Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/03/14

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:
1. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "LAND ACQUISITIONS" BY OWEN HASKELL, INC. DATED APRIL 2014.
2. "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
1. 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.
2. SEE DEVELOPMENT PLANS FOR PORTLAND INTERNATIONAL MARINCE TERMINAL BY HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION FOR INFORMATION RELATED TO IMT EXPANSION AND SITE DEVELOPMENT ACTIVITY.
3. 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
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
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* 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
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* C-8.4 STORM WATER 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

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
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
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.
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

STATE	GOVERNING BODY	STATUS
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	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	GOVERNING BODY	STATUS
U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT	U.S. ARMY CORPS OF ENGINEERS RR2 BOX 1855 MANCHESTER, MAINE 04351 207.623.8367 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 Seredin
18 PLEASANT STREET
PORTLAND, ME 04101
207.871.0003
ATTN: SHELLEY BRUNELLE, R.L.S.
www.mohrseredin.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
776 MAIN STREET
WESTBROOK, ME 04092
207.828.1272
ATTN: RIP PATTEN
www.crederellc.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.mpmlaw.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
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: COVER SHEET
CLIENT: NEW YARD LLC, 58 FORE STREET, PORTLAND, ME 04101

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		

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