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APPLICANT / OWNER

IEARL W. NOYES & SONS

P.O. BOX 938 PORTLAND, MAINE 04104

207.775.5715

PETER L. NOYES - PRESIDENT

OWNER'S REPRESENTATIVE

PAUL URENECK

207.233.1172

PAUL.URENECK@COLBY.EDU

DETAILS

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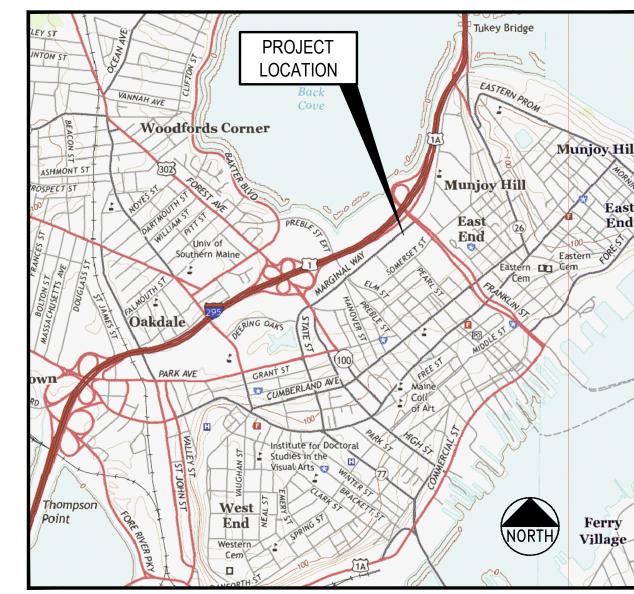
DETAILS

DETAILS

SITE DEVELOPMENT PLANS FOR

191 MARGINAL WAY

PORTLAND, MAINE CONSTRUCTION DOCUMENTS JANUARY 2017



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UTILITIES

SEWER

CITY OF PORTLAND PUBLIC SERVICES ENGINEERING DEPARTMENT 55 PORTLAND STREET PORTLAND. MAINE 04102 ATTN: BRAD ROLAND. P.E.

PORTLAND WATER DISTRICT 225 DOUGLAS STREET P.O. BOX 3533 PORTLAND, MAINE 04104 207.774.5961 EXT. 3197 ATTN: JAY ARNOLD

POWER

CENTRAL MAINE POWER 162 CANCO ROAD PORTLAND, MAINE 04103 207.791.1023 ATTN: JAMIE COUGH

TELEPHONE

FAIRPOINT COMMUNICATIONS FIVE DAVIS FARM ROAD PORTLAND, MAINE 04103 207.797.1866 ATTN: SCOTT DERRIG

CABLE

TIME WARNER CABLE 118 JOHNSON ROAD PORTLAND, MAINE 04102 207.253.2324 ATTN: MARK PELLETIER

NATURAL GAS

376 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, MAINE 04103 207.541.2505 ATTN: KELLY FOWLER

CALL BEFORE YOU DIG

1.888.DIGSAFE 1.888.344.7233 DIG SAFE MAINE

PERMITS / APPROVALS

LOCAL

SITE PLAN APPROVAL

CITY OF PORTLAND PLANNING DEPARTMENT CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101

207.874.8719 ATTN: HELEN DONALDSON

GOVERNING BODY

BUILDING PERMIT CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL

389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703

STREET OPENING PERMIT CITY OF PORTLAND PUBLIC WORKS DEPARTMENT

207.874.8801

55 PORTLAND STREET PORTLAND, MAINE 04101 PRIOR TO CONSTRUCTION

BY CONTRACTOR - PRIOR

INITIAL SUBMISSION 07.22.16

FINAL SUBMISSION 12.15.16

RESUBMISSION 11.09.16

APPROVED 01.17.17

TO CONSTRUCTION

STATUS

CONDITIONS OF APPROVAL

1. PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR EACH TENANT FIT-UP, THE APPLICANT SHALL PROVIDE UPDATED TRIP GENERATION NUMBERS FOR REVIEW AND APPROVAL BY THE CITY'S DEPARTMENT OF PUBLIC WORKS. IF A TRAFFIC MOVEMENT PERMIT IS TRIGGERED, AN APPLICATION MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING BOARD:

2. ALL BUILDING ENTRANCES FACING THE STREET FRONTAGE OF THE LOT SHALL REMAIN OPERABLE IN ACCORDANCE WITH SECTION 14-299(o) OF THE CITY'S LAND USE CODE;

3. THE APPLICANT SHALL PROVIDE A REVISED PAVEMENT MARKING PLAN FOR THE REVIEW AND APPROVAL BY THE DEPARTMENT OF

4. THE APPLICANT SHALL PROVIDE A CONSTRUCTION MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF

5. THE APPLICANT SHALL PROVIDE REVISED PLANS MEETING ADA REQUIREMENTS FOR RAMPS AND SIDEWALKS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS;

6. THE APPLICANT SHALL PROVIDE EVIDENCE OF NOTICE OF INTENT TO COMPLY WITH THE MAINE CONSTRUCTION GENERAL PERMIT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND THE DEPARTMENT OF PUBLIC WORKS;

7. PRIOR TO INSTALLATION OF THE PROPOSED GREASE TRAP, THE APPLICANT SHALL PROVIDE FINAL UTILITY PLANS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS:

8. THE APPLICANT SHALL PROVIDE A REVISED GRADING PLAN NOTING THAT SEDIMENT BARRIERS WILL BE PROVIDED DOWN GRADIENT OF ALL PROPOSED WORK, PARTICULARLY ALONG THE WESTERN SIDE OF THE SITE ADJACENT TO THE ABUTTING PROPERTY FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS;

9. THE APPLICANT SHALL REVISE THE LANDSCAPING PLAN TO ADDRESS INCONSISTENCIES WITH THE CIVIL DRAWINGS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS: 10. THE APPLICANT SHALL REVISE THE BRICK SIDEWALL DETAIL FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC

11. THE APPLICANT SHALL PROVIDE REVISED ARCHITECTURAL DRAWINGS MEETING THE WINDOW TRANSPARENCY STANDARD OF

THE B-7 DESIGN STANDARDS AND GUIDELINES FOR REVIEW AND APPROVAL BY THE CITY'S URBAN DESIGNER; 12. THE APPLICANT SHALL PROVIDE A REVISED LIGHTING PLAN MEETING MAXIMUM ILLUMINATION LEVELS OF TECHNICAL MANUAL SECTION 12 FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY;

13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE SPECIFICATIONS FOR PROPOSED SIGNS, MEETING STANDARDS OF THE B-7 ZONE AND THE CITY OF PORTLAND DESIGN MANUAL, FOR REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR.

14. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE EVIDENCE OF MUTUAL EASEMENTS FOR RIGHT OF PASSAGE THROUGH THE PROPOSED INTERPARCEL CONNECTION TO THE ADJACENT PROPERTY TO THE EAST FOR REVIEW AND APPROVAL BY THE CITY'S PLANNING AUTHORITY AND CORPORATION COUNSEL; AND

15. PRIOR TO CONSTRUCTION OF THE PROPOSED CONNECTION TO THE BAYSIDE TRAIL. THE APPLICANT SHALL OBTAIN A TEMPORARY CONSTRUCTION LICENSE FROM THE CITY OF PORTLAND FOR ALL WORK PROPOSED ON CITY PROPERTY FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL

PREPARED BY

CIVIL ENGINEER

STANTEC

482 PAYNE ROAD SCARBOROUGH COURT SCARBOROUGH, MAINE 04074-8929 207.883.3355 ATTN: STEPHEN BUSHEY

STEPHEN.BUSHEY@STANTEC.COM

CWS ARCHITECTS

264 U.S. ROUTE ONE **BOX 6, SUITE 100-2A** SCARBOROUGH, MAINE 04074 207.232.3348 ATTN: BEN WALTER

BWALTER@CWSARCH.COM

SURVEYOR

NORTHEAST CIVIL SOLUTIONS

381 PAYNE ROAD SCARBOROUGH, MAINE 04074 207.883.1000

ATTN: TROY MCDONALD, PLS

STRUCTURAL ENGINEER

BECKER STRUCTURAL ENGINEERS, INC. 75 YORK STREET #3

PORTLAND, MAINE 04101 207.879.1838 ATTN: PAUL BECKER, PE, SECB

LANDSCAPE

LAND DESIGN SOLUTIONS

P.O. BOX 316 CUMBERLAND, MAINE 04021 207.939.1717 PORTLAND, MAINE 04101 207.879.1838

ATTN: PETER BIEGEL, ASLA, LEED AP

ENVIRONMENTAL/GEOTECHNICAL

SUMMIT GEOENGINEERING SERVICES

173 PLEASANT STREET ROCKLAND, MAINE 04841 207.318.7761

ATTN: CRAIG COOLIDGE, CCOOLIDGE@SUMMITGEOENG.COM

LOCATION MAP

File Name: 195350354 COVER Permit-Seal P.E. STEPHEN R. BUSHEY Client/Proiect

482 Payne Road Scarborough Court Scarborough, Maine 04074-8929

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Consultants

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191 MARGINAL WAY REDEVELOPMENT

EARL W. NOYES & SONS

PORTLAND, MAINE

COVER SHEET

Scale Project No. 195350354 N.T.S. Sheet

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT