



ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	5.03 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%	22%
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	<45 FT AND <65 FT ABOVE MSL

- 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

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

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	PREPARED PVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE

		PROJECT CANAL LANDING AMENDED SITE PLAN SHEET TITLE AMENDED SITE LAYOUT PLAN	PROJECT FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101	DRAWN: CMW DESIGNED: SRB CHECKED: SRB SHEET C-2.1	DATE: JUNE 2014 SCALE: 1" = 50' JOB NO. 3091.03 FILE NO. 3091.03-SITE LAYOUT	DATE: JUNE 2014 SCALE: 1" = 50' JOB NO. 3091.03 FILE NO. 3091.03-SITE LAYOUT SHEET C-2.1