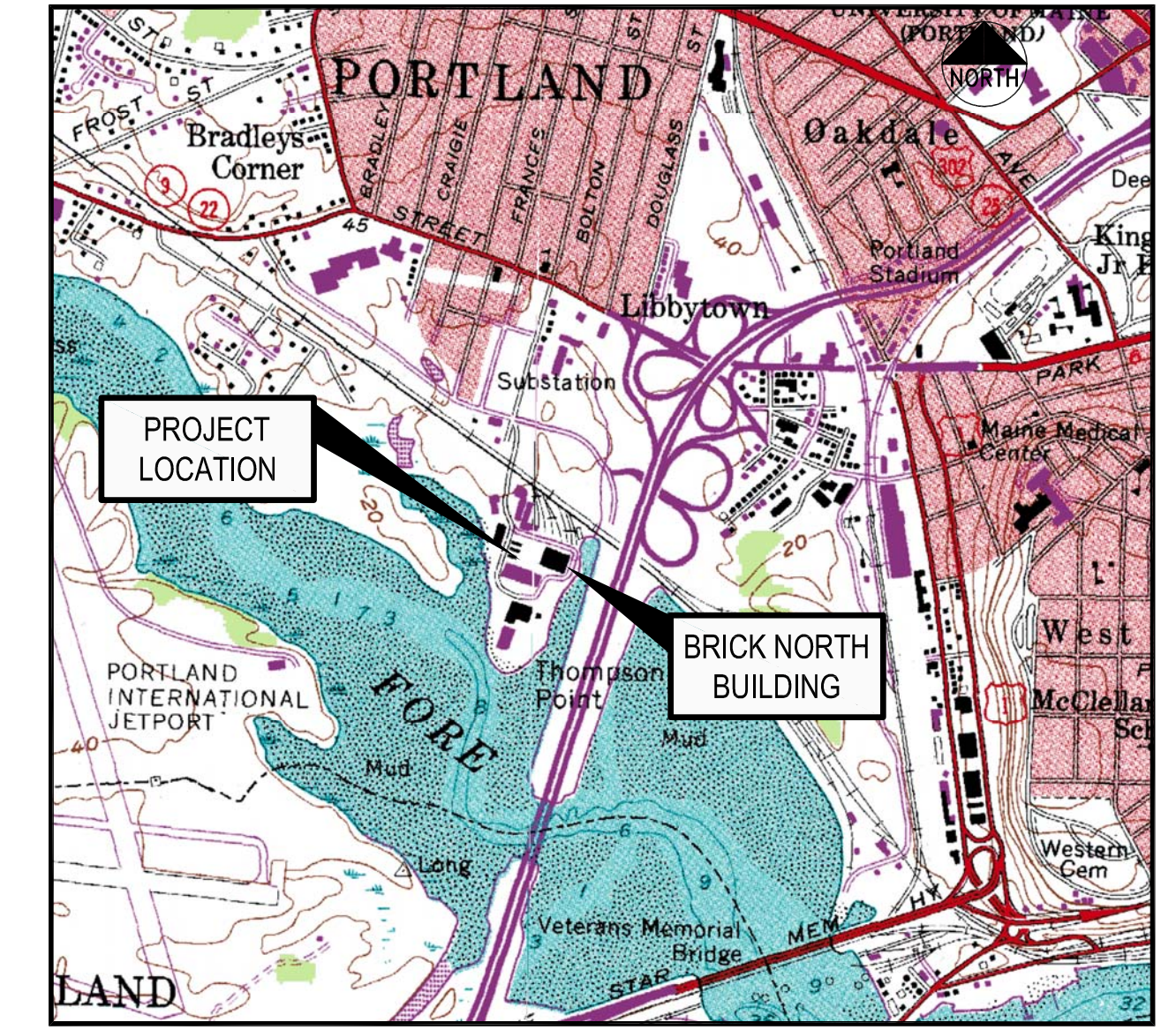


SITE RENOVATION PLANS FOR BRICK NORTH BUILDING (BUILDING #1) AT THE FOREFRONT AT THOMPSON'S POINT PORTLAND, MAINE



LOCATION MAP
N.T.S.

PROJECT PARCEL SITE
ZONING: B-5 URBAN COMMERCIAL MIXED USE ZONE
PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS:

MAP	BLOCK	LOTS
201	A	5, 8, 10
202	A	1, 4

APPLICANT / OWNER:
FORE FRONT PARTNERS I, LP
55 LISBON STREET
LEWISTON, MAINE 04240
ATTN: CHRIS THOMPSON, PHD
207.784.0335
PARALLAXPARTNERS@GMAIL.COM

IN SUPPORT OF AN AMENDED SITE PLAN APPLICATION AND
BUILDING PERMIT APPLICATION SUBMISSION TO CITY OF PORTLAND
NOVEMBER 2013

INDEX

- C-1.0 COVER SHEET
- C-2.0 EXISTING CONDITIONS, DEMOLITION AND REMOVALS PLAN
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- C-5.0 DETAILS
- C-6.0 FIRE SAFETY COMPLIANCE PLAN

SITE PLAN CONDITIONS OF APPROVAL

1. GENERALLY, THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SUBMIT FINAL SITE PLANS AND CIVIL ENGINEERING PLANS FOR REVIEW AND APPROVAL REFLECTING FINAL BUILDING DETAILS NOT AVAILABLE AT THE TIME OF AMENDMENT REVIEW. REVISED PLANS SHALL BE CONSISTENT WITH THE PLANS SUBMITTED ON MAY 6 AND JUNE 7, 2013 AND SHALL PROVIDE SUFFICIENT ADDITIONAL DETAIL TO DEMONSTRATE ADHERENCE TO CITY SITE PLAN AND TECHNICAL STANDARDS.
2. TREE PRESERVATION: THAT PRIOR TO ANY SITE WORK, THE APPLICANT WILL MEET AND COORDINATE WITH THE CITY ARBORIST TO FIELD LOCATE LIMITS OF DISTURBANCE AND SPECIFY TREE PRESERVATION METHODS.
3. TEMPORARY PARKING LOT: THE PROPOSED SURFACE PARKING LOT LOCATED ON THE FOOTPRINT OF BUILDING J (THE PARKING GARAGE) IS APPROVED AS AN INTERIM IMPROVEMENT TO SERVE OCCUPANTS OF THE SITE DURING THE CONSTRUCTION OF PHASE I BUILDINGS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDING K, BUT PRIOR TO CONSTRUCTION OF BUILDING J. THE APPLICANT SHALL PROVIDE REVISED DESIGNS FOR THE BUILDING J PARKING LOT WITH ADDITIONAL STORMWATER QUALITY IMPROVEMENTS SERVING THE LOT FOR REVIEW AND APPROVAL OF THE PLANNING AUTHORITY PRIOR TO ISSUANCE OF ANY PHASE I BUILDING PERMIT.
4. THE INTERIM PARKING LOT APPROVAL IS NOT INTENDED TO EXTEND BEYOND THE PHASE I CONSTRUCTION CYCLE. IF AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDING K, SIGNIFICANT CONSTRUCTION ACTIVITY CEASES, RELATED TO ANY PHASE I BUILDING OR COMPLETING REQUIRED SUBDIVISION RELATED IMPROVEMENTS, FOR A PERIOD EXCEEDING 180 DAYS, THE APPLICANT SHALL EITHER: COMMENCE CONSTRUCTION OF BUILDING J, OR APPLY FOR PLANNING BOARD APPROVAL OF THE SURFACE PARKING LOT AS A PERMANENT IMPROVEMENT AND LEVEL III SITE PLAN.
5. SEWER AND THE PORTLAND WATER DISTRICT PUMP STATION:
 - a. THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE REVISED WASTEWATER FLOW PROJECTION FOR THE PHASE I BUILD OUT.
 - b. IT HAS BEEN DETERMINED THAT THE EXISTING PUMP STATION AT THOMPSON'S POINT DOES HAVE ADEQUATE PUMPING CAPACITY TO HANDLE THE PROPOSED FUTURE WASTEWATER NEEDS AS PRESENTED BY THE APPLICANT. HOWEVER, DUE TO THE SMALL SIZE OF THE EXISTING PUMP STATION WET WELL, THE DISTRICT WOULD LIKE TO EVALUATE THE POSSIBLE USE OF A VARIABLE FREQUENCY DRIVES (VFD'S) TO ELIMINATE FREQUENT STARTS AND STOPS. AS THE DISTRICT WILL NOT COMPLETE THIS EVALUATION BEFORE AMENDMENT APPROVAL, THE APPLICANT SHALL CONTRIBUTE \$10,000 TO BE PLACED IN ESCROW TO FACILITATE THIS CHANGE IF REQUIRED AFTER FULL PROJECT BUILD-OUT. IF IT IS DEEMED UNNECESSARY, THE MONEY WILL BE RETURNED TO THE APPLICANT.
 - c. THERE APPEARS TO BE SEVERAL SOURCES OF INFLOW INTO THE EXISTING SANITARY SEWER SYSTEM. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC SERVICES TO EVALUATE THE WASTEWATER COLLECTION SYSTEM ON THOMPSON'S POINT BY TELEVISIONING AND DYE TEST TO DETERMINE THE SOURCES OF INFLOW AND TO ELIMINATE OR REDIRECT THE INFLOW SOURCES OUT OF THE SANITARY COLLECTION SYSTEM.
 - d. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL DESIGN A PUMP STATION TURN AROUND AND SECURITY FENCE ACCEPTABLE TO THE PORTLAND WATER DISTRICT.
 - e. THE CONSTRUCTION OF THE APPLICANT'S PROPOSED INFRASTRUCTURE MAY CAUSE INTERFERENCE TO THE PUMP STATION'S TELEMETRY SYSTEM REQUIRING THE ANTENNA TO BE RELOCATED. IF THIS SHOULD HAPPEN, THE APPLICANT SHALL ALLOW THE DISTRICT TO RELOCATE THE ANTENNA ONTO THE APPLICANT'S PROPERTY WITH MUTUAL AGREEMENT AS TO THE LOCATION.
6. FOR THE PROPOSED RESTAURANT, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL SUBMIT FOR REVIEW AND APPROVAL A DESIGN FOR THE INSTALLATION OF AN EXTERNAL GREASE TRAP TO TREAT THE KITCHEN WASTE.
7. FIRE SAFETY: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL UPDATE THE FIRE CODE COMPLIANCE ASSESSMENT BASED ON THE REVISED PLAN FOR FIRE SAFETY REVIEW AND APPROVAL.
8. SOUND ANALYSIS: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL UPDATE NOISE ORDINANCE COMPLIANCE ASSESSMENT BASED ON BOTH THE INTERIM PLAN AND REVISED FULL BUILD OUT.
9. PEDESTRIAN CIRCULATION: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE DESIGNS FOR REVIEW AND APPROVAL FOR AN ADDITIONAL SIDEWALK FROM PRIMARY ACCESS ROAD ALONG THE NORTHERLY ENTRY DRIVE (SOUTH OF THE RAIL ROW) TO CREATE A MORE DIRECT LINE OF TRAVEL TO THE ENTRY TO THE BUILDING FROM THE NORTH.
10. OUTSIDE AGENCY REVIEW: PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE EVIDENCE OF APPROVAL OR NON-APPLICABILITY FOR THE PROPOSED AMENDMENTS BY OUTSIDE REGULATORY AGENCIES INCLUDING THE MAINE DEP UNDER NATURAL RESOURCE PROTECTION ACT AND MAINE DOT FOR THE TRAFFIC MOVEMENT PERMIT.

STANDARD CONDITIONS OF APPROVAL

PLEASE NOTE THE FOLLOWING STANDARD CONDITIONS OF APPROVAL AND REQUIREMENTS FOR ALL APPROVED SITE PLANS:

1. SUBDIVISION RECORDING PLAT: A REVISED RECORDING PLAT LISTING ALL CONDITIONS OF SUBDIVISION APPROVAL MUST BE SUBMITTED FOR REVIEW AND SIGNATURE PRIOR TO THE ISSUANCE OF A PERFORMANCE GUARANTEE.
2. SUBDIVISION WAIVERS: PURSUANT TO 30-A M.R.S. SECTION 4406(B)(1), ANY WAIVER MUST BE SPECIFIED ON THE SUBDIVISION PLAN OR OUTLINED IN A NOTICE AND THE PLAN OR NOTICE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE FINAL SUBDIVISION APPROVAL.
3. DEVELOP. SITE ACCORDING TO PLANS: THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL WHICH WAS THE SUBJECT OF SITE PLAN APPROVAL AFTER MAY 20, 1974, SHALL REQUIRE THE PRIOR APPROVAL OF A REVISED SITE PLAN BY THE PLANNING BOARD OR THE PLANNING AUTHORITY PURSUANT TO THE TERMS OF CHAPTER 14, LAND USE, OF THE PORTLAND CITY CODE.
4. SEPARATE BUILDING PERMITS ARE REQUIRED: THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING PLANS, WHICH MUST BE REVIEWED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.
5. NOTE ON STORMWATER MANAGEMENT INSPECTION AND MONITORING: THE APPLICANT AND ALL ASSIGNS, MUST COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORM WATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUB-CONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORM WATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON THE APPLICANT'S SUBMITTED MATERIALS AND APPLICABLE CITY STANDARDS AND STATE GUIDELINES.
6. SITE PLAN EXPIRATION: THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE (1) YEAR OF THE APPROVAL OR WITHIN A TIME PERIOD UP TO THREE (3) YEARS FROM THE APPROVAL DATE AS AGREED UPON IN WRITING BY THE CITY AND THE APPLICANT. REQUESTS TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE (1) YEAR EXPIRATION DATE.
7. SUBDIVISION PLAN EXPIRATION: THE SUBDIVISION APPROVAL IS VALID FOR UP TO THREE YEARS FROM THE DATE OF THE ORIGINAL PLANNING BOARD APPROVAL (JUNE 5, 2012). THE AMENDED RECORDING PLAT MUST BE RECORDED WITHIN 90 DAYS OF SIGNATURE BY THE PLANNING AUTHORITY.
8. PERFORMANCE GUARANTEE AND INSPECTION FEES: A PERFORMANCE GUARANTEE COVERING THE SITE IMPROVEMENTS AS WELL AS AN INSPECTION FEE PAYMENT OF 2.0% OF THE GUARANTEE AMOUNT MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING DIVISION AND PUBLIC SERVICES DEPARTMENT PRIOR TO THE RELEASE OF A BUILDING PERMIT, STREET OPENING PERMIT OR CERTIFICATE OF OCCUPANCY FOR SITE PLANS. IF YOU NEED TO MAKE ANY MODIFICATIONS TO THE APPROVED PLANS, YOU MUST SUBMIT A REVISED SITE PLAN APPLICATION FOR STAFF REVIEW AND APPROVAL.
9. DEFECT GUARANTEE: A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.
10. PRE-CONSTRUCTION MEETING: PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE DEVELOPMENT REVIEW COORDINATOR WILL CONFIRM THAT THE CONTRACTOR IS WORKING FROM THE APPROVED SITE PLAN. THE SITE-BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
11. DEPARTMENT OF PUBLIC SERVICES PERMITS: IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR YOUR SITE. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8828, (ONLY EXCAVATORS LICENSED BY THE CITY OF PORTLAND ARE ELIGIBLE).
12. AS-BUILT FINAL PLANS: FINAL SETS OF AS-BUILT PLANS SHALL BE SUBMITTED DIGITALLY TO THE PLANNING DIVISION, ON A CD OR DVD, IN AUTOCAD FORMAT (.DWG), RELEASE AUTOCAD 2005 OR GREATER.
13. MYLARS COPIES: MYLARS COPIES OF THE AS-BUILT DRAWINGS FOR THE PUBLIC TRAILS AND OTHER PUBLIC INFRASTRUCTURE IN THE SUBDIVISION MUST BE SUBMITTED TO THE PUBLIC SERVICES DEPT. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

UTILITIES

WATER
ATTN: RICO SPUGNARDI
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
ONE DAVIS FARM ROAD
PORTLAND, MAINE 04103
207.797.1842

CABLE
ATTN: ANDY TROTTER
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
877.546.0962

NATURAL GAS
ATTN: SCOTT CARPENTER
UNITIL / FORMERLY NORTHERN UTILITIES
1075 FOREST AVENUE
PORTLAND, MAINE 04103
207.541.2543
email: carpenter@unitil.com

CALL BEFORE YOU DIG:
1.888.DIGSAFE (1.888.344.7233)
DIG SAFE MAINE

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.

PERMITS / APPROVALS (APPLICABLE TO FULL DEVELOPMENT)

LOCAL	GOVERNING BODY	STATUS
SITE PLAN, SHORELAND ZONING AND SUBDIVISION REVIEW	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8722 CONTACT: BILL NEEDELMAN, AICP	ORIGINAL APPROVED JUNE 5, 2012 AMENDED APPROVAL JUNE 19, 2013
BUILDING AND DEMOLITION PERMITS	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703	TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR
STATE	GOVERNING BODY	STATUS
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED AUTHORITY CITY HALL, 389 CONGRESS STREET 207.874.8722 CONTACT: BILL NEEDELMAN, AICP	APPROVED JUNE 5, 2012 UNDER CITY'S DELEGATED AUTHORITY
NATURAL RESOURCES PROTECTION ACT (NRPA) / MAINE CONSTRUCTION GENERAL PERMIT	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, MAINE 04103 207.822.6300 CONTACT: BILL BULLARD	APPROVED JULY 2012 ORDER #L-25672-2G-A-N / L-25672-FS-B-N
MAINE DOT TRAFFIC MOVEMENT PERMIT	MAINE DEPARTMENT OF TRANSPORTATION STATE HOUSE STATION 16 AUGUSTA, MAINE 04333 207.624.3620 CONTACT: STEVE LANDRY	APPROVED JUNE 13, 2012 REG. 01-00155-A-N
MAINE VOLUNTARY RESPONSE ACTION PLAN (V-RAP)	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, MAINE 04103 207.823.8367 CONTACT: NICK HODGKINS	NO ACTION ASSURANCE LETTER ISSUED MARCH 6, 2013
PUBLIC RAIL CROSSING PETITION	MAINE DEPARTMENT OF TRANSPORTATION STATE HOUSE STATION 16 AUGUSTA, MAINE 04333	DECISION #364 - APRIL 3, 2012
FEDERAL	GOVERNING BODY	STATUS
U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT	U.S. ARMY CORPS OF ENGINEERS RR2 BOX 1855 MANCHESTER, MAINE 04351 207.623.8367 CONTACT: JAY CLEMENT	APPROVED AUGUST 24, 2012 CORP PERMIT #NAE-2012-00992

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 IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF APPROVAL.

CONSULTANT LIST

CIVIL ENGINEER:
Fay, Spofford & Thorndike, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
207.775.1121
ATTN: STEPHEN BUSHEY
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48 UNION STREET
PORTLAND, MAINE 04101
207.772.6022
ATTN: BILL HOPKINS
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LEGAL COUNSEL:
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PORTLAND, MAINE 04112
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www.verrilldana.com

SURVEYOR:
Sebago Technics, Inc.
1 CHABOT STREET
WESTBROOK, MAINE 04092
207.856.0277
www.sebagotechnics.com

LEED:
Fore Solutions
386 FORE STREET #405
PORTLAND, MAINE 04101
207.347.5066
ATTN: JAY WATERMAN
www.fore-solutions.com

PROJECT BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT		FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106	
SHEET TITLE COVER SHEET		DRAWN: DED	DATE: OCT 2013
CLIENT FOREFRONT PARTNERS I, LP		DESIGNED: BEK	SCALE: N.T.S.
REV. DATE DESCRIPTION		CHECKED: SRB	JOB NO. 2982.05
P.E. STEPHEN R. BUSHEY LIC. #7429		FILE NAME: 2982-COV	
		SHEET	C-1.0