISED PER PRELIMINARY COMMENTS	4/17/08



DATE: MARCH 3, 2008
 SCALE: AS SHOWN
 DESIGNED BY: CY/BLM
 DRAWN BY: SAM
 APPROVED BY: BLM
 PROJECT NO.: 2256
 FILE NO.: 2256-SITE.dwg

**WESTGATE PLAZA
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SITE PLAN