SITE LAYOUT PLAN VIEW

1" = 30'

UTILITY PLAN VIEW

1" = 30'

KEY MAP

1" = 400'

PARKING SUMMARY (PHASE 1 - BRICK NORTH ONLY)				
DESCRIPTION	SIZE (SF)	ZONING STANDARD	REQUIRED	PROVIDED
OFFICE	14,000	1 SPACE / 400 SF = 35	35	
SHARED STUDIO	9,000	1 SPACE / 1,000 SF = 9	9	
CAFE	1,000	1 SPACE / 150 SF = 7	7	
OTHER	10,000	1 SPACE / 1,000 SF = 10	10	
TOTAL	34,000	61	61	
VEHICLE PARKING PROVIDED			61*	
BICYCLE PARKING PROVIDED		2 SPACE / 10 VPS	12.2	14

* PARKING PROVIDED IS BASED ON THE AVAILABLE PARKING AREAS SHOWN ON THE SITE LAYOUT PLAN. ADDITIONAL PARKING AND ACCESS IS CURRENTLY AVAILABLE SHOULD ACTUAL DEMAND REQUIRE.

THE APPLICANT REQUESTS, AS A CONDITION OF APPROVAL, THE OPPORTUNITY TO COMPLETE FUTURE LANDSCAPING AND LIGHTING DESIGNS FOR STAFF REVIEW, IF, WITHIN A REASONABLE PERIOD NOT TO EXCEED 5 YEARS, FUTURE DEVELOPMENT OF THE BRICK NORTH SITE UNDER THE FORTHCOMING MASTER PLAN HAS NOT COMMENCED.

LEGEND

- OUTLINE OF PROPOSED PARKING
- EXISTING PAVEMENT TO REMAIN
- PROPOSED BITUMINOUS PAVEMENT

SIGN LEGEND

UTILITY NOTES:

1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE SITE CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE MEP CONTRACTOR(S) AND THE BUILDING PLANS. SITE WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE MEP CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
2. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
3. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
7. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
8. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOB SITE, SUBURBAN PROPANE AND NNEPRA. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.

SUMMARY OF UTILITIES - BRICK NORTH:

WATER SUPPLY
- PHASE 1 - THE EXISTING FIRE AND DOMESTIC LINES WILL REMAIN IN SERVICE AND WILL INCLUDE INTERNAL RISER IMPROVEMENTS. A NEW FIRE DEPARTMENT CONNECTION WILL BE INSTALLED ON THE NORTH SIDE OF THE BUILDING
- FUTURE - THE DOMESTIC AND FIRE SERVICES WILL BE TIED INTO A NEW WATER SUPPLY SYSTEM

SANITARY SEWER
- PHASE 1 - THE EXISTING BUILDING SERVICE IS THOUGHT TO DISCHARGE INTO THE PUMP STATION NORTHEAST OF THE BUILDING. FOR PHASE 1 A NEW 6" GRAVITY BUILDING SERVICE IS PROPOSED TO TIE INTO AN EXISTING 10" SEWER MAIN LOCATED ADJACENT TO THE BRICK SOUTH (BUILDING #3)
- FUTURE - THE PROPOSED 6" SEWER WILL BE CONNECTED TO A NEW SANITARY SEWER SYSTEM SERVING FUTURE PHASE ACTIVITY

POWER / COMMUNICATION / CABLE
- PHASE 1 - THE EXISTING UNDERGROUND FEED FROM POLE #CMP 10 WILL CONTINUE IN USE. NEW UNDERGROUND COMMUNICATIONS / CABLE WILL BE INSTALLED
- FUTURE - ALL OVERHEAD UTILITIES WILL BE REMOVED AND A NEW UNDERGROUND SUPPLY SYSTEM WILL BE INSTALLED. THE BRICK NORTH SERVICE WILL BE CONNECTED TO THE NEW SYSTEMS

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION
2	03.03.14	FINAL PHASE 1A PLANS INC. REVISIONS NOTED IN CONDITIONS OF APPROVAL
1	11.01.13	PHASE 1 PLAN SUBMISSION

REVISIONS

STATE OF MAINE STEPHEN R. BUSHEY LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN R. BUSHEY
LIC. #7429

PROJECT
BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT

SHEET TITLE
SITE LAYOUT AND UTILITY PLAN

CLIENT
FOREFRONT PARTNERS I, LP

ENGINEERS
FST Since 1914
FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	DED	DATE:	OCT 2013
DESIGNED:	BEK	SCALE:	1" = 30'
CHECKED:	SRB	JOB NO.	2982.05
FILE NAME:	2982.05 BRICK NORTH		
SHEET	C-3.0		

CITY OF PORTLAND MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/28/15