58 FORE STREET
MASTER PLAN

PORTLAND, MAINE

MASTER DEVELOPMENT PLAN APPLICATION SUBMISSION TO CITY OF PORTLAND

SEPTEMBER 16, 2016

PROJECT LOCUS

SCALE: 1"=500'

CIVIL SHEET INDEX

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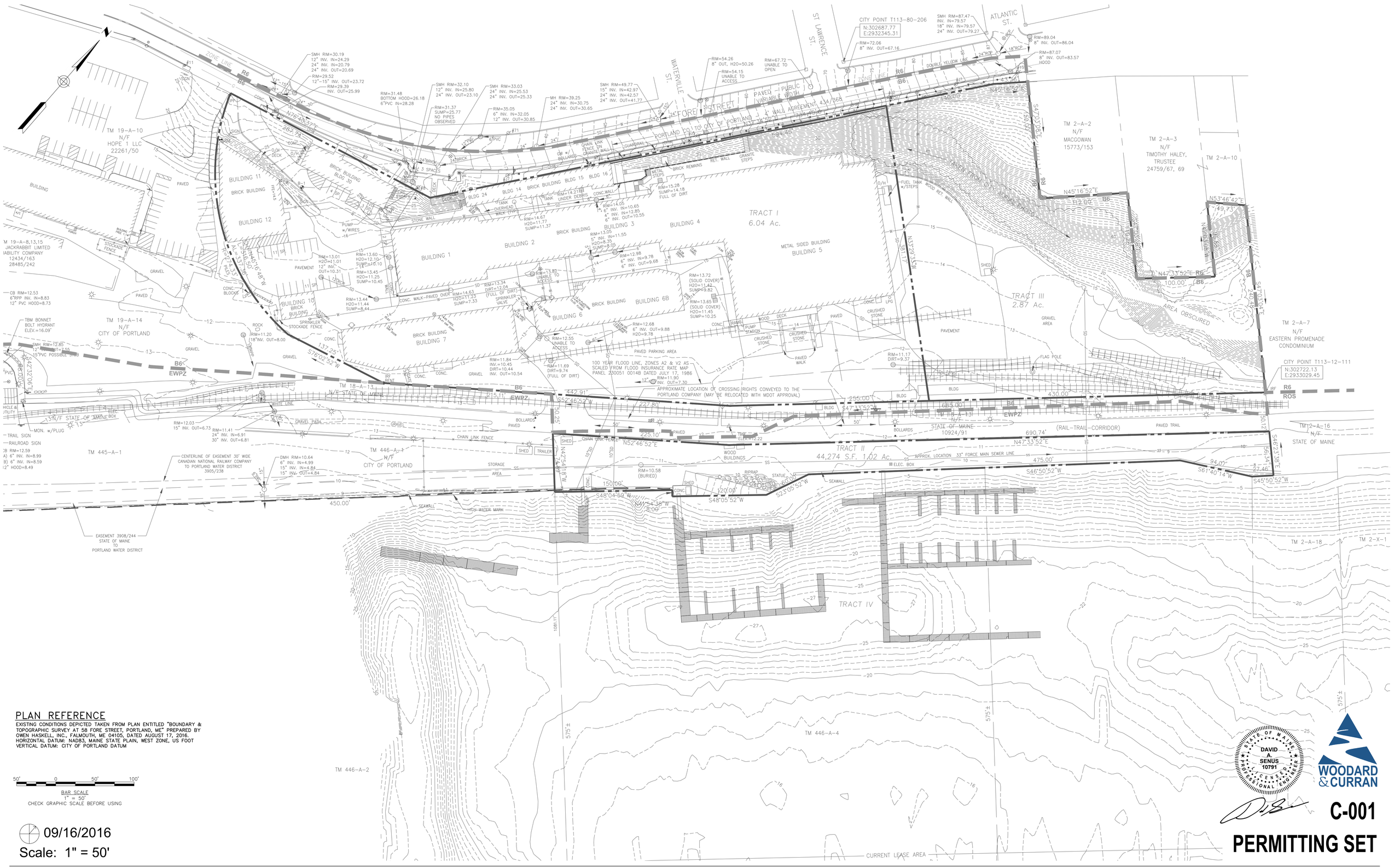
—	BOUNDARY SURVEY



PLAN REFERENCE

EXISTING CONDITIONS DEPICTED TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY AT 58 FORE STREET, PORTLAND, ME" PREPARED BY OWEN HASKELL, INC., FALMOUTH, ME 04105, DATED AUGUST 17, 2016.
HORIZONTAL DATUM: NAD83, MAINE STATE PLAIN, WEST ZONE, US FOOT
VERTICAL DATUM: CITY OF PORTLAND DATUM

50' 0 50' 100'

BAR SCALE
1" = 50'
CHECK GRAPHIC SCALE BEFORE USING

09/16/2016
Scale: 1" = 50'

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-001

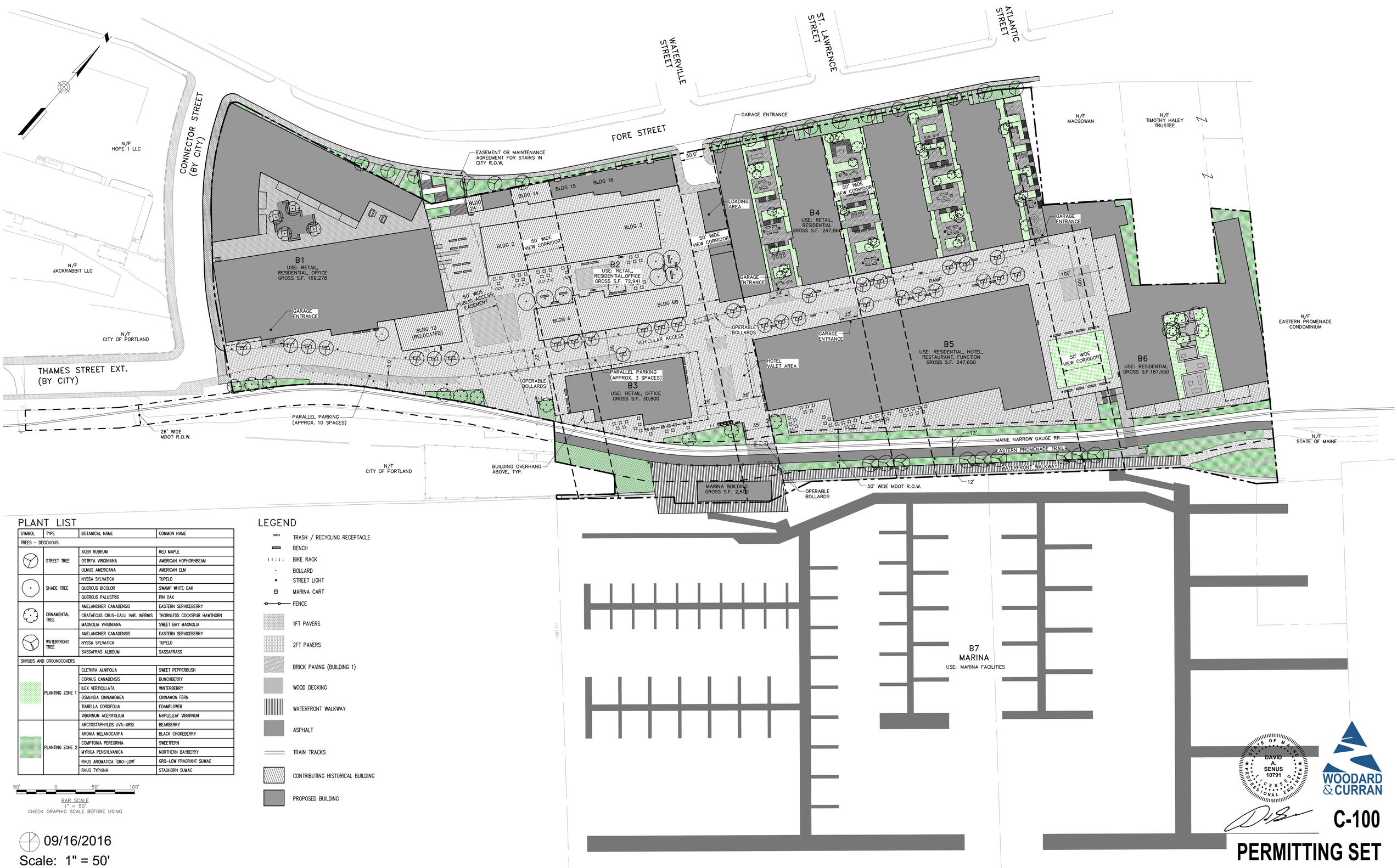
PERMITTING SET

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

EXISTING CONDITIONS PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



PLANT LIST

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME
TREES – DECIDUOUS			
	STREET TREE	ACER RUBRUM	RED MAPLE
		OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM
		ULMUS AMERICANA	AMERICAN ELM
	SHADE TREE	NYSSA SYLVATICA	TUPELO
		QUERCUS BICOLOR	SWAMP WHITE OAK
		QUERCUS PALUSTRIS	PIN OAK
	ORNAMENTAL TREE	AMELANCHIER CANADENSIS	EASTERN SERVICEBERRY
		CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN
		MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA
	WATERFRONT TREE	AMELANCHIER CANADENSIS	EASTERN SERVICEBERRY
		NYSSA SYLVATICA	TUPELO
		SASSAFRAS ALBIDUM	SASSAFRASS
SHRUBS AND GROUNDCOVERS			
	PLANTING ZONE 1	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH
		CORNUS CANADENSIS	BUNCHBERRY
		ILEX VERTICILLATA	WINTERBERRY
		OSMUNDA CINNAMOMEA	CINNAMON FERN
		TIARELLA CORDIFOLIA	FOAMFLOWER
		VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM
	PLANTING ZONE 2	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY
		ARONIA MELANOCARPA	BLACK CHOKEBERRY
		COMPTONIA PEREGRINA	SWEETFERN
		MYRICA PENSYLVANICA	NORTHERN BAYBERRY
		RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
		RHUS TYPHINA	STAGHORN SUMAC

LEGEND

- TRASH / RECYCLING RECEPTACLE
- BENCH
- BIKE RACK
- BOLLARD
- STREET LIGHT
- MARINA CART
- FENCE
- 1FT PAVERS
- 2FT PAVERS
- BRICK PAVING (BUILDING 1)
- WOOD DECKING
- WATERFRONT WALKWAY
- ASPHALT
- TRAIN TRACKS
- CONTRIBUTING HISTORICAL BUILDING
- PROPOSED BUILDING

50' 0 50' 100'

BAR SCALE
1" = 50'
CHECK GRAPHIC SCALE BEFORE USING

09/16/2016
Scale: 1" = 50'

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-100

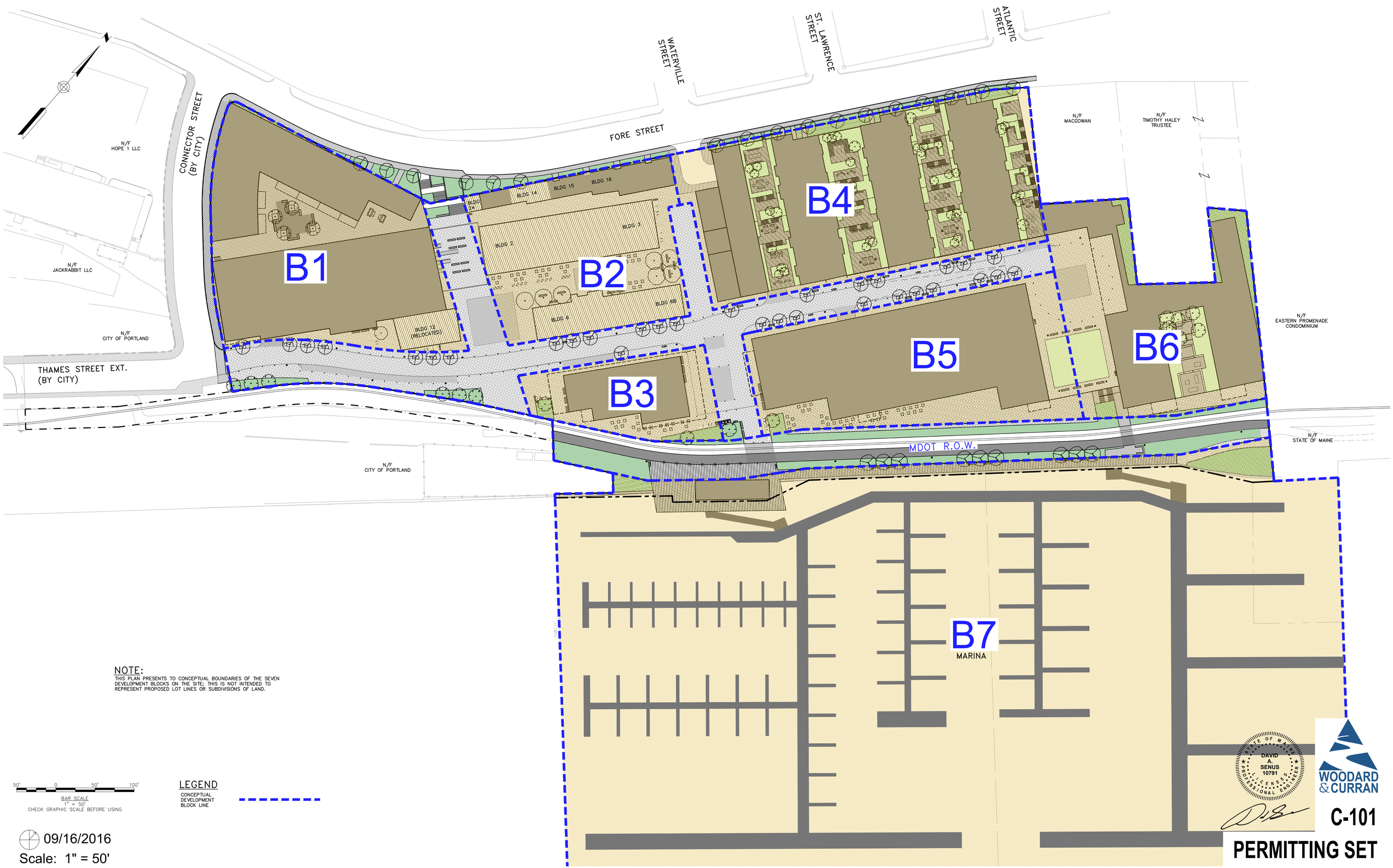
PERMITTING SET

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

OVERALL SITE MASTER PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



NOTE:
THIS PLAN PRESENTS TO CONCEPTUAL BOUNDARIES OF THE SEVEN DEVELOPMENT BLOCKS ON THE SITE; THIS IS NOT INTENDED TO REPRESENT PROPOSED LOT LINES OR SUBDIVISIONS OF LAND.

50' 0 50' 100'
BAR SCALE
1" = 50'
CHECK GRAPHIC SCALE BEFORE USING

LEGEND
CONCEPTUAL DEVELOPMENT BLOCK LINE

09/16/2016
Scale: 1" = 50'

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-101

PERMITTING SET

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

DEVELOPMENT BLOCK OUTLINE PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

LEGEND

SPOT GRADE	+15
EXISTING CONTOUR	10
PROPOSED CONTOUR	10

NOTE:

CONCEPTUAL GRADING PLAN PROVIDES ANTICIPATED, APPROXIMATE ELEVATIONS FOR THE ROADWAY AND OPEN SPACES ON THE SITE, AND THE PATIOS AND COMMON SPACES ABOVE THE PARKING PEDESTALS. THESE ELEVATIONS ARE PRELIMINARY AS PRESENTED, AND INTENDED TO PROVIDE RELATIVE CONTEXT TO ADJACENT EXISTING AND PROPOSED GRADES BOTH ON AND NEAR THE 58 FORE STREET SITE.

50' 0 50' 100'

BAR SCALE
1" = 50'
CHECK GRAPHIC SCALE BEFORE USING

09/16/2016
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STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-102

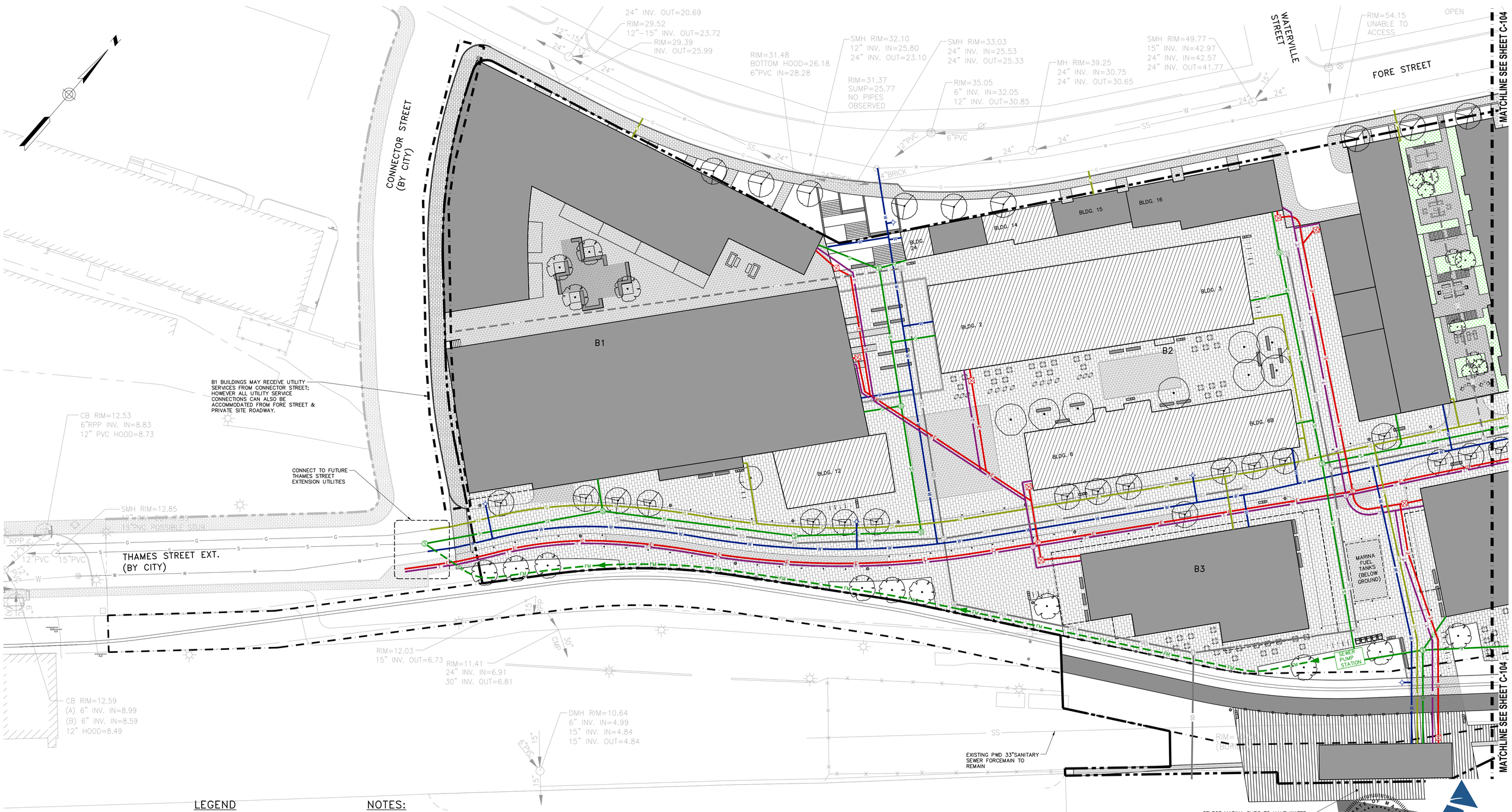
PERMITTING SET

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

CONCEPTUAL GRADING PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



LEGEND

SEWER SERVICE	S
SEWER FORCEMAIN	FM
WATER SERVICE	W
ELECTRICAL SERVICE	E
TELECOMMUNICATIONS SERVICE	T
NATURAL GAS SERVICE	G
SEWER MANHOLE	S
ELECTRICAL MANHOLE	E
TELECOMMUNICATION MANHOLE	T
TRANSFORMER VAULT	
HYDRANT	

NOTES:

1. PROPOSED UTILITIES ARE APPROXIMATE AS SHOWN. DETAILED UTILITY LAYOUTS WILL BE PREPARED AND SUBMITTED FOR REVIEW AS PART OF FUTURE SITE PLAN APPLICATIONS.

30' 0 30' 60'

BAR SCALE
1" = 30'
CHECK GRAPHIC SCALE BEFORE USING

09/16/2016
Scale: 1" = 30'

STATE OF MAINE
DAVID A. SENUS
10731
PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-103

PERMITTING SET

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

UTILITY PLAN - 1

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

MATCHLINE SEE SHEET C-103

ST. LAWRENCE STREET

RIM=72.06
8" INV. OUT=67.16

24"RCP

18"RCP

RIM=87.07
8" INV. OUT=83.57
HOOD

B4

B5

B6

UTILITIES SHALL BE ROUTED THROUGH THE GARAGE STRUCTURE EITHER BELOW THE GARAGE FLOOR OR WITHIN UTILITY CHASEWAYS IN THE LOWER PEDESTAL GARAGE ROOF.

APPROX. LOCATION OF FORE STREET CURB LINE

MATCHLINE SEE SHEET C-103

30' 0 30' 60'

BAR SCALE
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09/16/2016

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LEGEND

SEWER SERVICE	S
SEWER FORCEMAIN	FM
WATER SERVICE	W
ELECTRICAL SERVICE	E
TELECOMMUNICATIONS SERVICE	T
NATURAL GAS SERVICE	G
SEWER MANHOLE	S
ELECTRICAL MANHOLE	E
TELECOMMUNICATION MANHOLE	T
TRANSFORMER VAULT	
HYDRANT	

NOTES:

1. PROPOSED UTILITIES ARE APPROXIMATE AS SHOWN. DETAILED UTILITY LAYOUTS WILL BE PREPARED AND SUBMITTED FOR REVIEW AS PART OF FUTURE SITE PLAN APPLICATIONS.

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-104

PERMITTING SET

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

UTILITY PLAN - 2

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

Project Area Summary Table	
Total Existing Developed Area (Proposed Re-Developed Area)	9.66 Acres
Total Proposed Developed Area	11.30 Acres
Total New Developed Area	1.64 Acres
Total Proposed Impervious Area	10.75 Acres
Total Re-Developed Impervious Area	8.57 Acres
Total New Impervious Area	2.18 Acres

Treatment Area Requirements	
Required Treatment of New Impervious Area (95%)	2.07 Acres
Required Treatment of New Developed Area (80%)	1.31 Acres
Required Treatment of Redeveloped Impervious Area	4.29 Acres
Total Impervious Area Required to be Treated	6.36 Acres

LEGEND

OUTFALL DRAINAGE AREA BOUNDARY		
OUTFALL 1 DRAINAGE AREA		7.13 ACRES
OUTFALL 2 DRAINAGE AREA		4.17 ACRES
NEW IMPERVIOUS AREA		2.18 ACRES
STORMDRAIN MAIN	SD	
STORMDRAIN MAIN (INTERIOR TO BLDG)	SD	
STORMDRAIN MANHOLE	D	

NOTE:

THE CONCEPTUAL DRAINAGE AREA PLAN PRESENTS A CONCEPT FOR THE COLLECTION, CONVEYANCE AND DISCHARGE OF STORMWATER FROM THE SITE. CONNECTIONS AND PIPE SIZING ARE NOT DETERMINED AT THIS TIME AND WILL BE IDENTIFIED UNDER FUTURE PERMITTING AND DESIGN EFFORTS.

50' 0 50' 100'

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09/16/2016
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STATE OF MAINE
DAVID A. SENUS
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WOODARD & CURRAN

C-105A

PERMITTING SET

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

CONCEPTUAL DRAINAGE AREA PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

LEGEND

TREATED AREA	6.36 ACRES
SURFACE FILTER UNIT	
SUBSURFACE TREATMENT UNIT	
STORMDRAIN MAIN	SD
STORMDRAIN MAIN (INTERIOR TO BLDG)	SD
STORMDRAIN MANHOLE	D

50' 0 50' 100'

BAR SCALE
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09/16/2016

Scale: 1" = 50'

NOTE:

1. IN ACCORDANCE WITH SECTION 5 OF THE CITY OF PORTLAND TECHNICAL MANUAL, THE PROJECT SHALL BE REQUIRED TO COMPLY WITH THE MAINEDEP CHAPTER 500 STANDARDS, INCLUDING THE BASIC, GENERAL AND FLOODING STANDARDS, FOLLOWING THE APPLICABILITY REQUIREMENTS OUTLINED IN THE CITY OF PORTLAND'S TECHNICAL STANDARDS.
   a. BASIC STANDARDS: SITE PLANS, DETAILS, AND EROSION AND SEDIMENT CONTROL NOTES DEMONSTRATING COMPLIANCE WITH THE BASIC STANDARDS WILL BE PROVIDED AS PART OF FUTURE SITE PLAN APPLICATIONS, WHEN ADDITIONAL DESIGN DETAIL WILL ALLOW FOR THE IDENTIFICATION OF THE NECESSARY CONTROLS
   b. GENERAL STANDARDS: GENERAL STANDARDS REQUIRES THAT STORMWATER QUALITY TREATMENT BE PROVIDED FOR NO LESS THAN 95% OF NEW IMPERVIOUS AREA AND NO LESS THAN 80% OF NEW DEVELOPED AREA. IN ACCORDANCE WITH SECTION 5.II.D. OF THE CITY OF PORTLAND TECHNICAL MANUAL, ALL PROJECTS THAT INCLUDE REDEVELOPMENT OF NON-ROOF IMPERVIOUS AREA GREATER THAN 5,000 SQUARE-FEET AND SUBJECT TO CITY OF PORTLAND REVIEW SHALL PROVIDE STORMWATER QUALITY TREATMENT IN ACCORDANCE WITH THE GENERAL STANDARDS FOR NO LESS THAN 50% OF THE REDEVELOPED IMPERVIOUS AREA. THE CONCEPT STORMWATER TREATMENT PLAN IDENTIFIES AREAS ANTICIPATED TO RECEIVE STORMWATER QUALITY TREATMENT UTILIZING MAINEDEP APPROVED STORMWATER BEST MANAGEMENT PRACTICES (BMPS) IN COMPLIANCE WITH THESE STANDARDS.
   c. FLOODING STANDARD: THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING ADDITIONAL STORAGE OF STORMWATER FOR THE FLOODING STANDARD DUE TO THE FACT THAT THE PROJECT WILL DISCHARGE DIRECTLY INTO THE OCEAN. STORMWATER RUNOFF FROM THE SITE WILL BE CONVEYED EXCLUSIVELY TO THE OCEAN VIA A DIRECT DISCHARGE PIPED SYSTEM LOCATED ON THE PROJECT PROPERTY, OR VIA SHEET FLOW FOR AREAS DIRECTLY ADJACENT TO THE SEA WALL.
2. THIS PLAN PRESENTS CONCEPTUAL AREAS TO RECEIVE TREATMENT UNDER THE GENERAL STANDARDS THAT HAVE BEEN DELINEATED BASED ON PRELIMINARY GRADING AND TOPOGRAPHY, IN ADDITION TO POSSIBLE LOCATIONS OF STORMWATER TREATMENT SYSTEMS. STORMWATER RUNOFF FROM THE SITE WILL BE COLLECTED AND TREATED IN COMPLIANCE WITH THE CITY'S REQUIREMENTS.
3. PROPOSED STORMWATER MANAGEMENT MEASURES FOR COMPLIANCE WITH THE GENERAL STANDARDS WILL CONSIST OF BEST MANAGEMENT PRACTICES (BMPS), SUCH AS TREE BOX FILTERS, SUBSURFACE PROPRIETARY TREATMENT SYSTEMS (I.E. STORMFILTER, JELLYFISH), RAIN GARDENS, OR SUBSURFACE FILTRATION SYSTEMS. THESE BMPS WILL BE DESIGNED ACCORDING TO THE MOST RECENT MAINEDEP STORMWATER BMP GUIDANCE; DESIGN CALCULATIONS WILL BE SUBMITTED AS PART OF FUTURE SITE PLAN SUBMISSIONS. ADDITIONAL LOW IMPACT DEVELOPMENT (LID) MEASURES, SUCH AS RAINWATER REUSE SYSTEMS, GREEN ROOFS, AND ROOF DRIPLINE FILTERS, MAY ALSO BE INCORPORATED FOR STORMWATER CREDITS AS PART OF THE DETAILED SITE PLAN SUBMISSION.

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-105B

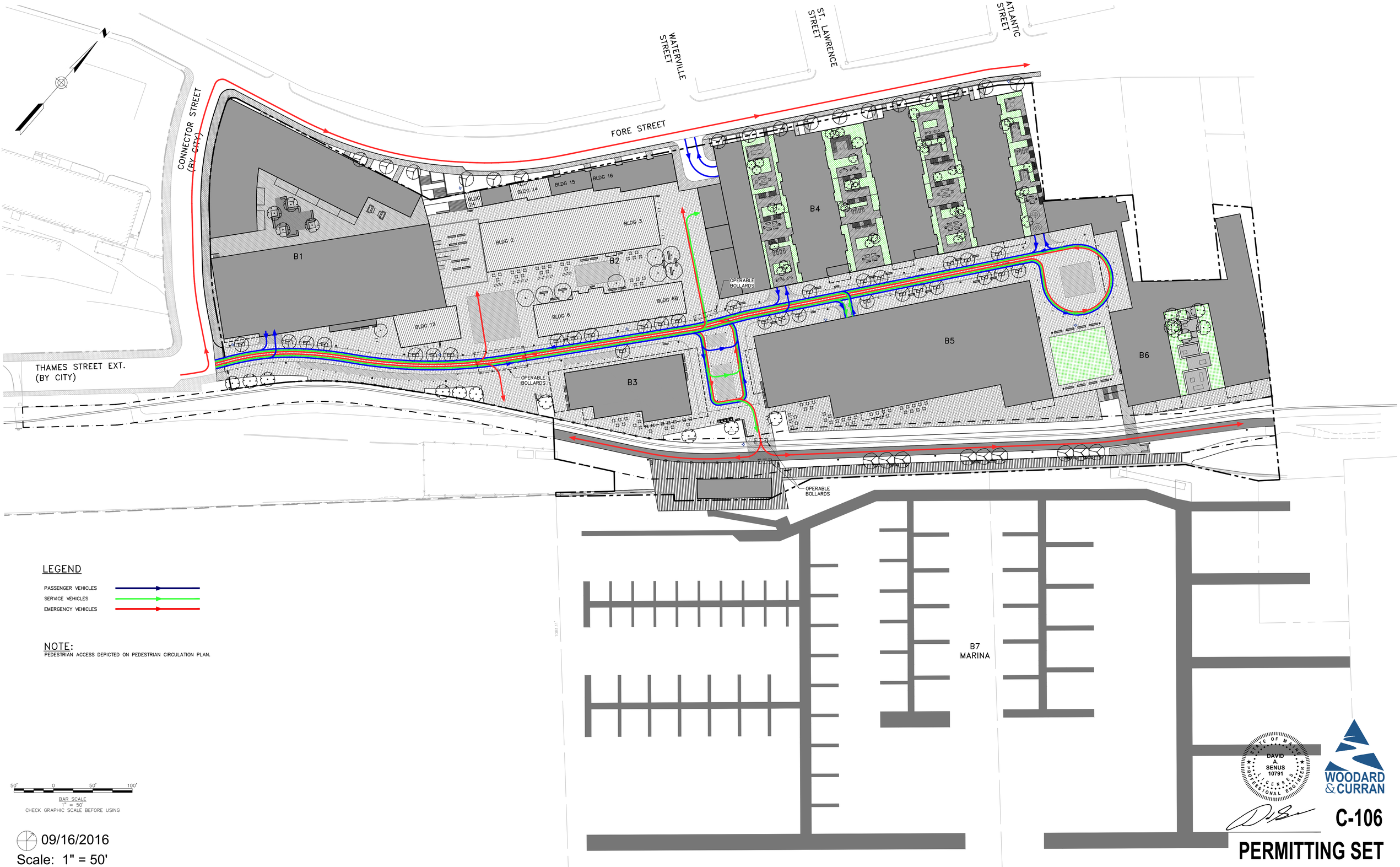
PERMITTING SET

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

CONCEPTUAL STORMWATER TREATMENT PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



LEGEND

PASSENGER VEHICLES
SERVICE VEHICLES
EMERGENCY VEHICLES

NOTE:
PEDESTRIAN ACCESS DEPICTED ON PEDESTRIAN CIRCULATION PLAN.

50' 0 50' 100'
BAR SCALE
1" = 50'
CHECK GRAPHIC SCALE BEFORE USING

09/16/2016
Scale: 1" = 50'

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED
PROFESSIONAL ENGINEER

WOODARD & CURRAN

C-106

PERMITTING SET

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

VEHICLE CIRCULATION PLAN
58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

TM 19-A-10
N/F
HOPE 1 LLC
22261/50

HOPE 1, LLC

THAMES ST. TO FORE ST. CONNECTOR BY CITY

FORE STREET

TM 19-A-8,13,15
N/F JACKRABBIT LIMITED LIABILITY COMPANY
12434/163
28485/242

HOPE 1, LLC

TM 19-A-14
N/F
CITY OF PORTLAND

CITY TO CPB2, LLC

THAMES ST. EXT. BY CITY

PRIVATE ROADWAY

TM 18-A-13
N/F STATE OF MAINE

N/F STATE OF MAINE

MDOT TO CPB2, LLC

TM 445-A-1

13' WIDE MNGRR (TRAIN)

REALIGNED MDOT R.O.W.

TM 446-A-1
N/F
CITY OF PORTLAND

CITY TO MDOT

EASTERN PROMENADE TRAIL

CPB2, LLC TO CITY

12-20' WIDE WATERFRONT WALKWAY (WALKING)

5' WATERFRONT EDGE TO BE RETAINED BY CPB2, LLC

NOTE:
THIS PLAN PRESENTS POSSIBLE LAND TRANSFERS THAT HAVE BEEN CONTEMPLATED BY THE CITY AND CPB2, LLC TO ALLOW FOR THE EXTENSION OF THE CITY ROADWAY NETWORK AS PRESENTED IN THE EASTERN WATERFRONT MASTER PLAN AND TO ALLOW FOR REDEVELOPEMENT OF THE ABUTTING PUBLIC AND PRIVATE PROPERTIES.

30' 0 30' 60'
BAR SCALE
1" = 30'
CHECK GRAPHIC SCALE BEFORE USING

STATE OF MAINE
DAVID A. SENUS
10791
LICENSED PROFESSIONAL ENGINEER

09/16/2016
Scale: 1" = 30'

WOODARD & CURRAN

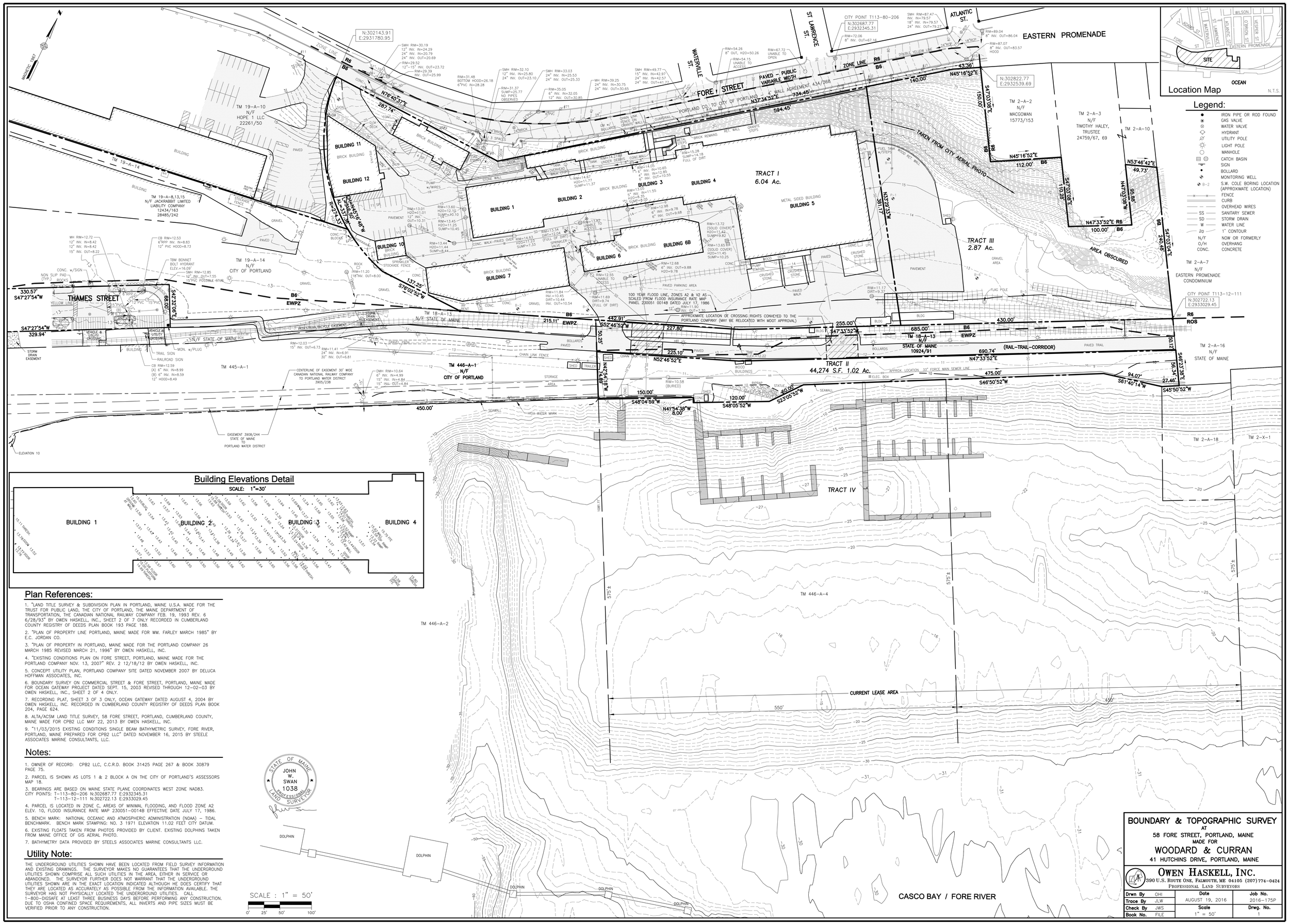
C-107

PERMITTING SET

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LAND TRANSFER PROPOSAL
58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



Plan References:

1. "LAND TITLE SURVEY & SUBDIVISION PLAN IN PORTLAND, MAINE U.S.A. MADE FOR THE TRUST FOR PUBLIC LAND, THE CITY OF PORTLAND, THE MAINE DEPARTMENT OF TRANSPORTATION, THE CANADIAN NATIONAL RAILWAY COMPANY FEB. 19, 1993 REV. 6 6/28/93" BY OWEN HASKELL, INC., SHEET 2 OF 7 ONLY RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 193 PAGE 188.
2. "PLAN OF PROPERTY LINE PORTLAND, MAINE MADE FOR WM. FARLEY MARCH 1985" BY E.C. JORDAN CO.
3. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE PORTLAND COMPANY 26 MARCH 1985 REVISED MARCH 21, 1996" BY OWEN HASKELL, INC.
4. "EXISTING CONDITIONS PLAN ON FORE STREET, PORTLAND, MAINE MADE FOR THE PORTLAND COMPANY NOV. 13, 2007" REV. 2 12/18/12 BY OWEN HASKELL, INC.
5. CONCEPT UTILITY PLAN, PORTLAND COMPANY SITE DATED NOVEMBER 2007 BY DELUCA HOFFMAN ASSOCIATES, INC.
6. BOUNDARY SURVEY ON COMMERCIAL STREET & FORE STREET, PORTLAND, MAINE MADE FOR OCEAN GATEWAY PROJECT DATED SEPT. 15, 2003 REVISED THROUGH 12-02-03 BY OWEN HASKELL, INC., SHEET 2 OF 4 ONLY.
7. RECORDING PLAT, SHEET 3 OF 3 ONLY, OCEAN GATEWAY DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 204, PAGE 624.
8. ALTA/ACSM LAND TITLE SURVEY, 58 FORE STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR CPB2 LLC MAY 22, 2013 BY OWEN HASKELL, INC.
9. "11/03/2015 EXISTING CONDITIONS SINGLE BEAM BATHYMETRIC SURVEY, FORE RIVER, PORTLAND, MAINE PREPARED FOR CPB2 LLC" DATED NOVEMBER 16, 2015 BY STEELE ASSOCIATES MARINE CONSULTANTS, LLC.

Notes:

1. OWNER OF RECORD: CPB2 LLC, C.C.R.D. BOOK 31425 PAGE 267 & BOOK 30879 PAGE 75.
2. PARCEL IS SHOWN AS LOTS 1 & 2 BLOCK A ON THE CITY OF PORTLAND'S ASSESSORS MAP 18.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATES WEST ZONE NAD83. CITY POINTS: T-113-80-206 N:302687.77 E:2932345.31
   T-113-12-111 N:302722.13 E:2933029.45
4. PARCEL IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING, AND FLOOD ZONE A2 ELEV. 10, FLOOD INSURANCE RATE MAP 230051-0014B EFFECTIVE DATE JULY 17, 1986.
5. BENCH MARK: NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) – TIDAL BENCHMARK. BENCH MARK STAMPING: NO. 3 1971 ELEVATION 11.02 FEET CITY DATUM.
6. EXISTING FLOATS TAKEN FROM PHOTOS PROVIDED BY CLIENT. EXISTING DOLPHINS TAKEN FROM MAINE OFFICE OF GIS AERIAL PHOTO.
7. BATHYMETRY DATA PROVIDED BY STEELS ASSOCIATES MARINE CONSULTANTS LLC.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

BOUNDARY & TOPOGRAPHIC SURVEY

AT

58 FORE STREET, PORTLAND, MAINE

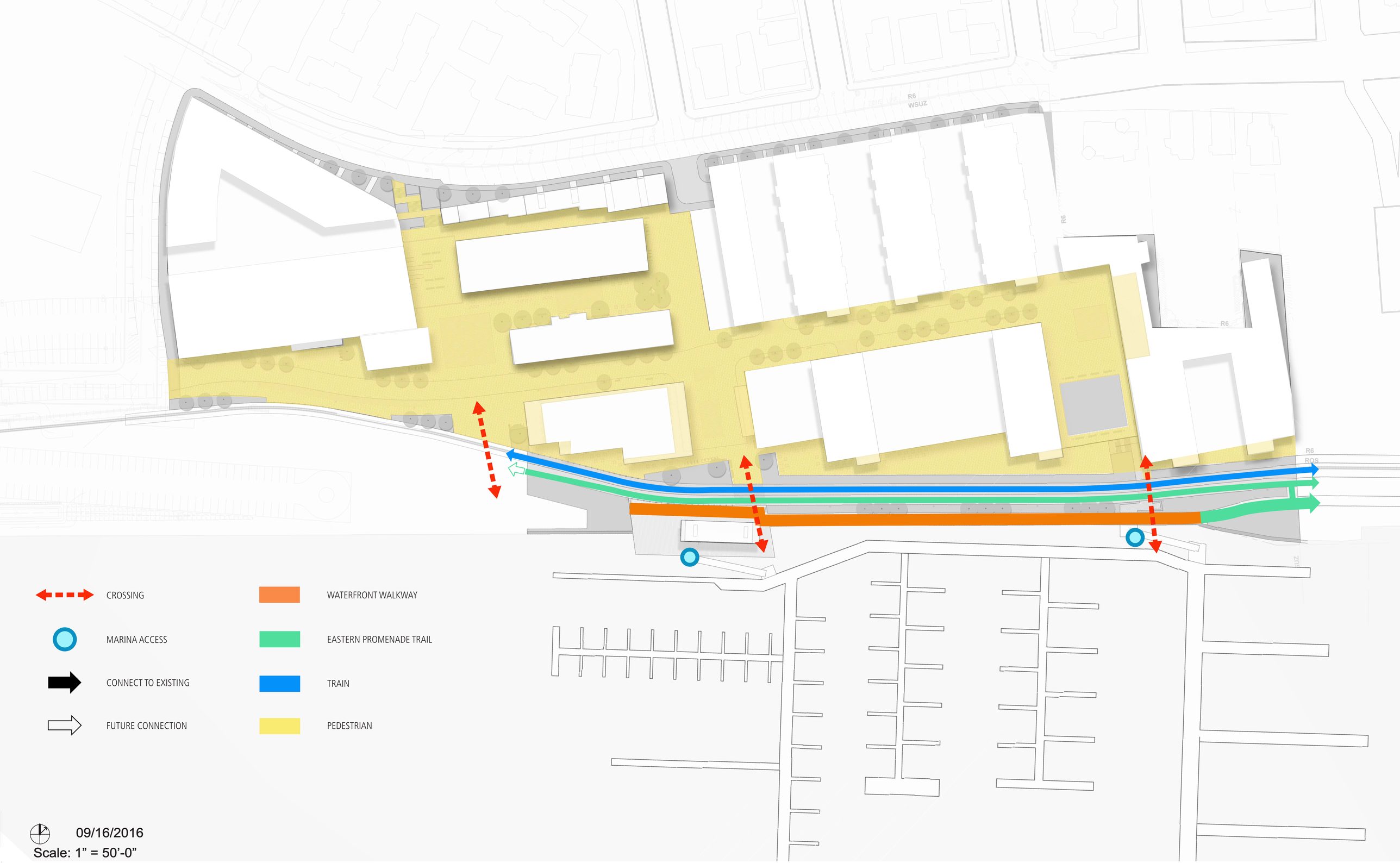
MADE FOR

WOODARD & CURRAN

41 HUTCHINS DRIVE, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

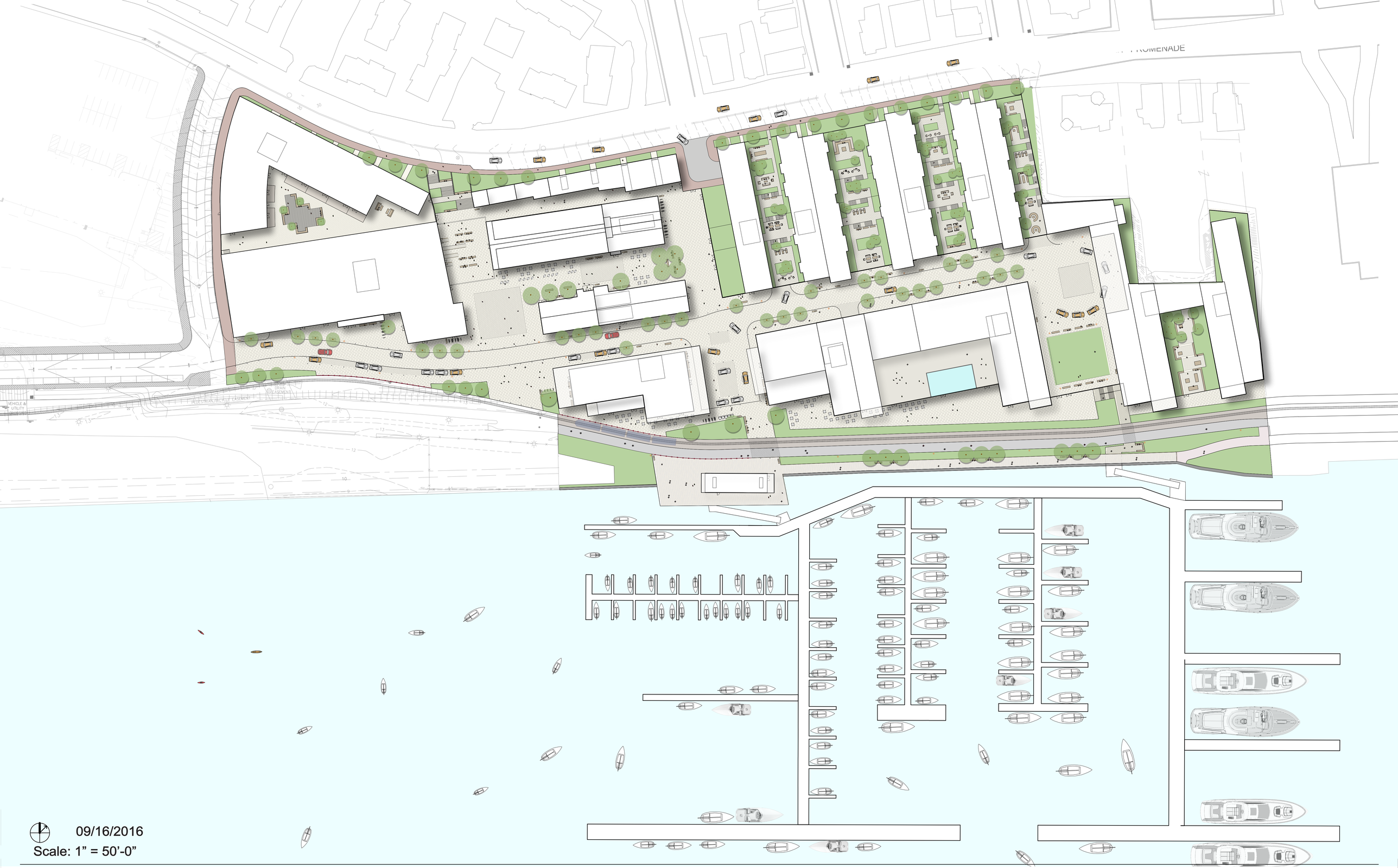
Drwn By	OHI	Date	Job No.
Trace By	JLW	AUGUST 19, 2016	2016-175P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 50'	1



CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

CIRCULATION DIAGRAM
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



09/16/2016

Scale: 1” = 50’-0”

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

ILLUSTRATIVE LANDSCAPE PLAN
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

09/16/16

Scale: 1" = 50'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LEVEL + 15
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

09/16/16

Scale: 1" = 50'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LEVEL + 25
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

RESIDENTIAL
RETAIL
HOTEL
OFFICE
ROOF
LANDSCAPE/TERRACE
MARINA

09/16/16
Scale: 1" = 50'-0"

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LEVEL + 55
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

09/16/16

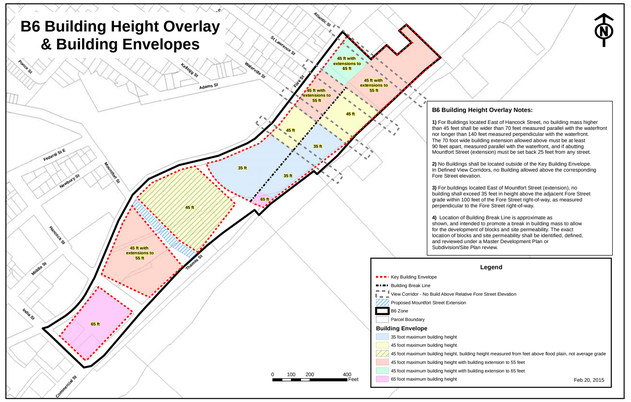
Scale: 1" = 50'-0"

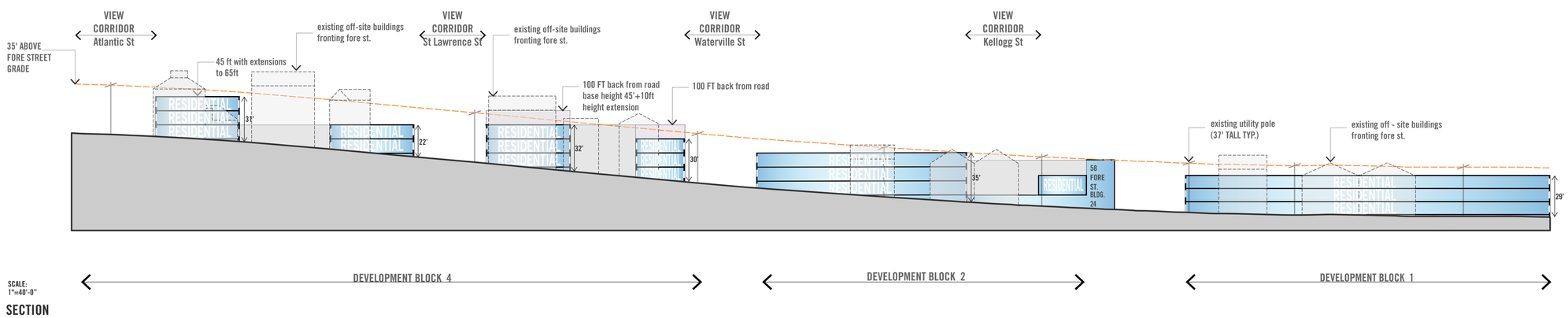
OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LEVEL + 85

58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL





SCALE:
1"=40'-0"

SECTION

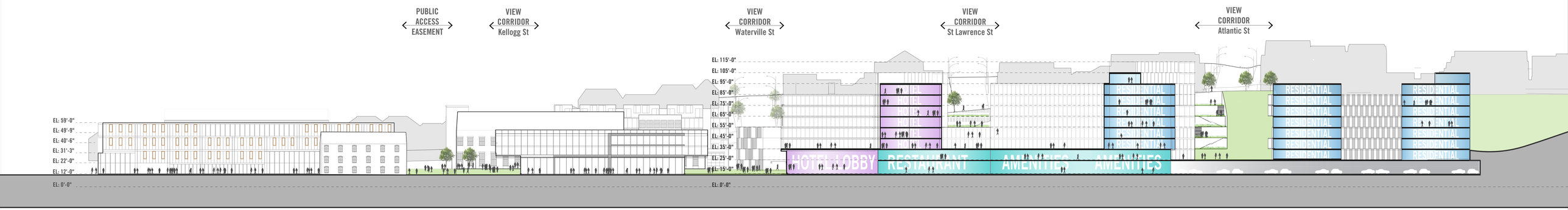
09/16/16

Scale: 1" = 40'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LONG SECTION
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



SCALE:
1"=40'-0"

SECTION

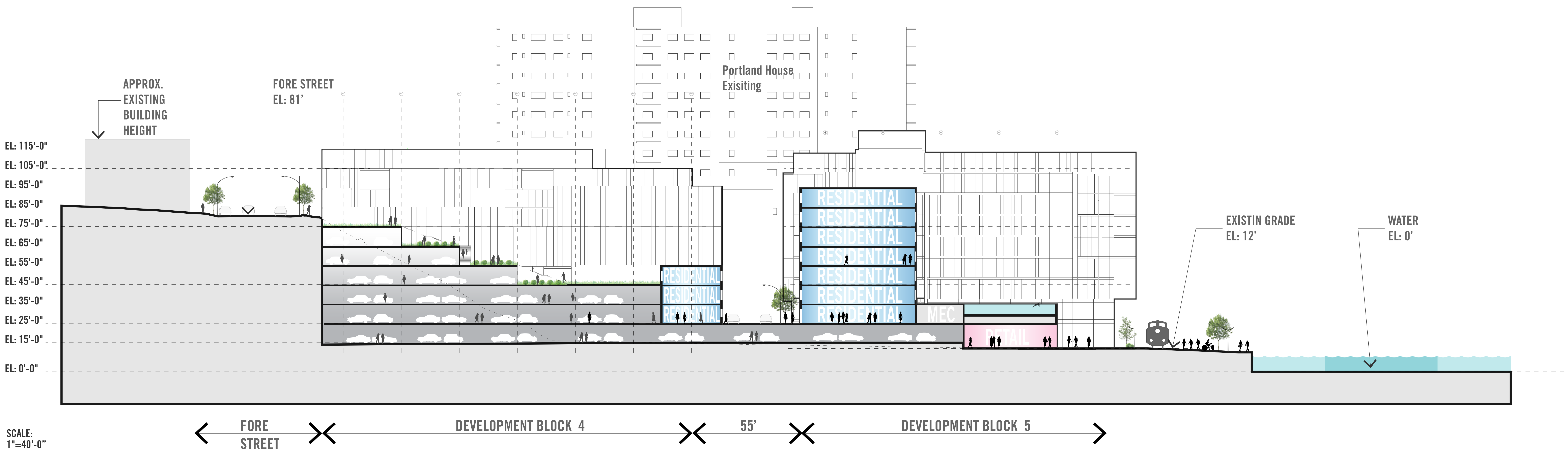
09/16/16

Scale: 1" = 40'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LONG SECTION
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



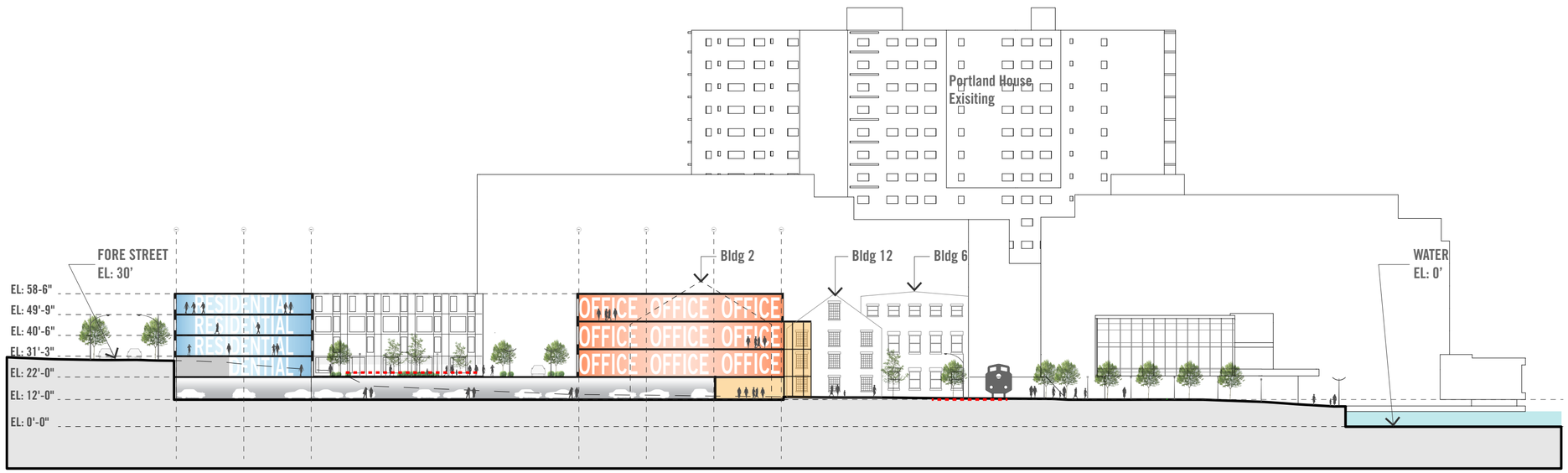
SECTION 11

09/16/16
Scale: 1" = 40'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

SECTION
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



SCALE:
1"=40'-0"

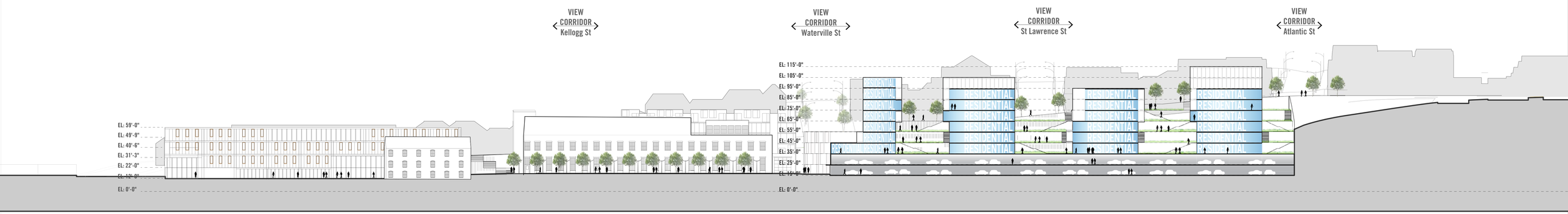
SECTION 1

09/16/16
Scale: 1" = 40'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

SECTION
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



SCALE:
1"=40'-0"

SECTION

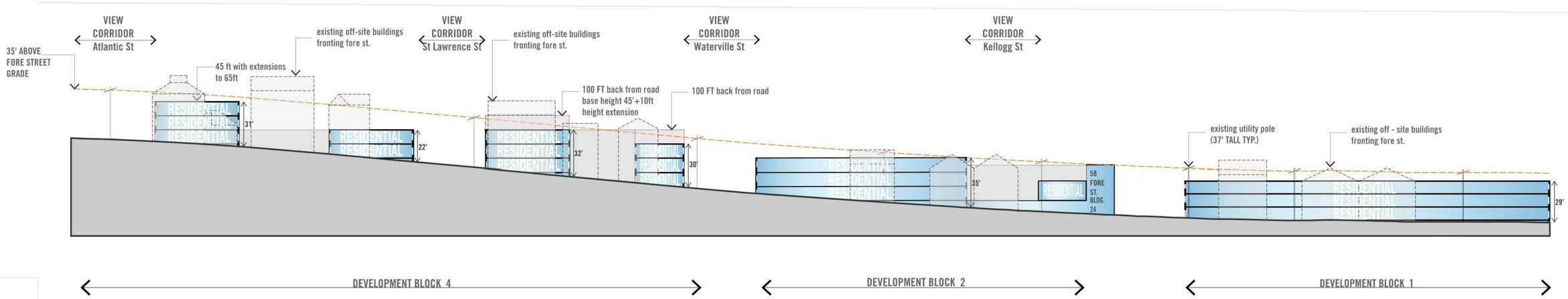
09/16/16

Scale: 1" = 40'-0"

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

LONG SECTION
58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL



SECTION

09/16/2016

N.T.S.

CPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

FORE STREET SECTION
58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL

58 Fore Street | Rendering View Key

58 Fore Street | Rendering 1

58 Fore Street | Rendering 2

58 Fore Street | Rendering 3

58 Fore Street | Rendering 4

58 Fore Street | Rendering 5

58 Fore Street | Rendering 6

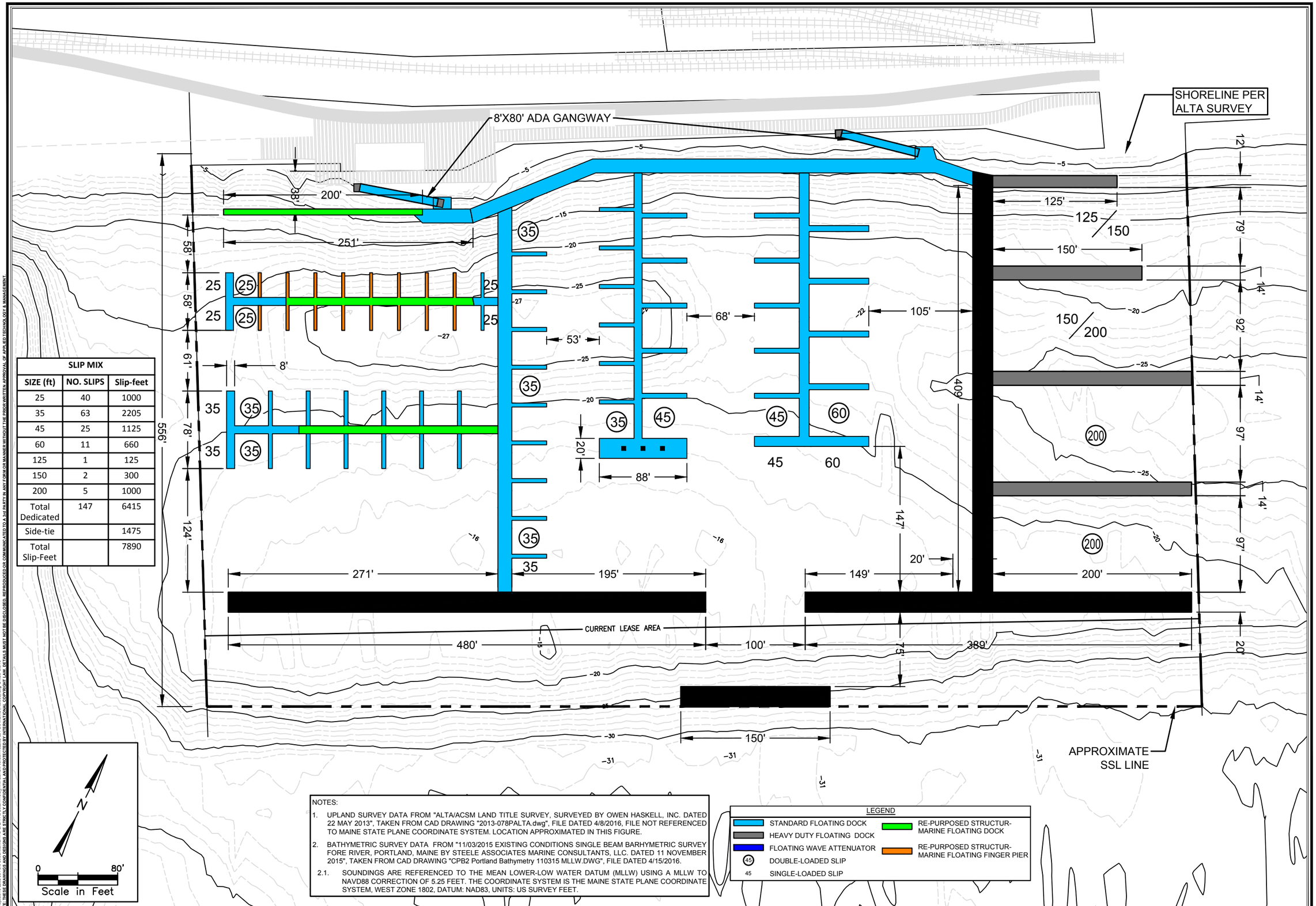
58 Fore Street | Rendering 7

58 Fore Street | Rendering 8

58 Fore Street | Rendering 9

58 Fore Street | Rendering 10

58 Fore Street | Rendering 11



SLIP MIX		
SIZE (ft)	NO. SLIPS	Slip-feet
25	40	1000
35	63	2205
45	25	1125
60	11	660
125	1	125
150	2	300
200	5	1000
Total Dedicated	147	6415
Side-tie		1475
Total Slip-Feet		7890

NOTES:

1. UPLAND SURVEY DATA FROM "ALTA/ACSM LAND TITLE SURVEY, SURVEYED BY OWEN HASKELL, INC. DATED 22 MAY 2013", TAKEN FROM CAD DRAWING "2013-078PALTA.dwg", FILE DATED 4/8/2016, FILE NOT REFERENCED TO MAINE STATE PLANE COORDINATE SYSTEM. LOCATION APPROXIMATED IN THIS FIGURE.
2. BATHYMETRIC SURVEY DATA FROM "11/03/2015 EXISTING CONDITIONS SINGLE BEAM BARHYMETRIC SURVEY FORE RIVER, PORTLAND, MAINE BY STEELE ASSOCIATES MARINE CONSULTANTS, LLC. DATED 11 NOVEMBER 2015", TAKEN FROM CAD DRAWING "CPB2 Portland Bathymetry 110315 MLLW.DWG", FILE DATED 4/15/2016.

2.1. SOUNDINGS ARE REFERENCED TO THE MEAN LOWER-LOW WATER DATUM (MLLW) USING A MLLW TO NAVD88 CORRECTION OF 5.25 FEET. THE COORDINATE SYSTEM IS THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, DATUM: NAD83, UNITS: US SURVEY FEET.

LEGEND

- STANDARD FLOATING DOCK
- HEAVY DUTY FLOATING DOCK
- FLOATING WAVE ATTENUATOR
- (45) DOUBLE-LOADED SLIP
- 45 SINGLE-LOADED SLIP
- RE-PURPOSED STRUCTURAL MARINE FLOATING DOCK
- RE-PURPOSED STRUCTURAL MARINE FLOATING FINGER PIER

N

0 80'

Scale in Feet

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Q:\Projects\13-2892.58 Fore Street Marina\79 CAD\17-3 Docs\17.3.8_ATM Current Version\13292-58 Fore Marina (16803).dwg 24x36 8/5/16

Signature

Date

REV. NO.	DATE	DRAWN BY	CHKD BY	REMARKS

DESIGNED: KM | DRAWN: MM | CHECKED: KM

DATE: 08-05-2016 | JOB NO. 13-2892 | SCALE: 1"=40'

58 FORE STREET MARINA
REVISED MARINA CONCEPT

Applied Technology & Management, Inc.
941 Houston Northcutt Blvd. Suite 201
Mt Pleasant, SC 29464
(843) 414-1040
Certificate of Authorization #00395

DRAWING NUMBER

1

SHEET: 1 OF 1

OPB2 LLC
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

58 FORE STREET MASTERPLAN

SCOTT SIMONS ARCHITECTS | MICHAEL BOUCHER LANDSCAPE ARCHITECTURE | WOODARD & CURRAN | THORNTON TOMASETTI | THE BOULOS COMPANY | MASON ARCHITECTS | APPLIED TECHNOLOGY MANAGEMENT | PERKINS+WILL