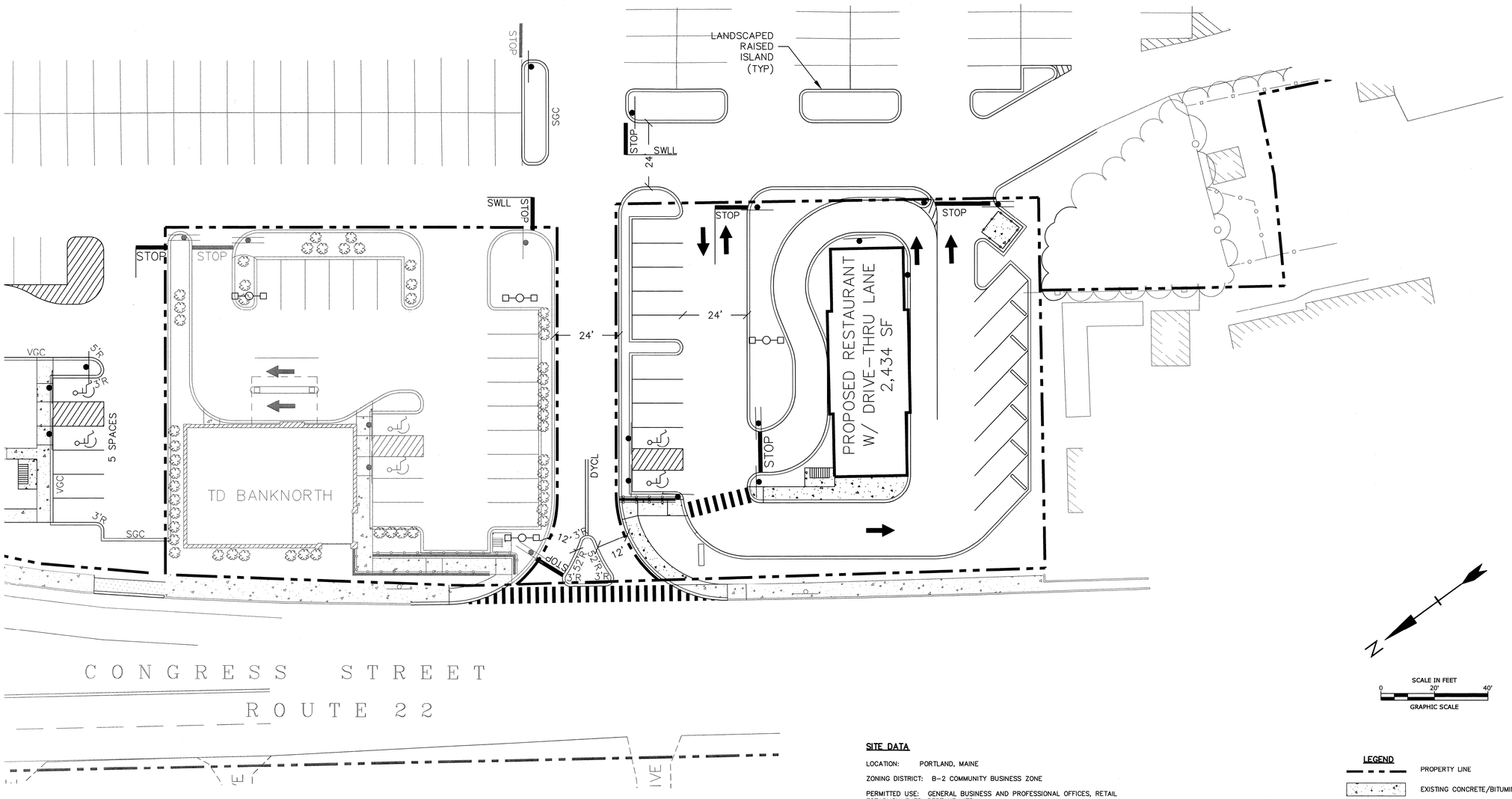

SITE DATA

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 %	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
- SWLL — SINGLE WHITE LANE LINE
- DOOR LOCATION
- CURB
- BIKE RACK
- 5'R — CURB RADIUS

Tighe&Bond
Consulting Engineers
www.tighebond.com

STATE OF MAINE
Bradlee Mezquita
9410
LICENSED
PROFESSIONAL ENGINEER

Proposed Drive-thru Restaurant

Congress Street
Portland, Maine

March 28, 2014

Mark	Date	Description

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

SITE PLAN

SCALE: AS SHOWN

SHEET 3 OF 3