

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



**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.

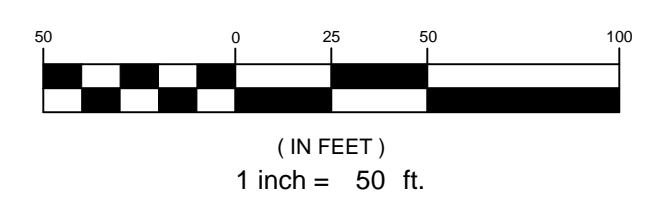
STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

**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**

- 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**