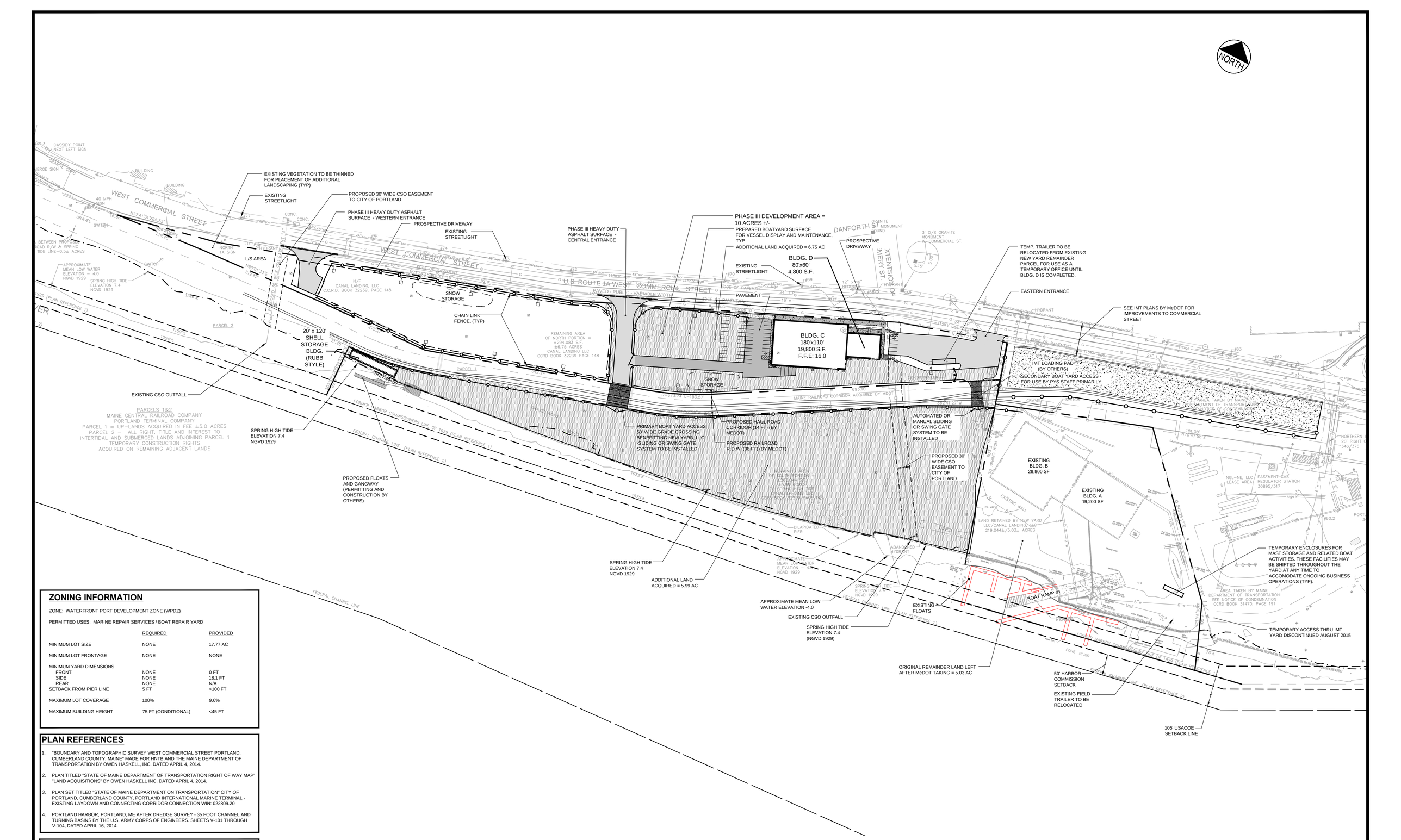

ZONING INFORMATION

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		
FRONT	NONE	0 FT
SIDE	NONE	18.1 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	9.6%
MAXIMUM BUILDING HEIGHT	75 FT (CONDITIONAL)	<45 FT

PLAN REFERENCES

1. "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.
2. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL INC. DATED APRIL 4, 2014.
3. PLAN SET TITLED "STATE OF MAINE DEPARTMENT ON TRANSPORTATION" CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20
4. 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 STORAGE AND MAINTENANCE

NOTES

1. 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.

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

REVISIONS

STATE OF MAINE — STEPHEN R. BUSHEY — 12/14/17 — LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT
CANAL LANDING
AMENDED SITE PLAN

SHEET TITLE
AMENDED PHASE III
OVERALL PROJECT PLAN

CLIENT
CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM
Stantec

DRAWN: PBF	DATE: DECEMBER 2017
DESIGNED: SRB	SCALE: 1" = 80'
CHECKED: SRB	JOB NO. 195350129
FILE NAME: 3091.04-SITE LAYOUT	
SHEET	C-2.2

V:\1953\active\195350129\Cadd\Permit Set\dwg\PHASE III PERMIT\3091.04-SITE LAYOUT.dwg pfillettaz 12/20/2017 10:08 AM