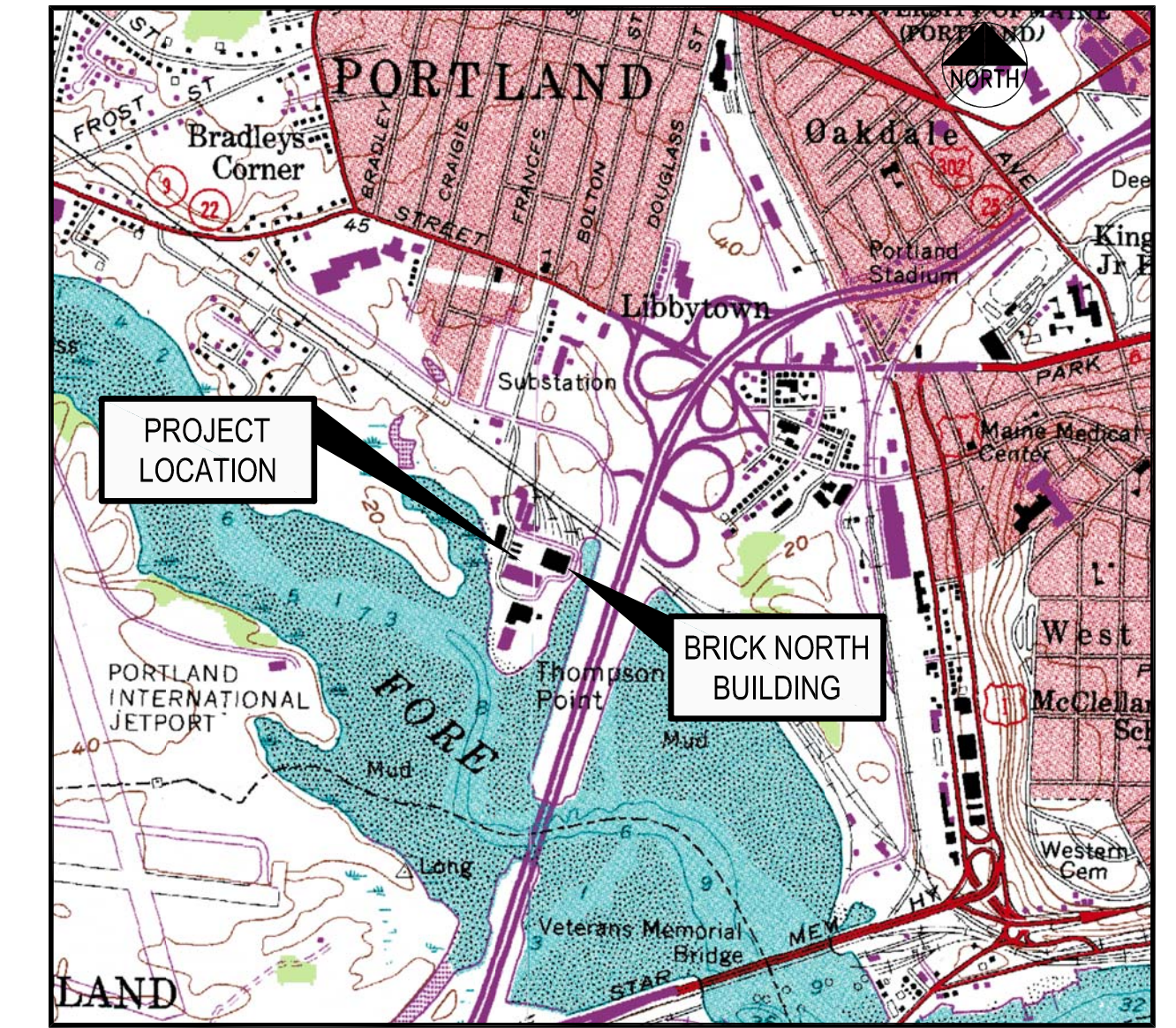


# AMENDED SITE RENOVATION PLANS FOR BRICK NORTH BUILDING (BUILDING #1) AT THE FOREFRONT AT THOMPSON'S POINT PORTLAND, MAINE



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**  
 501 DANFORTH STREET  
 PORTLAND, MAINE 04102  
 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 JULY 2014

### SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED DECEMBER 17, 2013

#### SUBDIVISION

The Planning Board voted (4-0, Hall, Soley, and Dean absent) that the proposed plans are in conformance with the subdivision standards of the city's land use code, subject to the following conditions of approval, which must be met prior to the release of recording plat, unless otherwise stated:

- The sectional subdivision plat, for Planning Board signatures, shall be finalized for review and approval by the Planning Authority, Department of Public Services, and Corporation Counsel. The plat shall reflect the amended Phase 1A site plan and work to be completed as part of the required off-site improvements, and shall include:
  - All relevant easements, including delineation of the turnaround for city use;
  - Proposed public rights-of-way;
  - Notes pertaining to conditions of public access to the site; and
  - Notes regarding work to be completed under future phases as conditions of prior subdivision approval;
- Prior to the issuance of certificates of occupancy, the applicant shall provide a revised Declaration of Easements, Covenants and Restrictions document for review and approval by Corporation Counsel;
- Prior to the issuance of certificates of occupancy, the applicant shall provide evidence of easements for or rights to:
  - The turn-around to be used by Department of Public Services vehicles for access and snow removal when maintaining the Sewell Street extension, as conditioned in prior approvals
  - Portions of the access road north of the Brick North building which lie on the adjacent property;
- The amended plans do not address stormwater management provisions of the Site Location of Development Law. In accordance with the city's temporary parking lot provision, following a period of one year after Phase 1A certificate of occupancy, the applicant shall either provide stormwater quality treatment in accordance with the existing site law permit in conjunction with the development of the stand alone plans; proceed with plans for an approved alternative, modifying the existing SLOD permit as required; or request a removal of the project from site law; and
- All conditions from prior approvals regarding the subdivision in its entirety continue to apply until superseded by an approved alternative.

#### SITE PLAN REVIEW

The Planning Board voted (4-0, Soley, Hall, and Dean absent) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

- The applicant shall provide evidence of coordination with regulatory authorities regarding compliance with other existing permits on the site for review and approval by the Planning Authority;
- The applicant shall provide floor plans showing uses and floor areas for review and approval by the zoning administrator;
- The applicant shall provide confirmation that the interim Phase 1A plan meets ADA accessibility requirements for review and approval by the Department of Public Services;
- The applicant shall revise the interim and stand alone plans to include:
  - A crosswalk in the specified location under the stand alone condition;
  - Bicycle parking in quantities as required by the site plan ordinance in both the interim and stand alone condition;
  - Trash and recycling facilities including screening, as required, in both the interim and stand alone condition; and
  - Stamps by a licensed professional engineer for review and approval by the Department of Public Services and the Planning Authority;
- The applicant shall provide evidence of fire safety compliance as required by the city's Fire Prevention Bureau for review and approval by that department;
- The applicant shall revise wastewater flow projections, coordinate with the Department of Public Services and Planning Authority to determine the necessity and status of the PWD pump station upgrades, and provide a contribution to facilitate improvements as required;
- Per the city's site plan standards, the temporary parking lot shown in the interim condition is permitted for a period of one year only, following which the applicant shall either proceed with the stand alone plans approved under this amendment, to be completed within three months of that time, or alternate plans as approved through the Master Development Plan and Level III development review;
- Prior to the issuance of a certificate of occupancy, the applicant shall provide a photometric plan in conformance with the city's Technical Manual for review and approval by the Planning Authority; and
- All relevant prior conditions relating to the approved site plan for the remainder of Phase I of the Forefront at Thompson's Point remain in effect until superseded by an approved alternative.

The approval is based on the submitted plans and findings related to subdivision and site plan review standards as contained in the Planning Board Report for application 2013-249.

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\* NOT INCLUDED WITH THIS SUBMISSION

### 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  
 UNTILL / FORMERLY NORTHERN UTILITIES  
 1075 FOREST AVENUE  
 PORTLAND, MAINE 04103  
 207.541.2543  
 email: carpenters@untill.com

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

### PERMITS / APPROVALS (APPLICABLE TO FULL DEVELOPMENT)

#### LOCAL

SITE PLAN, SHORELAND  
 ZONING AND SUBDIVISION  
 REVIEW

BUILDING AND DEMOLITION  
 PERMITS

MASTER DEVELOPMENT PLAN

#### STATE

SITE LOCATION OF  
 DEVELOPMENT

NATURAL RESOURCES  
 PROTECTION ACT (NRPA) /  
 MAINE CONSTRUCTION  
 GENERAL PERMIT

MAINE DOT TRAFFIC  
 MOVEMENT PERMIT

MAINE VOLUNTARY RESPONSE  
 ACTION PLAN (VRAP)

PUBLIC RAIL CROSSING PETITION

#### FEDERAL

U.S. ARMY CORPS OF  
 ENGINEERS  
 SECTION 404 PERMIT

#### GOVERNING BODY

CITY OF PORTLAND PLANNING AUTHORITY  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8722  
 CONTACT: CHRISTINE GRIMANDO

CITY OF PORTLAND CODE ENFORCEMENT OFFICE  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8703

CITY OF PORTLAND PLANNING AUTHORITY  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8722  
 CONTACT: CHRISTINE GRIMANDO

#### GOVERNING BODY

CITY OF PORTLAND PLANNING AUTHORITY  
 DELEGATED AUTHORITY  
 CITY HALL, 389 CONGRESS STREET 207.874.8722  
 CONTACT: CHRISTINE GRINADO

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 312 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.822.6300  
 CONTACT: MARY BETH RICHARDSON

MAINE DEPARTMENT OF TRANSPORTATION  
 STATE HOUSE STATION 16  
 AUGUSTA, MAINE 04333  
 207.624.3620  
 CONTACT: STEVE LANDRY

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 312 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.623.8367  
 CONTACT: NICK HODGKINS

MAINE DEPARTMENT OF TRANSPORTATION  
 STATE HOUSE STATION 16  
 AUGUSTA, MAINE 04333

#### GOVERNING BODY

U.S. ARMY CORPS OF ENGINEERS  
 RR2 BOX 1855  
 MANCHESTER, MAINE 04351  
 207.623.8367  
 CONTACT: JAY CLEMENT

#### STATUS

ORIGINAL APPROVED JUNE 5, 2012  
 AMENDED APPROVAL JUNE 19, 2013

DEPOT BUILDING PERMIT ISSUED JUNE 18, 2014  
 TO BE FILED PRIOR TO CONSTRUCTION BY  
 CONTRACTOR FOR THIS PROJECT

APPROVED MARCH 2014

#### STATUS

APPROVED JUNE 5, 2012 UNDER CITY'S  
 DELEGATED AUTHORITY

APPROVED JULY 2012  
 ORDER #L-25672-2G-A-N / L-25672-FS-B-N  
 AMENDMENT PENDING

APPROVED JUNE 13, 2012  
 REG. 01-00155-A-N

NO ACTION ASSURANCE LETTER  
 ISSUED MARCH 6, 2013

DECISION #364 - APRIL 3, 2012

#### STATUS

APPROVED AUGUST 24, 2012  
 CORP PERMIT #NAE-2012-00992  
 AMENDED APRIL 16, 2014

### CONSULTANT LIST

#### CIVIL ENGINEER:

**Fay, Spofford & Thorndike**  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, MAINE 04106  
 207.775.1121  
 ATTN: BO KENNEDY  
 www.fstinc.com

#### ARCHITECT:

**Archetype Architects**  
 48 UNION STREET  
 PORTLAND, MAINE 04101  
 207.772.6022  
 ATTN: BILL HOPKINS  
 www.archetype-architects.com

#### LANDSCAPE ARCHITECT:

**Gorrill-Palmer Consulting Engineers, Inc.**  
 217 COMMERCIAL STREET, SUITE 200  
 PORTLAND, MAINE 04101  
 207.772.1552  
 ATTN: PAT CARROLL

#### LIGHTING CONSULTANT:

**Bartlett Design**  
 942 WASHINGTON STREET  
 BATH, MAINE 04530  
 207.522.9789  
 ATTN: LARRY BARTLETT

#### LEGAL COUNSEL:

**Verrill Dana**  
 ONE PORTLAND SQUARE  
 P.O. BOX 586  
 PORTLAND, MAINE 04112  
 207.774.4000  
 ATTN: DAVID GALGAY  
 www.verrilldana.com

#### NOTE:

THE RENOVATIONS TO BUILDING #1 (BRICK NORTH) ARE CONSIDERED PHASE 1 OF A MULTI-PHASE PROJECT. IT IS THE OWNER'S INTENT TO RENOVATE THE BUILDING. THIS AMENDMENT TO THE SITE PLAN IS INTENDED TO REPLACE THE DECEMBER 17, 2013 APPROVED LEVEL III STAND ALONE BRICK NORTH PLANS TO BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN APPROVED ON MARCH 11, 2014 AS ANTICIPATED DURING THE SITE PLAN REVIEW PLAN REFERENCE # \_\_ AND MEMORIALIZED IN THE SITE PLAN REVIEW CONDITIONS OF APPROVAL CONDITION #7.

### PLAN REFERENCES:

TITLE	DATE APPROVED BY CITY
1. THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN	JUNE 5, 2012
2. THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN AMENDMENT	JUNE 19, 2013
3. BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN	DECEMBER 17, 2013
4. THE FOREFRONT AT THOMPSON'S POINT MASTER PLAN	MARCH 11, 2014
5. THE DEPOT BUILDING LEVEL II SITE PLAN	JUNE 10, 2014
6. BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN AMENDMENT (PHASE 1A)	TBD

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.

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.

		PROJECT BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT SHEET TITLE	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
2 07.29.14 REVISED PHASE 1A SITE PLAN SUBMITTED TO CITY 1 06.30.14 AMENDED PHASE 1A SITE PLAN SUBMITTED TO CITY		COVER SHEET	DRAWN: DED DATE: JUNE 2014 DESIGNED: BEK SCALE: N.T.S. CHECKED: SRB JOB NO. 2982.05 FILE NAME: 2982.05-8N COV
REV	DATE	DESCRIPTION	CLIENT <b>FOREFRONT PARTNERS I, LP</b> SHEET <b>C-1.0</b>
		REVISIONS	