



**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
  - 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 PAVEMENT SURFACE FOR VESSEL STORAGE AND MAINTENANCE
	PROPOSED BUILDING - FUTURE

REV	DATE	DESCRIPTION	REVISIONS
1	06.05.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	

PROJECT	CANAL LANDING AMENDED SITE PLAN PHASE III
SHEET TITLE	FUTURE PHASE CONCEPT PLAN
CLIENT	CANAL LANDING LLC 100 WEST COMMERCIAL STREET PORTLAND, ME 04101

	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
DRAWN: PBF	DATE: APRIL 2015
DESIGNED: SRB	SCALE: 1" = 50'
CHECKED: SRB	JOB NO. 3091.04
FILE NAME: 3091.04-SITE LAYOUT	SHEET
	<b>C-2.3</b>