

SITE DEVELOPMENT PLANS

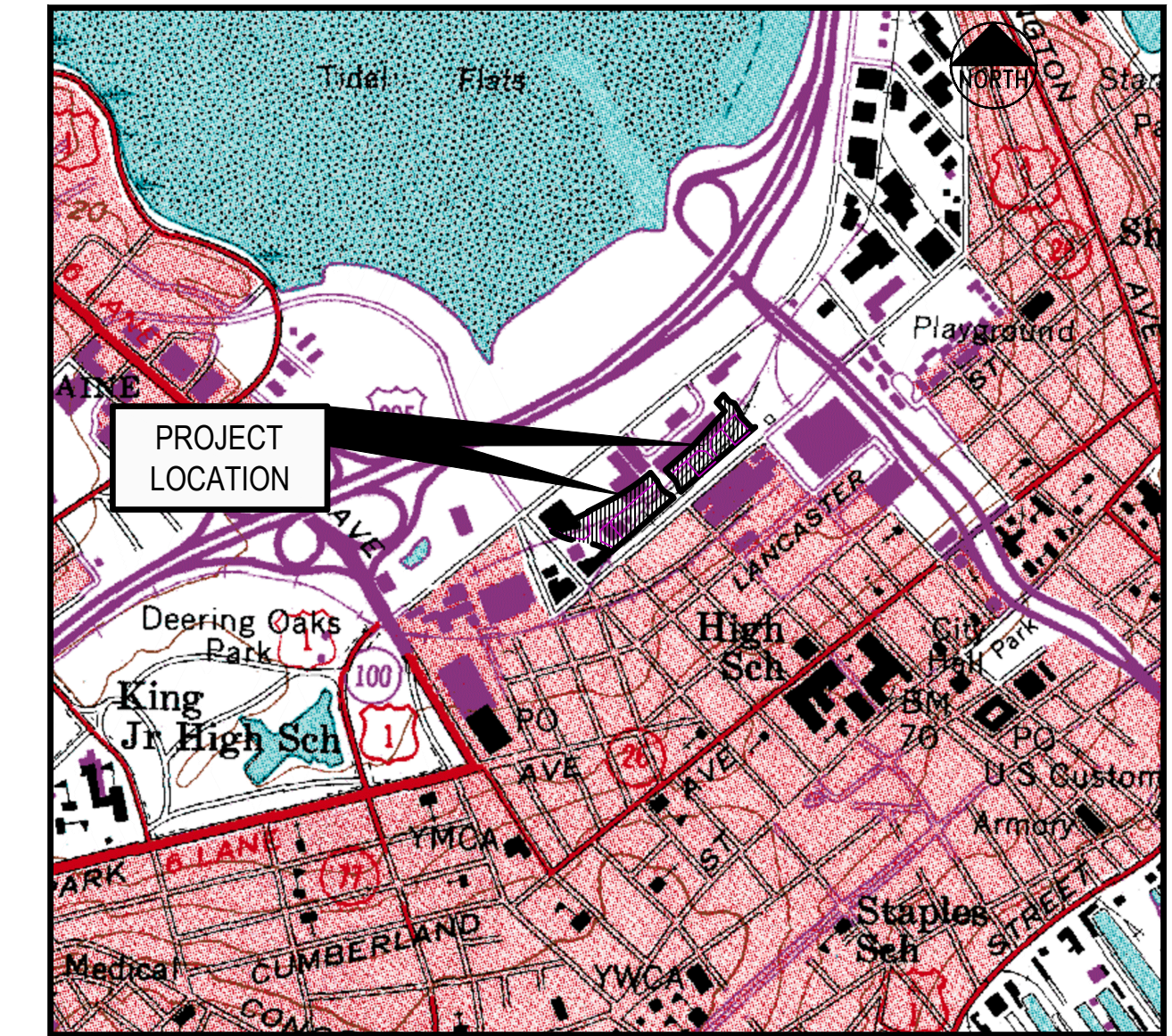
FOR

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/CMS 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

CBT ARCHITECTURAL DRAWING LIST:

- 1-A101 GROUND AND ROOF 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-A103 ROOF PLAN - midtownThree
- 3-A201 ELEVATIONS - midtownThree
- 3-A202 ELEVATIONS - midtownThree
- 4-A101 GROUND AND ROOF PLAN - midtownFour
- 4-A201 ELEVATIONS - midtownFour
- A800 SIGNAGE ELEVATIONS

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:**
Consentini Associates, Inc
1 KENDALL SQUARE
2ND FLOOR, SUITE B2204
CAMBRIDGE, MA 02139-1571
617.494.9040
ATTN: ROBERT LEBER
www.bleber@consentini-ma.com
- STRUCTURAL ENGINEERING:**
McNamara/Salvia Inc.
160 FEDERAL STREET, 5TH FLOOR
BOSTON, MA 02110
617.737.0040
ATTN: ADAM MCCARTHY, P.E.
www.mcsal.com
- ELECTRICAL ENGINEER:**
Wozny/Barbar & Associates, Inc.
1090 WASHINGTON STREET
HANOVER, MA 02339
781.826.4144
ATTN: MARK RATTENBURG, P.E.
www.wbaengineers.com
- PARKING CONSULTANT:**
Walker Parking Consultants
20 PARK PLAZA SUITE 102
BOSTON, MA 02116
617.350.5048
ATTN: AUTHUR G. STANDIG
www.art.standig@walkerparking.com
- ARCHITECT:**
CBT Architects
110 CANAL STREET
BOSTON, MA 02210
ATTN: DAVID HANCOCK
www.hancock@cbtarchitects.com
- LANDSCAPE ARCHITECT:**
Mitchell & Associates
THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101
207.774.4427
ATTN: ROBERT METCALF, PLA
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:
THE FEDERATED COMPANIES
3301 NE 1ST AVENUE
MIAMI, FLORIDA 33137-4110
ATTN: NICK WEXLER

POTENTIAL NEED FOR AIR EMISSIONS PERMIT
THE DETERMINATION OF THE REQUIREMENT FOR AN AIR EMISSIONS PERMIT IS BEING MADE BY OTHER CONSULTANTS IN CONSULTATION WITH THE MEDEP. OTHER PERMITS REQUIRED TO CONSTRUCT THE PROJECT BUT NOT LISTED ON THIS DRAWING SHALL BE SECURED BY THE CONTRACTOR.

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 | | | 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 | |
| CLIENT THE FEDERATED COMPANIES | | 1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND REV DATE DESCRIPTION REVISIONS P.E. WILLIAM R. MOORE LIC. # 13547 | | |