

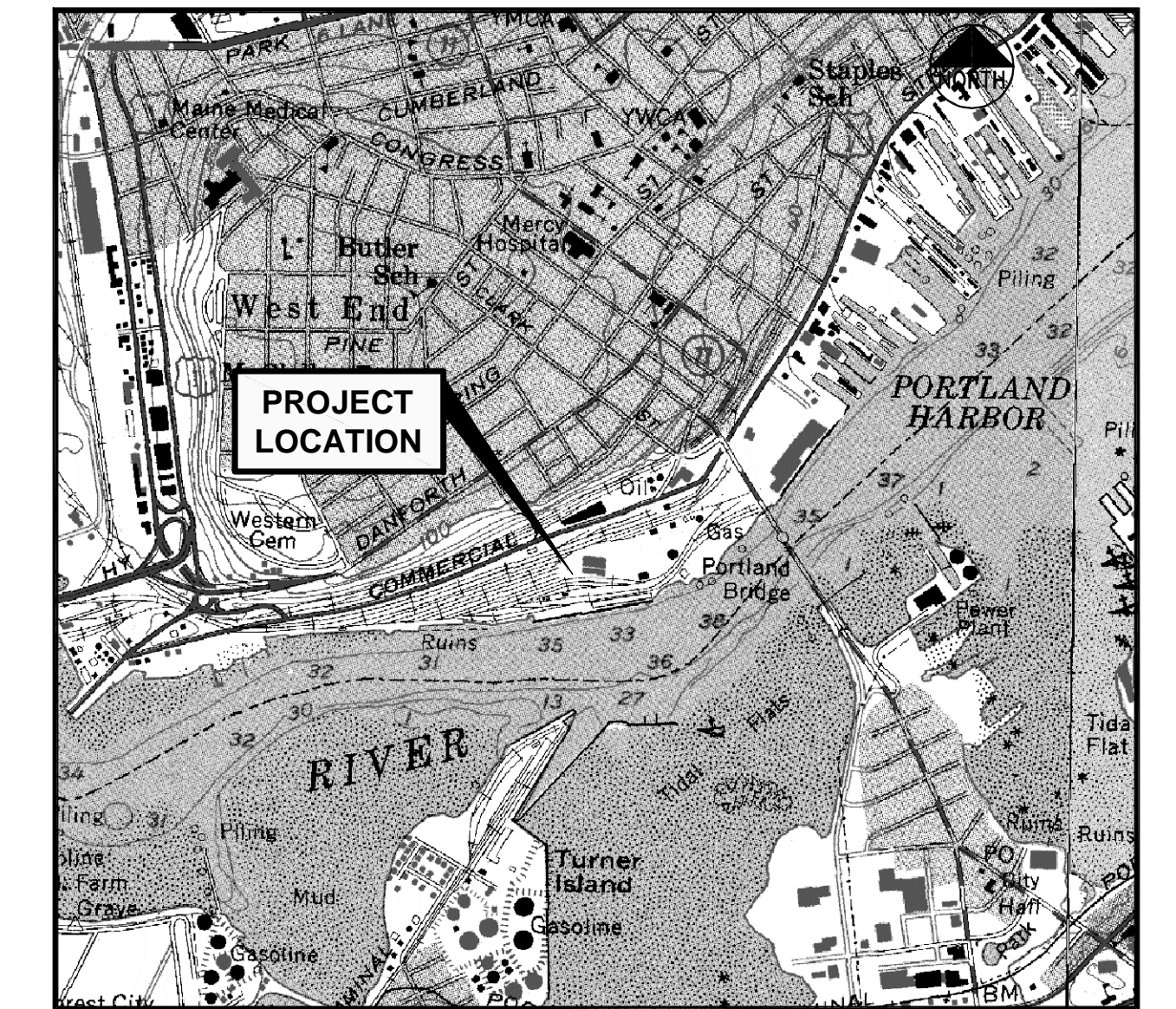
PROJECT PARCEL SITE			
ZONING: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)			
PORTLAND TAX ASSESSOR'S MAP AND LOT NUMBERS			
MAP	BLOCK	LOTS	OWNER
59	A	1, 2, 5, 6, 7, 8, 9, 10, 11	MAINE DEPARTMENT OF TRANSPORTATION
59	A	3, 4	NEW YARD LLC

OWNER / APPLICANT:
NEW YARD, LLC / CANAL LANDING, LLC
 58 FORE STREET
 PORTLAND, ME 04101
 ATTN: PHINEAS SPRAGUE, JR

- REFERENCE PLANS:**
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "LAND ACQUISITIONS" BY OWEN HASKELL, INC. DATED APRIL 2014.
 - "BOUNDARY AND TOPOGRAPHIC SURVEY - WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB & THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.

- NOTES**
- IN ACCORDANCE WITH A SETTLEMENT AGREEMENT THE MAINE DEPARTMENT OF TRANSPORTATION ACQUIRED BY EMINENT DOMAIN TAKING APPROXIMATELY 17.9 ACRES OF LAND FORMERLY CONTROLLED BY NEW YARD, LLC AND AS DEPICTED ON SITE DEVELOPMENT PLANS ORIGINALLY APPROVED AND SUBSEQUENTLY AMENDED AND LAST APPROVED ON OCTOBER 22, 2013.
 - SEE DEVELOPMENT PLANS FOR PORTLAND INTERNATIONAL MARINE TERMINAL BY HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION FOR INFORMATION RELATED TO IMT EXPANSION AND SITE DEVELOPMENT ACTIVITY.
 - THE AMENDED DRAWINGS AS INDICATED IN THE INDEX BELOW ARE INTENDED TO SUPERSEDE THE APPROVED PLANS DATED 09.20.2013. PREVIOUSLY APPROVED SHEETS, NOT OTHERWISE CONTAINED IN THIS SUBMISSION WILL CONTINUE TO APPLY.

AMENDED SITE DEVELOPMENT PLANS FOR CANAL LANDING NEW YARD POST LAND TAKING BY MAINE DEPT. OF TRANSPORTATION 100 WEST COMMERCIAL STREET PORTLAND, MAINE AMENDMENT APPLICATION JULY 2014



LOCATION MAP
N.T.S.

INDEX

- C-1.0 COVER SHEET
- * C-1.1 GENERAL NOTES AND LEGEND
- * C-1.2A ALTA/ACSM LAND TITLE SURVEY 1 OF 2
- * C-1.2B ALTA/ACSM LAND TITLE SURVEY 2 OF 2
- * C-1.3 EXISTING CONDITIONS PLAN
- * C-1.4 AMENDED DEMOLITION AND REMOVALS PLAN
- C-2.1 AMENDED SITE LAYOUT PLAN
- * C-2.2 SITE DEVELOPMENT PLAN PHASE 1A (SUMMER/FALL 2013) AND 1B (DATE UNDETERMINED)
- C-3.1 AMENDED GRADING AND DRAINAGE PLAN
- C-4.1 AMENDED UTILITY PLAN
- * C-6.1 AMENDED EROSION AND SEDIMENT CONTROL PLAN
- * C-6.2 EROSION AND SEDIMENT CONTROL DETAILS 1 OF 2
- * C-6.3 EROSION AND SEDIMENT CONTROL DETAILS 2 OF 2
- * C-6.4 EROSION AND SEDIMENT CONTROL NARRATIVE
- * C-6.5 EROSION AND SEDIMENT CONTROL NARRATIVE
- * C-6.6 EROSION AND SEDIMENT CONTROL NARRATIVE
- * C-7.0 LIGHTING PLAN
- * C-8.0 SITE DETAILS 1 OF 2
- * C-8.1 SITE DETAILS 2 OF 2
- * C-8.2 WATER SYSTEM DETAILS
- * C-8.3 UTILITY DETAILS
- * C-8.4 STORM WATER DETAILS
- * C-8.5 SHORE FRONT ELEMENT DETAILS
- * C-9.0 STORMWATER MANAGEMENT STRATEGY SCHEMATIC
- * C-10.0 NEIGHBORHOOD CROSS SECTION PLAN
- * C-11.0 FIRE PROTECTION PLAN PHASE
- * C-11.1 AMENDED FIRE PROTECTION PLAN
- * L-1.0 LANDSCAPE PLAN - PHASE 1

* NOT INCLUDED IN JULY 2014 AMENDMENT APPLICATION

UTILITIES

WATER
 ATTN: RICO SPUGNARDI
 PORTLAND WATER DISTRICT
 22 DOUGLAS STREET
 P.O. BOX 3533
 PORTLAND, MAINE 04104
 207.761.8310

SEWER
 ATTN: DAVID-MARGOLIS-PINEO, P.E.
 CITY OF PORTLAND
 PUBLIC SERVICES ENGINEERING
 DEPT.
 55 PORTLAND STREET
 PORTLAND, MAINE 04102
 207.874.8840

POWER
 ATTN: PAUL DUPERRE
 CENTRAL MAINE POWER
 162 CANCO ROAD
 PORTLAND, MAINE 04103
 207.828.2882

TELEPHONE
 ATTN: SUE SERRETTE
 FAIRPOINT COMMUNICATIONS
 ONE DAVIS FARM ROAD
 PORTLAND, MAINE 04103
 207.797.1842

CABLE
 ATTN:
 TIME WARNER CABLE
 118 JOHNSON ROAD
 PORTLAND, MAINE 04102
 877.546.0962

NATURAL GAS
 ATTN: RICHARD FRANCAZIO
 UNITHIL / FORMERLY NORTHERN
 UTILITIES

CALL BEFORE YOU DIG:
 1.888.DIGSAFE (1.888.344.7233)
 DIG SAFE MAINE

PERMITS / APPROVALS

LOCAL

SITE PLAN, SHORELAND
 ZONING AND SUBDIVISION
 REVIEW

BUILDING AND DEMOLITION
 PERMITS

STREET OPENING PERMIT

PORTLAND HARBOR
 COMMISSIONER REVIEW

STATE

SITE LOCATION OF
 DEVELOPMENT

NATURAL RESOURCES
 PROTECTION ACT (NRP/A) /
 MAINE CONSTRUCTION
 GENERAL PERMIT

SUBMERGED LANDS LEASE

FEDERAL

U.S. ARMY CORPS OF
 ENGINEERS
 SECTION 404 PERMIT

GOVERNING BODY

CITY OF PORTLAND PLANNING AUTHORITY
 CITY HALL
 389 CONGRESS STREET
 PORTLAND, MAINE 04101
 207.874.8725
 CONTACT: RICK KNOWLAND

CITY OF PORTLAND CODE ENFORCEMENT OFFICE
 CITY HALL
 389 CONGRESS STREET
 PORTLAND, MAINE 04101
 207.874.8703

CITY OF PORTLAND PUBLIC SERVICES DIVISION
 55 PORTLAND STREET
 PORTLAND, MAINE 04101
 207.874.8801

BOARD OF HARBOR COMMISSIONER
 2 PORTLAND FISH PIER (SUITE 105)
 MARINE TRADE CENTER
 PORTLAND, MAINE 04101
 207.772.8121
 CONTACT: JEFF C. LICK

GOVERNING BODY

CITY OF PORTLAND PLANNING AUTHORITY
 DELEGATED AUTHORITY
 CITY HALL, 389 CONGRESS STREET 207.874.8722
 CONTACT: RICK KNOWLAND

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 312 CANCO ROAD
 PORTLAND, MAINE 04103
 207.822.6300
 CONTACT: MARYBETH RICHARDSON

DEPARTMENT OF CONSERVATION
 BUREAU OF PARKS AND LANDS
 22 STATE HOUSE STATION
 AUGUSTA, MAINE 04333
 CONTACT: CAROL DIBELLO

GOVERNING BODY

U.S. ARMY CORPS OF ENGINEERS
 RR2 BOX 1855
 MANCHESTER, MAINE 04351
 207.623.8367
 CONTACT: JAY CLEMENT

STATUS

PRELIMINARY PLAN SUBMISSION 08.21.12
 FINAL PLAN APPROVED 12.18.12
 AMENDED SITE PLAN SUBMISSION 08.27.13
 AMENDED SITE PLAN APPLICATION FOR PHASE 1B 10.22.13
 AMENDED SITE PLAN APPLICATION FILED 06.27.14

TO BE FILED PRIOR TO CONSTRUCTION
 BY CONTRACTOR
 TENSION FABRIC BUILDING (BLDG A) PREVIOUSLY APPROVED
 AND OPERATING WITH TEMPORARY CERTIFICATE OF
 OCCUPANCY AS OF 06.27.14 SUBMISSION.

TO BE FILED PRIOR TO CONSTRUCTION
 BY CONTRACTOR

APPROVED 01.10.13

STATUS

FILED UNDER CITY OF PORTLAND DELEGATED
 REVIEW

FILED NOVEMBER 2012
 APPROVED
 PERMIT ORDER #L-25823-4E-A-N

FILED NOVEMBER 2012
 APPROVED 03.01.13

STATUS

FILED NOVEMBER 2012
 APPROVED
 PERMIT ORDER #NAE-2012-02469

CONSULTANT LIST

CIVIL ENGINEER:
Fay, Spofford & Thorndike, Inc
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 ATTN: STEPHEN BUSHEY, P.E.
 www.fstinc.com

LANDSCAPE ARCHITECT:
Mohr and Sereidin
 18 PLEASANT STREET
 PORTLAND, ME 04101
 207.871.0003
 ATTN: SHELLEY BRUNELLE, R.L.S.
 www.mohrsereidin.com

TRAFFIC ENGINEER:
**Gorrill-Palmer Consulting
 Engineers, Inc**
 P.O. BOX 1237
 GRAY, ME 04039
 207.657.6910
 ATTN: THOMAS GORRILL, P.E.
 www.gorrillpalmer.com

SURVEYOR:
Owen Haskell, Inc
 390 U.S. ROUTE 1, UNIT 10
 FALMOUTH, ME 04105
 207.774.0424
 ATTN: JOHN SWAN, P.L.S.
 www.owenhaskell.com

GEOTECHNICAL:
S.W. Cole Engineering, Inc
 286 PORTLAND ROAD
 GRAY, ME 04039
 207.657.2866
 ATTN: TIM BOYCE, P.E.
 www.swcole.com

ENVIRONMENTAL:
Crederre Associates, LLC
 776 MAIN STREET
 WESTBROOK, ME 04092
 207.828.1272
 ATTN: RIP PATTEN
 www.crederrellc.com

STRUCTURAL:
Baker Design Consultants
 11 STONY BROOK LANE
 YARMOUTH, ME 04096
 207.846.9724
 ATTN: BARNEY BAKER, P.E.

Gagnon Engineering, Inc.
 10 SOLOMON DRIVE
 GORHAM, ME 04038
 207.839.8085
 ATTN: ROGER GAGNON, P.E.

ATTORNEY:
Murray, Plumb and Murray
 P.O. BOX 9785
 PORTLAND, ME 04104
 207.773.5651
 ATTN: PETER PLUMB
 www.mplmlaw.com

ELECTRICAL DESIGN:
Bartlett Design
 942 WASHINGTON STREET
 BATH, ME 04530
 207.443.5447
 ATTN: LARRY BARTLETT

ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF APPROVAL.

1	07.02.14	AMENDED SITE PLAN TO CITY OF PORTLAND
REV	DATE	DESCRIPTION
REVISIONS		
		P.E. STEPHEN BUSHEY
		LIC. # 7429

PROJECT	CANAL LANDING AMENDED SITE PLAN
SHEET TITLE	COVER SHEET
CLIENT	NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101

FST FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: CMW	DATE: JUNE 2014
DESIGNED: SRB	SCALE: AS NOTED
CHECKED: SRB	JOB NO. 3091.03
FILE NAME: 3091.03-COV	
SHEET	C-1.0

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.