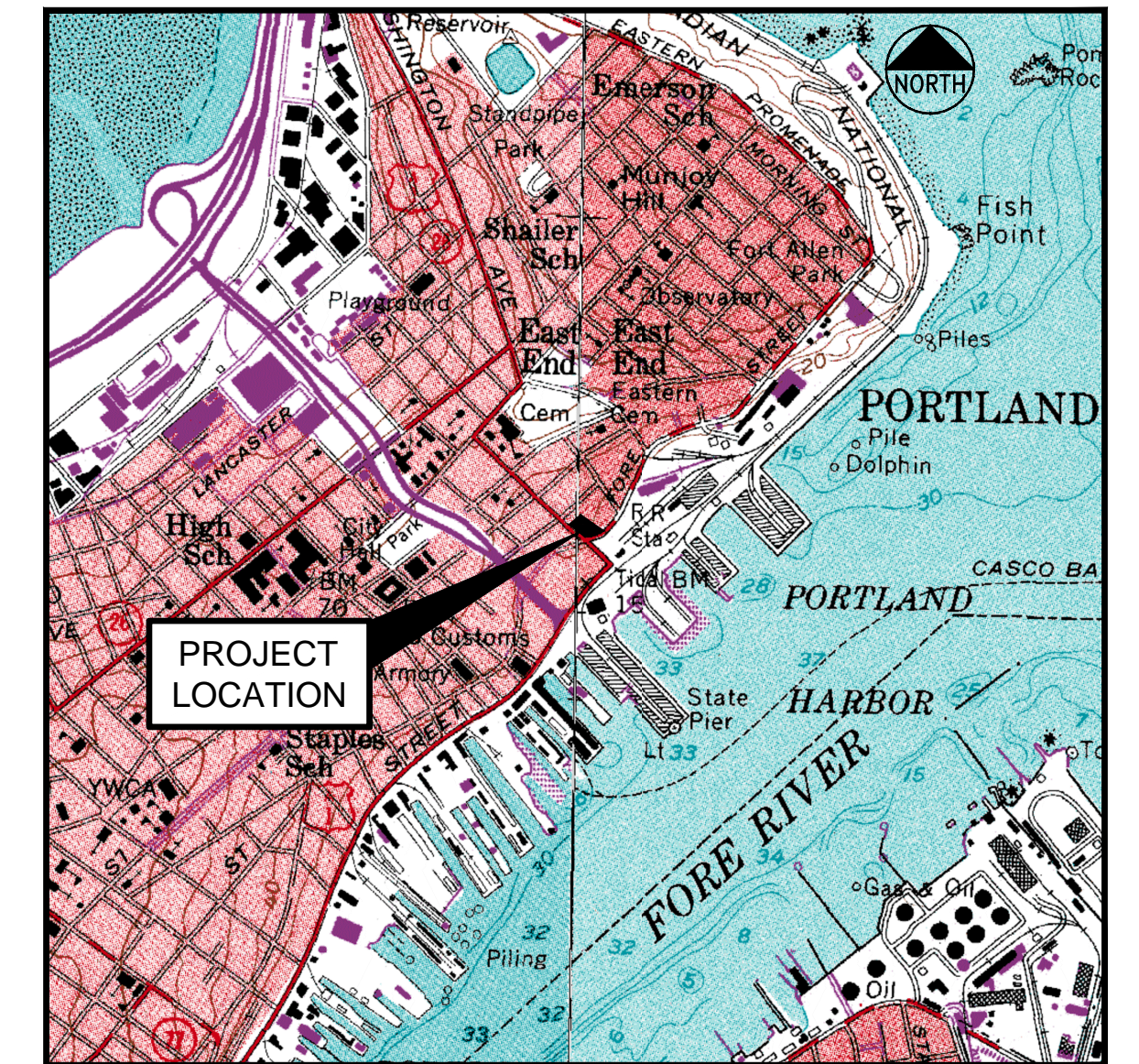


# SITE DEVELOPMENT PLANS FOR 185 FORE STREET PORTLAND, MAINE FEBRUARY 2015 FINAL PLAN DOCUMENTS



LOCATION MAP  
N.T.S.

**OWNER**

(AS OF MARCH 2014)  
EAST INDIA LAND COMPANY LLC  
C / O SHIPYARD BREWING COMPANY  
86 NEWBURY STREET  
PORTLAND, MAINE 04101

**TAX MAP - BLOCK - LOT (ADDRESS)**

20 - F - 23 (185 FORE STREET)

**CURRENT APPLICANT**

BATEMAN PARTNERS LLC  
P.O. BOX 3572  
PORTLAND, MAINE 04104  
207.772.2992  
ATTN: NATHAN BATEMAN

**INDEX**

- C-1.0 COVER SHEET
- C-1.1 GENERAL NOTES & LEGEND
- C-2.0 BOUNDARY & TOPOGRAPHIC SURVEY
- C-2.1 AMENDED RECORDING PLAT
- C-2.2 EXISTING CONDITIONS & DEMOLITION PLAN
- C-2.3 CONSTRUCTION MANAGEMENT PLAN
- C-3.0 SITE LAYOUT PLAN
- C-4.0 GRADING & DRAINAGE PLAN
- C-5.0 UTILITY PLAN
- C-6.0 PAVEMENT, CURB & SIDEWALK DETAILS
- C-6.1 MISCELLANEOUS DETAILS
- C-6.2 UTILITY & MISCELLANEOUS DETAILS
- L-1.0 LANDSCAPE PLAN
- E-1.01 ELECTRICAL SITE PLAN

**UTILITIES**

**WATER:**  
PORTLAND WATER DISTRICT  
22 DOUGLASS STREET  
P.O. BOX 3553  
PORTLAND, MAINE 04104  
207.774.5961 x.3199  
CONTACT: RICO SPUGNARDI

**SEWER / STREETS:**  
CITY OF PORTLAND  
PUBLIC SERVICES DIVISION  
55 PORTLAND STREET  
PORTLAND, MAINE 04102  
207.874.8850  
CONTACT: DAVID MARGOLIS-PINEO, DEPUTY CITY ENGINEER

**ELECTRIC:**  
CENTRAL MAINE POWER  
162 CANCO ROAD  
PORTLAND, MAINE 04103  
207.842.2367  
CONTACT: JAMIE COUGH/PAUL DUPERRÉ

**TELEPHONE:**  
FAIRPOINT COMMUNICATIONS  
5 DAVIS HILL FARM ROAD  
PORTLAND, MAINE 04103  
207.797.1119  
CONTACT: SUE SERRETTE

**NATURAL GAS:**  
NORTHERN UTILITIES  
1075 FOREST AVENUE  
PORTLAND, MAINE 04103  
207.797.8002, EXT. 6220  
CONTACT: MIKE SMITH  
OR  
BRAD BUZZELL  
252.0907 (CELL)

**DIG SAFE:**  
CALL BEFORE YOU DIG  
888.344.7233

**PERMITS / APPROVALS**

**TYPE:**

**LOCAL**

**SITE PLAN/SUBDIVISION APPROVAL:**

**GOVERNING BODY:**

CITY OF PORTLAND PLANNING AUTHORITY  
CITY HALL, CONGRESS STREET  
PORTLAND, MAINE 04103  
207.874.8722

**BUILDING PERMIT:**

CITY OF PORTLAND CODE ENFORCEMENT OFFICE  
CITY HALL, CONGRESS STREET  
PORTLAND, MAINE 04103  
207.874.8900

**UTILITY / STREET OPENING PERMITS:**

CITY OF PORTLAND PUBLIC SERVICES DIVISION  
55 PORTLAND STREET  
PORTLAND, ME 04102  
207.874.8801

**STATUS/DATE ISSUED:**

PRELIMINARY SUBMISSION 05.05.14  
FINAL SUBMISSION 02.06.15

TO BE FILED BY BUILDING CONTRACTOR

TO BE FILED PRIOR TO CONSTRUCTION

**CONSULTANT LIST**

**CIVIL ENGINEER:**

**Fay, Spofford & Thorndike**  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
207.775.1121  
CONTACT: JOSEPH LAVERRIERE  
jlaverriere@fstinc.com

**ARCHITECT:**

**Archetype Architects**  
48 UNION WHARF  
PORTLAND, MAINE 04101  
207.772.6022  
ATTN: DAVID LLOYD

**SURVEYOR:**

**Owen Haskell, Inc.**  
390 US ROUTE 1, UNIT 10  
FALMOUTH, MAINE 04105  
207.774.0424  
ATTN: JOHN SWAN

**ELECTRICAL / MECHANICAL ENGINEER:**

**Bennett Engineering**  
P.O. BOX 297  
FREEPORT, MAINE 04032  
207.865.9475  
ATTN: WILLIAM BENNETT, JR.

**ENVIRONMENTAL CONSULTANT:**

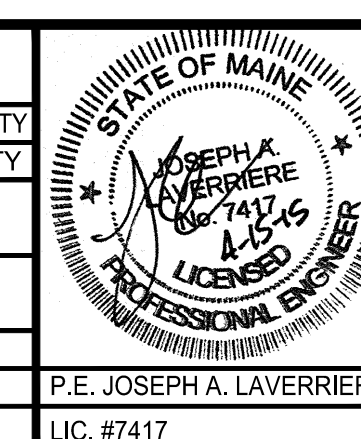
**Hoffman Engineering, Inc.**  
640 TEN ROD ROAD  
NORTH KINGSTOWN, RHODE ISLAND 02852  
401.294.9032  
ATTN: ROBERT HOFFMAN

**GEOTECHNICAL ENGINEER:**

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

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.

REV	DATE	DESCRIPTION
5	04.15.15	REVISED PER STAFF COMMENTS & RESUBMITTED TO CITY
4	02.06.15	SUBMITTED FINAL SITE PLAN APPLICATION TO CITY
3	07.08.14	REVISED PER ENGINEERING PEER REVIEW COMMENTS AND RESUBMITTED TO CITY
2	06.12.14	REVISED PER PLANNING REVIEW STAFF COMMENTS AND RESUBMITTED TO CITY
1	05.05.14	SUBMITTED TO CITY



PROJECT	185 FORE STREET PORTLAND, MAINE
SHEET TITLE	COVER SHEET
CLIENT	BATEMAN PARTNERS LLC

<b>FST</b> FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: CDD	DATE: MAY 2014
DESIGNED: JAL	SCALE: N.T.S.
CHECKED: JAL	JOB NO. SP-M150
FILE NAME: SP-M150-COV	
SHEET	C-1.0

PRELIMINARY - NOT FOR CONSTRUCTION