

DREDGE SPOILS TO BE PLACED AS FILL FOR A LANDSCAPE BERM ON FAR WEST SIDE OF PROPERTY AND CAPPED AND LANDSCAPED WITH GRASS AND/OR TREE PLANTINGS. (TYP.)
 PROPOSED 30' WIDE CSO EASEMENT TO CITY OF PORTLAND
 FUTURE HEAVY DUTY ASPHALT SURFACE - WESTERN ENTRANCE

APPLICANT RESERVES THE RIGHT TO INSTALL A 6' HIGH CHAIN LINK FENCE AROUND THE PERIMETER FOR SECURITY PURPOSES.
 GROUND SURFACE BETWEEN EXISTING EDGE OF PAVEMENT AND THE R.O.W. WILL REMAIN GENERALLY UNCHANGED UNTIL COORDINATION WITH THE WEST COMMERCIAL STREET CORRIDOR STUDY IS COMPLETED
 EXISTING EDGE OF PAVEMENT TO REMAIN, (TYP.)
 REINFORCED CONCRETE SIDEWALK (TYP.)
 EXISTING GRAVEL SHOULDER TO REMAIN STANDARD DUTY PAVEMENT



LANE MARKINGS TO TRANSITION TO MARKINGS ESTABLISHED AS PART OF IMT EXPANSION PROJECT BY MAINE DOT.
 STREET SECTION CONDITIONS ON THIS PLAN DO NOT REFLECT IMPROVEMENTS COMPLETED IN SUMMER/FALL OF 2015 AS PART OF THE IMT EXPANSION
 TEMP. TRAILER TO BE RELOCATED FROM EXISTING NEW YARD REMAINDER PARCEL FOR USE AS A TEMPORARY OFFICE UNTIL BLDG. D IS COMPLETED.

PREVIOUSLY APPROVED 20' X 120' ALL STORAGE BLDG. (RUBB STYLE) SEE DEP# L-27017-4P-A-N, L-27017-2F-B-N AND ACCE NAE-2016-01471

CANAL LANDING, LLC
 C.C.R.D. BOOK 32239, PAGE 148

REMAINING AREA OF NORTH PORTION = 294,083 S.F. 49.75 ACRES
 CANAL LANDING, LLC
 CORD BOOK 32239 PAGE 148

BLDG. C ENTRY
 180x110' F.F.E.: 28.67
 (NOT PART OF LEVEL II SUBMISSION)
 19,800 S.F. F.F.E.: 16.0
 MARINE RETAIL NEW YARD ADMINISTRATION

BLDG. D
 80x60' 4,800 S.F.

FUTURE PREFAB. BLDG.
 90x150' F.F.E.: 12.0
 (NOT PART OF LEVEL II SUBMISSION)

PHASE III HEAVY DUTY ASPHALT SURFACE ENTRANCE
 OPTIONAL SWING GATE ASSEMBLY - EASTERN ENTRANCE

IMT LOADING PAD (BY OTHERS)
 24' DOUBLE SWING GATE (BY MEDOT)

RAILROAD BASE AND WOOD CROSSING INCLUDING SIGNAGE BY MEDOT (AUGUST 2015)
 AUTOMATED OR MANUAL SLIDING OR SWING GATE SYSTEM TO BE INSTALLED

EXISTING BLDG. B
 28,800 SF

EXISTING BLDG. A
 19,200 SF

1 OR 2 COURSES OF 2x2x8' CONCRETE BLOCKS TO BE ADDED TO THE TOP OF THE EXISTING GRANITE RETEWMENT AND GEOTEXTILE FABRIC WITH STONE SHALL BE PLACED BEHIND THE WALL

REINFORCED CONCRETE APRON

MATCH BOATYARD SURFACE WITH EXISTING (TYP.)

PILE SUPPORTED GRADE BEAM RUNWAY FOR TRAVEL LIFT - TYP. EACH SIDE OF BASIN

TRAVEL LIFT BASIN

LAND RETAINED BY NEW YARD, LLC/CANAL LANDING, LLC 219,044±/5,03± ACRES

BOAT RAMP #1

FORE RIVER

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	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.

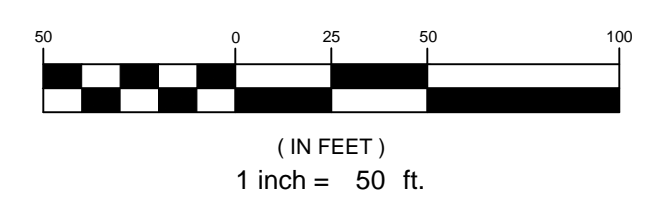
STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

LEGEND

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

NOTE

1. THE LEVEL II PLAN SUBMISSION COVERS ONLY THE TRAVEL LIFT BASIN, FLOATS AND BOAT RAMP ACTIVITIES. ALL OTHER BUILDING AND SITE DEVELOPMENT IS PART OF SEPARATE LEVEL III SUBMISSIONS



REV	DATE	DESCRIPTION
6	01.10.18	LEVEL II SITE PLAN SUBMISSION
5	12.07.17	REVISED FOR RESUBMISSION TO HARBOR COMMISSION
4	10.26.17	REVISED FOR DEP NRPAA 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

PROJECT
CANAL LANDING AMENDED SITE PLAN

SHEET TITLE
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**