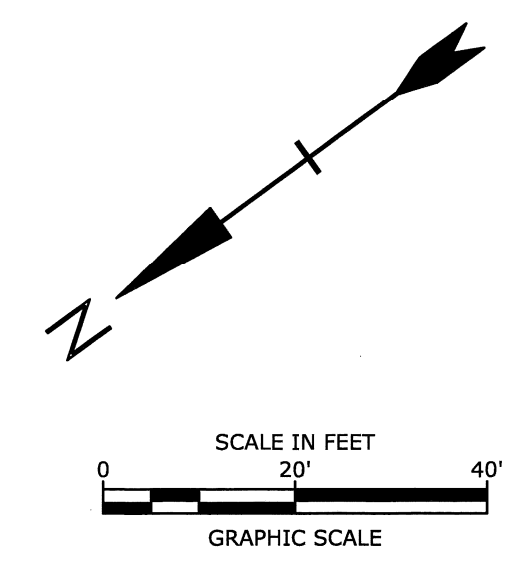


CONGRESS STREET  
 ROUTE 22



**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	-	±49 FT
SIDE ABUTTING RESIDENTIAL	0 FT	-
REAR SETBACK	0 FT	±18 FT
REAR ABUTTING RESIDENTIAL	20 FT	-
MAXIMUM LOT COVERAGE	80 %	79.6%
MAXIMUM HEIGHT	45 FT	<45 FT

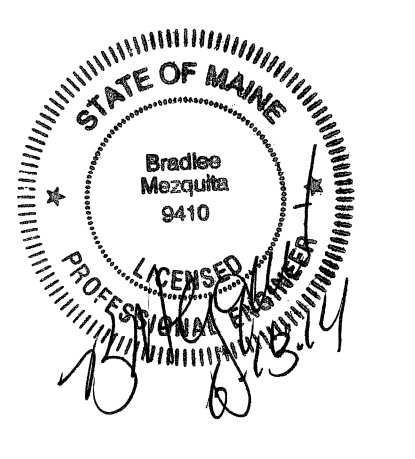
**PARKING REQUIREMENTS**

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
	EXISTING CONCRETE/BITUMINOUS SIDEWALK
	EXISTING SIGN
	LIGHT POLE BASE
	ACCESSIBLE PARKING SPACE
	PAINTED ARROWS
	SINGLE WHITE LANE LINE
	DOOR LOCATION
	CURB
	BIKE RACK
	CURB RADIUS

**Proposed Drive-thru Restaurant**  
 Congress Street  
 Portland, Maine



March 28, 2014

Mark	Date	Description
1	8/12/14	Revised Drive-Through

PROJECT NO: C-0942  
 FILE: C-0942\_Site.dwg  
 DRAWN BY: BJL  
 CHECKED BY: BLM  
 APPROVED BY: BLM

**SITE PLAN**

SCALE: AS SHOWN