

**ZONING INFORMATION**

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

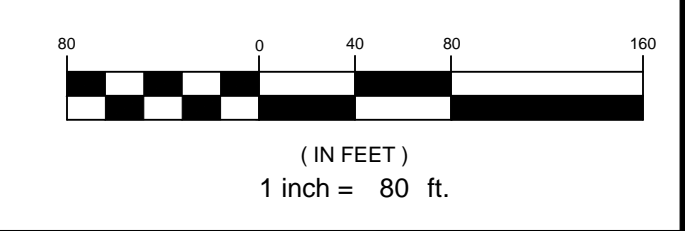
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	5.03 AC
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM YARD DIMENSIONS		
FRONT	NONE	0 FT
SIDE	NONE	18.1 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	22%
MAXIMUM BUILDING HEIGHT	45 FT AND 95 FT ABOVE MEAN SEA LEVEL	<45 FT AND <95 FT ABOVE 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 PVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE
	PROPOSED BUILDING - FUTURE



		PROJECT <b>CANAL LANDING AMENDED SITE PLAN PHASE III</b>	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST, SUITE 5, SOUTH PORTLAND, ME 04106
SHEET TITLE <b>AMENDED PHASE III OVERALL PROJECT PLAN</b>		DRAWN: PBF DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.04-SITE LAYOUT SHEET	DATE: APRIL 2015 SCALE: 1" = 80' JOB NO: 3091.04 SHEET: C-2.2
1 05.22.15 PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	REV DATE DESCRIPTION REVISIONS	CLIENT <b>CANAL LANDING LLC</b> 100 WEST COMMERCIAL STREET PORTLAND, ME 04101	