

PHASE 1 TO INCLUDE:

- PREPARE ENTIRE SITE FOR CONSTRUCTION INCLUDING CLEARING OF EXISTING VEGETATION.
- CONSTRUCTION OF 19,200 SF CLEAR SPAN BUILDING.
- CONSTRUCTION OF 720 SF BROKERAGE SERVICE BUILDING.
- 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 220,440 SF OF GRAVEL / STONE BOAT STORAGE / TRAVEL AREAS.
- CONSTRUCTION OF STORM WATER MANAGEMENT AREAS TO SERVE PHASE 1 DEVELOPMENT.
- CONSTRUCTION OF BOAT RAMPS, FLOATING DOCKS, DRY DOCK AND TRAVEL LIFT BASIN (TRAVEL LIFT SUBJECT TO COORDINATION WITH UNTIL VRAP).
- EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING.
- COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND OR RELOCATION

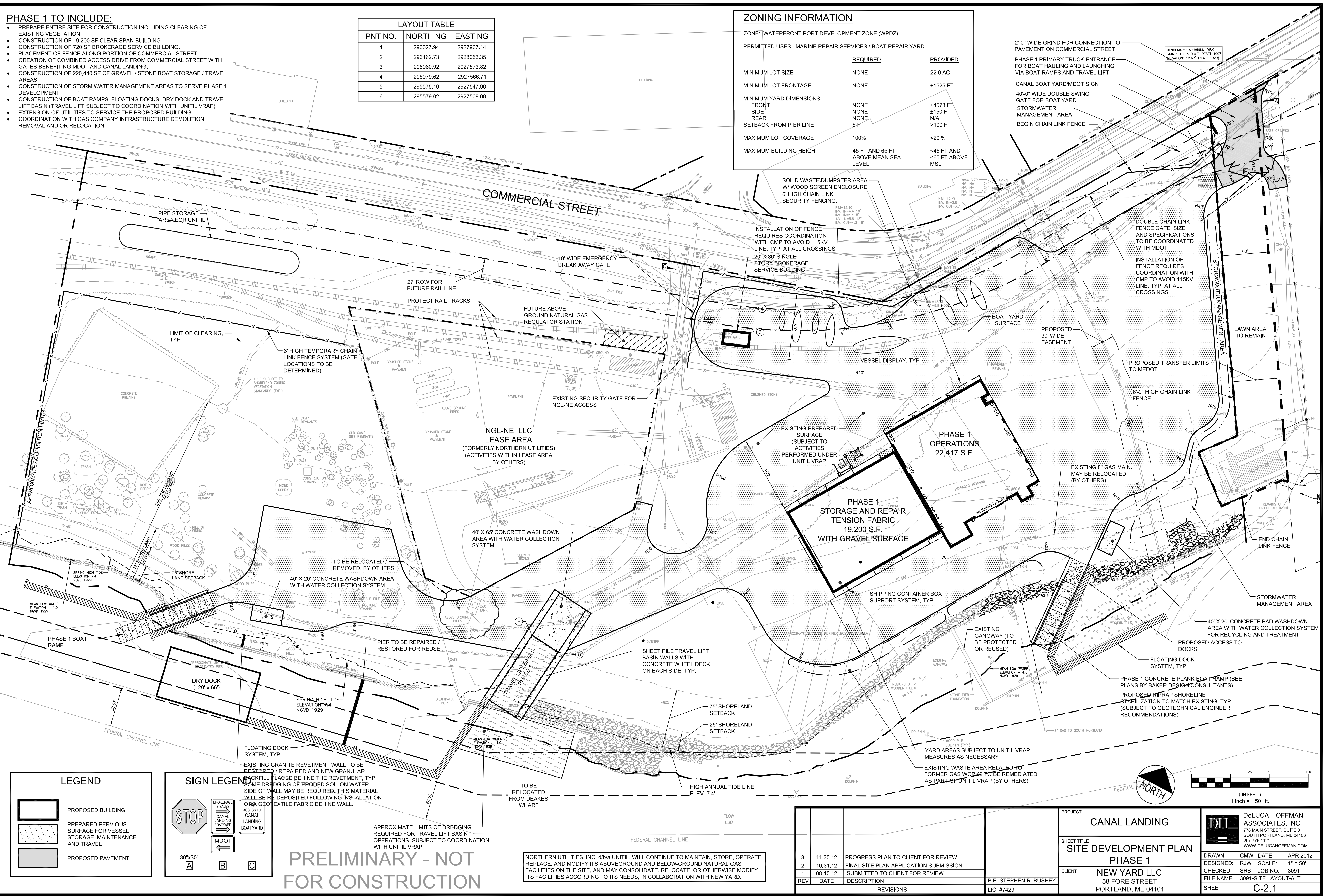
LAYOUT TABLE		
PNT NO.	NORTHING	EASTING
1	296027.94	2927967.14
2	296162.73	2928053.35
3	296060.92	2927573.82
4	296079.62	2927566.71
5	295575.10	2927547.90
6	295579.02	2927508.09

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	±4578 FT
SIDE	NONE	±150 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



LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PREPARED PVIOUS SURFACE FOR VESSEL STORAGE, MAINTENANCE AND TRAVEL
[Symbol]	PROPOSED PAVEMENT

SIGN LEGEND

[Symbol]	STOP
[Symbol]	BROKERAGE & SALES
[Symbol]	CANAL LANDING BOATYARD
[Symbol]	MDOT

PRELIMINARY - NOT FOR CONSTRUCTION

NORTHERN UTILITIES, INC. d/b/a UNTIL. WILL CONTINUE TO MAINTAIN, STORE, OPERATE, REPLACE, AND MODIFY ITS ABOVEGROUND 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.

REV	DATE	DESCRIPTION	REVISIONS
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	

P.E. STEPHEN R. BUSHEY
LIC. #7429

PROJECT	CANAL LANDING
SHEET TITLE	SITE DEVELOPMENT PLAN PHASE 1
CLIENT	NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101
DESIGNED: CMW	DATE: APR 2012
CHECKED: SRB	SCALE: 1" = 50'
FILE NAME: 3091-SITE LAYOUT-ALT	JOB NO. 3091
SHEET	C-2.1