



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

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

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	PREPARED PVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE

		<p>PROJECT: CANAL LANDING AMENDED SITE PLAN</p> <p>SHEET TITLE: AMENDED SITE LAYOUT PLAN</p> <p>CLIENT: NEW YARD LLC</p> <p>58 FORE STREET PORTLAND, ME 04101</p>	<p>PROJECT: CANAL LANDING AMENDED SITE PLAN</p> <p>SHEET TITLE: AMENDED SITE LAYOUT PLAN</p> <p>CLIENT: NEW YARD LLC</p> <p>58 FORE STREET PORTLAND, ME 04101</p>	<p>FST FAY, SPOFFORD & THORNDIKE</p> <p>ENGINEERS - PLANNERS - SCIENTISTS</p> <p>778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106</p> <p>DATE: JUNE 2014</p> <p>SCALE: 1" = 50'</p> <p>JOB NO. 3091.03</p> <p>FILE NAME: 3091.03-SITE LAYOUT</p> <p>SHEET: C-2.1</p>											
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