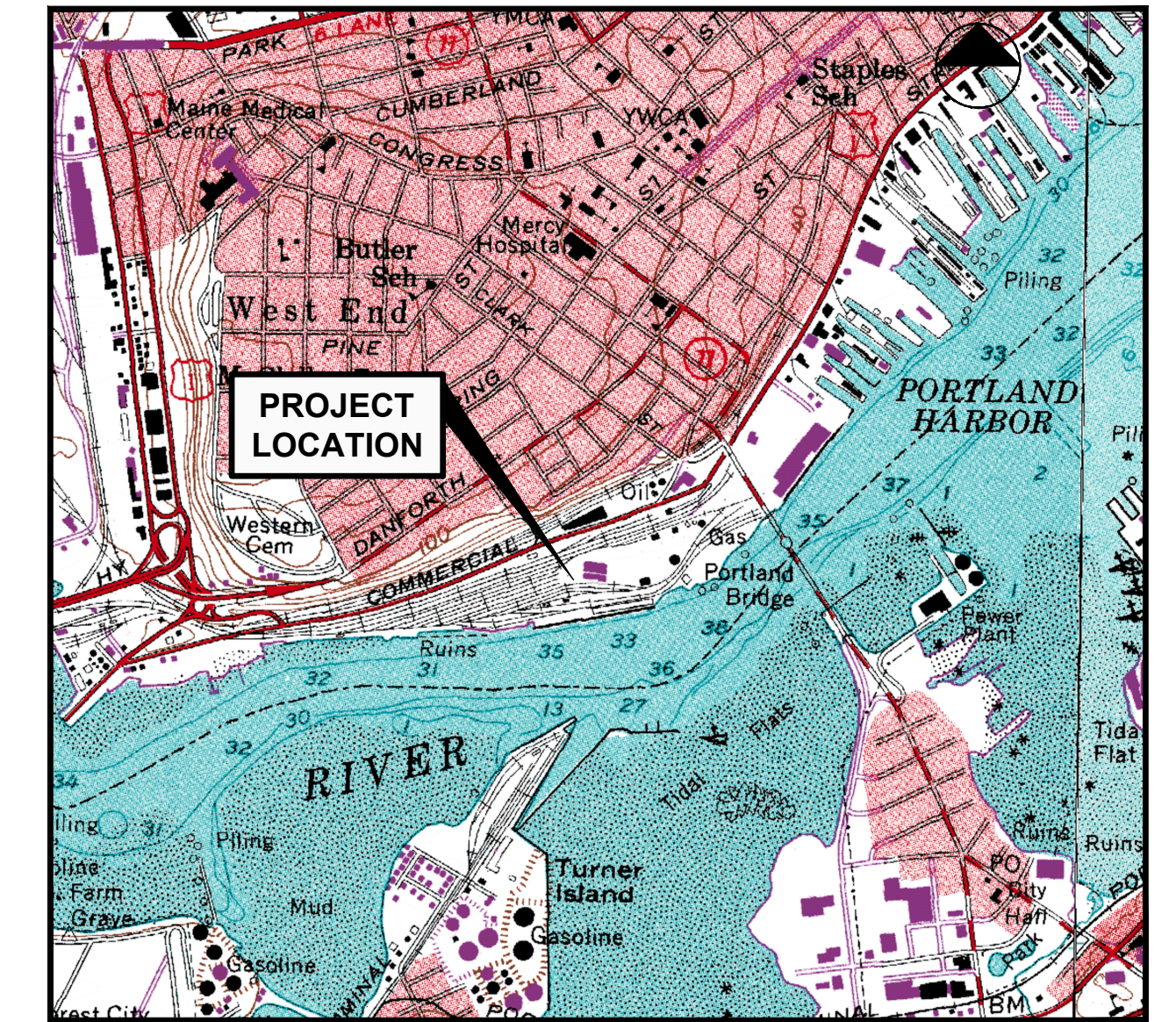


# SITE DEVELOPMENT PLANS FOR CANAL LANDING NEW YARD EXPANSION - PHASE IV (FOR CONSTRUCTION OF BUILDING E) PORTLAND, MAINE PERMIT DOCUMENTS JUNE 2018



**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  
CCRD BOOK 32239, PAGE 148

- 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 EXISTING CONDITIONS PLAN
- C-2.1 BUILDING E SITE LAYOUT PLAN

**UTILITIES**

**WATER**  
ATTN: ROBERT BARTELLS  
PORTLAND WATER DISTRICT  
225 DOUGLAS STREET  
P.O. BOX 3533  
PORTLAND, MAINE 04104  
207.761.8310

**SEWER**  
ATTN: BRAD ROLAND, P.E.  
CITY OF PORTLAND  
PUBLIC SERVICES ENGINEERING DEPT.  
55 PORTLAND STREET  
PORTLAND, MAINE 04102  
207.874.8840

**POWER**  
ATTN: JAMIE COUGH  
CENTRAL MAINE POWER  
162 CANCO ROAD  
PORTLAND, MAINE 04103  
207.828.2882

**TELEPHONE**  
ATTN: SCOTT DERRIG  
FAIRPOINT COMMUNICATIONS  
ONE DAVIS FARM ROAD  
PORTLAND, MAINE 04103  
207.797.1842

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

**NATURAL GAS**  
ATTN: SCOTT CARPENTER  
UNILIT / 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**

SITE PLAN, SHORELAND ZONING AND SUBDIVISION REVIEW  
CONDITIONAL USE PERMIT

BUILDING AND DEMOLITION PERMITS

STREET OPENING PERMIT

PORTLAND HARBOR COMMISSIONER REVIEW

**STATE**

SITE LOCATION OF DEVELOPMENT

NATURAL RESOURCES PROTECTION ACT (NRPA) / MAINE CONSTRUCTION GENERAL PERMIT

SUBMERGED LANDS LEASE

TRAFFIC MOVEMENT PERMIT

**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  
207.874.8699  
CONTACT: BARBARA BARHYDT

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: KEVIN BATTLE

**GOVERNING BODY**

CITY OF PORTLAND PLANNING AUTHORITY DELEGATED REVIEW AUTHORITY  
CITY HALL, 389 CONGRESS STREET 207.874.8699  
CONTACT: BARBARA BARHYDT

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
207.822.6300  
CONTACT: ALISON SIROIS

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

CITY OF PORTLAND (DELEGATED AUTHORITY)  
CITY HALL  
389 CONGRESS STREET  
PORTLAND, MAINE 04101  
207.874.8703

**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 (APPROVED 08.12.14)  
PRELIMINARY PHASE III AMENDED SITE PLAN APPLICATION FILED 06.15.15  
FINAL PHASE III AMENDED SITE PLAN APPLICATION FILED 09.04.15  
LEVEL III / PHASE III APPROVED 01.2018  
LEVEL III / PHASE II APPROVED 02.27.2017

TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR

TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR

APPROVED 01.10.13  
AMENDED APPLICATION AND HCR PENDING AS OF 08.24.15  
APPROVED 12.14.17

**STATUS**

FILED UNDER CITY OF PORTLAND DELEGATED REVIEW

FILED NOVEMBER 2012  
APPROVED  
PERMIT ORDER #L-25823-4E-A-N  
AMENDED APPLICATION MeDEP SUBMITTED 10.20.17  
LAST APPROVED PERMIT ORDER #L-25823-4E-D-N 02.16.2018  
#L-25823-TW-E-N  
#L-25823-2F-F-N

FILED NOVEMBER 2012  
APPROVED 03.01.13 FOR ORIGINAL PHASE/III SHOREFRONT ACTIVITIES  
PHASE III APPLICATION SUBMISSION 10.20.17/APPROVED MARCH 1, 2018

ISSUED JANUARY 27, 2016

**STATUS**

FILED NOVEMBER 2012  
APPROVED  
PERMIT ORDER #NAE-2012-02469 FOR ORIGINAL PHASE/III SHOREFRONT ACTIVITIES  
TRAVEL LIFT & BASIN APPROVED DECEMBER 20, 2017 (NAE-2012-02469-MOD)

**CONSULTANT LIST**

**CIVIL ENGINEER:**  
**Stantec**  
482 PAYNE ROAD SCARBOROUGH COURT  
SCARBOROUGH, MAINE 04074  
207.883.3355  
ATTN: STEVE BUSHEY  
STEPHEN.BUSHEY@STANTEC.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.crederellc.com

**STRUCTURAL:**  
**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.mplaw.com

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

**CONSTRUCTION MANAGER:**  
**KEELEY CONSTRUCTION Co., Inc.**  
P.O. BOX 1074  
PORTLAND, ME 04104  
207.885.0035  
ATTN: JAMES KEELEY  
www.keeleycrane.com

*Stephen R. Bushey*  
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
7	06.28.18	SUBMITTED PHASE IV - LEVEL III SITE PLAN APPLICATION
6	03.09.18	SUBMITTED PHASE IV - LEVEL III SITE PLAN APPLICATION
5	12.07.17	REVISED FOR RESUBMISSION TO HARBOR COMMISSION
4	10.28.17	REVISED FOR DEP NRPA AMENDMENT SUBMISSION
3	11.10.15	REVISED FINAL PLAN SUBMISSION
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND

PROJECT	CANAL LANDING AMENDED SITE PLAN
SHEET TITLE	PHASE IV COVER SHEET
CLIENT	CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101

<b>STANTEC CONSULTING SERVICES INC.</b>	
482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM	
DRAWN: PBF	DATE: OCTOBER 2017
DESIGNED: SRB	SCALE: AS NOTED
CHECKED: SRB	JOB NO. 195350129
FILE NAME: 3091.04-00V	
SHEET	C-1.0