

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

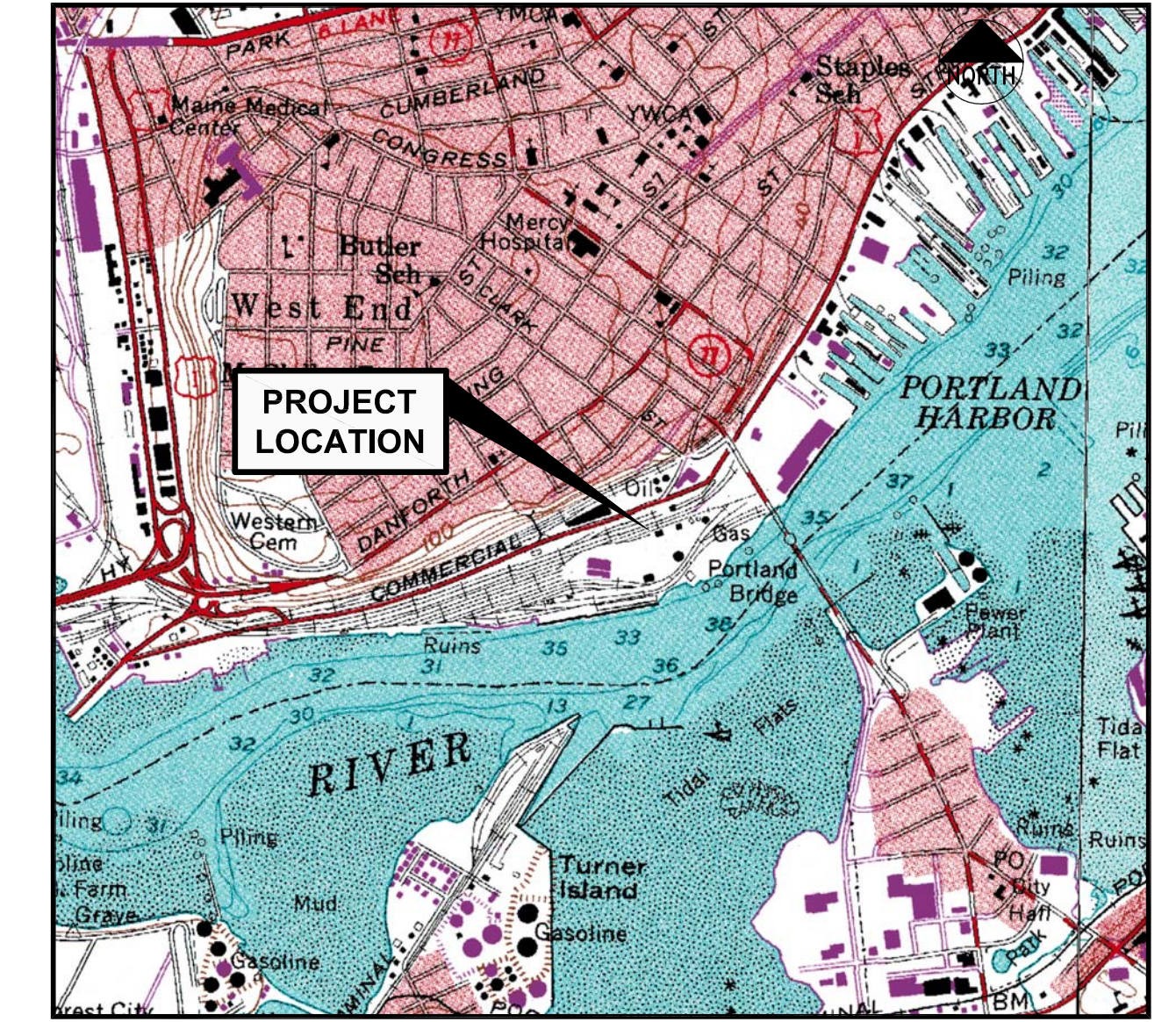
OWNER:
PORTLAND GAS LIGHT CO.
 c/o UNITIL
 6 LIBERTY LANE WEST
 HAMPTON, NH 03842

FORMER OWNER
PORTLAND TERMINAL COMPANY
 c/o PAN AM RAILWAYS
 IRON HORSE PARK
 NORTH BILLERICA, MA 01862

NEW OWNER
NEW YARD, LLC
 58 FORE STREET
 PORTLAND, ME 04101
 ATTN: PHINEAS SPRAGUE, JR
 CCRD BOOK 30887 PAGE 247

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

SITE DEVELOPMENT PLANS FOR **CANAL LANDING NEW YARD** **PHASE 1B** **40 WEST COMMERCIAL STREET** PORTLAND, MAINE AMENDMENT APPLICATION SEPTEMBER 2013



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 - PHASE 1B
- C-2.1 AMENDED SITE LAYOUT PLAN - PHASE 1A
- C-2.2 SITE DEVELOPMENT PLAN PHASE 1A (SUMMER/FALL 2013) AND 1B (DATE UNDETERMINED)
- C-3.1 AMENDED GRADING AND DRAINAGE PLAN - PHASE 1B
- C-4.1 AMENDED UTILITY PLAN - PHASE 1B
- C-6.1 AMENDED EROSION AND SEDIMENT CONTROL PLAN - PHASE 1B
- 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*
- C-6.6 EROSION AND SEDIMENT CONTROL NARRATIVE*
- C-7.0 LIGHTING PLAN - PHASE 1*
- 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-9.0 STORMWATER MANAGEMENT STRATEGY SCHEMATIC*
- C-10.0 NEIGHBORHOOD CROSS SECTION PLAN*
- C-11.0 FIRE PROTECTION PLAN PHASE 1A ONLY
- C-11.1 AMENDED FIRE PROTECTION PLAN - PHASE 1B
- L-1.0 LANDSCAPE PLAN - PHASE 1*

* NOT INCLUDED IN 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
 207.791.1023

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: RICHARD FRANCAZIO
 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
 207.874.8722
 CONTACT: BILL NEEDELMAN, AICP

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: BILL NEEDELMAN, AICP

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 09.03.13
 PHASE 1A APPROVED
 AMENDED SITE PLAN APPLICATION FOR PHASE 1B 09.23.13

TO BE FILED PRIOR TO CONSTRUCTION
 BY CONTRACTOR

TO BE FILED PRIOR TO CONSTRUCTION
 BY CONTRACTOR

APPROVED 01.10.13

STATUS

FILED UNDER CITY OF PORTLAND DELEGATED
 REVIEW

FILED NOVEMBER 2012
 APPROVED
 PERMIT ORDER #L-25823-4E-A-N

FILED NOVEMBER 2012
 APPROVED 03.01.13

STATUS

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 Sereidin
 18 PLEASANT STREET
 PORTLAND, ME 04101
 207.871.0003
 ATTN: SHELLEY BRUNELLE, R.L.S.
 www.mohrsereidin.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: JEDD STEINGLASS, LSP
 www.credereassoc.com

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

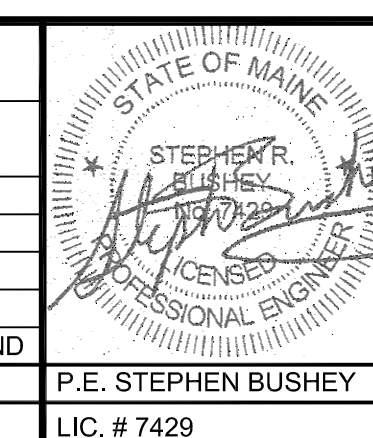
Gagnon Engineering, Inc.
 10 SOLOMON DRIVE
 GORHAM, ME 04038
 207.839.8085
 ATTN: ROGER GAGNON, P.E.

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

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
6	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY
5	09.03.13	REVISED FOR PHASE 1A & 1B
4	02.01.13	RELEASED FOR BIDDING
3	12.05.12	REVISED AND RESUBMITTED TO CITY
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION
1	08.21.12	PRELIMINARY APPLICATION TO CITY OF PORTLAND



PROJECT	CANAL LANDING AMENDED SITE PLAN
SHEET TITLE	COVER SHEET
CLIENT	NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101

ENGINEERS	FST FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS - PLANNERS - SCIENTISTS
DRAWN:	CMW
DATE:	AUGUST 2013
DESIGNED:	SRB
SCALE:	AS NOTED
CHECKED:	SRB
JOB NO.:	3091.02 / SP-M040B
FILE NAME:	3091.02-COV
SHEET	C-1.0

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL NOTES

- 1. IN ADDITION TO THESE PLANS AND NOTES, THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
2. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE U.S. DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS. ENTRANCES IN MOST LOCATIONS REQUIRE STRUCTURAL SLABS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION ON THE STRUCTURAL SLAB ENTRANCES.
4. ALL REQUIRED AND NECESSARY INSPECTIONS AND OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL SERVICE CONNECTIONS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT ITS SOLE COST.
6. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
7. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF ELECTRONIC FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES INCLUDING NGL-NE SITE AND MDOT MAINTENANCE BUILDING AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACT OR CHANGES TO SITE ACCESS CONDITIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF WORK IN ACCORDANCE WITH ALL AREMA SAFETY STANDARDS AND SHALL COOPERATE FULLY WITH REPRESENTATIVES OF PAN AM RAILWAYS, MDOT, AND UNTIL AS MAY BE REQUIRED.

PERMITTING NOTES

- 1. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE DEP NATURAL RESOURCES PROTECTION ACT PERMIT FOR ACTIVITIES WITHIN 75' OF THE RIVER, WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS.
2. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SITE PLAN REVIEW PERMIT FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
3. THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PORTLAND HARBOR COMMISSION APPROVAL WHICH WILL BE MADE PART OF THE CONTRACT BID DOCUMENTS.
4. THE CONTRACTOR SHALL REVIEW THE ABOVE-REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
5. THE PROJECT CONSTRUCTION IS SUBJECT TO ALL REQUIREMENTS OF THE VOLUNTARY RESPONSE ACTION PLAN AS PREPARED BY AMEC ON BEHALF OF UNTIL FOR THE NORTHERN UTILITIES PROPERTIES AND CREDEERE ASSOCIATES IS RESPONSIBLE FOR ENVIRONMENTAL CONSULTATION FOR NEW YARD, LLC AND WILL BE PREPARING ENVIRONMENTAL REPORTS RELATED TO THE PAN AM PROPERTIES FOLLOWING THE PROPERTY TRANSFER AND APPROVED BY THE MAINE DEP. SEE SEPARATE DOCUMENTS PREPARED BY CREDEERE ASSOCIATES WHICH ARE TO BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

SITE LAYOUT NOTES

- 1. BITUMINOUS CONCRETE CURB, SLIPFORM CONCRETE CURB AND GRANITE CURB SHALL MEET THE REQUIREMENTS OF MDOT 702.001, 703.07 AND 609.04.
2. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR THE FACE OF THE BUILDING.
3. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE HEAVY DUTY PAVEMENT.
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

GRADING & DRAINAGE NOTES:

- 1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N = 0.012 OR LESS.
2. AN "AS-BUILT" CERTIFICATION AND PLANS OF THE STORMWATER DRAINAGE SYSTEM IS REQUIRED PRIOR TO THE OWNER ACCEPTING ANY BUILDINGS AND PROPERTY. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ANY DEVIATION FROM THE PLANS MAY DELAY THE ACCEPTANCE OF THE PROJECT, WITH CONTRACTOR RESPONSIBLE FOR ANY ASSOCIATED COSTS.
3. A DETAILED O&M MANUAL FOR STORMWATER MANAGEMENT SYSTEMS IS (WILL BE) FILED WITH THE CITY OF PORTLAND DURING THE PERMIT REVIEW PROCESS. A SPECIFIC MANUAL HAS BEEN PREPARED FOR O&M OF THE DRAINAGE SYSTEM.
4. SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.
5. SEE GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL DISTURBED AREAS NOT TO BE PAVED, GRAVELED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. COMPACTION REQUIREMENTS:
LOCATION MINIMUM COMPACTION*
SUBBASE AND BASE GRAVEL BELOW PAVED OR CONCRETE AREAS 95%
SUBGRADE FILL BELOW PAVED AREAS 90%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
STRUCTURAL FILL WITHIN PROPOSED BUILDING AREA 95%
SELECT FILL ADJACENT BUILDING FOUNDATIONS, EXTERIOR FOUNDATIONS 95%
AND WITHIN 8 INCHES OF THE SLAB-ON-GRADE
*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM-D-1557
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO THE BUILDING CURBS AND ALONG NEW CURBED AREAS.
10. PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE FINAL GEOTECHNICAL RECOMMENDATIONS.
11. NATIVE SOILS RANGE FROM GRANULAR TO CLAYEY AND SILTY. CARE MUST BE EXERCISED TO LIMIT DISTURBANCE OF THE BEARING SOILS. THE NATIVE CLAYEY OR SILTY SOILS SHOULD NOT BE PROOF-ROLLED. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, DISTURBED AREAS SHOULD BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO EXTRA EXPENSE TO THE OWNER. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

LOCAL APPROVALS, WAIVERS AND VARIANCES

THE CONSTRUCTION PLANS ARE TO BE SUBMITTED TO THE CITY OF PORTLAND FOR THEIR REVIEW. APPROVAL AND RECORDS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ORIGINAL SITE PLAN CONDITIONS OF APPROVAL

- 1. MDOT SHARED ENTRANCE: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT PROVIDES FOR REVIEW AND APPROVAL AN EASEMENT FROM MDOT TO NEW YARD FOR CONSTRUCTION AND USE OF A SHARED ENTRY WAY. STATUS: PENDING DUE TO NEGOTIATIONS FOR IMT EXPANSION.
2. BEACH STREET INTERSECTION CONTRIBUTIONS: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT CONTRIBUTES \$5,000 FOR BEACH STREET INTERSECTION IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PEDESTRIAN CROSSING AND SIGNALIZATION. STATUS: PENDING.
3. COMBINED SEWER OVERFLOW EASEMENT: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT PROVIDES A 30 FOOT WIDE EASEMENT TO THE CITY FOR THE COMBINED SEWER OVERFLOW LINE CROSSING THE PROPERTY FROM WEST COMMERCIAL STREET TO THE FORE RIVER AS SHOWN ON THE DELUCA-HOFFMAN ASSOCIATES, INC. SITE DEVELOPMENT PLAN, C-2.1, REVISION 4, DATED 12-5-12. STATUS: PENDING.
4. OTHER AGENCY REVIEWS: THAT ANY MODIFICATIONS TO CITY APPROVED PLANS TO MEET OUTSIDE AGENCY REQUIREMENTS MUST BE IDENTIFIED AND SUBMITTED TO THE PLANNING AUTHORITY FOR FINAL REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT. OUTSIDE AGENCY PERMITS INCLUDE, NPRA WETLAND ALTERNATION PERMITS, MAINE DEP VPAP APPROVALS, AND PORTLAND HARBOR COMMISSION APPROVALS. STATUS: ALL APPROVALS PREVIOUSLY SUBMITTED TO PLANNING AUTHORITY.
5. RAIL DEMOLITION: THAT PRIOR TO DEMOLITION OF EXISTING RAIL INFRASTRUCTURE, THE APPLICANT EITHER PROVIDES EVIDENCE OF RAIL ABANDONMENT OR A LEGAL OPINION FOR THE REVIEW AND APPROVAL OF CORPORATION COUNSEL THAT SUCH ABANDONMENT IS NOT REQUIRED. STATUS: NO LONGER APPLICABLE DUE TO IMT EXPANSION.
6. FLOOD PLAIN MANAGEMENT: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE FINAL SITE PLAN IS REVISED TO INCLUDE A NOTE REQUIRING THAT STRUCTURES ON LOTS IN THE DEVELOPMENT BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8, FLOOD PLAIN MANAGEMENT. STATUS: COMPLETED. SEE SHEET C-2.1.
7. STORMWATER MANAGEMENT: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT PROVIDES FOR REVIEW AND APPROVAL A REVISED GRADING AND DRAINAGE PLAN AND SUPPORTING MATERIAL CONSISTENT WITH CONSULTING STORMWATER ENGINEER, DAVE SENUS' REVIEW MEMO DATED DECEMBER 14, 2012, INCLUDED AS ATTACHMENT 4 OF PLANNING REPORT #53-12. STATUS: COMPLETED.
8. FIRE SAFETY AND EMERGENCY ACCESS: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SUBMIT A REVISED SITE PLAN FOR REVIEW AND APPROVAL IN COMPLIANCE WITH THE DECEMBER 12, 2012 FIRE CODE ANALYSIS MEMO FROM FIRE RISK MANAGEMENT, INC. (ATTACHMENT U OF PLANNING REPORT #53-12). THE REVISED SITE PLAN WILL SHOW EMERGENCY ACCESS ROUTES TO BE KEPT CLEAR OF STORED AND TRAILERED VESSELS, VEHICLE PARKING AND SNOW STORAGE. STATUS: COMPLETED. SEE REVISED PLANS.
9. UTILITY CAPACITY: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THAT ELECTRICAL, GAS, AND SEWER CAPACITY LETTERS ARE PROVIDED TO THE PLANNING AUTHORITY. STATUS: COMPLETED.

STANDARD CONDITIONS OF APPROVAL

- 1. DEVELOP SITE ACCORDING TO PLAN: THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL WHICH WAS THE SUBJECT OF SITE PLAN APPROVAL AFTER MAY 20, 1974, SHALL REQUIRE THE PRIOR APPROVAL OF A REVISED SITE PLAN BY THE PLANNING BOARD OR PLANNING AUTHORITY PURSUANT TO THE TERMS OF CHAPTER 14, LAND USE, OF THE PORTLAND CITY CODE.
2. SEPARATE BUILDING PERMITS ARE REQUIRED: THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING PLANS, WHICH MUST BE REVIEWED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.
3. SITE PLAN EXPIRATION: THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE (1) YEAR OF THE APPROVAL OR WITHIN A TIME PERIOD UP TO THREE (3) YEARS FROM THE APPROVAL DATE AS SPECIFIED UPON IN WRITING BY THE CITY AND THE APPLICANT. REQUESTS TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE (1) YEAR EXPIRATION DATE.
4. PERFORMANCE GUARANTEE AND INSPECTION FEES: A PERFORMANCE GUARANTEE COVERING THE SITE IMPROVEMENTS, INSPECTION FEE PAYMENT OF 2.0% OF THE GUARANTEE AMOUNT AND SEVEN (7) FINAL SETS OF PLANS MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING DIVISION AND PUBLIC SERVICES DEPARTMENT PRIOR TO THE RELEASE OF A BUILDING PERMIT, STREET OPENING PERMIT OR CERTIFICATE OF OCCUPANCY FOR SITE PLANS. IF YOU NEED TO MAKE ANY MODIFICATIONS TO THE APPROVED PLANS, YOU MUST SUBMIT A REVISED SITE PLAN APPLICATION FOR STAFF REVIEW AND APPROVAL.
5. DEFECT GUARANTEE: A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.
6. PRE-CONSTRUCTION MEETING: PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE DEVELOPMENT REVIEW COORDINATOR WILL CONFIRM THAT THE CONTRACTOR IS WORKING FROM THE APPROVED SITE PLAN. THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING (IF APPLICABLE).
7. DEPARTMENT OF PUBLIC SERVICES PERMITS: IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR YOUR SITE. PLEASE CONTACT CAROL MERRITT AT 874-5300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY THE CITY OF PORTLAND ARE ELIGIBLE).
8. AS-BUILT FINAL PLANS: FINAL SETS OF AS-BUILT PLANS SHALL BE SUBMITTED DIGITALLY TO THE PLANNING DIVISION, ON A CD OR DVD, IN AUTOCAD FORMAT (*.DWG), RELEASE AUTOCAD 2005 OR GREATER.
9. STORMWATER MANAGEMENT: THAT THE DEVELOPER/ CONTRACTOR/ SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES; THAT THE OWNER/OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER MANAGEMENT INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AND REPORTING AND REPORTING REQUIREMENTS; AND THAT A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, AS ATTACHED, OR IN SUBSTANTIALLY THE SAME FORM WITH ANY CHANGES TO BE APPROVED BY CORPORATION COUNSEL, SHALL BE SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.

ORIGINAL WAIVERS (SUBJECT TO AMENDED SITE PLAN REVIEW)

- 1. THE PLANNING BOARD FINDS THAT TWO OR MORE CRITERIA FOR SIDEWALK WAIVER, AS PROVIDED UNDER SEC. 14-506 (B), (ARE) MET, NAMELY THAT: A SAFE ALTERNATIVE-WALKING ROUTE IS REASONABLY AVAILABLE BY WAY OF A SIDEWALK ON THE OTHER SIDE OF THE STREET; AND CONSTRUCTION OF THE SIDEWALK WILL RESULT IN LOSS OF SIGNIFICANT FEATURES OF GREATER VALUE (TRUCK CIRCULATION); AND THEREFORE (WAIVES) THE REQUIREMENT FOR SIDEWALKS ALONG THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET.
2. THE PLANNING BOARD FINDS THAT TWO OR MORE CRITERIA FOR GRANITE CURBING WAIVER, AS PROVIDED UNDER SEC. 14-506 (B), (ARE) MET, NAMELY THAT: CONSTRUCTION OF THE CURBING WILL RESULT IN LOSS OF SIGNIFICANT FEATURES OF GREATER VALUE (TRUCK CIRCULATION); AND THAT CURBING IS NOT NECESSARY FOR STORMWATER MANAGEMENT; AND THEREFORE (WAIVES) THE REQUIREMENT FOR GRANITE CURBING ALONG THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET.
3. THE PLANNING BOARD (WAIVES) THE TECHNICAL STANDARD FOR FLOODING AS PROVIDED TECHNICAL MANUAL III. 4. E.(2) WAIVER OF THE FLOODING STANDARD DUE TO THE DISCHARGE INTO THE OCEAN, A GREAT POND, OR MAJOR RIVER SEGMENT.
4. THE PLANNING BOARD (WAIVES) THE TECHNICAL STANDARD FOR LANDSCAPING, SEC. IV. 5.4.5, FOR TREE SPECIES AND SIZE TO ALLOW A NATURALIZED REPLANTING PROGRAM CONSISTENT WITH THE SITE'S SHORELAND ZONE CONTEXT.
5. THE PLANNING BOARD (WAIVES) THE TECHNICAL STANDARD FOR SITE LIGHTING SEC. XII. 2., ILLUMINATION LEVELS AND UNIFORMITY LEVELS.
6. THE PLANNING BOARD (WAIVES) THE TECHNICAL STANDARD FOR SOIL INFILTRATION TESTING, SEC. V, APPENDIX D.4.(A) BASED ON KNOWN CONDITIONS ON THE SITE AND PROPOSED MATERIALS TO BE INSTALLED WITH CONSTRUCTION.
7. THE PLANNING BOARD (WAIVES) THE REQUIREMENT FOR BICYCLE PARKING, SITE PLAN STANDARD 14-526 A (4) B., BASED ON AN INDUSTRIAL USE LOCATED IN AN OUTLYING AREA.
STAFF RECOMMENDS A PARTIAL WAIVER REQUIRING HALF (4) OF THE REQUIRED 8 BICYCLE PARKING SPACES.
8. THE PLANNING BOARD (WAIVES) THE TECHNICAL STANDARD FOR DRIVEWAY WIDTH, SEC. I.7.1.4., 36 FOOT MAXIMUM WIDTH, 48 FEET IS REQUESTED DUE TO LARGE TRUCK AND TRAILER TURNING MOVEMENTS.

UTILITY NOTES

- 1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE SITE CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE MEP CONTRACTOR(S) AND THE BUILDING PLANS. SITE WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE MEP CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH FAIRPOINT COMMUNICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
3. ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND PUBLIC SERVICES DIVISION. CONNECTIONS TO THE 42" SAN. SEWER AND 24" CSO LINE SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC SERVICES DIVISION RECOMMENDATIONS AND REGULATIONS.
4. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, CONDUIT AND BACKFILLING ASSOCIATED WITH UNDERGROUND POWER, COMMUNICATIONS AND CABLE.
5. COORDINATE ALL OTHER UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT, AT NO EXTRA EXPENSE TO THE OWNER.
6. THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.
7. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO CENTRAL MAINE POWER STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT. THE EXISTING 115KV TRANSMISSION LINE SHALL BE MARKED/FLAGGED AND PROTECTED DURING CONSTRUCTION. WORK ADJACENT TO THE LINE SHALL BE MONITORED BY CENTRAL MAINE POWER.
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
12. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
13. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOB SITE. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.
14. REMOVAL AND RELOCATION OF THE EXISTING GAS RELATED FACILITIES SHALL BE COORDINATED WITH UNTIL AND THEIR ASSIGNS. CONTRACTOR TO COORDINATE WITH UNTIL'S CONTRACTOR FOR RELOCATION OF THE 8" GAS LINE AND INSTALLATION OF VAULT (SEE UTILITY PLAN FOR LOCATION).

EROSION CONTROL NOTES:

- 1. PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES, CLEARING AND GRADING LIMITS SHALL BE STAKED BY THE CONTRACTOR BASED ON THE LIMITS OF GRADING SHOWN ON THE DRAWINGS AND ACCEPTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. AFTER THE CLEARING AND GRADING LIMITS HAVE BEEN ACCEPTED, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES, SEDIMENT BARRIERS AND THE CONSTRUCTION ENTRANCES ASSOCIATED WITH THE PROJECT.
2. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE. TEMPORARY/PERMANENT SEED MIXTURES SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL PROJECT PREPARED FOR THIS PROJECT.
3. PRIOR TO PAVING OR GRAVEL PLACEMENT, THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM LINES AND APPURTANCES.
4. ALL STORM DRAIN INLETS AND OUTLETS NOT IN PAVED AREAS ARE TO RECEIVE RIPRAP PROTECTION APRONS DURING CONSTRUCTION.
5. SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.
6. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT FUNCTIONS TO CAPTURE MUD FROM THE TIRES OF CONSTRUCTION VEHICLES DURING CONSTRUCTION. THE PURPOSE OF THE CONSTRUCTION ENTRANCE IS TO KEEP ADJACENT STREETS CLEAR OF DIRT AND MUD. SWEEPING OF THE ROADWAYS SHALL BE PERFORMED BY THE CONTRACTOR ON AN AS NEEDED BASIS, BUT AT A MINIMUM ONCE A WEEK.
7. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO TOPSOIL FOR USE IN LANDSCAPING OPERATIONS.
8. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE WHICH CAUSE THE LEAST PRACTICAL UNPROTECTED DENuded AREAS ON THE SITE DURING CONSTRUCTION.
9. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES AS ENFORCED BY THE MEDEP OR LOCAL AGENCIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
10. A FULL EROSION/SEDIMENTATION CONTROL PLAN ACCOMPANIES THIS DRAWING SET AND IS ALSO CONTAINED IN THE DIV 312513 SPECIFICATIONS.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS AS SHOWN AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
12. INSPECT EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 OF THE STRUCTURE HEIGHT.
13. INSTALL CURLEX EROSION CONTROL MAT OR EQUAL ON ALL SLOPES STEEPER THAN 4:1. TURF REINFORCEMENT (NORTH AMERICAN GREEN OR EQL) SHALL BE USED ON SLOPES STEEPER THAN 3:1 IF NOT CALLED OUT FOR RIPRAP STABILIZATION.
14. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003".

LEGEND

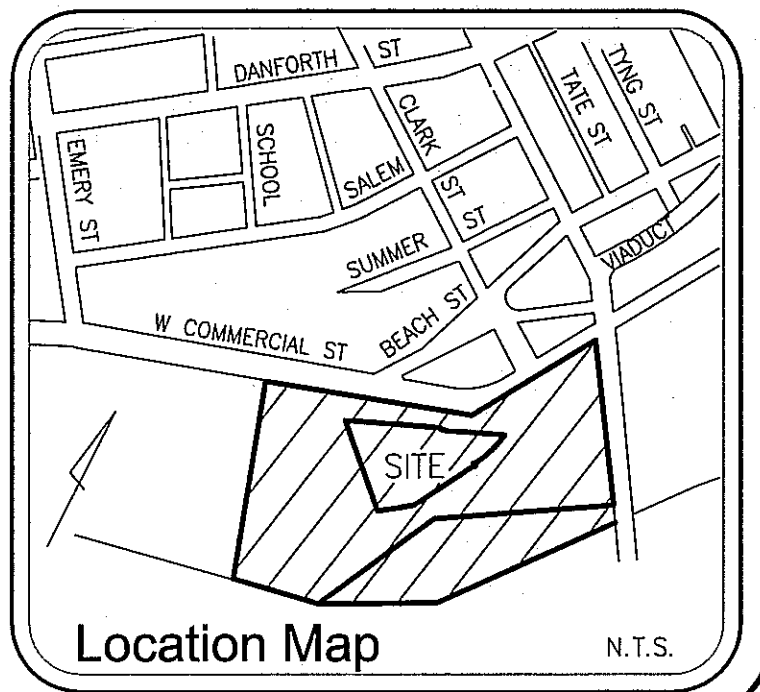
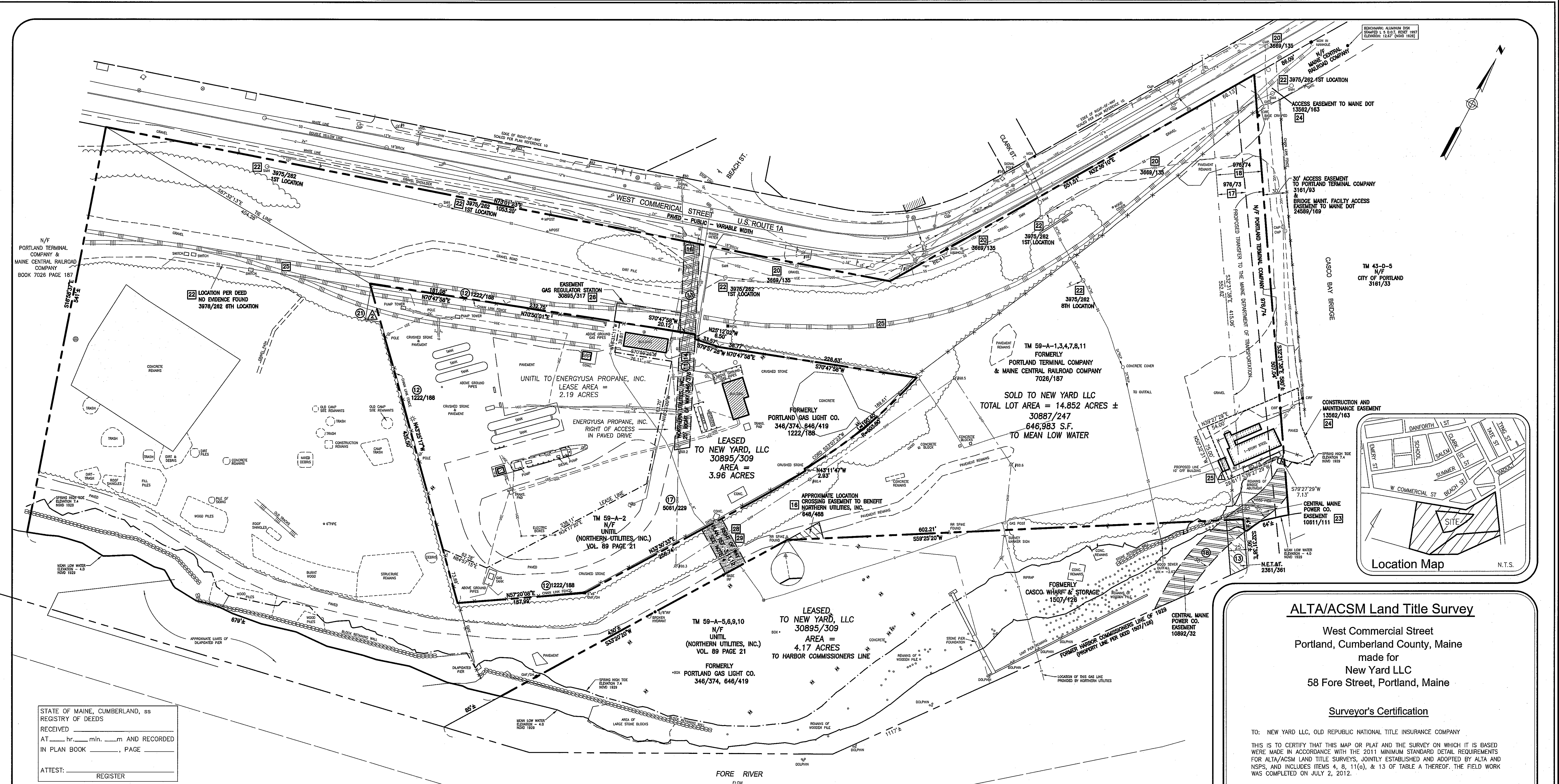
LEGEND table with columns EXISTING and PROPOSED. Includes symbols for IRON PIPE OR ROD END, MONUMENT FOUND, GAS VALVE, WATER VALVE, HYDRANT, UTILITY POLE, LIGHT POLE, MANHOLE, CATCH BASIN, SIGN, FENCE, CURB, OVERHEAD WIRES, UNDERGROUND ELECTRIC, TELEPHONE, WATER LINE, GAS LINE, SANITARY SEWER, STORM DRAIN, 1' CONTOUR, MONITORING WELL, ELEVATIONS DERIVED FROM SOUNDING ON PLAN REF. 7, ELEVATIONS DERIVED FROM, TREE, BUILDING, RAIL TRACKS, RIPRAP, CURB STOP, HYDRANT, LIGHT POLE WITH FIXTURE(S), JERSEY BARRIER, SANITARY SEWER MANHOLE, TEST PIT, TRANSFORMER PAD, UTILITY POLE, VALVE, 6" SAN, WATER MAIN, GAS MAIN, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC.

ZONING INFORMATION

ZONING INFORMATION table. ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ). PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD. Table with columns REQUIRED, PROVIDED, MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE, MINIMUM YARD DIMENSIONS (FRONT, SIDE, REAR), SETBACK FROM PIER LINE, MAXIMUM LOT COVERAGE, MAXIMUM BUILDING HEIGHT.

PRELIMINARY - NOT FOR CONSTRUCTION

Project information block. PROJECT: CANAL LANDING AMENDED SITE PLAN. SHEET TITLE: GENERAL NOTES AND LEGEND. CLIENT: NEW YARD LLC, 58 FORE STREET, PORTLAND, ME 04101. ENGINEER: FST, FAY, SPOFFORD & THORNDIKE, INC. DRAWN: CMW, DESIGNED: SRB, CHECKED: SRB, FILE NAME: 3091.02-GENERAL NOTES, SHEET: C-1.1.



STATE OF MAINE, CUMBERLAND, ss
 REGISTRY OF DEEDS
 RECEIVED _____
 AT _____ hr. _____ min. _____ m AND RECORDED
 IN PLAN BOOK _____, PAGE _____
 ATTEST: _____
 REGISTER

Possible Encroachments:

- ▲ BUILDING OVER LINE 3'±
- ▲ FENCE OVER LINE 18.5'±

- Legend:**
- IRON PIPE OR ROD FND
 - MONUMENT FOUND
 - ⊙ GAS VALVE
 - ⊕ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SIGN
 - FENCE
 - OHW— OVERHEAD WIRES
 - UGE— UNDERGROUND ELECTRIC
 - T— TELEPHONE
 - W— WATER LINE
 - G— GAS LINE
 - SS— SANITARY SEWER
 - SD— STORM DRAIN
 - ⊕ MONITORING WELL
 - ⊕ TITLE EXCEPTION—RAILROAD
 - ⊕ TITLE EXCEPTION—UNITLE

Notes:

1. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 7 USING COORDINATES IN THE DIGITAL FORMAT OF SAHD PLAN.
2. VERTICAL DATUM IS NVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK L 5 (NGS) RESET 1997 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BEACH STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.
3. BEARINGS ARE MAINE STATE PLANE WEST 1983 DATUM.
4. NO RECORDED DOCUMENTS HAVE BEEN FOUND FOR THIS RIGHT OF WAY, EXCEPT FOR IT HAS BEEN SHOWN ON OR IMPLIED ON THE PLANS REFERENCED AND THERE HAVE BEEN TWO UNRECORDED AGREEMENTS BETWEEN PAN AM'S AND UNITLE'S LEGACY COMPANIES:
 - THE INSTALLATION OF A 12-INCH PIPE WITHIN A 10-FOOT WIDE STRIP OR CROSSING (DATED JULY 1, 1897).
 - THE SAME CROSSING IS ACKNOWLEDGED VIA THE INSTALLATION OF A 4-INCH STEEL GAS PIPE UNDER RIGHT OF WAY AND DETAILED ON THE PORTLAND TERMINAL COMPANY'S PLAN AS A PRIVATE CROSSING (DATED DECEMBER 30, 1941).

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Zoning Information:

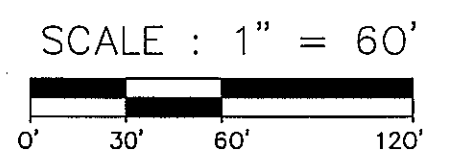
NONE PROVIDED

Record Owners

TM 59-A-1,3,4,7,8,11 NEW YARD LLC, BOOK 30887 PAGE 247
 TM 59-A-2,5,6,9,10 UNITLE, VOL. 89 PAGE 21

Utility Companies:

SANITARY SEWER/STORM DRAIN:
 CITY OF PORTLAND
 DEPARTMENT OF PUBLIC SERVICES
 55 PORTLAND STREET
 PORTLAND, MAINE 04101
 CONTACT:
 TEL. 207-874-
GAS:
 UNITLE
 1075 FOREST AVENUE
 PORTLAND, MAINE 04103
 CONTACT:
 TEL. 207-797-8002
 TEL. 1-866-835-3821
WATER:
 PORTLAND WATER DISTRICT
 225 DOUGLASS STREET
 PORTLAND, MAINE 04102
 CONTACT:
 TEL. 207-761-8310



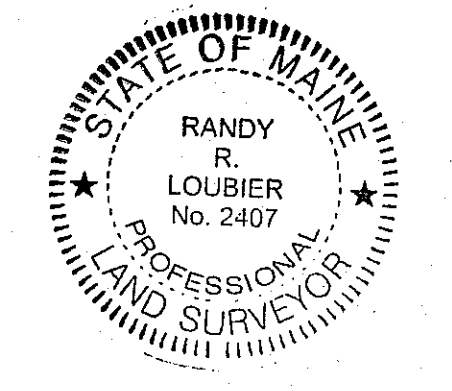
ALTA/ACSM Land Title Survey

West Commercial Street
 Portland, Cumberland County, Maine
 made for
 New Yard LLC
 58 Fore Street, Portland, Maine

Surveyor's Certification

TO: NEW YARD LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 8, 11(a), & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2, 2012.

Randy R. Louber
 RANDY R. LOUBIER
 PROFESSIONAL LAND SURVEYOR NO. 2407
 IN THE STATE OF MAINE
 DATE OF PLAN: JULY 2, 2012
 REVISION DATE: SEPTEMBER 23, 2013
 OHI JOB NO. 2012-051P



SHEET 1 OF 2

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. Route One, Unit #10
 Falmouth, Maine 04105
 Tel. (207)774-0424 Fax (207)774-0511
 www.owenhaskell.com

Legal Description

MAINE CENTRAL RAILROAD PARCEL

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF WEST COMMERCIAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A GRANITE MONUMENT IN A MANHOLE LOCATED IN THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET AS SHOWN ON "LAND ON WEST COMMERCIAL STREET, PORTLAND, MAINE, MAINE CENTRAL RAILROAD COMPANY TO NEW YARD LLC" DATED JULY 30, 2013, BY OWEN HASKELL, INC. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS;

THENCE, S 32°36'10" W ALONG THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET 86.09 FEET TO THE POINT OF BEGINNING;

THENCE, FROM SAID POINT OF BEGINNING S 32°31'38" E ALONG LAND NOW OR FORMERLY OF PORTLAND TERMINAL COMPANY AND LAND NOW OR FORMERLY OF THE CITY OF PORTLAND 580 FEET MORE OR LESS TO LOW WATER;

THENCE, WESTERLY AND SOUTHWESTERLY ALONG LOW WATER 64 FEET MORE OR LESS TO LAND NOW OR FORMERLY OF CASCO WHARF & STORAGE AS DESCRIBED IN DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1507, PAGE 126;

THENCE, N 32°31'38" W ALONG LAND NOW OR FORMERLY OF SAID CASCO WHARF & STORAGE 14 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF SAID CASCO WHARF & STORAGE;

THENCE, S 59°25'20" W ALONG LAND NOW OR FORMERLY OF SAID CASCO WHARF & STORAGE 602.21 FEET TO LAND NOW OR FORMERLY OF PORTLAND GAS LIGHT CO. AS DESCRIBED IN DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 346, PAGE 374 AND BOOK 646, PAGE 419;

THENCE, S 33°20'20" W ALONG LAND NOW OR FORMERLY OF SAID PORTLAND GAS LIGHT CO. 430 FEET MORE OR LESS TO LOW WATER;

THENCE, WESTERLY ALONG LOW WATER 679 FEET MORE OR LESS TO A POINT;

THENCE, N 16°58'37" W ALONG REMAINING LAND OF THE GRANTOR 541 FEET MORE OR LESS TO THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET;

THENCE, N 73°01'23" E ALONG THE SOUTHERLY SIDELINE OF SAID WEST COMMERCIAL STREET 1053.20 FEET;

THENCE, N 32°36'10" E ALONG THE SOUTHERLY SIDELINE OF SAID WEST COMMERCIAL STREET 551.51 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THE FOLLOWING PARCEL OF LAND:

BEGINNING AT A POINT LOCATED 404.28 FEET ON A COURSE OF S 87°32'13" E FROM THE MOST NORTHWEST CORNER OF THE ABOVE DESCRIBED LOT;

THENCE THE FOLLOWING COURSES AND DISTANCES:

- N 70°47'58" E 181.08 FEET;
- N 70°50'01" E 232.75 FEET;
- N 70°47'58" E 20.12 FEET;
- S 25°12'02" E 6.50 FEET;
- N 79°57'28" E 33.57 FEET;
- N 70°47'58" E 36.77 FEET;
- N 70°47'58" E 226.63 FEET;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 603.80 FEET AN ARC DISTANCE OF 190.40 FEET, BEARING A CHORD OF S 23°07'23" W A DISTANCE OF 189.61 FEET;

- S 43°11'47" E 2.93 FEET;
- S 33°30'33" W 256.74 FEET;
- S 57°20'08" W 167.99 FEET;
- N 43°25'17" W 435.50 FEET TO THE POINT OF BEGINNING CONTAINING 3.96 ACRES.

THE TOTAL AREA OF THE ABOVE DESCRIBED PARCEL IS 14.86 ACRES MORE OR LESS. THE PROPERTY IS ALSO CONVEYED TOGETHER WITH THE BENEFIT OF THE RIGHT OF WAY AS DESCRIBED IN THE EASEMENT DEED FROM THE CITY OF PORTLAND TO PORTLAND TERMINAL COMPANY, DATED FEBRUARY 25, 1971 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 3161, PAGE 93.

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED _____
AT ____ hr. ____ min. ____ m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____
REGISTER

Legal Description

PROPERTY DESCRIPTION TO LEASE AGREEMENT BETWEEN UNITIL AND NEW YARD, LLC

THE FOLLOWING DESCRIPTION IS BASED UPON THE PLAN DEFINED BELOW AND IS BELIEVED BY THE PARTIES TO BE REPRESENTATIVE OF THE PROPERTY. IN THE EVENT OF INCONSISTENCY BETWEEN THE PLAN AND THE MARCH 1, 1985 SURVEY PREPARED BY H.I. AND E.C. JORDAN FOR NORTHERN UTILITIES (THE "1985 SURVEY"), AT UNITIL'S DISCRETION, THE 1985 SURVEY SHALL CONTROL.

UNITIL PARCEL DESCRIPTION TM 59-A-5, 6, 9 & 10

A CERTAIN LOT OR PARCEL OF LAND SITUATED SOUTHEASTERLY OF BUT NOT ADJACENT TO WEST COMMERCIAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A GRANITE MONUMENT IN A MANHOLE LOCATED IN THE SOUTHEASTERLY SIDELINE OF WEST COMMERCIAL STREET AS SHOWN ON "ALTA/ACSM LAND TITLE SURVEY ON WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR NEW YARD LLC" DATED JULY 2, 2012 REVISED THRU JULY 29, 2013 BY OWEN HASKELL, INC. (THE "PLAN");

THENCE, S 32°36'10" W ALONG THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET 152.22 FEET;

THENCE, S 32°31'38" E THROUGH LAND NOW OR FORMERLY OF PORTLAND TERMINAL COMPANY RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 7026, PAGE 187 552.62 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE, FROM SAID POINT OF BEGINNING S 59°25'20" W ALONG LAND NOW OR FORMERLY OF SAID PORTLAND TERMINAL COMPANY 602.21 FEET;

THENCE, S 33°20'20" W ALONG LAND NOW OR FORMERLY OF SAID PORTLAND TERMINAL COMPANY 430 FEET MORE OR LESS TO LOW WATER;

THENCE, CONTINUING ALONG THE SAME COURSE 85 FEET MORE OR LESS TO THE FORMER HARBOR COMMISSIONERS LINE OF 1929;

THENCE, EASTERLY ALONG THE HARBOR COMMISSIONERS LINE OF 1929, 1,117 FEET MORE OR LESS TO LAND NOW OR FORMERLY OF SAID PORTLAND TERMINAL COMPANY;

THENCE, N 32°31'38" W ALONG LAND NOW OR FORMERLY OF SAID PORTLAND TERMINAL COMPANY 64 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

UNITIL PARCEL DESCRIPTION TM 59-A-2

A CERTAIN LOT OR PARCEL OF LAND SITUATED SOUTHEASTERLY OF BUT NOT ADJACENT TO WEST COMMERCIAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE AS SHOWN ON THE PLAN AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A GRANITE MONUMENT IN A MANHOLE LOCATED IN THE SOUTHEASTERLY SIDELINE OF WEST COMMERCIAL STREET AS SHOWN ON THE PLAN;

THENCE, S 32°36'10" W ALONG THE SOUTHEASTERLY SIDELINE OF WEST COMMERCIAL STREET 637.60 FEET TO AN ANGLE POINT IN SAID STREET;

THENCE, S 73°01'23" W CONTINUING ALONG THE SOUTHERLY SIDELINE OF WEST COMMERCIAL STREET 1053.20 FEET;

THENCE, S 87°32'13" E THROUGH LAND NOW OR FORMERLY OF SAID PORTLAND TERMINAL COMPANY AS RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 7026, PAGE 187 404.28 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

- N 70°47'58" E 181.08 FEET;
- N 70°50'01" E 232.75 FEET;
- N 70°47'58" E 20.12 FEET;
- S 25°12'02" E 6.50 FEET;
- N 79°57'28" E 33.57 FEET;
- N 70°47'58" E 36.77 FEET;
- N 70°47'58" E 226.63 FEET;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 603.80 FEET AN ARC DISTANCE OF 190.40 FEET, BEARING A CHORD OF S 23°07'23" W A DISTANCE OF 189.61 FEET;

- S 43°11'47" E 2.93 FEET;
- S 33°30'33" W 256.74 FEET;
- S 57°20'08" W 167.99 FEET;
- N 43°25'17" W 435.50 FEET TO THE POINT OF BEGINNING, CONTAINING 3.96 ACRES.

THE ABOVE-DESCRIBED PARCELS ARE LEASED TOGETHER WITH LANDLORD'S RIGHT, TITLE AND INTEREST IN AND TO:

- THE RIGHT OF WAY AS DESCRIBED IN THE EASEMENT DEED FROM THE CITY OF PORTLAND TO PORTLAND TERMINAL COMPANY, DATED FEBRUARY 25, 1971 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 3161, PAGE 93.
- THE EASEMENTS RESERVED IN THE DEED FROM PORTLAND GAS LIGHT COMPANY TO PORTLAND AND KENNEBEC RAIL ROAD COMPANY, DATED OCTOBER 6, 1866 AND RECORDED IN SAID REGISTRY OF DEED BOOK AT 346, PAGE 376.
- THE RESERVATIONS DESCRIBED IN THE DEED FROM PORTLAND GAS LIGHT COMPANY TO MAINE CENTRAL RAILROAD COMPANY, DATED MAY 5, 1897 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 648, PAGE 488.

WITHOUT LIMITING THE PROVISIONS OF SECTION 15 OF THE LEASE AGREEMENT, THE ABOVE-DESCRIBED PARCELS ARE LEASED SUBJECT TO ALL MATTERS OF RECORD.

Schedule B Section 2 Exceptions:

Maine Central Railroad Parcel

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE #: POCO15. EFFECTIVE DATE: UPDATE FROM 11-30-12
40 WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE

- 1-10. NON-SURVEY ITEMS
- 11. INTENTIONALLY DELETED
- 12. INTENTIONALLY DELETED
- 13. INTENTIONALLY DELETED

14. EASEMENT RESERVED IN DEED FROM PORTLAND GAS LIGHT COMPANY TO PORTLAND AND KENNEBEC RAIL ROAD COMPANY, DATED OCTOBER 6, 1866 AND RECORDED IN BOOK AT 346, PAGE 376. - AS SHOWN.

15. INTENTIONALLY DELETED

16. EASEMENT RESERVED IN DEED FROM PORTLAND GAS LIGHT COMPANY TO MAINE CENTRAL RAILROAD COMPANY, DATED MAY 5, 1897 AND RECORDED IN BOOK 648, PAGE 488 - AS SHOWN.

17. EASEMENT FROM PORTLAND TERMINAL COMPANY TO COUNTY OF CUMBERLAND, DATED AUGUST 30, 1916 AND RECORDED IN BOOK 976, PAGE 73 - AS SHOWN.

18. EASEMENT RESERVED IN DEED FROM COUNTY OF CUMBERLAND TO PORTLAND TERMINAL COMPANY, DATED AUGUST 30, 1916 AND RECORDED IN BOOK 976, PAGE 74 - AS SHOWN.

19. INTENTIONALLY DELETED

20. EASEMENT FROM PORTLAND TERMINAL COMPANY TO CENTRAL MAINE POWER COMPANY, DATED APRIL 15, 1975 AND RECORDED IN BOOK 3669, PAGE 135 - AS SHOWN.

21. INTENTIONALLY DELETED

22. EASEMENT FROM PORTLAND TERMINAL COMPANY TO PORTLAND WATER DISTRICT, DATED FEBRUARY 11, 1977 AND RECORDED IN BOOK 3975, PAGE 262 - AS SHOWN.

23. EASEMENT FROM PORTLAND TERMINAL COMPANY AND MAINE CENTRAL RAILROAD COMPANY TO CENTRAL MAINE POWER COMPANY, DATED FEBRUARY 9, 1993 AND RECORDED IN BOOK 10611, PAGE 111 - AS SHOWN.

24. EASEMENT FROM PORTLAND TERMINAL COMPANY TO STATE OF MAINE, DATED JANUARY 14, 1988 AND RECORDED IN BOOK 13562, PAGE 163 - AS SHOWN.

25. SUCH STATE OF FACTS AS IS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY BY OWEN HASKELL ENTITLED "WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR NEW YEAR LLC", DATED JULY 2, 2012, LAST REVISED AUGUST 2, 2013 AND RECORDED IN PLAN BOOK _____, PAGE _____, (THE "PLAN") INCLUDING SPECIFICALLY:

(a) ENCROACHMENT OF BUILDING OWNED BY THE EASTERLY ABUTTER ON THE INSURED PREMISES. - AS SHOWN.

(b) TRAIN TRACKS CROSSING THE INSURED PREMISES. - AS SHOWN.

26. EASEMENT (GAS REGULATOR STATION) FROM NEW YARD, LLC TO NORTHERN UTILITIES, INC., D/B/A UNITIL, DATED AUGUST 2, 2013 AND RECORDED IN BOOK 30895, PAGE 317. - AS SHOWN.

27. REMEDIATION AND GAS FACILITIES EASEMENT FROM NEW YARD, LLC TO NORTHERN UTILITIES, INC., D/B/A UNITIL, DATED AUGUST 2, 2013 AND RECORDED IN BOOK 30895, PAGE 321. -BLANKET IN NATURE, NOT PLOTTABLE

28. UNRECORDED EASEMENT FROM BOSTON AND MAINE RAILROAD TO PORTLAND GAS LIGHT COMPANY DATED SEPTEMBER 18, 1897 TO LAY AND MAINTAIN A 12" PIPE ACROSS AND UNDER THE LAND AND LOCATION OF THE RAILROAD AS REFERENCED IN NOTE 4 OF THE PLAN. - AS SHOWN.

29. UNRECORDED PERMISSION TO LAY AND MAINTAIN PIPES FROM MAINE CENTRAL RAILROAD COMPANY (PORTLAND TERMINAL COMPANY) TO PORTLAND GAS LIGHT COMPANY, DATED DECEMBER 30, 1941 FOR A 4-INCH STEEL GAS PIPE AS NOTED IN NOTE 4 OF THE PLAN. - AS SHOWN.

Unitil Parcels

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE #: POCO15. EFFECTIVE DATE: UPDATE FROM 11-30-12
WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE

- 1-8. NON-SURVEY ITEMS

9. EASEMENT FROM WILLIAM LINDSEY TO PORTLAND GAS LIGHT COMPANY, DATED OCTOBER 28, 1863 AND RECORDED IN BOOK 318, PAGE 466 - LOCATION UNKNOWN.

10. INTENTIONALLY DELETED

11. CONDITIONS DESCRIBED IN THE DEED FROM PORTLAND GAS LIGHT COMPANY TO PORTLAND AND KENNEBEC RAIL ROAD COMPANY, DATED OCTOBER 6, 1866 AND RECORDED IN BOOK AT 346, PAGE 376. - AS SHOWN.

12. CONDITIONS DESCRIBED IN THE DEED FROM PORTLAND TERMINAL COMPANY TO PORTLAND GAS LIGHT COMPANY, DATED DECEMBER 26, 1925 AND RECORDED IN BOOK 1222, PAGE 188. - AS SHOWN.

13. EASEMENTS DESCRIBED IN THE DEED FROM PORTLAND TERMINAL COMPANY TO CASCO WHARF AND STORAGE COMPANY, DATED AUGUST 31, 1936 AND RECORDED IN BOOK 1507, PAGE 126, AS AFFECTED BY AN EASEMENT FROM CASCO WHARF AND STORAGE CO. TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED JUNE 15, 1957 AND RECORDED IN BOOK 2361, PAGE 361. - AS SHOWN.

14. EASEMENT FROM PORTLAND GAS LIGHT COMPANY TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED NOVEMBER 1, 1951 AND RECORDED IN BOOK 2070, PAGE 128 - POLE #65.3 NOT LOCATED.

15. EASEMENT FROM PORTLAND GAS LIGHT COMPANY TO CENTRAL MAINE POWER COMPANY, DATED JANUARY 6, 1956 AND RECORDED IN BOOK 2276, PAGE 265 - POLE #62.1 NOT LOCATED.

16. INTENTIONALLY DELETED

17. EASEMENT FROM NORTHERN UTILITIES, INC. TO CENTRAL MAINE POWER COMPANY, DATED SEPTEMBER 2, 1982 AND RECORDED IN BOOK 5061, PAGE 229 - AS SHOWN.

18. EASEMENT AS DESCRIBED IN THE INDENTURE BY AND BETWEEN NORTHERN UTILITIES, INC. AND CENTRAL MAINE POWER COMPANY, DATED JULY 23, 1993 AND RECORDED IN BOOK 10892, PAGE 32 - AS SHOWN.

19. INTENTIONALLY DELETED

20. NON SURVEY ITEM.

21. SUCH STATE OF FACTS AS IS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY ENTITLED "LAND TITLE SURVEY ON WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR NEW YARD LLC", DATED JULY 2, 2012, REVISED THROUGH AUGUST 2, 2013 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK _____, PAGE _____, INCLUDING SPECIFICALLY:

(a) ENCROACHMENT OF CHAIN LINK FENCE ONTO WESTERLY ABUTTER'S PROPERTY. - AS SHOWN.

22. NON-SURVEY ITEM.

Plan References:

- HARBOR LINES, PORTLAND HARBOR, MAINE U.S. ENGINEER OFFICE, BOSTON, MASS. JUNE 30, 1939.
- STANDARD BOUNDARY SURVEY SOUTH OF COMMERCIAL STREET, PORTLAND, MAINE FOR CENTRAL MAINE POWER COMPANY, PROPOSED EASEMENT LOCATION ON LAND OF PORTLAND TERMINAL COMPANY & MAINE CENTRAL RAILROAD AND CASCO WHARF AND STORAGE DATED DEC. 10, 1982 REV. 2 JAN. 27, 1993 BY OWEN HASKELL, INC.
- STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON COMMERCIAL STREET, PORTLAND, MAINE MADE FOR NORTHERN UTILITIES, INC. DATED AUGUST 6, 1999 BY OWEN HASKELL, INC.
- STANDARD BOUNDARY SURVEY FOR PROPERTY AT PORTLAND INTERNATIONAL MARINE TERMINAL, COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE OWNED BY CITY OF PORTLAND DATED AUGUST 14, 2002 BY EASTERLY SURVEYING, INC.
- PLAN OF LAND ON WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR CENTRAL MAINE POWER COMPANY DATED APRIL 24, 2003 BY OWEN HASKELL, INC.
- ALTA/ACSM LAND TITLE SURVEY AT WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR BINGHAM MCCUTCHEEN LLP DATED DEC. 18, 2006 BY OWEN HASKELL, INC.
- PORTLAND HARBOR, PORTLAND, MAINE CONDITION SURVEY, 35 AND 45-FOOT CHANNELS, 45-FOOT ANCHORAGE, 35-FOOT TURNING BASINS, DATED SEPT. 13, 2011 U.S. ARMY CORPS OF ENGINEER NEW ENGLAND DISTRICT SHEET ID. NO. V-105.
- STANDARD BOUNDARY SURVEY FOR PROPERTY AT PORTLAND INTERNATIONAL MARINE TERMINAL, COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE OWNED BY CITY OF PORTLAND DATED AUGUST 14, 2002 BY NORTHEASTERLY SURVEYING, INC.
- PORTLAND TERMINAL COMPANY OFFICE OF THE VICE PRESIDENT - ENGINEERING, LAND SALE PLAN, PORTLAND, ME DATED DEC. 30, 2011.
- COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS CIVIL PLAN MADE BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 2007.
- PLAN OF PROPERTY IN THE CITY OF PORTLAND BY W. ANSON, CITY ENGINEER, PORTLAND, JUNE 1854, RECORDED IN THE PLAN BOOK 2 PAGE 5.
- ATLAS OF THE CITY OF PORTLAND AND SOUTH PORTLAND MAINE PLAT 4 BY RICHARDS MAP CO. SPRINGFIELD, MASS. DATED 1914.
- LAND ON WEST COMMERCIAL STREET, PORTLAND, MAINE, MAINE CENTRAL RAILROAD COMPANY TO NEW YARD LLC, DATED JULY 30, 2013, BY OWEN HASKELL, INC.

Record Owners

TM 59-A-1,3,4,7,8,11 NEW YARD LLC, BOOK 30887 PAGE 247
TM 59-A-2,5,6,9,10 UNITIL, VOL. 89 PAGE 21

ALTA/ACSM Land Title Survey

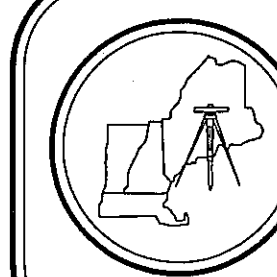
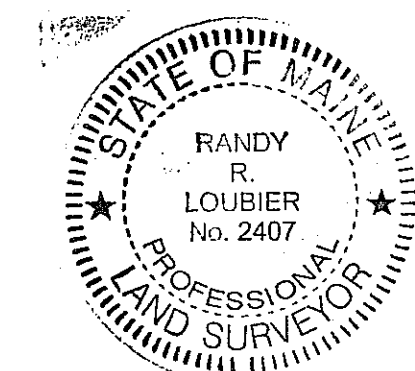
West Commercial Street
Portland, Cumberland County, Maine
made for
New Yard LLC
58 Fore Street, Portland, Maine

Randy R. Loubier

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407
IN THE STATE OF MAINE

DATE OF PLAN: JULY 2, 2012
REVISION DATE: SEPTEMBER 23, 2013

OHI JOB NO. 2012-051P



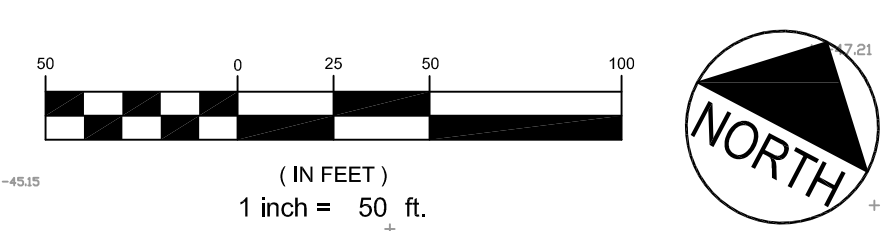
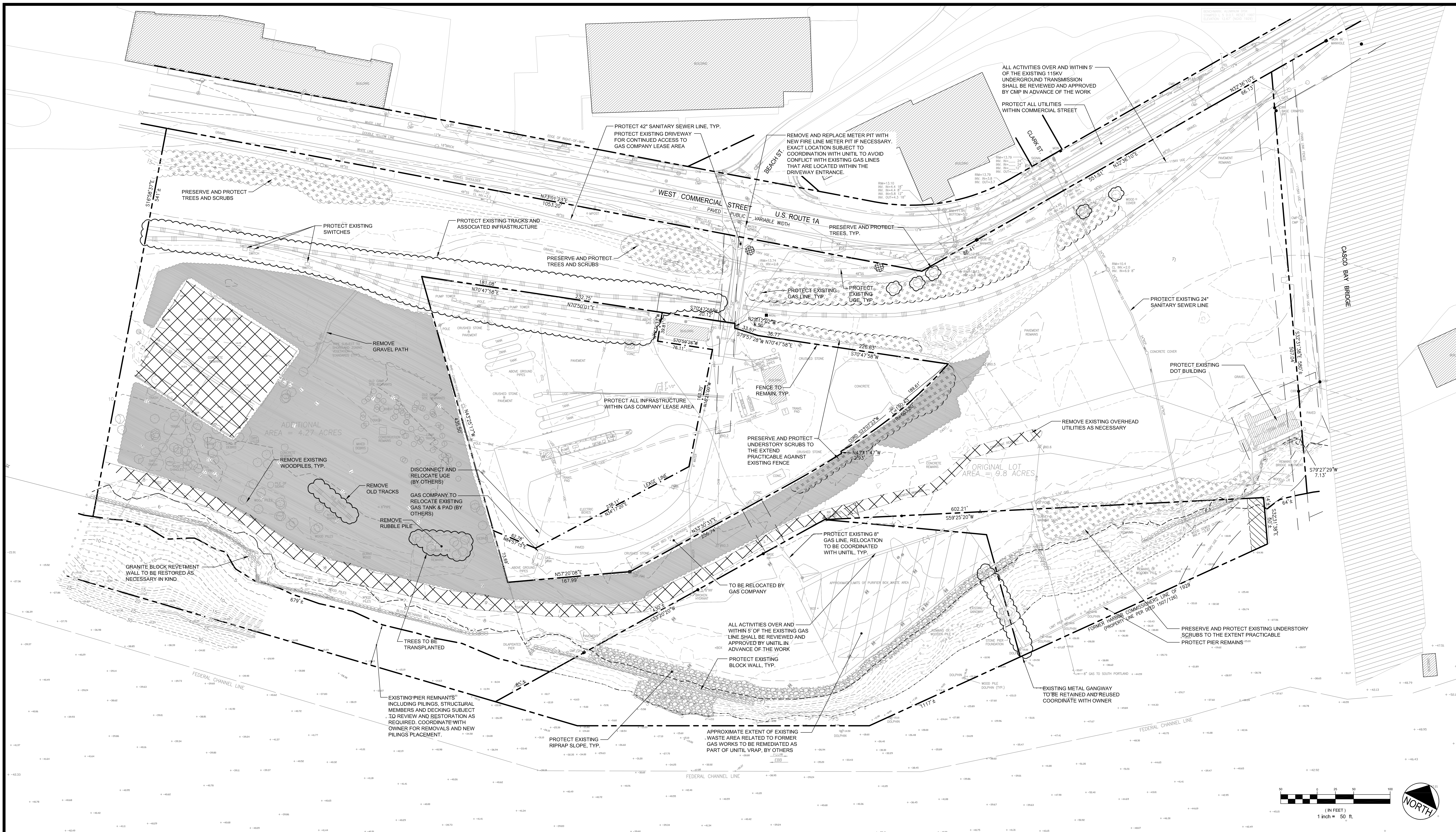
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. Route One, Unit #10
Falmouth, Maine 04105
Tel. (207)774-0424 Fax (207)774-0511
www.owenhaskell.com


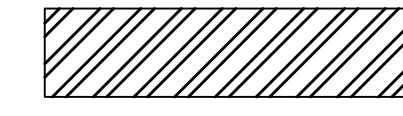
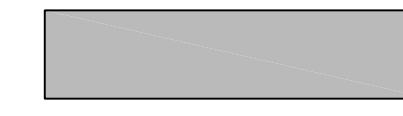
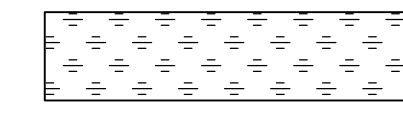
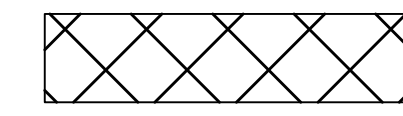


PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT CANAL LANDING AMENDED SITE PLAN	ENGINEERS FST FAY, SPOFFORD & THORNDIKE, INC. <small>778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106</small>
SHEET TITLE EXISTING CONDITIONS PLAN	CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101	DATE AUGUST 2013	SCALE 1" = 50'
REV. DATE DESCRIPTION REVISIONS	P.E. STEPHEN BUSHEY LIC. # 7429	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.02-EXISTING CONDITIONS SHEET C-1.3	DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO. 3091.02 / SP-M040B SHEET C-1.3

R:\3091.02-Canal Landing-Amended Site Plans\CAD\Permit Set\dwg\3091.02-EXISTING CONDITIONS.dwg w/lttr_1:9/22/2013 11:05 AM

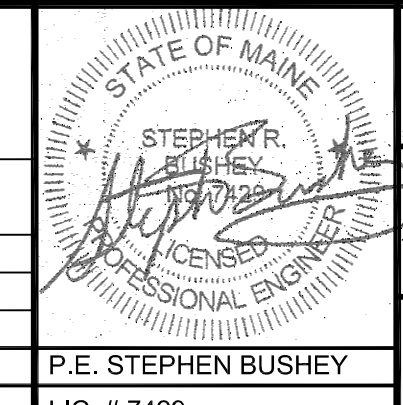


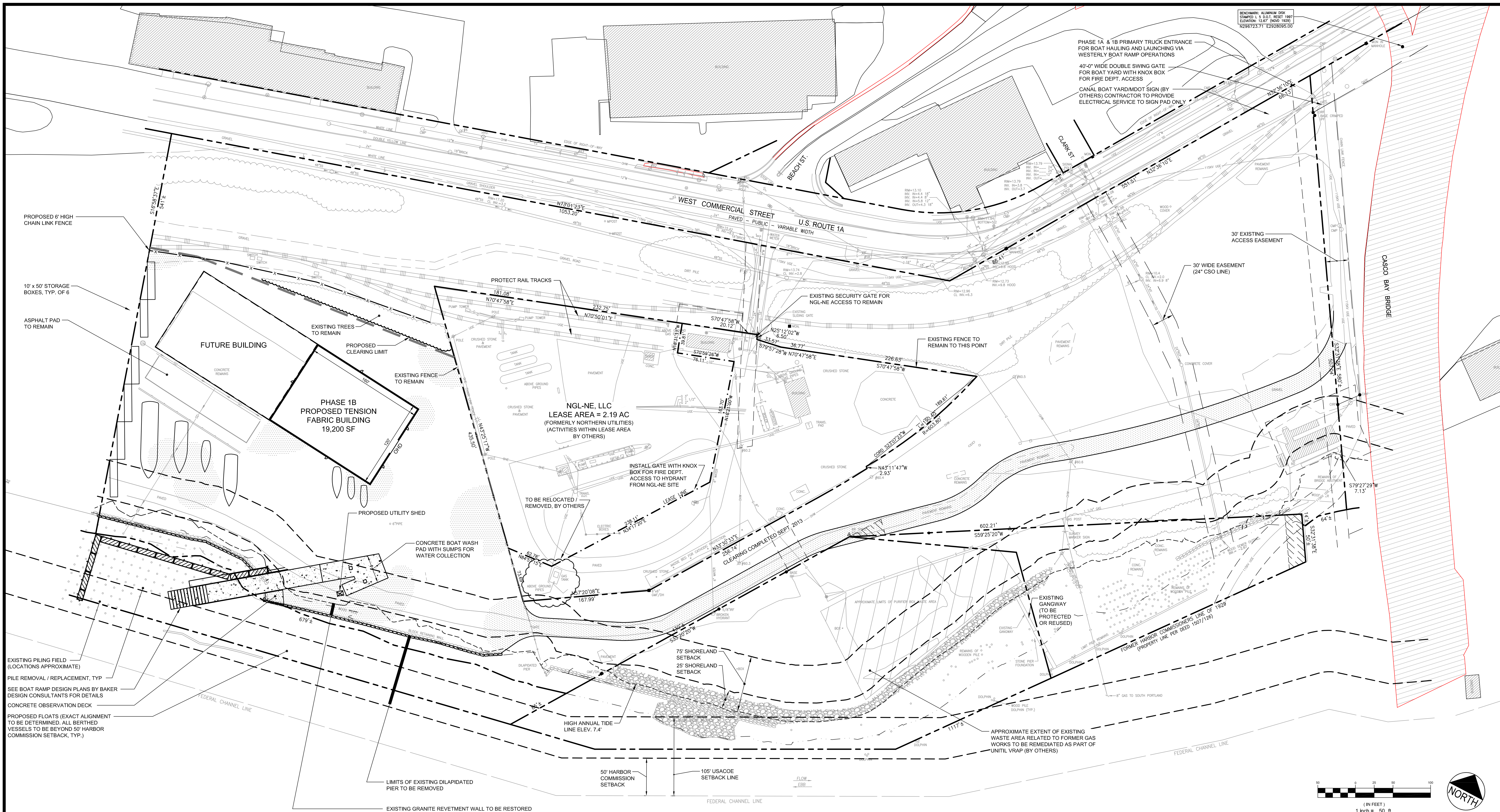
-  TEST PIT TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES, TYP.
-  CONCRETE / PAVEMENT REMOVAL
-  TREE CLEARING AND CLEAN-UP AREA
-  PRESERVE AND PROTECT TREES AND SCRUBS
-  BITUMINOUS ASPHALT OR CONCRETE TO REMAIN OR RESTORED

NOTE:

1. ALL DELETERIOUS AND HAZARDOUS WASTE TO BE DISPOSED OF IN ACCORDANCE WITH GUIDELINES SET FORTH BY CREDERE ASSOCIATES.
2. DEMOLITION AND REMOVALS WILL BE PHASED WITH THE DEVELOPMENT WITH THE EXCEPTION OF THE CLEARING OF SELECT VEGETATION WHICH WILL OCCUR DURING PHASE 1.
3. PORTIONS OF REMOVALS TO BE PERFORMED BY UNTIL OR THEIR ASSIGNS AS PART OF VRAP. NEW YARD LLC CONTRACTOR IS EXPECTED TO WORK COOPERATIVELY WITH UNTIL VRAP CONSULTANTS AND CONTRACTOR(S).

PRELIMINARY - NOT FOR CONSTRUCTION

			PROJECT CANAL LANDING AMENDED SITE PLAN	ENGINEERS FST FAY, SPOFFORD & THORNDIKE, INC. <small>ENGINEERS - PLANNERS - SCIENTISTS</small> <small>778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106</small>
REV	DATE	DESCRIPTION	SHEET TITLE AMENDED DEMOLITION AND REMOVALS PLAN PHASE 1B	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.02-DEMO SHEET
		REVISIONS	CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101	DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO. 3091.02 / SP-M040B C-1.4



- PHASE 1A TO INCLUDE:**
- PREPARE SELECTED SITE AREA FOR CONSTRUCTION INCLUDING SELECT CLEARING OF EXISTING VEGETATION.
 - GENERAL SITE CLEAN UP.
 - PLACEMENT OF FENCE ALONG PORTION OF COMMERCIAL STREET.
 - CREATION OF COMBINED ACCESS DRIVE FROM COMMERCIAL STREET WITH GATES BENEFITING MDOT AND CANAL LANDING.
 - CONSTRUCTION OF WEST BOAT RAMP, LIMITED FLOATING DOCKS.
 - PLACEMENT OF PORTABLE TEMPORARY TRAILER.
 - PILE REMOVAL AND REPLACEMENT.
 - REVETMENT REPAIRS AND GROUND STABILIZATION.

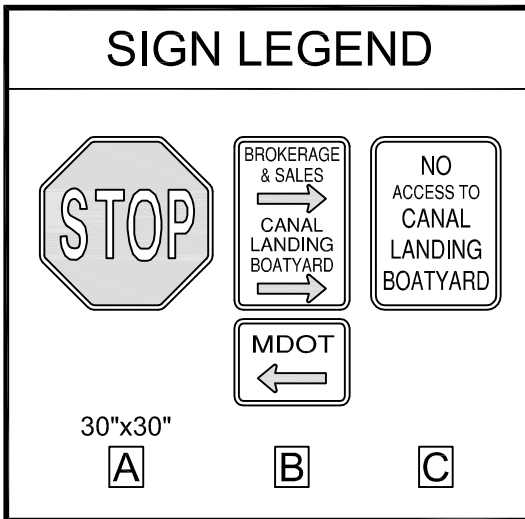
- PHASE 1B TO INCLUDE:**
- CONSTRUCTION OF 19,200 SF CLEAR SPAN BUILDING OR ALTERNATIVE METAL FRAMED STRUCTURE.
 - CONSTRUCTION OF WESTERN BOAT RAMP & FLOATING DOCKS.
 - EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING.
 - COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND OR RELOCATION.
 - CONSTRUCTION OF TWO CONCRETE WASHDOWN AREAS.

STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

NORTHERN UTILITIES, INC. db/a UNILIT, WILL CONTINUE TO MAINTAIN, STORE, OPERATE, REPLACE, AND MODIFY ITS ABOVE GROUND AND BELOW-GROUND NATURAL GAS FACILITIES ON THE SITE, AND MAY CONSOLIDATE, RELOCATE, OR OTHERWISE MODIFY ITS FACILITIES ACCORDING TO ITS NEEDS, IN COLLABORATION WITH NEW YARD INCLUDING PIPE STORAGE. THE CONTRACTOR IS EXPECTED TO COOPERATE WITH UNILIT'S REPRESENTATIVES INCLUDING ENGINEERS, CONTRACTORS AND RELATED PERSONNEL AT NO EXTRA EXPENSE TO NEW YARD LLC.

LEGEND

	PROPOSED BUILDING (PHASE 1B)
	PREPARED PERVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE (PHASE 1B)



ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	22.0 AC
MINIMUM LOT FRONTAGE	NONE	±1525 FT
MINIMUM YARD DIMENSIONS		
FRONT SIDE	NONE	±72 FT
REAR SIDE	NONE	±318 FT
SETBACK FROM PIER LINE	NONE	N/A
	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	<20 %
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	<45 FT AND <65 FT ABOVE MSL

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
8	08.16.13	ANNOTATED FOR PHASE 1A - SUBMITTED TO CITY FOR APPROVAL	12	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY
7	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #6	11	09.03.13	REVISED FOR PHASE 1A & 1B
6	02.01.13	RELEASED FOR BIDDING	10	08.22.13	ADDED WATER MAIN AND HYDRANT FOR PHASE 1A
5	12.27.12	REVISED SERVICE FLOAT LAYOUT	9	08.21.13	ADDED CONSTRUCTION TRAILER
4	12.05.12	REVISED AND RESUBMITTED TO CITY			
3	11.30.12	PROGRESS PLAN TO CLIENT FOR REVIEW			
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION			
1	08.10.12	SUBMITTED TO CLIENT FOR REVIEW			

PROJECT CANAL LANDING AMENDED SITE PLAN

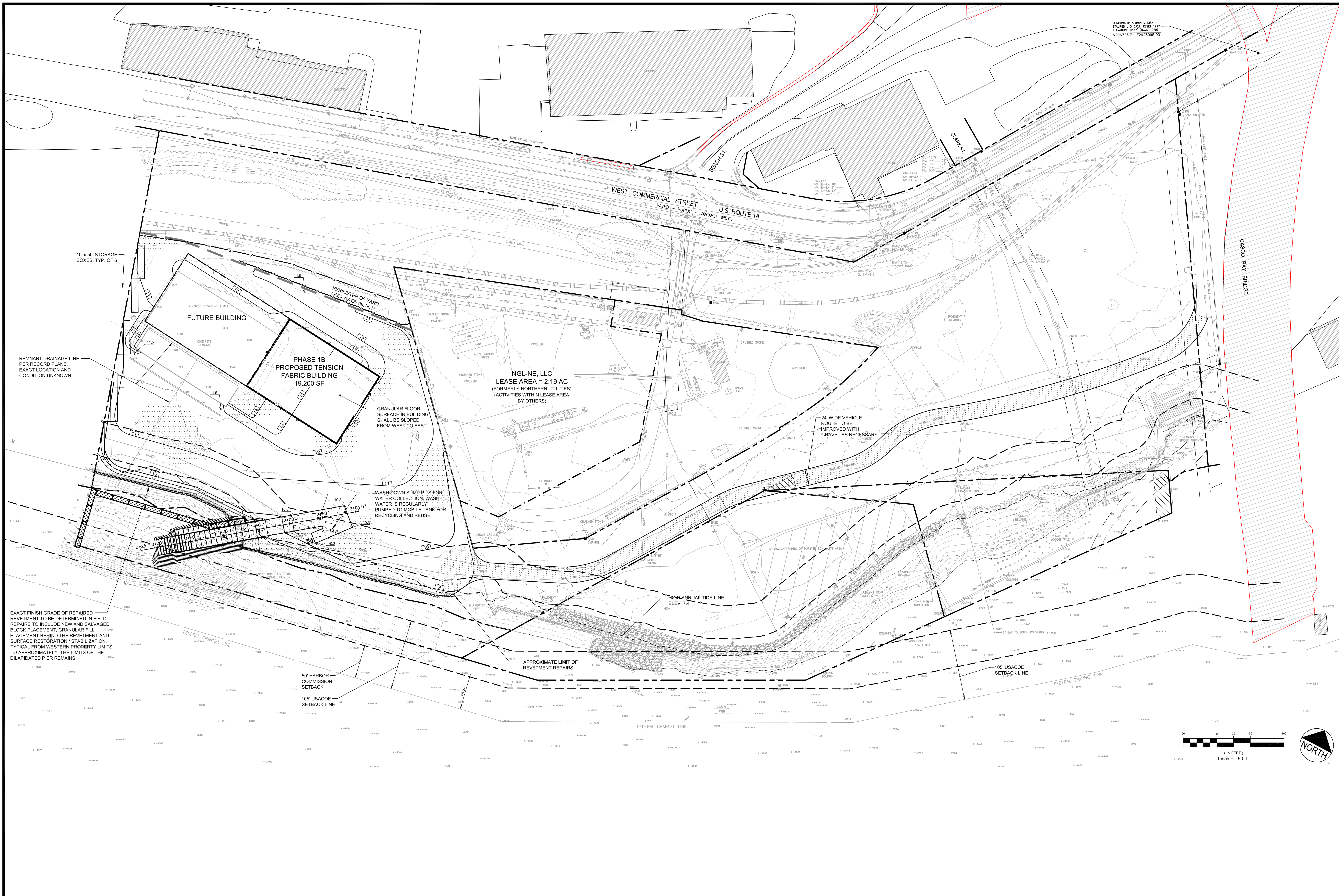
CLIENT NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

ENGINEERS **FST** FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS - PLANNERS - SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DATE: AUGUST 2013
SCALE: 1" = 50'
JOB NO.: 3091.02 / SP-M040B
FILE NAME: 3091.02-SITE LAYOUT
SHEET: C-2.1

P.E. STEPHEN BUSHEY
LIC. # 7429

BENCHMARK: ALUMINUM DISK
 STAMPS: 1.5 5.01 WEST 1997
 ELEVATION: 12.67 (MGS 1929)
 N298723.77 E2328055.00



10' x 50' STORAGE BOXES, TYP. OF 6

REMNANT DRAINAGE LINE PER RECORD PLANS. EXACT LOCATION AND CONDITION UNKNOWN.

EXACT FINISH GRADE OF REPAIRED REVETMENT TO BE DETERMINED IN FIELD. REPAIRS TO INCLUDE NEW AND SALVAGED BLOCK PLACEMENT, GRANULAR FILL PLACEMENT BEHIND THE REVETMENT AND SURFACE RESTORATION / STABILIZATION. TYPICAL FROM WESTERN PROPERTY LIMITS TO APPROXIMATELY THE LIMITS OF THE DILAPIDATED PIER REMAINS.

50' HARBOR COMMISSION SETBACK

105' USACOE SETBACK LINE

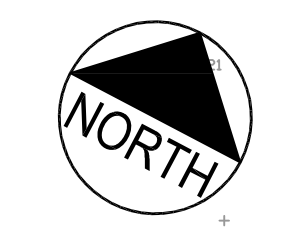
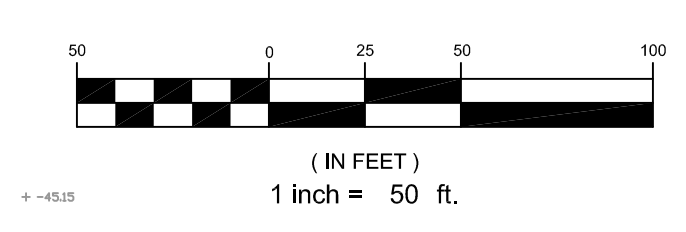
NGL-NE, LLC
 LEASE AREA = 2.19 AC
 (FORMERLY NORTHERN UTILITIES)
 (ACTIVITIES WITHIN LEASE AREA BY OTHERS)

24' WIDE VEHICLE ROUTE TO BE IMPROVED WITH GRAVEL AS NECESSARY

HIGH ANNUAL TIDE LINE
 ELEV. 7.4'

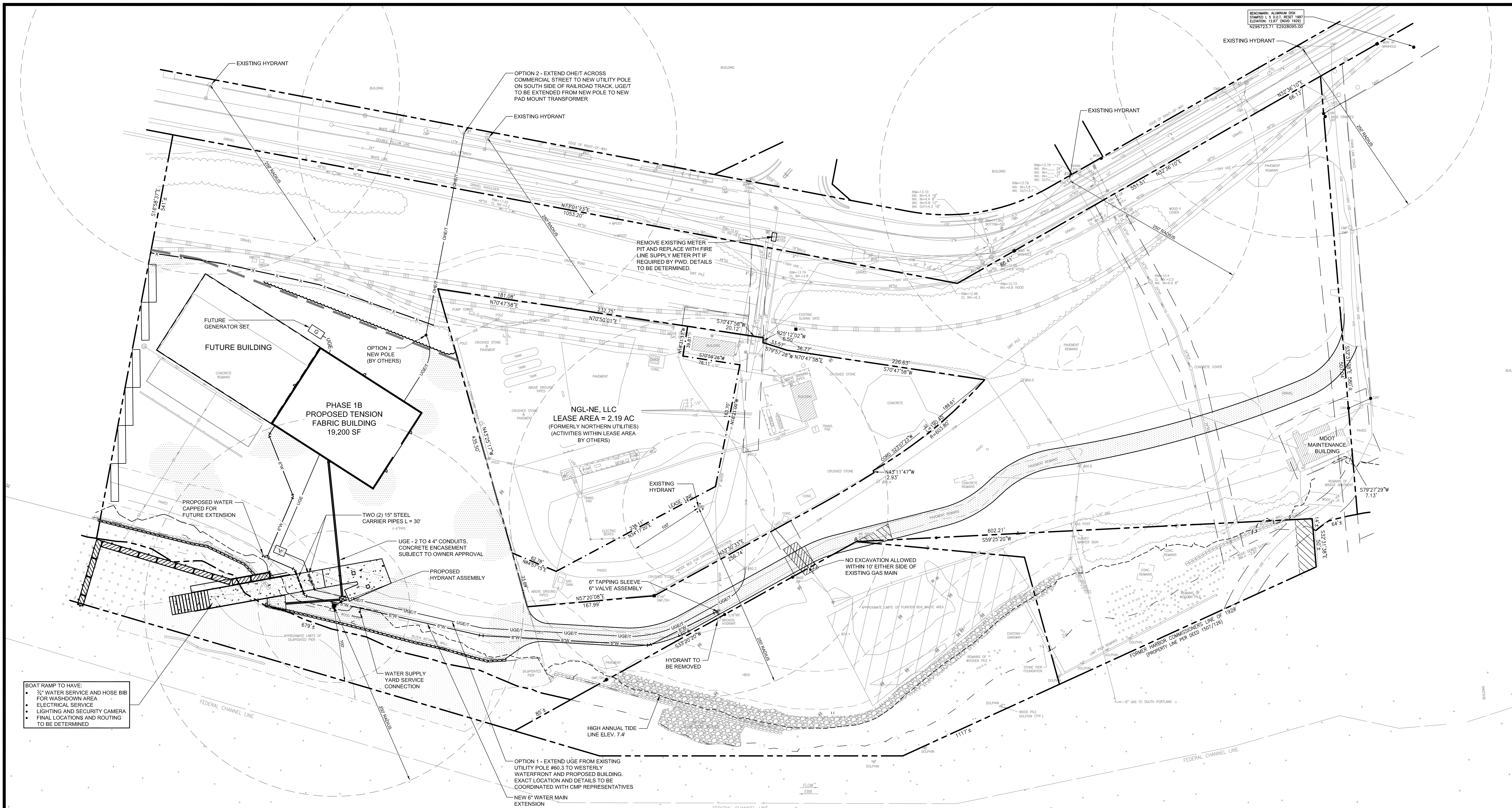
APPROXIMATE LIMIT OF REVETMENT REPAIRS

105' USACOE SETBACK LINE



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
12	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY	7	09.03.13	REVISED FOR PHASE 1A & 1B
			6	02.01.13	RELEASED FOR BIDDING
			5	12.05.12	REVISED AND RESUBMITTED TO CITY
			4	11.30.12	PROGRESS PLAN TO CLIENT FOR REVIEW
			3	11.09.12	REVISED FLOAT LAYOUT / ISSUED TO HARBOR COMMISSION / DEP / ACOE
			2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION
			1	08.10.12	SUBMITTED TO CLIENT FOR REVIEW
					DESCRIPTION

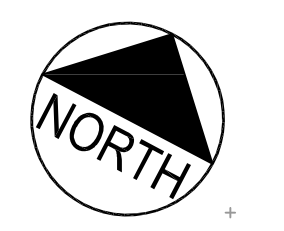
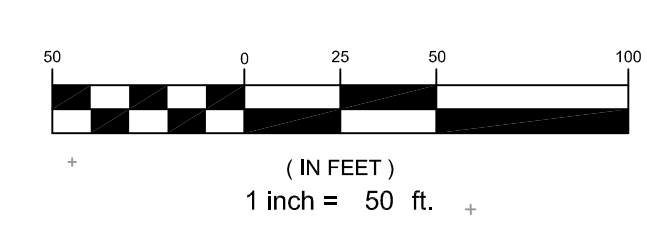
	PROJECT CANAL LANDING AMENDED SITE PLAN AMENDED GRADING AND DRAINAGE PLAN PHASE 1B	ENGINEERS FST FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.02-GRADING SHEET	DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO. 3091.02 / SP-M040B SHEET C-3.1



BOAT RAMP TO HAVE:
 • 3/4" WATER SERVICE AND HOSE BIB FOR WASHDOWN AREA
 • ELECTRICAL SERVICE
 • LIGHTING AND SECURITY CAMERA
 • FINAL LOCATIONS AND ROUTING TO BE DETERMINED

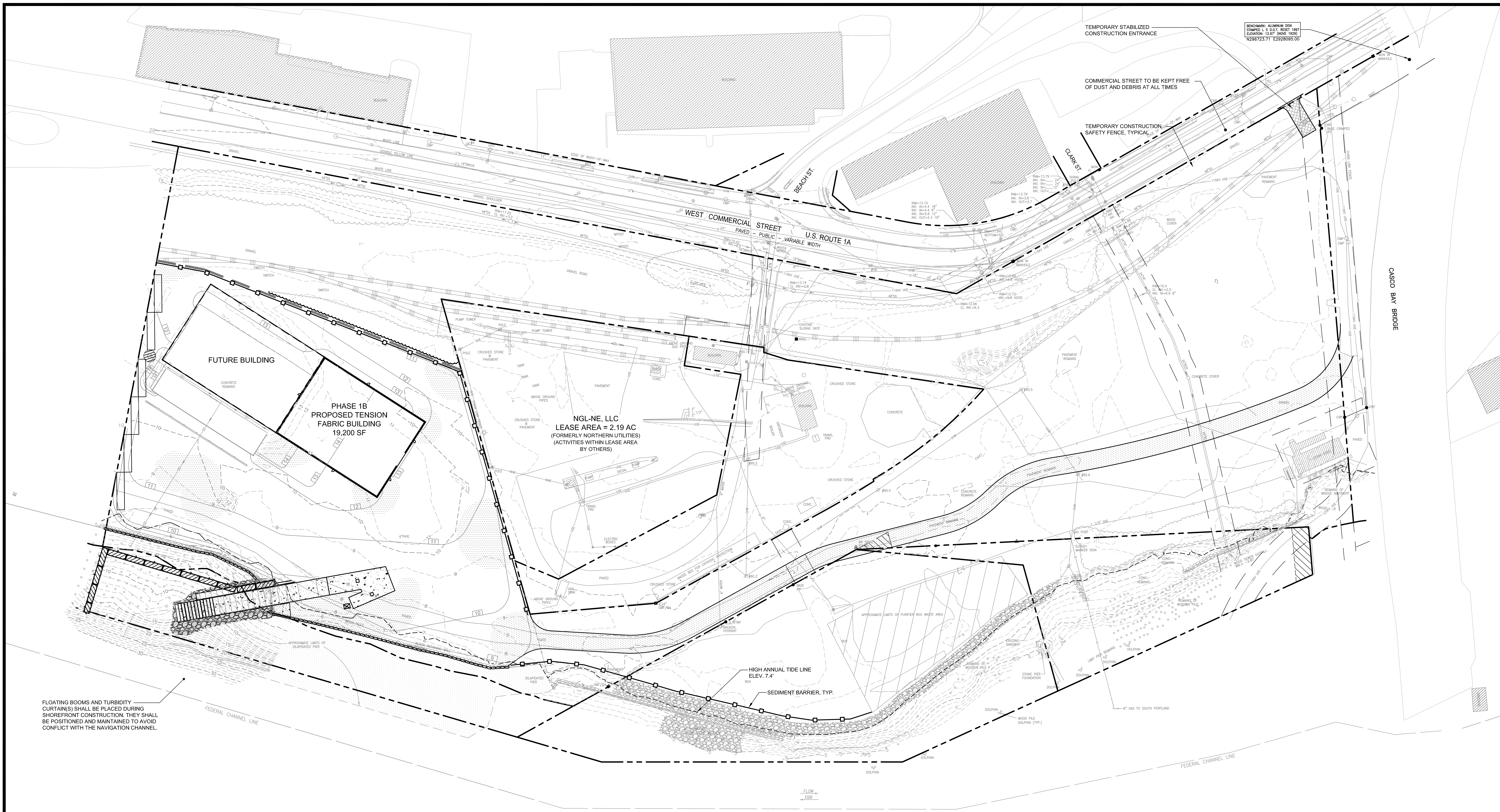
ROUTING OF ON-SITE WATER AND PRIMARY AND SECONDARY ELECTRICAL SYSTEMS TO BE DETERMINED

FLOATING DOCK SYSTEM TO HAVE THREE PHASE POWER, FINAL LOCATION TO BE DETERMINED



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT CANAL LANDING AMENDED SITE PLAN			ENGINEERS FST FAY, SPOFFORD & THORNDIKE, INC. <small>ENGINEERS - PLANNERS - SCIENTISTS</small> 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106		
SHEET TITLE AMENDED UTILITY PLAN PHASE 1B			DRAWN: CMW DATE: AUGUST 2013 DESIGNED: SRB SCALE: 1" = 50' CHECKED: SRB JOB NO. 3091.02 / SP-M040B FILE NAME: 3091.02-UTILITY SHEET C-4.1		
CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101			P.E. STEPHEN BUSHEY LIC. # 7429		
REV	DATE	DESCRIPTION	REVISIONS		
3	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY			
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION			
1	08.21.12	PRELIMINARY APPLICATION TO CITY OF PORTLAND			



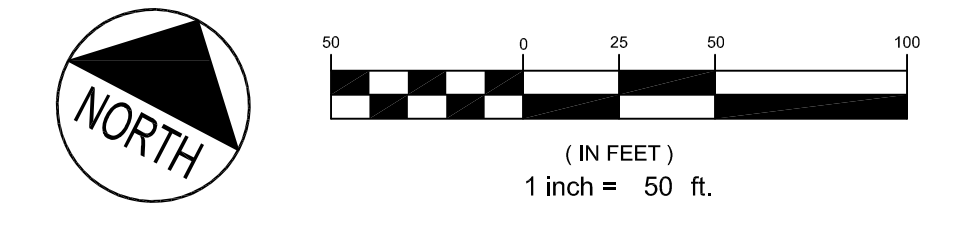
FLOATING BOOMS AND TURBIDITY CURTAIN(S) SHALL BE PLACED DURING SHOREFRONT CONSTRUCTION. THEY SHALL BE POSITIONED AND MAINTAINED TO AVOID CONFLICT WITH THE NAVIGATION CHANNEL.

- NOTES:**
- THIS PLAN SHOWS THE MINIMUM EROSION AND SEDIMENT CONTROLS. OTHER/ADDITIONAL MEASURES WILL BE NECESSARY. REFER TO THE EROSION AND SEDIMENT CONTROL DETAILS AND NARRATIVE FOR TIMING, UTILIZATION AND INSTALLATION OF A WIDE RANGE OF EROSION AND SEDIMENT CONTROL PRACTICES.
 - ALL SEDIMENT LADEN/TURBID RUNOFF TO BE INTERCEPTED AND PREVENTED FROM ENTERING THE FORE RIVER.
 - ALL MATERIAL STOCKPILED TO BE PROTECTED PER DETAIL H ON SHEET C-6.2.
 - ADDITIONAL EROSION CONTROL MEASURED WILL BE NEEDED ALONG THE SHOREFRONT AS SHOREFRONT ELEMENTS INCLUDING THE REVETMENT REPAIRS AND BOAT RAMP ARE INSTALLED TO PREVENT SILT & SEDIMENT FROM ENTERING THE FORE RIVER.

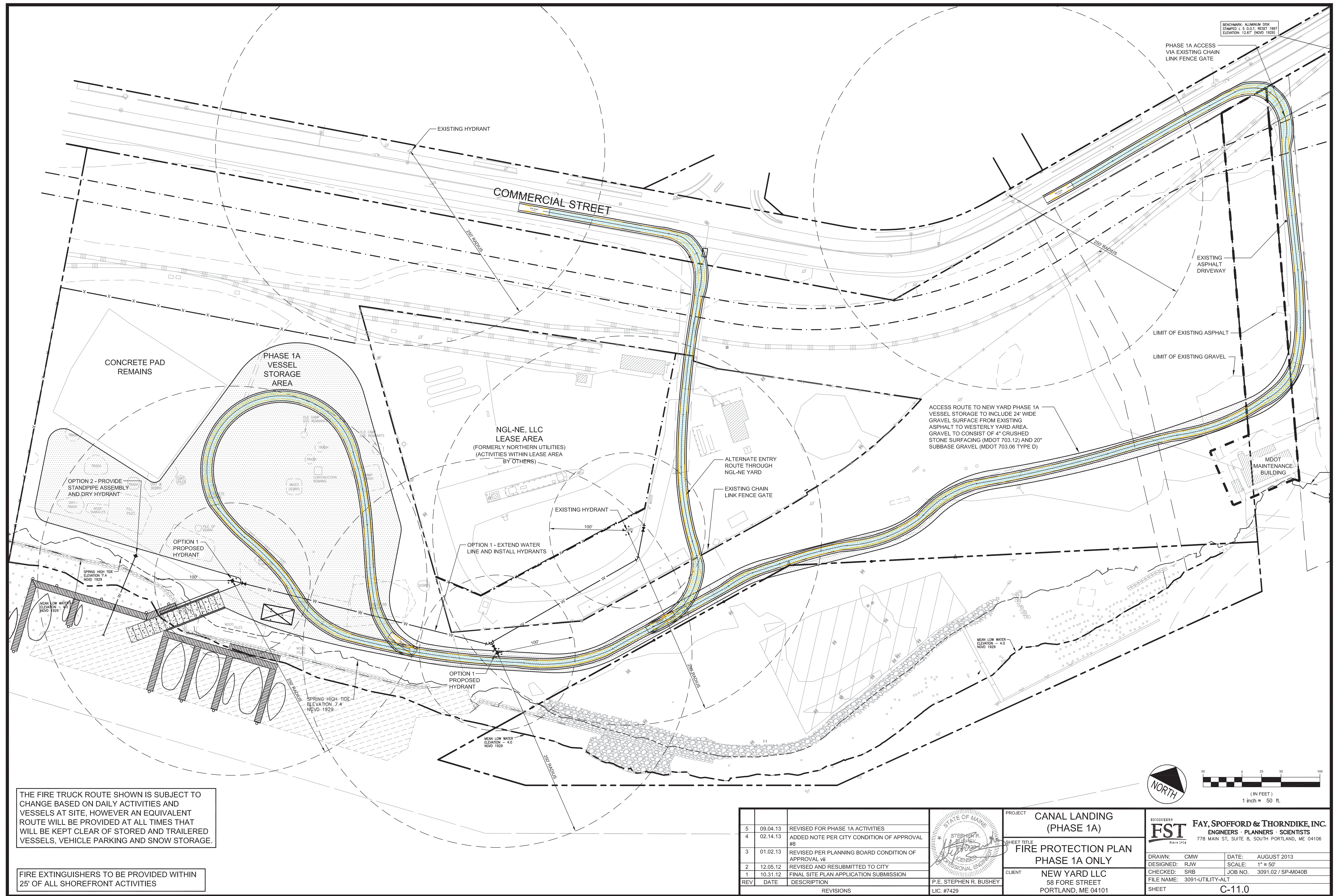
LEGEND

- SEDIMENT BARRIER
- RIPRAP
- EROSION CONTROL MESH
- INLET PROTECTION

PRELIMINARY - NOT FOR CONSTRUCTION



PROJECT CANAL LANDING AMENDED SITE PLAN		ENGINEERS FST <small>Since 1974</small> FAY, SPOFFORD & THORNDIKE, INC. <small>ENGINEERS - PLANNERS - SCIENTISTS</small> 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106	
SHEET TITLE AMENDED EROSION AND SEDIMENT CONTROL PLAN - PHASE 1B		DRAWN: CMW DATE: AUGUST 2013 DESIGNED: SRB SCALE: 1" = 50' CHECKED: SRB JOB NO. 3091.02 / SP-M040B FILE NAME: 3091.02-EROS SHEET C-6.1	
CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101		P.E. STEPHEN BUSHEY LIC. # 7429	
4 09.20.13 REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY	3 02.01.13 RELEASED FOR BIDDING	REVISIONS	
2 12.05.12 REVISED AND RESUBMITTED TO CITY	1 10.31.12 FINAL SITE PLAN APPLICATION SUBMISSION		



THE FIRE TRUCK ROUTE SHOWN IS SUBJECT TO CHANGE BASED ON DAILY ACTIVITIES AND VESSELS AT SITE, HOWEVER AN EQUIVALENT ROUTE WILL BE PROVIDED AT ALL TIMES THAT WILL BE KEPT CLEAR OF STORED AND TRAILED VESSELS, VEHICLE PARKING AND SNOW STORAGE.

FIRE EXTINGUISHERS TO BE PROVIDED WITHIN 25' OF ALL SHOREFRONT ACTIVITIES

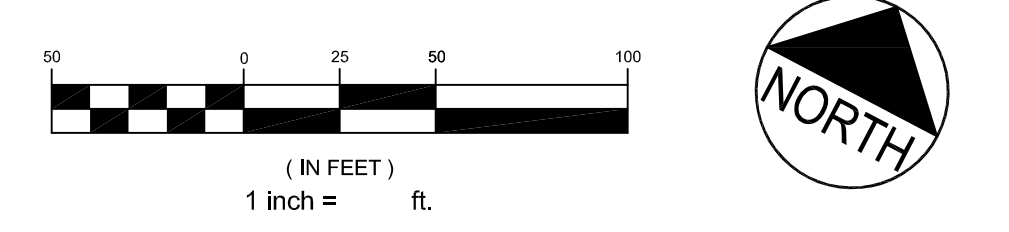
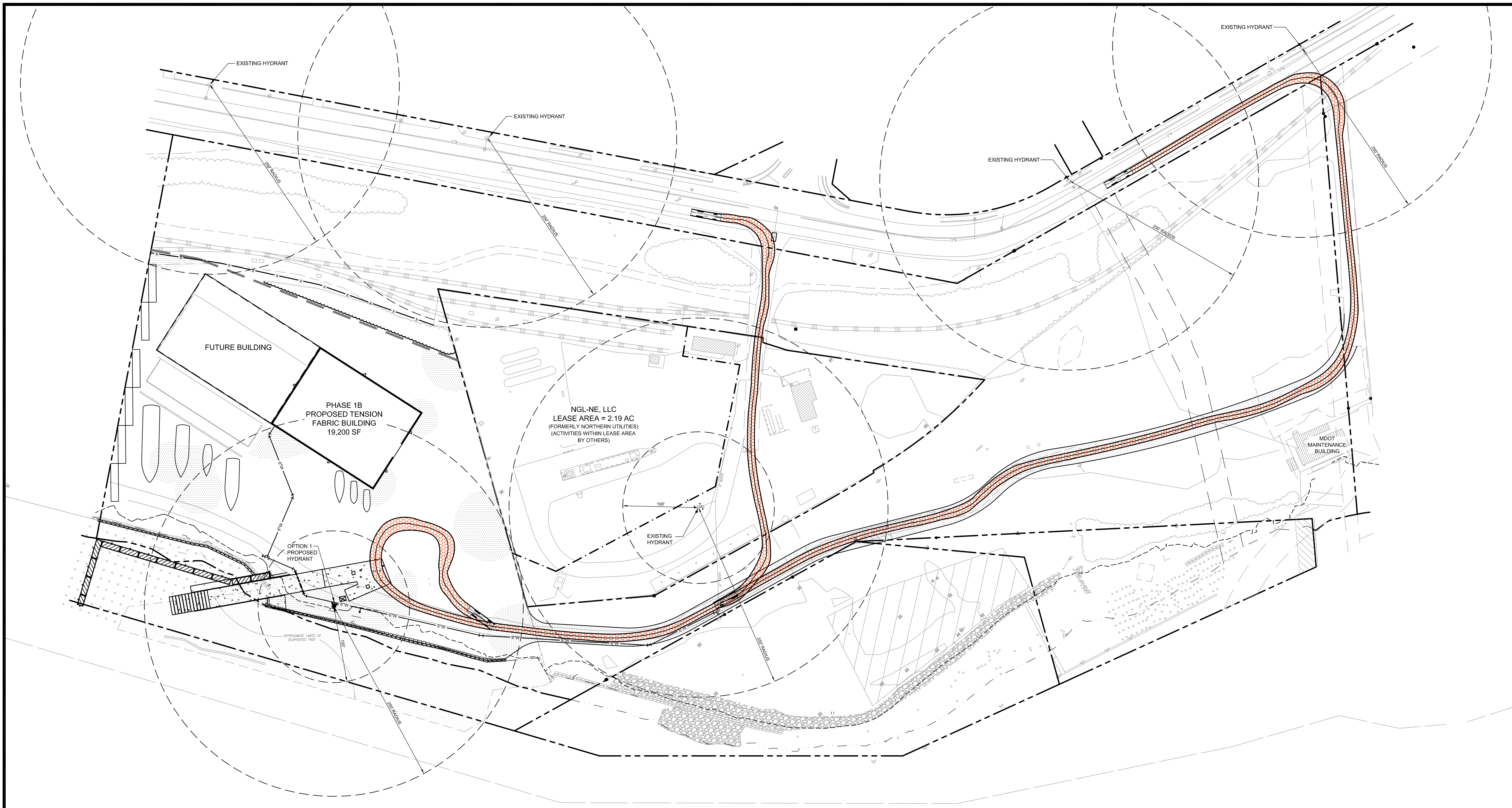
REV	DATE	DESCRIPTION	REVISIONS
5	09.04.13	REVISED FOR PHASE 1A ACTIVITIES	
4	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #8	
3	01.02.13	REVISED PER PLANNING BOARD CONDITION OF APPROVAL #1	
2	12.05.12	REVISED AND RESUBMITTED TO CITY	
1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION	

P.E. STEPHEN R. BUSHEY
LIC. #7429

PROJECT: CANAL LANDING (PHASE 1A)
SHEET TITLE: FIRE PROTECTION PLAN PHASE 1A ONLY
CLIENT: NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

ENGINEERS
FST FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS - PLANNERS - SCIENTISTS
778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106
DRAWN: CMW DATE: AUGUST 2013
DESIGNED: RJW SCALE: 1" = 50'
CHECKED: SRB JOB NO. 3091.02 / SP-M0409
FILE NAME: 3091-UTILITY-ALT
SHEET C-11.0

R:\3091_02_Canal_Landing-Amended_Site_Plan\cadd\perm\Setback\3091_02_UTILITY.dwg writer: r:\652213\11-08-AM



THE FIRE TRUCK ROUTE SHOWN IS SUBJECT TO CHANGE BASED ON DAILY ACTIVITIES AND VESSELS AT SITE, HOWEVER AN EQUIVALENT ROUTE WILL BE PROVIDED AT ALL TIMES THAT WILL BE KEPT CLEAR OF STORED AND TRAIERED VESSELS, VEHICLE PARKING AND SNOW STORAGE.

FIRE EXTINGUISHERS TO BE PROVIDED WITHIN 25' OF ALL SHOREFRONT ACTIVITIES

REV	DATE	DESCRIPTION	REVISIONS
5	09.04.13	REVISED FOR PHASE 1A ACTIVITIES	
4	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #8	
3	01.02.13	REVISED PER PLANNING BOARD CONDITION OF APPROVAL VII	
2	12.05.12	REVISED AND RESUBMITTED TO CITY	
1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION	

		PROJECT CANAL LANDING AMENDED SITE PLAN SHEET TITLE AMENDED FIRE PROTECTION PLAN PHASE 1B	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.02-UTILITY SHEET
CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101		DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO. 3091.02 / SP-M040B	FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04106