SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, 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, HANDICAP 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 LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
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 CITY CODES & SPECIFICATIONS.
9. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
10. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
12. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
13. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. COORDINATE ALL CONSTRUCTION ADJACENT TO THE LIMIT OF WORK WITH THE LANDLORD SITE CONTRACTOR.

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:

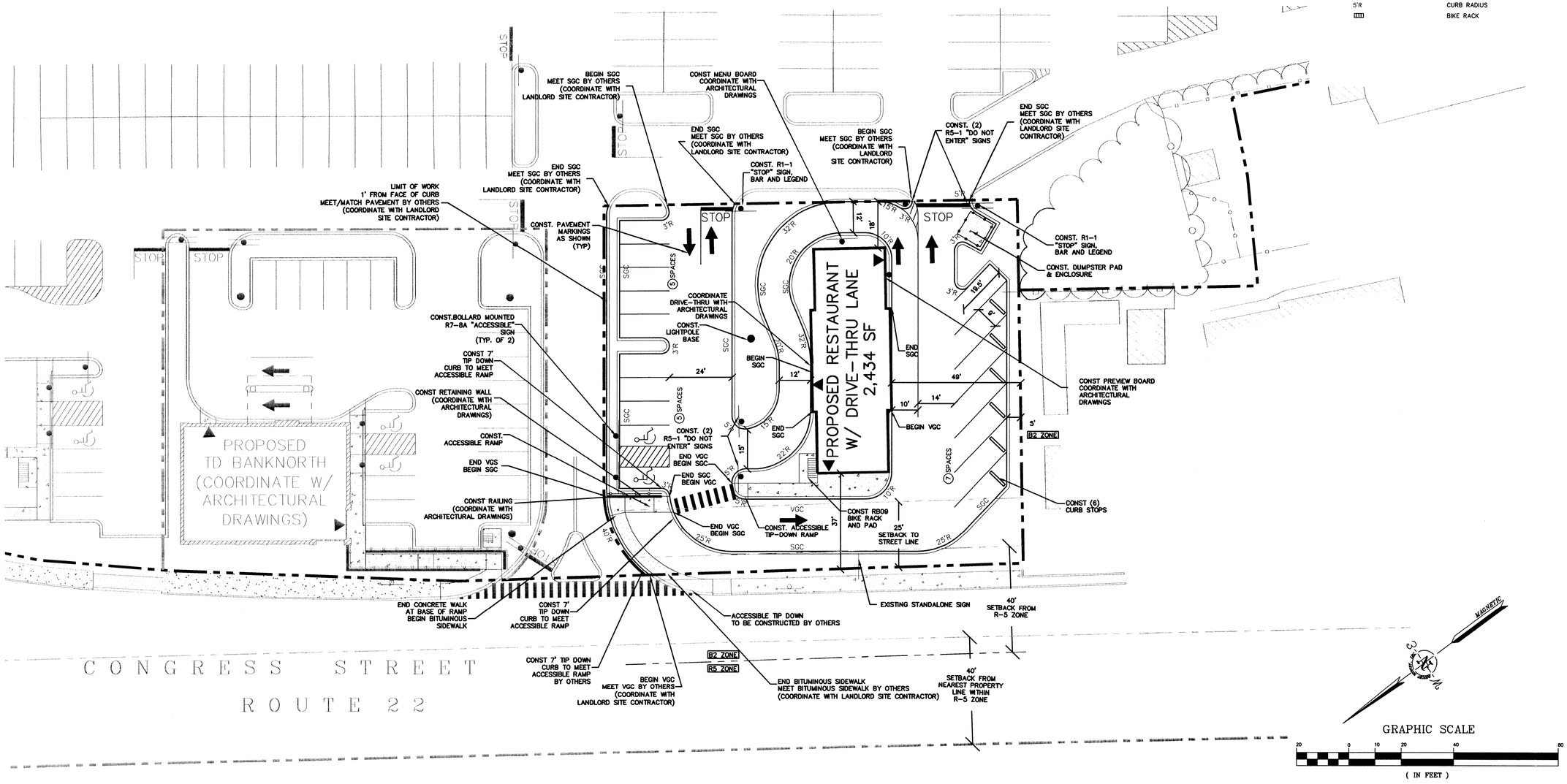
	REQUIRED	LOT 3
MINIMUM LOT AREA:	10,000 SF	22,092 SF
MINIMUM STREET FRONTAGE:	50 FT	±143 FT
MINIMUM YARD SETBACK:		
FRONT SETBACK	–	±37 FT
SIDE SETBACK	0 FT	±49 FT
SIDE ABUTTING RESIDENTIAL	20 FT	–
REAR SETBACK	0 FT	±18 FT
REAR ABUTTING RESIDENTIAL	20 FT	–
MAXIMUM LOT COVERAGE	80 %	78.9%
MAXIMUM HEIGHT	45 FT	<45 FT

PARKING REQUIREMENTS

TENANTS:	FLOOR AREA	AREA COUNTED: TOWARD PARKING	PARKING REQUIREMENT:	REQUIRED:	PROVIDED:
PROPOSED RESTAURANT	2,434	1,914	1/150 SF	13	17

LEGEND

- PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- EXISTING CONCRETE/BITUMINOUS SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS SIDEWALK
- PROPOSED CONCRETE PAD
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE BASE
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED PAINTED ARROWS
- SWLL — SINGLE WHITE LANE LINE
- VGC — VERTICAL GRANITE CURB
- SGC — SLOPED GRANITE CURB
- PROPOSED DOOR LOCATION
- PROPOSED CURB
- 5'R — CURB RADIUS
- BIKE RACK



SITE PLAN

No.	Description	Appd	Date
	REVISIONS		

STATE OF MAINE — Bradlee Mezquita 9410 — LICENSED PROFESSIONAL ENGINEER

DATE: JULY 7, 2008
SCALE: AS SHOWN
DESIGNED BY: GY/BLM
DRAWN BY: SAM/KAM
APPROVED BY: BLM
PROJECT NO: 2256
FILE NO: 2256-SITE-REST

PROPOSED RESTAURANT
CONGRESS STREET
PORTLAND, MAINE

APPLEDORE ENGINEERING
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-6818
asi@appledoreeng.com

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