DANFORTH ST.

GRANITE "M" MONUMENT FOUND

3" O/S GRANITE MONUMENT W. COMMERCIAL ST.

EXTENTSION OF EMERY ST.

U.S. ROUTE 1A WEST COMMERCIAL STREET
PAVED - PUBLIC - VARIABLE WIDTH

EDGE OF PAVEMENT

24" L.P.

10" H.P.

115KV vge

ohw

GW

SMH

CMP MH

HYDRANT

GRANITE CURB

GAS METERS

GRADING BY OTHERS, SEE MEDOT PLAN

SEE OFFSITE ROAD IMPROVEMENT PLAN BY MEDOT

LOADING SLAB GRADES VARY FROM 14.0' AT CURB TO 14.8± AT HIGH END, TYP. (BY OTHERS) (SEE MEDOT PLANS FOR DETAILS)

PROPOSED LOADING SLAB (BY OTHERS)

PROPOSED 4'Ø CB (BY OTHERS)
RIM = 13.65
INV. IN = 7.6
INV. OUT = 7.5

PROPOSED 4'Ø CB (BY OTHERS)
RIM = 13.23
INV. = TBD

TOP OF TRACK ELEV. = 14.70'

N/F PORTLAND TERMINAL COMPANY (CURRENTLY UNDER AGREEMENT WITH CANAL LANDING, LLC FOR FUTURE PURCHASE AND BOATYARD DEVELOPMENT)

REMAINING AREA OF NORTH PORTION = ±294,083 S.F. ±6.75 ACRES

PROPOSED 24" RCP UTILITY SLEEVES (x4) (BY OTHERS)

PROPOSED 24" RCP UTILITY SLEEVES (x2) (BY OTHERS)

24' WIDE GRADE CROSSING

50' WIDE GRADE CROSSING

MAINE RAILROAD CORRIDOR ACQUIRED BY MDOT

CHORD N65°57'58"E 153.24'
R=673.74' L=153.57'

CHORD S65°57'58"W 165.07'
L=165.42' R=725.74'

N59°26'10"E 693.10'

S59°26'10"W 495.19'

S62°41'27"W 125.13'

SEE MEDOT TRACK PLANS FOR GRADE INFORMATION RELATED TO PROPOSED TRACKS

FOUR UTILITY CASING PIPES TO BE INSTALLED FOR THE BENEFIT OF NEW YARD, LLC

N/F PORTLAND TERMINAL COMPANY (CURRENTLY UNDER AGREEMENT WITH CANAL LANDING, LLC FOR FUTURE PURCHASE AND BOATYARD DEVELOPMENT)

REMAINING AREA OF SOUTH PORTION = ±260,844 S.F. ±5.99 ACRES TO SPRING HIGH TIDE

PROPOSED 30" MDL CSO EASEMENT

50' SPRING HIGH TIDE

FUTURE BUILDING
180' x 160'
28,800 SF
FFE 15.0'±

EXISTING TENSION FABRIC BUILDING
19,200 SF
FLOOR GRADE IN TENSION FABRIC BUILDING VARIES FROM 12.5' TO 14.5'±

PREPARED BOATYARD SURFACE, TYP.

N/F NEW YARD LLC 30887/247

LAND TO BE RETAINED BY NEW YARD LLC / CANAL LANDING LLC 218,044± SF 5.03± ACRES

SUMPS FOR CAPTURE OF VESSEL WASH WATER, TYP.

TOP OF REVETMENT WALL ELEV. = 8.5' TO 9.0'± ACROSS FULL LENGTH OF NEW YARD, LLC FRONTAGE, TYP.

MAINTENANCE OF TEMPORARY ACCESS ROUTE TO / FROM NEW YARD, LLC SHALL BE IN ACCORDANCE WITH AGREEMENTS BETWEEN MEDOT AND NEW YARD, LLC, TYP.

AREA TAKEN BY MAINE DEPARTMENT OF TRANSPORTATION SEE NOTICE OF CONDEMNATION CCRD BOOK 31470, PAGE 191

NGL-NE, LLC LEASE AREA

EASEMENT GAS REGULATOR STATION 30895/317

NORTHERN UTILITIES, INC. 20' RIGHT OF WAY 346/376

EXISTING CSO OUTFALL

APPROXIMATE MEAN LOW WATER ELEVATION = 4.0 NGVD 1929

SPRING HIGH TIDE ELEVATION 7.4 NGVD 1929

ABANDONED HYDRANT

DILAPIDATED PIER

EXISTING WALL

BACK RETAINING WALL

FORMER HARBOR COMMISSIONERS LINE OF 1939 (PLAN REFERENCE 1)

FEDERAL CHANNEL LINE (PLAN REFERENCE 2)

FEDERAL CHANNEL LINE (PER PLAN REF. 7)

FORE RIVER

NORTH

(IN FEET)
1 inch = 50 ft.

REV	DATE	DESCRIPTION
1	07.02.14	AMENDED SITE PLAN TO CITY OF PORTLAND

REVISIONS

STATE OF MAINE — STEPHEN R. BUSHEY — LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT
CANAL LANDING
AMENDED SITE PLAN

SHEET TITLE
AMENDED GRADING AND DRAINAGE PLAN

CLIENT
NEW YARD LLC
58 FORE STREET
PORTLAND, ME 04101

FST — FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	CMW	DATE:	JUNE 2014
DESIGNED:	SRB	SCALE:	1" = 50'
CHECKED:	SRB	JOB NO.	3091.03
FILE NAME:	3091.03-GRADING		
SHEET	C-3.1		

R:\3091.03 Canal Landing\Cadd\Permit Set\West End\dwg\3091.03-GRADING.dwg winter_c 7/2/2014 9:03 AM