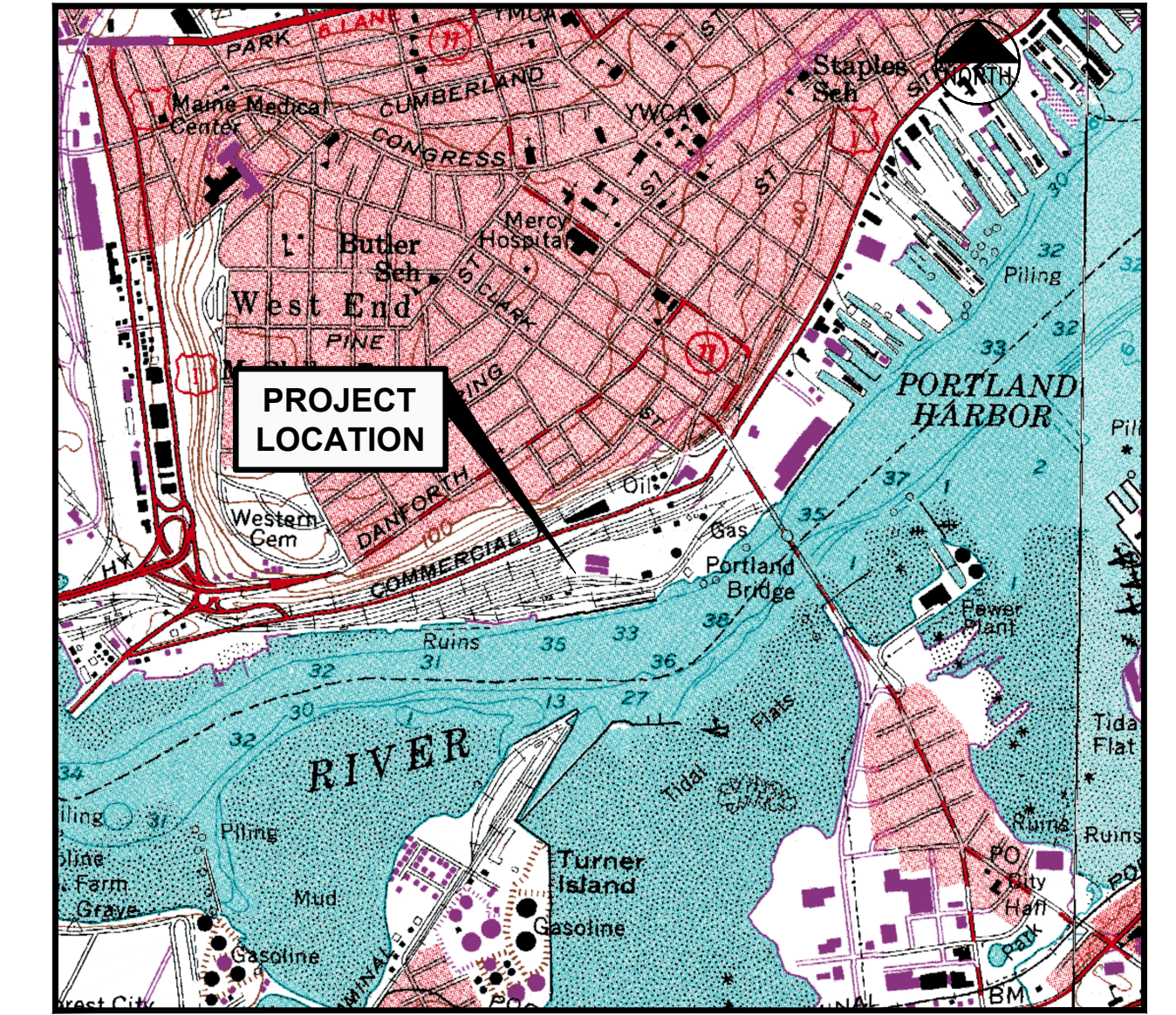


# PHASE III SITE DEVELOPMENT PLANS FOR CANAL LANDING NEW YARD EXPANSION PORTLAND, MAINE PRELIMINARY PLAN SUBMISSION MAY 2015



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:**  
NEW YARD, LLC / 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-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
- C-8.1 SITE DETAILS 2 OF 2
- C-8.2 WATER SYSTEM DETAILS
- C-8.3 UTILITY DETAILS
- C-8.4 STORM WATER 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: GLISSAN HAVU  
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: ANDREW TROTTIER  
TIME WARNER CABLE  
118 JOHNSON ROAD  
PORTLAND, MAINE 04102  
877.546.0962

**NATURAL GAS**  
ATTN: KELLY FOWLER  
UNITIL / FORMERLY NORTHERN  
UTILITIES

**CALL BEFORE YOU DIG:**  
1.888.DIGSAFE (1.888.344.7233)  
DIG SAFE MAINE

**PERMITS / APPROVALS**

**LOCAL**

SITE PLAN, SHORELAND  
ZONING AND SUBDIVISION  
REVIEW

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

**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  
207.874.8725  
CONTACT: RICK KNOWLAND

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: JEFF C. LIICK

**GOVERNING BODY**

CITY OF PORTLAND PLANNING AUTHORITY  
DELEGATED AUTHORITY  
CITY HALL, 389 CONGRESS STREET 207.874.8722  
CONTACT: RICK KNOWLAND

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
207.822.6300

CONTACT: MARYBETH RICHARDSON

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

**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 05.05.15

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 04.03.15

**STATUS**

FILED UNDER CITY OF PORTLAND DELEGATED  
REVIEW

FILED NOVEMBER 2012  
APPROVED  
PERMIT ORDER #L-25823-4E-A-N  
AMENDED APPLICATION MeDEP PENDING AS OF 04.03.15

FILED NOVEMBER 2012  
APPROVED 03.01.13 FOR ORIGINAL PHASE/II SHOREFRONT ACTIVITIES  
PHASE III APPLICATION SUBMISSION PENDING AS OF 04.03.15

**STATUS**

FILED NOVEMBER 2012  
APPROVED  
PERMIT ORDER #NAE-2012-02469 FOR ORIGINAL PHASE/II SHOREFRONT  
ACTIVITIES  
PHASE III APPLICATION SUBMISSION PENDING AS OF 04.03.15

**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.fsinc.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:**  
**Crede Associates, LLC**  
776 MAIN STREET  
WESTBROOK, ME 04092  
207.828.1272  
ATTN: RIP PATTEN  
www.credereassoc.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: MICHAEL TRAIISTER  
www.mpmlaw.com

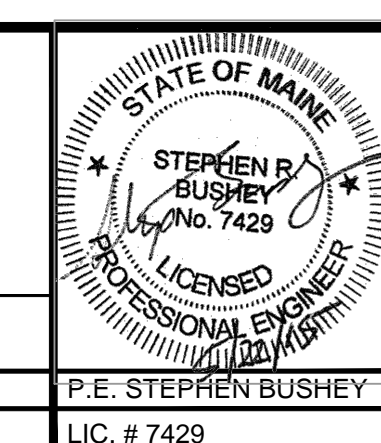
**ELECTRICAL DESIGN:**  
**Bartlett Design**  
942 WASHINGTON STREET  
BATH, ME 04530  
207.443.5447  
ATTN: LARRY BARTLETT

**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	05.22.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND
REVISIONS		



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

<b>FST</b> 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