Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/19/13

ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	22.0 AC
MINIMUM LOT FRONTAGE	NONE	±1525 FT
MINIMUM YARD DIMENSIONS		
FRONT	NONE	±72 FT
SIDE	NONE	±318 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	<20 %
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	<45 FT AND <65 FT ABOVE MSL

PHASE 1A TO INCLUDE:

- PREPARE SELECTED SITE AREA FOR CONSTRUCTION INCLUDING SELECT CLEARING OF EXISTING VEGETATION.
- GENERAL SITE CLEAN UP.
- PLACEMENT OF FENCE ALONG PORTION OF COMMERCIAL STREET.
- CREATION OF COMBINED ACCESS DRIVE FROM COMMERCIAL STREET WITH GATES BENEFITING MDOT AND CANAL LANDING.
- CONSTRUCTION OF WEST BOAT RAMP, LIMITED FLOATING DOCKS.
- PLACEMENT OF PORTABLE TEMPORARY TRAILER.
- PILE REMOVAL AND REPLACEMENT
- REVETMENT REPAIRS AND GROUND STABILIZATION.

PHASE 1B TO INCLUDE:

- CONSTRUCTION OF 19,200 SF CLEAR SPAN BUILDING OR ALTERNATIVE METAL FRAMED STRUCTURE.
- CONSTRUCTION OF WESTERN BOAT RAMP & FLOATING DOCKS.
- EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING
- COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND OR RELOCATION
- CONSTRUCTION OF TWO CONCRETE WASHDOWN AREAS.

STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

NORTHERN UTILITIES, INC. d/b/a UNITIL, WILL CONTINUE TO MAINTAIN, STORE, OPERATE, REPLACE, AND MODIFY ITS ABOVE GROUND AND BELOW-GROUND NATURAL GAS FACILITIES ON THE SITE, AND MAY CONSOLIDATE, RELOCATE, OR OTHERWISE MODIFY ITS FACILITIES ACCORDING TO ITS NEEDS. IN COLLABORATION WITH NEW YARD INCLUDING PIPE STORAGE. THE CONTRACTOR IS EXPECTED TO COOPERATE WITH UNITIL'S REPRESENTATIVES INCLUDING ENGINEERS, CONTRACTORS AND RELATED PERSONNEL AT NO EXTRA EXPENSE TO NEW YARD LLC.

LEGEND

PROPOSED BUILDING (PHASE 1B)

PREPARED PERVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE (PHASE 1B)

SIGN LEGEND

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
12	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY
11	09.03.13	REVISED FOR PHASE 1A & 1B
10	08.22.13	ADDED WATER MAIN AND HYDRANT FOR PHASE 1A
9	08.21.13	ADDED CONSTRUCTION TRAILER
8	08.16.13	ANNOTATED FOR PHASE 1A - SUBMITTED TO CITY FOR APPROVAL
7	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #6
6	02.01.13	RELEASED FOR BIDDING
5	12.27.12	REVISED SERVICE FLOAT LAYOUT
4	12.05.12	REVISED AND RESUBMITTED TO CITY
3	11.30.12	PROGRESS PLAN TO CLIENT FOR REVIEW
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION
1	08.10.12	SUBMITTED TO CLIENT FOR REVIEW

REVISIONS

STATE OF MAINE
STEPHEN R. BUSHEY
LICENSED
PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT
CANAL LANDING AMENDED SITE PLAN

SHEET TITLE
AMENDED SITE LAYOUT PLAN PHASE 1B

CLIENT
NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

ENGINEERS
FST Since 1914
FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	CMW	DATE:	AUGUST 2013
DESIGNED:	SRB	SCALE:	1" = 50'
CHECKED:	SRB	JOB NO.	3091.02 / SP-M040B
FILE NAME:	3091.02-SITE LAYOUT		
SHEET	C-2.1		

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