

**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 22,417 SF OPERATIONS BUILDING.
- CONSTRUCTION OF 720 SF BROKERAGE SERVICE BUILDING.
- CONSTRUCTION OF 273,822 SF OF GRAVEL / STONE BOAT STORAGE / TRAVEL AREAS.
- CONSTRUCTION OF STORM WATER MANAGEMENT AREAS TO SERVE PHASE 1 DEVELOPMENT.
- CONSTRUCTION OF REMAINING BOAT RAMPS, REMAINING FLOATING DOCKS, DRY DOCK AND TRAVEL LIFT BASIN (TRAVEL LIFT SUBJECT TO COORDINATION WITH UNITIL VRAP).
- EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING
- COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND OR RELOCATION
- CONSTRUCTION OF THREE CONCRETE WASHDOWN AREAS.

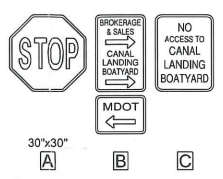
**LAYOUT DATA TABLE**

ID	NORTHING	EASTING
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2	296035.77	2927583.37
3	296139.04	2927865.49
4	296057.14	2927993.54
5	295806.23	2927825.34
6	295870.89	2927724.25

**LAYOUT DATA TABLE**

ID	NORTHING	EASTING
7	295990.03	2928098.23
8	295988.97	2928078.26
9	295420.38	2927129.79
10	295433.53	2927114.71
11	295575.10	2927547.90
12	295579.02	2927508.09

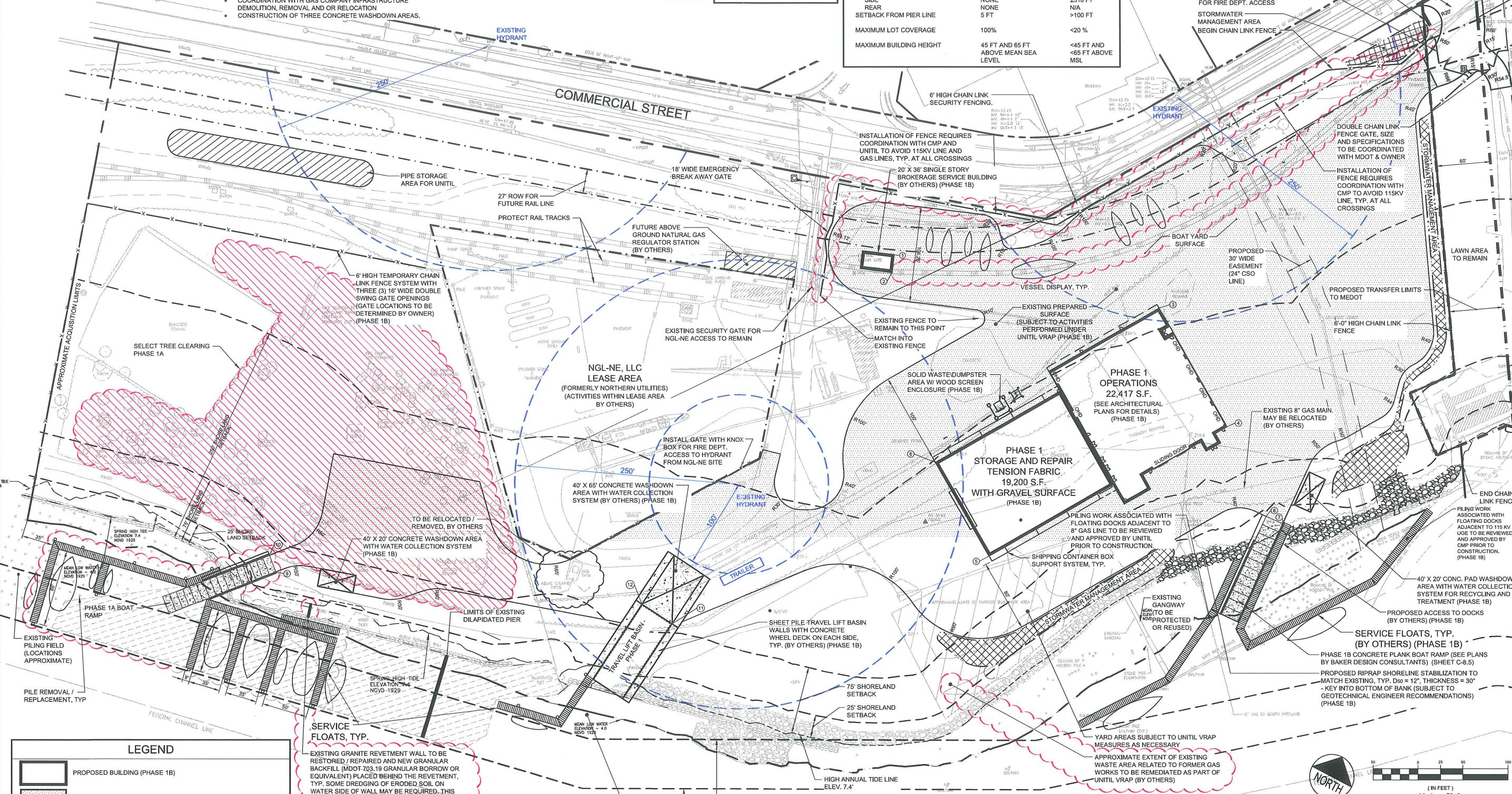
**SIGN LEGEND**



**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



**LEGEND**

- PROPOSED BUILDING (PHASE 1B)
- PREPARED PERVIOUS SURFACE FOR VESSEL STORAGE, MAINTENANCE AND TRAVEL LIFT (PHASE 1B)
- PROPOSED PAVEMENT (PHASE 1B)
- PHASE 1 VESSEL STORAGE
- HIGHLIGHTED ACTIVITIES TO BE PERFORMED DURING SUMMER / FALL 2013 FOR INITIAL PERFORMANCE GUARANTEE (PHASE 1A). ANY ADDITIONAL ACTIVITIES WILL REQUIRE ADJUSTMENT TO THE PERFORMANCE GUARANTEE PRIOR TO COMMENCEMENT (PHASE 1B).

**SERVICE FLOATS, TYP. (BY OTHERS) (PHASE 1B)**

EXISTING GRANITE REVETMENT WALL TO BE RESTORED / REPAIRED AND NEW GRANULAR BACKFILL (MDOT Z03.19 GRANULAR BORROW OR EQUIVALENT) PLACED BEHIND THE REVETMENT, TYP. SOME DREDGING OF ERODED SOIL ON WATER SIDE OF WALL MAY BE REQUIRED. THIS MATERIAL WILL BE RE-DEPOSITED FOLLOWING INSTALLATION OF A GEOTEXTILE FABRIC (MIRAFI FN300 OR EQUAL) BEHIND WALL.

APPROXIMATE EXTENT OF DREDGING AREA RELATED TO FORMER GAS WORKS TO BE REMEDIATED AS PART OF UNITIL VRAP, BY OTHERS.

50' HARBOR COMMISSION SETBACK

105' USACOE SETBACK LINE

FEDERAL CHANNEL LINE

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

NORTHERN UTILITIES, INC. d/b/a UNITIL, 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 UNITIL'S REPRESENTATIVES INCLUDING ENGINEERS, CONTRACTORS AND RELATED PERSONNEL AT NO EXTRA EXPENSE TO NEW YARD LLC.

**REVISIONS**

REV	DATE	DESCRIPTION
9	08.21.13	ADDED CONSTRUCTION TRAILER
8	08.16.13	ANNOTATED FOR PHASE 1A - SUBMITTED TO CITY FOR APPROVAL

**REVISIONS**

REV	DATE	DESCRIPTION
7	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #8
6	02.01.13	RELEASED FOR BIDDING
5	12.27.12	REVISED SERVICE FLOAT LAYOUT
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

STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 P.E. STEPHEN R. BUSHEY  
 LIC. #7429

PROJECT: CANAL LANDING  
 SHEET TITLE: SITE DEVELOPMENT PLAN PHASE 1A (SUMMER/FALL 2013) AND 1B (DATE UNDETERMINED)  
 CLIENT: NEW YARD LLC  
 58 FORE STREET  
 PORTLAND, ME 04101

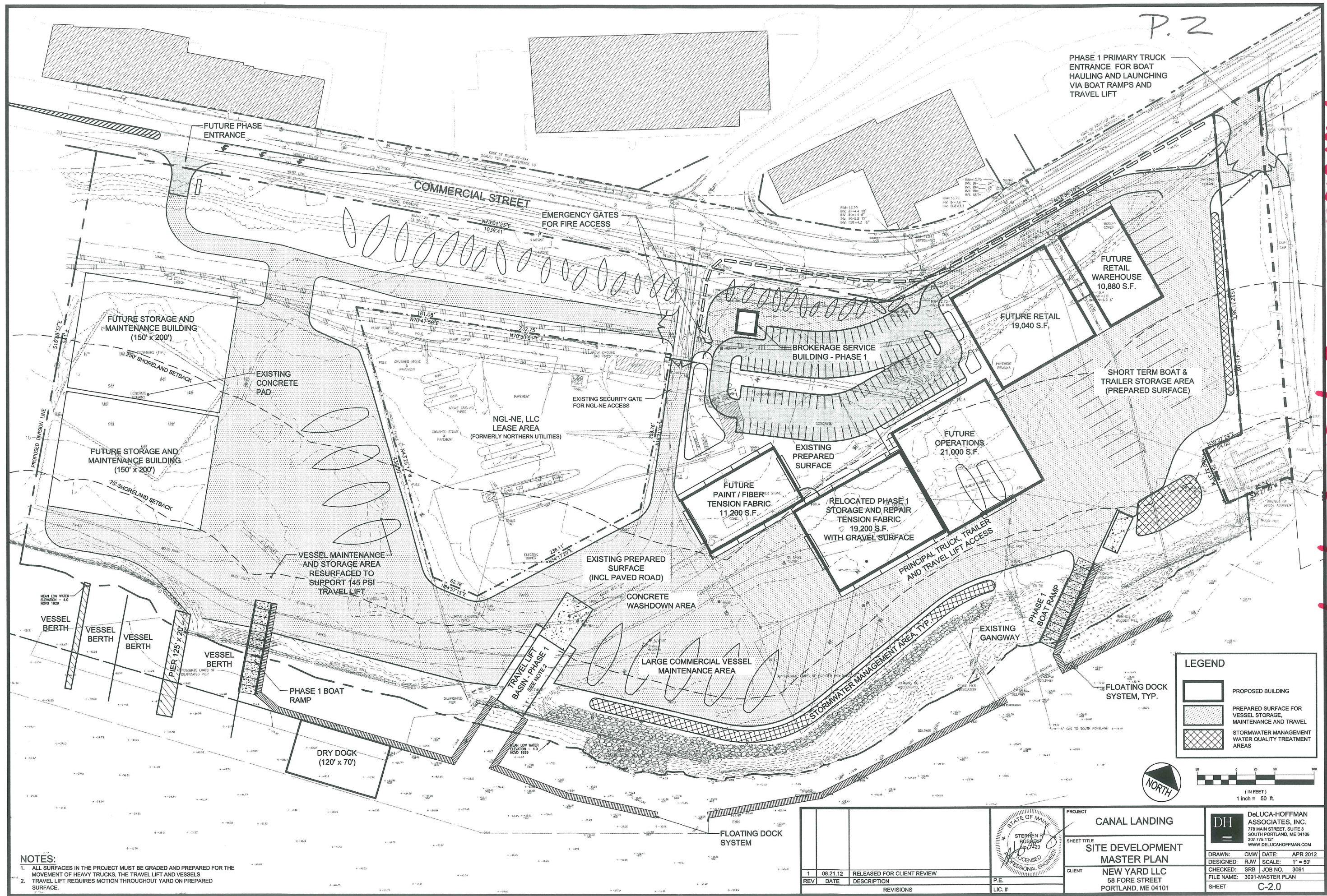
DeLUCA-HOFFMAN ASSOCIATES, INC.  
 778 MAIN STREET, SUITE B  
 SOUTH PORTLAND, ME 04105  
 207.775.1121  
 WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: APR 2012  
 DESIGNED: RJW SCALE: 1" = 50'  
 CHECKED: SRB JOB NO. 3091  
 FILE NAME: 3091-SITE LAYOUT  
 SHEET: C-2.1

P.1  
 Previously Approved, 12/12. Amended, 8/13

P.2

FUTURE PHASES, SHOWN, 12/12



**NOTES:**

1. ALL SURFACES IN THE PROJECT MUST BE GRADED AND PREPARED FOR THE MOVEMENT OF HEAVY TRUCKS, THE TRAVEL LIFT AND VESSELS.
2. TRAVEL LIFT REQUIRES MOTION THROUGHOUT YARD ON PREPARED SURFACE.

REV	DATE	DESCRIPTION	REVISIONS
1	08.21.12	RELEASED FOR CLIENT REVIEW	

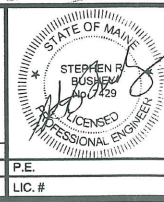
PROJECT  
**CANAL LANDING**

SHEET TITLE  
**SITE DEVELOPMENT MASTER PLAN**

CLIENT  
**NEW YARD LLC**  
58 FORE STREET  
PORTLAND, ME 04101

**DH** DeLUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW / DATE: APR 2012  
DESIGNED: RJW / SCALE: 1" = 50'  
CHECKED: SRB / JOB NO.: 3091  
FILE NAME: 3091-MASTER PLAN  
SHEET: C-2.0



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

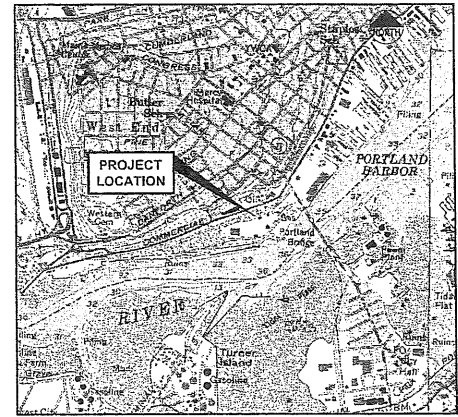
**OWNER:**  
 PORTLAND GAS LIGHT CO.  
 c/o UNITIL  
 6 LIBERTY LANE WEST  
 HAMPTON, NH 03842

**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 3553  
 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 DUPEPPE  
 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
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 HL-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
U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT	U.S. ARMY CORPS OF ENGINEERS RR2 BOX 1855 MANCHESTER, MAINE 04351 207.823.8367 CONTACT: JAY CLEMENT	FILED NOVEMBER 2012 APPROVED PERMIT ORDER #NAE-2012-02469

**CONSULTANT LIST**

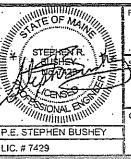
- CIVIL ENGINEER:**  
 Fay, Spofford & Thorndike, Inc  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 ATTN: STEPHEN BUSHEY, P.E.  
 www.fstinc.com
- LANDSCAPE ARCHITECT:**  
 Mohr and Seredin  
 18 PLEASANT STREET  
 PORTLAND, ME 04101  
 207.871.0003  
 ATTN: SHELLEY BRUNELLE, R.L.S.  
 www.mohrseredin.com
- TRAFFIC ENGINEER:**  
 Gorrill-Palmer Consulting Engineers, Inc  
 P.O. BOX 1237  
 GRAY, ME 04039  
 207.857.6910  
 ATTN: THOMAS GORRILL, P.E.  
 www.gorrillpalmer.com
- SURVEYOR:**  
 Owen Haskell, Inc  
 350 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  
 288 PORTLAND ROAD  
 GRAY, ME 04039  
 207.857.2868  
 ATTN: TIM BOYCE, P.E.  
 www.swcole.com
- ENVIRONMENTAL:**  
 Credere Associates, LLC  
 778 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

PRELIMINARY - NOT FOR CONSTRUCTION

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

DESIGNED BY: SRB  
 CHECKED BY: SRB  
 FILE NAME: 3091.02-COV  
 SHEET: C-1.0

DATE: AUGUST 2013  
 SCALE: AS NOTED  
 JOB NO.: 3091.02/SP-MHUB

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

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 SERVING 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 MOOT 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 ARESA SAFETY STANDARDS AND SHALL COOPERATE FULLY WITH REPRESENTATIVES OF PAN AM RAILWAYS, MOOT, AND UNIL 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 UNIL. FOR THE NORTHERN UTILITIES PROPERTIES, CREDERE 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 CREDERE 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 MOOT 702.001, 703.02 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, SOODED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. COMPACTION REQUIREMENTS:

Table with 2 columns: LOCATION and MINIMUM COMPACTION. Rows include Subbase and base gravel, Subgrade fill, Trench bedding material, Structural fill, and Select fill.

- \*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 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. MOOT SHARED ENTRANCE: THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT PROVIDES FOR REVIEW AND APPROVAL AN EASEMENT FROM MOOT TO NEW YARD FOR CONSTRUCTION AND USE OF A SHARED ENTRY WAY. STATUS: PENDING DUE TO NEGOTIATIONS FOR MIT 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 DELICHAFFMAN 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 ALTERATION PERMITS, MAINE DEP VRAP 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 MIT EXPANSION.
6. FLOOD PLAN 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 PLAN 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 AGREED 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. PRECONSTRUCTION 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 874-8300, EXT. 8928. (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 22 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS 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 SIDE 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 SIDE 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 DIRECT 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 CONTROLLED 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 (1/2) 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 UNIL AND THEIR ASSIGNS. CONTRACTOR TO COORDINATE WITH UNIL'S CONTRACTOR FOR RELOCATION OF THE 8" GAS LINE AND INSTALLATION OF VAULT (SEE UTILITY PLAN FOR LOCATION).

EROSION CONTROL NOTES:

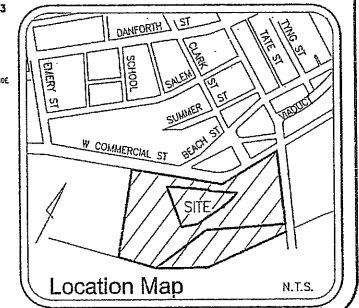
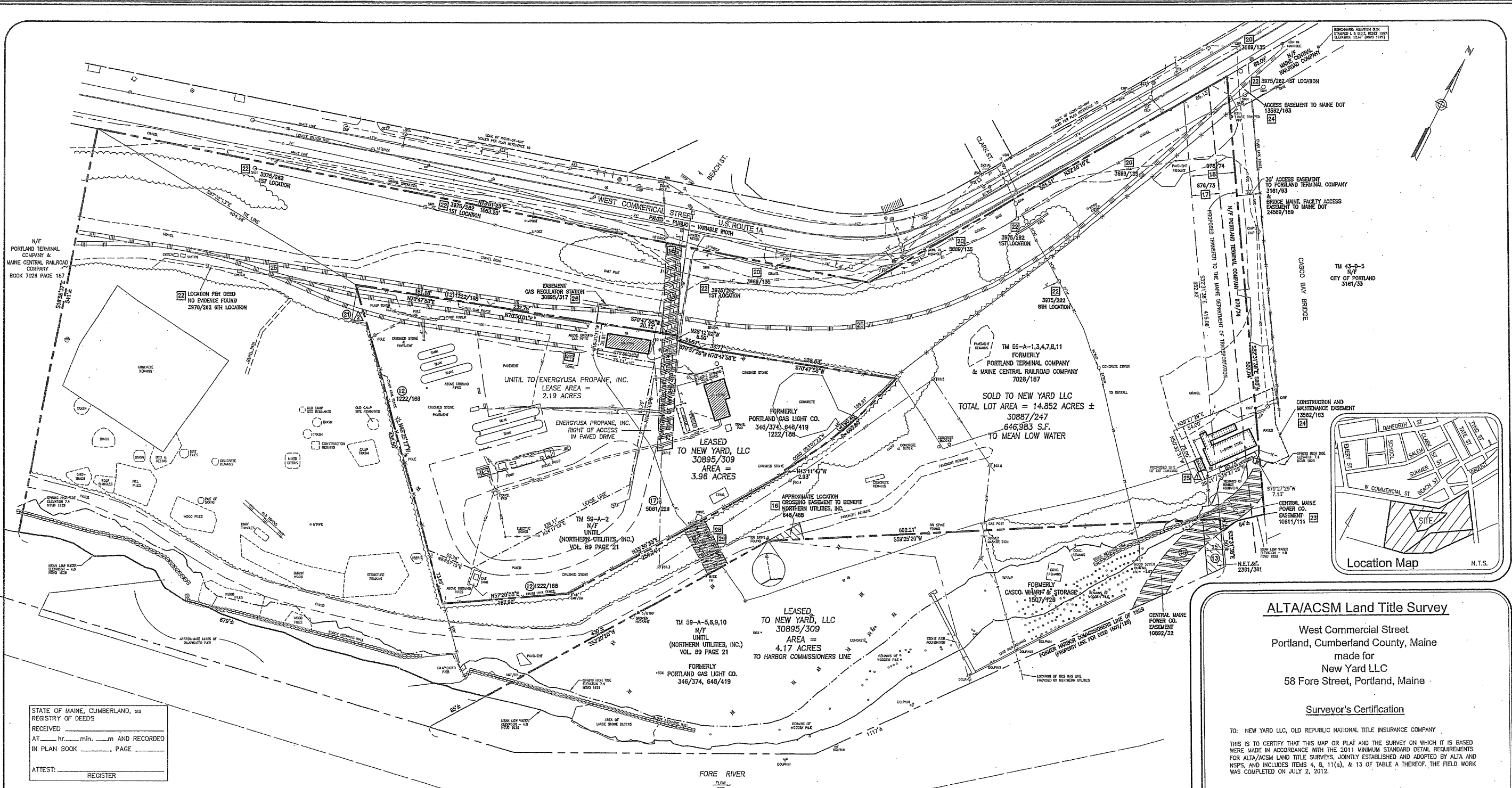
- 1. PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES, CLEARING AND GRADING LIMITS SHALL BE STAKED BY THE CONTRACTOR BASED ON THE LIMITS OF GRADING SHOWN ON THE DRAWINGS AND ACCEPTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. AFTER THE CLEARING AND GRADING LIMITS HAVE BEEN ACCEPTED, THE CONTRACTOR 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, SEEDDED 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 CURLEK 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 section containing symbols and descriptions for EXISTING and PROPOSED features. Includes items like IRON PIPE OR ROD FND, 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, MONITORING WELL, ELEVATIONS DERIVED FROM SOUNDING ON PLAN REF., ELEVATIONS DERIVED FROM, TREE, BUILDING, RIPRAP, RAIL TRACKS, CURB STOP, HYDRANT, LIGHT POLE WITH FIXTURE(S), JERSEY BARRIER, SANITARY SEWER MANHOLE, TEST FIT, TRANSFORMER PAD, UTILITY POLE, VALVE, 6" SAN, WATER MAIN, GAS MAIN, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC.

ZONING INFORMATION section. Includes ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ), PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD, and a table with columns for MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE, MINIMUM YARD DIMENSIONS, MAXIMUM LOT COVERAGE, and MAXIMUM BUILDING HEIGHT.

PRELIMINARY - NOT FOR CONSTRUCTION

Project information and revision table. Includes project name CANAL LANDING AMENDED SITE PLAN, client NEW YARD LLC, and a table with columns for REV, DATE, DESCRIPTION, and REVISIONS.



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
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- TELEPHONE
- WATER LINE
- GAS LINE
- SANITARY SEWER
- 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 SAID PLAN.
2. VERTICAL DATUM IS NGVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK L 5 (MS) 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

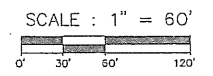
SEE SHEET 2 OF 2 FOR PLAN REFERENCES, LEGAL DESCRIPTIONS AND SCHEDULE B SECTION 2 EXCEPTIONS

**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  
 1975 FOREST AVENUE  
 PORTLAND, MAINE 04103  
 CONTACT:  
 TEL. 207-787-8002  
 TEL. 1-866-933-3821  
**WATERS:**  
 PORTLAND WATER DISTRICT  
 225 DOUGLASS STREET  
 PORTLAND, MAINE 04102  
 CONTACT:  
 TEL. 207-781-8310



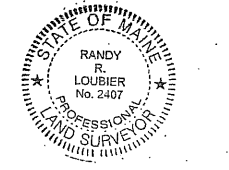
**ALTA/ACSM Land Title Survey**

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. Louhier*  
 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 UNITLE'S DISCRETION, THE 1985 SURVEY SHALL CONTROL.

UNITLE 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.

UNITLE 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:

- 1. 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.
2. 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.
3. 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 646, 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 #: P00015. 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 646, 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, 1998 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 YARD LLC", DATED JULY 2, 2012, LAST REVISED AUGUST 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 UNITLE, 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 UNITLE, 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 #: P00015. 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 25, 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 10692, 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 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:

- 1. HARBOR LINES, PORTLAND HARBOR, MAINE U.S. ENGINEER OFFICE, BOSTON, MASS. JUNE 30, 1939.
2. 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, 1992 REV. 2 JAN. 27, 1993 BY OWEN HASKELL, INC.
3. STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON COMMERCIAL STREET, PORTLAND, MAINE MADE FOR NORTHERN UTILITIES, INC. DATED AUGUST 6, 1999 BY OWEN HASKELL, INC.
4. 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.
5. PLAN OF LAND ON WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR CENTRAL MAINE POWER COMPANY DATED APRIL 24, 2003 BY OWEN HASKELL, INC.
6. ALTA/ACSM LAND TITLE SURVEY AT WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR BINGHAM MCCUTCHEM LLP DATED DEC. 18, 2006 BY OWEN HASKELL, INC.
7. 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.
8. 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.
9. PORTLAND TERMINAL COMPANY OFFICE OF THE VICE PRESIDENT - ENGINEERING, LAND SALE PLAN, PORTLAND, ME DATED DEC. 30, 2011.
10. COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS CIVIL PLAN MADE BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 2007.
11. PLAN OF PROPERTY IN THE CITY OF PORTLAND BY W. ANSON, CITY ENGINEER, PORTLAND, JUNE 1854, RECORDED IN THE PLAN BOOK 2 PAGE 5.
12. ATLAS OF THE CITY OF PORTLAND AND SOUTH PORTLAND MAINE PLAT 4 BY RICHARDS MAP CO. SPRINGFIELD, MASS. DATED 1914.
13. 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 UNITLE, VOL. 89 PAGE 21

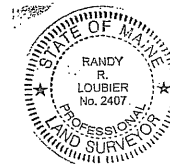
ALTA/ACSM Land Title Survey

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

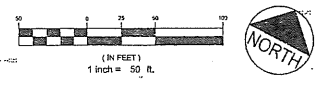
Randy R. Loubier

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

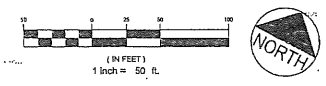
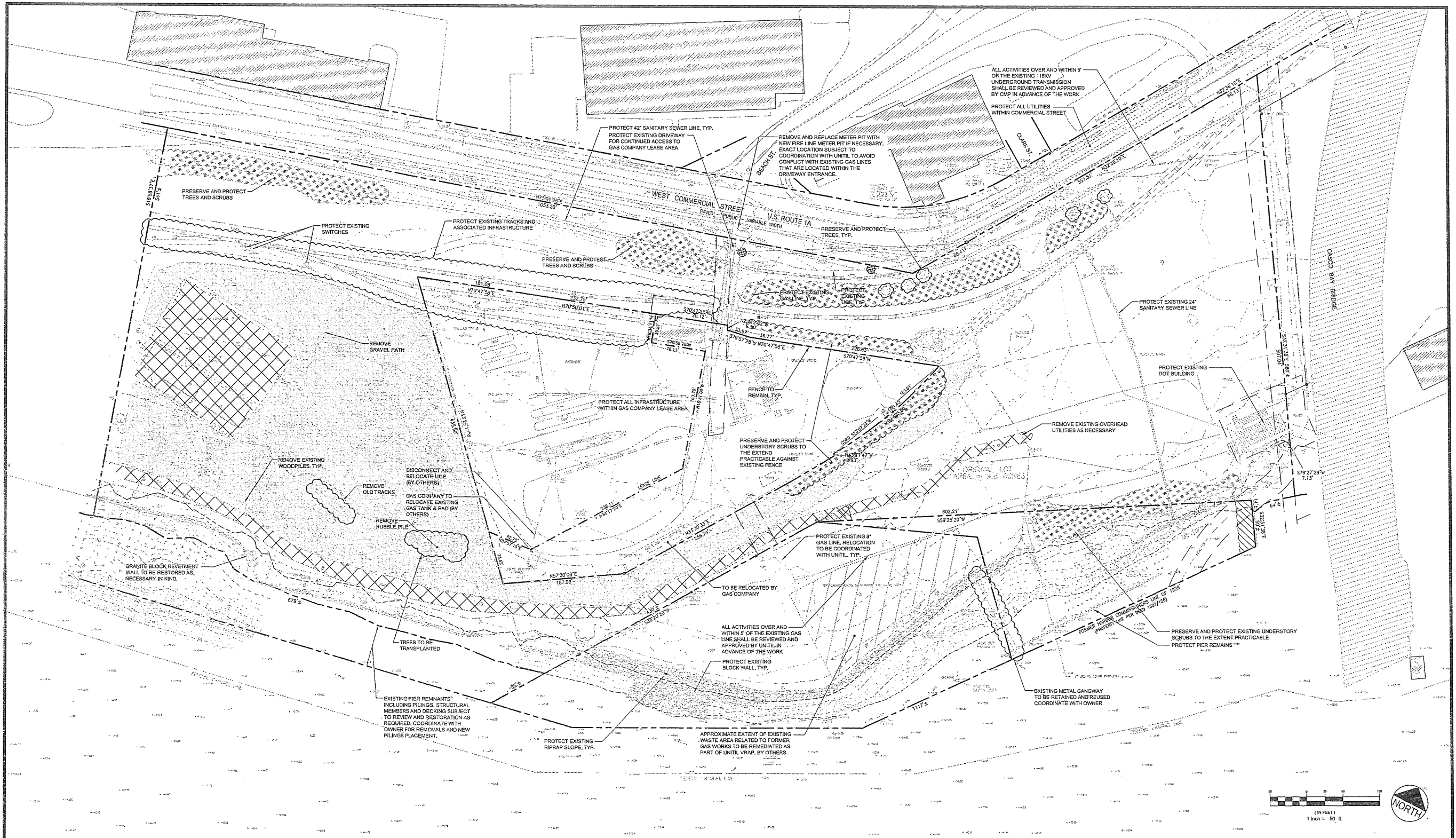


OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
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www.owenhaskell.com



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT <b>CANAL LANDING AMENDED SITE PLAN</b> SHEET TITLE <b>EXISTING CONDITIONS PLAN</b>			ENGINEERS <b>FST</b> FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04108																
CLIENT <b>NEW YARD LLC</b> 58 FORE STREET PORTLAND, ME 04101			DRAWN: CMB DATE: AUGUST 2013 DESIGNED: SRB SCALE: 1" = 50' CHECKED: SRB JOB NO.: 3091.02 / SP-M3408 FILE NAME: 3091.02-EXISTING CONDITIONS SHEET: C-1.3																
REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>09.20.13</td> <td>REVISED PHASE 1B BUILDING ALIGNMENT &amp; RESUBMITTED TO CITY</td> </tr> <tr> <td>3</td> <td>09.03.13</td> <td>REVISED FOR PHASE 1A &amp; 1B</td> </tr> <tr> <td>2</td> <td>02.01.13</td> <td>RELEASED FOR BIDDING</td> </tr> <tr> <td>1</td> <td>10.31.12</td> <td>FINAL SITE PLAN APPLICATION SUBMISSION</td> </tr> </tbody> </table>			REV	DATE	DESCRIPTION	4	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY	3	09.03.13	REVISED FOR PHASE 1A & 1B	2	02.01.13	RELEASED FOR BIDDING	1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION	P. E. STEPHEN BUSHEY LIC. # 7429	
REV	DATE	DESCRIPTION																	
4	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY																	
3	09.03.13	REVISED FOR PHASE 1A & 1B																	
2	02.01.13	RELEASED FOR BIDDING																	
1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION																	



	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

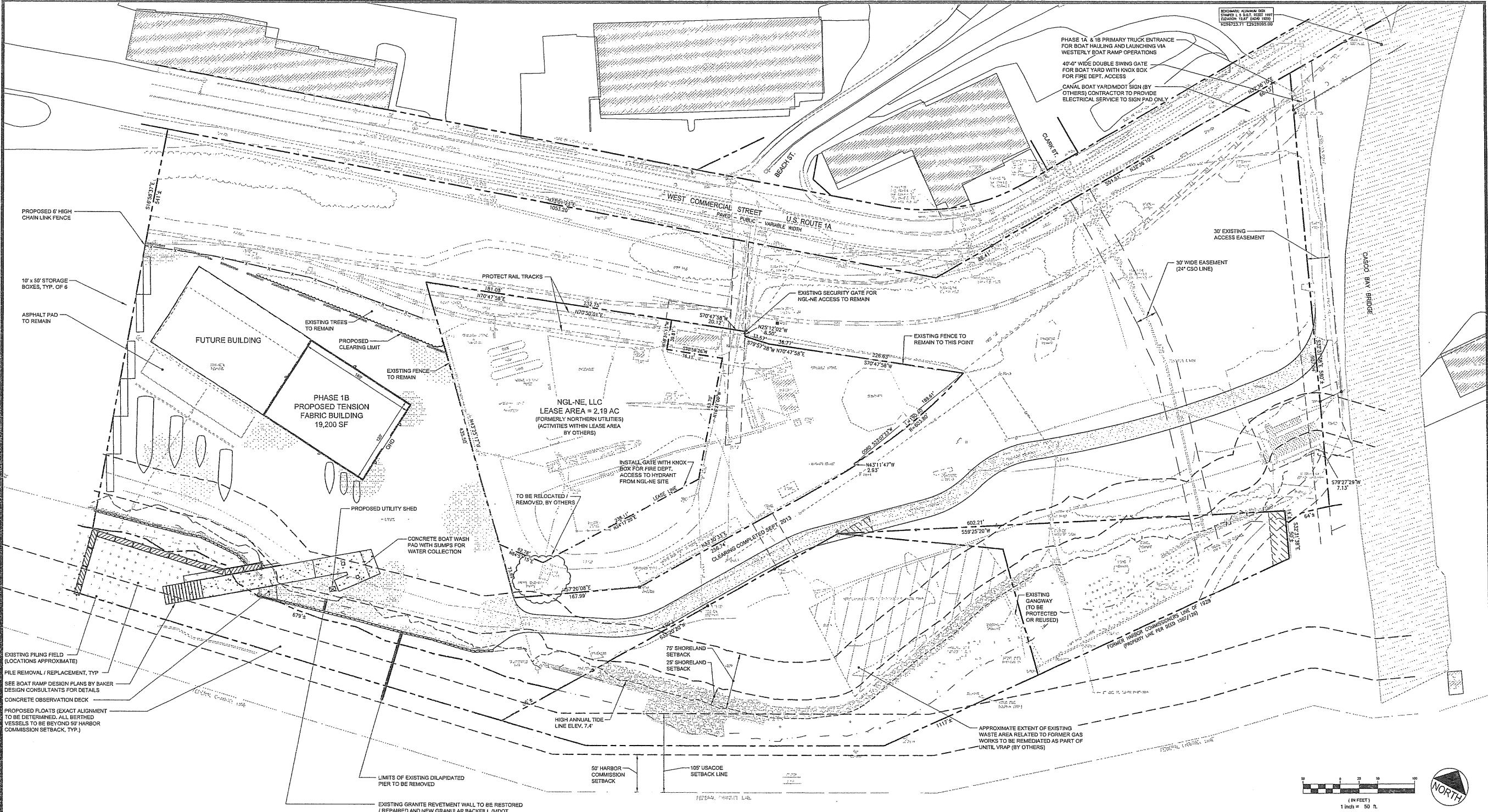
**NOTE:**

1. ALL DELETERIOUS AND HAZARDOUS WASTE TO BE DISPOSED OF IN ACCORDANCE WITH GUIDELINES SET FORTH BY CREDE RE 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

		<b>PROJECT</b> CANAL LANDING AMENDED SITE PLAN		<b>DESIGNED BY</b> <b>FST</b> FAY, SPOFFORD & THORNDIKE, INC. 778 MAIN ST. SUITE 6, SOUTH PORTLAND, ME 04106	
<b>CLIENT</b> NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101		<b>DATE</b> AUGUST 2013		<b>SCALE</b> 1" = 50'	
<b>REVISIONS</b>		<b>FILE NAME</b> 3091.02-DEMO		<b>JOB NO.</b> 3091.02 / SP-M0408	
4 09.20.13 REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY 3 09.03.13 REVISED FOR PHASE 1A & 1B 2 02.01.13 RELEASED FOR BIDDING 1 10.31.12 FINAL SITE PLAN APPLICATION SUBMISSION		<b>CHECKED BY</b> SRB		<b>SHEET</b> 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.
  - RETEMENT REPAIRS AND GROUND STABILIZATION.

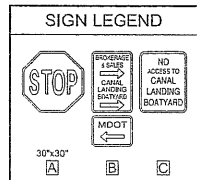
- PHASE 1B TO INCLUDE:**
- CONSTRUCTION OF 19,200 SF CLEAR SPAN BUILDING OR ALTERNATIVE METAL FRAMED STRUCTURE.
  - CONSTRUCTION OF WESTERN BOAT RAMP & FLOATING DOCKS.
  - EXTENSION OF UTILITIES TO SERVICE THE PROPOSED BUILDING.
  - COORDINATION WITH GAS COMPANY INFRASTRUCTURE DEMOLITION, REMOVAL AND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

STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-45.9 FLOOD PLAIN MANAGEMENT.

NORTHERN UTILITIES, INC. (NGL-NE) WILL CONTINUE TO MAINTAIN, STORE, OPERATE, REPLACE, AND MODIFY ITS ABOVE GROUND AND BELOWGROUND NATURAL GAS FACILITIES ON THE SITE, AND MAY CONSOLIDATE, RELOCATE, OR OTHERWISE MODIFY ITS FACILITIES ACCORDING TO ITS NEEDS. IN COLLABORATION WITH UNITE'S REPRESENTATIVES INCLUDING ENGINEERS, CONTRACTORS AND RELATED PERSONNEL AT NO EXTRA EXPENSE TO NEW YARD LLC.

**LEGEND**

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



**ZONING INFORMATION**

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPOZ)  
 PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

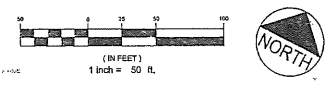
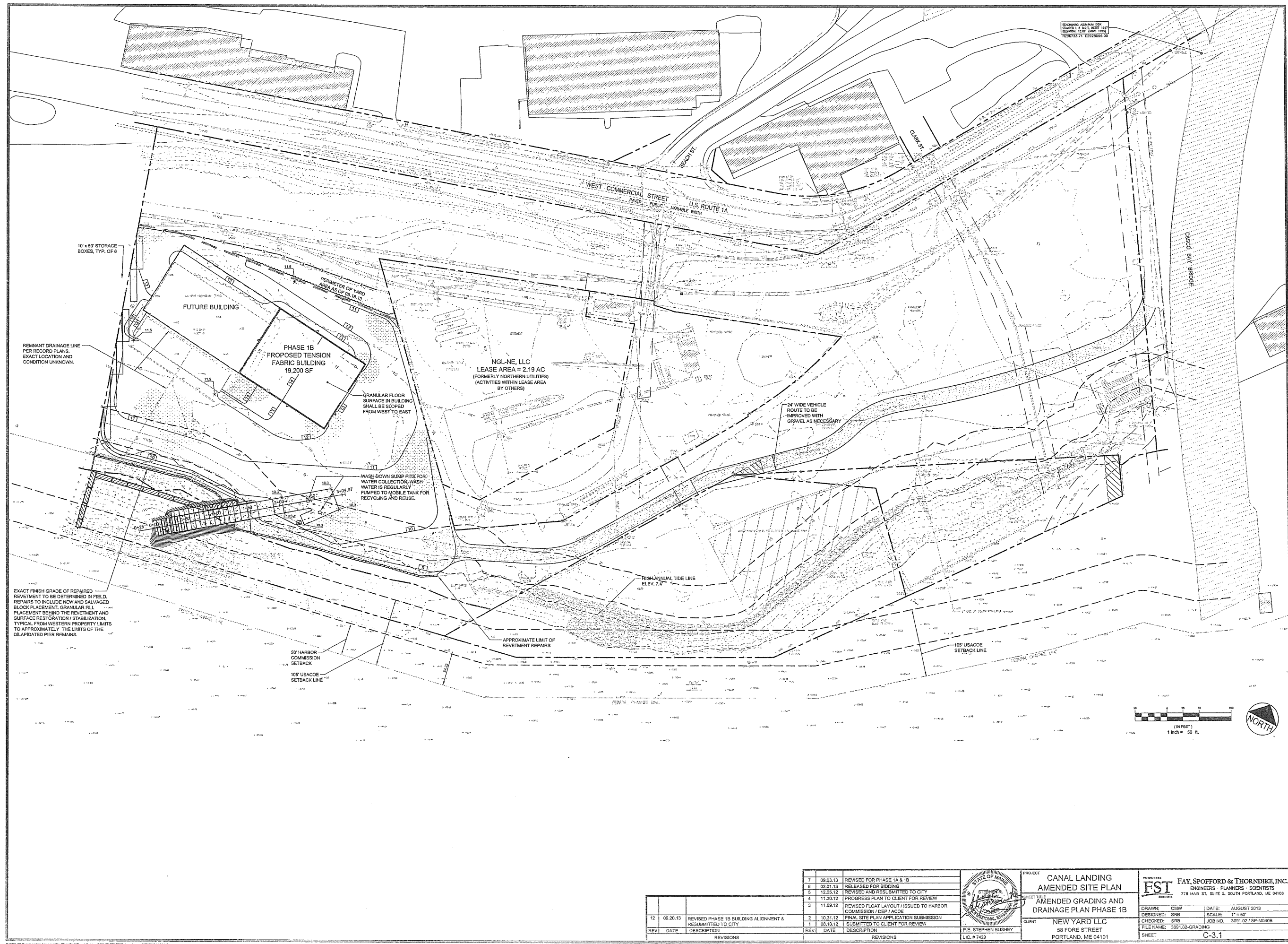
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	22.0 AC
MINIMUM LOT FRONTAGE	NONE	1525 FT
MINIMUM YARD DIMENSIONS		
FRONT	NONE	372 FT
SIDE	NONE	2518 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	<20 %
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	45 FT AND 65 FT ABOVE MSL

PRELIMINARY - NOT FOR CONSTRUCTION

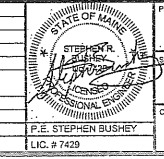
PROJECT	CANAL LANDING AMENDED SITE PLAN	DATE	AUGUST 2013
CLIENT	NEW YARD LLC	SCALE	1" = 50'
DESIGNED BY	SRB	CHECKED BY	SRB
FILE NAME	3021.02-SITE LAYOUT	JOB NO.	3021.02 / SF-M0408
SHEET	C-2.1	DATE	AUGUST 2013

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



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
7	09.03.13	REVISED FOR PHASE 1A & 1B	12	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & SUBMITTED TO CITY
6	02.01.13	RELEASED FOR BIDDING	11	08.10.12	SUBMITTED TO CLIENT FOR REVIEW
5	12.08.12	REVISED AND RESUBMITTED TO CITY	10	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION
4	11.30.12	PROGRESS PLAN TO CLIENT FOR REVIEW	9	11.09.12	REVISED FLOOR LAYOUT / ISSUED TO HARBOR COMMISSION / DEP / ACOE
3	11.09.12	REVISED FLOOR LAYOUT / ISSUED TO HARBOR COMMISSION / DEP / ACOE	8	08.10.12	SUBMITTED TO CLIENT FOR REVIEW
2	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION	7	09.03.13	REVISED FOR PHASE 1A & 1B
1	08.10.12	SUBMITTED TO CLIENT FOR REVIEW	6	02.01.13	RELEASED FOR BIDDING

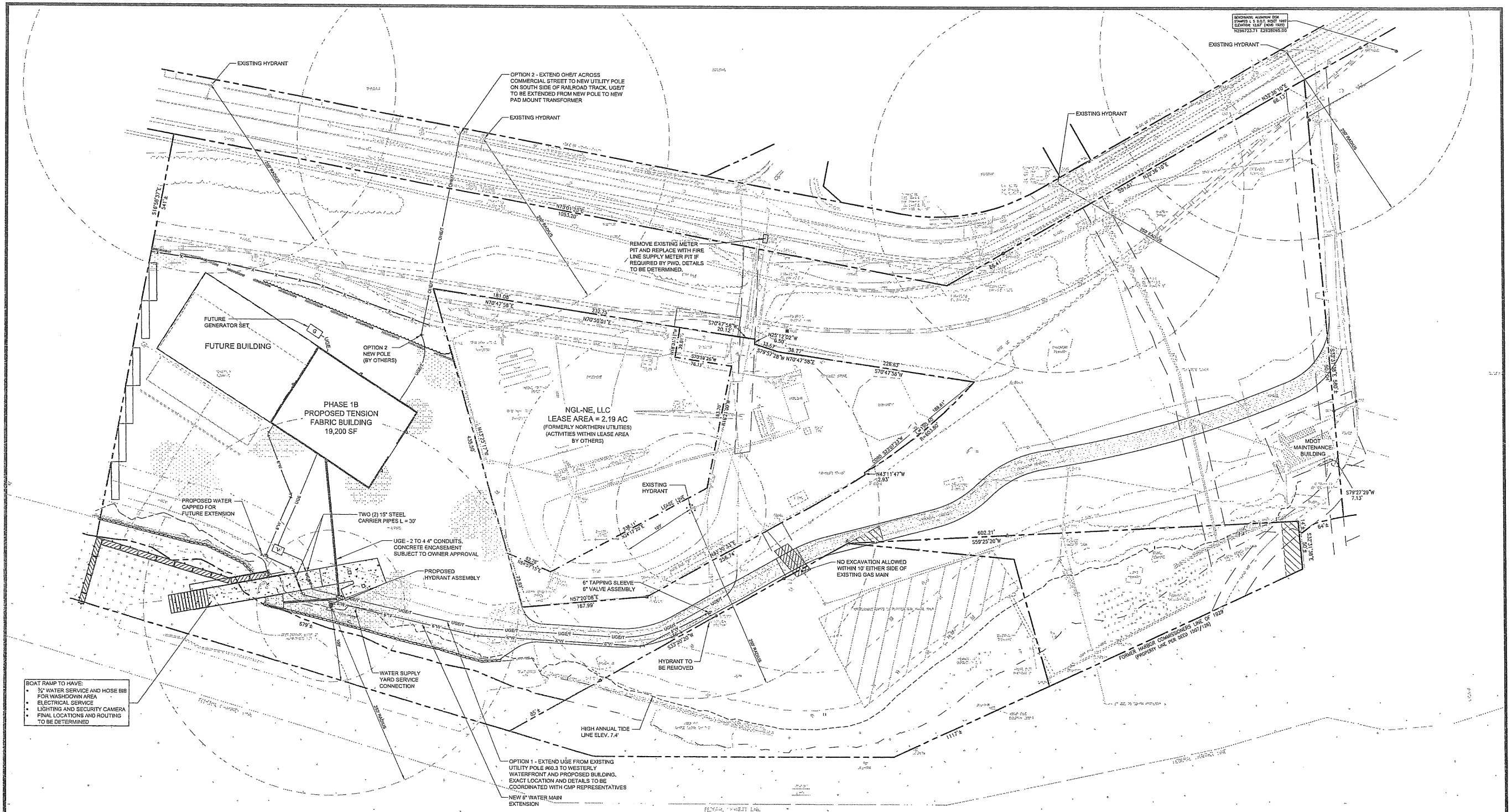


PROJECT: CANAL LANDING AMENDED SITE PLAN  
 SHEET TITLE: AMENDED GRADING AND DRAINAGE PLAN PHASE 1B  
 CLIENT: NEW YARD LLC  
 58 FORE STREET  
 PORTLAND, ME 04101

DESIGNED BY: CMW  
 CHECKED BY: SRB  
 FILE NAME: 3091.02-GRADING  
 SHEET: C-3.1

FAY, SPOFFORD & THORNDIKE, INC.  
 ENGINEERS - PLANNERS - SCIENTISTS  
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106  
 DATE: AUGUST 2013  
 SCALE: 1" = 50'

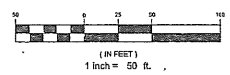
K:\3091.02-Canal Landing\Amended Site Plan\3091.02-GRADING.dwg 9/23/2013 11:04 AM



BOAT RAMP TO HAVE:  
 • 3/4" WATER SERVICE AND HOSE BIB FOR WASH/DOWN 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

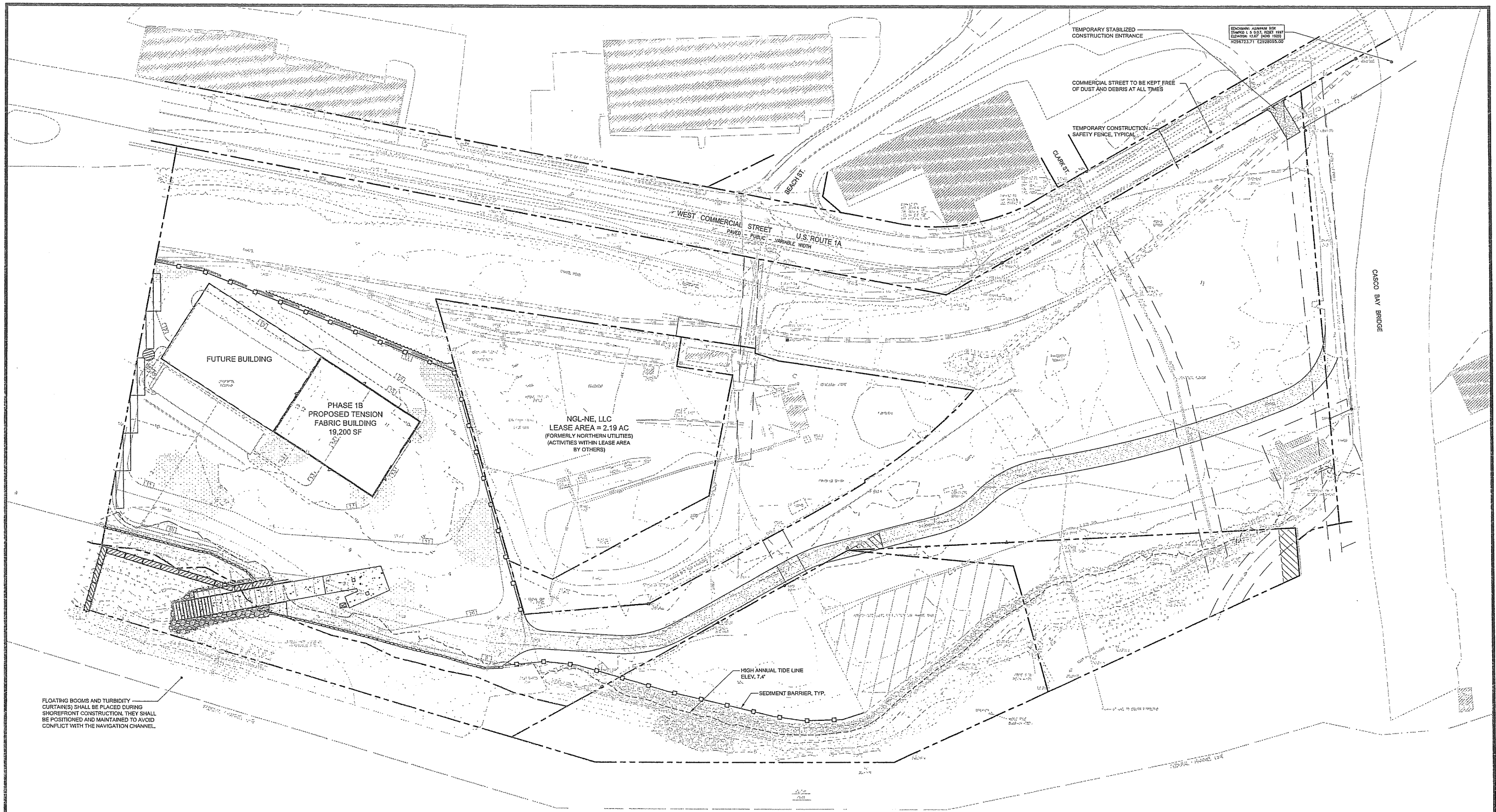
FLOATING DOCK SYSTEM TO HAVE THREE PHASE POWER, FINAL LOCATION TO BE DETERMINED



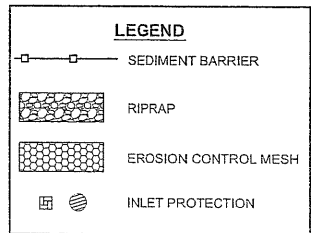
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT <b>CANAL LANDING AMENDED SITE PLAN</b> AMENDED UTILITY PLAN PHASE 1B		ENGINEERS <b>FST</b> FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE 6, SOUTH PORTLAND, ME 04105	
CLIENT NEW YARD LLC 58 FORE STREET PORTLAND, ME 04101		DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.02-UTILITY SHEET: C-4.1	
DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO.: 3091.02 / SP-M0408		P.E. STEPHEN BUSHEY LIC. # 7429	
3 08.20.13 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	REVISIONS

3091.02-Canal Landing Amended Site Plan Civil Rev'd 8/20/13 (04/07/13) 11/20/13



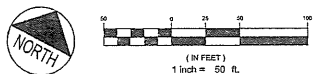
FLOATING BOOMS AND TURBIDITY CURTAINS SHALL BE PLACED DURING SHOREFRONT CONSTRUCTION. THEY SHALL BE POSITIONED AND MAINTAINED TO AVOID CONFLICT WITH THE NAVIGATION CHANNEL.



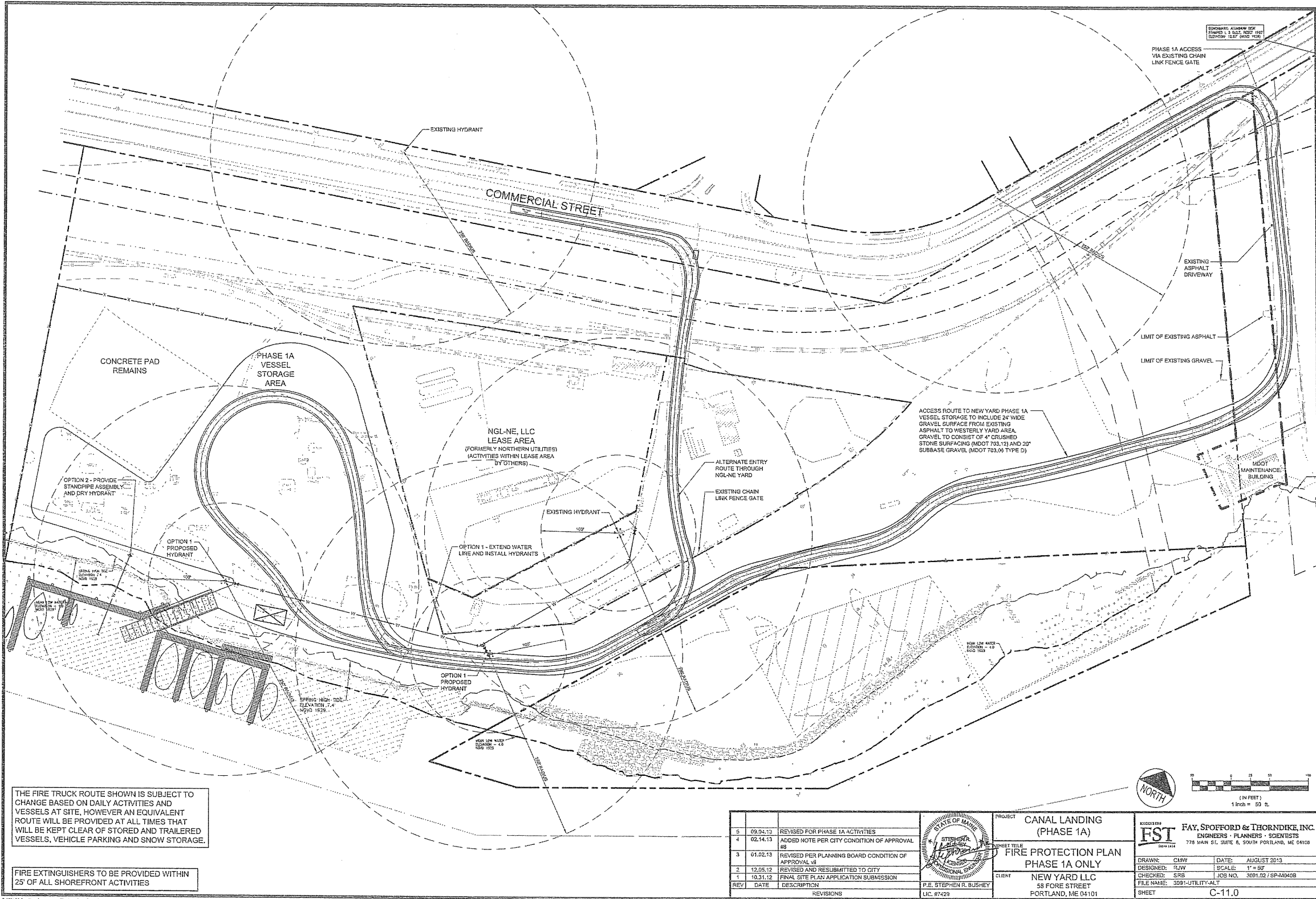
**NOTES:**

- 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 TRIMMING, UTILIZATION AND INSTALLATION OF A WIDE RANGE OF EROSION AND SEDIMENT CONTROL PRACTICES.
- ALL SEDIMENT AND TURBIDITY 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 MEASURES 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.

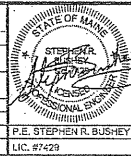
PRELIMINARY - NOT FOR CONSTRUCTION



		PROJECT <b>CANAL LANDING AMENDED SITE PLAN</b>	ENGINEERS <b>FAY, SPOFFORD &amp; THORNDIKE, INC.</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
REV	DATE	DESCRIPTION	SHEET TITLE <b>AMENDED EROSION AND SEDIMENT CONTROL PLAN - PHASE 1B</b>
4	09.20.13	REVISED PHASE 1B BUILDING ALIGNMENT & RESUBMITTED TO CITY	DRAWN: CMW CHECKED: SRB FILE NAME: 3091.02-EROS
3	02.01.13	RELEASED FOR BIDDING	DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO.: 3091.02 / SP-1040B
2	12.05.12	REVISED AND RESUBMITTED TO CITY	CLIENT <b>NEW YARD LLC</b> 68 FORE STREET PORTLAND, ME 04101
1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION	SHEET <b>C-6.1</b>
		REVISIONS T.P.E. STEPHEN BUSHEY LIC. # 7428	

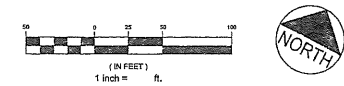
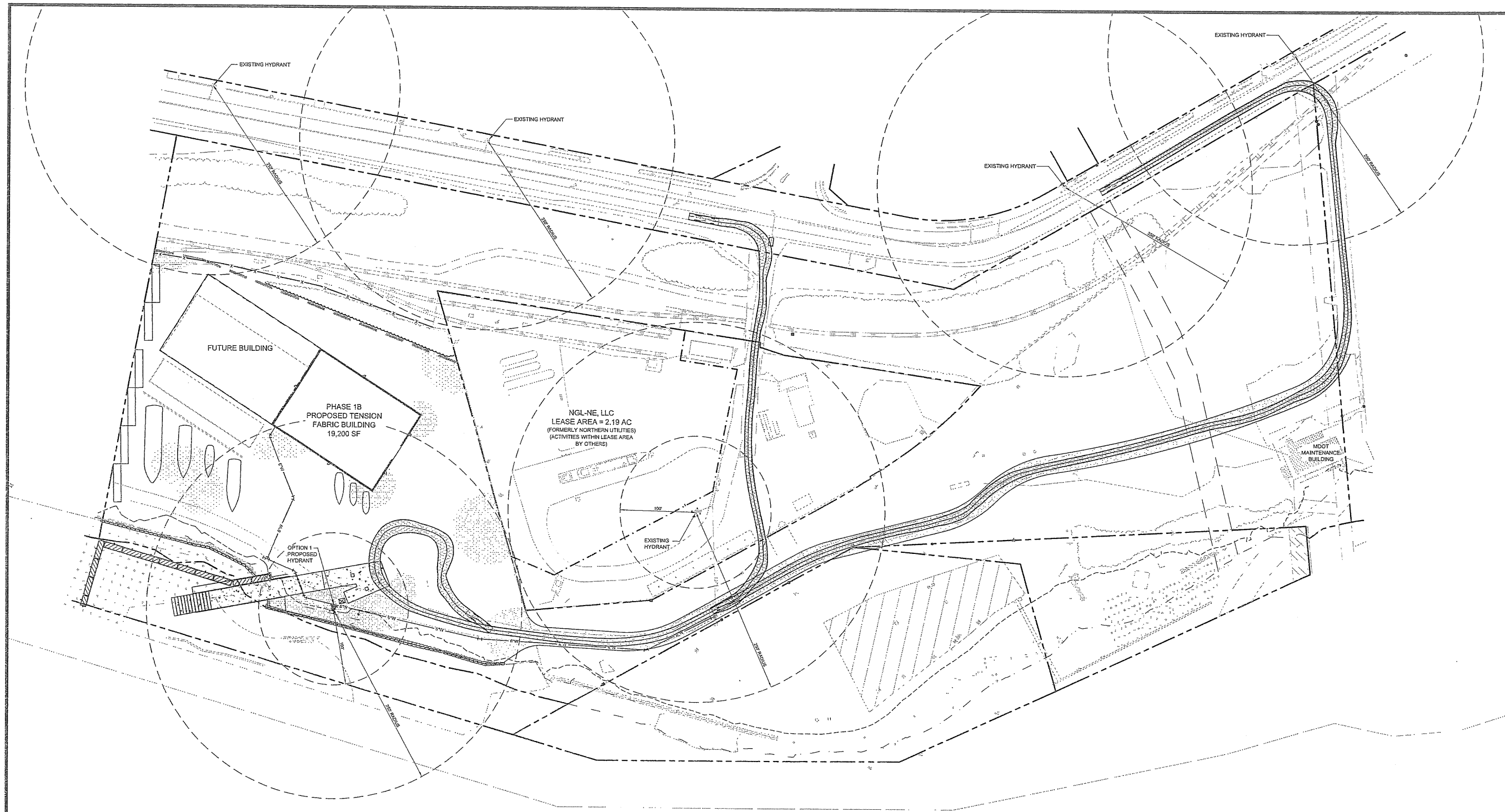


REV	DATE	DESCRIPTION
5	09.04.13	REVISED FOR PHASE 1A ACTIVITIES
4	02.14.13	ADDED NOTE PER CITY CONDITION OF APPROVAL #9
3	01.02.13	REVISED PER PLANNING BOARD CONDITION OF APPROVAL #8
2	12.05.12	REVISED AND RESUBMITTED TO CITY
1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION



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

REGISTERED PROFESSIONAL ENGINEERS - PLANNERS - SCIENTISTS  
**FST** FAY, SPOFFORD & THORNDIKE, INC.  
 778 MAIN ST. SUITE 8, SOUTH PORTLAND, ME 04106  
 DRAWN: CMW DATE: AUGUST 2013  
 DESIGNED: RJW SCALE: 1" = 50'  
 CHECKED: SRB JOB NO. 3091.02 / SP-40408  
 FILE NAME: 3091-UTILITY-ALT  
 SHEET: C-11.0



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 TRAILERED 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 #8	
2	12.05.12	REVISED AND RESUBMITTED TO CITY	
1	10.31.12	FINAL SITE PLAN APPLICATION SUBMISSION	

	PROJECT: CANAL LANDING AMENDED SITE PLAN AMENDED FIRE PROTECTION PLAN PHASE 1B	DRAWN: CMW DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.02-UTILITY	DATE: AUGUST 2013 SCALE: 1" = 50' JOB NO. 3091.02 / SP-M0408 SHEET: C-11.1
P.E. STEPHEN BUSHEY LIC. # 7429	CLIENT: NEW YARD LLC 68 FORE STREET PORTLAND, ME 04101	FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE B, SOUTH PORTLAND, ME 04106	

93329-102-Canal Landing-Amended Site Plan-Cond-Permit-Submittal-3091.02-UTILITY.dwg Author: J. 9/23/2013 11:21 AM