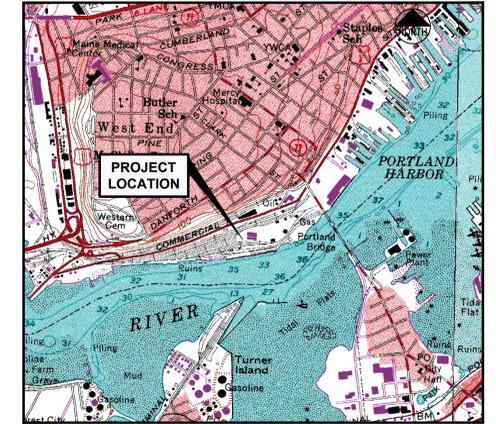


SITE DEVELOPMENT PLANS FOR CANAL LANDING NEW YARD EXPANSION PORTLAND, MAINE PERMIT DOCUMENTS OCTOBER 2017



LOCATION MAP
N.T.S.

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
60	F	1,2,3, 4	CANAL LANDING, LLC
71	F	2,4,5,6	CANAL LANDING, LLC

OWNER / APPLICANT:
CANAL LANDING, LLC
101 WEST COMMERCIAL 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. D.O.T. FILE NO. 3-595.
- "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. D.O.T. FILE NO. 3-595.
- "LAND ON WEST COMMERCIAL STREET, PORTLAND, MAINE MAINE CENTRAL RAILROAD, CO. TO CANAL LANDING LLC" BY OWEN HASKELL, INC. DATED APRIL 29, 2015.

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 SUPERCEDE THE APPROVED PLANS DATED 09.20.2013. PREVIOUSLY APPROVED SHEETS, NOT OTHERWISE CONTAINED IN THIS SUBMISSION WILL CONTINUE TO APPLY.

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UTILITIES

- WATER**
ATTN: ROBERT BARTELLS
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
P.O. BOX 3533
PORTLAND, MAINE 04104
207.761.8310
- SEWER**
ATTN: BRAD ROLAND, P.E.
CITY OF PORTLAND
PUBLIC SERVICES ENGINEERING
DEPT.
55 PORTLAND STREET
PORTLAND, MAINE 04102
207.874.8840
- POWER**
ATTN: JAMIE COUGH
CENTRAL MAINE POWER
162 CANCO ROAD
PORTLAND, MAINE 04103
207.828.2882
- TELEPHONE**
ATTN: SCOT DERRIG
FAIRPOINT COMMUNICATIONS
ONE DAVIS FARM ROAD
PORTLAND, MAINE 04103
207.797.1842
- CABLE**
ATTN: MARK PELLETIER
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
877.546.0962
- NATURAL GAS**
ATTN: SCOTT CARPENTER
UNITIL / FORMERLY NORTHERN
UTILITIES
1075 FOREST AVENUE
PORTLAND, ME 04103
207.541.2505
- 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 CONDITIONAL USE PERMIT	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8699 CONTACT: BARBARA BARHYDT	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 (APPROVED 08.12.14) PRELIMINARY PHASE III AMENDED SITE PLAN APPLICATION FILED 06.15.15 FINAL PHASE III AMENDED SITE PLAN APPLICATION FILED 09.04.15
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. LICK	APPROVED 01.10.13 AMENDED APPLICATION AND HCR PENDING AS OF 08.24.15
STATE	GOVERNING BODY	STATUS
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED REVIEW AUTHORITY CITY HALL, 389 CONGRESS STREET 207.874.8699 CONTACT: BARBARA BARHYDT	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: ALISON SIROIS	FILED NOVEMBER 2012 APPROVED PERMIT ORDER #L-25823-4E-A-N AMENDED APPLICATION MeDEP SUBMITTED 10.20.17
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 FOR ORIGINAL PHASE II SHOREFRONT ACTIVITIES PHASE III APPLICATION SUBMISSION 10.20.17
TRAFFIC MOVEMENT PERMIT	CITY OF PORTLAND (DELEGATED AUTHORITY) CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703	NOT APPLICABLE
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 FOR ORIGINAL PHASE III SHOREFRONT ACTIVITIES PHASE III APPLICATION SUBMISSION PENDING AS OF 10.20.17

CONSULTANT LIST

- CIVIL ENGINEER:**
Stantec
482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04074
207.883.3355
ATTN: STEVE BUSHEY
STEPHEN.BUSHEY@STANTEC.COM
- LANDSCAPE ARCHITECT:**
Mohr and Seredin
18 PLEASANT STREET
PORTLAND, ME 04101
207.871.0003
ATTN: STEPHEN MOHR, R.L.S.
www.mohrseredin.com
- TRAFFIC ENGINEER:**
Gorrill-Palmer Consulting Engineers, Inc
P.O. BOX 1237
GRAY, ME 04039
207.657.6910
ATTN: RANDY DUNTON, P.E.
www.gorrillpalmer.com
- SURVEYOR:**
Owen Haskell, Inc
390 U.S. ROUTE 1, UNIT 10
FALMOUTH, ME 04105
207.774.0424
ATTN: JOHN SWAN, P.L.S.
www.owenhaskell.com
- GEOTECHNICAL:**
S.W. Cole Engineering, Inc
286 PORTLAND ROAD
GRAY, ME 04039
207.657.2866
ATTN: TIM BOYCE, P.E.
www.swcole.com
- ENVIRONMENTAL:**
Credere Associates, LLC
776 MAIN STREET
WESTBROOK, ME 04092
207.828.1272
ATTN: RIP PATTEN
www.credereilc.com
- STRUCTURAL:**
Gagnon Engineering, Inc.
10 SOLOMON DRIVE
GORHAM, ME 04038
207.839.8085
ATTN: ROGER GAGNON, P.E.
- ATTORNEY:**
Murray, Plumb & Murray
P.O. BOX 9785
PORTLAND, ME 04104
207.773.5651
ATTN: MICHAEL TRAISTER
www.mplaw.com
- ELECTRICAL DESIGN:**
Bartlett Design
942 WASHINGTON STREET
BATH, ME 04530
207.443.5447
ATTN: LARRY BARTLETT

Stephen R. Bushey
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.			PROJECT CANAL LANDING AMENDED SITE PLAN	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM
REV	DATE		DESCRIPTION	
5	12.07.17	REVISED FOR RESUBMISSION TO HARBOR COMMISSION		
4	10.26.17	REVISED FOR DEP NRPA AMENDMENT SUBMISSION		
3	11.10.15	REVISED FINAL PLAN SUBMISSION		
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND		
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND		
CLIENT CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101			DRAWN: PBF CHECKED: SRB FILE NAME: 3091.04-COV SHEET C-1.0	

GENERAL NOTES

- IN ADDITION TO THESE PLANS AND NOTES, THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL OR MOST CURRENT MDOT SPECIFICATIONS FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
- THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE US DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES INCLUDING NGL-NE SITE AND MDOT MAINTENANCE BUILDING AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACT OR CHANGES TO SITE ACCESS CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF WORK IN ACCORDANCE WITH ALL AREMA SAFETY STANDARDS AND SHALL COOPERATE FULLY WITH REPRESENTATIVES OF PAN AM RAILWAYS, MDOT, AND UNITAL AS MAY BE REQUIRED.

PERMITTING NOTES

- THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE DEP NATURAL RESOURCES PROTECTION ACT PERMIT AS AMENDED FOR ACTIVITIES WITHIN 75' OF THE RIVER, WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS.
- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED 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.
- THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PORTLAND HARBOR COMMISSION APPROVAL AS AMENDED WHICH WILL BE MADE PART OF THE CONTRACT BID DOCUMENTS.
- 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.
- THE PROJECT CONSTRUCTION IS SUBJECT TO ALL REQUIREMENTS OF THE VOLUNTARY RESPONSE ACTION PLAN AS PREPARED BY AMEC ON BEHALF OF UNITAL 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

- BITUMINOUS CONCRETE CURB, SLIPFORM CONCRETE CURB AND GRANITE CURB SHALL MEET THE REQUIREMENTS OF MDOT 702.001, 703.07 AND 609.04.
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR THE FACE OF THE BUILDING.
- EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE HEAVY DUTY PAVEMENT.
- 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:

- ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N = 0.012 OR LESS.
- 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.
- 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.
- SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.
- SEE GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL DISTURBED AREAS NOT TO BE PAVED, GRAVELED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
- COMPACTION REQUIREMENTS:**

LOCATION	MINIMUM COMPACTION*
SUBBASE AND BASE GRAVEL BELOW PAVED OR CONCRETE AREAS	95%
SUBGRADE FILL BELOW PAVED AREAS	90%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%
STRUCTURAL FILL WITHIN PROPOSED BUILDING AREA	95%
SELECT FILL ADJACENT BUILDING FOUNDATIONS, EXTERIOR FOUNDATIONS	95%
AND WITHIN 8 INCHES OF THE SLAB-ON-GRADE	
*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM-D-1557.	
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.	
9. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO THE BUILDING 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.

PENDING SITE PLAN CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL

- 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.
- 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.
- 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.

- 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.
- DEFECT GUARANTEE:** A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.
- 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 SERVICE 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).
- 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.)
- 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.
- STORMWATER MANAGEMENT:** THAT THE DEVELOPER/ CONTRACTOR/ SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES; THAT THE OWNER/OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER 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.

PENDING WAIVERS (SUBJECT TO AMENDED SITE PLAN REVIEW)

UTILITY NOTES

- 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.
- 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.
- 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.
- 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.
- 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, WHICH EVER IS MORE STRINGENT, AT NO EXTRA EXPENSE TO THE OWNER.
- THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.
- 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/LAGGED AND PROTECTED DURING CONSTRUCTION, WORK ADJACENT TO THE LINE SHALL BE MONITORED BY CENTRAL MAINE POWER.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 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.
- 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.
- 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.
- 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.
- REMOVAL AND RELOCATION OF THE EXISTING GAS RELATED FACILITIES SHALL BE COORDINATED WITH UNITAL AND THEIR ASSIGNS. CONTRACTOR TO COORDINATE WITH UNITAL'S CONTRACTOR FOR RELOCATION OF THE 8" GAS LINE AND INSTALLATION OF VAULT (SEE UTILITY PLAN FOR LOCATION).

EROSION CONTROL NOTES:

- 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.
- ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE. TEMPORARY/PERMANENT SEED MIXTURES SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL PROJECT PREPARED FOR THIS PROJECT.
- PRIOR TO PAVING OR GRAVEL PLACEMENT, THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM LINES AND APPURTANCES.
- ALL STORM DRAIN INLETS AND OUTLETS NOT IN PAVED AREAS ARE TO RECEIVE RIPRAP PROTECTION APRONS DURING CONSTRUCTION.
- SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.
- 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.
- 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.
- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE WHICH CAUSE THE LEAST PRACTICAL UNPROTECTED DENUDED AREAS ON THE SITE DURING CONSTRUCTION.
- 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.
- A FULL EROSION/SEDIMENTATION CONTROL PLAN ACCOMPANIES THIS DRAWING SET AND IS ALSO CONTAINED IN THE DIV 312513 SPECIFICATIONS.
- 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.
- 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.
- INSTALL CURLEX EROSION CONTROL MAT OR EQUAL ON ALL SLOPES STEEPER THAN 4:1. TURF REINFORCEMENT (NORTH AMERICAN GREEN OR EQUAL) SHALL BE USED ON SLOPES STEEPER THAN 3:1 IF NOT CALLED OUT FOR RIPRAP STABILIZATION.
- 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'.

ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

CONDITIONAL USE PERMIT: MARINE RETAIL

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	17.77 AC
MINIMUM LOT FRONTAGE	NONE	<1,910 FT
MINIMUM YARD DIMENSIONS		
FRONT	NONE	FT
SIDE	NONE	FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	FT
MAXIMUM LOT COVERAGE	100%	<20 %
MAXIMUM BUILDING HEIGHT	75 FT (CONDITIONAL)	<45 (PHASE III ONLY)

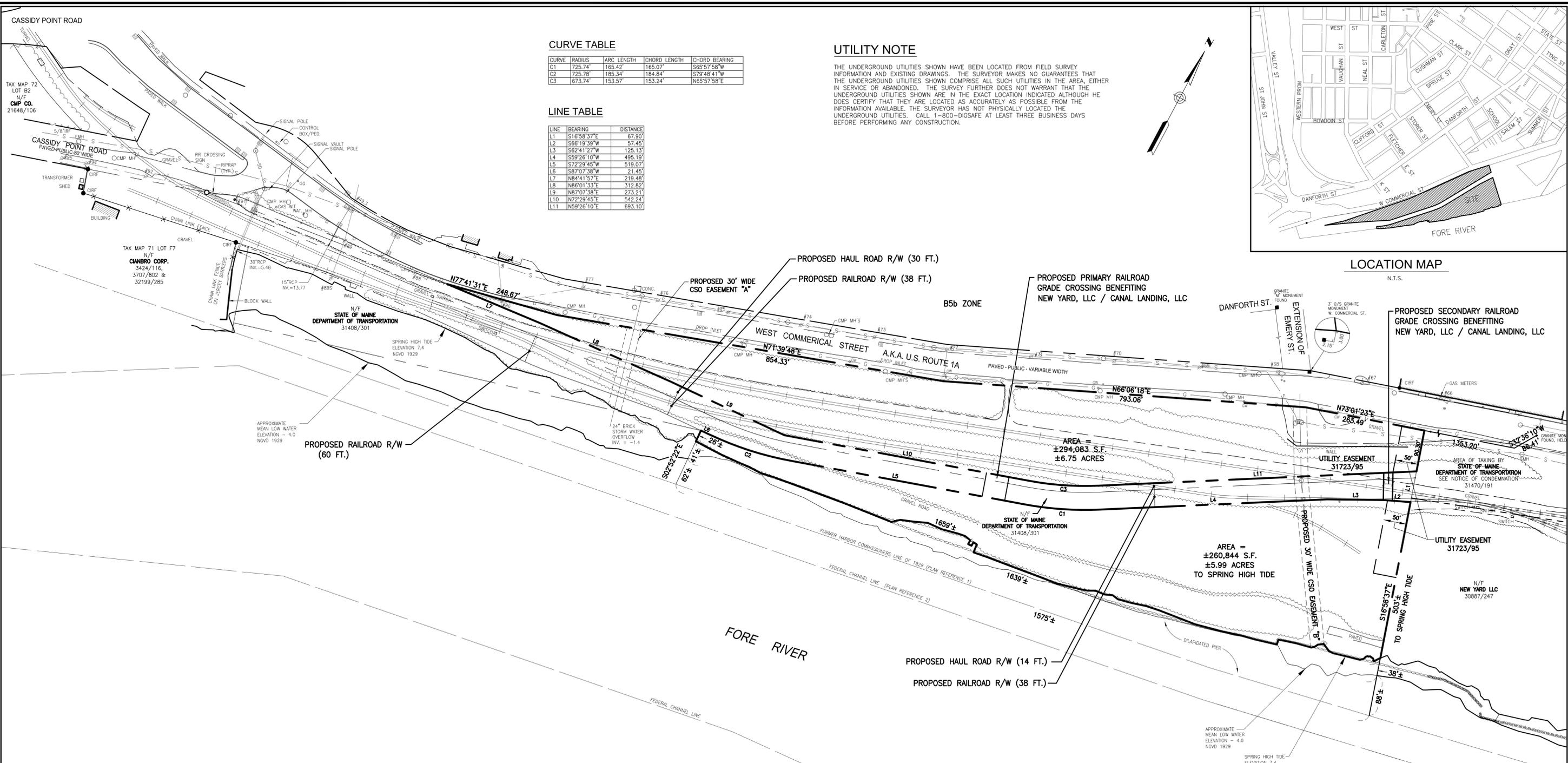
EXISTING

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ◇ HYDRANT
- ⊗ UTILITY POLE
- ⊗ LIGHT POLE
- ⊗ COMMUNICATION MANHOLE
- ⊗ DRAINAGE MANHOLE
- ⊗ ELECTRIC MANHOLE
- ⊗ SEWER MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- EDGE OF PAVEMENT
- CURB
- OHW— OVERHEAD WIRES
- UGE— UNDERGROUND ELECTRIC
- TELEPHONE
- WATER LINE
- GAS LINE
- SS— SANITARY SEWER
- SD— STORM DRAIN
- 50— 1' CONTOUR
- ⊕ MONITORING WELL
- + -10.00— ELEVATIONS DERIVED FROM SOUNDING ON PLAN REF. 7
- + -10.00— ELEVATIONS DERIVED FROM
- TREE
- ▨ BUILDING
- ▨ RAIL TRACKS
- ▨ RIPRAP

PROPOSED

- ♿ BARRIER FREE SYMBOL
- SIGN
- SIGN LABEL
- GUIDERAIL - METAL
- GUIDERAIL - TIMBER
- FENCE - CHAINLINK
- FENCE - WOOD
- BUILDING / BUILDING ACCESS
- RETAINING WALL
- PEDESTRIAN CROSSWALK
- BOLLARD
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- CATCH BASIN
- CONTOUR LABEL
- DMH
- RIPRAP INLET APRON
- RIPRAP OUTLET APRON
- SLOPE DESIGNATION
- SPOT GRADE
- SPOT GRADE AT CURB (TC = TOP / BC = BOTTOM)
- WATER MARK
- UNDERDRAIN
- STORM DRAIN
- TREE LINE OR LIMIT OF CLEARING
- CURB STOP
- HYDRANT
- LIGHT POLE WITH FIXTURE(S)
- JERSEY BARRIER
- SANITARY SEWER MANHOLE
- TEST PIT
- TRANSFORMER PAD
- UTILITY POLE
- VALVE
- 6" SAN
- 6"W
- 2" G
- UGE
- OHE
- RAIL TRACKS
- STONE BASE AT RAILROAD CROSSING
- TIMBERS AT RAILROAD CROSSING
- CONCRETE
- BOATYARD SURFACE

				PROJECT	CANAL LANDING AMENDED SITE PLAN	STANTEC CONSULTING SERVICES INC. 482 PA'VE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III		SHEET TITLE	GENERAL NOTES AND LEGEND	DRAWN: PBF DATE: DECEMBER 2017
3	11.10.15	REVISED FINAL PLAN SUBMISSION	DESIGNED: SRB	SCALE: N.T.S.	CHECKED: SRB	
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	CLIENT	CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	JOB NO. 195350129	
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	FILE NAME:	3091.04-GENERAL NOTES	SHEET	
REV	DATE	DESCRIPTION	REVISIONS		C-1.1	



CURVE TABLE

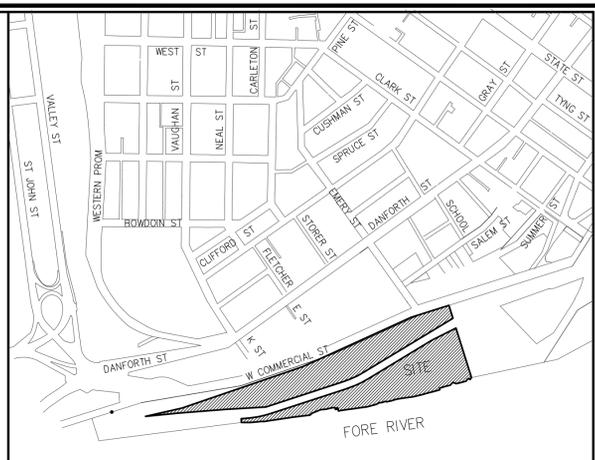
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.74'	185.42'	165.07'	S65°57'58"W
C2	725.78'	185.34'	184.84'	S79°48'41"W
C3	673.74'	153.57'	153.24'	N65°57'58"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°58'37"E	67.90'
L2	S66°19'39"W	57.45'
L3	S62°41'27"W	125.13'
L4	S59°28'10"W	446.19'
L5	S72°29'45"W	519.07'
L6	S87°07'38"W	21.45'
L7	N84°41'57"E	219.48'
L8	N86°01'33"E	312.82'
L9	N87°07'38"E	273.21'
L10	N72°29'45"E	542.24'
L11	N59°26'10"E	693.10'

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.



LOCATION MAP
N.T.S.

LEGEND

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- OHW OVERHEAD WIRES
- G GAS LINE
- S SANITARY SEWER
- SD STORM DRAIN
- SEAWALL
- MONITORING WELL
- GW GAS WITNESS

GRAPHIC SCALE

0 50' 100' 200' 400'

- PLAN REFERENCES**
- HARBOR LINES, PORTLAND HARBOR, MAINE U.S. ENGINEER OFFICE, BOSTON, MASS. JUNE 30, 1939.
 - 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.
 - COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS CIVIL PLAN MADE BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 2007.
 - ALTA/ACSM LAND TITLE SURVEY ON WEST COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR NEW YARD LLC, 98 FORE STREET, PORTLAND, MAINE DATED JULY 2, 2013, REVISED THROUGH SEPT. 23, 2013 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 213 PAGE 352 AND 353.
 - ALTA/ACSM LAND TITLE SURVEY AT WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR BINGHAM MCCUTCHEEN LLP BY OWEN HASKELL, INC. DATED DEC. 18, 2006.
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 - STANDARD BOUNDARY SURVEY FOR PROPOSED ELECTRIC SUBSTATION WEST COMMERCIAL STREET PORTLAND, MAINE MADE FOR CMP. CO. BY TITCOMB ASSOCIATES. RECORDED IN PLAN BOOK 204 PAGE 571.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP LAND ACQUISITIONS DOT FILE NO 3-595 BY OWEN HASKELL, INC. DATED APRIL 2014.
 - LAND ON WEST COMMERCIAL STREET PORTLAND, MAINE, MAINE CENTRAL RAILROAD CO. TO CANAL LANDING, LLC BY OWEN HASKELL, INC. DATED APRIL 30, 2015. RECORDED IN PLAN BOOK 215, PAGE 157.

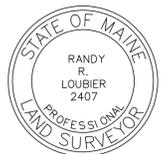
- GENERAL NOTES**
- OWNER OF RECORD: CANAL LANDING, LLC
C.C.R.D. BOOK 32239 PAGE 148
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES NAD 83 MAINE WEST.
 - THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 2 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.
 - THE SEWER LINE SHOWN IS BASED ON THE LOCATION OF SEWER MANHOLES AND A PLAN TITLED "PORTLAND WATER DISTRICT PORTLAND, MAINE POLLUTION ABATEMENT FACILITIES CONTRACT NO. 3 LOWER FORE RIVER INTERCEPTOR SHEETS 23-28" BY CAMP DRESSER & MCKEE INC. DATED APRIL, 1963.
 - THE SUBJECT PARCEL IS IN THE DIVISION 18.5 WATERFRONT PORT DEVELOPMENT ZONE & DIVISION 26 SECTION 14-446 SHORE LAND REGULATION ZONE PER THE CITY OF PORTLAND CODE OF ORDINANCES LAND USE CHAPTER 14.
 - THE SUBJECT PARCEL IS IN ZONE C & ZONE A2 (ELEV. 10') AS SHOWN ON THE FLOOD INSURANCE RATE MAP 230051 0016B WITH AN EFFECTIVE DATE OF JULY 17, 1986.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

JUNE 2, 2015
DATE

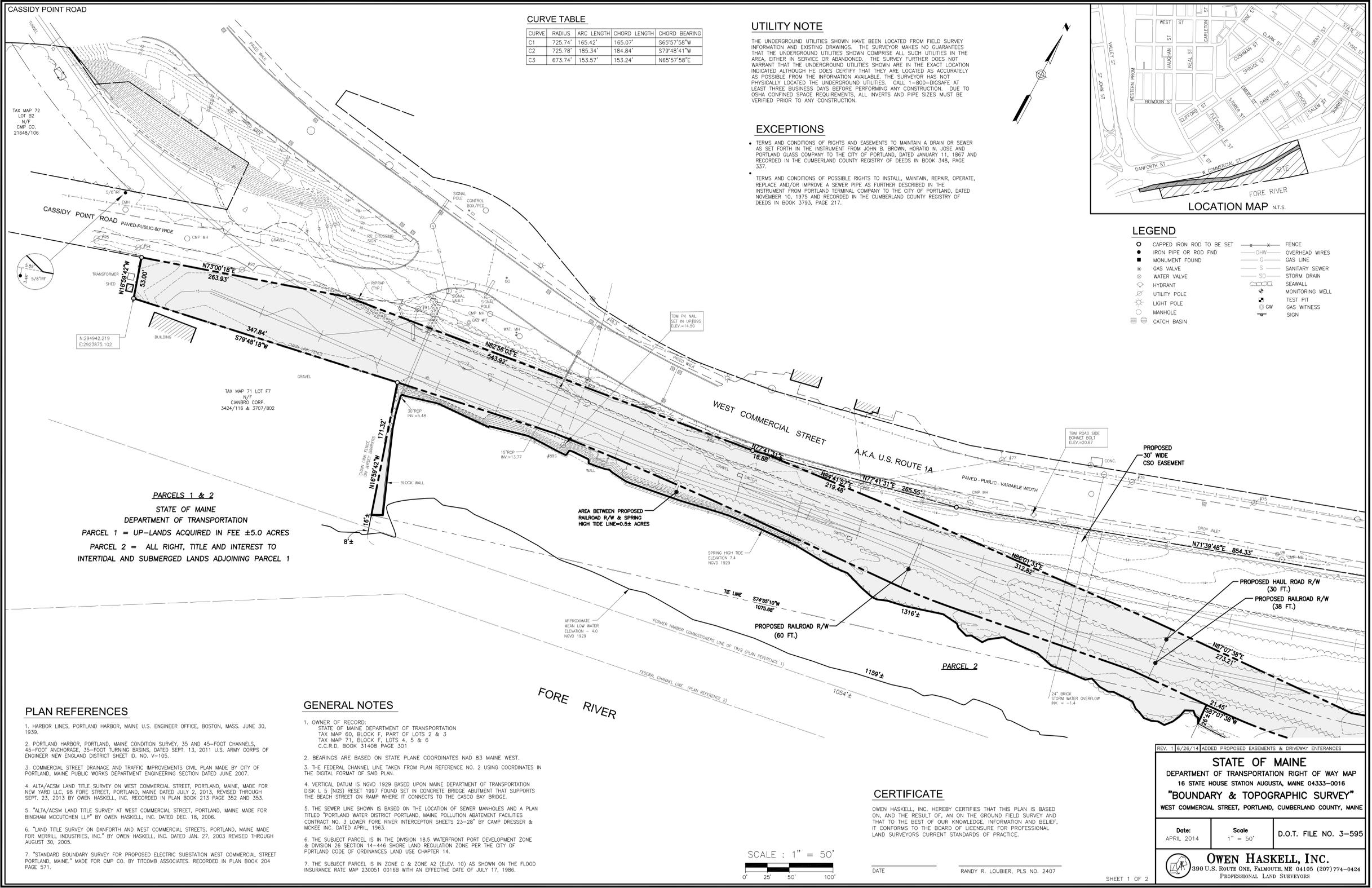
Randy R. Loubier
RANDY R. LOUBIER, PLS NO. 2407



BOUNDARY SURVEY
ON
WEST COMMERCIAL STREET, PORTLAND, MAINE
MADE FOR OWNER OF RECORD
CANAL LANDING, LLC
10 WEST COMMERCIAL STREET, PORTLAND, ME 04101

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	JUNE 2, 2015	Job No.	2012-051 P
Trace By	JLW	Scale	1" = 100'	Drwg. No.	C-1.2
Check By	JWS				
Book No.	FILE				



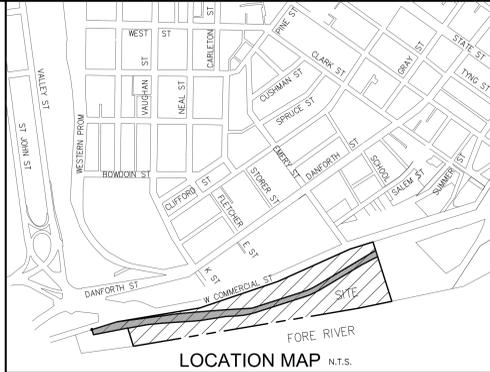
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EXCEPTIONS

- TERMS AND CONDITIONS OF RIGHTS AND EASEMENTS TO MAINTAIN A DRAIN OR SEWER AS SET FORTH IN THE INSTRUMENT FROM JOHN B. BROWN, HORATIO N. JOSE AND PORTLAND GLASS COMPANY TO THE CITY OF PORTLAND, DATED JANUARY 11, 1867 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 348, PAGE 337.
- TERMS AND CONDITIONS OF POSSIBLE RIGHTS TO INSTALL, MAINTAIN, REPAIR, OPERATE, REPLACE AND/OR IMPROVE A SEWER PIPE AS FURTHER DESCRIBED IN THE INSTRUMENT FROM PORTLAND TERMINAL COMPANY TO THE CITY OF PORTLAND, DATED NOVEMBER 10, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3793, PAGE 217.



LEGEND

- CAPPED IRON ROD TO BE SET
- IRON PIPE OR ROD FND
- MONUMENT FOUND
- ⊗ GAS VALVE
- ⊕ WATER VALVE
- ⊙ HYDRANT
- ⊛ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- FENCE
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- GAS LINE
- SANITARY SEWER
- SD STORM DRAIN
- SEAWALL
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- ⊕ GAS WITNESS
- ⊕ SIGN

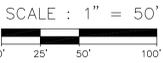
TAX MAP 72 LOT B2 N/F CMP CO. 21648/106



PARCELS 1 & 2
 STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION
 PARCEL 1 = UP-LANDS ACQUIRED IN FEE ±5.0 ACRES
 PARCEL 2 = ALL RIGHT, TITLE AND INTEREST TO INTERTIDAL AND SUBMERGED LANDS ADJOINING PARCEL 1

- GENERAL NOTES**
- OWNER OF RECORD: STATE OF MAINE DEPARTMENT OF TRANSPORTATION TAX MAP 60, BLOCK F, PART OF LOTS 2 & 3 TAX MAP 71, BLOCK F, LOTS 4, 5 & 6 C.G.R.D. BOOK 31408 PAGE 301
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES NAD 83 MAINE WEST.
 - THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 2 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.
 - VERTICAL DATUM IS NVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK L 5 (N/S) RESET 1997 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BEACH STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.
 - THE SEWER LINE SHOWN IS BASED ON THE LOCATION OF SEWER MANHOLES AND A PLAN TITLED "PORTLAND WATER DISTRICT PORTLAND, MAINE POLLUTION ABATEMENT FACILITIES CONTRACT NO. 3 LOWER FORE RIVER INTERCEPTOR SHEETS 23-28" BY CAMP DRESSER & MCKEE INC. DATED APRIL, 1963.
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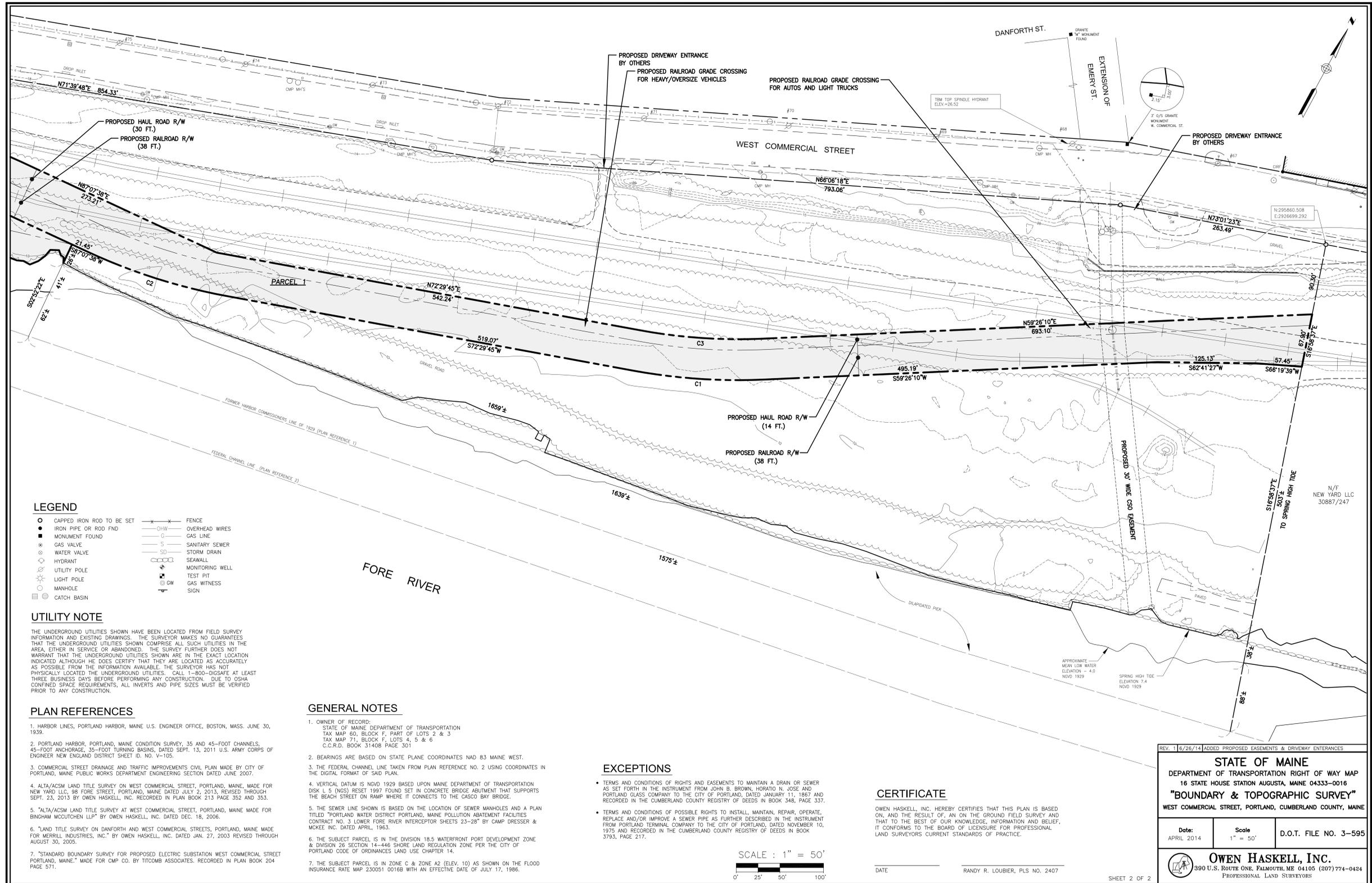
DATE _____ RANDY R. LOUBIER, PLS NO. 2407

REV. 1/8/26/14 ADDED PROPOSED EASEMENTS & DRIVEWAY ENTERANCES

STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
 16 STATE HOUSE STATION AUGUSTA, MAINE 04333-0016
"BOUNDARY & TOPOGRAPHIC SURVEY"
 WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE

Date: APRIL 2014 Scale: 1" = 50' D.O.T. FILE NO. 3-595

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS



- LEGEND**
- CAPPED IRON ROD TO BE SET
 - IRON PIPE OR ROD FND
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 - 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.
 - COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS CIVIL PLAN MADE BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 2007.
 - ALTA/ACSM LAND TITLE SURVEY ON WEST COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR NEW YARD LLC, 98 FORE STREET, PORTLAND, MAINE DATED JULY 2, 2013, REVISED THROUGH SEPT. 23, 2013 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 213 PAGE 352 AND 353.
 - "ALTA/ACSM LAND TITLE SURVEY AT WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR BINGHAM MCCUTCHEON LLP" BY OWEN HASKELL, INC. DATED DEC. 18, 2008.
 - "LAND TITLE SURVEY ON DANFORTH AND WEST COMMERCIAL STREETS, PORTLAND, MAINE MADE FOR MERRILL INDUSTRIES, INC." BY OWEN HASKELL, INC. DATED JAN. 27, 2003 REVISED THROUGH AUGUST 30, 2005.
 - "STANDARD BOUNDARY SURVEY FOR PROPOSED ELECTRIC SUBSTATION WEST COMMERCIAL STREET PORTLAND, MAINE," MADE FOR CMP CO. BY TITCOMB ASSOCIATES, RECORDED IN PLAN BOOK 204 PAGE 571.

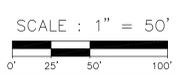
- GENERAL NOTES**
- OWNER OF RECORD: STATE OF MAINE DEPARTMENT OF TRANSPORTATION TAX MAP 60, BLOCK F, PART OF LOTS 2 & 3 TAX MAP 71, BLOCK F, LOTS 4, 5 & 6 C.C.R.D. BOOK 31408 PAGE 301
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES NAD 83 MAINE WEST. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 2 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.
 - VERTICAL DATUM IS NAVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK 4.5 (N53) RESET 1997 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BEACH STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.
 - THE SEWER LINE SHOWN IS BASED ON THE LOCATION OF SEWER MANHOLES AND A PLAN TITLED "PORTLAND WATER DISTRICT PORTLAND, MAINE POLLUTION ABATEMENT FACILITIES CONTRACT NO. 3 LOWER FORE RIVER INTERCEPTOR SHEETS 23-28" BY CAMP DRESSER & MCKEE INC. DATED APRIL, 1963.
 - THE SUBJECT PARCEL IS IN THE DIVISION 18.5 WATERFRONT PORT DEVELOPMENT ZONE & DIVISION 26 SECTION 14-446 SHORE LAND REGULATION ZONE PER THE CITY OF PORTLAND CODE OF ORDINANCES LAND USE CHAPTER 14.
 - THE SUBJECT PARCEL IS IN ZONE C & ZONE A2 (ELEV. 10) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 230051 0016B WITH AN EFFECTIVE DATE OF JULY 17, 1986.

EXCEPTIONS

- TERMS AND CONDITIONS OF RIGHTS AND EASEMENTS TO MAINTAIN A DRAIN OR SEWER AS SET FORTH IN THE INSTRUMENT FROM JOHN B. BROWN, HORATIO N. JOSE AND PORTLAND GLASS COMPANY TO THE CITY OF PORTLAND, DATED JANUARY 11, 1867 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 348, PAGE 337.
- TERMS AND CONDITIONS OF POSSIBLE RIGHTS TO INSTALL, MAINTAIN, REPAIR, OPERATE, REPLACE AND/OR IMPROVE A SEWER PIPE AS FURTHER DESCRIBED IN THE INSTRUMENT FROM PORTLAND TERMINAL COMPANY TO THE CITY OF PORTLAND, DATED NOVEMBER 10, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3793, PAGE 217.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.



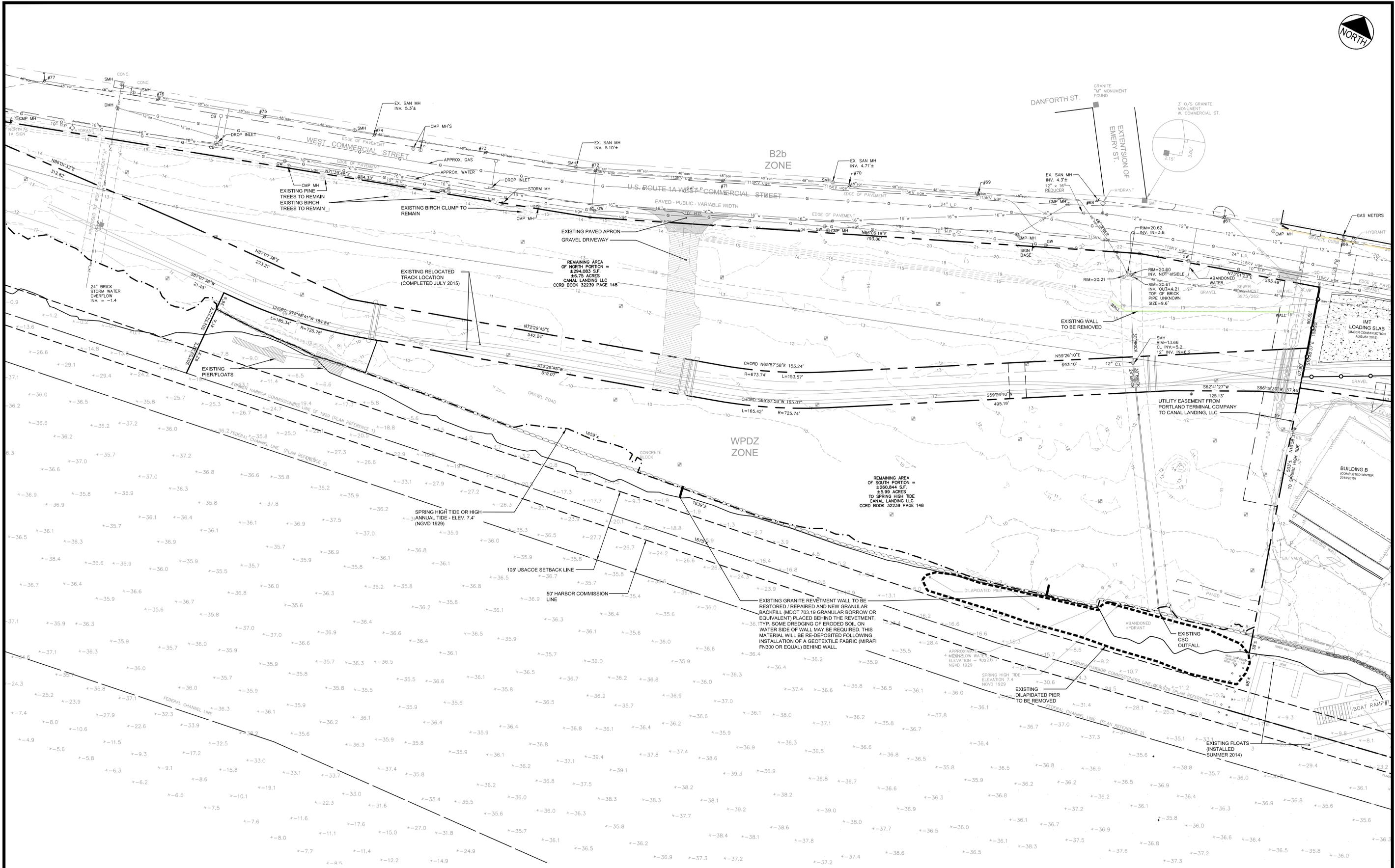
DATE: _____ RANDY R. LOUBIER, PLS NO. 2407

REV. 1 8/26/14 ADDED PROPOSED EASEMENTS & DRIVEWAY ENTRANCES

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
16 STATE HOUSE STATION AUGUSTA, MAINE 04333-0016
"BOUNDARY & TOPOGRAPHIC SURVEY"
WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE

Date: APRIL 2014	Scale: 1" = 50'	D.O.T. FILE NO. 3-595
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OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

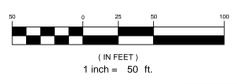


PLAN REFERENCES

1. "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
2. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL INC. DATED APRIL 4, 2014.
3. PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION" CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20
4. PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS. SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

NOTE

THE APPLICANT IS REQUESTING AFTER - THE FACT APPROVAL FOR CLEARING, GROUND STABILIZATION, INITIAL WALL REPAIRS AND SITE USE FOR PARKING AND STORAGE OF BOATS, TRAILERS, EMPLOYEE VEHICLES (NO OVERNIGHT) AND RELATED MATERIALS ANCILLARY TO NEW YARDS BUSINESS OPERATIONS IN ADVANCE OF THE AMENDED PHASE III APPROVAL IN ACCORDANCE WITH SECTION 14-532 (b)2 AND (a)3 OF THE CODE

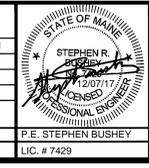


REV	DATE	DESCRIPTION	REVISIONS
5	12.07.17	REVISED FOR RESUBMISSION TO HARBOR COMMISSION	
4	10.26.17	REVISED FOR DEP NRPA AMENDMENT SUBMISSION	
3	11.10.15	REVISED FINAL PLAN SUBMISSION	
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	

PROJECT: CANAL LANDING AMENDED SITE PLAN

SHEET TITLE: EXISTING CONDITIONS PLAN

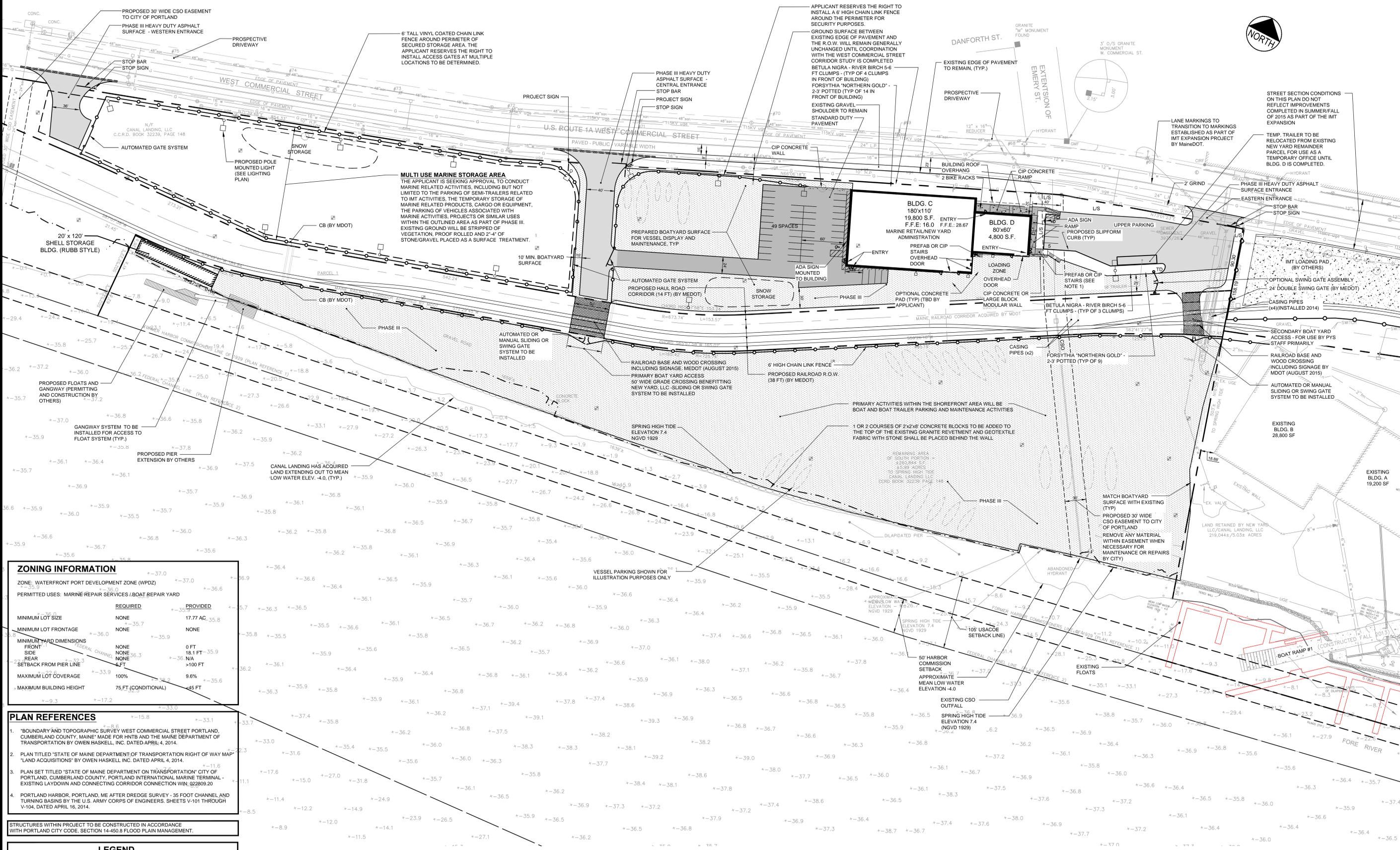
CLIENT: CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101



STANTEC CONSULTING SERVICES INC.

482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

DESIGNED: SRB DATE: OCTOBER 2017
CHECKED: SRB SCALE: 1" = 50'
FILE NAME: 3091.04 - EXISTING CONDITIONS SHEET C-1.3



ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES (BOAT REPAIR YARD)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	17.77 AC, 35.8
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM YARD DIMENSIONS	NONE	0 FT
FRONT SIDE SETBACK FROM PIER LINE	NONE	18.1 FT - 35.9
REAR SETBACK FROM PIER LINE	NONE	>100 FT
MAXIMUM LOT COVERAGE	100%	9.6%
MAXIMUM BUILDING HEIGHT	75 FT (CONDITIONAL)	45 FT

- PLAN REFERENCES**
- "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
 - PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 'LAND ACQUISITIONS' BY OWEN HASKELL INC. DATED APRIL 4, 2014.
 - PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN. 022809.20
 - PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS, SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

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

LEGEND

[Hatched Box]	EXISTING BUILDING
[Solid Black Box]	PROPOSED BUILDING (PHASE III)
[Dotted Box]	PREPARED PERVIOUS SURFACE FOR VESSEL DISPLAY, STORAGE AND MAINTENANCE
[Dark Grey Box]	HEAVY DUTY PAVEMENT
[Light Grey Box]	STANDARD DUTY PAVEMENT
[Diagonal Lines Box]	OPTIONAL CONCRETE PAD (TO BE DETERMINED BY APPLICANT)

- NOTES**
- THE OWNER SHALL BE RESPONSIBLE TO REMOVE PROPOSED STRUCTURES I.E. STAIRS, RAMPS, ETC. WITHIN THE PROPOSED 30' WIDE EASEMENT OVER THE CSO LINE IN THE EVENT THAT THE CITY MUST HAVE ACCESS FOR MAINTENANCE AND REPAIRS TO THE PIPE.

REV	DATE	DESCRIPTION
5	01.19.18	REVISED PER CITY COMMENT
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III
3	11.10.15	REVISED FINAL PLAN SUBMISSION
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND

PROJECT: CANAL LANDING AMENDED SITE PLAN

SHEET TITLE: PHASE III SITE LAYOUT PLAN

CLIENT: CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101

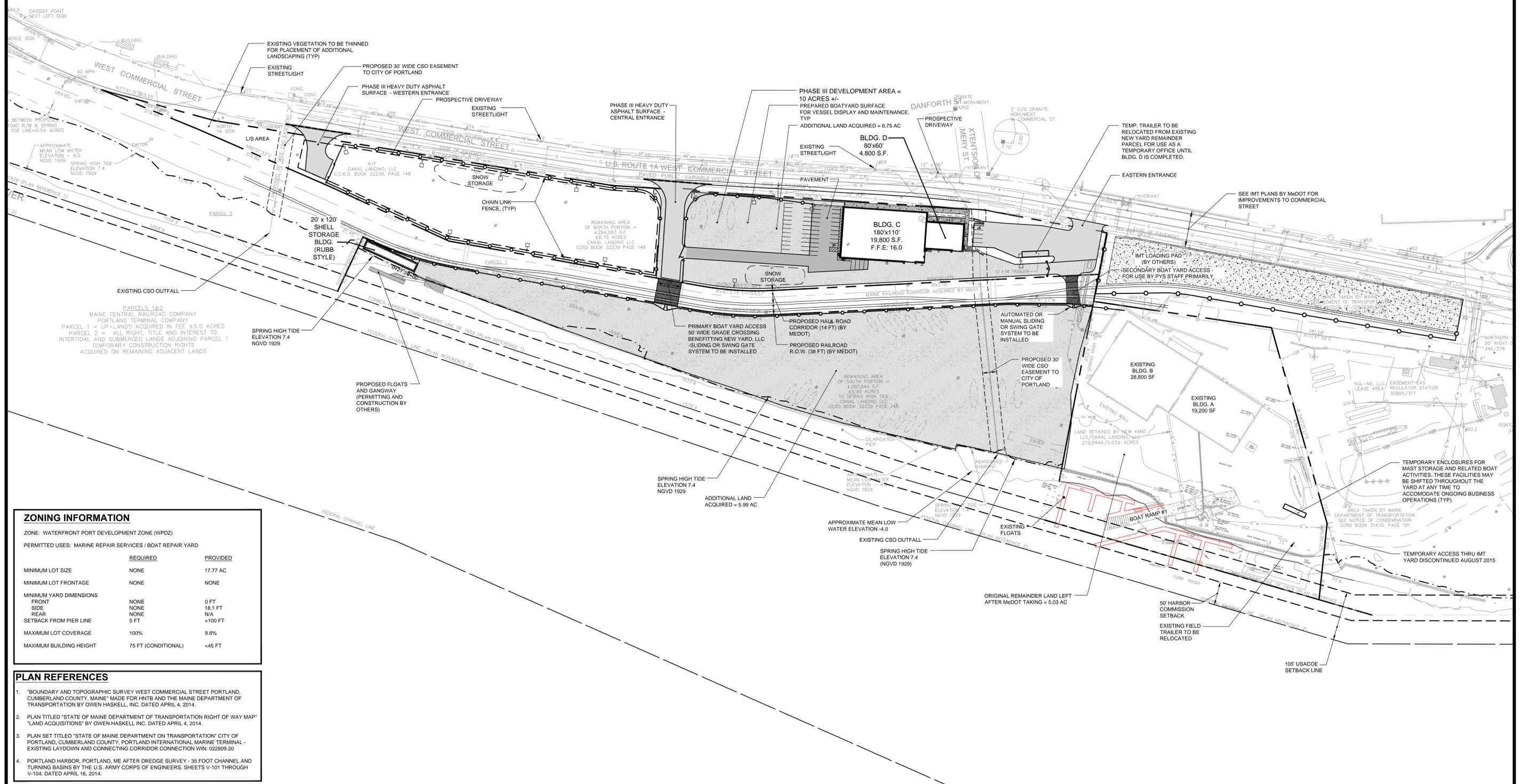
STANTEC CONSULTING SERVICES INC.

482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

DESIGNED: SRB
CHECKED: SRB
FILE NAME: 3091.04-SITE LAYOUT SHEET

DATE: DECEMBER 2017
SCALE: 1" = 50'
JOB NO: 195350129

C-2.1



ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	17.77 AC
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM YARD DIMENSIONS		
FRONT	NONE	0 FT
SIDE	NONE	18.1 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	9.6%
MAXIMUM BUILDING HEIGHT	75 FT (CONDITIONAL)	<45 FT

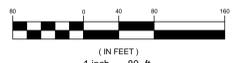
- PLAN REFERENCES**
- BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
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 - PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS, SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

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

LEGEND

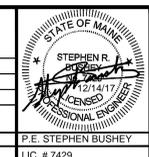
	EXISTING BUILDING
	PROPOSED BUILDING (PHASE III)
	PREPARED PAVEMENT SURFACE FOR VESSEL STORAGE AND MAINTENANCE

- NOTES**
- THE OWNER SHALL BE RESPONSIBLE TO REMOVE PROPOSED STRUCTURES I.E. STAIRS, RAMPS, ETC. WITHIN THE PROPOSED 30' WIDE EASEMENT OVER THE CSO LINE IN THE EVENT THAT THE CITY MUST HAVE ACCESS FOR MAINTENANCE AND REPAIRS TO THE PIPE.



REV	DATE	DESCRIPTION
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III
3	11.10.15	REVISED FINAL PLAN SUBMISSION
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND

REVISIONS



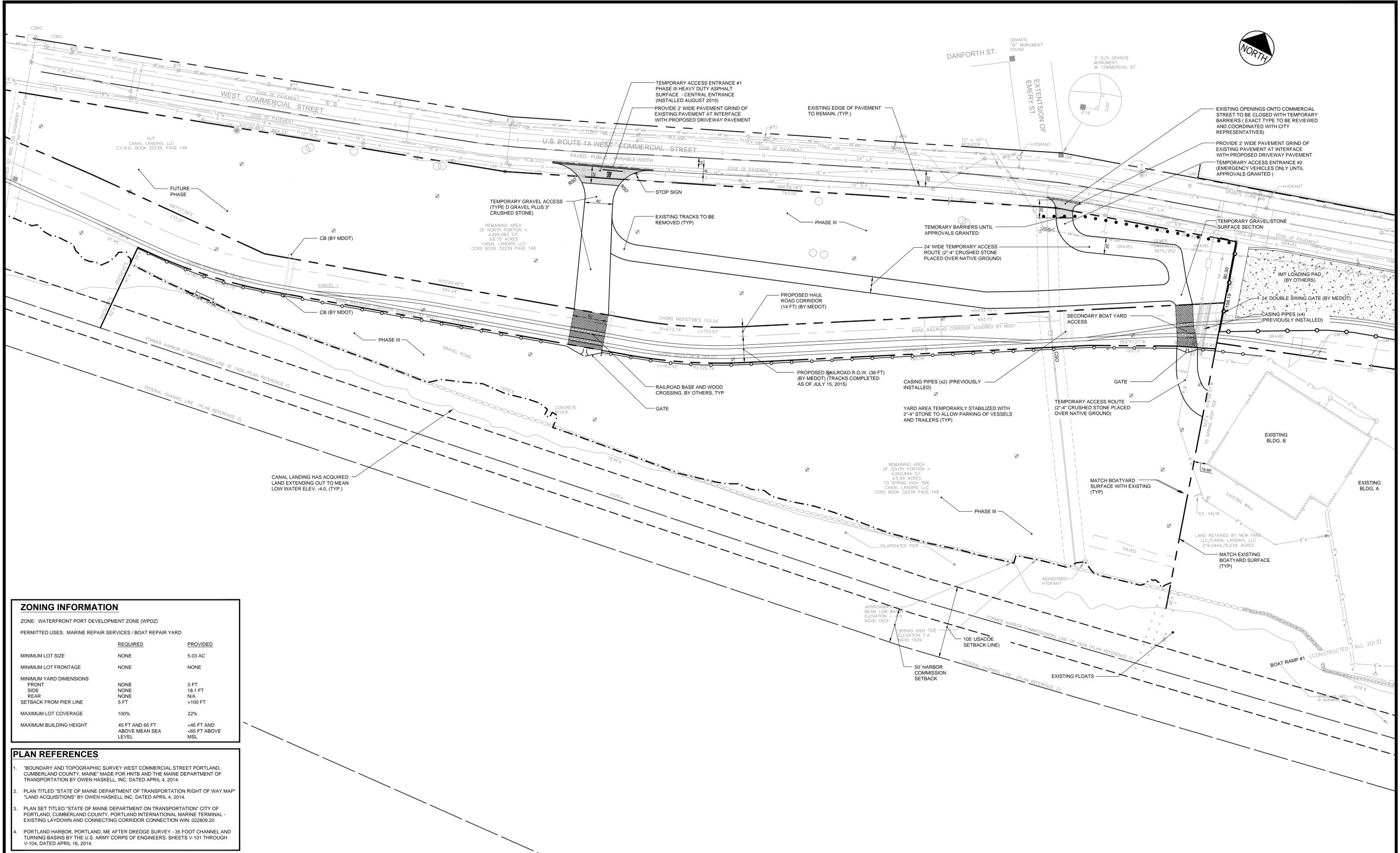
PROJECT
CANAL LANDING
AMENDED SITE PLAN

SHEET TITLE
AMENDED PHASE III
OVERALL PROJECT PLAN

CLIENT
CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

DRAWN: PBF DATE: DECEMBER 2017
DESIGNED: SRB SCALE: 1" = 80'
CHECKED: SRB JOB NO. 195350129
FILE NAME: 3091.04-SITE LAYOUT
SHEET C-2.2



ZONING INFORMATION

ZONE: WATERFRONT PORT DEVELOPMENT ZONE (WPDZ)

PERMITTED USES: MARINE REPAIR SERVICES / BOAT REPAIR YARD

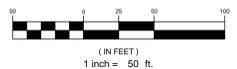
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	5.03 AC
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM YARD DIMENSIONS		
FRONT	NONE	0 FT
SIDE	NONE	18.1 FT
REAR	NONE	N/A
SETBACK FROM PIER LINE	5 FT	>100 FT
MAXIMUM LOT COVERAGE	100%	22%
MAXIMUM BUILDING HEIGHT	45 FT AND 65 FT ABOVE MEAN SEA LEVEL	<45 FT AND <65 FT ABOVE MSL

PLAN REFERENCES

- "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
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- PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS. SHEETS V-101 THROUGH V-104. DATED APRIL 16, 2014.

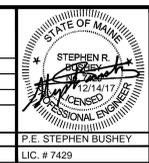
STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

LEGEND



REV	DATE	DESCRIPTION
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III
3	11.10.15	REVISED FINAL PLAN SUBMISSION
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND

REVISIONS



PROJECT
CANAL LANDING AMENDED SITE PLAN

SHEET TITLE
PHASE III TEMPORARY ACCESS PLAN

CLIENT
CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

Stantec

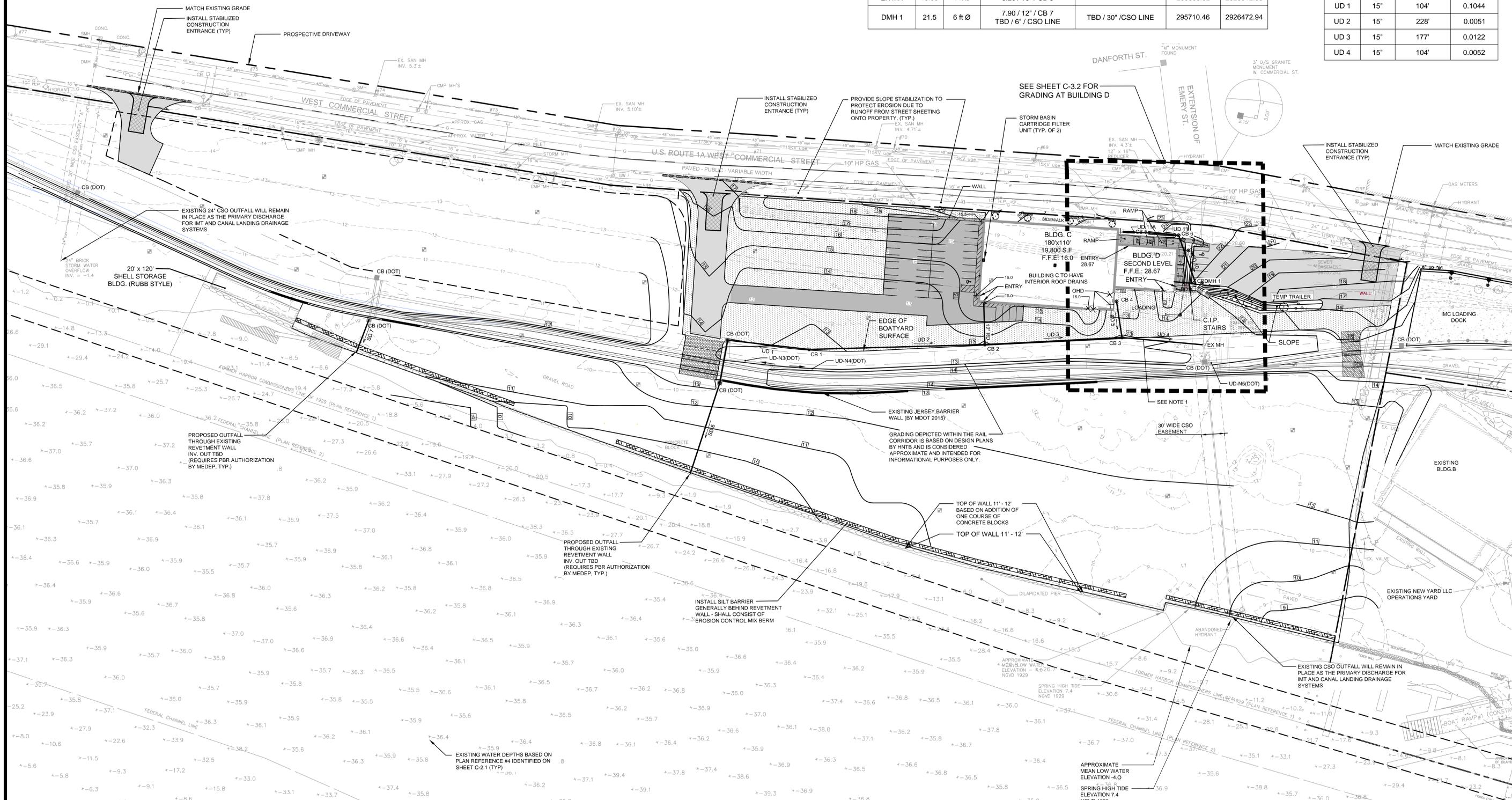
DRAWN: PBF DATE: DECEMBER 2017
DESIGNED: SRB SCALE: 1" = 50'
CHECKED: SRB JOB NO. 195350129
FILE NAME: 3091.04-SITE LAYOUT
SHEET **C-2.4**



Water Quality Treatment Summary Table – Phase III Canal Landing			
Description	Treated Area (ac)	Untreated Area (ac)	Treatment %
Improved Impervious area (paved and roof)	1.66	0.11	86%
Boat Yard Surface area	9.27	0	100%
Landscaped area	0	1.7	0%
Total	10.93	1.81	Total Area = 12.74 acres
Overall Impervious area treated	10.93		99% (Exceeds 95% required)
Overall Developed area treated	10.93		86% (Exceeds 80% required)

STORM DRAIN APPURTENANCE SCHEDULE						
ID	RIM	SIZE	INV. IN / SIZE / FROM	INV. OUT / SIZE / TO	NORTHING	EASTING
CB 1	12.40	4 ft Ø		10.25 / 15" / CB 2 10.25 / 15" / MDOT CB 1	295390.70	2926055.20
CB 2	12.60	4 ft Ø	9.09 / 15" / CB 1	9.00 / 15" / CB 3	295504.46	2926257.36
CB 3	12.60	4 ft Ø	6.84 / 15" / CB 2 6.84 / 12" / CB 4	6.74 / 15" / EX MH	295597.01	2926413.05
CB 4	10.40	4 ft Ø		7.06 / 12" / CB 3	295636.34	2926384.18
CB 5	22.50	2 ft x 2 ft (BEHIVE GRATE)		19.00 / 12" / CB 6	295737.00	2926380.11
CB 6	24.70	4 ft Ø	18.50 / 12" / CB 5	18.40 / 12" / CB 7	295752.21	2926415.80
CB 7	21.70	4 ft Ø	17.10 / 12" / CB 6 11.50 / 6" / BLD B	8.00 / 12" / DMH 1	295705.97	2926465.56
EX MH	13.66	4 ft Ø	6.20 / 15" / CB 3		295638.52	2926512.83
DMH 1	21.5	6 ft Ø	7.90 / 12" / CB 7 TBD / 6" / CSO LINE	TBD / 30" / CSO LINE	295710.46	2926472.94

STORM DRAIN PIPE SCHEDULE			
ID	SIZE	LENGTH	SLOPE
SD 5	12"	45'	0.0049
SD 6	15"	125'	0.0051
SD 7	15"	46'	0.0137
SD 8	6"	27'	0.0038
SD 9	12"	7'	0.1507
SD 10	12"	64'	0.0203
UD 11	12"	36'	0.0140
UD 11A	12"	36'	0.0100
SD 12	15"	54'	0.0118
UD 1	15"	104'	0.1044
UD 2	15"	228'	0.0051
UD 3	15"	177'	0.0122
UD 4	15"	104'	0.0052



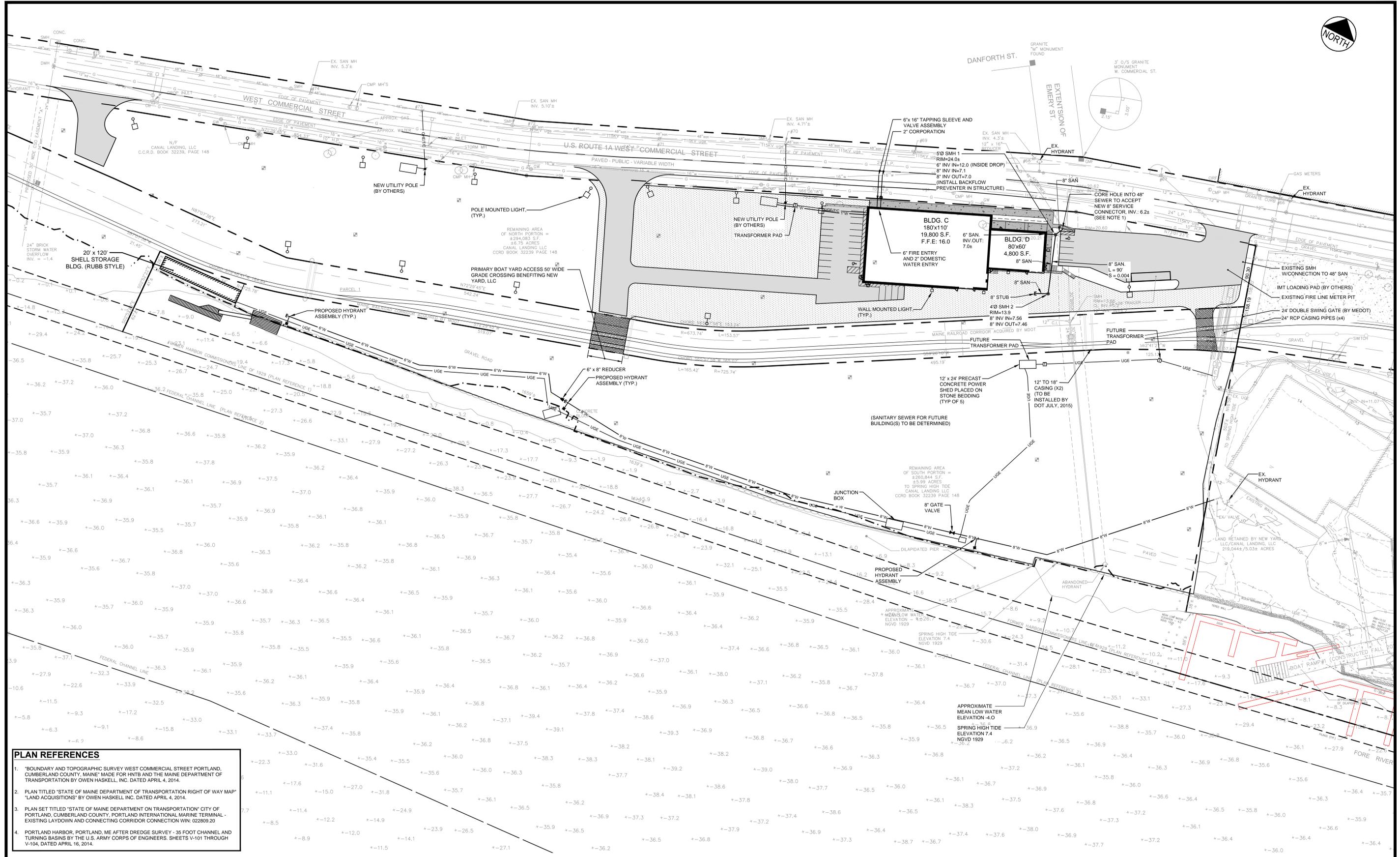
NOTES:

- THE OWNER HAS RIGHTS FOR CONNECTING TO THE EXISTING DRAINAGE SYSTEMS THRU THE STATE OF MAINE RAIL R.O.W., UNDER A SUPPLEMENTAL AGREEMENT DATED JULY 8, 2014.
- ALL FUTURE SITE ACTIVITIES INCLUDING BUILDING AND YARD AREA IMPROVEMENTS SHALL COMPLY WITH THE CHAPTER 500/CITY OF PORTLAND GENERAL STANDARDS FOR STORMWATER MANAGEMENT.

GRAPHIC SCALE
 0 10 20 30 40 50
 (IN FEET)
 1 inch = 50 ft.

REV	DATE	DESCRIPTION
5	01.19.18	REVISED PER CITY COMMENT
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III
3	11.10.15	REVISED FINAL PLAN SUBMISSION
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND

	PROJECT	CANAL LANDING AMENDED SITE PLAN	
	SHEET TITLE	PHASE III GRADING AND DRAINAGE PLAN	
CLIENT	CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	DESIGNED: SRB CHECKED: SRB DATE: DECEMBER 2017 SCALE: AS NOTED JOB NO. 195350129	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM



- PLAN REFERENCES**
1. "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
 2. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL INC. DATED APRIL 4, 2014.
 3. PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION" CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20
 4. PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS. SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

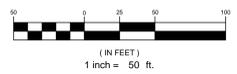
STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

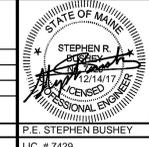
LEGEND

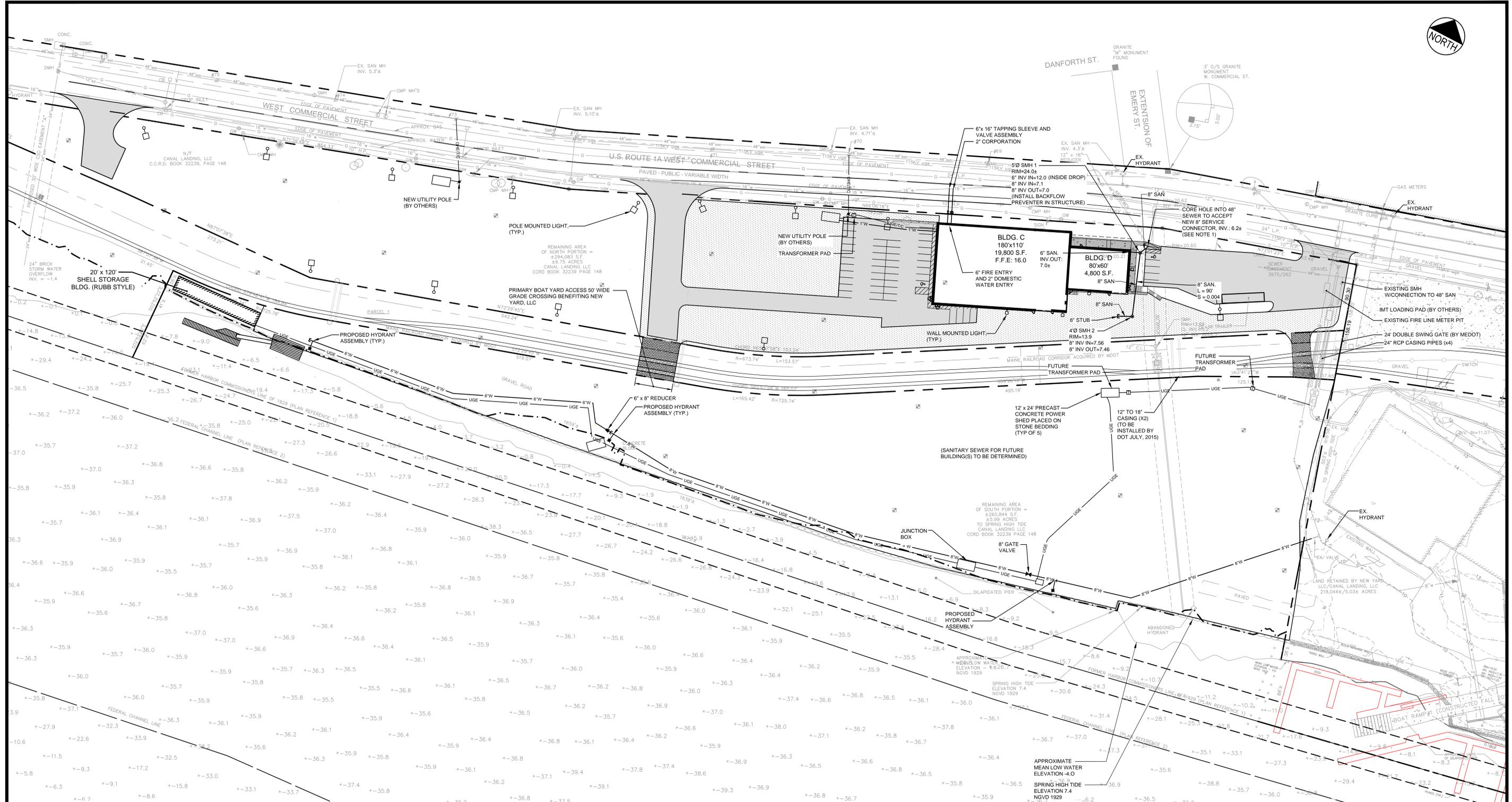
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  PREPARED PERVIOUS SURFACE FOR VESSEL STORAGE AND MAINTENANCE

NOTE:

1. THE EXISTING SANITARY MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE. THE CONTRACTOR/OWNER SHALL COORDINATE WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT FOR ALL ADJUSTMENTS INCLUDING MATERIALS, INSTALLATION, ETC. RELATED TO THE WORK.



		PROJECT CANAL LANDING AMENDED SITE PLAN SHEET TITLE UTILITY PLAN	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM 
CLIENT CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	DRAWN: PBF DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.04-UTILITY SHEET	DATE: DECEMBER 2017 SCALE: 1" = 50' JOB NO. 195350129 SHEET	C-4.1
REVISIONS			
REV	DATE	DESCRIPTION	
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III	
3	11.10.15	REVISED FINAL PLAN SUBMISSION	
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	



- PLAN REFERENCES**
1. "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
 2. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL INC. DATED APRIL 4, 2014.
 3. PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION" CITY OF PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20
 4. PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS, SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

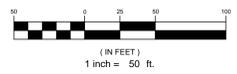
STRUCTURES WITHIN PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND CITY CODE, SECTION 14-450.8 FLOOD PLAIN MANAGEMENT.

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PREPARED PAVEMENT SURFACE FOR VESSEL STORAGE AND MAINTENANCE

NOTE:

1. THE EXISTING SANITARY MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE. THE CONTRACTOR/OWNER SHALL COORDINATE WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT FOR ALL ADJUSTMENTS INCLUDING MATERIALS, INSTALLATION, ETC. RELATED TO THE WORK.

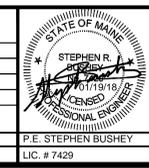


REV	DATE	DESCRIPTION
5	01.19.18	REVISED PER CITY COMMENT
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III
3	11.10.15	REVISED FINAL PLAN SUBMISSION
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND

PROJECT
CANAL LANDING AMENDED SITE PLAN

SHEET TITLE
PHASE III UTILITY PLAN

CLIENT
CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101



STANTEC CONSULTING SERVICES INC.

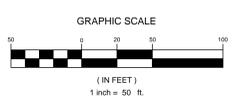
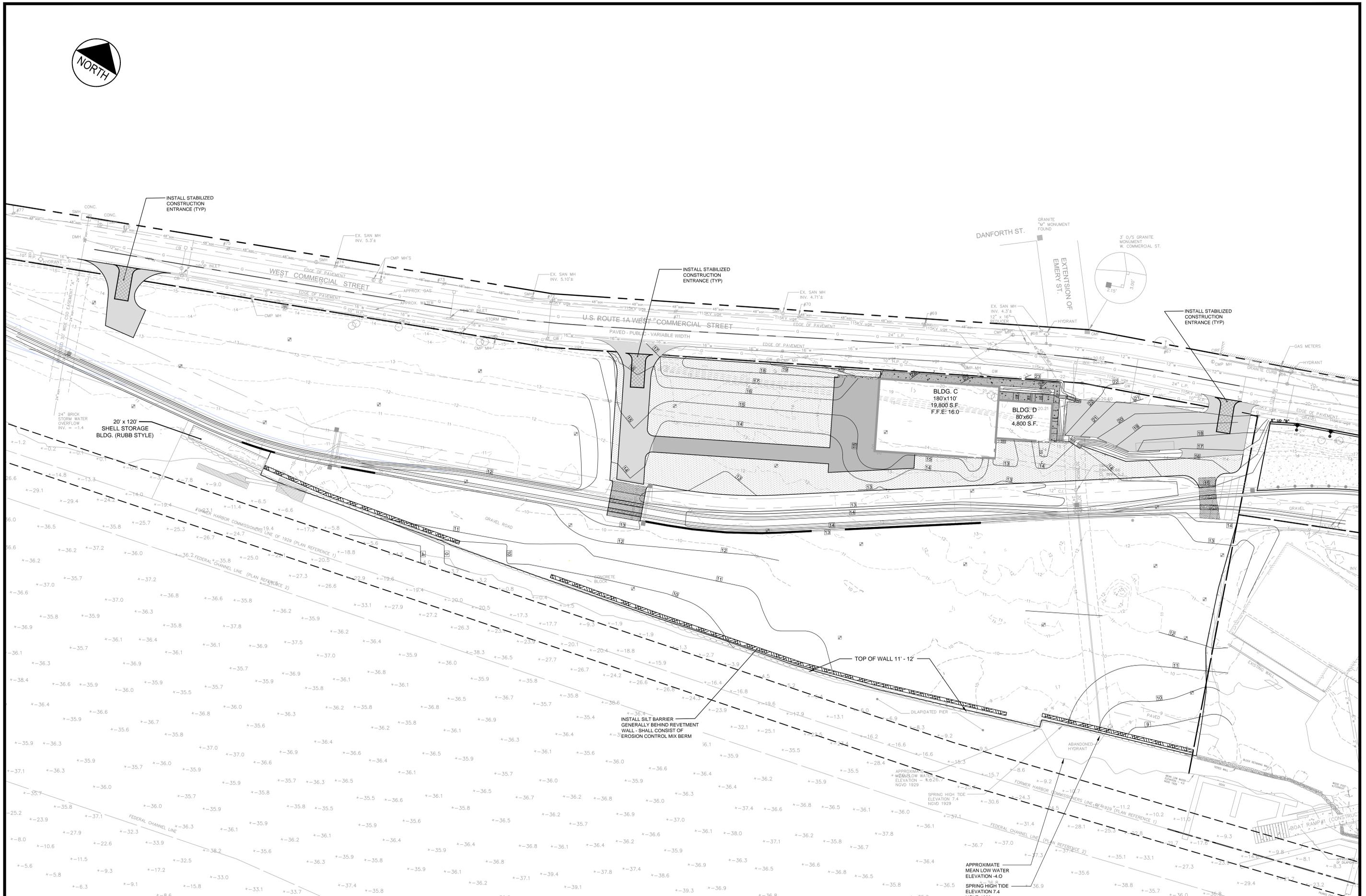
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

DESIGNED: PBF
CHECKED: SRB
FILE NAME: 3091.04-UTILITY SHEET

DATE: DECEMBER 2017
SCALE: 1" = 50'
JOB NO: 195350129

Stantec

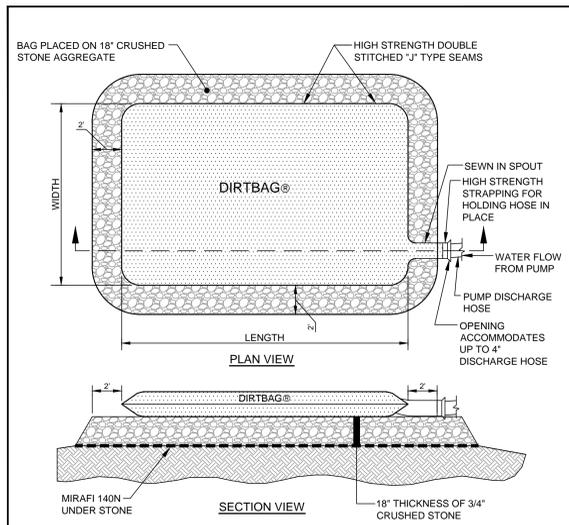
C-4.1



REV	DATE	DESCRIPTION	REVISIONS
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III	
3	11.10.15	REVISED FINAL PLAN SUBMISSION	
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	

PROJECT	CANAL LANDING AMENDED SITE PLAN
SHEET TITLE	PHASE III EROSION AND SEDIMENT CONTROL PLAN
CLIENT	CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101

STANTEC CONSULTING SERVICES INC.	
483 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM	
DESIGNED: SRB	DATE: DECEMBER 2017
CHECKED: SRB	SCALE: AS NOTED
FILE NAME: 3091.04-CONCEPT GRADING	JOB NO. 195350129
SHEET	C-6.1



NOTE:
LOCATION OF DIRTBAGS TO BE SELECTED BY THE CONTRACTOR BUT SHALL NOT BE SITED IN THE CRITICAL AREAS.

SPECIFICATIONS AND REQUIREMENTS FOR DEWATERING

THIS PROJECT WILL REQUIRE THE DISCHARGE OF CONSTRUCTION DEWATERING AND TURBID LADEN RUNOFF FROM THE SITE TO BE DIRECTED AND DISCHARGED THROUGH A DIRTBAG. THIS DESCRIPTION ALSO CONTAINS APPENDED MATERIALS DESCRIBING THE DIRTBAGS REFERRED TO IN THIS NARRATIVE.

OVERVIEW:

THE PROJECT WILL USE SHALLOW SWALES AS SEDIMENTATION BASINS DURING CONSTRUCTION. HOWEVER, IT IS RECOGNIZED THAT WEATHER CONDITIONS ARE NOT ALWAYS PREDICTABLE. THERE MAY BE EXCEPTIONAL PERIODS WHEN CONSTRUCTION ACTIVITY RESULTS IN HIGHLY TURBID WATER WHICH IS NOT CONSIDERED DESIRABLE TO DISCHARGE TO THE SWALES. OR LIMITED ACTIVITY IS REQUIRED THAT MAY NOT BE EASILY ACCOMMODATED BY THE SWALES. TRADITIONALLY, MEDIUM PERMITS HAVE HAD A STANDARD CONDITION WHICH STATES:

"THE APPLICANT SHALL TAKE ALL NECESSARY ACTIONS TO ENSURE THAT ITS ACTIVITIES OR THOSE OF ITS AGENTS DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS ON THE SITE DURING THE CONSTRUCTION AND OPERATION OF THE PROJECT COVERED BY THIS APPROVAL."

THESE SPECIFICATIONS HAVE BEEN DEVELOPED FOR THE PURPOSE OF ADDRESSING CONSTRUCTION DEWATERING ACTIVITIES WITH THE CONTINGENCY THAT UNPREDICTABLE WEATHER CAN CREATE. THE SPECIFICATION IS INTENDED TO "SHARE THE RISK" BETWEEN THE CONTRACTOR AND OWNER. IT IS ANTICIPATED THAT THIS METHOD WILL ALLOW THE BASE BID FOR THE PROJECT TO HAVE A REDUCED BUILT-IN CONTINGENCY COST FOR CERTAIN WEATHER-RELATED FACTORS.

THIS SPECIFICATION IS NOT INTENDED TO DIMINISH THE RECOGNIZED AND POTENTIAL AID OF THE PROPOSED SEDIMENT SWALES TO ACT AS THE PRIMARY DEVICE TO CAPTURE AND RETAIN SUSPENDED SEDIMENT. THIS BENEFIT IS A PRINCIPAL REASON WHY THE CONSTRUCTION OF THE SWALES EARLY IN THE PROJECT IS SO IMPORTANT.

ACCEPTABLE METHODS OF DISCHARGING CONSTRUCTION SITE RUNOFF:

DEWATERING OF THE CONSTRUCTION SITE SHALL BE ACCOMPLISHED USING ONE OF THE FOLLOWING MEASURES:

THE DIRECTION OF THE RUNOFF TO SEDIMENTATION SWALES BY SHEET FLOW.

THE PUMPING OF DIRTBAGS WITH A DISCHARGE TO THE SWALES OR MUNICIPAL DRAINAGE SYSTEM.

THE PUMPING OF CONSTRUCTION SITE WATER AND COLLECTED RUNOFF TO A DIRTBAG (PATENTED PRODUCT BY ACE ENVIRONMENTAL PRODUCTS) WITH RELEASE THROUGH A VEGETATED BUFFER AT LEAST 50 FEET UPGRADIENT OF SHORFRONT.

REQUIREMENTS FOR DIRTBAGS:

THE SITE CONTRACTOR SHALL INCLUDE THE PRICE OF INSTALLING, OPERATING, AND REMOVAL AND DISPOSAL OF FOUR DIRTBAG 59'S AS PART OF THE BASE BID. A UNIT PRICE SHALL BE PROVIDED FOR ADDITIONAL DIRTBAGS.

AT ALL TIMES THERE MUST BE AN UNUSED DIRTBAG AVAILABLE FOR EMERGENCY USE.

AT ALL TIMES (AFTER INITIAL SITE PREPARATION), THE CONTRACTOR SHALL HAVE ONE DIRTBAG ACTIVE OR READY FOR USE. THE DIRTBAGS SHALL BE FIELD LOCATED BY THE CONTRACTOR BUT ARE NOT TO BE INSTALLED IN ANY CRITICAL AREA. (THE SITE CRITICAL AREAS ARE SHOWN ON THE EROSION/SEDIMENT CONTROL PLAN). THE DIRTBAG SHALL BE INSTALLED ON A PREPARED SUBGRADE. THIS SUBGRADE SHALL CONSIST OF THE INSTALLATION OF A LAYER OF MIRAFI 600X, AND 18 INCHES OF 1/2" INCH CRUSHED STONE. THE PLAN DIMENSION OF THE CRUSHED STONE PAD SHALL EXCEED THE PLAN AREA OF THE DIRTBAG BY AT LEAST TWO FEET IN ALL DIRECTIONS. THE DIRTBAG SHALL NOT BE INSTALLED ON AN UNDERLYING SLOPE OF GREATER THAN 15 PERCENT.

CONSTRUCTION DEWATERING OPERATIONS:

ALL CONSTRUCTION DEWATERING OPERATIONS ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR. IT SHALL BE THE SITE CONTRACTOR WHO IS RESPONSIBLE FOR SELECTING THE SITE FOR THE DIRTBAG. THE SELECTION OF THE USE OF THE DIRTBAG OR THE SEDIMENTATION BASIN FOR DIRECTING DEWATERING, EXCEPT THAT THE OWNER MAY DIRECT THE SITE CONTRACTOR TO ALTER THE SELECTED OPERATION IF TURBID DISCHARGE TO THE WATER FRONT IS OBSERVED.

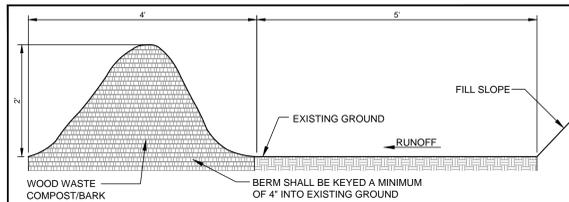
WINTER OPERATIONS:

IN THE EVENT THAT WINTER OPERATIONS ARE REQUIRED, THE CONTRACTOR SHALL "POLY" ENCLOSE, AND PROVIDE TEMPORARY HEAT TO PREVENT THE DIRTBAG FROM SUBSTANTIAL FREEZING.

RECORD KEEPING

THE WEEKLY EROSION/SEDIMENT CONTROL REPORTS PREPARED IN ACCORDANCE WITH THE MAINE CONSTRUCTION GENERAL PERMIT SHALL MAINTAIN A LOG OF THE LOCATION, USE, AND REMOVAL OF DIRTBAGS. IN THE EVENT THAT THE STONE UNDER THE DIRTBAG BECOMES HIGHLY CONTAMINATED WITH FINES, THE NEXT DIRTBAG SHALL BE INSTALLED IN A DIFFERENT LOCATION.

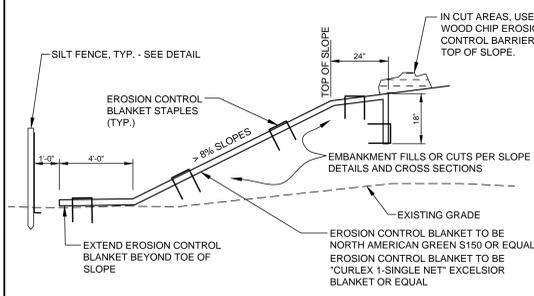
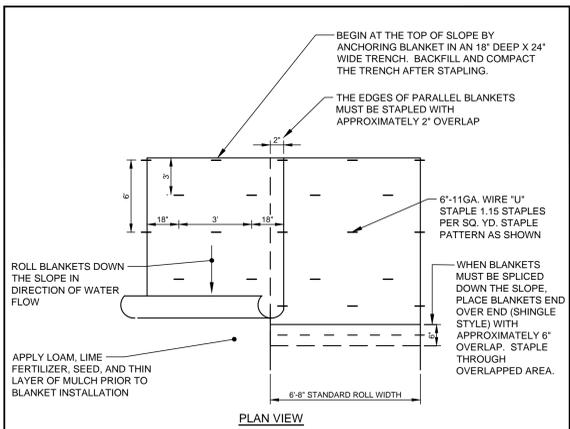
(A) DIRTBAG® DETAIL AND SPECIFICATIONS
N.T.S.



NOTES:
1. THE WOOD WASTE COMPOST/BARK MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

- A. MOISTURE CONTENT - 30-60%
 - B. pH - 5.0-8.0
 - C. SCREEN SIZE - 100% LESS THAN 3" MAX, 70% LESS THAN 1"
 - D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
 - F. NO STONES LARGER THAN 2" IN DIAMETER
2. THE COMPOST BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
3. THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR 70% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT THE NATIVE EARTH CAN BE SEEN BELOW.

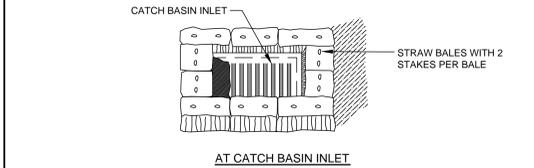
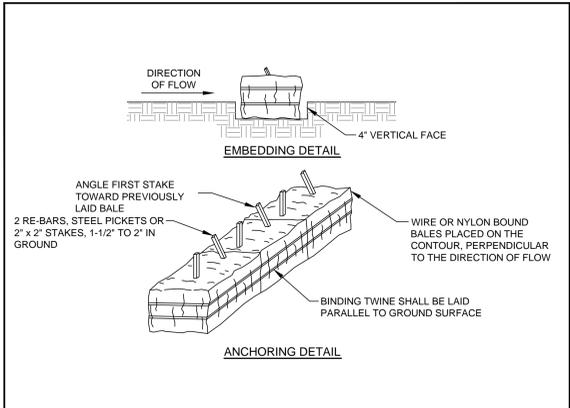
(B) WOOD WASTE COMPOST / BARK FILTER BERM
N.T.S.



NOTE:
EROSION CONTROL BLANKET STAPLE SIZE AND DISTRIBUTION PER MANUFACTURER'S SPECIFICATIONS.

- 1. IF GRASS CATCH IS NOT 75% BY SEPTEMBER 1, ADD #4 REBARS @ 3'-0" ROWS @ 3' CENTERS. REMOVE OR DRIVE REBARS 3" BELOW GRADE IN SPRING FOLLOWING TURF ESTABLISHMENT.
- 2. MULCH RATE TO BE 1/2 THE RATE OTHERWISE SPECIFIED.

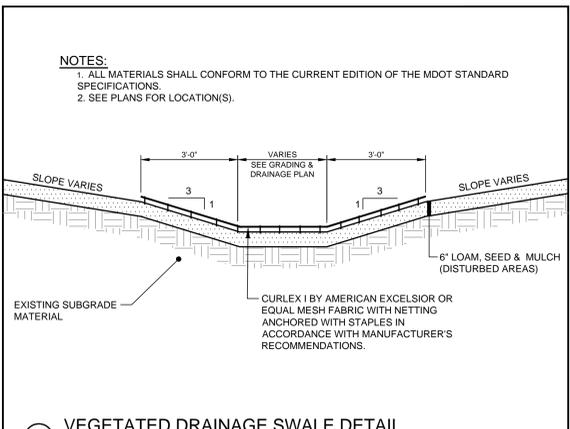
(D) EROSION CONTROL BLANKET SLOPE STABILIZATION DETAIL
N.T.S.



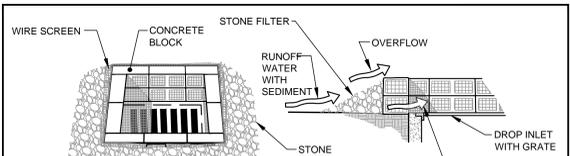
CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" THROUGH THE BALES. THE FIRST STAKE IN EACH BALE WAS ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECTION WILL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MAKE PROMPTLY AS NEEDED.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

(C) STRAW OR HAY BALE BARRIER
N.T.S.



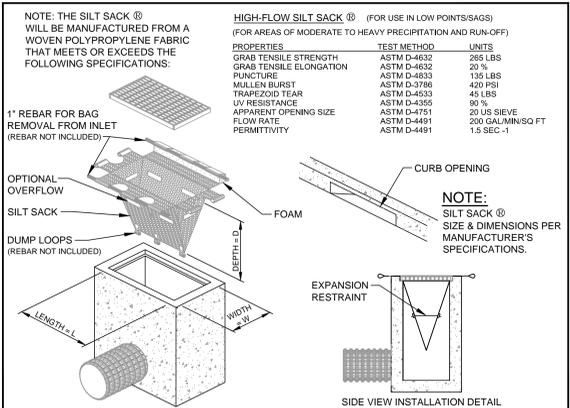
(E) VEGETATED DRAINAGE SWALE DETAIL
N.T.S.



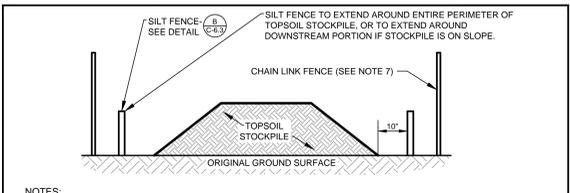
NOTES:

1. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
2. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4", 8" AND 12" WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12 INCHES HIGH, AND NO GREATER THAN 24" HIGH.
3. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.
4. STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN IN DETAIL. THE STONE FILTER SHALL BE 3/4" CRUSHED STONE.
5. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.
6. ALL INLETS ALSO REQUIRE SILT SACKS AS SHOWN ON THE DETAIL SHEET.

(F) CATCH BASIN STONE SEDIMENT BARRIER DETAIL
N.T.S.



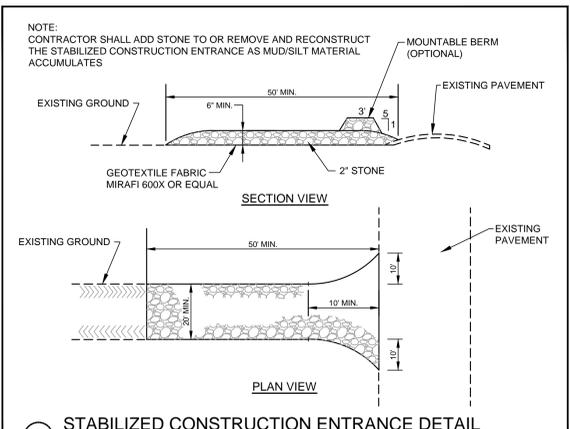
(G) SILT SACK® DETAIL & SPECIFICATIONS
N.T.S.



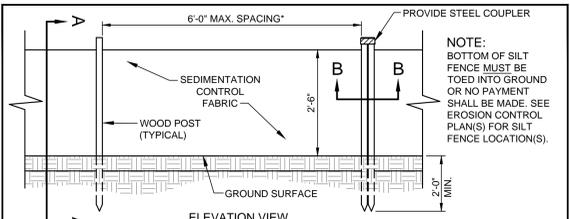
NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL (SEE DETAIL 'B') FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEEDED TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS REQUIRED.
5. SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO 12 (12) INCHES (ONE HALF OF SILT FENCE HEIGHT).
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.
7. TO COMPLY WITH THE VILLAGE'S SAFETY REQUIREMENTS ERECTION OF STABLE AND SECURE SIX (6) FEET HIGH CHAIN LINK FENCE AROUND THE PERIMETER OF THE STOCKPILE IS REQUIRED. COORDINATE WITH THE ENGINEER.

(H) TEMPORARY TOPSOIL STOCKPILE DETAIL
N.T.S.



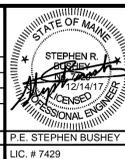
(I) STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



NOTE:
THE SILT FENCE SHOULD HAVE A MAXIMUM STAKING DISTANCE OF 6'. UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT, A MAXIMUM 14 GAUGE AND WITH A MINIMUM MESH SPACING OF 6".

(J) SILTATION FENCE DETAIL
N.T.S.

PROJECT		CANAL LANDING AMENDED SITE PLAN		STANTEC CONSULTING SERVICES INC.	
SHEET TITLE		EROSION AND SEDIMENT CONTROL DETAILS		482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM	
CLIENT		CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101		DRAWN: PBF DESIGNED: SRB CHECKED: SRB FILE NAME: 3091-DET-EROS	
DATE		DESCRIPTION		DATE: DECEMBER 2017 SCALE: AS SHOWN JOB NO. 195350129	
REV		REVISIONS		SHEET C-6.2	



PROJECT: CANAL LANDING AMENDED SITE PLAN
SHEET TITLE: EROSION AND SEDIMENT CONTROL DETAILS
CLIENT: CANAL LANDING LLC
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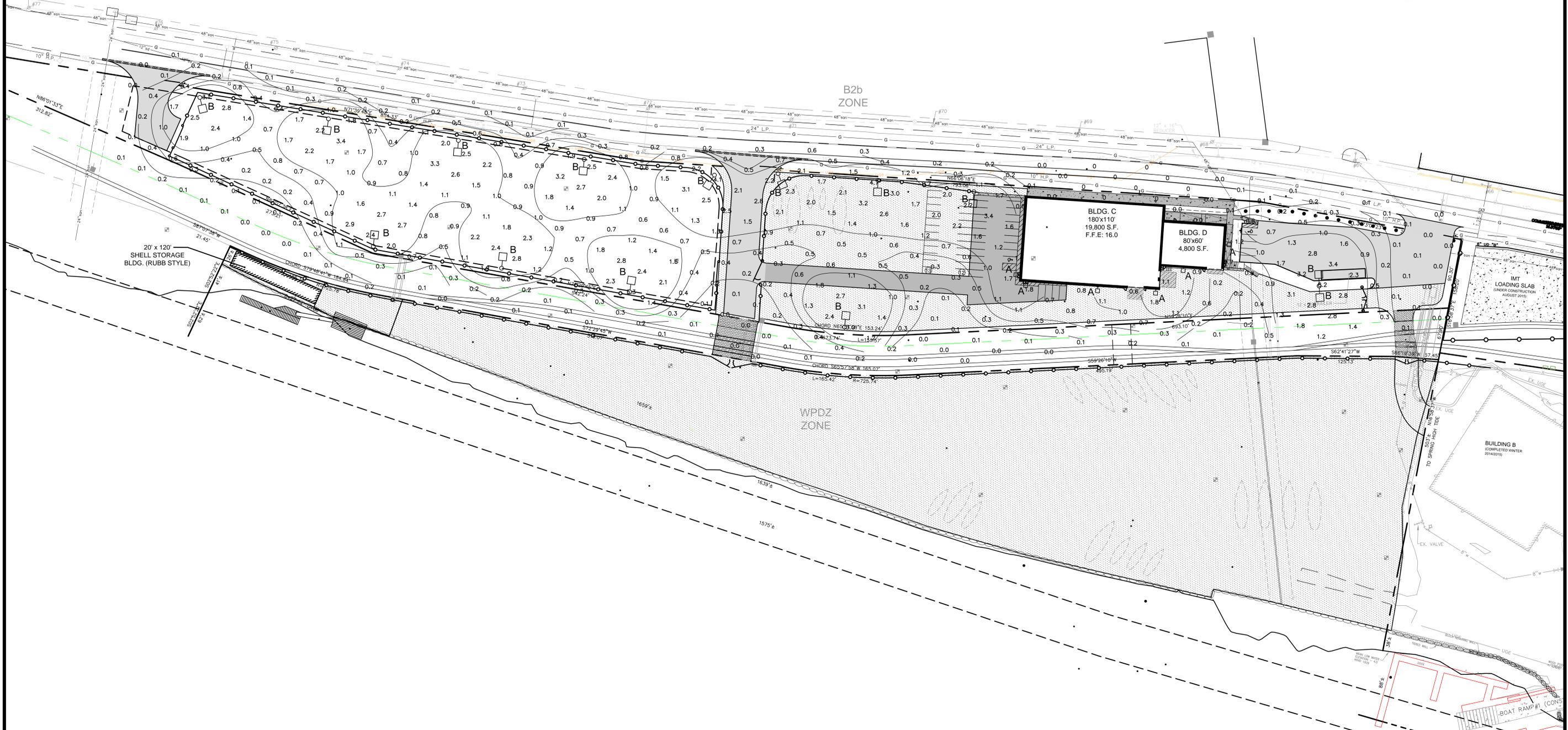
STEPHEN R. BUSHEY
REGISTERED PROFESSIONAL ENGINEER
STATE OF MAINE
LICENSE NO. 1214/17

P.E. STEPHEN BUSHEY
LIC. # 7429

DRAWN: PBF
DESIGNED: SRB
CHECKED: SRB
FILE NAME: 3091-DET-EROS

DATE: DECEMBER 2017
SCALE: AS SHOWN
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SHEET C-6.2



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LUMINAIRE SCHEDULE				
LABEL	QTY.	DESCRIPTION	MFG. #	MOUNTING HEIGHT
A	6	LAREDO SERIES WALL MOUNTED LMC - 30LEDS, SPAULDING LIGHTING	LMC-30LU-4K-4	20'
B	14	CIMARRON POLE MOUNTED LED LIGHT, SPAULDING LIGHTING	CL1-A-90L-1-5K-4-105	30'

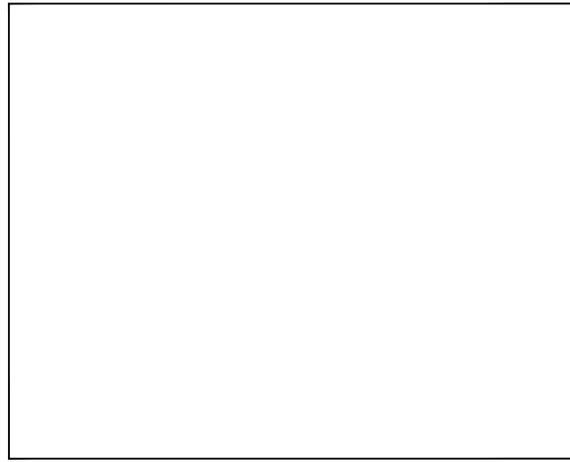
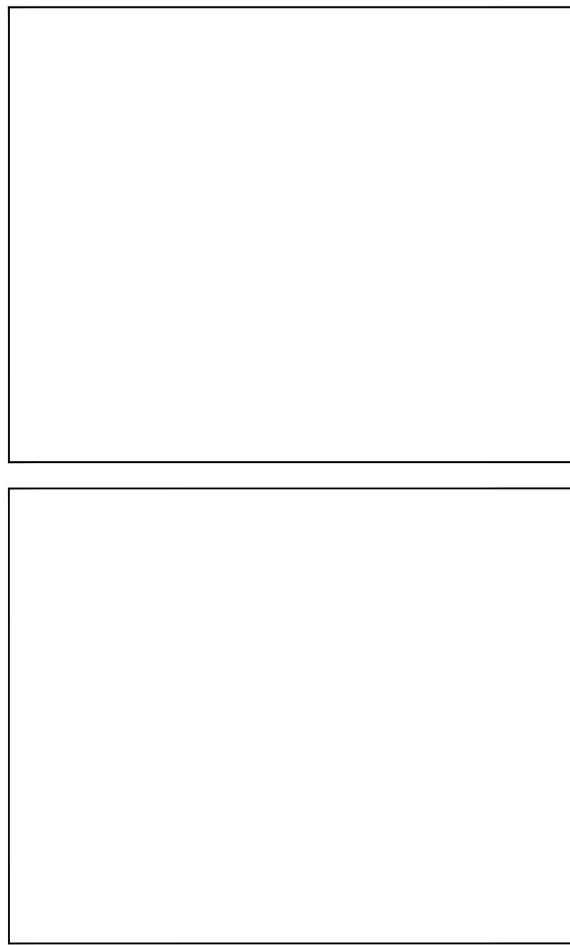
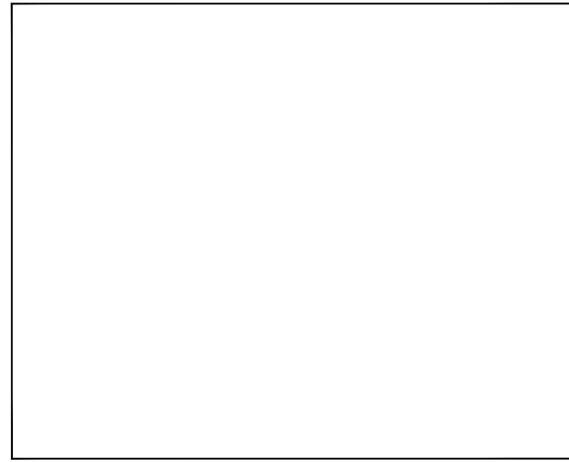
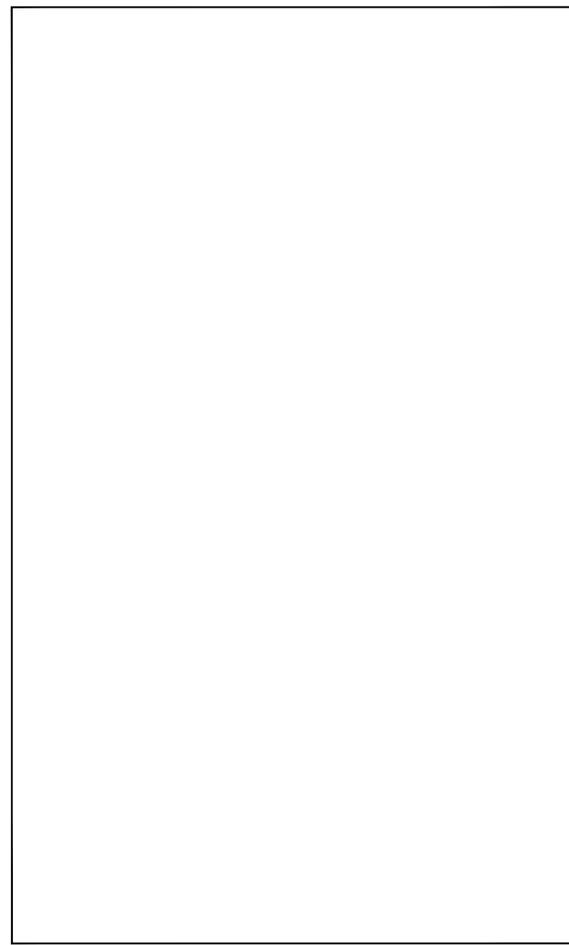
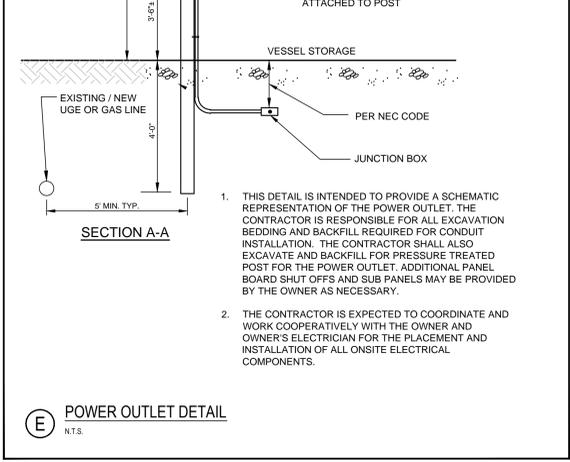
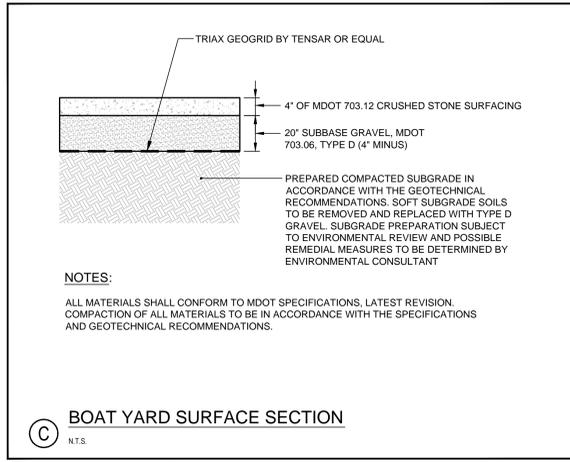
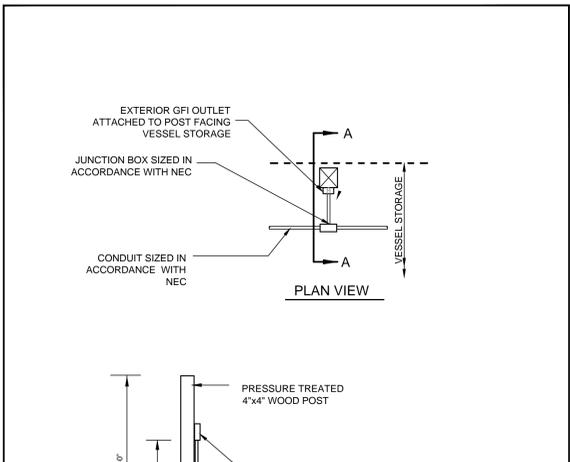
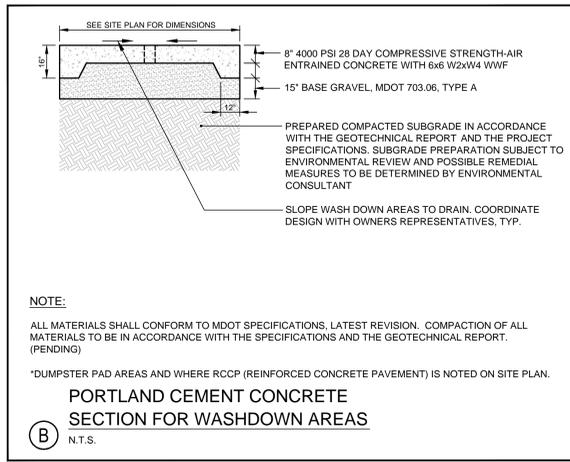
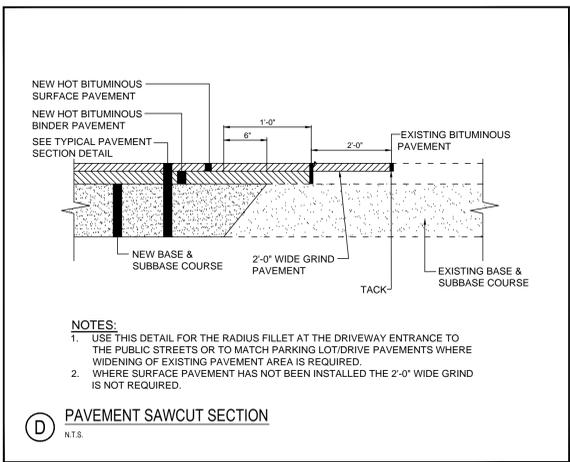
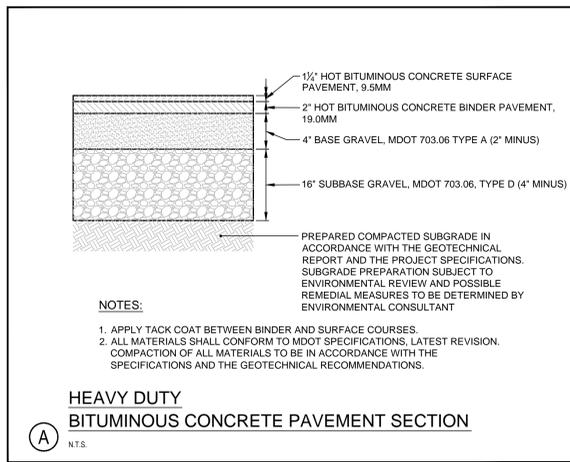
- NOTES:**
1. PHOTOMETRIC DATA GENERATED USING DESIGN MASTER SOFTWARE
 2. GRID SPACINGS = 30' X 30'
 3. LIGHT LOSS FACTOR - LED 0.90
 4. ELECTRICAL ENGINEER TO VERIFY VOLTAGE PRIOR TO ORDERING

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

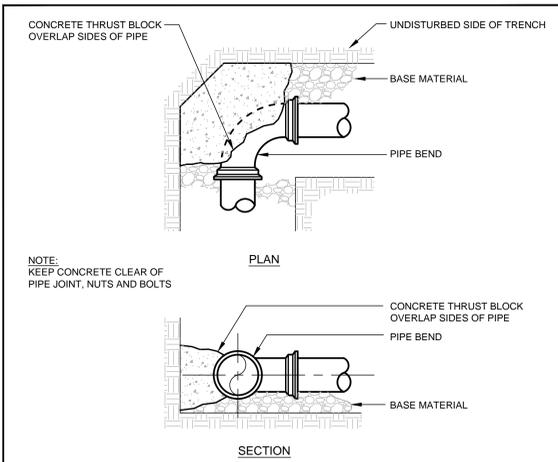
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- EXISTING BUILDING
- PROPOSED BUILDING
- PREPARED PERVIOUS SURFACE FOR VESSEL DISPLAY, STORAGE AND MAINTENANCE
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- OPTIONAL CONCRETE PAD (TO BE DETERMINED BY APPLICANT)

		PROJECT CANAL LANDING AMENDED SITE PLAN	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM
4 12.14.17 PERMIT RENEWAL SUBMISSION - LEVEL III 3 11.10.15 REVISED FINAL PLAN SUBMISSION 2 09.04.15 FINAL PLAN SUBMISSION TO CITY OF PORTLAND 1 06.15.15 PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	CLIENT CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	LIGHTING PLAN	DRAWN: PBF DATE: DECEMBER 2017 DESIGNED: SRB SCALE: 1" = 50' CHECKED: SRB JOB NO: 195350129 FILE NAME: 3091.04-SITE LAYOUT SHEET C-7.0
REVISIONS		P.E. STEPHEN BUSHEY LIC. # 7429	



				PROJECT	CANAL LANDING AMENDED SITE PLAN	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III		SHEET TITLE	SITE DETAILS 2 OF 2	DRAWN: PBF DATE: DECEMBER 2017
3	11.10.15	REVISED FINAL PLAN SUBMISSION		DESIGNED: SRB	SCALE: AS SHOWN	CHECKED: SRB
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND		FILE NAME: 3091.04-DET	JOB NO. 195350129	SHEET C-8.1
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	CLIENT	CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101		
REV	DATE	DESCRIPTION	REVISIONS			



THRUST/RETAINER GLAND SCHEDULE

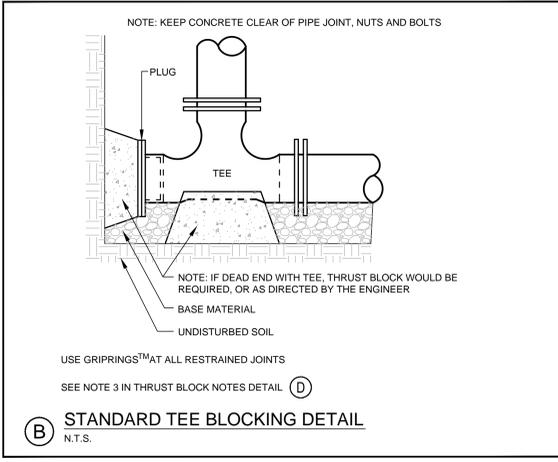
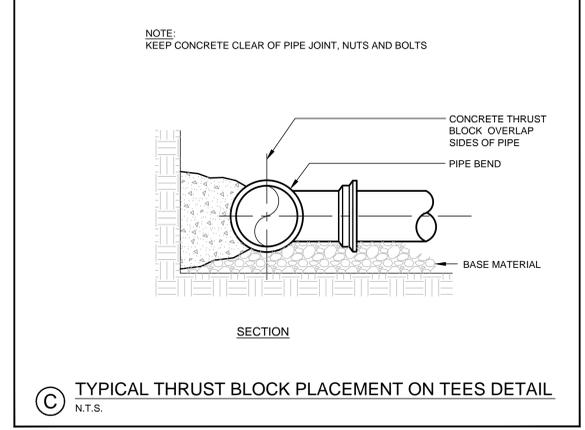
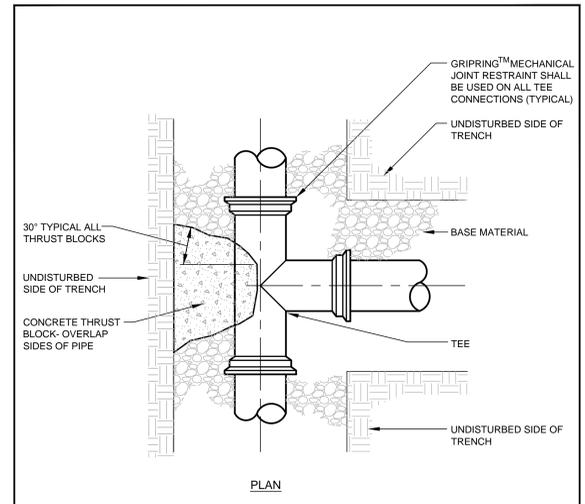
1/2 BEND	(90°)	USE POURED-IN-PLACE THRUST BLOCK WITH GRIPRING™ MECHANICAL JOINT RESTRAINT
1/4 BEND	(45°)	THRUST BLOCK W/ GRIPRING™
1/8 BEND	(22 1/2°)	THRUST BLOCK W/ GRIPRING™
1/2 BEND	(11 1/4°)	THRUST BLOCK W/ GRIPRING™

THE ABOVE SCHEDULE IS SUBJECT TO THE APPROVAL OF THE ON-SITE INSPECTOR DUE TO SOILS AND WORKING PRESSURES IN THE AREA.

NOTES:

- THE PORTLAND WATER DISTRICT MAY HAVE INSPECTION FEES AND REQUIRE OBSERVATION OF ALL PIPING INSTALLATION BEFORE BURIAL. REFER TO SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR TESTING AND CHLORINATION REQUIREMENTS.
- ALL HYDRANTS AND VALVES TO BE EPOXY COATED, NUTS & BOLTS TO BE STAINLESS STEEL.
- SERVICE RODS FOR DOMESTIC SERVICE OR AIR VALVES TO BE STAINLESS STEEL.

A TYPICAL THRUST BLOCK PLACEMENT ON BENDS DETAIL
N.T.S.



1. INSTALL POLY BARRIER BETWEEN PIPE AND ALL THRUST BLOCKS.

2. ANY MODIFICATION TO THRUST BLOCK SIZING OR PIPE RESTRAINT REVISIONS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO IMPLEMENTATION IN THE FIELD.

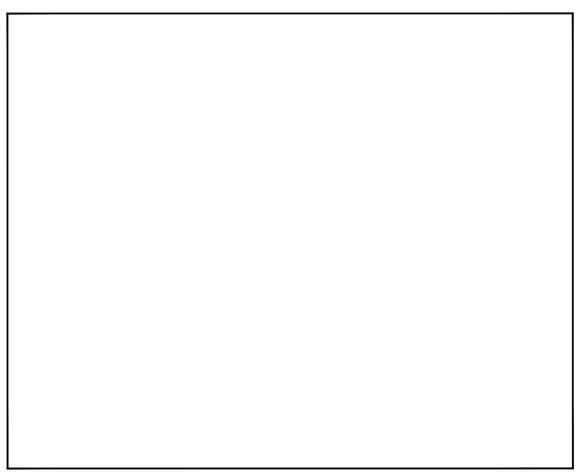
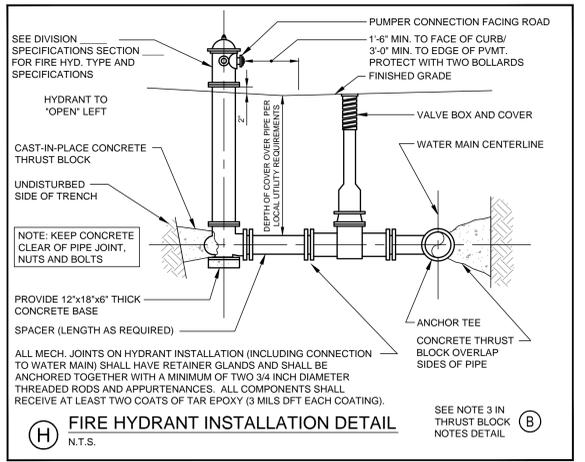
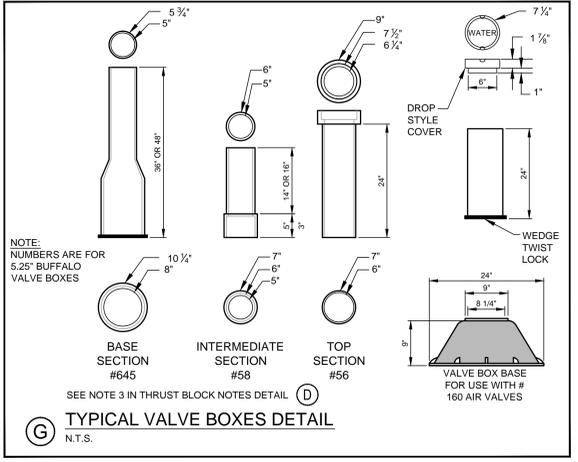
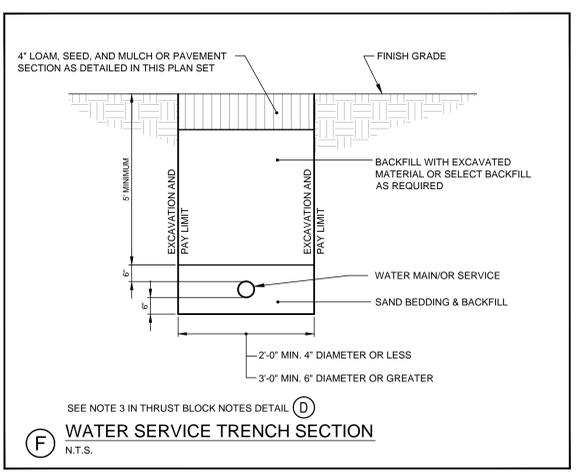
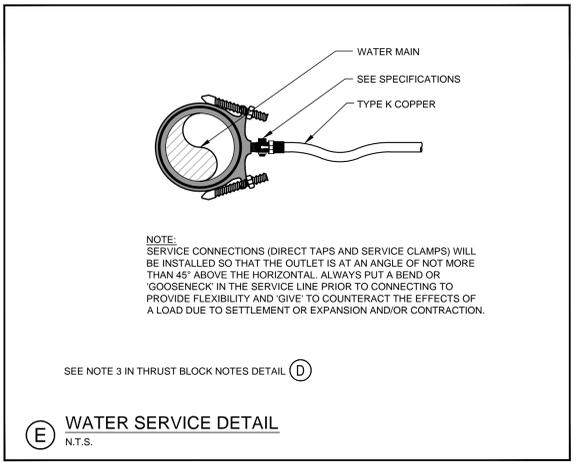
3. ANY WORK RELATING TO WATER PIPING OR DETAILS SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS.

4. ALL RESTRAINED JOINTS MUST HAVE GRIPRING™.

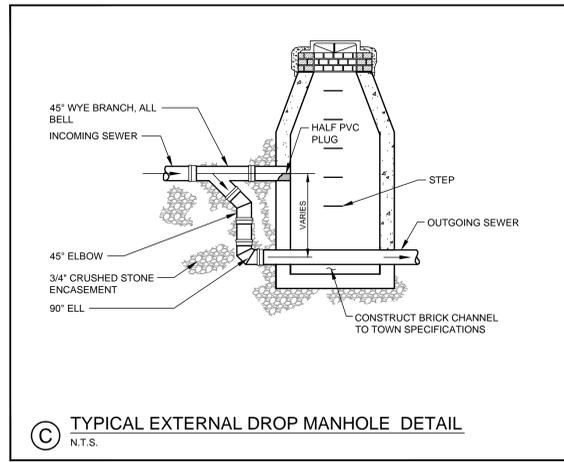
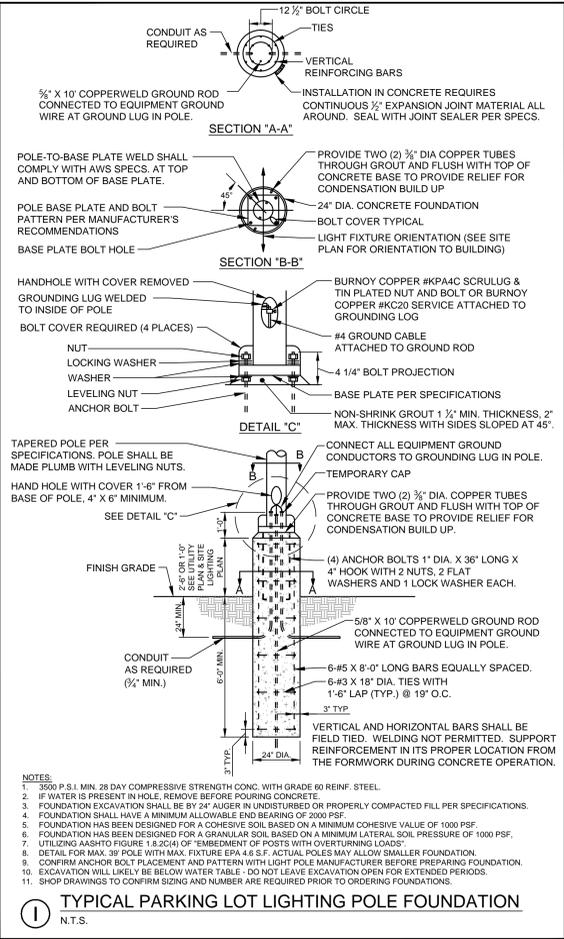
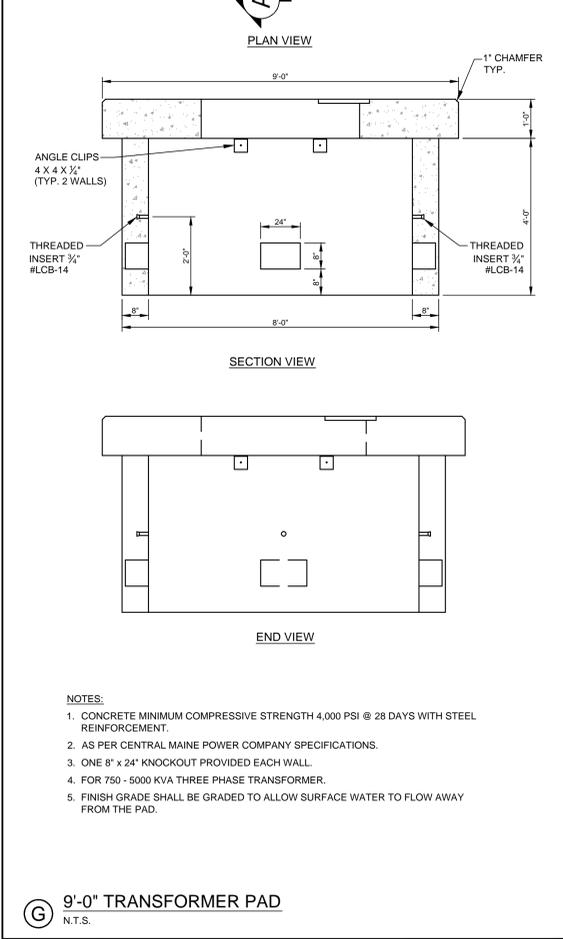
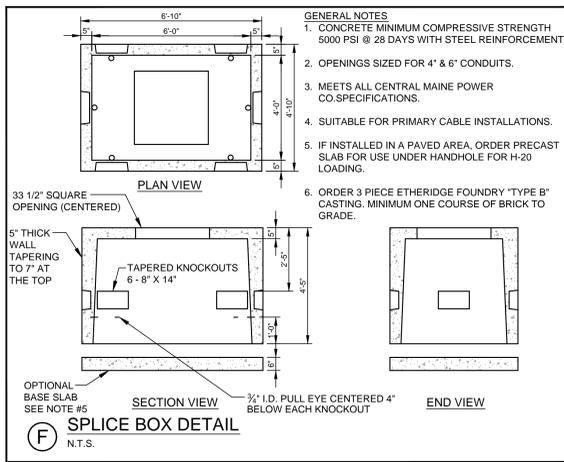
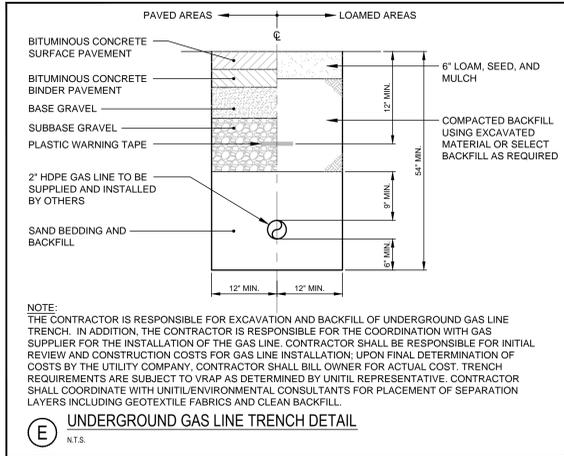
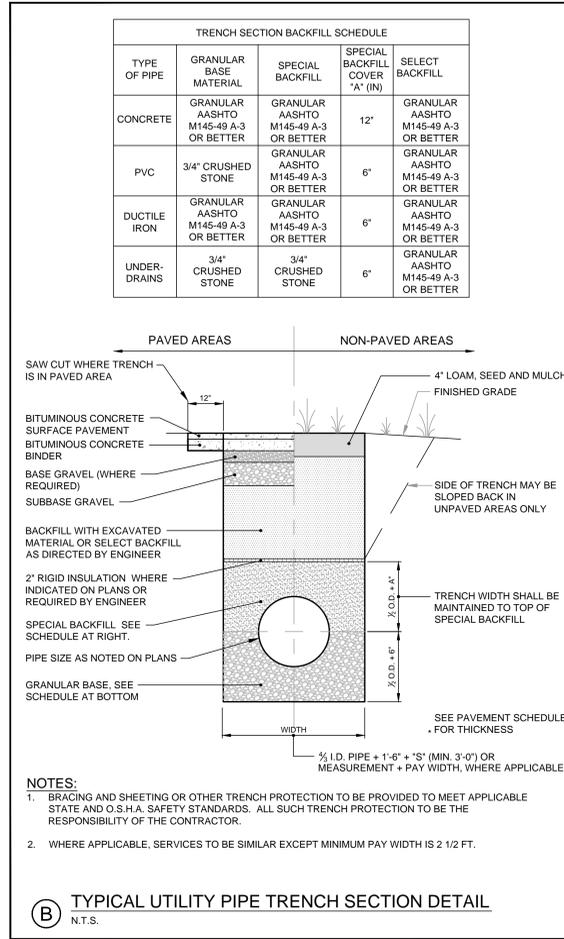
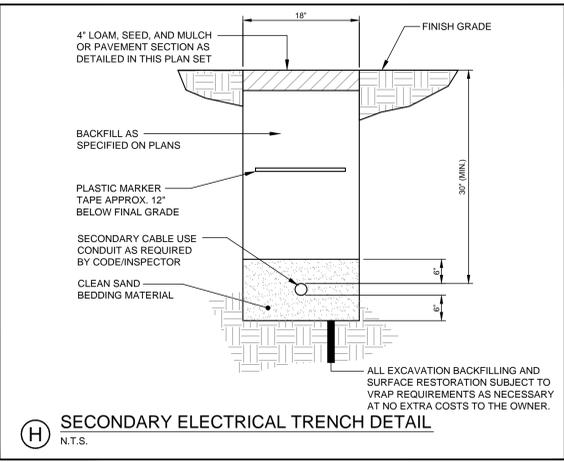
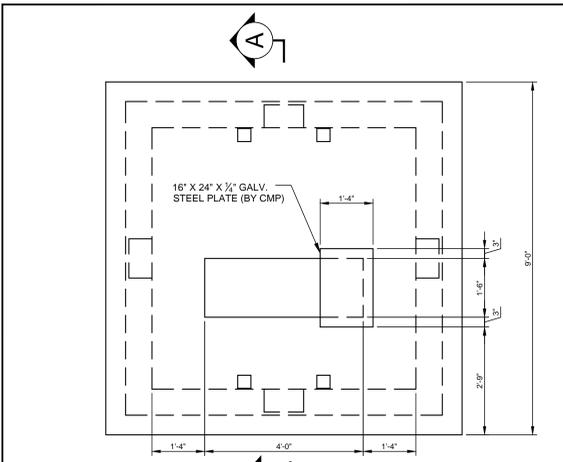
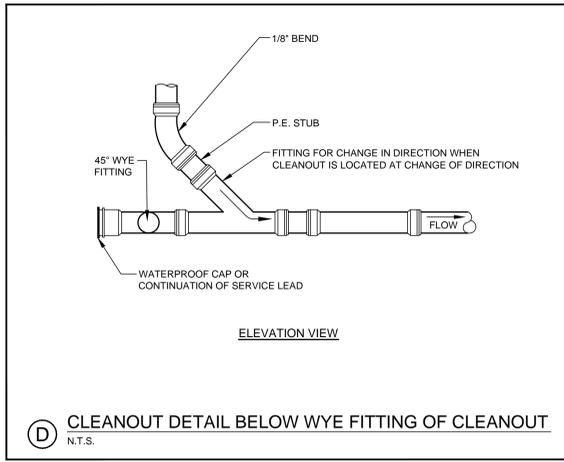
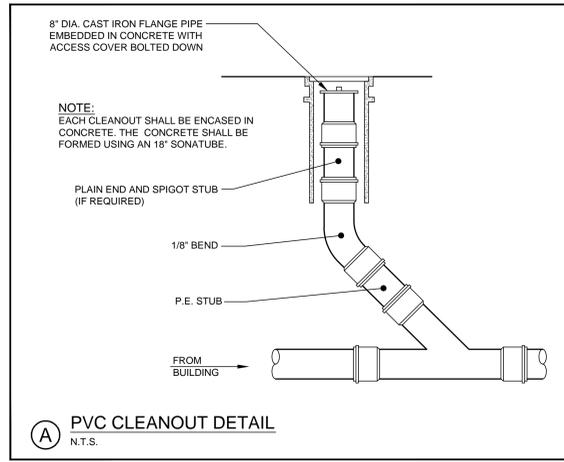
BEARING SURFACE REQUIRED IN SQUARE FEET

PIPE SIZE	1/2 BEND	1/4 BEND	1/8 BEND	TEES/CAPS
6" / 8"	5.0	5.0	5.0	6.5
12"	11.5	11.5	11.5	20.0
				22.0

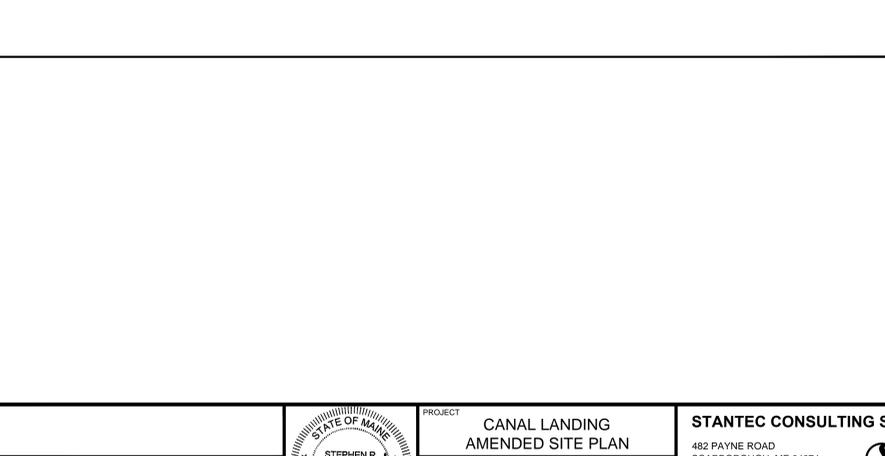
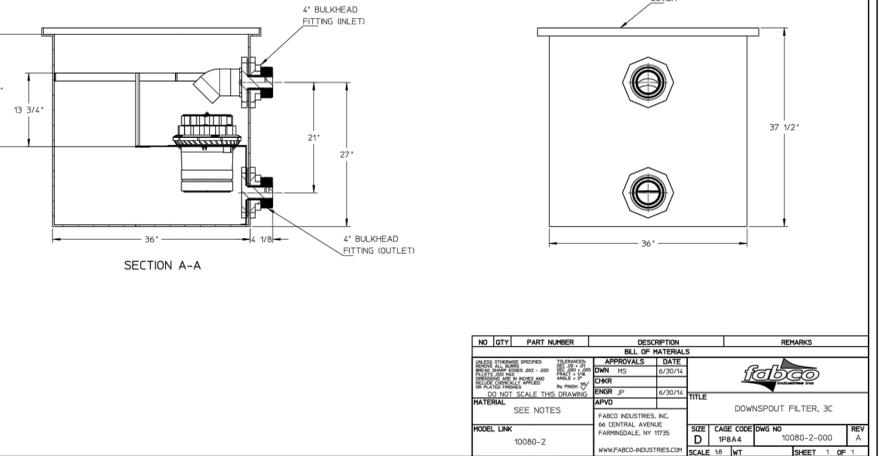
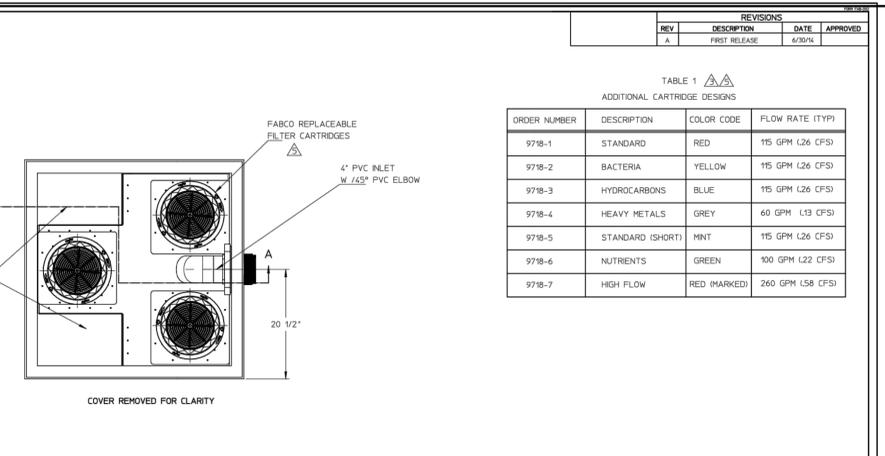
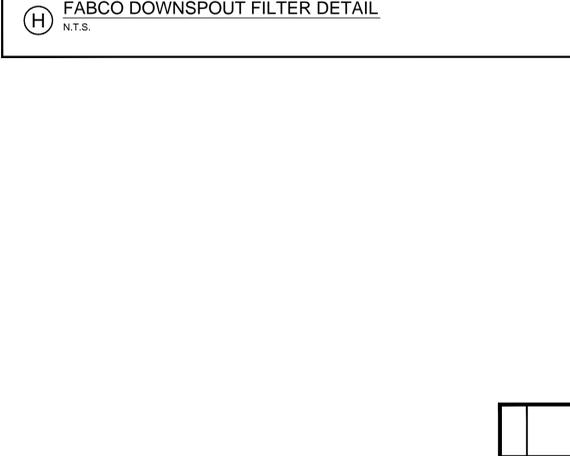
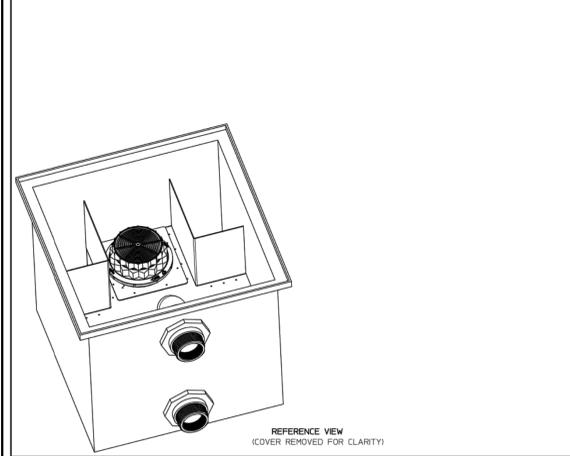
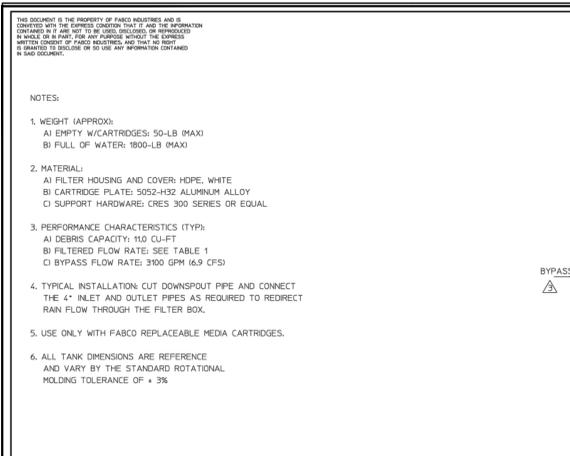
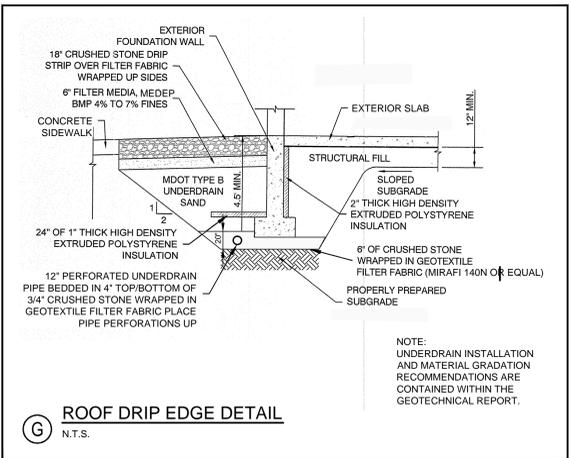
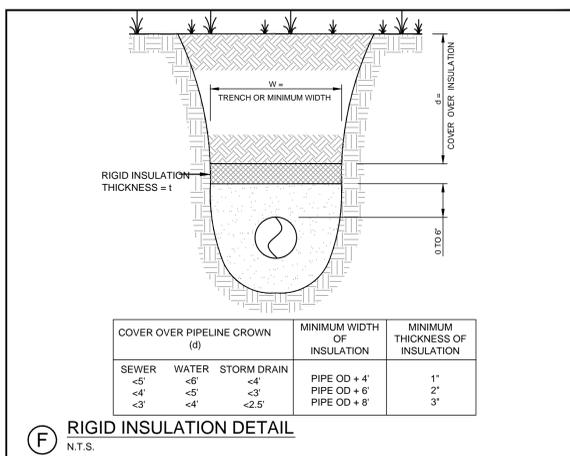
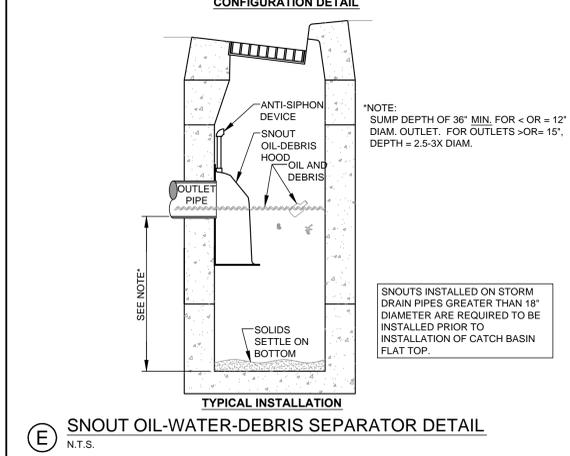
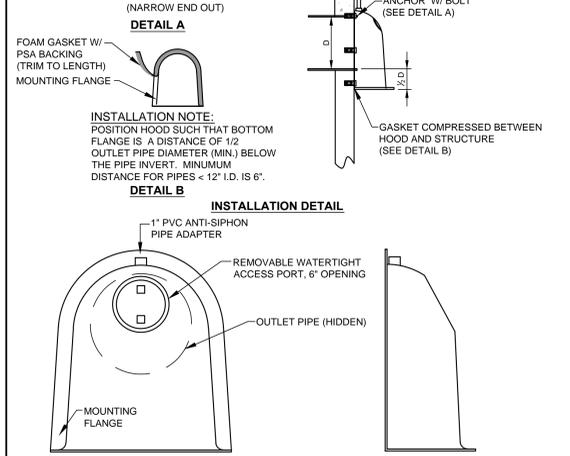
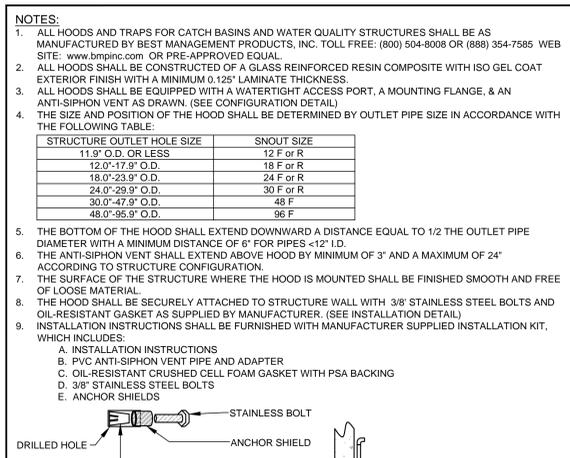
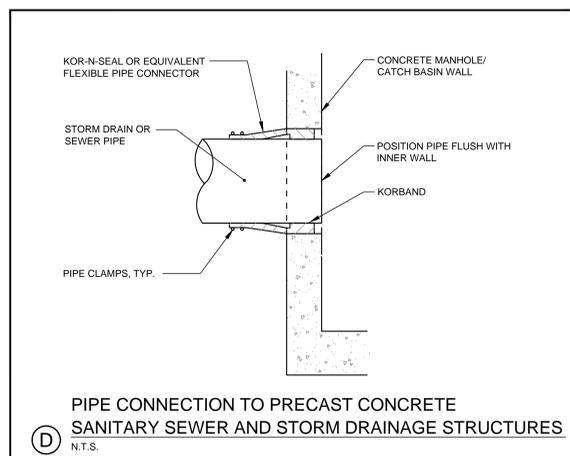
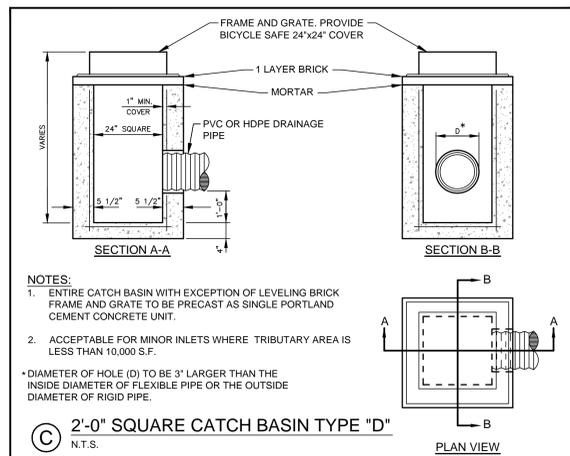
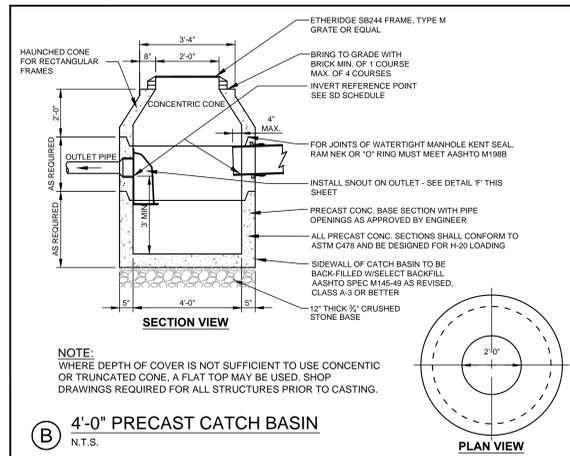
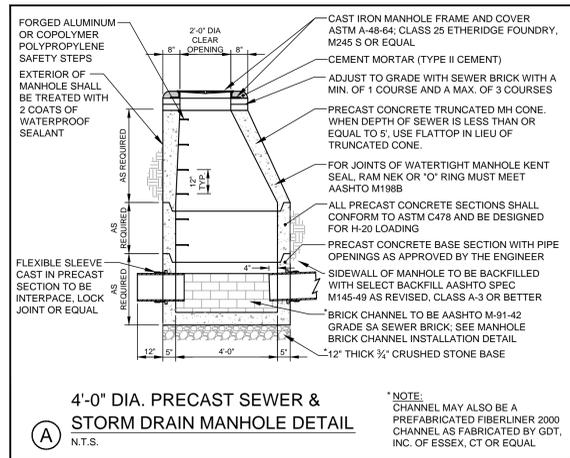
D THRUST BLOCK NOTES
N.T.S.



		PROJECT CANAL LANDING AMENDED SITE PLAN	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM
SHEET TITLE WATER SYSTEM DETAILS		CLIENT CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	DRAWN: PBF DESIGNED: SRB CHECKED: SRB FILE NAME: 3091.04-DET SHEET: C-8.2
4 12.14.17 PERMIT RENEWAL SUBMISSION - LEVEL III 3 11.10.15 REVISED FINAL PLAN SUBMISSION 2 09.04.15 FINAL PLAN SUBMISSION TO CITY OF PORTLAND 1 06.15.15 PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	REVISIONS	DATE: DECEMBER 2017 SCALE: AS SHOWN JOB NO. 195350129	



		PROJECT: CANAL LANDING AMENDED SITE PLAN SHEET TITLE: UTILITY DETAILS CLIENT: CANAL LANDING LLC 400 WEST COMMERCIAL STREET PORTLAND, ME 04101	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM DRAWN: PBF DATE: DECEMBER 2017 DESIGNED: SRB SCALE: AS SHOWN CHECKED: SRB JOB NO. 196350129 FILE NAME: 3091.04-DET SHEET: C-8.3
REV	DATE	DESCRIPTION	REVISIONS
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III	
3	11.10.15	REVISED FINAL PLAN SUBMISSION	
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	



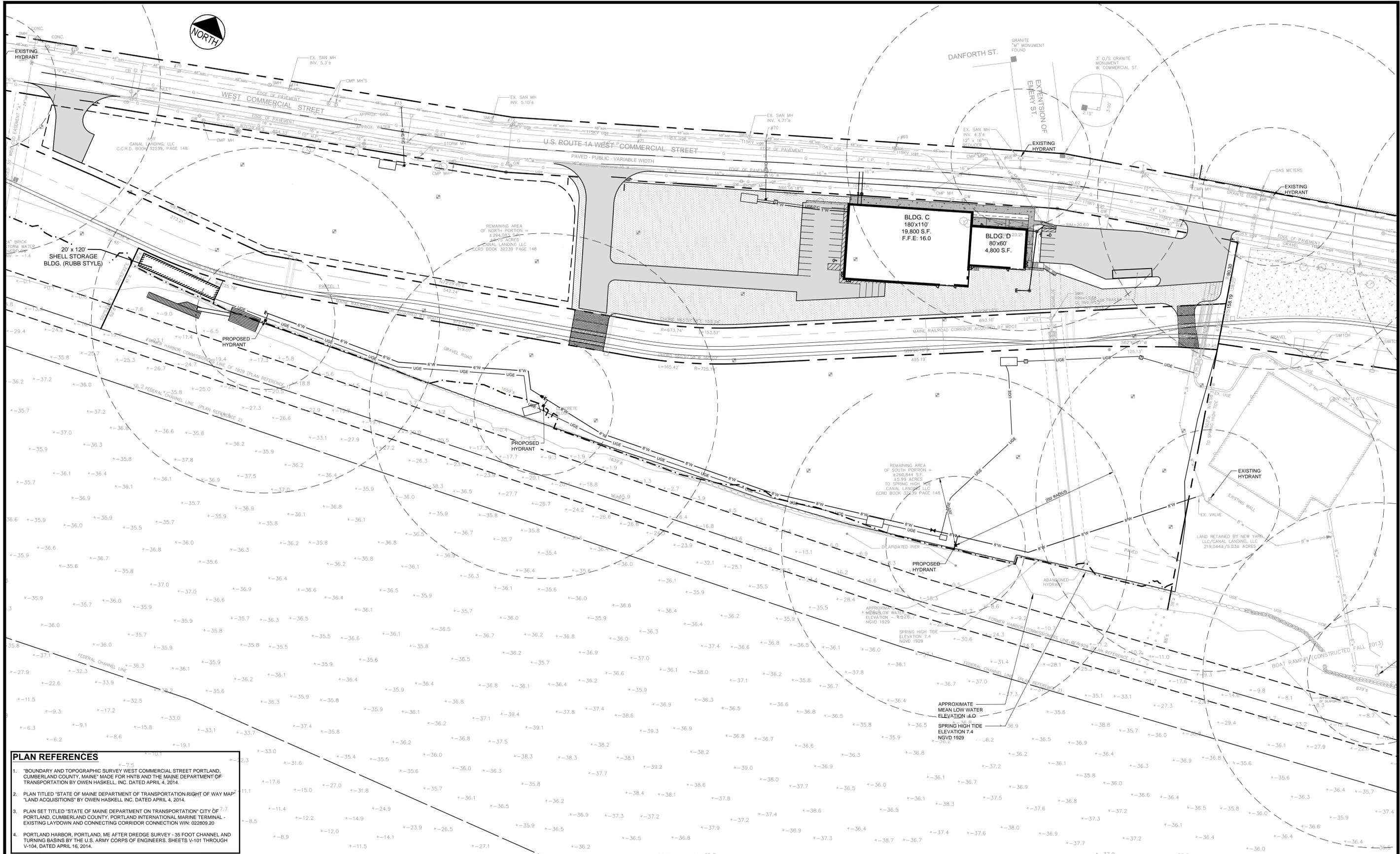
NO.	DATE	DESCRIPTION	REVISIONS	DATE	APPROVED
1	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III			
2	11.10.15	REVISED FINAL PLAN SUBMISSION			
3	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND			
4	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND			

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

Stantec

PROJECT: CANAL LANDING AMENDED SITE PLAN
SHEET TITLE: STORM DRAIN SYSTEM DETAILS
CLIENT: CANAL LANDING LLC
400 WEST COMMERCIAL STREET
PORTLAND, ME 04101

DATE: DECEMBER 2017
SCALE: AS SHOWN
JOB NO: 196350129
FILE NAME: 3091.04-DET
SHEET: C-8.4



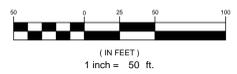
- PLAN REFERENCES**
1. "BOUNDARY AND TOPOGRAPHIC SURVEY WEST COMMERCIAL STREET PORTLAND, CUMBERLAND COUNTY, MAINE" MADE FOR HNTB AND THE MAINE DEPARTMENT OF TRANSPORTATION BY OWEN HASKELL, INC. DATED APRIL 4, 2014.
 2. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" "LAND ACQUISITIONS" BY OWEN HASKELL INC. DATED APRIL 4, 2014.
 3. PLAN SET TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION CITY OF 7.7 PORTLAND, CUMBERLAND COUNTY, PORTLAND INTERNATIONAL MARINE TERMINAL - EXISTING LAYDOWN AND CONNECTING CORRIDOR CONNECTION WIN: 022809.20
 4. PORTLAND HARBOR, PORTLAND, ME AFTER DREDGE SURVEY - 35 FOOT CHANNEL AND TURNING BASINS BY THE U.S. ARMY CORPS OF ENGINEERS. SHEETS V-101 THROUGH V-104, DATED APRIL 16, 2014.

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

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING

- NOTE**
1. PER THE AMENDED SITE PLAN CONDITIONS OF APPROVAL THE TEMPORARY ACCESS AND EGRESS FOR THE PROJECT WILL BE VIA THE EXISTING DRIVEWAY NEAR THE CASCO BAY BRIDGE DURING THE IMT CONSTRUCTION. NEW YARD, LLC / CANAL LANDING, LLC SHALL COORDINATE WITH THE MEDOT'S CONTRACTOR FOR ALL TEMPORARY ACCESS PROVISIONS INCLUDING THE PREPARATION OF A CONSTRUCTION MANAGEMENT PLAN.
 2. PER THE AMENDED SITE PLAN CONDITIONS OF APPROVAL THE APPLICANT SHALL RESERVE ONE OR MORE AREAS FOR BICYCLE PARKING UP TO FIVE (5) BICYCLES. THE APPLICANT RESERVES THE RIGHT TO MOVE THESE BICYCLE PARKING AREAS FROM TIME TO TIME DEPENDING ON BOAT YARD ACTIVITIES. A MOVEABLE BIKE RACK SHALL BE PROVIDED AT THESE LOCATIONS TO ALLOW FOR BIKE SECURITY.
 3. PER THE AMENDED SITE PLAN CONDITIONS OF APPROVAL CANAL LANDING LLC SHALL MAINTAIN A 30 FOOT WIDE ACCESS ROUTE AS GENERALLY DEPICTED ON THIS PLAN AT ALL TIMES. THE ROUTE MAY VARY TO ALLOW FOR THE PLACEMENT OF VESSELS ON THE SITE.



REV	DATE	DESCRIPTION	REVISIONS
4	12.14.17	PERMIT RENEWAL SUBMISSION - LEVEL III	
3	11.10.15	REVISED FINAL PLAN SUBMISSION	
2	09.04.15	FINAL PLAN SUBMISSION TO CITY OF PORTLAND	
1	06.15.15	PRELIMINARY PHASE III AMENDED SITE PLAN TO CITY OF PORTLAND	

STATE OF MAINE
STEPHEN R. BUSHEY
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 21714/17
 P.E. STEPHEN BUSHEY
 LIC. # 7429

PROJECT
 CANAL LANDING
 AMENDED SITE PLAN

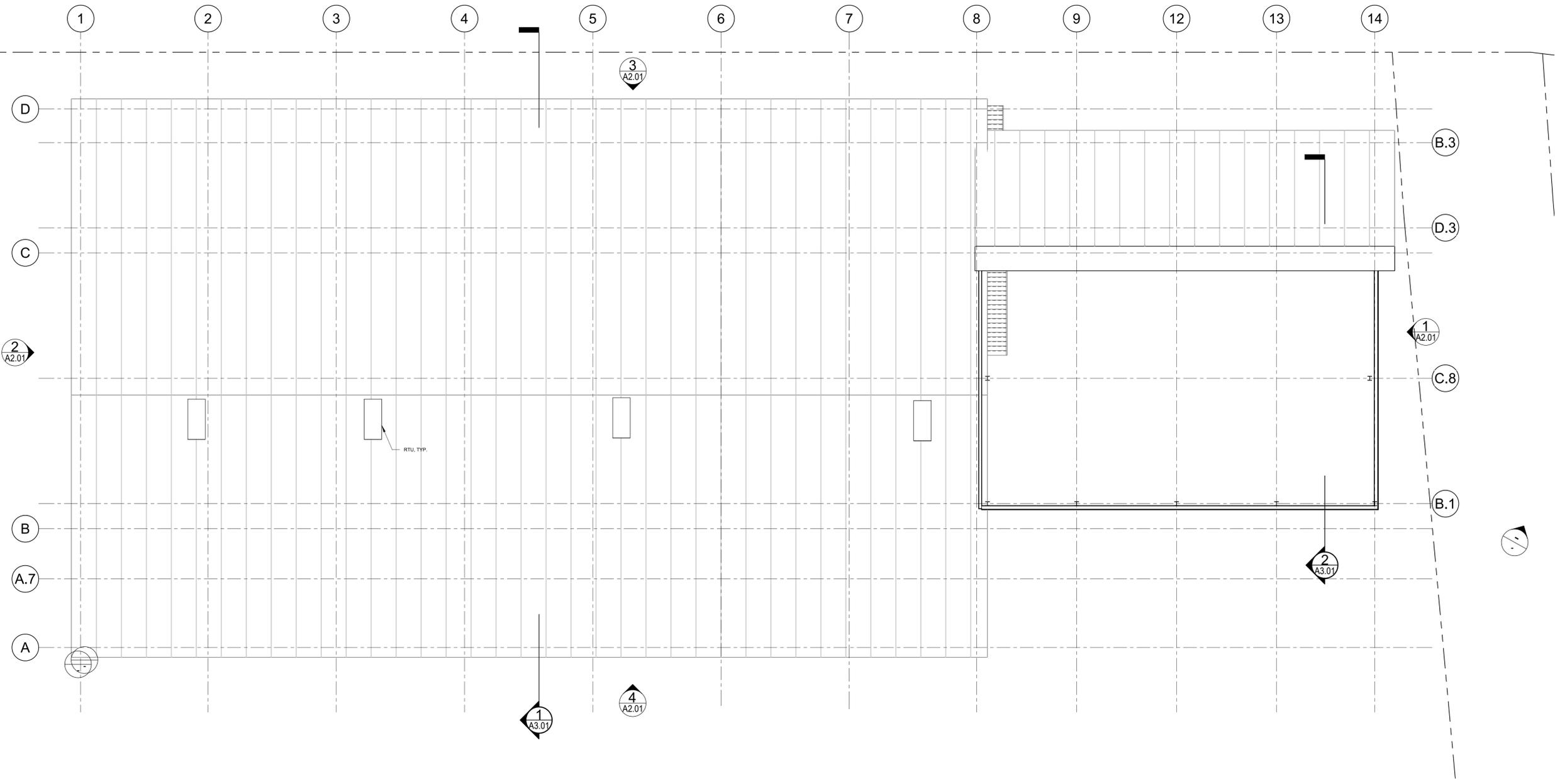
SHEET TITLE
 FIRE PROTECTION PLAN

CLIENT
 CANAL LANDING LLC
 400 WEST COMMERCIAL STREET
 PORTLAND, ME 04101

STANTEC CONSULTING SERVICES INC.
 482 PAYNE ROAD
 SCARBOROUGH, ME 04074
 WWW.STANTEC.COM

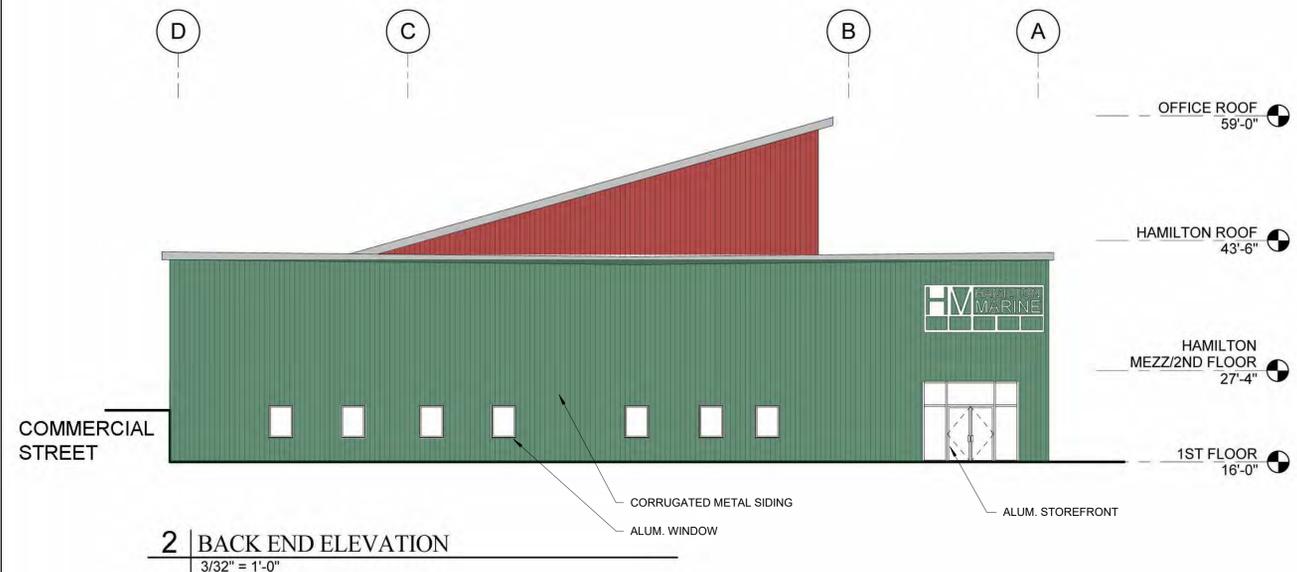
DESIGNED: SRB
CHECKED: SRB
FILE NAME: 3091.04-UTILITY
SHEET C-11.0

DATE: DECEMBER 2017
SCALE: 1" = 50'
JOB NO.: 195350129

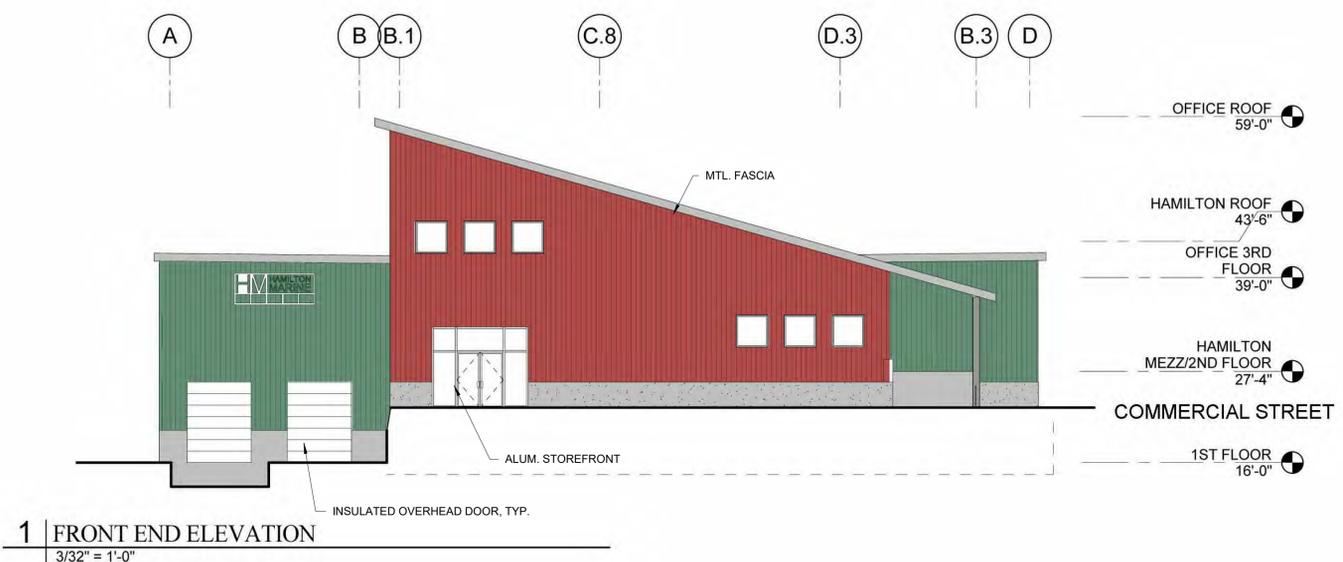


1 | HAMILTON ROOF
 3/32" = 1'-0"

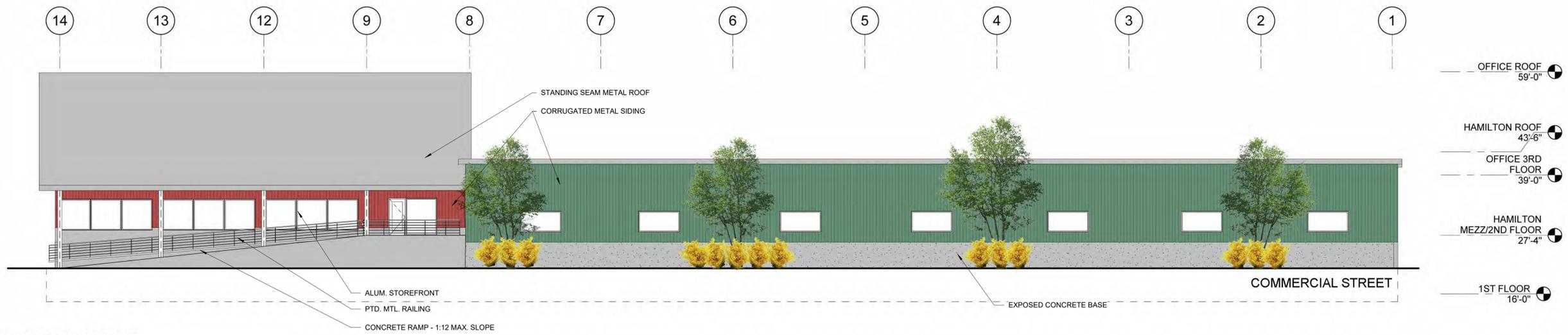
Date: 16 JAN 2018		Scale: 3/32" = 1'-0"		Revisions:		Project: CANAL LANDING Portland, Maine		Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		Prepared For: Owner	
A1.02				Roof Plan							



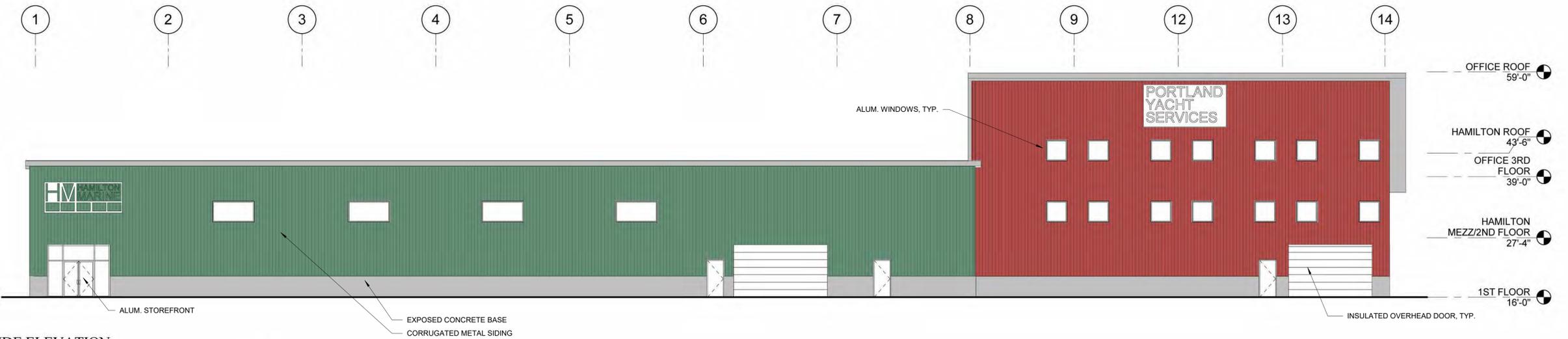
2 | BACK END ELEVATION
3/32" = 1'-0"



1 | FRONT END ELEVATION
3/32" = 1'-0"



3 | RIGHT SIDE ELEVATION
3/32" = 1'-0"



4 | LEFT SIDE ELEVATION
3/32" = 1'-0"

Owner

Prepared For:

Architect:
ARCHITECTYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
CANAL LANDING
Portland, Maine

Revisions:

Date: March 9, 2015
Scale: 3/32" = 1'-0"
Building Elevations

A2.01



PORTLAND
YACHT
SERVICES



TENANT
SIGNAGE