SITE DEVELOPMENT PLANS

FOR A COMMERCIAL OFFICE BUILDING ON

THAMES STREET PROPERTY (ONE HANCOCK STREET)

PORTLAND, MAINE

OCTOBER 2017

CONSTRUCTION SET

FORMER OWNER

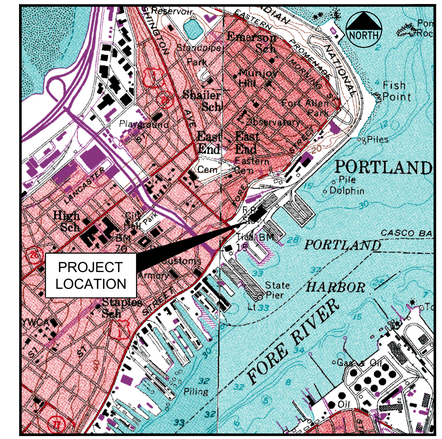
CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04101
PHONE: 207-874-8300
ATTN: GREG MITCHELL

TAX MAP - BLOCK - LOT (ADDRESS)

19-BLOCK A - LOT 14
CCRD BOOK 10924, PAGE 84
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)



LOCATION MAP
N.T.S.

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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:	GOVERNING BODY:	STATUS/DATE ISSUED:
LOCAL		
SITE PLAN/LEVEL III APPROVAL:	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL, CONGRESS STREET PORTLAND, MAINE 04103 207.874.8722	FINAL SUBMISSION 08.08.17 RESUBMITTED 09.25.17 FINAL APPROVAL 10.04.17
BUILDING PERMIT:	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL, CONGRESS STREET PORTLAND, MAINE 04103 207.874.8900	TO BE FILED BY BUILDING CONTRACTOR
UTILITY / STREET OPENING PERMITS:	CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET PORTLAND, ME 04102 207.874.8801	TO BE FILED PRIOR TO CONSTRUCTION
TRAFFIC MOVEMENT PERMIT:	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL, CONGRESS STREET PORTLAND, MAINE 04103	FILED ON 09.12.17 SCOPING MEETING ON 09.25.17
STATE		
SITE LOCATION OF DEVELOPMENT	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION CANCO ROAD PORTLAND , ME 04101	COVERED ON PERMIT ORDER #L-7866-26-E-N (TRANSFER ORDER TO BE REQUESTED)

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 PLAN APPROVAL.

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 PORTLAND;
   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.

10. IN THE EVENT THE PLANNING BOARD APPROVES A SIDEWALK 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 DESIGN FOR THAMES STREET THAT DOES NOT MEET THE CITY OF PORTLAND TECHNICAL STANDARDS, THERE SHALL BE NO OUTDOOR SEATING ALLOWED.

DESIGN BUILD LEADER:
CIANBRO CORPORATION
RICKERS WHARF MARINA FACILITY
PORTLAND, MAINE 04102
207.773.5852
CONTACT: JONATHAN DICENTES

TDM CONSULTANT:
CUSHMAN TRANSPORTATION CONSULTING, LLC
94 BECKETT STREET, 2ND FLOOR
PORTLAND, MAINE 04101
207.200.1900
ATTN: SARAH CUSHMAN
SARAH@SARAHCUSHMAN.COM

CONSULTANT LIST

CIVIL ENGINEER:
Stantec
482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04074
207.883.3355
ATTN: STEVE BUSHEY
STEPHEN.BUSHEY@STANTEC.COM

ARCHITECT:
Archetype Architects
48 UNION WHARF
PORTLAND, MAINE 04101
207.772.6022
ATTN: BILL HOPKINS
HOPKINS@ARCHETYPEPA.COM

SURVEYOR:
Owen Haskell, Inc.
390 US ROUTE 1, UNIT 10
FALMOUTH, MAINE 04105
207.774.0424
ATTN: JOHN SWAN/SAMUEL GLIDDEN

ELECTRICAL ENGINEER:
ES BOULOS
45 BRADLEY DRIVE
WESTBROOK, MAINE 04092
207.464.3706
ATTN: BOB GOULET
BGOULET@ESBOULOS.COM

GEOTECHNICAL ENGINEER:
Summit Geoengineering Services
145 LISBON STREET, SUITE 601
LEWISTON, MAINE 04240
207.576.3313
ATTN: WILLIAM PETERLEIN

LANDSCAPE ARCHITECT:
MOHR & SEREDIN
18 PLEASANT STREET
PORTLAND, MAINE 04101
207.871.0003
ATTN: STEVE MOHR

TRAFFIC ENGINEER:
TRAFFIC SOLUTIONS
235 BANCROFT STREET
PORTLAND, MAINE 04102
207.774.3603
CONTACT: BILL BRAY
TRAFFICSOLUTIONS@MAINE.RR.COM

MECHANICAL ENGINEER:
JOHNSON AND JORDAN
18 MUSSEY ROAD
SCARBOROUGH, MAINE 04074
207.886.8345
ATTN: CHRIS JORDAN
CJORDAN@JOHNSONAND JORDAN.COM

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.

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Stantec

Stantec
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Scarborough, Maine 04074-8929
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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
5 REVISED ISSUED FOR CONSRUCTION (FINAL PLANS PER CITY COMMENTS	SRB	SRB	17.10.24
4 ISSUED FOR CONSTRUCTION (FINAL PLANS	SRB	SRB	17.10.20
3 REVISED PER CONDITIONS OF APPROVAL\RELEASED 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: 195350450_cov	LA	DBS	SRB	17.07.10
P.E. STEPHEN R. BUSHEY	DWN.	CHKD.	DSGN.	DATE

Permit-Seal

STATE OF MAINE
STEPHEN R. BUSHEY
No. 7428
LICENSED
PROFESSIONAL ENGINEER

Client/Project
0 HANCOCK STREET LLC

THAMES STREET SITE
PORTLAND, MAINE

Title
COVER SHEET

Project No. 195350450
Scale N.T.S.

Sheet
C-1.0