

ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	17.77 AC
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM YARD DIMENSIONS	NONE	0 FT
FRONT SIDE	NONE	18.1 FT
REAR SETBACK FROM PIER LINE	NONE	N/A
	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	9.6%
MAXIMUM BUILDING HEIGHT	75 FT (CONDITIONAL)	<45 FT

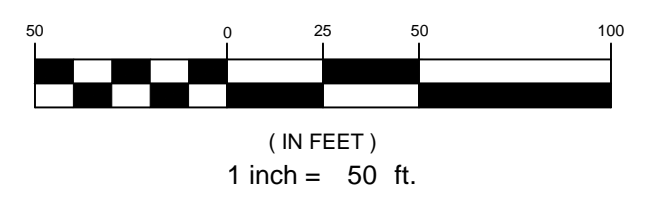
- PLAN REFERENCES**
- "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
 - PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
 - PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION" CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20
 - PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS, SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING (PHASE III)
	PREPARED PERVIOUS SURFACE FOR VESSEL DISPLAY, STORAGE AND MAINTENANCE
	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT
	OPTIONAL CONCRETE PAD (TO BE DETERMINED BY APPLICANT)

- NOTES**
- THE OWNER SHALL BE RESPONSIBLE TO REMOVE PROPOSED STRUCTURES I.E. STAIRS, RAMPS, ETC. WITHIN THE PROPOSED 30' WIDE EASEMENT OVER THE CSO LINE IN THE EVENT THAT THE CITY MUST HAVE ACCESS FOR MAINTENANCE AND REPAIRS TO THE PIPE.



		PROJECT CANAL LANDING AMENDED SITE PLAN	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM															
SHEET TITLE PHASE III SITE LAYOUT PLAN	CLIENT CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	DRAWN: PBF DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.04-SITE LAYOUT SHEET	DATE: DECEMBER 2017 SCALE: 1" = 50' JOB NO. 195350129 SHEET C-2.1															
REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>12.14.17</td> <td>PERMIT RENEWAL SUBMISSION - LEVEL III</td> </tr> <tr> <td>3</td> <td>11.10.15</td> <td>REVISED FINAL PLAN SUBMISSION</td> </tr> <tr> <td>2</td> <td>09.04.15</td> <td>FINAL PLAN SUBMISSION TO CITY OF PORTLAND</td> </tr> <tr> <td>1</td> <td>06.15.15</td> <td>PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III	3	11.10.15	REVISED FINAL PLAN SUBMISSION	2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND		
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