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 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 DATA TABLE

ID	NORTHING	EASTING
1	296054.46	2927576.27
2	296035.77	2927583.37
3	296139.04	2927865.49
4	296057.14	2927993.54
5	295806.23	2927825.34
6	295870.89	2927724.25

LAYOUT DATA TABLE

ID	NORTHING	EASTING
7	295990.03	2928098.23
8	295988.97	2928078.26
9	295420.38	2927129.79
10	295433.53	2927114.71
11	295575.10	2927547.90
12	295579.02	2927508.09

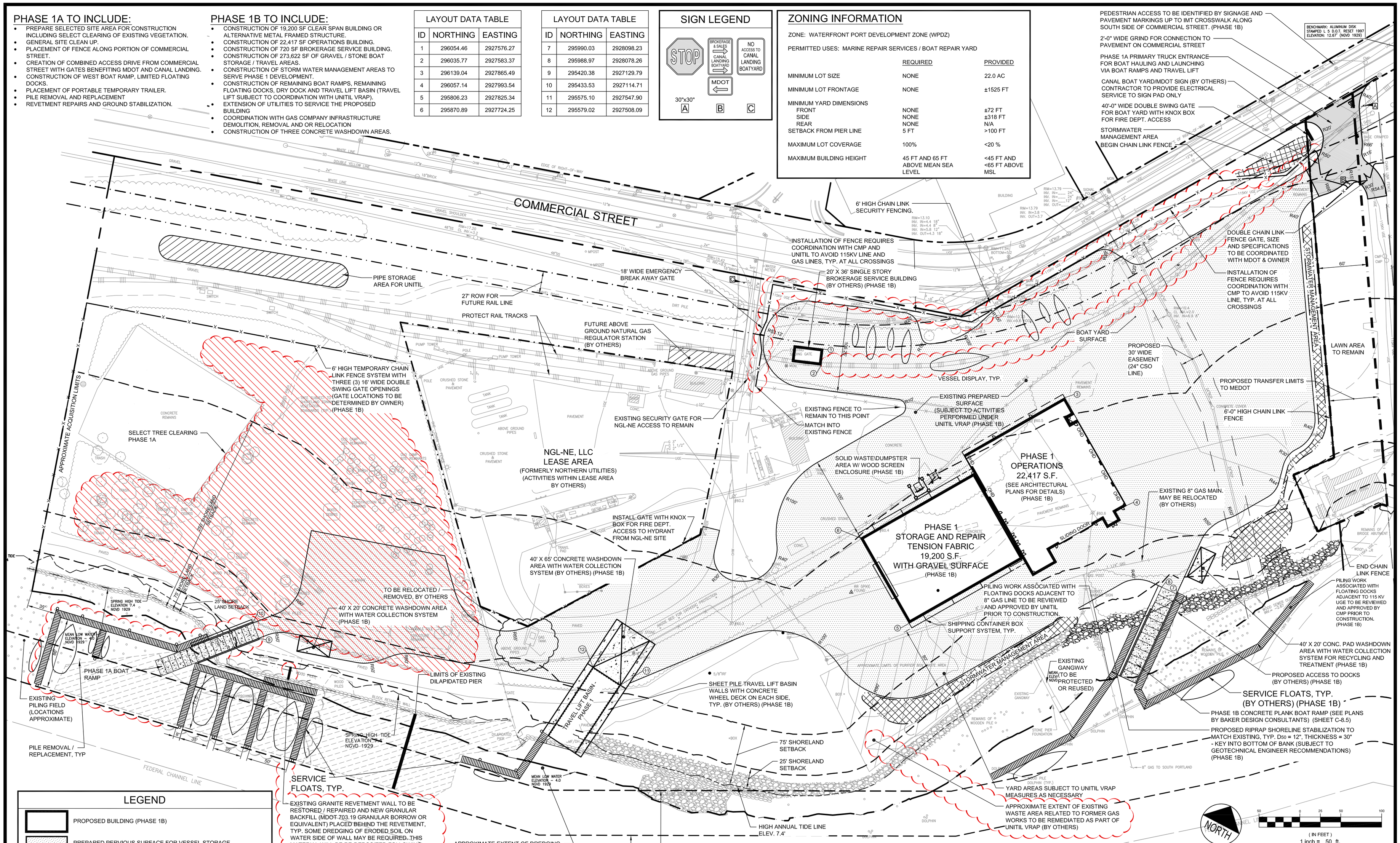
SIGN LEGEND

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



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)

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 UNITIL, 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 UNITIL'S REPRESENTATIVES INCLUDING ENGINEERS, CONTRACTORS AND RELATED PERSONNEL AT NO EXTRA EXPENSE TO NEW YARD LLC.

REV	DATE	DESCRIPTION
8	08.16.13	ANNOTATED FOR PHASE 1A - SUBMITTED TO CITY FOR APPROVAL
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

REVISIONS

STATE OF MAINE — STEPHEN R. BUSHEY — LICENSED PROFESSIONAL ENGINEER

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

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

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.	3091
FILE NAME:	3091-SITE LAYOUT		
SHEET	C-2.1		

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