

PHASE 1A TO INCLUDE:

- PREPARE SELECTED SITE AREA FOR CONSTRUCTION INCLUDING SELECT CLEARING OF EXISTING VEGETATION.
- GENERAL SITE CLEAN UP.
- 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 WEST BOAT RAMP, LIMITED FLOATING DOCKS.
- PLACEMENT OF PORTABLE TEMPORARY TRAILER.
- PILE REMOVAL AND REPLACEMENT.
- REVETMENT REPAIRS AND GROUND STABILIZATION.

PHASE 1B TO INCLUDE:

- CONSTRUCTION OF 19,200 SF CLEAR SPAN BUILDING OR ALTERNATIVE METAL FRAMED STRUCTURE.
- CONSTRUCTION OF 22,417 SF OPERATIONS BUILDING.
- CONSTRUCTION OF 720 SF BROKERAGE SERVICE BUILDING.
- 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 REMAINING BOAT RAMPS, REMAINING 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.
- CONSTRUCTION OF THREE CONCRETE WASHDOWN AREAS.

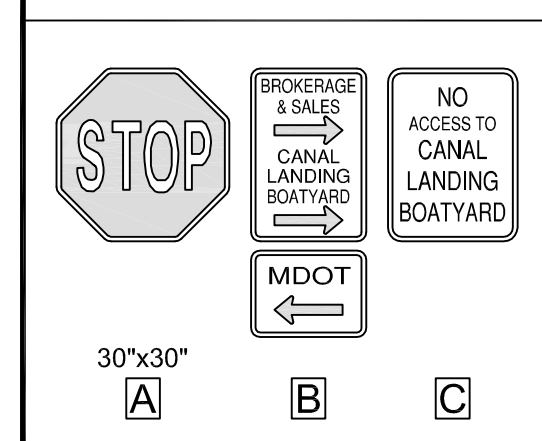
LAYOUT DATA TABLE

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LAYOUT DATA TABLE

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SIGN LEGEND



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	±72 FT
SIDE	NONE	±318 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 MT CROSSWALK ALONG SOUTH SIDE OF COMMERCIAL STREET. (PHASE 1B)

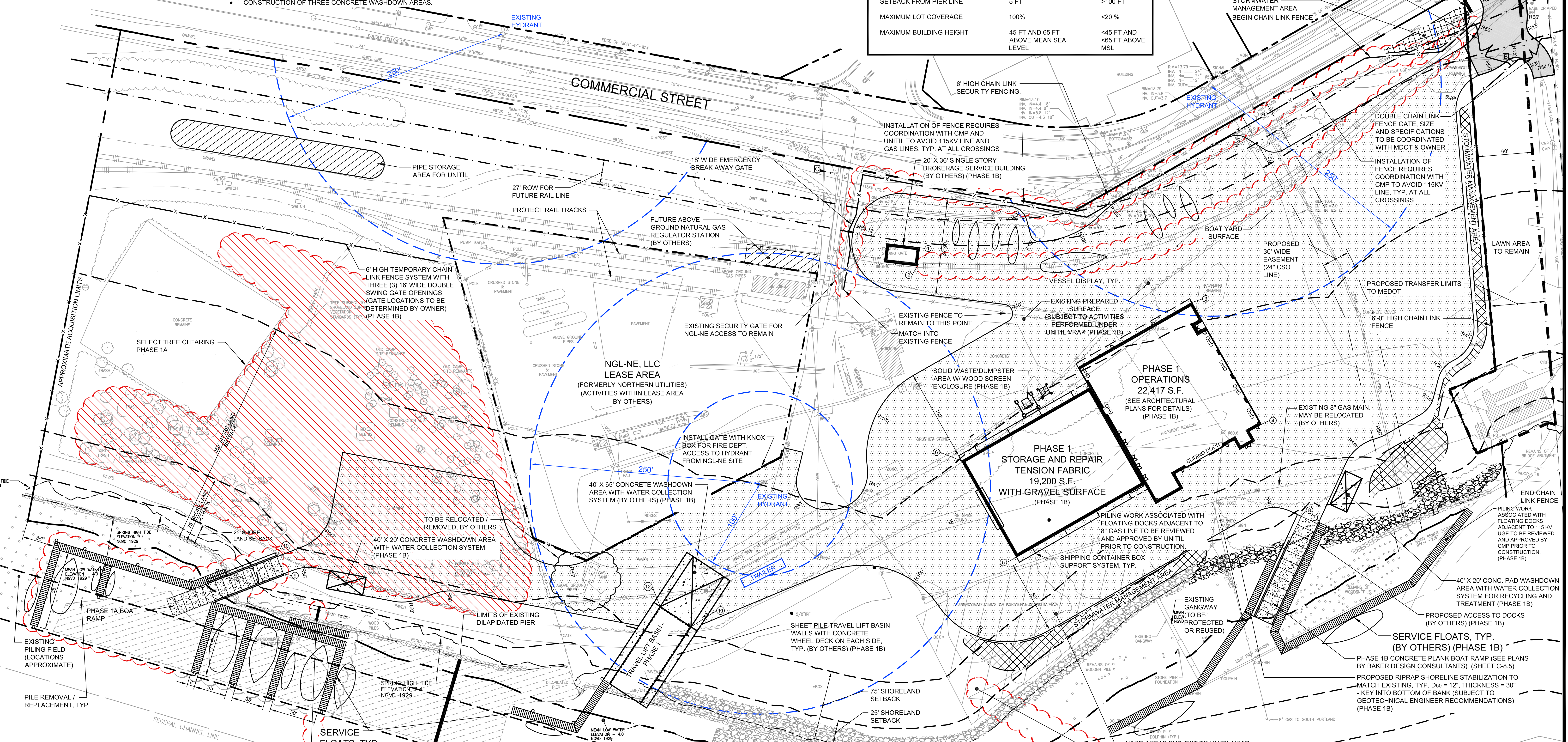
2'-0" WIDE GRIND FOR CONNECTION TO PAVEMENT ON COMMERCIAL STREET

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

CANAL BOAT YARD/MDOT SIGN (BY OTHERS) CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO SIGN PAD ONLY

40'-0" WIDE DOUBLE SWING GATE FOR BOAT YARD WITH KNOX BOX FOR FIRE DEPT. ACCESS

STORMWATER MANAGEMENT AREA BEGIN CHAIN LINK FENCE



LEGEND

- PROPOSED BUILDING (PHASE 1B)
- PREPARED PERVIOUS SURFACE FOR VESSEL STORAGE, MAINTENANCE AND TRAVEL LIFT (PHASE 1B)
- PROPOSED PAVEMENT (PHASE 1B)
- PHASE 1 VESSEL STORAGE
- HIGHLIGHTED ACTIVITIES TO BE PERFORMED DURING SUMMER / FALL 2013 FOR INITIAL PERFORMANCE GUARANTEE (PHASE 1A). ANY ADDITIONAL ACTIVITIES WILL REQUIRE ADJUSTMENT TO THE PERFORMANCE GUARANTEE PRIOR TO COMMENCEMENT (PHASE 1B)

SERVICE FLOATS, TYP.

EXISTING GRANITE REVETMENT WALL TO BE RESTORED / REPAIRED AND NEW GRANULAR BACKFILL (MDOT-703.19 GRANULAR BORROW OR EQUIVALENT) 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 (MIRAFI FN300 OR EQUAL) BEHIND WALL.

APPROXIMATE EXTENT OF DREDGING AREA RELATED TO FORMER GAS WORKS TO BE REMEDIATED AS PART OF UNTIL VRAP, BY OTHERS.

50' HARBOR COMMISSION SETBACK

105' USACE SETBACK LINE

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

NORTHERN UTILITIES, INC. (d/b/a UNTIL), WILL CONTINUE TO MAINTAIN, STORE, OPERATE, REPLACE, AND MODIFY ITS ABOVE GROUND 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, THE CONTRACTOR IS EXPECTED TO COOPERATE WITH UNTIL'S REPRESENTATIVES INCLUDING ENGINEERS, CONTRACTORS AND RELATED PERSONNEL AT NO EXTRA EXPENSE TO NEW YARD LLC.

REVISIONS

REV	DATE	DESCRIPTION
7	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #6
6	02.01.13	RELEASED FOR BIDDING
5	12.27.12	REVISED SERVICE FLOAT LAYOUT
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

PROJECT

CANAL LANDING

SHEET TITLE

SITE DEVELOPMENT PLAN PHASE 1A (SUMMER/FALL 2013) AND 1B (DATE UNDETERMINED)

CLIENT

NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

DESIGNED: CMW
DATE: APR 2012

CHECKED: SRB
JOB NO.: 3091

FILE NAME: 3091-SITE LAYOUT

SHEET: C-2.1

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

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