

59-A-1

2014-123

100 West Commercial St.

Canal landing / New Yard

New Yard, LLC.

add to Spreadsheet

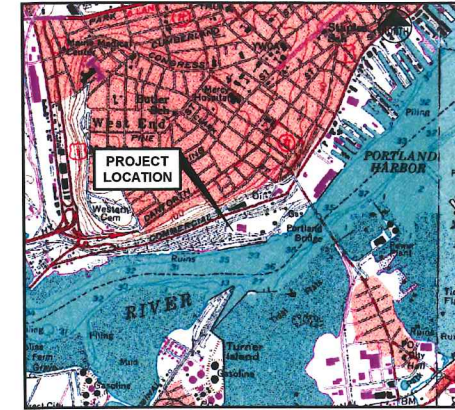
PROJECT PARCEL SITE			
ZONING: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)			
PORTLAND TAX ASSESSOR'S MAP AND LOT NUMBERS			
MAP	BLOCK	LOTS	OWNER
59	A	1, 2, 5, 6, 7, 8, 9, 10, 11	MAINE DEPARTMENT OF TRANSPORTATION
59	A	3, 4	NEW YARD LLC

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 SUPERCEDE 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 FINAL PLAN SUBMISSION AUGUST 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
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- * C-6.1 AMENDED EROSION AND SEDIMENT CONTROL PLAN
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- * 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
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- * C-8.2 WATER SYSTEM DETAILS
- * C-8.3 UTILITY DETAILS
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- * 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 AND FINAL PLAN SUBMISSION (AUGUST 2014) THESE PLANS ARE PREVIOUSLY INCLUDED IN THE EARLIER APPROVED SUBMISSIONS (FALL 2013)

UTILITIES

- WATER**
 ATTN: RICO SPUGNARDI
 PORTLAND WATER DISTRICT
 22 DOUGLAS STREET
 P.O. BOX 3533
 PORTLAND, MAINE 04104
 207.781.8310
- 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 DUPERRÉ
 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
 UNITIL / FORMERLY NORTHERN UTILITIES
- CALL BEFORE YOU DIG:**
 1.888.DIGSAFE (1.888.344.7233)
 DIG SAFE MAINE

PERMITS / APPROVALS

LOCAL	GOVERNING BODY	STATUS
SITE PLAN, SHORELAND ZONING AND SUBDIVISION REVIEW	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8725 CONTACT: RICK KNOWLAND	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 (APPROVED 08.12.14)
BUILDING AND DEMOLITION PERMITS	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703	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 (PERMANENT CERTIFICATE OF OCCUPANCY ISSUED AUGUST 2014)
STREET OPENING PERMIT	CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET PORTLAND, MAINE 04101 207.874.8801	TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR
PORTLAND HARBOR COMMISSIONER REVIEW	BOARD OF HARBOR COMMISSIONER 2 PORTLAND FISH PIER (SUITE 105) MARINE TRADE CENTER PORTLAND, MAINE 04101 207.772.8121 CONTACT: JEFF C. LIICK	APPROVED 01.10.13
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED AUTHORITY CITY HALL, 389 CONGRESS STREET 207.874.8722 CONTACT: RICK KNOWLAND	FILED UNDER CITY OF PORTLAND DELEGATED REVIEW
NATURAL RESOURCES PROTECTION ACT (NRPA) / MAINE CONSTRUCTION GENERAL PERMIT	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, MAINE 04103 207.822.6300 CONTACT: MARYBETH RICHARDSON	FILED NOVEMBER 2012 APPROVED PERMIT ORDER #L-25823-4E-A-N
SUBMERGED LANDS LEASE UTILITIES	DEPARTMENT OF CONSERVATION BUREAU OF PARKS AND LANDS 22 STATE HOUSE STATION AUGUSTA, MAINE 04333 CONTACT: CAROL DIBELLO	FILED NOVEMBER 2012 APPROVED 03.01.13
FEDERAL	U.S. ARMY CORPS OF ENGINEERS RR2 BOX 1855 MANCHESTER, MAINE 04351 207.623.8387 CONTACT: JAY CLEMENT	FILED NOVEMBER 2012 APPROVED PERMIT ORDER #NAE-2012-02469

CONSULTANT LIST

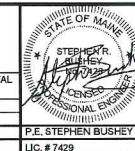
- CIVIL ENGINEER:**
Fay, Spofford & Thorndike, Inc
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 ATTN: STEPHEN BUSHEY, P.E.
 www.fstinc.com
- LANDSCAPE ARCHITECT:**
Mohr and Sereidin
 18 PLEASANT STREET
 PORTLAND, ME 04101
 207.871.0003
 ATTN: SHELLEY BRUNELLE, R.L.S.
 www.mohrsereidin.com
- 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:**
Credere Associates, LLC
 778 MAIN STREET
 WESTBROOK, ME 04092
 207.828.1272
 ATTN: RIP PATTEN
 www.credereinc.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.mplaw.com
- ELECTRICAL DESIGN:**
Bartlett Design
 942 WASHINGTON STREET
 BATH, ME 04530
 207.443.5447
 ATTN: LARRY BARTLETT

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.

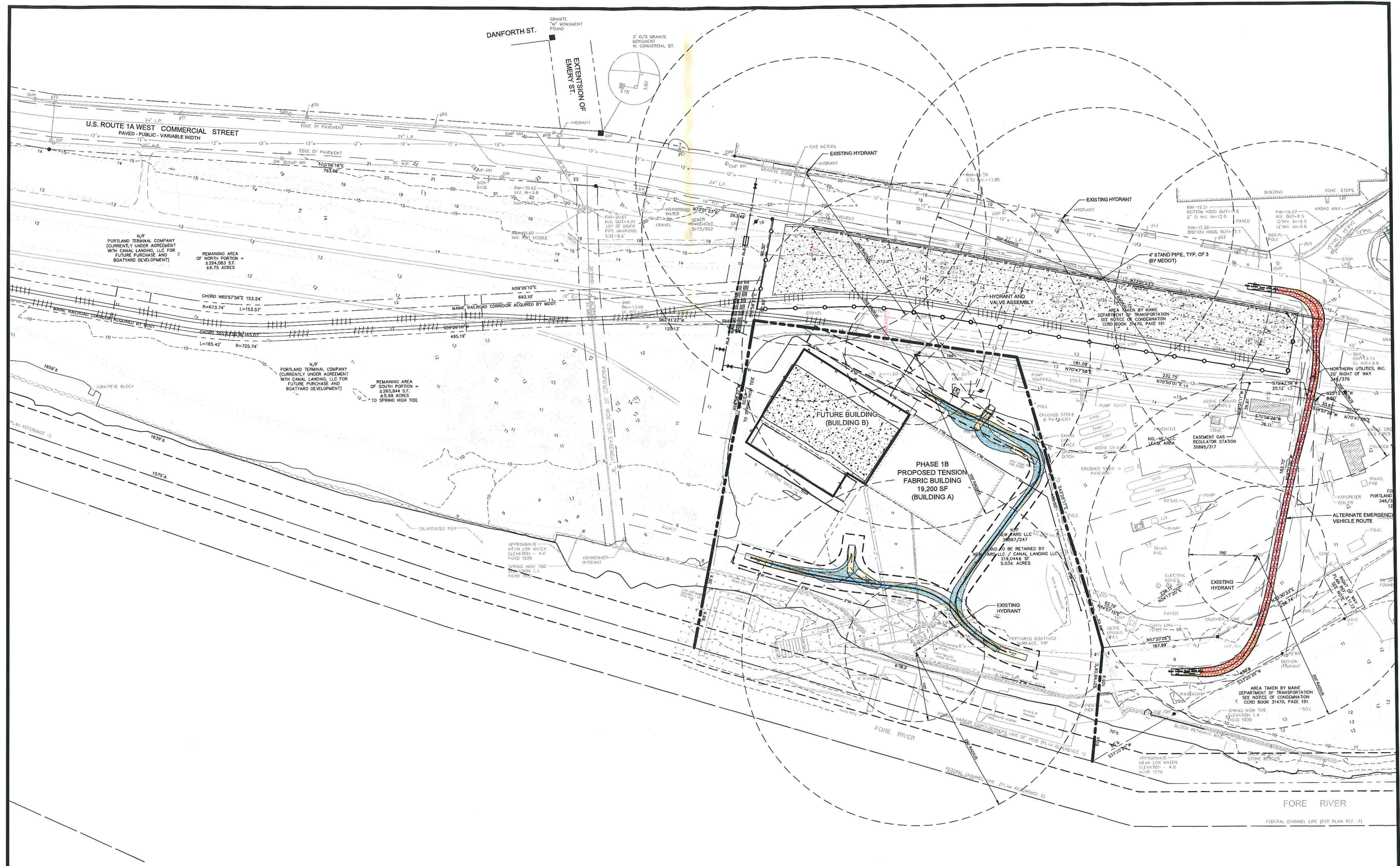
ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO COMPLY AND FULFILL ALL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

REV	DATE	DESCRIPTION	REVISIONS
3	08.21.14	FINAL SITE PLANS PER CONDITIONS OF APPROVAL 08.12.14	
2	08.05.14	REVISED AND RESUBMITTED TO CITY LOR #2	
1	07.02.14	AMENDED SITE PLAN TO CITY OF PORTLAND	



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 DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.03-COV	DATE: JUNE 2014 SCALE: AS NOTED JOB NO. 3091.03 JOB NO. 3091.03
	SHEET	C-1.0



NOTE
 PER THE AMENDED SITE PLAN CONDITIONS OF APPROVAL NEW YARD LLC / CANAL LANDING LLC SHALL MAINTAIN A 30 FOOT WIDE ACCESS ROUTE AS GENERALLY DEPICTED ON THIS PLAN AT ALL TIMES. THE ROUTE MAY VARY TO ALLOW FOR THE PLACEMENT OF VESSELS ON THE SITE.



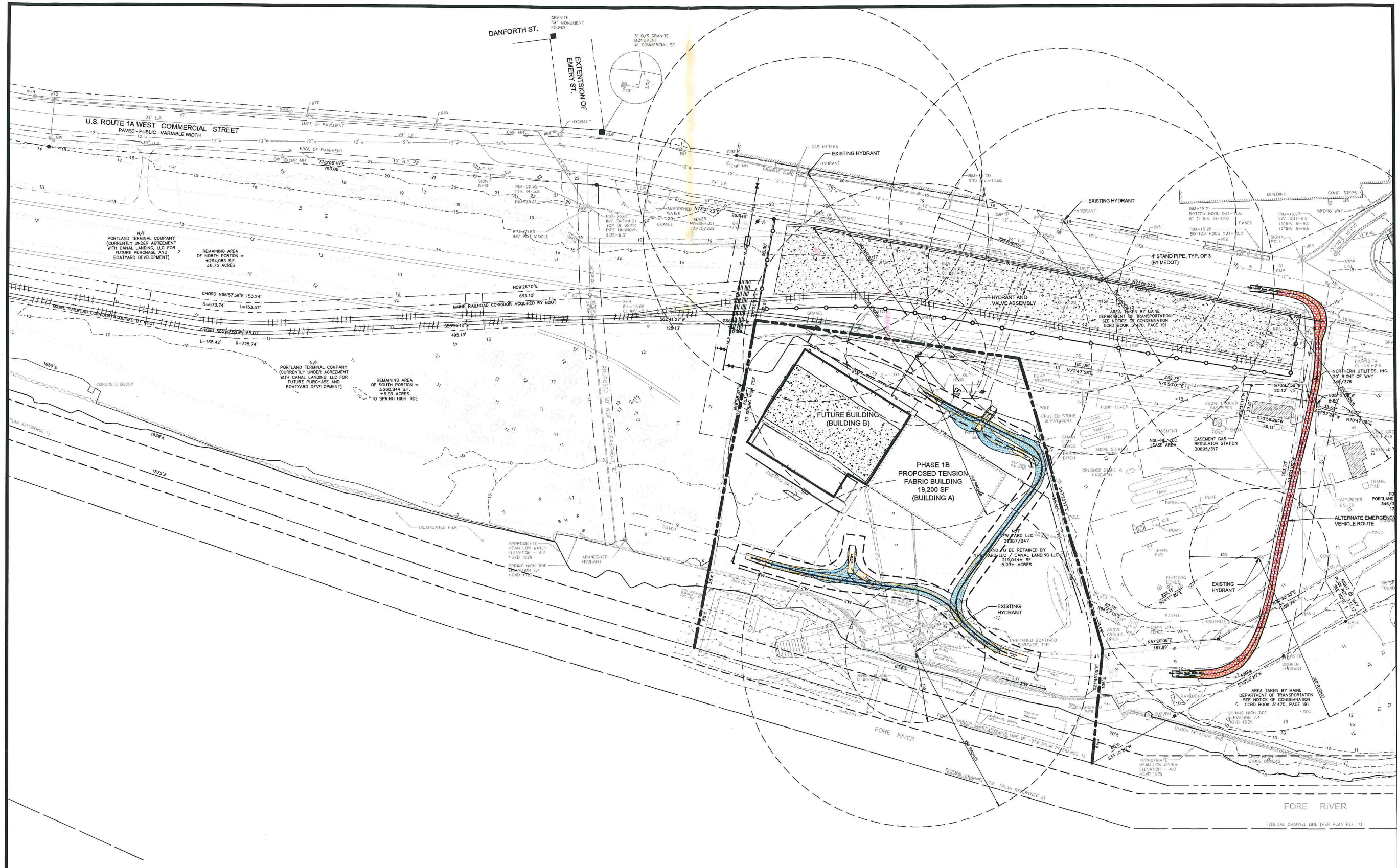
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STATE OF MAINE
 PROFESSIONAL ENGINEER
 P.E. STEPHEN BUSHEY
 LIC. # 7429

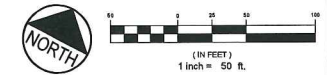
PROJECT: CANAL LANDING AMENDED SITE PLAN
 SHEET TITLE: AMENDED FIRE PROTECTION PLAN
 CLIENT: NEW YARD LLC
 58 FORE STREET
 PORTLAND, ME 04101

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

DRAWN: CMW DATE: JUNE 2014
 DESIGNED: SRB SCALE: 1" = 50'
 CHECKED: SRB JOB NO.: 3091.03
 FILE NAME: 3091.03-FIRE PROTECTION
 SHEET: C-11.1



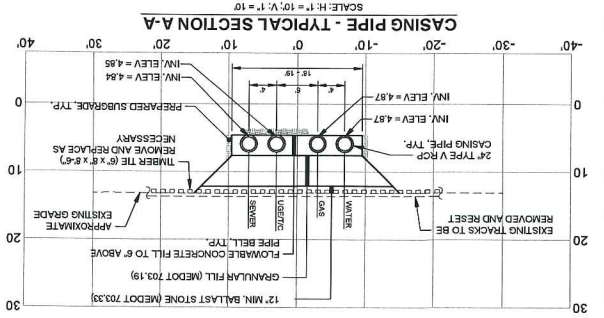
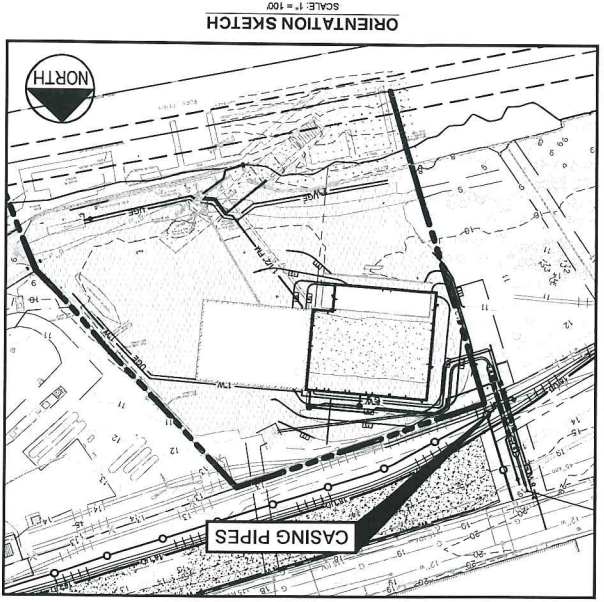
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PROJECT: CANAL LANDING AMENDED SITE PLAN
 SHEET TITLE: AMENDED FIRE PROTECTION PLAN
 CLIENT: NEW YARD LLC
 58 FORE STREET
 PORTLAND, ME 04101

FST **FAY, SPOFFORD & THORNDIKE**
 ENGINEERS • PLANNERS • SCIENTISTS
 776 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-FIRE PROTECTION
 SHEET: C-11.1



PROJECT	CANAL LANDING
UTILITIES EXTENSIONS - RAIL CROSSINGS	
CLIENT	NEW HARBOR LLC / CANAL LANDING LLC
DESIGNED	SRB
CHECKED	SRB
DATE	JUNE 2014
SCALE	AS NOTED
JOB NO.	2091.03
SHEET	C-4.2

