Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/03/14

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

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

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 PERVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE

REV	DATE	DESCRIPTION
1	07.02.14	AMENDED SITE PLAN TO CITY OF PORTLAND

REVISIONS

STATE OF MAINE — STEPHEN R. BUSHEY — PROFESSIONAL ENGINEER — LICENSED

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT: CANAL LANDING AMENDED SITE PLAN

SHEET TITLE: AMENDED SITE LAYOUT PLAN

CLIENT: NEW YARD LLC, 58 FORE STREET, PORTLAND, ME 04101

FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	CMW	DATE:	JUNE 2014
DESIGNED:	SRB	SCALE:	1" = 50'
CHECKED:	SRB	JOB NO.	3091.03
FILE NAME:	3091.03-SITE LAYOUT		
SHEET	C-2.1		

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