

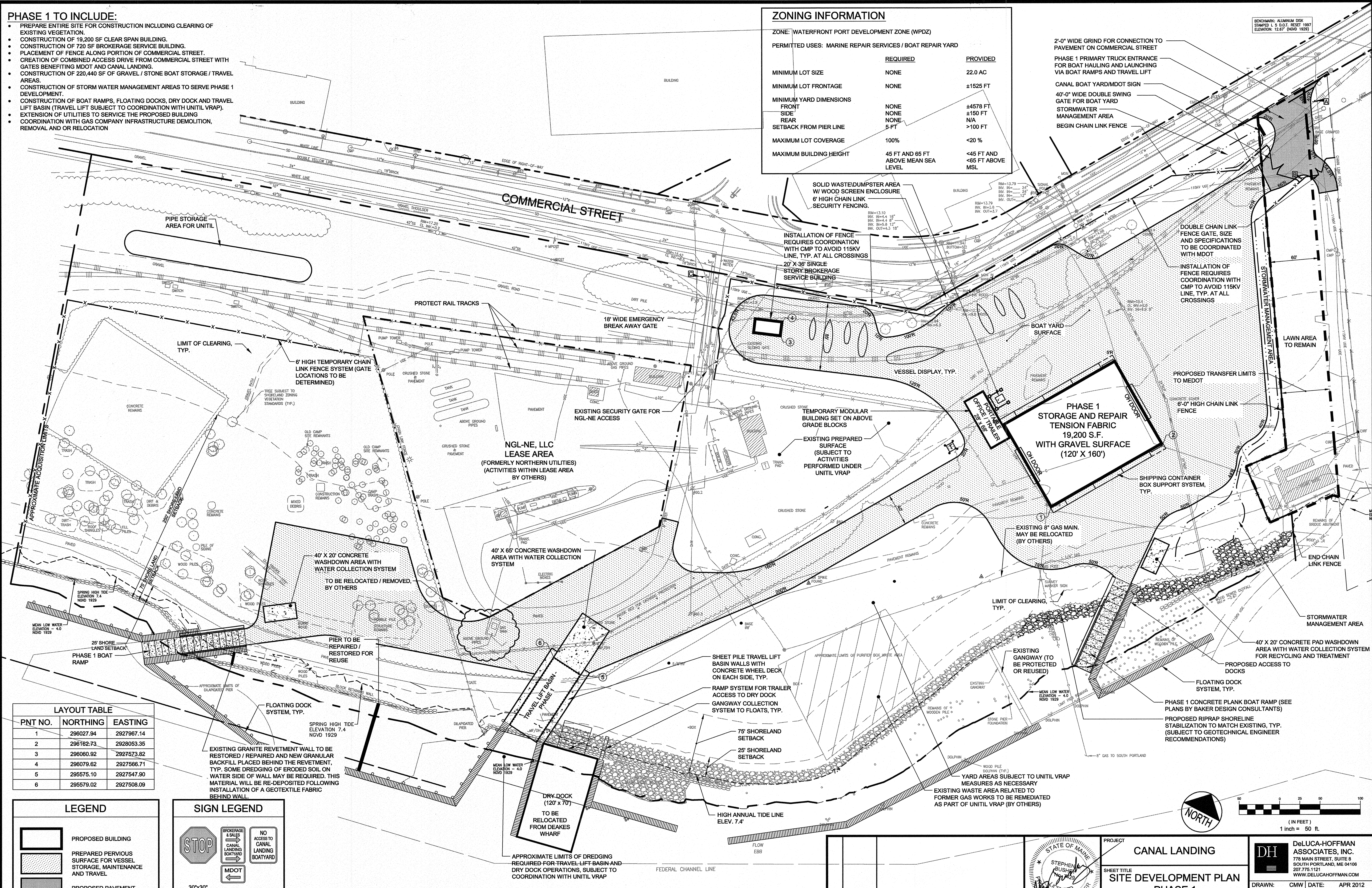
PHASE 1 TO INCLUDE:

- 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.

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



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

LEGEND

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

SIGN LEGEND

[Symbol]	STOP
[Symbol]	BROKERAGE & GAS
[Symbol]	CANAL LANDING BOATYARD
[Symbol]	NO ACCESS TO CANAL LANDING BOATYARD
[Symbol]	MDOT

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION
1	08.10.12	SUBMITTED TO CLIENT FOR REVIEW

DESIGNED: R.J.W. SCALE: 1" = 50'
 CHECKED: SRB JOB NO. 3091
 FILE NAME: 3091-SITE LAYOUT-ALT
 SHEET C-2.1

PROJECT
 CANAL LANDING

SHEET TITLE
 SITE DEVELOPMENT PLAN
 PHASE 1

CLIENT
 NEW YARD LLC
 58 FORE STREET
 PORTLAND, ME 04101

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 STEPHEN R. BUSHEY
 LIC. #7429

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

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

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