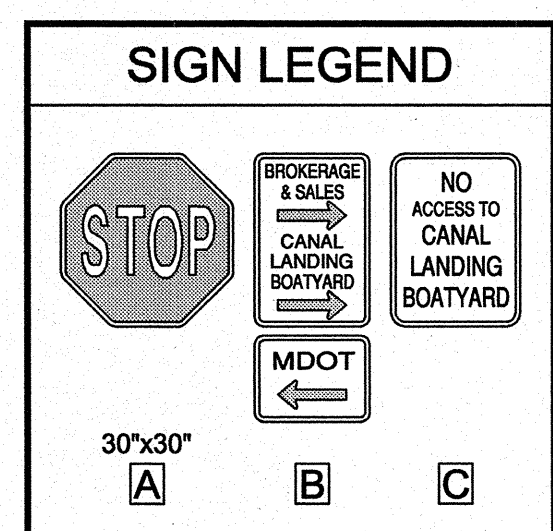


**PHASE 1 TO INCLUDE:**

- PREPARE ENTIRE SITE FOR CONSTRUCTION INCLUDING CLEARING OF EXISTING VEGETATION.
- CONSTRUCTION OF 19,200 SF CLEAR SPAN BUILDING.
- CONSTRUCTION OF 22,417 SF OPERATIONS 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 273,622 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 UNITIL VRAP).
- EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING
- COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND OR RELOCATION
- CONSTRUCTION OF THREE CONCRETE WASHDOWN AREAS.

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	296575.10	2927547.90
6	296579.02	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

PEDESTRIAN ACCESS TO BE IDENTIFIED BY SIGNAGE AND PAVEMENT MARKINGS UP TO IMT CROSSWALK ALONG SOUTH SIDE OF COMMERCIAL STREET.

2'-0" WIDE GRIND FOR CONNECTION TO PAVEMENT ON COMMERCIAL STREET

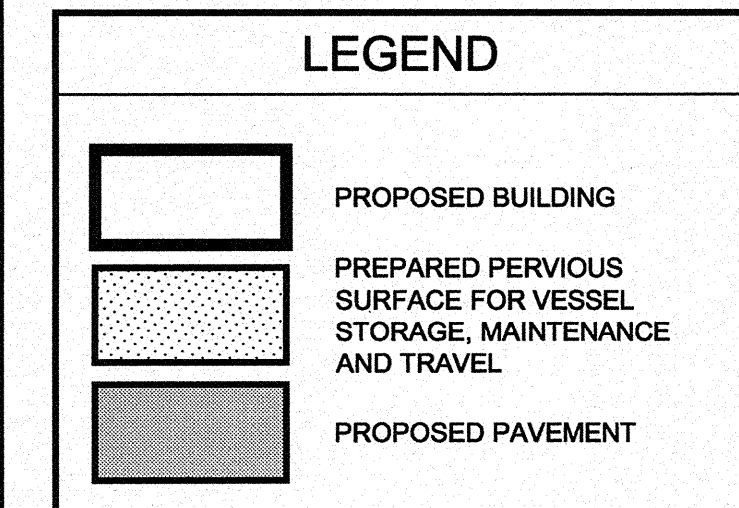
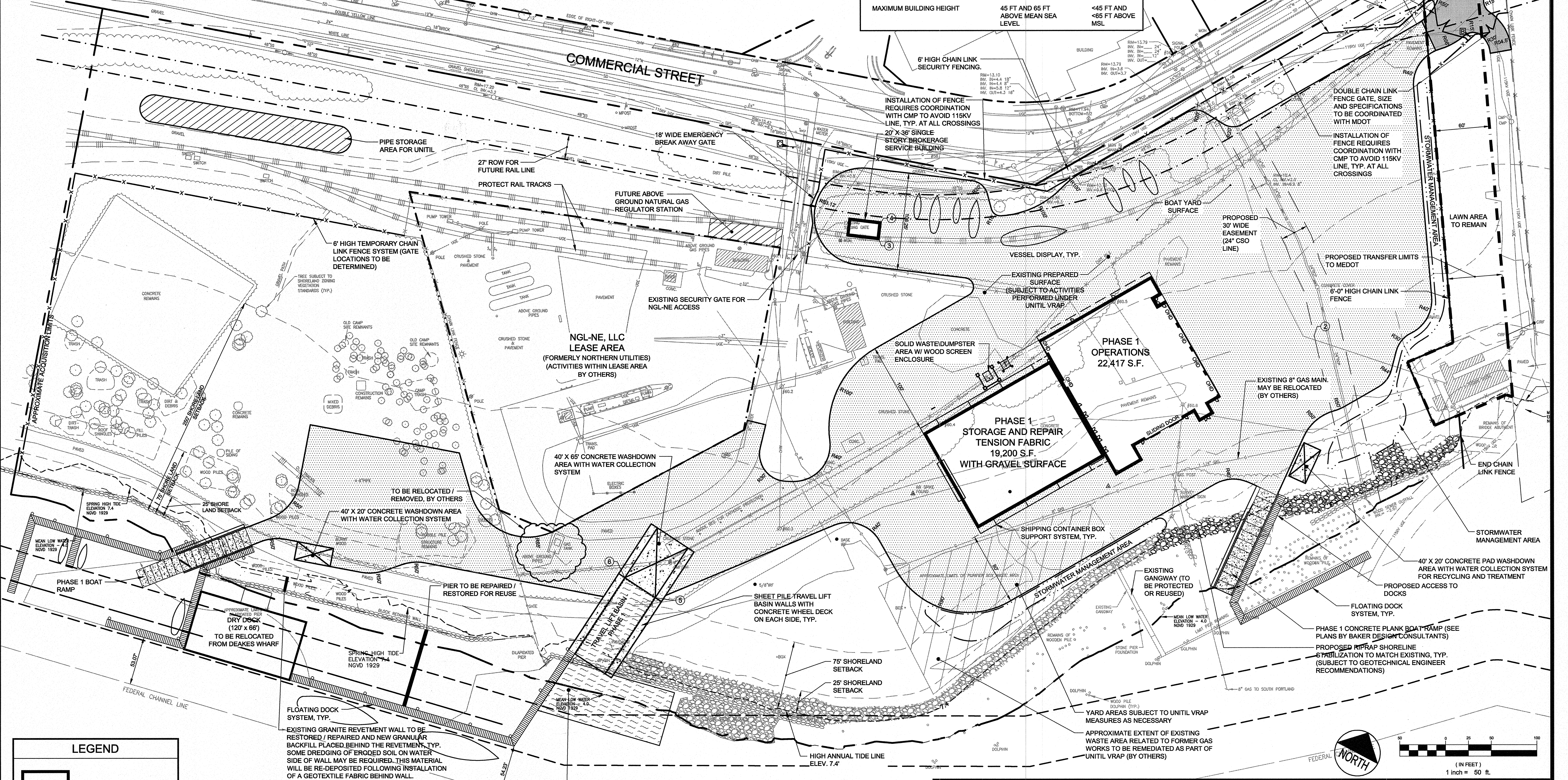
PHASE 1 PRIMARY TRUCK ENTRANCE FOR BOAT HAULING AND LAUNCHING VIA BOAT RAMPS AND TRAVEL LIFT

CANAL BOAT YARD/MDOT SIGN

40'-0" WIDE DOUBLE SWING GATE FOR BOAT YARD

STORMWATER MANAGEMENT AREA

BEGIN CHAIN LINK FENCE



EXISTING GRANITE REVETMENT WALL TO BE RESTORED / REPAIRED AND NEW GRANULAR BACKFILL PLACED BEHIND THE REVETMENT. TYP. SOME DREDGING OF ERODED SOIL ON WATER SIDE OF WALL MAY BE REQUIRED. THIS MATERIAL WILL BE RE-DEPOSITED FOLLOWING INSTALLATION OF A GEOTEXTILE FABRIC BEHIND WALL.

**PRELIMINARY - NOT FOR CONSTRUCTION**

NORTHERN UTILITIES, INC. d/b/a UNITIL, 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 INCLUDING PIPE STORAGE.

REV	DATE	DESCRIPTION
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

STATE OF MAINE  
 REGISTERED PROFESSIONAL ENGINEER  
 STEPHEN R. BUSHEY  
 No. 7485  
 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

**DH** DeLUCA-HOFFMAN ASSOCIATES, INC.  
 770 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: APR 2012  
 DESIGNED: RJW SCALE: 1" = 50'  
 CHECKED: SRB JOB NO. 3091  
 FILE NAME: 3091-SITE LAYOUT-ALT  
 SHEET **C-2.1**

