

SITE DEVELOPMENT PLANS

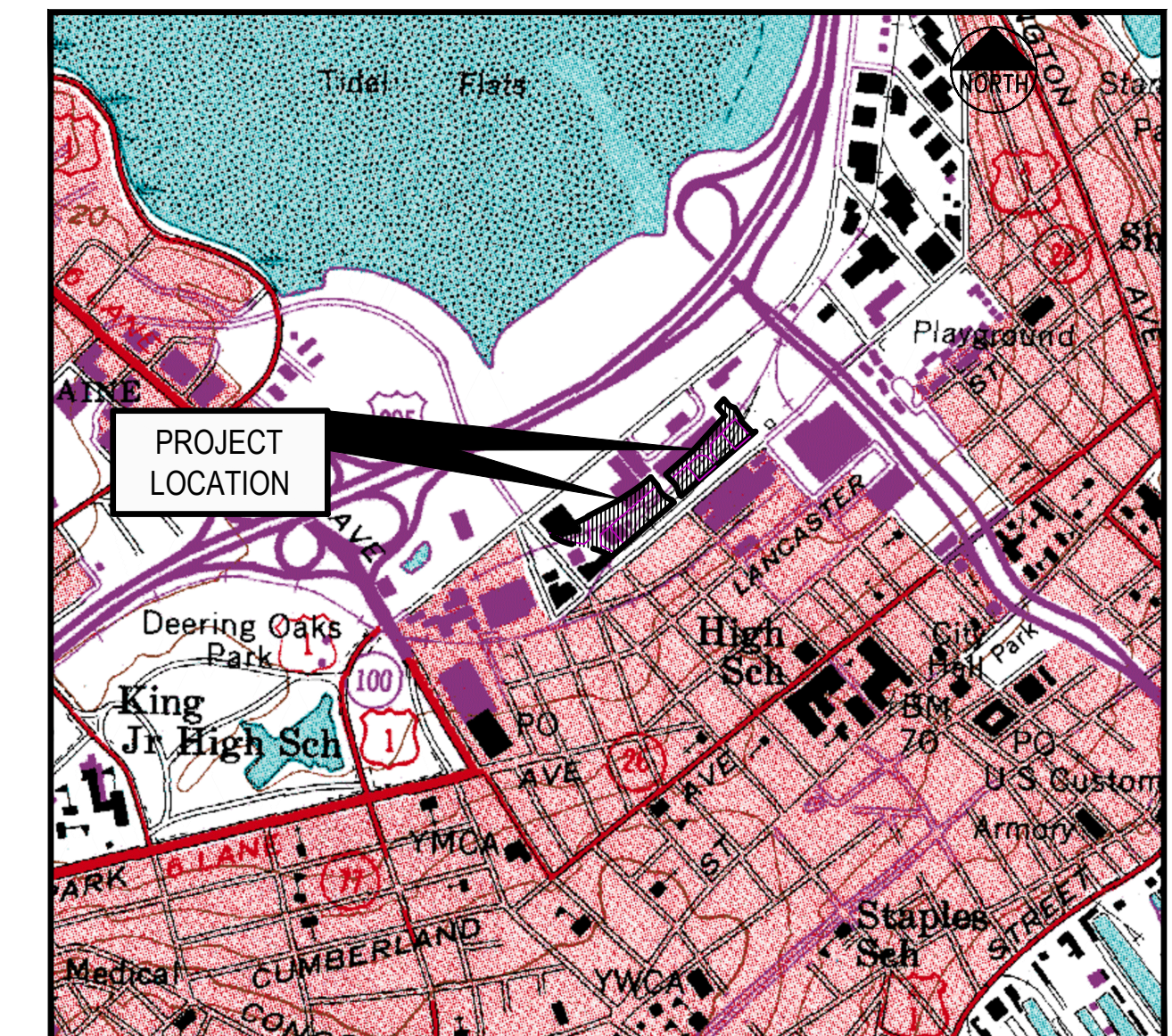
FOR

midtown

PORTLAND, MAINE

SUBDIVISION AND LEVEL III SITE PLAN SUBMISSION

CITY OF PORTLAND: NOVEMBER 14, 2014



LOCATION MAP
N.T.S.

PROJECT PARCEL SITE		
ZONING: B-7 URBAN COMMERCIAL BUSINESS		
PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS:		
MAP	BLOCK	LOT
025	A	22
025	B	2
025	B	3
025	B	4
025	B	5
034	D	3
034	D	9
034	D	10

FST CIVIL DRAWING LIST:

- C-1.0 COVER SHEET
- C-1.1 GENERAL NOTES AND LEGEND
- C-1.2 DRAFT AMENDED SUBDIVISION/RECORDING PLAT
- C-1.2A 2006 EXISTING CONDITIONS SURVEY PREPARED BY SGC FOR THE CITY OF PORTLAND (REFERENCE DRAWING ONLY)
- C-1.3 ALTA/CMSI LAND TITLE SURVEY (BY CITY OF PORTLAND)
- C-1.4 2012 BOUNDARY AND TOPOGRAPHIC SURVEY (BY OWEN HASKELL)
- C-1.5 RESIDENTIAL SUBDIVISION OF LOT 7
- C-1.8 EXISTING CONDITIONS AND REMOVALS PLAN
- C-2.0 OVERALL SITE PLAN
- C-2.0A OVERALL SITE PLAN WITH DIMENSIONS
- C-2.0B ACCESSIBLE ROUTE PLAN
- C-2.1 SITE LAYOUT PLAN - midtownOne and midtownTwo
- C-2.2 SITE LAYOUT PLAN - midtownThree
- C-2.3 SITE LAYOUT PLAN - midtownFour
- C-2.4 midtownOne AND midtownTwo BUILDING ENVELOPE AND OPEN SPACE COMPUTATIONS
- C-2.5 midtownThree BUILDING ENVELOPE AND OPEN SPACE COMPUTATIONS
- C-2.6 midtownFour BUILDING ENVELOPE AND OPEN SPACE COMPUTATIONS
- C-3.0 GRADING PLAN - midtownOne and midtownTwo
- C-3.1 GRADING PLAN - midtownThree
- C-3.2 GRADING PLAN - midtownFour
- C-3.3 PROPOSED SPOT GRADES FOR EAST SIDE OF SOMERSET STREET
- C-3.4 PROPOSED SPOT GRADES FOR WEST SIDE OF SOMERSET STREET
- C-3.5 PROPOSED SPOT GRADES FOR CHESTNUT STREET NORTH
- C-3.6 PROPOSED SPOT GRADES FOR CHESTNUT STREET SOUTH
- C-3.7 PROPOSED SPOT GRADES FOR PEARL STREET EXTENSION
- C-3.8 PROPOSED SPOT GRADES FOR ELM STREET
- C-3.9 DATA SUMMARY SHEET FOR SOMERSET AND CHESTNUT STREET
- C-3.10 PROPOSED STORM DRAIN SCHEDULES FOR STORMTREAT™ UNITS
- C-3.11 PROPOSED STORM DRAIN SCHEDULES FOR TREE BOX FILTER SYSTEMS SHEET 1 OF 3
- C-3.12 PROPOSED STORM DRAIN SCHEDULES FOR TREE BOX FILTER SYSTEMS SHEET 2 OF 3
- C-3.13 PROPOSED STORM DRAIN SCHEDULES FOR TREE BOX FILTER SYSTEMS SHEET 3 OF 3
- C-3.14 midtownOne and midtownTwo COURTYARD CROSS SECTIONS (INCLUDES INFORMATION ON LIGHTWEIGHT CONCRETE FILL)
- C-3.15 COURTYARD AND MUSE: SPOT GRADES AND WATER QUALITY SYSTEM
- C-4.0 OVERALL UTILITY PLAN
- C-4.1 UTILITY PLAN - midtownOne and midtownTwo
- C-4.2 UTILITY PLAN - midtownThree
- C-4.3 UTILITY PLAN - midtownFour
- C-4.4A ELECTRICAL DISTRIBUTION PLAN PREPARED BY FST
- C-4.4B ELECTRICAL DISTRIBUTION PLAN PREPARED BY CMP
- C-6.0 EROSION CONTROL PLAN
- C-6.1 EROSION AND SEDIMENT CONTROL DETAILS
- C-6.2 EROSION AND SEDIMENT CONTROL DETAILS
- C-7.0 STREET AND DRIVEWAY CROSS SECTIONS
- C-7.0A MISCELLANEOUS SECTIONS AND DETAILS
- C-7.1 TRANSPORTATION SYSTEMS AND STREET DESIGN
- C-7.2 TRANSPORTATION SYSTEMS AND STREET DESIGN
- C-7.3 SAN SEWER AND STORM DRAIN DETAILS
- C-7.4 SAN SEWER AND STORM DRAIN DETAILS
- C-7.5 WATER DETAILS
- C-7.6 WATER DETAILS
- C-7.7 STORMWATER DETAILS STORMTREAT™ SYSTEMS
- C-7.8 TREEBOX FILTER WITH ALTERNATE UNDERGROUND STORAGE DETAILS
- C-7.9 STORMTREAT™ AND BRENTWOOD™ UNDERGROUND STORAGE DETAILS
- C-7.10 TREEBOX FILTER WITH UNDERGROUND STORAGE DETAILS
- C-7.11 BOXLESS TREE FILTER FOR SYSTEM A
- C-7.12 BAYSIDE TRAIL RETAINING WALL DETAILS AND BUTTER OPTIONS
- C-7.13 RETAINING WALL DETAILS
- C-8.0 SOMERSET STREET PROFILE
- C-8.0A SOMERSET STREET PROFILE FACING NOYES BUILDING
- C-8.1 ELM STREET, CHESTNUT STREET AND PEARL STREET EXTENSION PROFILES
- C-8.2 BAYSIDE TRAIL PROFILE
- C-10.0 SOMERSET STREET CROSS SECTIONS
- C-10.1 SOMERSET STREET CROSS SECTIONS
- C-14.0 PREDEVELOPMENT WATERSHED MAP
- C-14.1 POSTDEVELOPMENT WATERSHED MAP

THA ARCHITECTURAL DRAWING LIST:

- 1-A101 GROUND AND ROOF PLAN - midtownOne
- 1-A102 TYPICAL PLAN - midtownOne
- 1-A201 ELEVATIONS - midtownOne
- 2-A101 GROUND AND ENTRY PLAN - midtownTwo
- 2-A102 TYPICAL AND ROOF PLAN - midtownTwo
- 2-A201 ELEVATIONS - midtownTwo
- 3-A101 GROUND PLAN - midtownThree
- 3-A102 TYPICAL PLAN - midtownThree
- 3-A103 ROOF PLAN - midtownThree
- 3-A201 ELEVATIONS - midtownThree
- 3-A202 ELEVATIONS - midtownThree
- 4-A101 GROUND AND ROOF PLAN - midtownFour
- 4-A102 TYPICAL PLAN - midtownFour
- 4-A201 ELEVATIONS - midtownFour
- A800 SIGNAGE ELEVATIONS
- L1 LANDSCAPE AND LIGHTING PLAN
- L2 LANDSCAPE AND LIGHTING PLAN
- L3 LANDSCAPE AND LIGHTING PLAN
- L2.0 LANDSCAPE DETAILS
- L2.1 LANDSCAPE DETAILS
- L2.2 LIGHTING DETAILS
- L3.0 LIGHTING PHOTOMETRICS PLAN (TO BE SUBMITTED)

MITCHELL & ASSOCIATES DRAWING LIST:

- L1 LANDSCAPE AND LIGHTING PLAN
- L2 LANDSCAPE AND LIGHTING PLAN
- L3 LANDSCAPE AND LIGHTING PLAN
- L2.0 LANDSCAPE DETAILS
- L2.1 LANDSCAPE DETAILS
- L2.2 LIGHTING DETAILS
- L3.0 LIGHTING PHOTOMETRICS PLAN (TO BE SUBMITTED)

PERMITS / APPROVALS *

LOCAL	GOVERNING BODY	STATUS
ZONING TEXT AMENDMENT APPLICANT: CITY OF PORTLAND	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8722 CONTACT: RICK KNOWLAND, AICP	ADOPTED
LEVEL III SITE PLANS APPLICANT: FEDERATED COMPANIES	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8722 CONTACT: RICK KNOWLAND, AICP	PRELIMINARY SUBMISSION ON OCT. 17, 2014 FINAL SUBMISSION NOV. 14, 2014
AMENDED SUBDIVISION PLAN APPLICANT: CITY OF PORTLAND	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8722 CONTACT: RICK KNOWLAND, AICP	TO BE SUBMITTED ON NOV. 14, 2014
LOT 1, 3 AND 7 SUBDIVISION (INDIVIDUAL RESIDENTIAL UNITS) APPLICANT: CITY OF PORTLAND	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8722 CONTACT: RICK KNOWLAND, AICP	TO BE INCLUDED WITH NOV. 14, 2014 SUBMISSION
BUILDING AND DEMOLITION PERMITS	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703	TO BE FILED BY CONTRACTOR PRIOR TO CONSTRUCTION
STREET OPENING PERMIT	CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET PORTLAND, MAINE 04101 207.874.8801	TO BE FILED BY CONTRACTOR PRIOR TO CONSTRUCTION
WASTEWATER DISCHARGE	CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET PORTLAND, MAINE 04101 207.874.8801	ORIGINAL APPLICATION FILED IN NOV 2014 ABILITY TO SERVE AND WASTEWATER DISCHARGE PENDING
SEALED DRAIN PERMIT	CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET PORTLAND, MAINE 04101 207.874.8801	TO BE FILED BY CONTRACTOR PRIOR TO CONSTRUCTION
STATE	GOVERNING BODY	STATUS
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED AUTHORITY CITY HALL, 389 CONGRESS STREET 207.874.8722 CONTACT: RICK KNOWLAND, AICP	LEVEL III APPLICATION REVIEWED BY THE CITY OF PORTLAND DELEGATED REVIEW AUTHORITY
MAINE DOT TRAFFIC	ADMINISTERED BY THE CITY OF PORTLAND	ORIGINAL APPROVAL JAN. 14, 2014 AMENDED TRAFFIC MOVEMENT PERMIT NOV. 14, 2014
MOVEMENT PERMIT	CONTACT: JEREMIAH BARTLETT	
MAINE VOLUNTARY RESPONSE ACTION PLAN (VRAP), APPLICANT IS THE CITY OF PORTLAND	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, MAINE 04103 207.623.8367 CONTACT: NICK HODGKINS	CITY IS PREPARING A VRAP PLAN THROUGH TEWHEY ASSOCIATES. RESTRICTIVE COVENANTS ON ANY OF THE SUBDIVISION LOTS SHALL BE PROVIDED TO THE APPLICANT BY THE CITY OF PORTLAND
MAINE CONSTRUCTION GENERAL PERMIT	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, MAINE 04103 207.623.8367 CONTACT: ALISON MOODY	TO BE FILED BY CONTRACTOR PRIOR TO CONSTRUCTION

UTILITIES

- WATER**
ATTN: GLISSEN HAVU
PORTLAND WATER DISTRICT
22 DOUGLAS STREET
P.O. BOX 3533
PORTLAND, MAINE 04104
207.761.8310
- SEWER**
ATTN: DAVID-MARGOLIS-PINEO, P.E.
CITY OF PORTLAND
PUBLIC SERVICES ENGINEERING DEPT.
55 PORTLAND STREET
PORTLAND, MAINE 04102
207.874.8840
- POWER**
ATTN: JAMIE COUGH
CENTRAL MAINE POWER
162 CANCO ROAD
PORTLAND, MAINE 04103
207.791.1023
- TELEPHONE**
ATTN: JOHN CAPRIO
FAIRPOINT COMMUNICATIONS
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
207.797.1842
- CABLE**
ATTN: ANDREW TROTTER
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
877.546.0962
- NATURAL GAS**
ATTN: JOE RENDER, KELLY FOWLER
UNILIT / FORMERLY NORTHERN UTILITIES
1075 FOREST AVENUE
PORTLAND, MAINE 04103
207.541.2505
- CALL BEFORE YOU DIG:**
1.888.DIGSAFE (1.888.344.7233)
DIG SAFE MAINE

CONSULTANT LIST

- CIVIL ENGINEER:**
Fay, Spofford & Thorndike
formerly known as DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
207.775.1121
ATTN: WILLIAM MOORE, P.E.
www.fstinc.com
- ENVIRONMENTAL ENGINEER:**
Tewhey Associates
500 SOUTHBOROUGH DRIVE, #4
SOUTH PORTLAND, MAINE 04106
207.772.2242
ATTN: JOHN TEWHEY
www.tewhey.com
- MECHANICAL ENGINEER/FIRE PROTECTION:**
McCabe Associates Consulting Engineers
75 GOODHUE ROAD
DERRY, NH 03038
603.437.2002
ATTN: STEVEN HOULE, PE
www.mccabe-associates.com
- STRUCTURAL ENGINEERING:**
Summit Engineering, PLLC
111 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
603.319.1817
ATTN: PETER GRIEM, PE.
www.summitengineeringinc.com
- ELECTRICAL ENGINEER:**
McCabe Associates Consulting Engineers
75 GOODHUE ROAD
DERRY, NH 03038
603.437.2002
ATTN: STEVEN HOULE, PE
www.mccabe-associates.com
- PARKING CONSULTANT:**
Walker Parking Consultants
20 PARK PLAZA SUITE 102
BOSTON, MA. 02116
617.350.5048
ATTN: AURTHUR G. STANDIG
www.art.standig@walkerparking.com
- ARCHITECT:**
THA Architects, LLC
105 WILLOW BROOK AVENUE
STRATHAM, NH 03885
603.770.2491
ATTN: THOMAS A. HOUSE, AIA
www.thaarc.com
- LANDSCAPE ARCHITECT:**
Mitchell & Associates
THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101
207.774.4427
ATTN: ROBERT METCALF, RLA
www.mitchellassociates.biz
- SURVEYOR:**
Owen Haskell, Inc.
390 US ROUTE 1, UNIT 10
FALMOUTH, MAINE 04105
207.774.0424
ATTN: JOHN SWAN
www.owenhaskell.com
- GEOTECHNICAL ENGINEER:**
Haley & Aldrich, Inc.
75 WASHINGTON AVENUE, #203
PORTLAND, MAINE 04101
207.482.4609
ATTN: WAYNE CHADBOURNE, P.E.
www.haleyaldrich.com

OWNER:
THE CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04101
ATTN: GREG MITCHELL

APPLICANT:
FEDQ DV001, LLC
3301 NE 1ST AVENUE
MIAMI, FLORIDA 33137-4110
ATTN: NICK WEXLER

NOTE: THESE PLANS ARE INTENDED TO STAND ALONE AND REPRESENT THE MIDTOWN DEVELOPMENT PROGRAM PROPOSED AS OF OCTOBER 2014. THESE PLANS DO NOT SUPPLANT PLANS AND DOCUMENTS APPROVED ON JANUARY 14, 2014.

ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR/OWNER IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF PERMIT APPROVALS.

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT midtown PORTLAND, MAINE			FAY, SPOFFORD & THORNDIKE ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
SHEET TITLE COVER SHEET			
CLIENT FEDQ DV001, LLC		DRAWN: LA DATE: OCTOBER 2014 DESIGNED: WGH/BEK SCALE: NONE CHECKED: WGH/SRB JOB NO. SP-M037B FILE NAME: 3062-COV-GEN SHEET C-1.0	
2 02.19.15 REVISED CONSULTANT LIST SUBMITTED TO CITY OF PORTLAND 1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND REV DATE DESCRIPTION REVISIONS			