

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

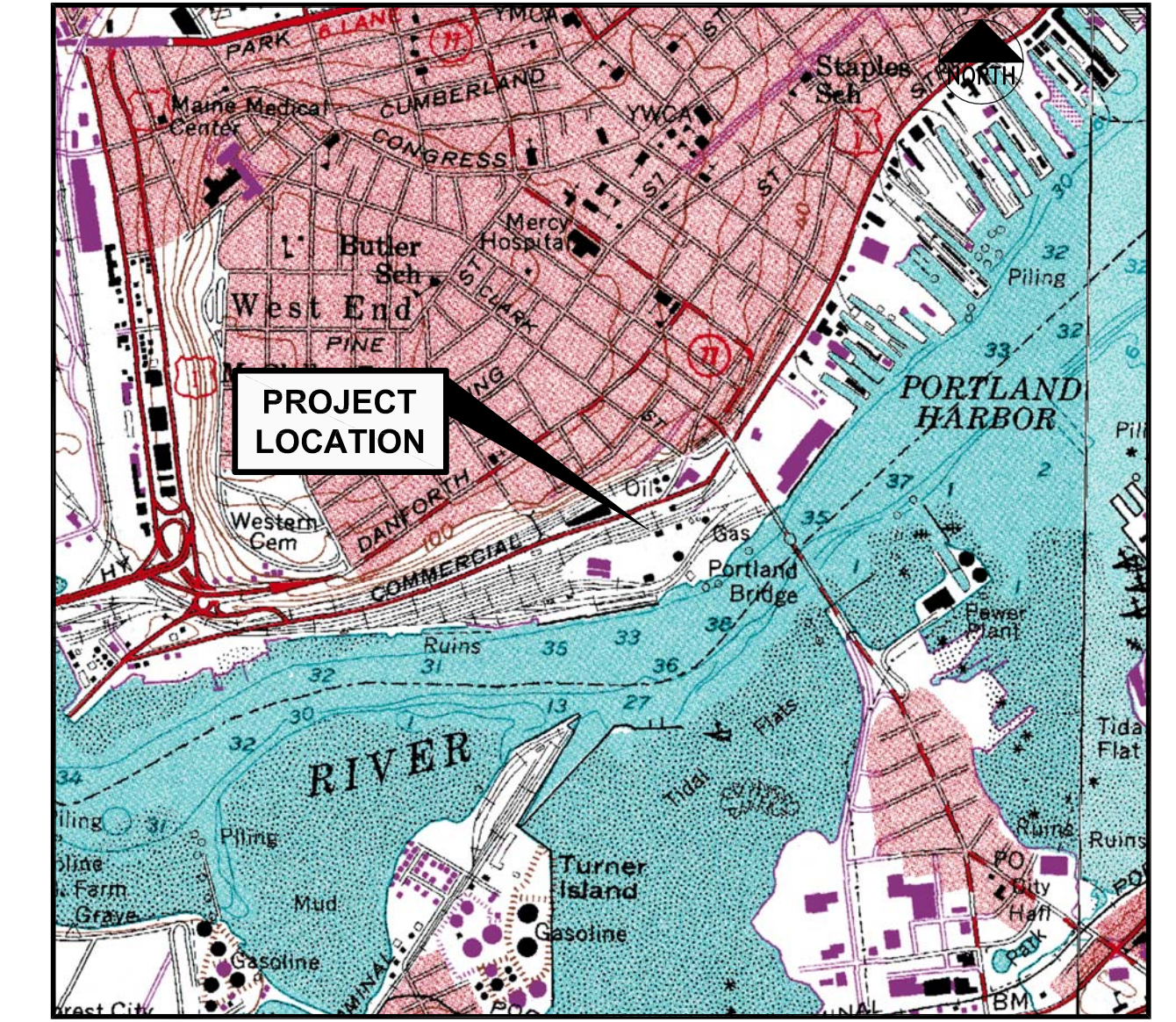
**OWNER:**  
 PORTLAND GAS LIGHT CO.  
 c/o UNITIL  
 6 LIBERTY LANE WEST  
 HAMPTON, NH 03842

**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	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 APPROVED 12.18.12 AMENDED SITE PLAN SUBMISSION 09.03.13 PHASE 1A APPROVED AMENDED SITE PLAN APPLICATION FOR PHASE 1B 09.23.13
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
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	FILED NOVEMBER 2012 APPROVED PERMIT ORDER #L-25823-4E-A-N
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
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

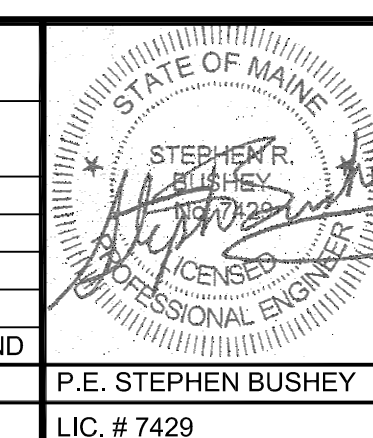
**CONSULTANT LIST**

- 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 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:**  
**Creder Associates, LLC**  
 776 MAIN STREET  
 WESTBROOK, ME 04092  
 207.828.1272  
 ATTN: JEDD STEINGLASS, LSP  
 www.crederelc.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.mplaw.com

PRELIMINARY - NOT FOR CONSTRUCTION

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	<b>FST</b> 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

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.