Date: 08/28/14

DANFORTH ST.

GRANITE "M" MONUMENT FOUND

EXTENTSION OF EMERY ST.

3' O/S GRANITE MONUMENT W. COMMERCIAL ST.

U.S. ROUTE 1A WEST COMMERCIAL STREET
PAVED - PUBLIC - VARIABLE WIDTH

N/F PORTLAND TERMINAL COMPANY (CURRENTLY UNDER AGREEMENT WITH CANAL LANDING, LLC FOR FUTURE PURCHASE AND BOATYARD DEVELOPMENT)

REMAINING AREA OF NORTH PORTION = ±294,083 S.F. ±6.75 ACRES

PROPOSED 24" RCP UTILITY SLEEVES (x4) (BY OTHERS)

24' WIDE GRADE CROSSING

PROPOSED 24" RCP UTILITY SLEEVES (x2) (BY OTHERS)

MAINE RAILROAD CORRIDOR ACQUIRED BY MDOT

50' WIDE GRADE CROSSING

SEE MEDOT TRACK PLANS FOR GRADE INFORMATION RELATED TO PROPOSED TRACKS

N/F PORTLAND TERMINAL COMPANY (CURRENTLY UNDER AGREEMENT WITH CANAL LANDING, LLC FOR FUTURE PURCHASE AND BOATYARD DEVELOPMENT)

REMAINING AREA OF SOUTH PORTION = ±260,844 S.F. ±5.99 ACRES TO SPRING HIGH TIDE

PROPOSED 4'Ø CB (BY OTHERS) RIM = 13.23 INV. = TBD

FOUR UTILITY CASING PIPES TO BE INSTALLED FOR THE BENEFIT OF NEW YARD, LLC

GRADING BY OTHERS, SEE MEDOT PLAN

PROPOSED 4'Ø CB (BY OTHERS) RIM = 13.65 INV. IN = 7.6 INV. OUT = 7.5

TOP OF TRACK ELEV. = 14.70'

SEE OFFSITE ROAD IMPROVEMENT PLAN BY MEDOT

LOADING SLAB GRADES VARY FROM 14.0' AT CURB TO 14.8± AT HIGH END, TYP. (BY OTHERS) (SEE MEDOT PLANS FOR DETAILS)

PROPOSED LOADING SLAB (BY OTHERS)

AREA TAKEN BY MAINE DEPARTMENT OF TRANSPORTATION SEE NOTICE OF CONDEMNATION CCRD BOOK 31470, PAGE 191

TOP OF TRACK ELEV. = 14.70'

NORTHERN UTILITIES, INC. 20' RIGHT OF WAY 346/376

NGL-NE, LLC LEASE AREA

EASEMENT GAS REGULATOR STATION 30895/317

FUTURE BUILDING
180' x 160'
28,800 SF
FFE 15.0'±

EXISTING TENSION FABRIC BUILDING
19,200 SF
FLOOR GRADE IN TENSION FABRIC BUILDING VARIES FROM 12.5' TO 14.5'±

N/F NEW YARD LLC 30887/247

LAND TO BE RETAINED BY NEW YARD LLC / CANAL LANDING LLC 219,044± SF 5.03± ACRES

MAINTENANCE OF TEMPORARY ACCESS ROUTE TO / FROM NEW YARD, LLC SHALL BE IN ACCORDANCE WITH AGREEMENTS BETWEEN MEDOT AND NEW YARD, LLC, TYP.

SUMPS FOR CAPTURE OF VESSEL WASH WATER, TYP.

TOP OF REVETMENT WALL ELEV. = 8.5' TO 9.0'± ACROSS FULL LENGTH OF NEW YARD, LLC FRONTAGE, TYP.

AREA TAKEN BY MAINE DEPARTMENT OF TRANSPORTATION SEE NOTICE OF CONDEMNATION CCRD BOOK 31470, PAGE 191

EXISTING CSO OUTFALL

APPROXIMATE MEAN LOW WATER ELEVATION = 4.0 NGVD 1929

SPRING HIGH TIDE ELEVATION 7.4 NGVD 1929

FORMER HARBOR COMMISSIONERS LINE OF 1929 (PLAN REFERENCE 1)

FEDERAL CHANNEL LINE (PLAN REFERENCE 2)

FEDERAL CHANNEL LINE (PER PLAN REF. 7)

FORE RIVER

NORTH

( IN FEET )
1 inch = 50 ft.

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 07.02.14 | AMENDED SITE PLAN TO CITY OF PORTLAND |

REVISIONS

STATE OF MAINE STEPHEN R. BUSHEY LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT
CANAL LANDING
AMENDED SITE PLAN

SHEET TITLE
AMENDED GRADING AND DRAINAGE PLAN

CLIENT
NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

FST PORTLAND
FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

| | | | |
|---|---|---|---|
| DRAWN: | CMW | DATE: | JUNE 2014 |
| DESIGNED: | SRB | SCALE: | 1" = 50' |
| CHECKED: | SRB | JOB NO. | 3091.03 |
| FILE NAME: | 3091.03-GRADING | | |
| SHEET | C-3.1 | | |

R:\3091.03 Canal Landing\Cadd\Permit Set\West End\dwg\3091.03-GRADING.dwg winter_c 7/2/2014 9:03 AM