



WCZ - WATERFRONT CENTRAL ZONE DISTRICT

SPATIAL STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	67,982 sf (1.56 ac)
MINIMUM FRONTAGE	NONE	78.14 FT
FRONT SETBACK	NONE	147.36 FT
SIDE SETBACK	NONE	0.47 FT
REAR SETBACK	NONE	25.0 FT
SETBACK FROM PIER LINE	5 FT	52.0 FT
MAXIMUM LOT COVERAGE	100%	92%
MAXIMUM BUILDING HEIGHT	45 FT	55.0 FT (EXIST)
MINIMUM GROUND FLOOR CLEARANCE	N/A	
TOTAL FLOOR AREA	N/A	
PARKING- ON-SITE		
MARINE BERTHING	6	6 SPACES
1ST FLOOR MARINE USE	21	15 SPACES
UPPER FLOOR OFFICE USE	14	50 SPACES
BICYCLE PARKING	14	14
TOTAL	228	71 SPACES (3 ADA SPACES) ADDTL. SPACES LEASED OFFSITE

- SITE PLAN NOTES, CITY OF PORTLAND**
- EXISTING BOUNDARY AND SITE CONDITIONS INFORMATION BASED ON SURVEY BY EC JORDAN, JUNE 26, 1986 AND 1973; PLAN OF MERRILL WHARF BY ROBERT TITCOMB, INC DECEMBER, 1979; AND PLAN OF PORTLAND FISH PIER BY PARSONS BRINCKERHOFF QUADE AND DOUGLAS, AUGUST, 1981. ACTUAL FIELD CONDITIONS MAY VARY FROM THAT INDICATED.
 - TOPOGRAPHY AND UTILITIES FROM A PLAN BY EC JORDAN 1973. AERIAL TOPOGRAPHY SURVEY BY SEWELL CO. (DATUM MSL = 0.00')
 - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DETERMINED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
 - ALL POWER LINES WITHIN THE PROPERTY SHALL BE UNDERGROUND (SEE E-0.1).
 - SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS, AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.)
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
 - ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE.)
 - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE, AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE-BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

**PERMIT SET
NOT FOR CONSTRUCTION**



Blais Civil Engineers, PA
780 Broadway
South Portland, ME 04106
T. 207.767.7300
sblaise@blaisece.com

Bartlett Design
942 Washington Street
T. 207.443.5447 F. 207.443.5560
bartdes@blazenet.net

Mechanical Systems Engineers
Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, ME 04096
T. 207.846.1441 F. 207.846.1443

Carroll Associates Landscape Architects
217 Commercial Street, Suite 200
Portland, ME 04101
T. 207.772.1552 F. 207.0712

Becker Structural Engineers, Inc.
75 York Street, Portland, ME 04101
T. 207.879.1838 F. 207.879.1822
www.beckerstructural.com

Winton Scott Architects, PA
5 Milk Street, Portland, ME 04101
207.774.4811 www.wintonscott.com

REV #	DATE	DESCRIPTION

Renovations To:
CUMBERLAND COLD STORAGE BUILDING
Merrill's Wharf, Portland, Maine

SITE LAYOUT PLAN
L-2.1
9.23.2010