

DATE of APPROVAL October 4, 2017  
 PLANNER Caitlin Cameron  
 PROJECT NO. 2017-180  
 Scarborough, Maine 04074-8929  
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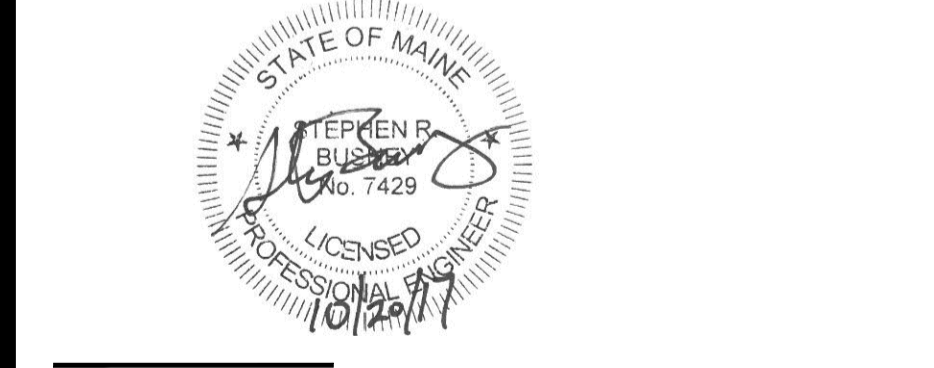
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Consultants  
 ARCHITECT ARCHETYPE  
 LANDSCAPE ARCHITECT MOHR & SEREDIN  
 SURVEYOR OWEN HASKELL  
 CONTRACTOR CIANBRO

Notes

NO.	REVISION	DATE	BY	APP'D.
1	ISSUED FOR CONSTRUCTION	10/02/17	SRB	YTW/MDJ
2	REVISED PER CONDITIONS OF APPROVAL RELEASED FOR BIDDING	10/10/17	SRB	
3	REVISED PER FINAL SITE PLAN REVIEW PREP TO OCT 4, 2017 PUBLIC HEARING	10/26/17	SRB	
4	FINAL SITE PLAN REVIEW	10/28/17	SRB	

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

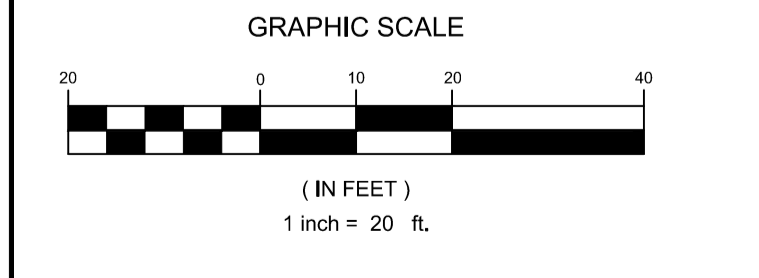
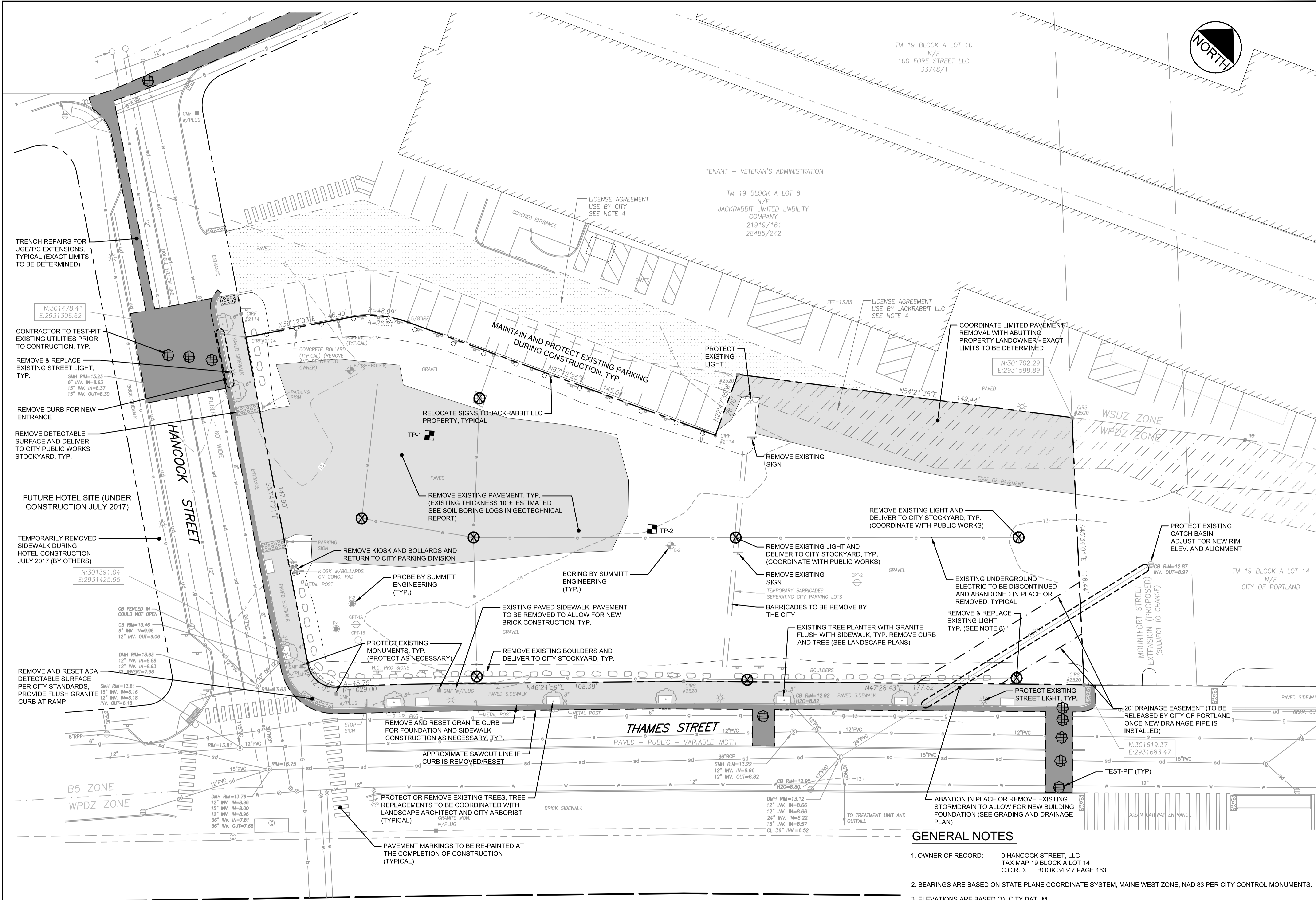


Client/Project  
 0 HANCOCK STREET LLC

THAMES STREET SITE  
 PORTLAND, MAINE

Title  
 EXISTING CONDITIONS AND DEMOLITION PLAN

Project No. 195350450 Scale 1" = 20'  
 Sheet



**PLAN REFERENCE**

- CITY OF PORTLAND OCEAN GATEWAY PHASE 1 - MDOT PROJECT NO. 009215.00 BY WOODARD & CURRAN AS RECEIVED FROM CITY ARCHIVES, JANUARY 1, 2005.
- 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**

- OWNER OF RECORD: 0 HANCOCK STREET, LLC  
 TAX MAP 19 BLOCK A LOT 14  
 C.C.R.D. BOOK 34347 PAGE 163
- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83 PER CITY CONTROL MONUMENTS.
- ELEVATIONS ARE BASED ON CITY DATUM.
- PROPERTY IS SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF PORTLAND AND JACKRABBIT LLC AS RECORDED IN BOOK 28481 PAGE 166.
- 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.
- SEE GEOTECHNICAL REPORT BY SUMMITT GEOENGINEERING SERVICES DATED 07/20/2017, PROJECT #17101. ADDENDUM DATED 09/05/17.
- 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.
- ALL STREET LIGHTS TO BE REMOVED SHALL BE DELIVERED TO A CITY STOCKYARD.

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