

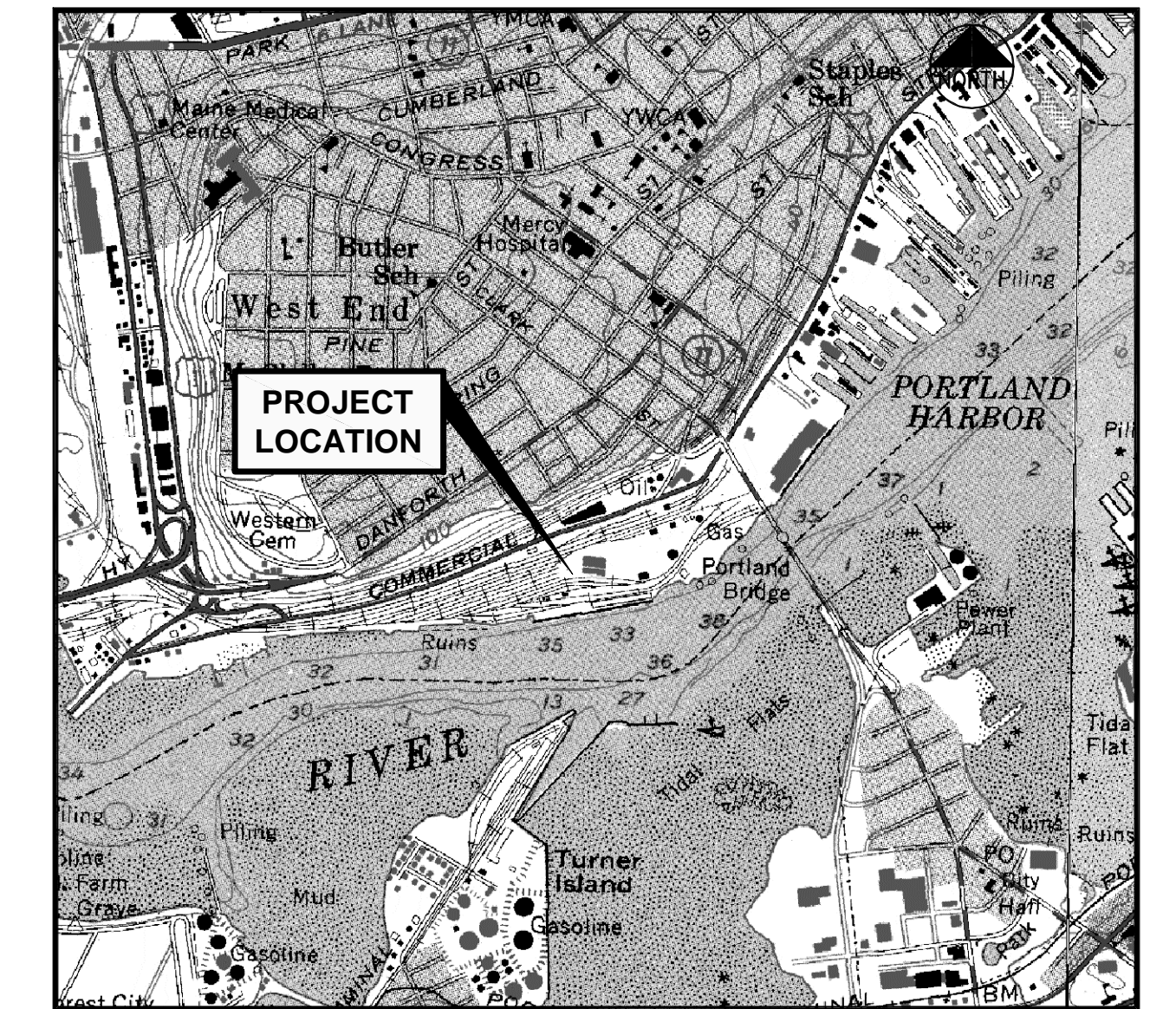
PROJECT PARCEL SITE			
ZONING: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)			
PORTLAND TAX ASSESSOR'S MAP AND LOT NUMBERS			
MAP	BLOCK	LOTS	OWNER
59	A	1, 2, 5, 6, 7, 8, 9, 10, 11	MAINE DEPARTMENT OF TRANSPORTATION
59	A	3, 4	NEW YARD LLC

**OWNER / APPLICANT:**  
**NEW YARD, LLC / CANAL LANDING, LLC**  
 58 FORE STREET  
 PORTLAND, ME 04101  
 ATTN: PHINEAS SPRAGUE, JR

- REFERENCE PLANS:**
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "LAND ACQUISITIONS" BY OWEN HASKELL, INC. DATED APRIL 2014.
  - "BOUNDARY AND TOPOGRAPHIC SURVEY - WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB & THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.

- NOTES**
- IN ACCORDANCE WITH A SETTLEMENT AGREEMENT THE MAINE DEPARTMENT OF TRANSPORTATION ACQUIRED BY EMINENT DOMAIN TAKING APPROXIMATELY 17.9 ACRES OF LAND FORMERLY CONTROLLED BY NEW YARD, LLC AND AS DEPICTED ON SITE DEVELOPMENT PLANS ORIGINALLY APPROVED AND SUBSEQUENTLY AMENDED AND LAST APPROVED ON OCTOBER 22, 2013.
  - SEE DEVELOPMENT PLANS FOR PORTLAND INTERNATIONAL MARINE TERMINAL BY HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION FOR INFORMATION RELATED TO IMT EXPANSION AND SITE DEVELOPMENT ACTIVITY.
  - THE AMENDED DRAWINGS AS INDICATED IN THE INDEX BELOW ARE INTENDED TO SUPERSEDE THE APPROVED PLANS DATED 09.20.2013. PREVIOUSLY APPROVED SHEETS, NOT OTHERWISE CONTAINED IN THIS SUBMISSION WILL CONTINUE TO APPLY.

# AMENDED SITE DEVELOPMENT PLANS FOR CANAL LANDING NEW YARD POST LAND TAKING BY MAINE DEPT. OF TRANSPORTATION 100 WEST COMMERCIAL STREET PORTLAND, MAINE AMENDMENT APPLICATION JULY 2014



**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
- C-2.1 AMENDED SITE LAYOUT PLAN
- \* C-2.2 SITE DEVELOPMENT PLAN PHASE 1A (SUMMER/FALL 2013) AND 1B (DATE UNDETERMINED)
- C-3.1 AMENDED GRADING AND DRAINAGE PLAN
- C-4.1 AMENDED UTILITY PLAN
- \* C-6.1 AMENDED EROSION AND SEDIMENT CONTROL PLAN
- \* 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
- \* 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
- C-11.1 AMENDED FIRE PROTECTION PLAN
- \* L-1.0 LANDSCAPE PLAN - PHASE 1

\* NOT INCLUDED IN JULY 2014 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 DUPERRÉ  
 CENTRAL MAINE POWER  
 162 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.828.2882

**TELEPHONE**  
 ATTN: SUE SERRETTE  
 FAIRPOINT COMMUNICATIONS  
 ONE DAVIS FARM ROAD  
 PORTLAND, MAINE 04103  
 207.797.1842

**CABLE**  
 ATTN:  
 TIME WARNER CABLE  
 118 JOHNSON ROAD  
 PORTLAND, MAINE 04102  
 877.546.0962

**NATURAL GAS**  
 ATTN: RICHARD FRANCAZIO  
 UNUTIL / 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 (NRP/A) /  
 MAINE CONSTRUCTION  
 GENERAL PERMIT

SUBMERGED LANDS LEASE

**FEDERAL**

U.S. ARMY CORPS OF  
 ENGINEERS  
 SECTION 404 PERMIT

**GOVERNING BODY**

CITY OF PORTLAND PLANNING AUTHORITY  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8725  
 CONTACT: RICK KNOWLAND

CITY OF PORTLAND CODE ENFORCEMENT OFFICE  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8703

CITY OF PORTLAND PUBLIC SERVICES DIVISION  
 55 PORTLAND STREET  
 PORTLAND, MAINE 04101  
 207.874.8801

BOARD OF HARBOR COMMISSIONER  
 2 PORTLAND FISH PIER (SUITE 105)  
 MARINE TRADE CENTER  
 PORTLAND, MAINE 04101  
 207.772.8121  
 CONTACT: JEFF C. LICK

**GOVERNING BODY**

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

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 312 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.822.6300  
 CONTACT: MARYBETH RICHARDSON

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

**GOVERNING BODY**

U.S. ARMY CORPS OF ENGINEERS  
 RR2 BOX 1855  
 MANCHESTER, MAINE 04351  
 207.623.8367  
 CONTACT: JAY CLEMENT

**STATUS**

PRELIMINARY PLAN SUBMISSION 08.21.12  
 FINAL PLAN APPROVED 12.18.12  
 AMENDED SITE PLAN SUBMISSION 08.27.13  
 AMENDED SITE PLAN APPLICATION FOR PHASE 1B 10.22.13  
 AMENDED SITE PLAN APPLICATION FILED 06.27.14

TO BE FILED PRIOR TO CONSTRUCTION  
 BY CONTRACTOR  
 TENSION FABRIC BUILDING (BLDG A) PREVIOUSLY APPROVED  
 AND OPERATING WITH TEMPORARY CERTIFICATE OF  
 OCCUPANCY AS OF 06.27.14 SUBMISSION.

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:**  
**Crederre Associates, LLC**  
 776 MAIN STREET  
 WESTBROOK, ME 04092  
 207.828.1272  
 ATTN: RIP PATTEN  
 www.crederrellc.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

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

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.

1	07.02.14	AMENDED SITE PLAN TO CITY OF PORTLAND
REV	DATE	DESCRIPTION
REVISIONS		
		P.E. STEPHEN BUSHEY
		LIC. # 7429

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

<b>FST</b> FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: CMW	DATE: JUNE 2014
DESIGNED: SRB	SCALE: AS NOTED
CHECKED: SRB	JOB NO. 3091.03
FILE NAME: 3091.03-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.