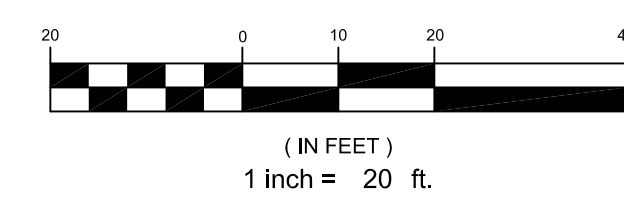


CITY OF PORTLAND, MAINE - SPACE AND BULK REGULATIONS FOR ZONE I-Lb	
AAA BUILDING - 91 COVE STREET	
Dimensional Requirements	Required
Minimum Lot Size	None
Maximum Impervious Surface Ratio	One hundred (100) percent
Maximum Building Height	Forty-five (45) feet
Minimum Side Yards	None; except that the minimum side yard shall be twenty-five (25) feet when the side property line abuts a residential zone
Minimum Rear Yards	None; except that the minimum rear yard shall be twenty-five (25) feet when the side property line abuts a residential zone
Minimum Front Yard	None
Minimum Street Frontage	Sixty (60) feet
Pavement Setback from Lot Boundary (driveways, parking lots and other paved circulation areas)	Fifteen (15) feet

- PLAN REFERENCES:**
- BOUNDARY SURVEY OF PROPERTY AT COVE STREET PORTLAND, MAINE FOR WESCO BY MICHAEL HASKELL ASSOCIATES LAND SURVEY CONSULTANTS DATED 03.08.85, PROJECT 072 WESCO
 - 2012 AERIAL PHOTOGRAPH FROM MAINE OFFICE OF GIS
 - FIELD RECONNAISSANCE BY STANTEC MARCH 2016

- NOTES:**
- THE PROPOSED BUILDING WILL CONSIST OF A PREFABRICATED METAL STRUCTURE WITH COLUMNS SUPPORTED BY CONCRETE PIERS. EACH BAY WILL BE OPEN AND THE SURFACE WILL REMAIN AS PAVEMENT. THE BUILDING SHALL HAVE POWER BUT NO WATER OR SEWER SERVICE.
 - S.W. COLE ENGINEERING WILL CONDUCT A SOILS INVESTIGATION TO DETERMINE SOIL CONDITIONS WITHIN THE PROPOSED BUILDING FOOTPRINT.



PRELIMINARY - NOT FOR CONSTRUCTION

1 04.26.16 LEVEL II APPLICATION REV DATE DESCRIPTION REVISIONS		PROJECT 91 COVE ST PORTLAND, MAINE	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, MAINE 04074 WWW.STANTEC.COM
		SHEET TITLE SITE PLAN	DRAWN: DED DATE: MAR 2016 DESIGNED: SRB SCALE: 1" = 20' CHECKED: SRB JOB NO. 195350347 FILE NAME: 195350347-BASE
CLIENT AAA NORTHERN NEW ENGLAND		SHEET C-3	