

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

SITE DEVELOPMENT PLANS

FOR

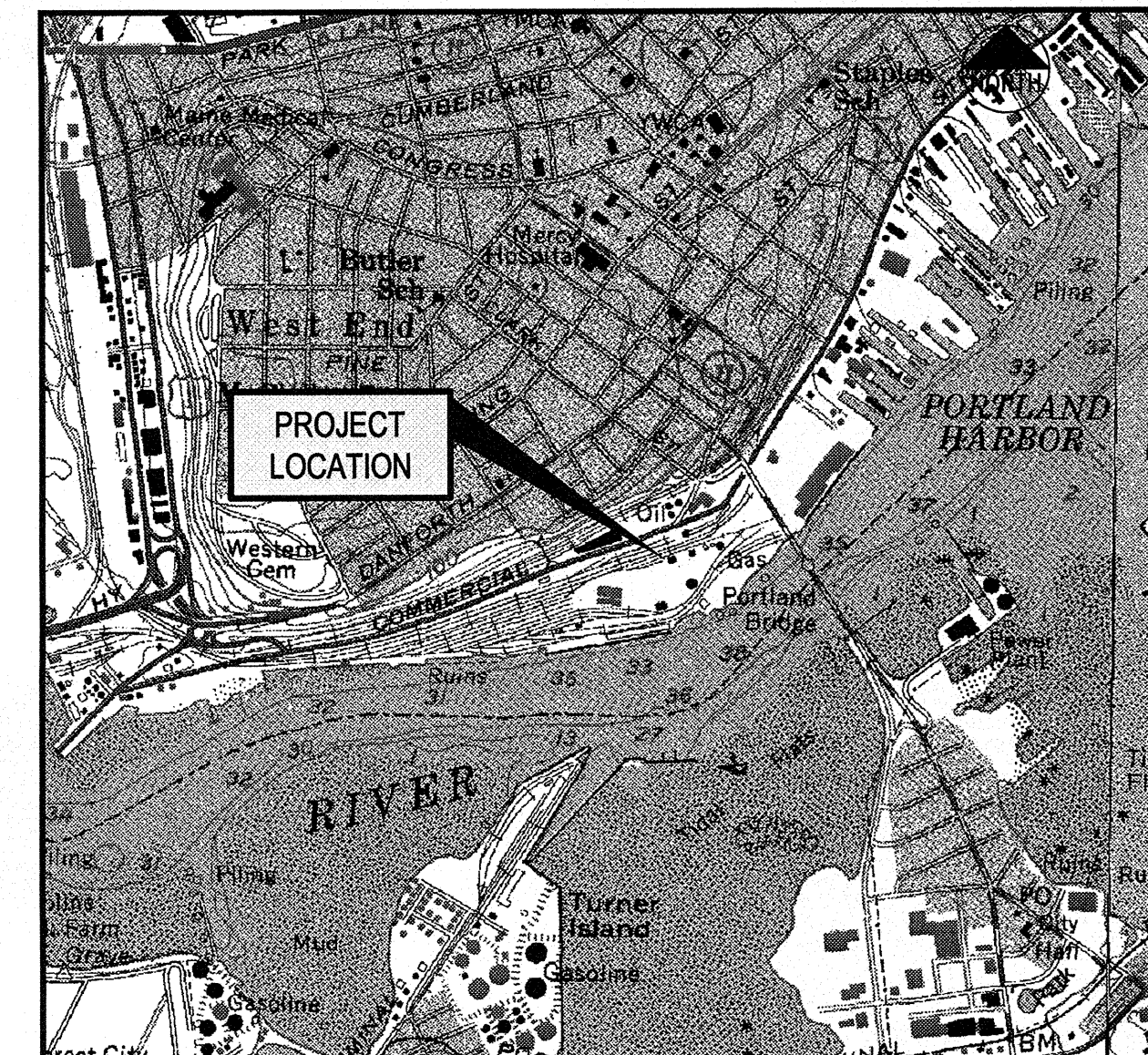
CANAL LANDING NEW YARD

PHASE 1

40 WEST COMMERCIAL STREET

PORTLAND, MAINE

FINAL SITE PLAN APPLICATION SUBMISSION TO CITY OF PORTLAND OCTOBER 23, 2012



OWNER:
#1
 PORTLAND GAS LIGHT CO.
 c/o UNITIL
 6 LIBERTY LANE WEST
 HAMPTON, NH 03842
#2
 PORTLAND TERMINAL COMPANY
 c/o PAN AM RAILWAYS
 IRON HORSE PARK
 NORTH BILLERICA, MA 01862

APPLICANT:
 NEW YARD, LLC
 58 FORE STREET
 PORTLAND, ME 04101
 ATTN: PHINEAS SPRAGUE, JR

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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
 207.791.1023

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: KEVIN SPRAGUE
 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 207.874.8722 CONTACT: BILL NEEDELMAN, AICP	PRELIMINARY PLAN SUBMISSION 08.21.12 FINAL PLAN APPLICATION MADE 10.23.12
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. LICK	TENTATIVE FILING NOVEMBER 2012
SUBMERGED LANDS LEASE	DEPARTMENT OF CONSERVATION BUREAU OF PARKS AND LANDS 22 STATE HOUSE STATION AUGUSTA, MAINE 04333 CONTACT: CAROL DIBELLO	TENTATIVE FILING NOVEMBER 2012
STATE	GOVERNING BODY	STATUS
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED AUTHORITY CITY HALL, 389 CONGRESS STREET 207.874.8722 CONTACT: BILL NEEDELMAN, AICP	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	TENTATIVE FILING NOVEMBER 2012
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	TENTATIVE FILING NOVEMBER 2012

CONSULTANT LIST

CIVIL ENGINEER:
 DeLuca-Hoffman Associates, Inc
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 ATTN: STEPHEN BUSHEY, P.E.
 www.delucahoffman.com

ARCHITECT:
 Ryan Senatore Architecture
 67 GRAY ROAD
 GORHAM, ME 04038
 207.650.6414
 ATTN: RYAN SENATORE
 www.tfarchitects.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
 17 CHESNUT STREET, SUITE 1A
 PORTLAND, ME 04101
 207.773.6800
 ATTN: TIM BOYCE, P.E.
 www.swcole.com

ENVIRONMENTAL:
 Credere Associates, LLC
 222 ST. JOHN STREET, SUITE 314
 PORTLAND, ME 04102
 207.828.1272
 ATTN: RIP PATTEN, P.E.
 www.credereassoc.com

STRUCTURAL:
 Baker Design Consultants
 11 STONY BROOK LANE
 YARMOUTH, ME 04096
 207.846.9724
 ATTN: BARNEY BAKER, P.E.

ATTORNEY:
 Murray, Plumb and Murray
 P.O. BOX 9785
 PORTLAND, ME 04104
 207.773.5651
 ATTN: PETER PLUMB
 www.mplmlaw.com

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.

Stephen 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.

PROJECT		CANAL LANDING			DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM
SHEET TITLE		COVER SHEET			
CLIENT		NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101		DRAWN: DED DATE: DESIGNED: RJW SCALE: N.T.S. CHECKED: SRB JOB NO. 3091 FILE NAME: 3091-COV SHEET C-1.0	
REV	DATE	DESCRIPTION			
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION			
1	08.21.12	PRELIMINARY APPLICATION TO CITY OF PORTLAND			