SITE DEVELOPMENT PLANS

FOR A COMMERCIAL OFFICE BUILDING ON

THAMES STREET PROPERTY (x HANCOCK STREET)

PORTLAND, MAINE

OCTOBER 2017

BID SET

TAX MAP - BLOCK - LOT (ADDRESS) 19-BLOCK A - LOT 14

CCRD BOOK 10924, PAGE 84

FORMER OWNER

CITY OF PORTLAND

389 CONGRESS STREET

PORTLAND, ME 04101

PHONE: 207-874-8300

ATTN: GREG MITCHELL

BOOK 12907, PAGE 105

CURRENT APPLICANT/DEVELOPER/OWNER

0 HANCOCK STREET LLC

P.O. BOX 910

WESTBROOK, MAINE 04098-0910

ATTN: JONATHAN COHEN

C.C.R.D. BOOK 34347, PAGE 163 (SEPTEMBER 28, 2017)

INDEX

C-1.0 COVER SHEET

C-1.1 GENERAL NOTES & LEGEND

C-2.0 BOUNDARY & TOPOGRAPHIC SURVEY - BY OWEN HASKELL

C-2.1 EXISTING CONDITIONS & DEMOLITION PLAN

C-2.2 CONSTRUCTION MANAGEMENT PLAN

C-3.0 SITE LAYOUT PLAN

C-4.0 GRADING, DRAINAGE AND EROSION CONTROL PLAN

C-5.0 UTILITY PLAN

C-6.0 LANDSCAPE, SITE AND SIDEWALK DETAILS

C-6.1 STORMDRAIN AND UTILITY DETAILS

C-6.2 PAVEMENT, EROSION AND MISCELLANEOUS DETAILS

C-6.3 MISCELLANEOUS UTILITY DETAILS

C-6.4 MISCELLANEOUS DETAILS

L1.0 LANDSCAPE PLAN - BY MOHR & SEREDIN

THAMES STREETSCAPE DETAIL PLAN - BY MOHR & SEREDIN

L3.0 LANDSCAPE DETAILS - BY MOHR & SEREDIN

UTILITIES

WATER: PORTLAND WATER DISTRICT 22 DOUGLASS STREET

P.O. BOX 3553 PORTLAND, MAINE 04104 207.774.5961 CONTACT: ROBERT BARTELLS

SEWER / STREETS: CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET

PORTLAND, MAINE 04102 207.874.8846

CONTACT: BRAD ROLAND, P.E. - SENIOR PROJECT ENGINEER

ELECTRIC:

CENTRAL MAINE POWER 162 CANCO ROAD PORTLAND, MAINE 04103

207.842.2367 CONTACT: JAMIE COUGH/PAUL DUPERRE

TELEPHONE:

FAIRPOINT COMMUNICATIONS 5 DAVIS HILL FARM ROAD PORTLAND, MAINE 04103 207.797.1866

CONTACT: KYLE BOUCHARD

NATURAL GAS: **NORTHERN UTILITIES** 1075 FOREST AVENUE PORTLAND, MAINE 04103

207.541.2570 CONTACT: CRAIG CAMPBELL cell 207.650.6716

CABLE:

TIME WARNER CABLE 115 JOHNSON ROAD PORTLAND. MAINE 04102 207.253.2324

CONTACT: MARK PELLETIER

DIG SAFE: CALL BEFORE YOU DIG

888.344.7233

PERMITS / APPROVALS

TYPE:

LOCAL

SITE PLAN/LEVEL III APPROVAL

BUILDING PERMIT:

UTILITY / STREET OPENING PERMITS:

TRAFFIC MOVEMENT PERMIT

STATE

SITE LOCATION OF DEVELOPMENT

CONDITIONS OF APPROVAL

1. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL RECEIVE APPROVAL FOR THE TRAFFIC MOVEMENT PERMIT. CONCURRENT TO THE TRAFFIC MOVEMENT PERMIT REVIEW, THE APPLICANT SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, ADDITIONAL INFORMATION TO MEET THE TRANSPORTATION MONITORING AND ANALYSIS REQUIREMENTS OF THE SITE PLAN ORDINANCE. FEE TO MITIGATE IMPACTS MAY BE ASSESSED AS PART OF THAT REVIEW.

2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL COMPLETE THE TRANSFER OF OWNERSHIP PROCESS WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE SITE LOCATION OF DEVELOPMENT PERMIT APPLICABLE TO THE PROPERTY.

3. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. 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 MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, INCLUDING THE ROOF SYSTEM, AS ATTACHED, OR IN SUBSTANTIALLY THE SAME FORM, SHALL BE SUBMITTED FOR REVIEW BY CORPORATION COUNSEL. ONCE APPROVED, THE DOCUMENT SHALL BE SIGNED AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. PLEASE SUBMIT FINAL COPIES TO BOTH THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT.

4. PRIOR TO BUILDING PERMIT, THE CONSTRUCTION MANAGEMENT PLAN SHALL BE APPROVED BY CITY STAFF.

5. PRIOR TO BUILDING PERMIT, THE FINAL BUILDING DESIGN SHALL BE REVISED AND SUBMITTED FOR APPROVAL IN ACCORDANCE WITH STAFF AND PLANNING BOARD COMMENT.

6. PRIOR TO BUILDING PERMIT, THE FINAL SIDEWALK DESIGN INCLUDING GRADING, MATERIAL DETAIL, CROSS SLOPE, STREET LIGHT PLACEMENT, ADA RAMPS, APRON, AND STREET TREE DESIGN SHALL BE REVISED AND SUBMITTED TO STAFF FOR FINAL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING AUTHORITY IN ACCORDANCE WITH STAFF AND PLANNING BOARD COMMENT PER SITE

GOVERNING BODY:

CITY OF PORTLAND PLANNING AUTHORITY CITY HALL, CONGRESS STREET

PORTLAND. MAINE 04103 207.874.8722

207.874.8900

CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL, CONGRESS STREET PORTLAND, MAINE 04103

CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET

PORTLAND, ME 04102 207.874.8801

CITY OF PORTLAND PLANNING AUTHORITY CITY HALL, CONGRESS STREET PORTLAND. MAINE 04103

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION PORTLAND . ME 04101

7. PRIOR TO BUILDING PERMIT, THE FINAL LAYOUT OF THE UTILITIES AND SEWER CONNECTIONS SHALL BE REVISED PER STAFF COMMENT AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS FOR FINAL APPROVAL.

8. PRIOR TO BUILDING PERMIT, THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY, WITH EVIDENCE OF EXECUTED EASEMENTS TO BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, INCLUDING BUT NOT LIMITED TO:

a. SIDEWALK EASEMENT FROM 0 HANCOCK, LLC TO THE CITY OF b. LICENSE FROM THE CITY OF PORTLAND TO 0 HANCOCK, LLC FOR CANOPIES EXTENDING INTO THE PUBLIC RIGHT-OF-WAY; AND c. LICENSE FROM THE CITY OF PORTLAND TO 0 HANCOCK, LLC FOR

FOUNDATION FOOTINGS ON THAMES STREET.

9. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE UPDATED LEASE AGREEMENTS VERIFYING THE SUFFICIENT CAPACITY OF THE OCEAN GATEWAY GARAGE TO MEET THE NEEDS OF THIS PROJECT. IF, UPON REVIEW, STAFF OR THE APPLICANT DETERMINES THE REQUIRED OFF-STREET PARKING CANNOT BE MET IN THE OCEAN GATEWAY GARAGE, THE APPLICANT SHALL PROPOSE AN ALTERNATIVE PARKING LOCATION(S) OR STRATEGIES MEETING THE CITY'S LAND USE CODE OF ORDINANCES.

DESIGN FOR THAMES STREET THAT DOES NOT MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS, PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL ENTER INTO AN AGREEMENT TO MAINTAIN AND REPAIR THE THAMES STREET SIDEWALK TO BE REVIEWED AND APPROVED BY CORPORATION COUNSEL AND THE PLANNING AUTHORITY. THIS AGREEMENT WITH THE CITY SHALL BE RECORDED IN THE DEED ASSOCIATED WITH THE PROPERTY.

11. IN THE EVENT THE PLANNING BOARD APPROVES A SIDEWALK SEATING ALLOWED.

STATUS/DATE ISSUED:

FINAL SUBMISSION 08.08.17 RESUBMITTED 09.25.17 FINAL APPROVAL 10.04.17

TO BE FILED BY BUILDING CONTRACTOR

TO BE FILED PRIOR TO CONSTRUCTION

FILED ON 09.12.17

SCOPING MEETING ON 09.25.17

COVERED ON PERMIT ORDER #L-7866-26-E-N (TRANSFER ORDER TO BE REQUESTED)

DESIGN BUILD LEADER:

PORTLAND, MAINE 04102

TDM CONSULTANT:

207.773.5852

207.200.1900

CIANBRO CORPORATION

RICKERS WHARF MARINA FACILITY

CONTACT: JONATHAN DICENTES

CONSULTING, LLC

PORTLAND, MAINE 04101

ATTN: SARAH CUSHMAN

94 BECKETT STREET, 2ND FLOOR

SARAH@SARAHCUSHMAN.COM

10. IN THE EVENT THE PLANNING BOARD APPROVES A SIDEWALK

DESIGN FOR THAMES STREET THAT DOES NOT MEET THE CITY OF PORTLAND TECHNICAL STANDARDS, THERE SHALL BE NO OUTDOOR

Stantec

482 PAYNE ROAD SCARBOROUGH COURT SCARBOROUGH, MAINE 04074 207.883.3355

ATTN: STEVE BUSHEY STEPHEN.BUSHEY@STANTEC.COM

Archetype Architects 48 UNION WHARF PORTLAND, MAINE 04101

ATTN: BILL HOPKINS HOPKINS@ARCHETYPEPA.COM

Owen Haskell, Inc. 390 US ROUTE 1, UNIT 10 FALMOUTH, MAINE 04105

ELECTRICAL ENGINEER:

45 BRADLEY DRIVE 207.464.3706 ATTN: BOB GOULET BGOULET@ESBOULOS.COM

LEWISTON, MAINE 04240 207.576.3313 ATTN: WILLIAM PETERLEIN

207.871.0003

TRAFFIC ENGINEER

TRAFFIC SOLUTIONS

PORTLAND, MAINE 04102 207.774.3603 CONTACT: BILL BRAY TRAFFICSOLUTIONS@MAINE.RR.COM

CONSULTANT LIST

LOCATION MAP

CIVIL ENGINEER:

ARCHITECT:

207.772.6022

SURVEYOR:

207.774.0424 ATTN: JOHN SWAN/SAMUEL GLIDDEN

ES BOULOS WESTBROOK, MAINE 04092

GEOTECHNICAL ENGINEER: Summit Geoengineering Services 145 LISBON STREET, SUITE 601

LANDSCAPE ARCHITECT: MOHR & SEREDIN 18 PLEASANT STREET PORTLAND, MAINE 04101

ATTN: STEVE MOHR

235 BANCROFT STREET

CUSHMAN TRANSPORTATION MECHANICAL ENGINEER: JOHNSON AND JORDAN 18 MUSSEY ROAD SCARBOROUGH, MAINE 04074 207.886.8345 ATTN: CHRIS JORDAN

CJORDAN@JOHNSONAND JORDAN.COM

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Consultants **ARCHITECT**

> **ARCHETYPE** LANDSCAPE SRCHITECT

> > MOHR & SEREDIN

SURVEYOR OWEN HASKELL

> CONTRACTOR CIANBRO

P.E. STEPHEN R. BUSHEY

Permit-Seal

Client/Project O HANCOCK STREET LLC

THAMES STREET SITE PORTLAND, MAINE

COVER SHEET

Sheet

Project No. Scale 195350450 N.T.S.

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.