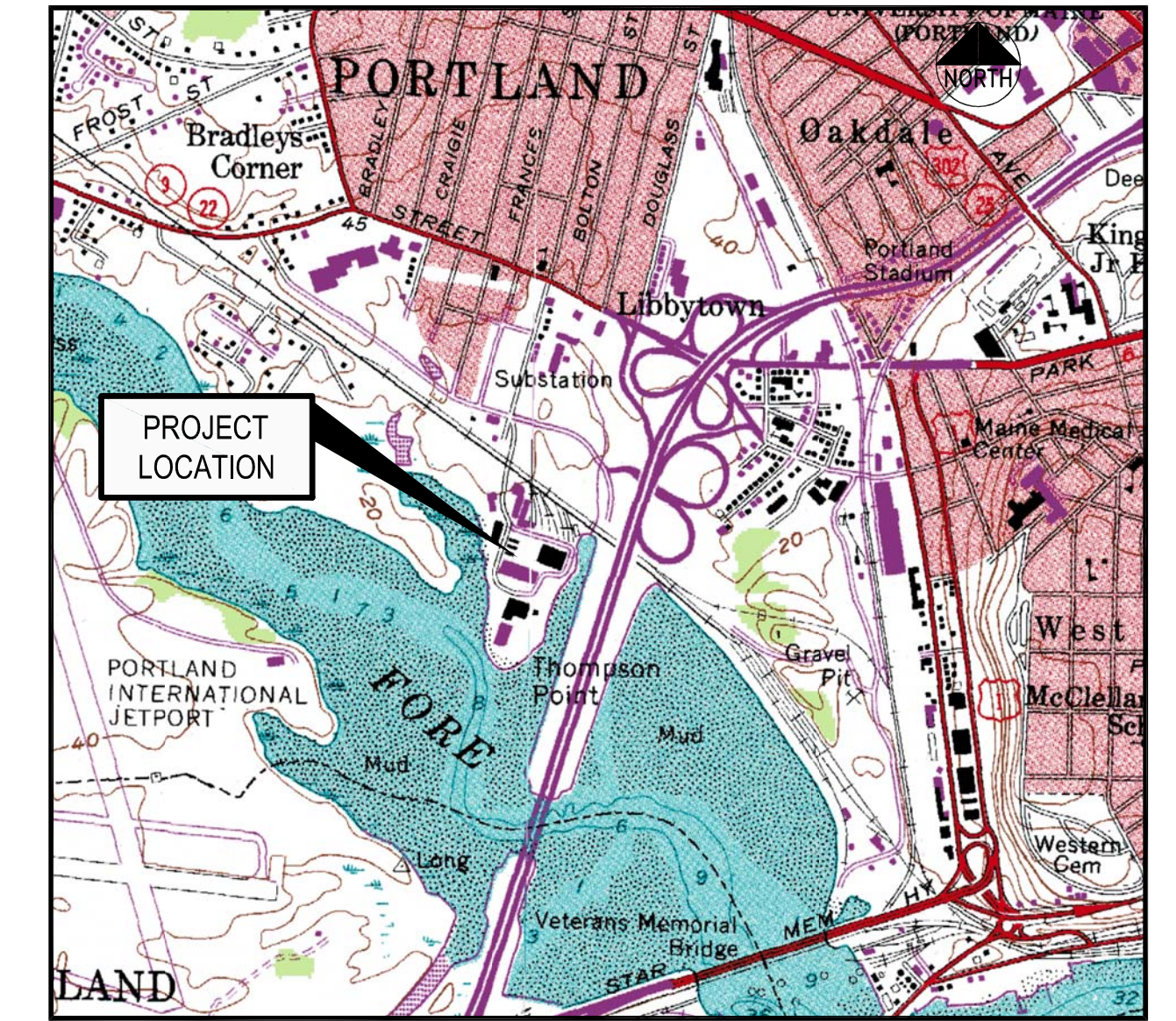


# DEVELOPMENT PLANS FOR THE FOREFRONT AT THOMPSON'S POINT FINAL SUBDIVISION APPLICATION SUBMISSION TO CITY OF PORTLAND PORTLAND, MAINE DECEMBER 12<sup>TH</sup>, 2014



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

**INDEX**

- C-1.0 COVER SHEET
- C-1.1 GENERAL NOTES AND LEGEND
- C-2.0 SUBDIVISION PLAN
- C-2.0A SUBDIVISION EASEMENT AND ENCUMBRANCES
- C-2.1 SUBDIVISION PLAN - SECTIONAL 1
- C-2.2 SUBDIVISION PLAN - SECTIONAL 2
- C-2.3 SUBDIVISION PLAN - SECTIONAL 3
- C-2.4 SUBDIVISION PLAN - SECTIONAL 4
- C-2.5 ALTA/ACSM LAND TITLE SURVEY
- C-2.6 ALTA/ACSM LAND TITLE SURVEY
- C-2.7 ALTA/ACSM LAND TITLE SURVEY
- C-2.8 ALTA/ACSM LAND TITLE SURVEY
- C-2.9 OVERALL EXISTING CONDITIONS PLAN
- C-2.10 PHASE 1 ENVIRONMENTAL REMEDIATION DEMOLITION AND REMOVALS PLAN - EAST
- C-2.11 PHASE 1 ENVIRONMENTAL REMEDIATION DEMOLITION AND REMOVALS PLAN - WEST
- C-3.0 OVERALL SITE PLAN
- C-3.1 SITE PLAN - EAST
- C-3.2 SITE PLAN - WEST
- C-4.0 OVERALL GRADING AND DRAINAGE PLAN
- C-4.1 OVERALL STORMWATER MANAGEMENT PLAN
- C-5.0 OVERALL EROSION AND SEDIMENTATION CONTROL PLAN
- C-6.0 OVERALL UTILITY PLAN
- C-6.1 UTILITY PLAN - EAST
- C-6.2 UTILITY PLAN - WEST
- C-7.0 PAVEMENT SECTIONS AND SIDEWALK DETAILS
- C-7.1 CURBING AND SIDEWALK DETAILS
- C-7.2 PARKING AND TRAFFIC CONTROL DETAILS
- C-7.3 STORMWATER DETAILS
- C-7.4 STORMWATER AND SANITARY SEWER DETAILS
- C-7.5 EROSION AND SEDIMENT CONTROL DETAILS
- C-7.6 EROSION AND SEDIMENT CONTROL DETAILS
- C-7.7 WATER AND GAS SERVICE DETAILS
- C-7.8 TYPICAL ROADWAY CROSS SECTIONS
- C-7.9 TYPICAL ROADWAY CROSS SECTIONS
- C-8.0 ACCESS DRIVE PROFILE
- C-10.0 SANITARY SEWER PROFILES
- L-1.0 LANDSCAPE PLAN - EAST
- L-1.1 LANDSCAPE PLAN - WEST
- E- ELECTRICAL PLANS
- 1 OF 1 PHOTOMETRIC PLAN

**UTILITIES**

- WATER**  
 ATTN: RICO SPUGNARDI  
 PORTLAND WATER DISTRICT  
 22 DOUGLAS STREET  
 P.O. BOX 3533  
 PORTLAND, MAINE 04104  
 207.781.8310
- 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 TROTTIER  
 TIME WARNER CABLE  
 118 JOHNSON ROAD  
 PORTLAND, MAINE 04102  
 877.546.0962
- FIBER COMMUNICATIONS**  
 ATTN: MICHAEL ELLINGWOOD  
 OXFORD NETWORKS  
 491 LISBON STREET  
 LEWISTON, MAINE 04240  
 207.333.3471  
 mellingwood@oxfordnetworks.com
- 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	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: CHRISTINE GRIMANDO	ORIGINAL APPROVED JUNE 5, 2012 AMENDED APPROVAL JUNE 19, 2013 AMENDED SUBDIVISION PLAT TBD
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 BRICK NORTH BUILDING PERMIT ISSUED AUGUST 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	GOVERNING BODY	STATUS
SITE LOCATION OF DEVELOPMENT	CITY OF PORTLAND PLANNING AUTHORITY DELEGATED AUTHORITY CITY HALL, 389 CONGRESS STREET 207.874.8722 CONTACT: CHRISTINE GRIMANDO	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 #L-25672-2G-A-N / L-25672-FS-B-N AMENDMENT APPROVED JUNE 30, 2014
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	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 AMENDED APRIL 16, 2014

**CONSULTANT LIST**

- CIVIL ENGINEER:**  
**Fay, Spofford & Thorndike**  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, MAINE 04106  
 207.775.1121  
 ATTN: WAYNE 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:**  
**Carroll Associates**  
 217 COMMERCIAL STREET, SUITE 200  
 PORTLAND, MAINE 04101  
 207.772.1552  
 ATTN: PAT CARROLL
- ELECTRICAL / 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
- GEOTECHNICAL ENGINEER:**  
**Haley and Aldrich, Inc.**  
 75 WASHINGTON AVENUE, SUITE 203  
 PORTLAND, MAINE 04101  
 207.482.4600  
 ATTN: WAYNE CHADBOURNE  
 www.haleyaldrich.com
- ENVIRONMENTAL ENGINEER:**  
**Credera Associates, LLC**  
 776 MAIN STREET  
 WESTBROOK, MAINE 04092  
 207.828.1272  
 ATTN: RIP PATTEN  
 www.credere.com
- TRAFFIC ENGINEER:**  
**Gorrill-Palmer Consulting Engineers, Inc.**  
 P.O. BOX 1237  
 15 SHAKER ROAD  
 GRAY, MAINE 04039  
 207.657.6910  
 ATTN: RANDY DUNTON  
 www.gorrillpalmer.com
- SURVEYOR:**  
**Sebago Technics, Inc.**  
 1 CHABOT STREET  
 WESTBROOK, MAINE 04092  
 207.856.0277  
 www.sebagotechnics.com
- LEED:**  
**Thornton Tomasetti**  
 386 FORE STREET, SUITE 401  
 PORTLAND, MAINE 04101  
 207.245.6060  
 www.thorntontomasetti.com

**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)	DECEMBER 4, 2014
7. THE FOREFRONT AT THOMPSON'S POINT FINAL SUBDIVISION PLAN	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 <b>THE FOREFRONT AT THOMPSON'S POINT</b>	<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
			SHEET TITLE <b>COVER SHEET</b>	
			CLIENT <b>FOREFRONT PARTNERS I, LP</b>	DRAWN: DED      DATE: SEPT 2014 DESIGNED: BEK      SCALE: N.T.S. CHECKED: SRB      JOB NO. 2982.05 FILE NAME: 2982.05-BN COV SHEET <b>C-1.0</b>
1	12.12.14	FINAL SUBDIVISION APPLICATION SUBMISSION	P.E. BOB KENNEDY LIC. #11994	
REV	DATE	DESCRIPTION	REVISIONS	