

SITE DEVELOPMENT PLANS FOR A COMMERCIAL OFFICE BUILDING ON THAMES STREET PROPERTY (ONE HANCOCK STREET) PORTLAND, MAINE OCTOBER 2017 CONSTRUCTION SET

FORMER OWNER

CITY OF PORTLAND
 389 CONGRESS STREET
 PORTLAND, ME 04101
 PHONE: 207-874-8300
 ATTN: GREG MITCHELL

TAX MAP - BLOCK - LOT (ADDRESS)

19-BLOCK A - LOT 14
 CCRD BOOK 10924, PAGE 84
 BOOK 12907, PAGE 105

CURRENT APPLICANT/DEVELOPER/OWNER

0 HANCOCK STREET LLC
 P.O. BOX 910
 WESTBROOK, MAINE 04098-0910
 ATTN: JONATHAN COHEN
 C.C.R.D. BOOK 34347, PAGE 163 (SEPTEMBER 28, 2017)

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UTILITIES

WATER:
 PORTLAND WATER DISTRICT
 22 DOUGLASS STREET
 P.O. BOX 3553
 PORTLAND, MAINE 04104
 207.774.5961
 CONTACT: ROBERT BARTELLS

SEWER / STREETS:
 CITY OF PORTLAND
 PUBLIC SERVICES DIVISION
 55 PORTLAND STREET
 PORTLAND, MAINE 04102
 207.874.8846
 CONTACT: BRAD ROLAND, P.E. - SENIOR PROJECT 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
 207.797.1866
 CONTACT: KYLE BOUCHARD

NATURAL GAS:
 NORTHERN UTILITIES
 1075 FOREST AVENUE
 PORTLAND, MAINE 04103
 207.541.2570
 CONTACT: CRAIG CAMPBELL
 cell 207.650.6716

CABLE:
 TIME WARNER CABLE
 115 JOHNSON ROAD
 PORTLAND, MAINE 04102
 207.253.2324
 CONTACT: MARK PELLETIER

DIG SAFE:
 CALL BEFORE YOU DIG
 888.344.7233

PERMITS / APPROVALS

TYPE:

LOCAL

SITE PLAN/LEVEL III APPROVAL:

GOVERNING BODY:

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

STATUS/DATE ISSUED:

FINAL SUBMISSION 08.08.17
 RESUBMITTED 09.25.17
 FINAL APPROVAL 10.04.17

BUILDING PERMIT:

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

TO BE FILED BY BUILDING CONTRACTOR

UTILITY / STREET OPENING PERMITS:

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

TO BE FILED PRIOR TO CONSTRUCTION

TRAFFIC MOVEMENT PERMIT:

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

FILED ON 09.12.17
 SCOPING MEETING ON 09.25.17

STATE

SITE LOCATION OF DEVELOPMENT

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 CANCO ROAD
 PORTLAND, ME 04101

COVERED ON PERMIT ORDER #L-7866-26-E-N
 (TRANSFER ORDER TO BE REQUESTED)

CONDITIONS OF APPROVAL

1. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL RECEIVE APPROVAL FOR THE TRAFFIC MOVEMENT PERMIT CONCURRENT TO THE TRAFFIC MOVEMENT PERMIT REVIEW, THE APPLICANT SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, ADDITIONAL INFORMATION TO MEET THE TRANSPORTATION MONITORING AND ANALYSIS REQUIREMENTS OF THE SITE PLAN ORDINANCE. FEE TO MITIGATE IMPACTS MAY BE ASSESSED AS PART OF THAT REVIEW.
2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL COMPLETE THE TRANSFER OF OWNERSHIP PROCESS WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE SITE LOCATION OF DEVELOPMENT PERMIT APPLICABLE TO THE PROPERTY.
3. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. THE OWNER/OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM, AND ALL ASSIGNS, SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, INCLUDING THE ROOF SYSTEM, AS ATTACHED, OR IN SUBSTANTIALLY THE SAME FORM, SHALL BE SUBMITTED FOR REVIEW BY CORPORATION COUNSEL. ONCE APPROVED, THE DOCUMENT SHALL BE SIGNED AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. PLEASE SUBMIT FINAL COPIES TO BOTH THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING AUTHORITY IN ACCORDANCE WITH STAFF AND PLANNING BOARD COMMENT PER SITE PLAN APPROVAL.
4. PRIOR TO BUILDING PERMIT, THE CONSTRUCTION MANAGEMENT PLAN SHALL BE APPROVED BY CITY STAFF.
5. PRIOR TO BUILDING PERMIT, THE FINAL BUILDING DESIGN SHALL BE REVISED AND SUBMITTED FOR APPROVAL IN ACCORDANCE WITH STAFF AND PLANNING BOARD COMMENT.
6. PRIOR TO BUILDING PERMIT, THE FINAL SIDEWALK DESIGN INCLUDING GRADING, MATERIAL DETAIL, CROSS SLOPE, STREET LIGHT PLACEMENT, ADA RAMPS, APRON, AND STREET TREE DESIGN SHALL BE REVISED AND SUBMITTED TO STAFF FOR FINAL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING AUTHORITY IN ACCORDANCE WITH STAFF AND PLANNING BOARD COMMENT PER SITE PLAN APPROVAL.

7. PRIOR TO BUILDING PERMIT, THE FINAL LAYOUT OF THE UTILITIES AND SEWER CONNECTIONS SHALL BE REVISED PER STAFF COMMENT AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS FOR FINAL APPROVAL.
8. PRIOR TO BUILDING PERMIT, THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY, WITH EVIDENCE OF EXECUTED EASEMENTS TO BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, INCLUDING BUT NOT LIMITED TO:
 - a. SIDEWALK EASEMENT FROM 0 HANCOCK, LLC TO THE CITY OF PORTLAND;
 - b. LICENSE FROM THE CITY OF PORTLAND TO 0 HANCOCK, LLC FOR CANOPIES EXTENDING INTO THE PUBLIC RIGHT-OF-WAY; AND
 - c. LICENSE FROM THE CITY OF PORTLAND TO 0 HANCOCK, LLC FOR FOUNDATION FOOTINGS ON THAMES STREET.
9. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE UPDATED LEASE AGREEMENTS VERIFYING THE SUFFICIENT CAPACITY OF THE OCEAN GATEWAY GARAGE TO MEET THE NEEDS OF THIS PROJECT. IF, UPON REVIEW, STAFF OR THE APPLICANT DETERMINES THE REQUIRED OFF-STREET PARKING CANNOT BE MET IN THE OCEAN GATEWAY GARAGE, THE APPLICANT SHALL PROPOSE AN ALTERNATIVE PARKING LOCATION(S) OR STRATEGIES MEETING THE CITY'S LAND USE CODE OF ORDINANCES.
10. IN THE EVENT THE PLANNING BOARD APPROVES A SIDEWALK DESIGN FOR THAMES STREET THAT DOES NOT MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS, PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL ENTER INTO AN AGREEMENT TO MAINTAIN AND REPAIR THE THAMES STREET SIDEWALK TO BE REVIEWED AND APPROVED BY CORPORATION COUNSEL AND THE PLANNING AUTHORITY. THIS AGREEMENT WITH THE CITY SHALL BE RECORDED IN THE DEED ASSOCIATED WITH THE PROPERTY.
11. IN THE EVENT THE PLANNING BOARD APPROVES A SIDEWALK DESIGN FOR THAMES STREET THAT DOES NOT MEET THE CITY OF PORTLAND TECHNICAL STANDARDS, THERE SHALL BE NO OUTDOOR SEATING ALLOWED.

DESIGN BUILD LEADER:
CIANBRO CORPORATION
 RICKERS WHARF MARINA FACILITY
 PORTLAND, MAINE 04102
 207.773.5852
 CONTACT: JONATHAN DICENTES

TDM CONSULTANT:
CUSHMAN TRANSPORTATION CONSULTING, LLC
 94 BECKETT STREET, 2ND FLOOR
 PORTLAND, MAINE 04101
 207.200.1900
 ATTN: SARAH CUSHMAN
 SARAH@SARAHCUSHMAN.COM

CONSULTANT LIST

CIVIL ENGINEER:
Stantec
 482 PAYNE ROAD SCARBOROUGH COURT
 SCARBOROUGH, MAINE 04074
 207.883.3355
 ATTN: STEVE BUSHEY
 STEPHEN.BUSHEY@STANTEC.COM

ARCHITECT:
Archetype Architects
 48 UNION WHARF
 PORTLAND, MAINE 04101
 207.772.6022
 ATTN: BILL HOPKINS
 HOPKINS@ARCHYPEPEA.COM

SURVEYOR:
Owen Haskell, Inc.
 390 US ROUTE 1, UNIT 10
 FALMOUTH, MAINE 04105
 207.774.0424
 ATTN: JOHN SWAN/SAMUEL GLIDDEN

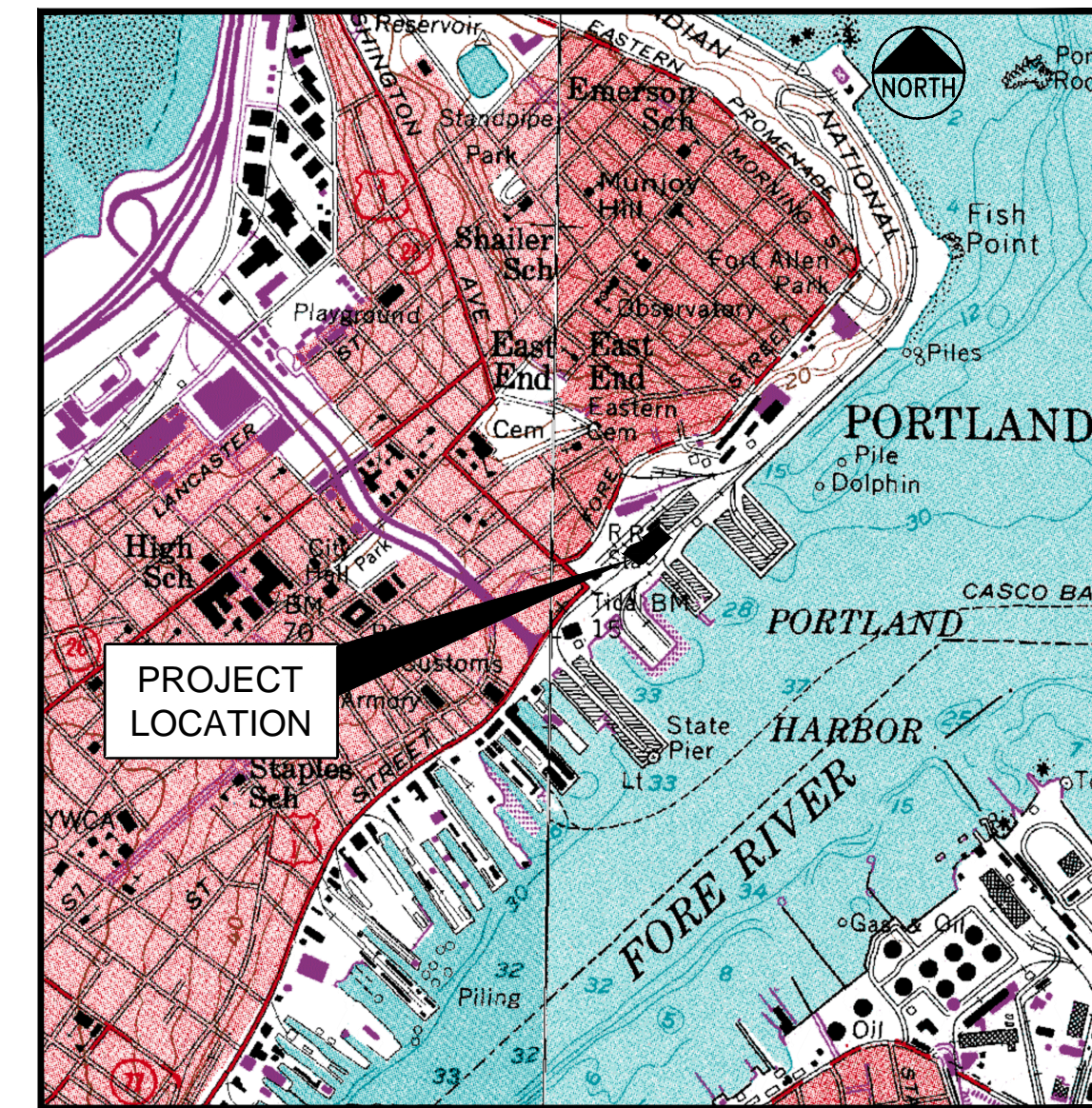
ELECTRICAL ENGINEER:
ES BOULOS
 45 BRADLEY DRIVE
 WESTBROOK, MAINE 04092
 207.464.3706
 ATTN: BOB GOULET
 BGOULET@ESBOULOS.COM

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

LANDSCAPE ARCHITECT:
MOHR & SEREDIN
 18 PLEASANT STREET
 PORTLAND, MAINE 04101
 207.871.0003
 ATTN: STEVE MOHR

TRAFFIC ENGINEER:
TRAFFIC SOLUTIONS
 235 BANCROFT STREET
 PORTLAND, MAINE 04102
 207.774.3603
 CONTACT: BILL BRAY
 TRAFFICSOLUTIONS@MAINE.RR.COM

MECHANICAL ENGINEER:
JOHNSON AND JORDAN
 18 MUSSEY ROAD
 SCARBOROUGH, MAINE 04074
 207.886.8345
 ATTN: CHRIS JORDAN
 CJORDAN@JOHNSONANDJORDAN.COM

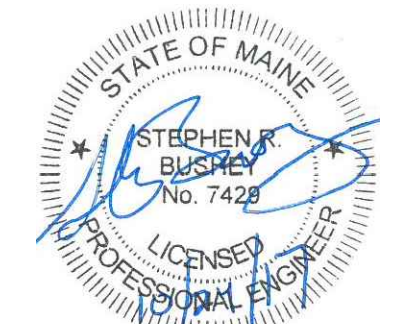


LOCATION MAP
 N.T.S.

NO.	REVISION	DATE	BY
5	REVISED FOR CONSTRUCTION	17.03.17	SRB
4	ISSUED FOR CONSTRUCTION	17.03.17	SRB
3	REVISED FOR CONDITIONS OF APPROVAL	17.03.17	SRB
2	RESUBMITTED FOR FINAL SITE PLAN REVIEW	17.09.17	SRB
1	FINAL SITE PLAN REVIEW	17.08.17	SRB

FILE NAME	LA	DWS	SRB	17.07.10
P.E. STEPHEN R. BUSHEY	DWN.	CHKD.	DSGN.	DATE

Permit-Seal



Client/Project
 0 HANCOCK STREET LLC

THAMES STREET SITE
 PORTLAND, MAINE

Title
 COVER SHEET

Project No.
 195350450

Scale
 N.T.S.

Sheet
 C-1.0

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.

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