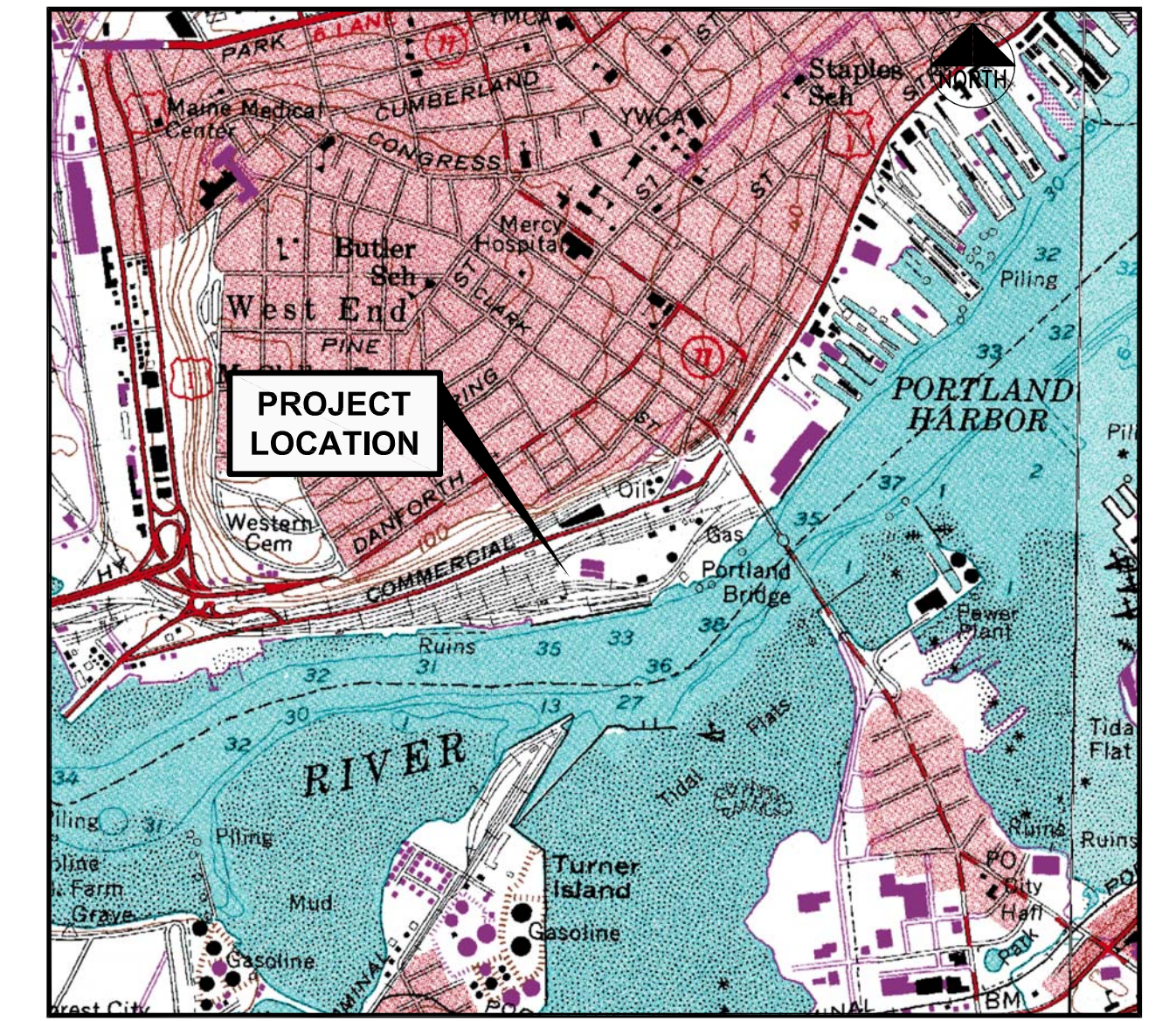


PHASE III SITE DEVELOPMENT PLANS FOR CANAL LANDING NEW YARD EXPANSION PORTLAND, MAINE PRELIMINARY PLAN SUBMISSION JUNE 2015



LOCATION MAP
N.T.S.

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
60	F	1,2,3, 4	CANAL LANDING, LLC
71	F	2,4,5,6	CANAL LANDING, LLC

OWNER / APPLICANT:
CANAL LANDING, LLC
101 WEST COMMERCIAL 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. D.O.T. FILE NO. 3-595.
- "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. D.O.T. FILE NO. 3-595.
- "LAND ON WEST COMMERCIAL STREET, PORTLAND, MAINE MAINE CENTRAL RAILROAD, CO. TO CANAL LANDING LLC" BY OWEN HASKELL, INC. DATED APRIL 29, 2015.

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.

INDEX

- C-1.0 COVER SHEET
 - C-1.1 GENERAL NOTES AND LEGEND
 - C-1.2 BOUNDARY SURVEY
 - C-1.2A BOUNDARY AND TOPOGRAPHIC SURVEY 1 OF 2 (MDOT PLANS)
 - C-1.2B BOUNDARY AND TOPOGRAPHIC SURVEY 2 OF 2 (MDOT PLANS)
 - C-1.3 EXISTING CONDITIONS PLAN
 - * C-1.4 PHASE III DEMOLITION AND REMOVALS PLAN
 - C-2.1 PHASE III SITE LAYOUT PLAN
 - C-2.2 AMENDED PHASE III OVERALL PROJECT PLAN
 - C-2.3 FUTURE PHASE CONCEPT PLAN
 - C-3.1 PHASE III GRADING AND DRAINAGE PLAN
 - C-4.1 PHASE III UTILITY PLAN
 - * C-4.2 UTILITY PROFILES
 - C-6.1 PHASE III EROSION AND SEDIMENT CONTROL PLAN
 - C-6.1A 2015 SPRING/SUMMER SURFACE RESTORATION AND EROSION CONTROL PLAN
 - C-6.2 EROSION AND SEDIMENT CONTROL DETAILS
 - C-6.3 EROSION AND SEDIMENT CONTROL NARRATIVE
 - C-6.4 EROSION AND SEDIMENT CONTROL NARRATIVE
 - * C-7.0 LIGHTING PLAN
 - C-8.0 SITE DETAILS 1 OF 2
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 - C-8.3 UTILITY DETAILS
 - C-8.4 STORM DRAIN SYSTEM DETAILS
 - C-8.5 SHORE FRONT ELEMENT DETAILS
 - * C-11.0 FIRE PROTECTION PLAN PHASE III
- * NOT INCLUDED IN THIS SUBMISSION SET

UTILITIES

- WATER**
ATTN: GLISSEN HAVU
PORTLAND WATER DISTRICT
225 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: ANDREW TROTTIER
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
877.546.0962
- NATURAL GAS**
ATTN: KELLY FOWLER
UNITIL / FORMERLY NORTHERN UTILITIES
1075 FOREST AVENUE
PORTLAND, ME 04103
207.541.2505
- 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 CONDITIONAL USE PERMIT	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) PRELIMINARY PHASE III AMENDED SITE PLAN APPLICATION FILED 06.15.15
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
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 AMENDED APPLICATION AND HCR PENDING AS OF 06.15.15
STATE	GOVERNING BODY	STATUS
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED REVIEW 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 AMENDED APPLICATION M&DEP PENDING AS OF 06.15.15
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 FOR ORIGINAL PHASE III SHOREFRONT ACTIVITIES PHASE III APPLICATION SUBMISSION PENDING AS OF 06.15.15
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 FOR ORIGINAL PHASE III SHOREFRONT ACTIVITIES PHASE III APPLICATION SUBMISSION PENDING AS OF 06.15.15

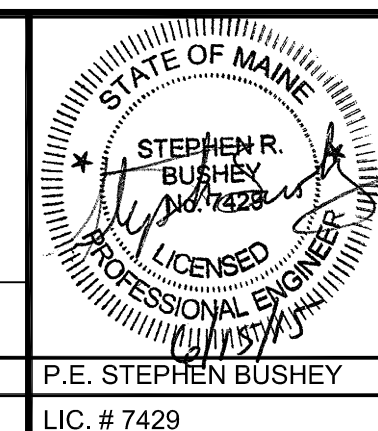
CONSULTANT LIST

- CIVIL ENGINEER:**
Fay, Spofford & Thorndike
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
207.857.6910
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:**
Crede Associates, LLC
776 MAIN STREET
WESTBROOK, ME 04092
207.828.1272
ATTN: RIP PATTEN
www.credereilc.com
- STRUCTURAL:**
Baker Design Consultants
778 MAIN STREET, SUITE 8
YARMOUTH, ME 04096
207.775.1121
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 & Murray
P.O. BOX 9785
PORTLAND, ME 04104
207.773.5651
ATTN: MICHAEL TRAISTER
www.mprmlaw.com
- ELECTRICAL DESIGN:**
Bartlett Design
942 WASHINGTON STREET
BATH, ME 04530
207.443.5447
ATTN: LARRY BARTLETT
- ARCHITECT:**
ARCHETYPE PA
48 UNION WHARF
PORTLAND, ME 04101
207.772.6022
ATTN: DAVID LLOYD

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	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND



PROJECT	CANAL LANDING AMENDED SITE PLAN PHASE III
SHEET TITLE	COVER SHEET
CLIENT	CANAL LANDING LLC
100 WEST COMMERCIAL STREET PORTLAND, ME 04101	

FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: PBF	DATE: APRIL 2015
DESIGNED: SRB	SCALE: AS NOTED
CHECKED: SRB	JOB NO. 3091.04
FILE NAME: 3091.04-COV	SHEET
	C-1.0