

PHASE 1 TO INCLUDE:

- PREPARE ENTIRE SITE FOR CONSTRUCTION INCLUDING CLEARING OF EXISTING VEGETATION.
- CONSTRUCTION OF 19,200 SF CLEARSPAN BUILDING.
- CONSTRUCTION OF 896 SF BROKERAGE SERVICE BUILDING.
- PLACEMENT OF JERSEY BARRIERS / FENCE ALONG PORTION OF COMMERCIAL STREET.
- CREATION OF COMBINED ACCESS DRIVE FROM COMMERCIAL STREET WITH GATES BENEFITTING MDOT AND CANAL LANDING.
- CONSTRUCTION OF 169,390 SF OF GRAVEL / STONE BOAT STORAGE / TRAVEL AREAS.
- CONSTRUCTION OF STORMWATER MANAGEMENT WATER QUALITY AREAS TO SERVE PHASE 1 DEVELOPMENT.
- CONSTRUCTION OF BOAT RAMPS AND TRAVEL LIFT BASIN.
- EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING (LOCATION AND SIZING TO BE INCLUDED IN FUTURE SUBMISSIONS TO THE CITY)
- COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND OR RELOCATION

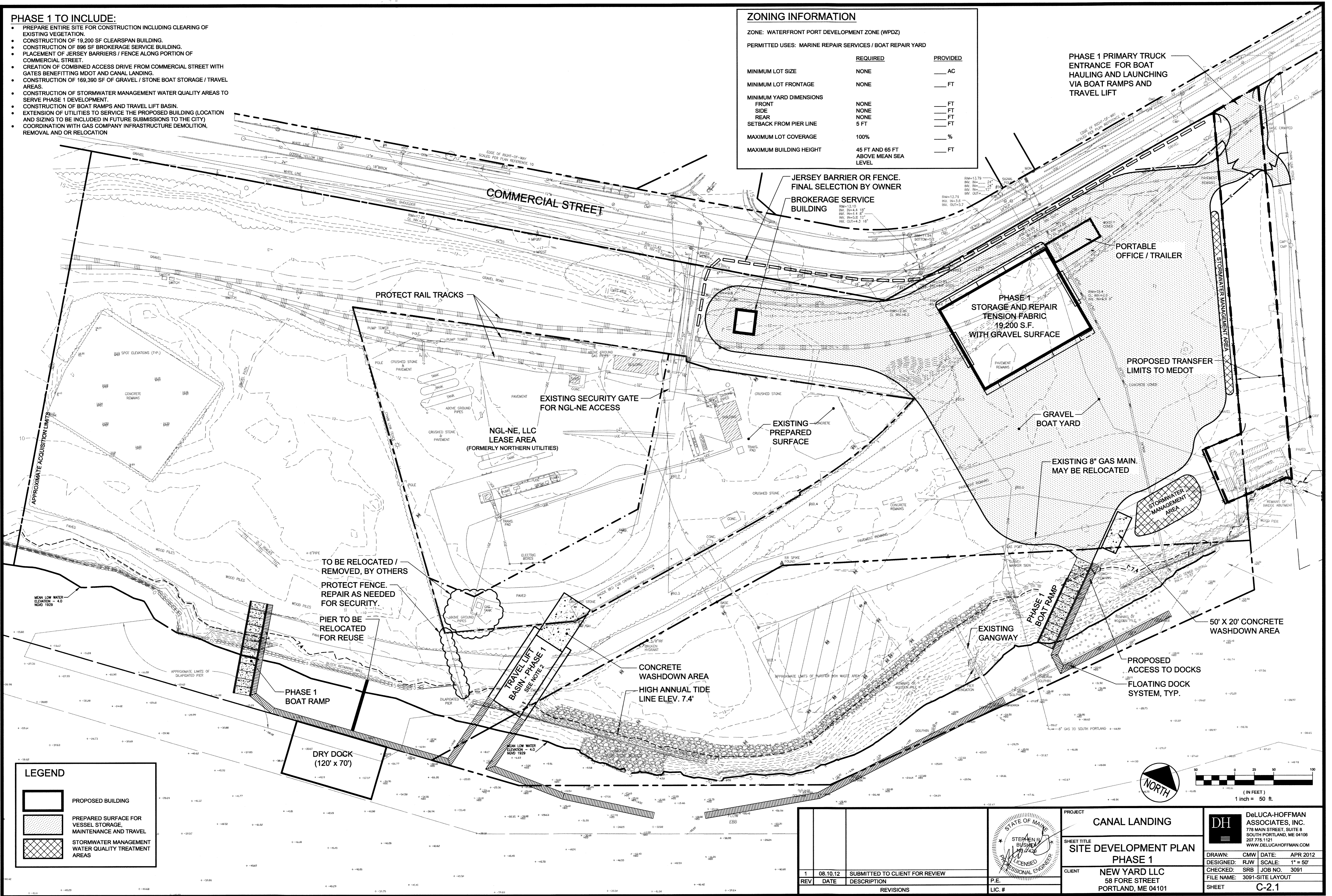
ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	— AC
MINIMUM LOT FRONTAGE	NONE	— FT
MINIMUM YARD DIMENSIONS		
FRONT	NONE	— FT
SIDE	NONE	— FT
REAR	NONE	— FT
SETBACK FROM PIER LINE	5 FT	— FT
MAXIMUM LOT COVERAGE	100%	— %
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	— FT

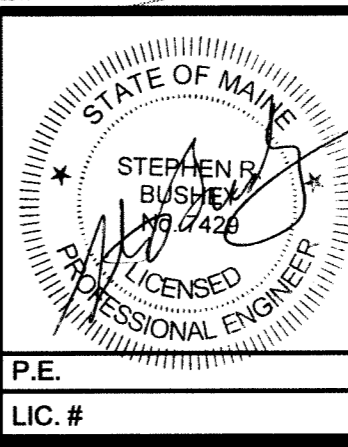
PHASE 1 PRIMARY TRUCK ENTRANCE FOR BOAT HAULING AND LAUNCHING VIA BOAT RAMPS AND TRAVEL LIFT



LEGEND

- PROPOSED BUILDING
- PREPARED SURFACE FOR VESSEL STORAGE, MAINTENANCE AND TRAVEL
- STORMWATER MANAGEMENT WATER QUALITY TREATMENT AREAS

REV	DATE	DESCRIPTION	P.E.	LIC. #
1	08.10.12	SUBMITTED TO CLIENT FOR REVIEW		
REVISIONS				



PROJECT
CANAL LANDING

SHEET TITLE
SITE DEVELOPMENT PLAN
PHASE 1

CLIENT
NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

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: RJW **SCALE:** 1" = 50'
CHECKED: SRB **JOB NO.:** 3081
FILE NAME: 3091-SITE LAYOUT
SHEET C-2.1

