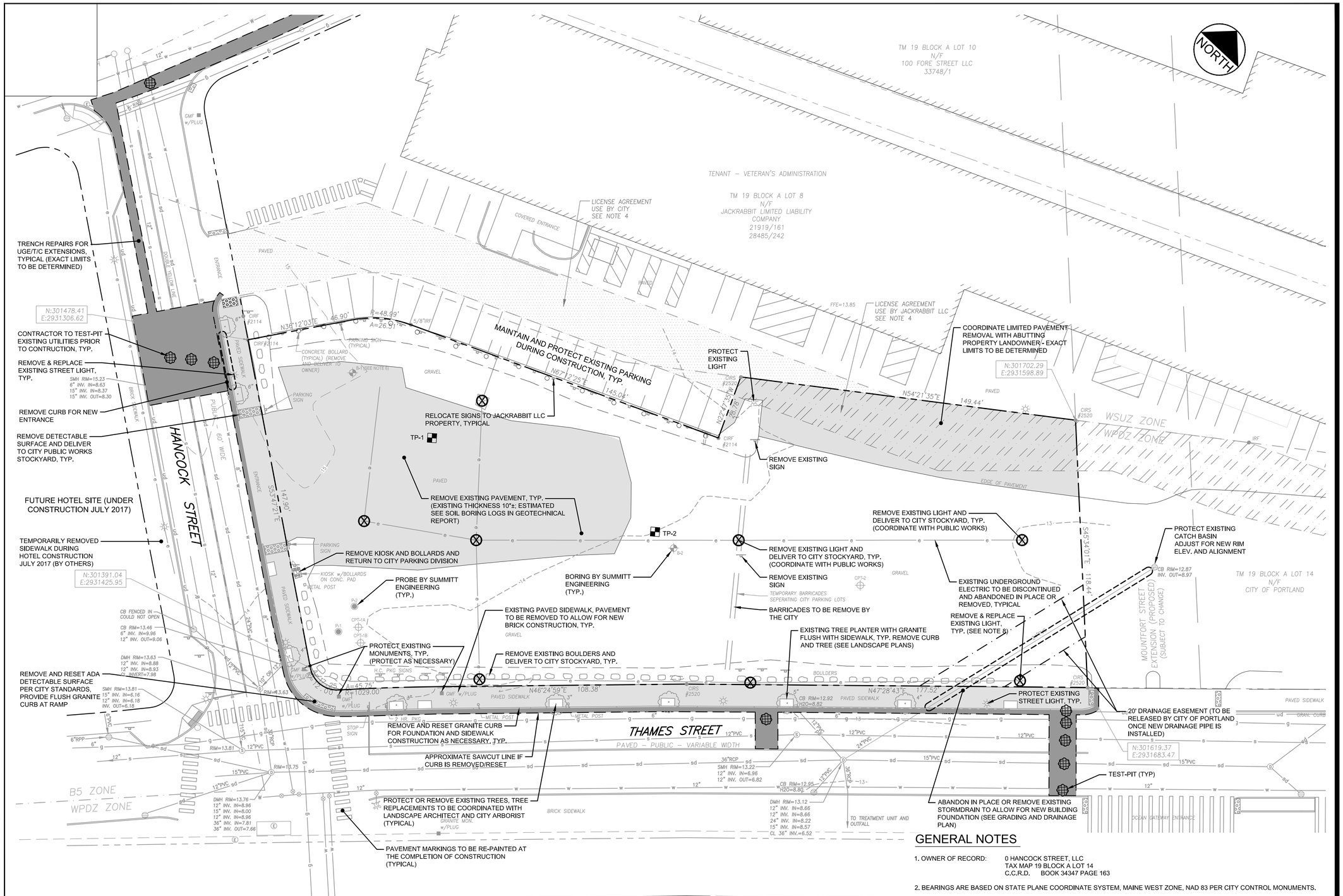

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

PLAN REFERENCE

1. CITY OF PORTLAND OCEAN GATEWAY PHASE 1 - MDOT PROJECT NO. 009215.00 BY WOODARD & CURRAN AS RECEIVED FROM CITY ARCHIVES, JANUARY 1, 2005.
2. BOUNDARY & TOPOGRAPHIC SURVEY ON HANCOCK & THAMES STREETS, PORTLAND, MAINE MADE FOR ARCHETYPE BY OWEN HASKELL, INC. JUNE 15, 2017 FILE 2017-145P

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 SURVEYOR 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES

1. OWNER OF RECORD: 0 HANCOCK STREET, LLC
TAX MAP 19 BLOCK A LOT 14
C.C.R.D. BOOK 34347 PAGE 163

2. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83 PER CITY CONTROL MONUMENTS.

3. ELEVATIONS ARE BASED ON CITY DATUM.

4. PROPERTY IS SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF PORTLAND AND JACKRABBIT LLC AS RECORDED IN BOOK 28481 PAGE 166.

5. MOUNTFORT STREET EXTENSION IS IN THE PROPOSAL AND PLANNING STAGE AND MAY BE SUBJECT TO CHANGE. LINES SHOWN HEREON ARE BASED ON A 50 WIDTH WHERE THE NORTHEAST INTERSECTION WITH FORE STREET HINGES ON AN ANGLE POINT ON THE EASTERLY SIDE OF FORE STREET NEAREST TO MOUNTFORT (AS SHOWN ON PLAN REFERENCE 4) AND EXTENDS SOUTHEASTERLY AS TO CREATE A 48,000 SQUARE FOOT LOT - BEING THE SURVEYED PREMISES. THE TERMINATION OF MOUNTFORT STREET EXTENSION AS SHOWN HEREON ALSO IS CENTERED APPROXIMATELY WITH THE ACCESS DRIVE OF THE OCEAN GATEWAY.

6. SEE GEOTECHNICAL REPORT BY SUMMIT GEOENGINEERING SERVICES DATED 07/20/2017, PROJECT #17101. ADDENDUM DATED 09/05/17.

7. THE CONTRACTOR SHALL BE PREPARED TO ENCOUNTER BURIED FOUNDATIONS AND OTHER REMNANTS OF PAST USE OF THE SITE. ANY REMOVALS SHALL BE COMPLETED AT NO ADDITIONAL EXPENSE TO THE OWNER.

8. ALL STREET LIGHTS TO BE REMOVED SHALL BE DELIVERED TO A CITY STOCKYARD.

Reviewed for Code Compliance
Inspection Division
Date: 10/27/17

Stantec

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www.stantec.com

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Consultants
ARCHITECT
ARCHETYPE
LANDSCAPE ARCHITECT
MOHR & SEREDIN
SURVEYOR
OWEN HASKELL
CONTRACTOR
CIANBRO

Notes

Revision	By	Appd.	YY.MM.DD
4 ISSUED FOR CONSTRUCTION (FINAL PLANS	SRB	SRB	17.10.20
3 REVISED PER CONDITIONS OF APPROVAL/ISSUED FOR BIDDING	SRB	SRB	17.10.10
2 RESUBMITTED FOR FINAL SITE PLAN REVIEW PRIOR TO OCT. 4, 2017 PUBLIC HEARING	SRB	SRB	17.09.24
1 FINAL SITE PLAN REVIEW	SRB	SRB	17.08.08

File Name: stn-2017-145 P	LA	DBS	SRB	17.07.12
P.E. STEPHEN R. BUSHEY	DWN.	CHKD.	DSGN.	DATE

Permit-Seal

STATE OF MAINE
STEPHEN R. BUSHEY
No. 7429
LICENSED
PROFESSIONAL ENGINEER
10/27/17

Client/Project
0 HANCOCK STREET LLC

THAMES STREET SITE
PORTLAND, MAINE

Title
EXISTING CONDITIONS AND DEMOLITION PLAN

Project No. 195350450
Scale 1" = 20'

Sheet
C-2.1

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