



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

- "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 14-450.8 FLOOD PLAIN MANAGEMENT.

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING (PHASE III)
- PREPARED PERVIOUS SURFACE FOR VESSEL DISPLAY, STORAGE AND MAINTENANCE
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- OPTIONAL CONCRETE PAD (TO BE DETERMINED BY APPLICANT)

GENERAL NOTE:

- THE PLACEMENT OF A FLOWABLE FILL CAP OVER THE CSO LINE WOULD BE PROVIDED AS A PROTECTIVE MEASURE TO HELP DISTRIBUTE EQUIPMENT LOADS OVER THE UNDERLYING PIPE BELOW ONLY IN THE EVENT THAT THE CITY REQUESTS IT OR OTHER EVIDENCE OF DEFICIENT PIPE LOADING CAPACITY IS DISCOVERED.
- PREFAB BUILDINGS ARE CURRENTLY ONSITE. EACH WILL BE RETROFITTED TO INCLUDE POWER CONTROLS AND RELATED EQUIPMENT, WATER SUPPLY (YEAR ROUND AND/OR SEASONAL) AND OTHER SERVICES AS DETERMINED BY OWNER. WORK SHALL INCLUDE POSITIONING OF THESE BUILDINGS ON CRUSHED STONE BASE AND ALL UTILITY INSTALLATIONS.

NOTES

- 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
7	06.26.18	SUBMITTED PHASE IV - LEVEL III SITE PLAN APPLICATION
6	03.09.18	SUBMITTED PHASE IV - LEVEL III SITE PLAN APPLICATION
5	12.07.17	REVISED FOR RESUBMISSION TO HARBOR COMMISSION
4	10.26.17	REVISED FOR DEP NRPA AMENDMENT SUBMISSION
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

STATE OF MAINE
 PROFESSIONAL ENGINEER
 P.E. STEPHEN BUSHEY
 LIC. # 7429

PROJECT
**CANAL LANDING
 AMENDED SITE PLAN**
 SHEET TITLE
**BUILDING E
 SITE LAYOUT 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

 DRAWN: PBF DATE: OCTOBER 2017
 DESIGNED: SRB SCALE: 1" = 50'
 CHECKED: SRB JOB NO. 195350129
 FILE NAME: 3091.04-SITE LAYOUT
 SHEET: C-2.1

