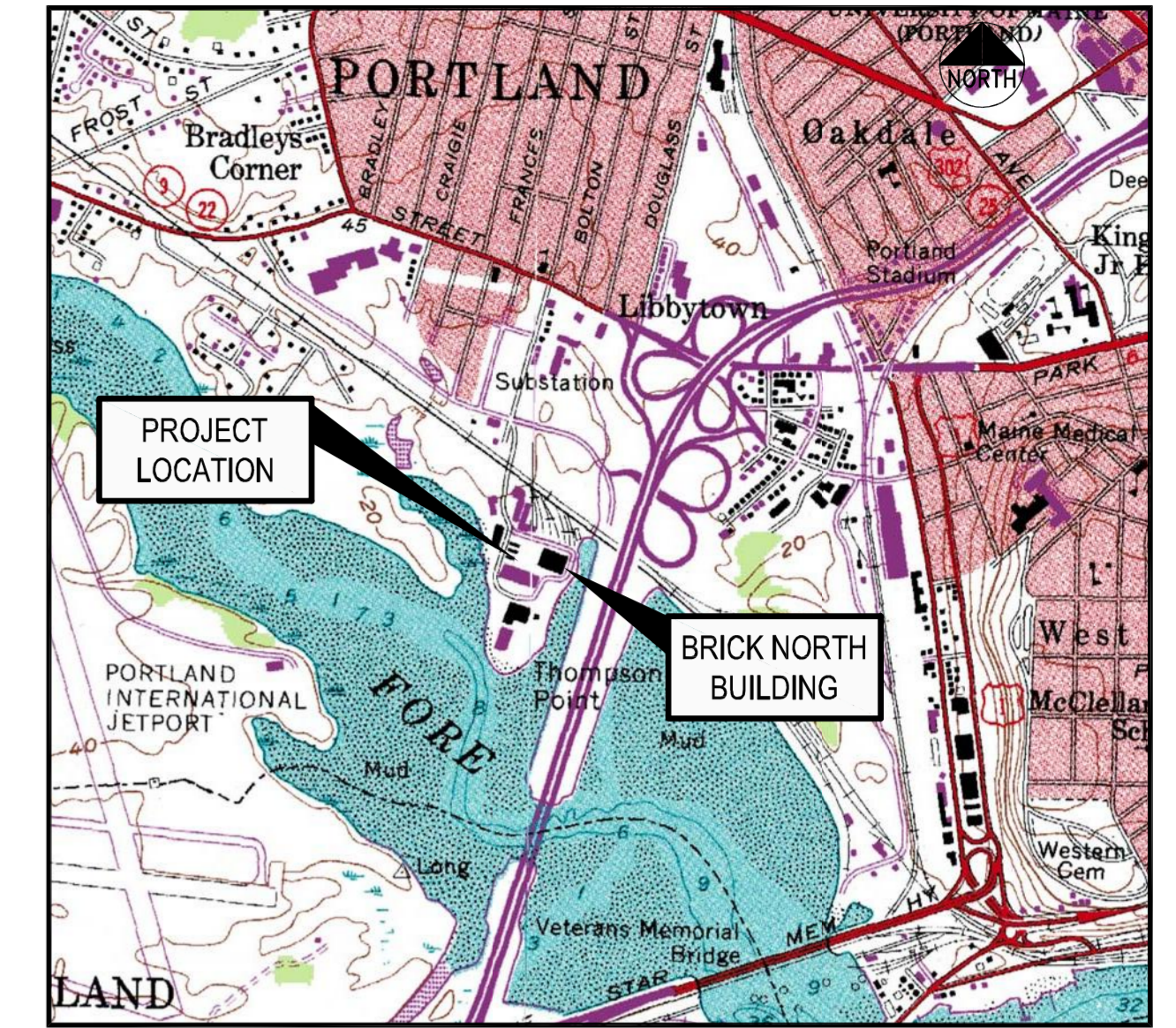


# AMENDED SITE RENOVATION PLANS FOR BRICK NORTH BUILDING (BUILDING #1) AT THE FOREFRONT AT THOMPSON'S POINT PORTLAND, MAINE

## IN SUPPORT OF AN AMENDED SITE PLAN APPLICATION AND BUILDING PERMIT APPLICATION SUBMISSION TO CITY OF PORTLAND JULY 2014



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

### 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 right-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 turnaround 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  
207.797.1642

#### 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: carpenters@unitil.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

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

##### STATUS

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

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

##### MASTER DEVELOPMENT PLAN

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

APPROVED MARCH 2014

#### STATE

##### SITE LOCATION OF DEVELOPMENT

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

##### STATUS

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: MARY BETH RICHARDSON

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

##### 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 (VRAP)

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
207.623.8367  
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

##### 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

##### 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.fsinc.com

#### ARCHITECT:

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

#### LANDSCAPE ARCHITECT:

Gorill-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  
207.52.9789  
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.

REV	DATE	DESCRIPTION	REVISIONS
3	12.01.14	FINAL PHASE 1A SITE PLAN SUBMITTED TO CITY	
2	07.29.14	REVISED PHASE 1A SITE PLAN SUBMITTED TO CITY	
1	06.30.14	AMENDED PHASE 1A SITE PLAN SUBMITTED TO CITY	

P.E. BO KENNEDY  
LIC. #11994

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

SHEET TITLE: COVER SHEET

CLIENT: FOREFRONT PARTNERS I, LP

**FST** FAY, SPOFFORD & THORNDIKE  
ENGINEERS - PLANNERS - SCIENTISTS  
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DATE: **Dec. 4, 2014**

SCALE: **AS SHOWN**

FILE NAME: **2014-120**

PROJECT NO.: **2014-120**