

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

MAP 32, BLOCK C, LOTS 1 & 2 (390 CONGRESS STREET)

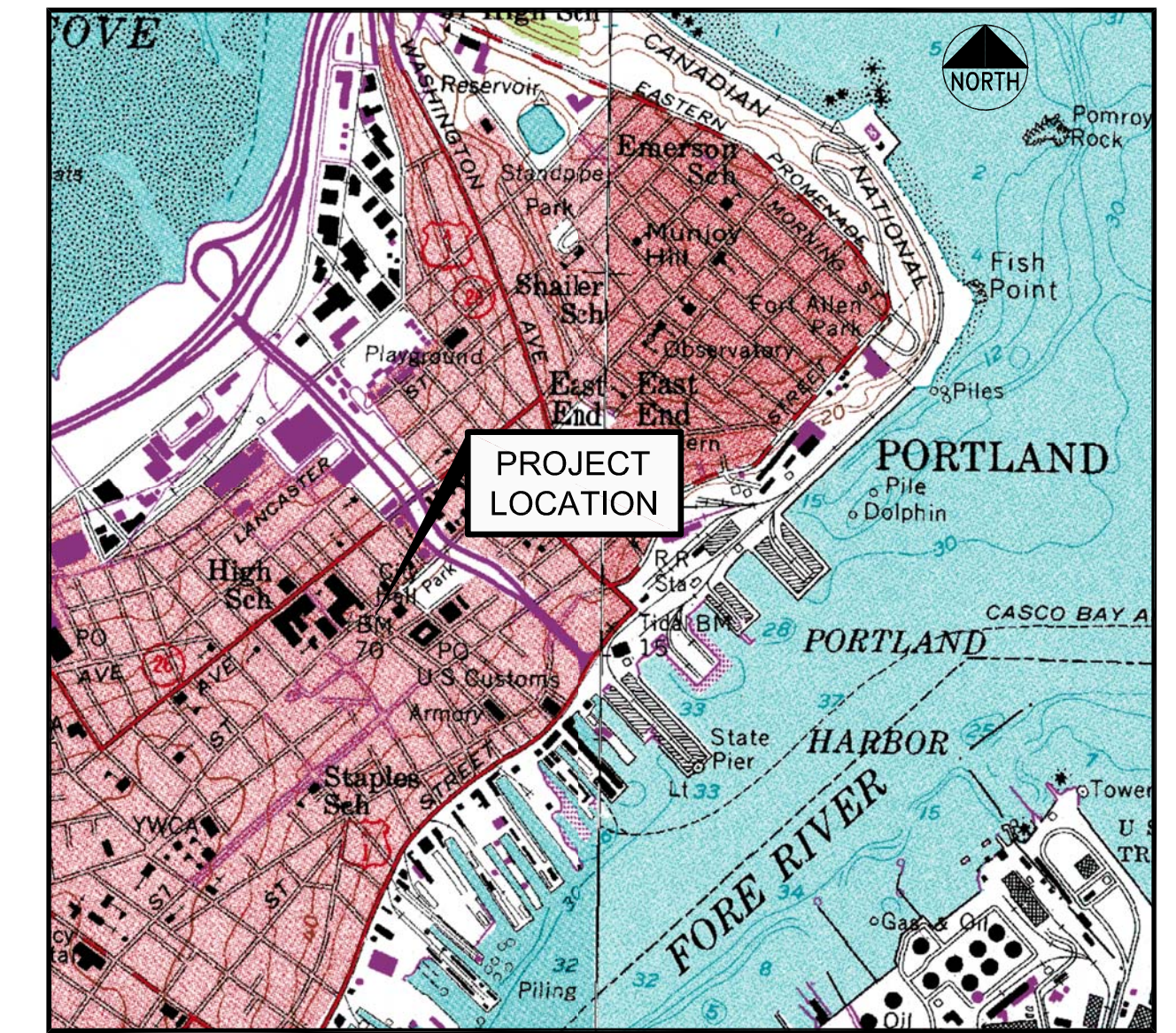
**OWNER**

MTM PROPERTIES, LLC  
C/O HM CAPITAL PARTNERS, LLC  
25 SOUTH SERVICE ROAD,  
SUITE 30  
JERICHO, NY 11753

**CURRENT APPLICANT**

119 DEVELOPMENT LLC  
C/O DEVELOPERS COLLABORATIVE LLC  
17 CHESTNUT STREET  
PORTLAND, ME 04101

# SITE DEVELOPMENT PLANS FOR REDEVELOPMENT OF THE FORMER PORTLAND PRESS HERALD BUILDING INTO A 110 UNIT BOUTIQUE HOTEL 119 EXCHANGE STREET, PORTLAND, MAINE DECEMBER 2012 PERMITTING DOCUMENTS



LOCATION  
MAP  
N.T.S.

**INDEX**

- C-1.0 COVER SHEET
- C-1.1 GENERAL NOTES AND LEGEND
- C-2.0 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-2.1 EXISTING CONDITIONS PLAN
- C-3.0 SITE IMPROVEMENTS PLAN
- C-3.1 UTILITY AND GRADING PLAN
- C-4.0 DETAILS
- C-4.1 DETAILS
- C-4.2 CROSS SECTIONS

**UTILITIES**

**WATER:**  
PORTLAND WATER DISTRICT  
22 DOUGLAS STREET  
P.O. BOX 3553  
PORTLAND, MAINE 04104  
207.761.8310  
CONTACT: RICO SPUGNARDI

**SEWER:**  
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: PAUL DUPERRE

**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 SUBMISSION APPROVAL:

BUILDING PERMIT / DEMOLITION PERMIT:

UTILITY / STREET OPENING PERMITS:

**GOVERNING BODY:**

CITY OF PORTLAND PLANNING AUTHORITY  
CITY HALL, CONGRESS STREET  
PORTLAND, MAINE 04103  
207.874.8722  
CONTACT: BARBARA BARHYDT / SHUKRIA WIAR

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

CITY OF PORTLAND PUBLIC SERVICES DIVISION  
55 PORTLAND STREET  
PORTLAND, ME 04102  
ATTN: CAROL MERRITT  
207.874.8801

**STATUS/DATE ISSUED:**

PRELIMINARY SUBMISSION 09.18.12  
FINAL PLAN SUBMISSION 12.18.12

**CONSULTANT LIST**

**CIVIL ENGINEER:**  
**DeLuca-Hoffman Associates, Inc.**  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
207.775.1121  
CONTACT: STEPHEN BUSHEY  
www.delucahoffman.com

**ARCHITECT:**  
**Archetype Architects**  
48 UNION WHARF  
PORTLAND, MAINE 04101  
207.772.6022  
ATTN: DAVID LLOYD  
www.archetype-architects.com

**SURVEYOR:**  
**Sebago Technics**  
75 JOHN ROBERTS ROAD, SUITE 1A  
SOUTH PORTLAND, MAINE 04106  
207.856.0277  
ATTN: WILLIAM SHIPPEN  
www.sebagotechnics.com

**ELECTRICAL ENGINEER:**  
**Bartlett Design**  
942 WASHINGTON STREET  
BATH, MAINE 04530  
207.443.5447  
ATTN: LARRY BARTLETT

**LANDSCAPE ARCHITECT:**  
**Sasaki Associates**  
64 PLEASANT STREET  
WATERTOWN, MASSACHUSETTS 02472  
617.923.7328  
ATTN: STUART DAWSON

PRELIMINARY - NOT FOR CONSTRUCTION

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.

**DH** DeLUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

Prepared For: 119 DEVELOPMENT LLC C/O DEVELOPERS COLLABORATIVE LLC 17 CHESTNUT STREET PORTLAND, ME 04101	Project: <b>HOTEL REDEVELOPMENT PORTLAND, ME</b>	Revisions:
	119 EXCHANGE STREET PORTLAND, MAINE	12/28/12 Final Plan Submission 10/29/12 Schematic Sidewalk Layout for Review 09/18/12 Preliminary Site Plan Application
Architect: <b>ARCHETYPE architects</b> 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Date: SEPT. 2012	Scale: N.T.S.
	<b>COVER SHEET</b>	<b>C-1.0</b>