



**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 ON 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 14-450.6 FLOOD PLAIN MANAGEMENT.

**LEGEND**

	EXISTING BUILDING
	PROPOSED BUILDING (PHASE III)
	PREPARED PERVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE
	PROPOSED BUILDING - FUTURE

REV	DATE	DESCRIPTION
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND
REVISIONS		

PROJECT CANAL LANDING AMENDED SITE PLAN PHASE III	
SHEET TITLE PHASE III SITE LAYOUT PLAN	
CLIENT CANAL LANDING LLC 100 WEST COMMERCIAL STREET PORTLAND, ME 04101	DESIGNED: SRB CHECKED: SRB DATE: APRIL 2015 SCALE: 1" = 50' JOB NO. 3091.04

**FST** FAY, SPOFFORD & THORNDIKE  
ENGINEERS - PLANNERS - SCIENTISTS  
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: PBF  
DATE: APRIL 2015

CHECKED: SRB  
JOB NO. 3091.04

FILE NAME: 3091.04-SITE LAYOUT SHEET

C-2.1