

325-C-1
125 Auburn St.
CVS Expansion
Northgate Plaza

2009-0010



PORTLAND, MAINE
 Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Urban Development
 Penny St. Louis, Director
 Planning Division
 Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department

FROM: Alexander Jaegerman, Planning Division Director

DATE: July 22, 2011

SUBJECT: Request for Release of Defect Guarantee
 Northgate Plaza, A & D Realty, LLC, 125 Auburn Street
 (ID# 2009-0010, Lead CBL #325 C 001001 & 023001)

Please release the defect guarantee City held escrow account #710-0000-229-40-17, for the Northgate Plaza /
 CVS Project located at 125 Auburn Street.

Remaining Balance \$50,000.00

Approved:

Alexander Jaegerman
 Alexander Jaegerman
 Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
 Phillip DiPierro, Development Review Coordinator

389 Congress Street, Portland, Maine 04101-3509 Ph (207)874-8721 or 874-8719 Fax 756-8258 TTY 874-8936

BY FED EX 8730 9941 0277

July 2, 2010

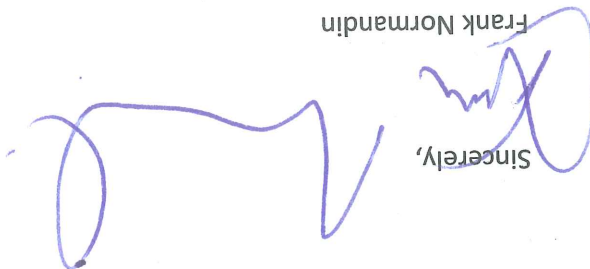
Phillip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

RE: Defect Guaranty Funds, Northgate Shopping Center, Portland, ME

Dear Phil:

Enclosed please find Patriot Bank check in the amount of \$68,000.00 which is comprised of \$50,000.00 for a defect guaranty and \$18,000.00 for the purchase of fencing and landscaping materials according to the approved site plan to be provided to the City for installation as part of the Fall Brook Sewer project. I am forwarding these funds based upon our agreement that the City will release the existing Letter of Credit from Camden National Bank.

Thank you for your assistance

Sincerely,

Frank Normandin

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan approval, dated June 9, 2009**; or
 2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be decided to the City; or
 3. the Developer has failed to notify the City for inspections.
- The City, through its Director of Planning and Development and in his/her sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

Camden National Bank ("Bank") hereby issues its Irrevocable Letter of Credit (the "Letter of Credit") for the account of **A & D Realty, LLC**, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of **\$494,259.00**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan, approved on June 9, 2009** and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65.

Re: **A & D Realty, LLC**
Northgate Plaza, 125 Auburn Street, Portland, Maine
Site Plan #2009-0010

Penny St. Louis - Littell
 Director of Planning and Development
 City of Portland
 389 Congress Street
 Portland, Maine 04101

October 2, 2009

SITE PLAN/SUBDIVISION
 PERFORMANCE GUARANTEE
 LETTER OF CREDIT
 [100017306]

RICHARD LITTLEFIELD
 SENIOR VICE PRESIDENT
 Direct Dial 207.774.6736 x2903
 Direct Fax 207.774.6741
 rlittlefield@camdenational.com

5 Milk Street
 Portland, Maine 04101
 www.camdenational.com

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize Bank, by written certification, to reduce the available amount of the Letter of Credit by a specified amount.

This Letter of Credit will automatically expire on earlier to occur of (i) **October 2, 2010** ("Expiration Date") or (ii) on the date when the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed. It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for a period of one year from the current Expiration Date hereof unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Ellen Sanborn, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at 5 Milk Street, Portland, Maine stating that:

"this drawing results from notification that the Bank has elected not to renew its Letter of Credit No. 100017306". Notwithstanding any language in this Letter of Credit, Bank shall not have any obligations under this Letter of Credit after October 2, 2011.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated **June 9, 2009** as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date"). Notwithstanding any language in this Letter of Credit, Bank shall not have any obligations under this Letter of Credit after October 2, 2011.

The City, through its Director of Planning and Development and in his/her sole discretion, may draw on this Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at 5 Milk Street, Portland, ME 04101, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or

3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the **site plan**.

CAMDEN NATIONAL BANK

Date: _____
By: _____
Richard E. Littlefield
Its Senior Vice President
Its Duly Authorized Agent

P:\RH\SS\Spencer\Camden National Bank\Northgate Plaza\Letter of Credit - RL.doc

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 7/16/09

Project Name: Northgate Plaza

Project Address: 125 Auburn Str.

Site Plan ID Number: 2009-0210

Planning Board/Authority Approval Date: 6/9/09

Site Plan Approval Date: 6/9/09

Performance Guarantee Accepted: 10/8/09 Expires 10/2/10

Inspection Fee Paid: 9/29/09

Infrastructure Contributions Paid: 8/19/09

Amount of Disturbed Area in SF or Acres: 115,434 SF / 2.65 Acres

MCGP/Chapter 500 Stormwater PBR: 4/3/09 # 47734 NOI # 47735

Plans/CADD Drawings Submitted: 10/20/09

Pre-Construction Meeting: 10/13/09

Conditions of Approval Met: 7/22/11

As-Builts Submitted: N/A

Public Services Sign Off: 5/24/10

Certificate of Occupancy Memo Processed: Temp CO for HR Blvd expires 6/1/10
Form. CO for " " issued 5/17/10
Form for entire project issued 5/25/10

Performance Guarantee to Defect Guarantee: 5/25/10

Defect Guarantee Released: 7/22/11

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPietro, Development Review Coordinator

ES:mmma
Enclosure

Ellen Sanborn
Finance Director

Sincerely,


If you require any further information, please let me know.

Enclosed please find a check for \$50,000.00, which the Planning Department has authorized me to release. This leaves a zero balance in the above-referenced account.

Re: Defect Guarantee – Northgate Plaza/CVS Expansion & H&R Block
Escrow Account #710-0000-229-40-17

A&D Realty, LLC
c/o Frank Normandin
Winslow Property Management
5 Militia Drive
Lexington, MA 02421

July 29, 2011

Finance Department
Ellen Sanborn, Director

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

PORTLAND MAINE



BID 6811 - FALL BROOK 4 SEWER SEPARATION PROJECT

Item No.	Description	Qty.	UOM	Unit Cost	Ext.
201.11	Clearing	1	ls	\$10,000.00	\$10,000.00
202.15	Remove Existing Manhole or Catch Basin	1	ea	\$500.00	\$500.00
202.20	Remove Existing Bituminous Pavement	320	sy	\$5.00	\$1,600.00
203.25	Granular Borrow	530	cy	\$15.00	\$7,950.00
203.28	Test Pit Excavation	150	vf	\$35.00	\$5,250.00
203.31	Crushed Stone, 703.30 - (Overdepth)	400	cy	\$1.00	\$400.00
206.061	Earth Excavation (Below Grade)	400	cy	\$1.00	\$400.00
206.07	Structural Rock Excavation	500	cy	\$250.00	\$125,000.00
304.09	Aggr Base Crs - Crushed Type "B"	100	cy	\$27.00	\$2,700.00
304.10	Aggregate Subbase Course - Gravel, Type "D"	325	cy	\$22.00	\$7,150.00
403.207	Hot Mix Asphalt, Grading "B" (19.0 mm)	100	ton	\$115.00	\$11,500.00
403.208	Hot Mix Asphalt, Grading "C" (12.5 mm)	75	ton	\$125.00	\$9,375.00
603.131	8" Sanitary Sewer Pipe	50	lf	\$207.00	\$10,350.00
603.134	15" Sanitary Sewer Pipe	50	lf	\$217.00	\$10,850.00
603.136	21" Sanitary Sewer Pipe	780	lf	\$217.00	\$169,260.00
603.137	24" Sanitary Sewer Pipe	860	lf	\$222.00	\$190,920.00
603.1371	24" Ductile Iron Pipe	45	lf	\$435.00	\$19,575.00
603.219	36" Storm Drain Pipe	30	lf	\$360.00	\$10,800.00
603.2191	36" Ductile Iron Pipe	45	lf	\$510.00	\$22,950.00
603.2291	Clean Existing 42" Culvert	1	ls	\$7,500.00	\$7,500.00
603.239	48" Storm Drain Pipe	490	lf	\$330.00	\$161,700.00
604.15	4' Diameter Manhole	13	ea	\$5,300.00	\$68,900.00
604.151	4' Diameter Outside Drop Manhole	4	ea	\$5,525.00	\$22,100.00
604.152	6' Diameter Manhole	2	ea	\$7,600.00	\$15,200.00
604.154	8' Diameter Doghouse Manhole	1	ea	\$12,500.00	\$12,500.00
604.154	8' Diameter Doghouse Manhole	1	ea	\$16,500.00	\$16,500.00
604.158	T-Base Structure	1	ea	\$10,500.00	\$10,500.00
604.1591	12' x 5' Vault Structure	1	ea	\$23,000.00	\$23,000.00
604.1592	14' x 5' Vault Structure	1	ea	\$25,000.00	\$25,000.00
607.421	8' Screening Fence	450	lf	\$46.75	\$21,037.50
614.14	Masonry Plug	10	ea	\$50.00	\$500.00
614.16	Flowable Concrete Fill	5	cy	\$200.00	\$1,000.00
621.01	Evergreen Tree	6	ea	\$425.00	\$2,550.00
621.195	Deciduous Tree	9	ea	\$175.00	\$1,575.00
621.52	Deciduous Shrub	16	ea	\$60.00	\$960.00
629.05	Hand Labor, Straight Time	20	hr	\$40.00	\$800.00
629.06	Mason, Straight Time	20	hr	\$50.00	\$1,000.00
631.12	All Purpose Excavator, Including Operator	20	hr	\$125.00	\$2,500.00
631.13	Bulldozer, Including Operator	20	hr	\$100.00	\$2,000.00
631.172	Truck - Large, Including Operator	20	hr	\$70.00	\$1,400.00
631.22	Front End Loader, Including Operator	20	hr	\$100.00	\$2,000.00
631.36	Foreman, Straight Time	20	hr	\$65.00	\$1,300.00
632.05	8" Wye/Inserta Tee Pipe Connection	2	ea	\$375.00	\$750.00
637.071	Dust Control	1	ls	\$1,000.00	\$1,000.00
652.39	Work Zone Traffic Control	1	ls	\$7,500.00	\$7,500.00
654.08	Density Test	25	ea	\$40.00	\$1,000.00
656.75	Temporary Soil Erosion and Water Pollution Control	1	ls	\$15,000.00	\$15,000.00
TOTAL					\$1,043,302.50

City \$25,247.50
SRF \$1,018,055.00

From: Nathaniel Smith
To: Jean Fraser, Phillip DiPierro
Date: 3/31/2011 11:10 AM
Subject: Re: Northgate Shopping Center - CVS
Attachments: landscapng plan14 of 20.pdf, D&C Bid Values.pdf

Phil,
Attached is the bid from D&C construction and the landscaping plan. The items that are for CVS are Item numbers 607,421, 621,01, 621,195 only 4 of the 9, and item 621,52. The total comes to \$25,247,50. Let me know if you have any questions.

Thanks,
Nathaniel

<<<< Phillip DiPierro 3/29/2011 10:32 AM >>>>

I'll have to call the developer and let him know. Please send me a copy of the bid and specs for the landscaping and fencing.

Thanks.

Phil

<<<< Nathaniel Smith 3/29/2011 9:59 AM >>>>

Phil,
We have opened up the bids for the Fall Brook Phase 4 project. Unfortunately the cost to do the CVS work has come in at more than \$18,000. The low bidder's cost to do this work came to \$25,247,50. How do we go about getting the increase in costs from the developer?

Thanks,
Nathaniel

<>>> Phillip DiPierro 3/1/2011 11:21 AM <>>>

Hi Nathan, just to follow up on your phone message to me, the \$18,000 contribution was based on an estimate that was supplied to me by the applicant, see attached. We also had a verbal agreement that if the \$18,000 was not enough to cover the expense of installing the fence and landscaping due to price increases, the developer would be willing to contribute more money.

Feel free to contact me with any questions. Thanks.

Phil

Phillip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

Philip DiPierro - Northgate

From: Jean Fraser
To: DiPierro, Philip
Date: 7/19/2011 11:03 AM
Subject: Northgate

Phil

I can't find the e-mail that I mentioned yesterday... the way the infrastructure agreement is written I believe the \$18,000 included the fence and the trees and their installation. However, I recall that at one point Nathaniel said that the sewer contract could cover the installation and planting costs as he was being saved the cost of removing the fence and digging up the trees!!!

His contract should have included (separate from the site plan work) a reinstatement cost that maybe could be added to the \$18,000????

Jean

Philip DiPietro - RE: Northgate Plaza

From: Jon Smith <js@winstowpm.com>
To: "Phil DiPietro (pd@portlandmaine.gov)" <pd@portlandmaine.gov>
Date: 6/8/2011 1:25 PM
Subject: RE: Northgate Plaza

Hi Phil,

I know Frank Normandin has called and left you a message about the landscaping/fence issue but I am unaware if he has heard back from you at this point.

For our other open item, can you let me know the status of the \$50,000 deposit the City is holding (and due to be released on May 25, 2011)? I will be at the property tomorrow if there are any open issues that we need to discuss. Just let me know your availability or we can talk by phone.

Thanks, Jon

Jonathan Smith
Winstow Property Management
Summit Realty Partners
5 Millitia Drive
Lexington, MA 02421
781-674-2020 x214
781-862-9070 FX

js@winstowpm.com
js@winstowpropertymanagement.com
js@sumrp.com
jons@summitrealtypartners.com

This message is intended for the use of the addressee only and may contain information that is privileged and confidential. If you are not the intended recipient of this message, be notified that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and its attachments and notify the sender immediately. Thank you.

From: Jon Smith
Sent: Wednesday, May 11, 2011 4:14 PM
To: Phil DiPietro (pd@portlandmaine.gov)
Cc: 'fn@winstowpm.com'
Subject: Northgate Plaza

Phil,

Thanks for taking my call just now. Give me a call tomorrow when you get in the area. 978-866-6752.

Thanks, Jon

Jonathan Smith
Winstow Property Management
Summit Realty Partners
5 Millitia Drive
Lexington, MA 02421
781-674-2020 x214

781-862-9070 FX

js@winslowpm.com
js@winslowpropertymanagement.com
js@summrp.com
jons@summitrealtypartners.com

This message is intended for the use of the addressee only and may contain information that is privileged and confidential. If you are not the intended recipient of this message, be notified that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and its attachments and notify the sender immediately. Thank you.

Invoice

PR WEBSTER
QUALITY SERVICES
 GROUNDS CARE PROFESSIONALS



Bill To:
 Northgate Shopping Center
 A&D Realty, LLC
 c/o Winslow Property Management
 5 Millitia Drive
 Lexington, MA 02421

Date	04/29/10
Invoice No.	21590
P.O. Number	NA
Terms	

Date of work	Description	Quantity/Hours	Rate	Amount
	2010 Installation at Northgate Final Payment, due upon completion, subject to site changes City of Portland Storm Water Project Credit 4 Acer trees 7 5-6' white spruce 16 Korean lilacs 4 White Pines Planting Materials Labor (10 hrs @ \$35/hr) 3 yds Bark Mulch Install Forsythia @ air unit Maine Sales Tax	-1	7,340.00 2,800.00 0.00 300.00	7,340.00 -2,800.00 0.00 300.00
Total				\$4,840.00

\$22640
 49425.90

 \$72065.90

P0 Box 1867 Windham, ME 04062
 Phone 207-892-2161 / Fax 207-892-9360
 Email prwebster@me.com / www.PRWebster.com

This message is intended for the use of the addressee only and may contain information that is privileged and confidential. If you are not the intended recipient of this message, be notified that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and its attachments and notify the sender immediately. Thank you.

Jonathan Smith
Winslow Property Management
Summit Realty Partners
5 Millitia Drive
Lexington, MA 02421
781-674-2020 x214
781-862-9070 FX
js@winslowpm.com
jons@winslowpropertymanagement.com

Thanks, Jon

Please let me know if you can get this breakdown to me in the next day or two. Thanks for your help.

The one change would be the same issue that we had with the small H&R Block fence that you installed for us last fall. The doweled end changes to a boxed end if I recall correctly.
The quick scope from before was: Install 44' of 8" high screening fence. Fence will be constructed of 1x6x8 cedar boards and 2x4x8 backer rails. Backer rails will have a 2" round doweled end that will insert into the post. Posts will be 5x5x12' set 4' into earth with a pyramid style post cap.
Can you give me a quick breakdown of this cost?

I think I explained this before but the City is coming thru the back of Northgate Plaza with their 4' storm drain line later this summer. The fence project is on hold until this is completed. However, I need to reconcile the labor installation expense vs. material expense for the 44' cedar fence for the City of Portland (per their requirement).

Wayde,

-----Original Message-----
From: Jon Smith [mailto:jons@winslowpropertymanagement.com]
Sent: Thursday, April 22, 2010 10:44 AM
To: Wayde Rankin
Subject: CVS Northgate

Wayde

As you know this was quoted last year. The price of cedar has gone up since then and is already getting difficult to get. The mills are already 4-5 weeks out on getting cedar pickets. I would suggest that the materials for this job be purchased as soon as possible and stored to avoid further price increases.

Materials \$15,300
Labor \$2500

The breakdown for this quote was as follows

Jon,

From: Wayde Rankin [Wayde@ptfence.com]
Sent: Monday, April 26, 2010 11:32 AM
To: Jon Smith
Subject: RE: CVS Northgate

Jon Smith

From: "Frank Normandin" <frankn@summitrealtypartners.com>
To: "Philip DiPiero" <PD@portlandmaine.gov>
Date: 6/9/2010 10:41 AM
Subject: FW: Northgate Shopping Center
Attachments: 20100602154347987.pdf

Phil:

Following up on last week's email about how to draw down letter of credit.

Thanks

Frank

-----Original Message-----

From: Frank Normandin

Sent: Wednesday, June 02, 2010 3:52 PM

To: Philip DiPiero

Subject: Northgate Shopping Center

Phil:

Thank you for all your help getting CVS open.

Now for the paperwork...see attached....Here's what I have for fence and landscaping.....\$15,300.00 for the fence and 2,450.00 for plant materials for a total of \$17,750.00. Let me know if you need something more formal.

Let's agree what the defect letter of credit needs to be so I can make arrangements.

Can you send me a letter City authorization to reduce the existing letter of credit?

Call or email when you have a moment.

Frank

781-862-9700 x212

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Site work complete:

After visiting the site, I have the following comments:

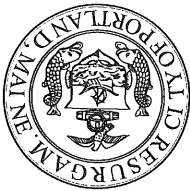
RE: C. of O. for # 125 Auburn Street, Northgate Plaza/ CVS Expansion
(ID#2009-0010) (CBL 325 C 001001 & 023001)

DATE: May 25, 2010

FROM: Philip DiPietro, Development Review Coordinator

TO: Inspections Department

Memorandum
Department of Planning and Urban Development
Planning Division



Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPietro, Development Review Coordinator

DATE: May 17, 2010

RE: C. of O. for #125 Auburn Street, Northgate Shopping Plaza,
H & R Block Building
(Id#2009-0010) (CBL 325 C 001001 & 023001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a Permanent Certificate of Occupancy for the H & R Block Building only.

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

Cc: Barbara Barhydt, Development Review Services Manager
Director of Inspection Services
File: Urban Insight

I anticipate this work can be completed by June 1, 2010.
At this time, I recommend issuing a temporary Certificate of Occupancy.

1. Surface coat paving & striping,
2. Finish grading, loam & seed,
3. Landscaping,
4. Sidewalk repairs,
5. Minor miscellaneous site work,

Site work incomplete:

After visiting the site, I have the following comments:

TO: Inspections Department

FROM: Philip DiPietro, Development Review Coordinator

DATE: December 21, 2009

RE: C. of O. for #125 Auburn Street, Northgate Shopping Plaza,
H & R Block Building
(ID#2009-0010) (CBL 325 C 001001 & 023001)



CITY OF PORTLAND

INSPECTION REPORT

**City of Portland
Erosion and Sediment Control Inspection
for Construction Sites Equal to or Greater Than One Acre**

Portland PID: 2009-0019
 Project Name: Northgate CVS
 Project Location: 125 Auburn St.
 Weather: Clear Temperature: 65°F
 Quantity of Last Rain Event (inches):
 Date: 5/12/11
 Scope of Inspection: EC NOT
 Inspector: [Signature]
 Qualifications: DEP Certified
 Inspections Duration: 1.0
 Pictures Taken: Yes (No)
 Date of Last Rain Event:

Inspection Parameter	Inspection Result*	Major Observations/Corrective Action
Culverts / Inlet-Outlet Protection	N/A M (P) F	
Detention / Sediment Ponds	N/A M (P) F	
Dewatering Area	N/A M (P) F	
Ditches / Swales / Channels	N/A M (P) F	
Dust Control	N/A M (P) F	
Gabions	N/A M (P) F	
Hay Bales	N/A M (P) F	
Level Spreader	N/A M (P) F	
Material Storage Areas	N/A M (P) F	
Mats / Mulches / Blankets	N/A M (P) F	
Riprap Slope Stabilization	N/A M (P) F	
Silt Fencing / Silt Sock	N/A M (P) F	
Solid Waste / Hazardous Materials	N/A M (P) F	
Stabilized Construction Entrance	N/A M (P) F	
Stone Check Dam	N/A M (P) F	
Storm Drain Inlet Protection	N/A M (P) F	
Topsoil Stockpile	N/A M (P) F	
Vegetated Buffers	N/A M (P) F	
Vegetated Stabilization (seed/sod)	N/A M (P) F	
Wood Waste Bark Filter Berms	N/A M (P) F	
Other Stormwater Controls	N/A M (P) F	

* N/A = Not Applicable, M = Maintenance Required, P = Pass, F = Fail

- Winter Inspection (Nov. 1 - Apr. 15)
- Additional ESC needed. Describe:
- Site permanently stabilized; temporary ESC removed

General Comments (including erosion observed):

All site work associated with this project is permanently stabilized



CITY OF PORTLAND

INSPECTION REPORT

City of Portland
Erosion and Sediment Control Inspection
for Construction Sites Equal to or Greater Than One Acre

Portland PID: 2009-0018
 Project Name: Northgate Shopping Center
 Project Location: 125 Auburn Str.
 Weather: Clear Temperature: 83°F
 Quantity of Last Rain Event (inches): 0.85 inches
 Date: 5/24/10
 Scope of Inspection: EC
 Inspector: JHJ
 Qualifications: DEP Certified
 Inspections Duration: 1.0
 Pictures Taken: Yes/No
 Date of Last Rain Event: ?

Inspection Parameter	Inspection Result*	Major Observations/Corrective Action
Culverts / Inlet-Outlet Protection	N/A M (P) F	
Detention / Sediment Ponds	N/A M P F	
Dewatering Area	N/A M P F	
Ditches / Swales / Channels	N/A M (P) F	
Dust Control	N/A M P F	
Gabions	N/A M P F	
Hay Bales	N/A M P F	
Level Spreader	N/A M P F	
Material Storage Areas	N/A M P F	
Mats / Mulches / Blankets	N/A M (P) F	Site to hydroseed tomorrow
Riprap Slope Stabilization	N/A M (P) F	
Silt Fencing / Silt Sock	N/A M (P) F	
Solid Waste / Hazardous Materials	N/A M P F	
Stabilized Construction Entrance	N/A M P F	
Stone Check Dam	N/A M P F	
Storm Drain Inlet Protection	N/A M P F	
Topsoil Stockpile	N/A M P F	
Vegetated Buffers	N/A M (P) F	
Vegetated Stabilization (seed/sod)	N/A M (P) F	
Wood Waste Bark Filter Berms	N/A M (P) F	
Other Stormwater Controls	N/A M P F	Rain Gardens installed

* N/A = Not Applicable, M = Maintenance Required, P = Pass, F = Fail

- Winter Inspection (Nov. 1 - Apr. 15)
- Additional ESC needed. Describe: _____
- Site permanently stabilized; temporary ESC removed

General Comments (including erosion observed):

Project is complete. CO to be issued. Some minor touch up needed.
 Learned areas to be hydroseeded tomorrow. Rain gardens installed.
 Planned. Site looks good.



CITY OF PORTLAND

INSPECTION REPORT

City of Portland
Erosion and Sediment Control Inspection
for Construction Sites Equal to or Greater Than One Acre

Portland PID: _____
 Project Name: *Northgate CUS*
 Project Location: *Asbur St.*
 Weather: *cloudy* Temperature: *42 F*
 Quantity of Last Rain Event (inches): *5+/-*
 Date: *3/2/10*
 Scope of Inspection: *EC*
 Inspector: *TH*
 Qualifications: _____
 Inspections Duration: *10*
 Pictures Taken: Yes/No *(No)*
 Date of Last Rain Event: *2/24/10*

Inspection Parameter	Inspection Result*	Major Observations/Corrective Action
Culverts / Inlet-Outlet Protection	N/A M P F	
Detention / Sediment Ponds	N/A M P F	
Dewatering Area	N/A M P F	
Ditches / Swales / Channels	N/A M P F	
Dust Control	N/A <i>(M)</i> P F	<i>Sweeping needed</i>
Gabions	N/A M P F	
Hay Bales	N/A M P F	
Level Spreader	N/A M P F	
Material Storage Areas	N/A M P F	
Mats / Mulches / Blankets	N/A M P F	
Riprap Slope Stabilization	N/A M P F	
Silt Fencing / Silt Sock	N/A M P F	
Solid Waste / Hazardous Materials	N/A M P F	
Stabilized Construction Entrance	N/A M P F	
Stone Check Dam	N/A M P F	
Storm Drain Inlet Protection	N/A <i>(M)</i> P F	<i>Silt socks needed in storm drains</i>
Topsoil Stockpile	N/A M P F	
Vegetated Buffers	N/A M P F	
Vegetated Stabilization (seed/sod)	N/A M P F	
Wood Waste Bark Filter Berms	N/A <i>(M)</i> P F	<i>Maintenance needed</i>
Other Stormwater Controls	N/A M P F	

* N/A = Not Applicable, M = Maintenance Required, P = Pass, F = Fail

Winter Inspection (Nov. 1 - Apr. 15)
 Additional ESC needed. Describe: _____
 Site permanently stabilized; temporary ESC removed

General Comments (including erosion observed):

Advised contractor to maintain all ESC measures. Stockpile next to break roads to be moved, parking lot to be swept to control sand & dust.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Chapter 305)

EASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: A & D Realty		Name of Agent: Appledore Engineering	
(owner) C/O Frank Normandin, Winslow Properties		C/O Bradlee Mezquita	
Applicant Mailing: 5 Militia Drive		Agent Phone # (include area code): (603) 433-8818	
Town/City: Lexington		PROJECT Information: Northgate Plaza, Portland, Maine	
State and Zip code: Massachusetts 02421		Name of Wetland or Waterbody: Fall Brook	
Daytime Phone # (781) 862-9700 (include area code):		Map #: 375	
Detailed Directions to Site: Site is located at 125 and 91 Auburn Street, directly across from the Sanborn Street/Auburn Street intersection.		Lot #: C-1 & C-23	
Description of Project: Redevelopment of the existing Northgate Shopping Plaza and adjacent property. Includes demolition of 12,700 sf of existing building and the construction of a 12,900 sf stand alone CVS along with other facade, parking, landscaping and utility improvements.			
Part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		After the Fact? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(check one) <input checked="" type="checkbox"/> Part of a larger project?		Check one <input checked="" type="checkbox"/> This project <input type="checkbox"/> does (or) <input type="checkbox"/> does not involve work below mean low water (average low water).	

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- Sec. (2) Act. Adj. to Protected Natural Res.
- Sec. (3) Intake Pipes
- Sec. (4) Replacement of Structures
- Sec. (5) REPEALED
- Sec. (6) Movement of Rocks or Vegetation
- Sec. (7) Outfall Pipes
- Sec. (8) Shoreline stabilization
- Sec. (9) Utility Crossing
- Sec. (10) Stream Crossing
- Sec. (11) State Transportation Facil.
- Sec. (12) Restoration of Natural Areas
- Sec. (13) F&W Creation/Enhance/Water
- Sec. (14) REPEALED
- Sec. (15) Public Boat Ramps
- Sec. (16) Coastal Sand Dune Projects
- Sec. (17) Transfers/Permit Extension
- Sec. (18) Maintenance Dredging
- Sec. (19) Activities in/on/over significant vernal pool habitat
- Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas

I have attached the following required submissions. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE

NECESSARY ATTACHMENTS:

- Attach a check for \$65 made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Certificate of Good Standing. If new applicant is a registered corporation, provide either a Certificate of Good Standing (available from Secretary of State) or a statement signed by a corporate officer affirming that the corporation is in good standing.
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.
- Attach all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less. By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant: <i>Brady</i>	Date: 3/18/09
---	---------------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

OFFICE USE ONLY	CK.# 26722	FF# \$65.00	Date 3/23/09	Staff <i>AM</i>	Staff (207)941-4570	Staff (207)764-0477
17 STATE HOUSE STATION	312 CANCO ROAD	PORTLAND DEP	PORTLAND, ME 04103	BANGOR DEP	106 HOGAN ROAD	PRESQUE ISLE DEP
AUGUSTA, ME 04333-0017	312 CANCO ROAD	PORTLAND DEP	PORTLAND, ME 04103	BANGOR DEP	106 HOGAN ROAD	PRESQUE ISLE DEP
(207)287-3901	(207)822-6300	(207)941-4570	(207)941-4570	(207)941-4570	(207)941-4570	(207)764-0477

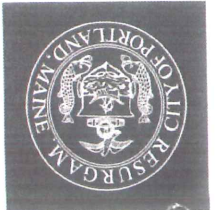
PBR # 47736	DEPLW0309-M2008
Date 3/23/09	Date 4/2/09
After Photos	Staff

STORMWATER PRR APPLICATION FORM

PLEASE TYPE OR PRINT IN INK ONLY

1. Name of Applicant: A & D Realty C/O Frank Normandin, Winslow Properties	2. Applicant's Mailing Address: 5 Mills Dr Lexington, MA 02421	3. Applicant's Daytime Phone #: (781) 862-9700	4. Applicant's Fax #: (781) 862-9070	5. Name of Agent: Appledore Engineering, Inc. (if applicable)	6. Agent's Mailing Address: 177 Corporate Drive Portsmouth, NH 03801	7. Agent's Daytime Phone #: (603) 433-8818	8. Agent's Fax # and e-mail address: (603) 433-8988	9. Location of Project: Auburn Street (Road, Street, Rte.)	10. Town: Portland	11. County: Cumberland	12. Is this PRR for renewal of an individual stormwater permit? If yes, skip to block 27 and signature page. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Type of Direct Watershed: <input type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> River, stream or brook <input checked="" type="checkbox"/> Urban impured stream <input type="checkbox"/> Freshwater wetland <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Wetland of public water supply	14. Amount of Developed Area: <input checked="" type="checkbox"/> Total # of \pm .81 acres OR <input type="checkbox"/> Total # of _____ square feet	15. Amount of Impervious Area: <input checked="" type="checkbox"/> Total # of 0 acres OR <input type="checkbox"/> Total # of _____ square feet	16. Creating a common plan of development or sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 17. Name of waterbody(ies) to which the project site drains: Fall Brook	18. Brief Project Description: Redevelopment of the existing Northgate Plaza Shopping Center and adjacent property. Includes the demolition of 12,700 sq ft existing building and the construction of a 12,900 sq ft stand alone CVB, along with other facades, parking, landscaping and utility improvements.	19. Size of Lot or Parcel: <input type="checkbox"/> Total of _____ square feet OR 20. UTM Locations: (if known) UTM Northing: 43°-42'-16" N UTM Easting: 70°-17'-22" W	21. Deed Reference Numbers: Book#: _____ Page#: _____ 22. Map and Lot Numbers: Map #: 375 Lot #: C-1 & C-23	23. Project started prior to application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	24. Reapplication? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	25. Written Notice of Violation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of DEP enforcement staff involved: N/A	26. Detailed Directions to the Project Site: (Attach separate sheet if necessary) The site is located at 125 and 91 Auburn Street, directly across from the Sanborn Street/Auburn Street Intersection.	27. SUBMISSIONS <input checked="" type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Dept. of Inland Fisheries and Wildlife <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> BSC Plan <input checked="" type="checkbox"/> Location Map <input checked="" type="checkbox"/> Site Plan (if in Essential Habitat) <input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Copy of original stormwater permit <input type="checkbox"/> Fee	GENERAL INFORMATION AND SIGNATURES TO BE COMPLETED ON PAGE 2	CR. # 20781	PRR # 47734	PRR Fee \$35.00	Date 3/23/09	Acc. Date 4/3/09	Drawn JM	Date 4/3/09	Photos
---	--	---	---	---	--	---	--	--	-----------------------	---------------------------	--	--	--	---	--	---	--	---	---	--	---	--	--	--	----------------	----------------	--------------------	-----------------	---------------------	-------------	----------------	--------

NOI # 47735 Exempt 3/23/09



Planning & Urban Development Department
Penny St. Louis Littell, Director
Planning Division
Alexander Jaegerman, Director
April 27, 2010

Frank Normandin
A & D Realty LLC
5 Militia Drive
Lexington, MA 02421
Kevin Paton
142 Crescent Street
Brockton, MA 02301

**RE: Northgate Plaza/CVS Expansion with Pharmacy Drive Thru
Amendment to Approved Site Plan
Dimension changes to drive – thru area and modifications to roof design
Vicinity of 91- 125 Auburn Street
Application No (HTE) 10-99600003
CBL 325 C 023 001**

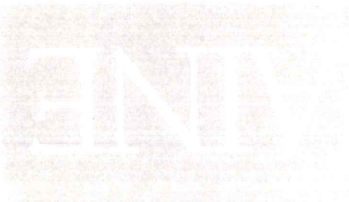
Dear Mr. Normandin and Mr. Paton:

On April 27, 2010 the Portland Planning Authority approved the amended site plan for the Northgate Plaza CVS Expansion originally approved on June 9, 2009 to allow for a 4 foot narrowing and associated adjustments of the drive thru area opening (between the wall of the new CVS and the wall of the existing plaza structure) and modifications to the roof design and canopies in the vicinity of the drive thru and nearby Plaza structures. The amendments are shown in Appledore Engineering Inc Plans C-2 Rev dated 3.31.2010 and C-2A Rev dated 3.31.2010; BKA Architects Inc Proposed Drive-thru/Crosswalk Sheet 2 (color) dated 3.24.2010, Exterior View (CVS front elevation; color) dated 3.26.2010, and Roof Plan Sheet A2.1 Rev 3.11.2010.

The approval is based on the submitted plans. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approval does not constitute approval for building plans, which must be reviewed and approved the City of Portland's Inspection Division.
2. Where submission drawings are available in electronic form, final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

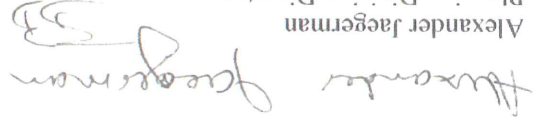


3. Five (5) paper copies (at scale) of Appledore Engineering Inc Plan C-2A, Rev dated 3.31.2010 shall be submitted to the Planning Division prior to any Certificate of Occupancy.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874 8728.

Sincerely,


Alexander Jaegerman
Planning Division Director

Electronic Distribution:

- Penny St. Louis Littlell, Director of Planning and Urban Development
- Alexander Jaegerman, Planning Division Director
- Barbara Barhydt, Development Review Services Manager
- Jean Fraser, Planner
- Philip DiPietro, Development Review Coordinator
- Marge Schumackal, Zoning Administrator
- Tammy Munson, Inspections Division Director
- Gayle Guertin, Inspections Division
- Lisa Danforth, Inspections Division
- Lannie Dobson, Inspections Division
- Michael Bobinsky, Public Services Director
- Kathi Earley, Public Services
- Bill Clark, Public Services
- David Margolis-Pineo, Deputy City Engineer
- Greg Vining, Public Services
- John Low, Public Services
- Jane Ward, Public Services
- Keith Gauthreau, Fire
- Jeff Farling, City Arborist
- Tom Errico, Wilbur Smith Consulting Engineers
- Dan Goyette, Woodard & Curran
- Assessor's Office
- Approval Letter File

Hard Copy: Project File



Strengthening a Remarkable City. Building a Community for Life. www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director
Planning Division
Alexander Jaegerman, Director

November 23, 2010

A & D Realty LLC
c/o Frank Normandin
Winslow Property Management
5 Militia Drive
Lexington, MA 02421
Bradlee Mezquita
Appledore Engineering, Inc
177 Corporate Drive
Portsmouth, NH 03801

RE: **Northgate Plaza/CVS Expansion with Pharmacy Drive-thru
Amendment to location of power lines
Vicinity of 91 and 125 Auburn Street - CBL 325 C001 and C023**

Dear Mr. Normandin and Mr. Mezquita:

I am writing to confirm approval to the proposed amendment of the power line location so that they are overhead along the side and rear of the site, including the removal of one utility pole and construction of three new utility poles. This amendment resolves the conflict with the sewer separation project in the area.

This approval is based on the submitted plan entitled "Electrical Connection Plan dated November 10, 2010 (file no 2012B-CONST.dwg) prepared by Appledore Engineering Inc.

Please note that all of the conditions of approval for CVS expansion project remain as per the approval letter from the Planning Board Chair dated June 23, 2009.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,

Barbara Barhydt,
Development Review Services Manager

Electronic Distribution:

Penny St. Louis Littell, Director of Planning & Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPietro, Development Review Coordinator
Marge Schumckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Michael Bobinsky, Public Services Director

Katherine Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Matt Doughly, Public Services
Greg Vining, Public Services
Nathaniel Smith, Public Services
Jane Ward, Public Services
Jeff Tarling, City Arborist

SUBDIVISION/SITE DEVELOPMENT

Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 9/15/09

Name of Project: NorHygate Shopping Center
 Address/Location: 99-125 Auburn Street

Application ID #: _____

Developer: A&D Realty, LLC

Form of Performance Guarantee: Letter of Credit

TO BE FILLED OUT BY THE APPLICANT:

Type of Development: _____ Subdivision _____
 Site Plan (Major/Minor) _____

Item

1. STREET/SIDEWALK

Road/Parking Areas

Curbing

Sidewalks

Esplanades

Monuments

Street Lighting

Street Opening Repairs

Other

2. EARTH WORK

Cut

Fill

3. SANITARY SEWER

Manholes

Piping

Connections

Main Line Piping

House Sewer Service Piping

Pump Stations

Other

4. WATER MAINS

5. STORM DRAINAGE

Manholes

Catchbasins

Piping

Detention Basin

Other

Stormwater Quality Units - Squid Filters

Quantity Unit Cost Subtotal

PUBLIC

Quantity Unit Cost Subtotal

PRIVATE

809.54	17.19	138,344
297.44	11.53	3,424
1016.24	12.63	12,934
7068.14	8.00	63,966
140.09	13.50	1,886
4	3.177	12,708
1	2.00	2,000
392	31.48	12,277
335	80.44	26,949
1	3.177	3,177
2	3,200	6,520
5	2,895	14,475
1212	30.80	37,330
1	6,450	6,450

2610	809.54	2,109,804
297.44	11.53	3,424
1016.24	12.63	12,934
7068.14	8.00	63,966
140.09	13.50	1,886
4	3.177	12,708
1	2.00	2,000
392	31.48	12,277
335	80.44	26,949
1	3.177	3,177
2	3,200	6,520
5	2,895	14,475
1212	30.80	37,330
1	6,450	6,450

Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief Acct., (ext. 8665) prior to the distribution of this form.

*City Account Number: 710-0000-236-98-00
 P.S. Code: IN1101*

Amount \$ 18,000.00

Project Name: Northgate Plaza

Application ID #: 2009-0010

(from Site Plan Application Form)

Project Location: 125 Auburn Street

Project Description: CVS pharmacy with drive-thru service, and the refurbishment of the

H&R Block building.

Funds intended for: Planting of trees & installation of fencing according to the approved

Site plan, upon completion of the City's sewer separation project.

Work to be completed by the City of Portland.

Applicant's Name: A&D Realty, LLC c/o Frank Normandin

Winslow Property Management, 5 Militia Dr., Lexington, MA 02421

Expiration:

If funds are not expended or encumbered for the intended purpose by _____, funds, or any balance of remaining funds, shall be returned to contributor within six months of

said date.

Funds shall be permanently retained by the City.

Other (describe in detail) _____

Form of Contribution:

Cash Contribution

Escrow Account

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from Public Works, which form shall specify use of City Account # shown above.

Date of Form: 7/21/10

Planner: Jean Fraser

Person Completing Form: Phillip DiPierro

• Attach the approval letter, condition of approval or other documentation of the required contribution.

• One copy sent to the Applicant.

Electronic Distribution to: Peggy Axelsen, Michael Bobinsky, Deb Marquis and Planner for project.
 Tarling, Alex Jaegerman, Barbara Barhydt, Phil DiPierro, Barbara Barhydt, Deb Marquis and Planner for project.

**CITY OF PORTLAND, MAINE
PLANNING BOARD**

David Silk, Chair
Shalom Odokara, Vice Chair
Bill Hall
Joe Lewis
Lee Lowry, III
Janice Tevastian
Michael J. Patterson

June 23, 2009

A & D Realty LLC
c/o Frank Normandin
Winslow Property Management
5 Militia Drive
Lexington, MA 02421
Bradlee Mezquita
Appledore Engineering, Inc
177 Corporate Drive
Portsmouth, NH 03801

RE: Northgate Plaza/CVS Expansion with Pharmacy Drive-thru/H&R Block Refurbishment
Vicinity of 125 Auburn Street
Application # 2009-0010
CBL 325 C001 and C023

Dear Mr. Normandin and Mr. Mezquita:

On June 9, 2009, the Portland Planning Board considered the proposal for a 12,900 sq ft CVS Pharmacy with drive-thru service at the north end of Northgate Plaza, and the refurbishment of the existing building at 125 Auburn Street for H&R Block. The Planning Board reviewed the proposal for conformance with the B2 Conditional Use Standards and Site Plan Ordinance. The Planning Board voted 4-0 (Odokara, Lewis and Tevastian absent) to approve the application with the following motions and conditions as presented below.

CONDITIONAL USE AND SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 24-09, relevant to Portland's Site Plan Ordinance, Conditional Use Standards and other regulations, and the testimony presented at the Planning Board and other findings, the Planning Board voted 4-0 (Odokara, Lewis and Tevastian absent):

A. Re Lot C-1 Northgate Plaza/CVS Expansion/Drive thru:

That the plan is in conformance with the site plan standards of the land use code, and the proposed conditional use for a drive-thru adjacent to a residential use or zone is in conformance with the standards of the Land Use Code, Section 14-183 for the B2 zone, subject to the following conditions:

i. That the applicant shall submit copies of the required permits from the MDEP prior to the issuance of a building permit; and

ii. The applicant shall provide documentation, prior to the issuance of a building permit, that the submitted *Maine Traffic Resources Drive Through Survey* took place during a peak month in terms of seasonal activity and traffic activity at the drive-through. If the supporting documentation indicates that the reported queue estimate is insufficient, the applicant shall submit revised proposals to mitigate or provide adequate stacking, to be reviewed and approved by the Planning Authority prior to the issuance of a building permit; and

done
8/20/09

done
8/20/09

iii. That the final plan set shall incorporate the submitted Plan of the Drive-thru/Crosswalk Details, dated June 8, 2009 which confirms details of measures and design elements (e.g. signage, sidewalk material, bollards, etc.) along the frontage of the shopping center that would warn pedestrians of potential vehicle conflict; and

done 8/20/09

iv. The applicant shall be responsible for contributing \$2,500.00 towards the installation of pedestrian "count-down" signal heads for the shopping center driveway at the Auburn Street/Site Drive intersection, prior to the issuance of a Certificate of Occupancy; and

done 8/20/09

v. That the Landscape Plan shall be revised and submitted for review and approval prior to the issuance of a building permit; such revisions to include raising the fence along the rear of the site to 8 feet and extending it 60-75 feet in an easterly direction to screen the Cyr property; tree and other planting along the proposed fencing; and two to three trees in the linear rain garden if compatible with the storm water plan; and

done 10/13/09

vi. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and

done 10/20/09

vii. That the applicant shall install wooden guard rails around the rain gardens. The wooden guard rails may allow a reasonable number of openings to allow pedestrian access; and

done 8/20/09

viii. All signage, whether included in the approved plan set or not (both free standing and wall mounted) shall be subject to separate sign permits and approvals; and

N/A done

ix. That the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday.

N/A

That the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions:

i. That in the event the applicant or his successor sell Lot C-23, a permanent easement that secures additional parking spaces (the number being as necessary to meet zoning requirements in place at that time) located in the Plaza for the dedicated use of Lot C-23, shall be submitted for the City's Associate Corporation Counsel review and approval prior to the sale; and

N/A

ii. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and

done 10/13/09

iii. All signage (both free standing and wall mounted), whether included in the approved plan set or not, shall be subject to separate sign permits and approvals.

N/A done

Please note the following provisions and requirements for all site plan and subdivision approvals:

1. The site shall be developed and maintained as depicted in the site plan and 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 this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation

and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

5. Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater, prior to the issuance of a building permit. At the conclusion of the project, the digital as built plans shall be submitted prior to the issuance of a certificate of occupancy.

6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

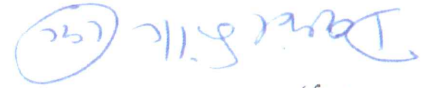
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall 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.

8. 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.)

Phillip DiPiero, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser, Planner at (207) 874-8728.

Sincerely,



David Silk, Chair
Portland Planning Board

Attachments:
Performance Guarantee Packet

Electronic Distribution:
Penny St. Louis Littlell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPietro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lisa Danforth, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Services
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

From: Lannie Dobson
To: C of O; mem
Date: 12/9/2009 9:30:43 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 125 AUBURN ST Parcel ID: 375 C023001 Dist

Date: 12/14/2009 Time: 6:00:00 AM

Note: 603-315-1690 Jim Property Addr: 125 AUBURN ST Parcel ID: 375 C023001

Application Type: Prmt
Application ID: 90829

Contact:
Phone1:
Phone2:

Owner Name: 125 AUBURN STREET LLC
Owner Addr: 5 MILITIA DR
LEXINGTON, MA 02421

**Phillip DiPierro - C of O & HEALTH INSPECTION Property Addr: 21 AUBURN ST
Parcel ID: 375 C001001 Dist: 5**

From: Lannie Dobson
To: C of O; Nicholas Adams; Suzanne Hunt; jrioux
Date: 4/21/2010 9:28 AM
Subject: C of O & HEALTH INSPECTION Property Addr: 21 AUBURN ST Parcel ID: 375 C001001 Dist: 5

NEEDS HEALTH INSPECTION ALSO

Date: 4/27/2010 Time: 6:00:00 AM

Note: 603-670-3373 Dale Property Addr: 21 AUBURN ST Parcel ID: 375 C001001

Application Type: Prmt
Application ID: 90967

Contact:
Phone1: Phone2:

Owner Name: A & D REALTY LLC
Owner Addr: 5 MILITIA DR
LEXINGTON, MA 02421

Jean Fraser - Note of meeting

From: Jean Fraser
To: DPierro, Phillip
Date: 4/15/2010 1:09 PM
Subject: Note of meeting
CC: Barhydt, Barbara; Margolis-Pineo, David; Smith, Nathaniel; Tarling, Jeff

Phil,

INTERNAL NOTE ONLY - PLEASE DO NOT FORWARD TO ANYONE

This is a brief note of the meeting we had with Frank Normandin, applicant for the CVS Northgate Site Plan regarding coordination between the City's Sewer Separation Project and completion of his Site Plan work.

I think the City needs one spokesperson re this negotiation re the **Site Plan** and I suggest it be you; discussions re item 3 would be separate and down to DPS I think as after May Planning would not really be involved):

1. **City's Separation Project:** Nathaniel outlined that DPS are having a neighborhood meeting in a month or so for this phase; out to bid August; start on site about Oct/Nov; complete Feb/March 2011. This section will be a new 24 inch sewer pipe placed 10 feet deep; the section to the south is larger stormwater pipe and will be completed June 30, 2010. He would need temporary access from CVS side (he advised Frank that someone would be contacting him for an access agreement and that there was a title issue to resolve); needs to avoid wetland by req. of MDEP (paying fees for what is being disturbed).

2. **Completion of the Site Plan:** Frank was intending to complete the fencing and treeplanting and base paving along Fall Brook at the rear of the site within the next 2 weeks and would be seeking a final CO from Phil in May when that work was completed. Nathaniel confirmed that if those items are installed now that he would need to remove them in Oct/Nov, 2010 and trees would die. It was agreed:

a. Frank would give city enough money to cover the cost of these outstanding items (exact process for this to be confirmed by Phil after consulting DPS and Barbara Barhydt*) and Nathaniel will install them (in conjunction with Jeff re trees- see *) when the Separation Project is complete (ie in about a year). (I got the impression he was going to go ahead with final paving but that was not discussed).

b. In the meantime we all agreed that a chain link fence with slats should be installed on the housing side of Fall Brook to shield residents from the CVS Drive thru/servicing area and this would also shield them from the separation project work- Frank offered to contribute to that cost. [Maybe he would install this??]

2. Conflict between the route of the new sewer line and the recently installed underground CMP line:

Nathaniel had just received confirmation that the location of this underground CMP line directly conflicts with the proposed location of the new sewer line for most of the length along the rear of the CVS site. The underground CMP line was not installed where shown on the Site Plan but where CMP had instructed it to be located during the CVS construction - which was within the City's sewer easement- Phil and Jean were not aware of this change until after the fact but on the approved site plan it does say that the location would be agreed with CMP so was not a "fixed" location. DPS were not consulted about the CMP line going in the easement and Frank was unaware of the City's Separation project (maybe unaware of the exact location of the sewer easement as it was not on the site plans) so gave some kind of permission to CMP.

Frank suggested that the sewer line could be relocated towards Fall Brook; Nathaniel confirmed that is not possible because it was wetlands/stream and problem of future maintenance etc (not to mention MDEP

objections). Moving it into the CVS site (with Frank giving more easement to City) pinches the access/egress for drive thru users and servicing vehicles to Shaws during the Separation Project construction period. (Nathaniel indicated that the work along the tightest pinch point would be several weeks but that access would not need to be cut off for the whole time.)

It was agreed:

a. Frank to investigate and get advice and let Nathaniel know whether the CMP line was going to be relocated or whether he wanted to hammer out a way for the servicing/drive thru access to be maintained during the Separation Project contract next winter. I suspect he will not want to expend another \$60,000 plus trenching/conduit costs plus another manhole to relocate the CMP line and will ask for more details of how the project would affect access (and snow removal operations I guess).

b. Nathaniel to look at how contractors could maintain reasonable access for CVS/Shaws if sewer line moved over; Nathaniel indicated this move probably not an extra cost to DPS but would mean the contract would need to specify carefully how access would be maintained.

(JF note: the context for this negotiation is that both parties could claim the other party had not informed them of important info and both parties stand to benefit from cooperation)

*At Dev Rev on Wed 4.14.2010 it was my understanding that we agreed (so not to confuse the Separation Project finances) that we would ask Frank to purchase the fencing and ask the supplier to store for a year, and would give a sum of money to Jeff to cover the cost of purchasing the trees (Jeff to get an estimate so Phil knows how much this would be - Site Plan requires 5 white or norway spruce; 4 white pine; 4 red maple; 1 pear; 16 lilac). Nathaniel to include in the Separation Project the cost of a contractor for planting (not buying) the trees (Jeff to supervise as not all locations of trees shown on the site plan) and to install (not buy) the stored fence as per the site plan (hope that is what others understood!!!!). Repaving would in any case be included in the Separation Project as contractors will mess up most of it.

Jean

TRB DEVELOPMENT GROUP, INC.

General Contractors • Design Builders • Consultants

36 Londonderry Turnpike
Route 28 Bypass
Hooksett, NH 03106
Tel. (603) 669-8500
Fax (603) 626-0939

Fax Transmission Sheet

To:

Phil D. Perrin

Date:

From:

Jim @ TRB

Time:

Fax #:

We are transmitting a total of 1 pages + cover sheet

Subject of this fax:

LIGHTS @ THE BLOCK

Comments:

Phil here is the paperwork for
lights you requested

PLEASE CALL US IMMEDIATELY IF YOU DO NOT RECEIVE THIS FAX
CLEARLY OR COMPLETELY

Dec. 15. 2009 1:07PM

TRB Development Group Inc.

No. 8590 P. 1 002



WESCO
DISTRIBUTION

WESCO Distribution, Inc.
327 Marginal Way
Portland, ME
(207) 774-2614
(207) 772-1294

Subject: H&R Block @ 125 Auburn Street Portland Maine (North Gate)

Roland,

The expected ship date on this order is December 30th 2009. This is for the pole heads and wall packs. The material is shipping from Georgia, and has an estimated road time of about 4 days. Please keep in mind that this is during the holidays.

Please let me know if you have any questions, or if you need anything else.

Michael Cunniffe

Michael Cunniffe
Sales Specialist
Phone: 207.774.2614
Fax: 207.772.1294
E-mail: mcunniff@wesco.com

From: Michael Charek <michaelcharek@gmail.com>
To: <pd@portlandmaine.gov>
Date: 12/15/2009 5:40:30 PM
Subject: H&R Block Offices

Mr. DiPiero:

I understand you are asking for confirmation that the reconfigured front walk at the renovated H&R Block office building meets ADA requirements. I am on vacation this week, and cannot send you a letter until next Monday, so we are asking that you accept an email response in the interim.

Due to the relocation of the parking lot and some reconfiguration of other elements not addressed in the approved site plan, we found we were able to reduce the design slope of the walkway to no more than 5%. It is our understanding of ADA requirements that an accessible route with a slope of 5% or less does not require level landings every 30 feet, or a handrail. TRB Development Group, the general contractor for the project, has asserted that the slope meets the design intent, and is in the process of confirming once more the slope of the walkway. I expect they will have a report before the end of the day today.

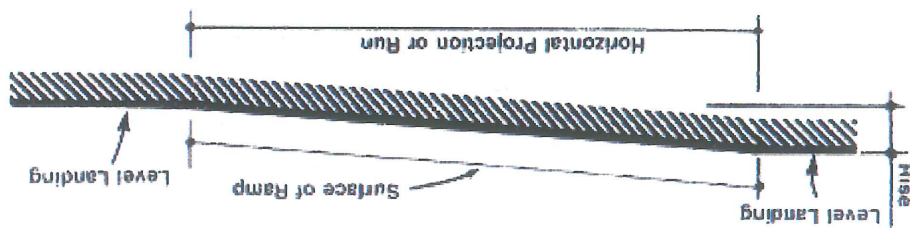
I hope this message will be sufficient for you to permit the project to advance through the C of O process, and I will follow up with a hard copy letter when I return from vacation next Monday.

Thank you for your assistance.

Michael R. Charek AIA
Michael Charek Architects
25 Hartley Street
Portland, ME 04103
207-761-0556

CC: Frank Normandin <frankn@summitrealtypartners.com>, Tim Boisvert <trboisvert@trb-group.com>, Roland Pothier <rpjpothier@trb-group.com>

- ADA Ramp
- Temp lights
- Basement Access




Maximum Rise		Slope	
Maximum Horizontal Projection	ft	m	mm
1:12 to < 1:16	30	9	260
1:16 to < 1:20	40	12	360

Figure 16
Components of a Single Ramp Run and Sample Ramp Dimensions

If the slope of a ramp is between 1:12 and 1:16, the maximum rise shall be 30 inches (760 mm) and the maximum horizontal run shall be 40 feet (12 m). If the maximum horizontal run shall be 30 feet (9 m). If the slope of the ramp is between 1:16 and 1:20, the maximum rise shall be 30 inches (760 mm) and the maximum horizontal run shall be 40 feet (12 m).

[Back to ADAAG List of Figures](#)

Richard E. Littlefield, SVP
Southern Maine Commercial Regional Manager
Camden National Bank
5 Milk Street
Portland, ME 04101
207-774-6736 x2903 (p)
207-774-6741 (f)
207-632-3248 (c)
 Camden National Bank

This message is intended only for the use of the person to whom it is addressed. It may contain information, which is confidential or exempt from disclosure under applicable law. If you are not a designated recipient, you are hereby notified that any dissemination, distribution or copying of this information is prohibited. If you received this message in error please notify the sender and destroy your copy immediately. For security reasons, in compliance with government regulations it is strongly recommended that emails do not include confidential information such as account, Social Security or tax ID numbers. Emails should not be considered as private and may be subject to monitoring by others.
Camden National Corporation thanks you for your cooperation.

thanks
Jean

If you speak with him, please also tell him that I am still having discussions with Alex and Barbara re the windows but the lighting is OK (in case he doesn't get my latest e-mail on those).

his cell is: 781 - 953 - 8552

Could you contact Frank Normandin regarding the Performance Guarantee that he is trying to get in place...

Phil

From: Jean Fraser
To: Dipierro, Phillip
Date: 9/24/2009 12:16:08 PM
Subject: Northgate/CVS Perf. guarantee

thanks
Jean

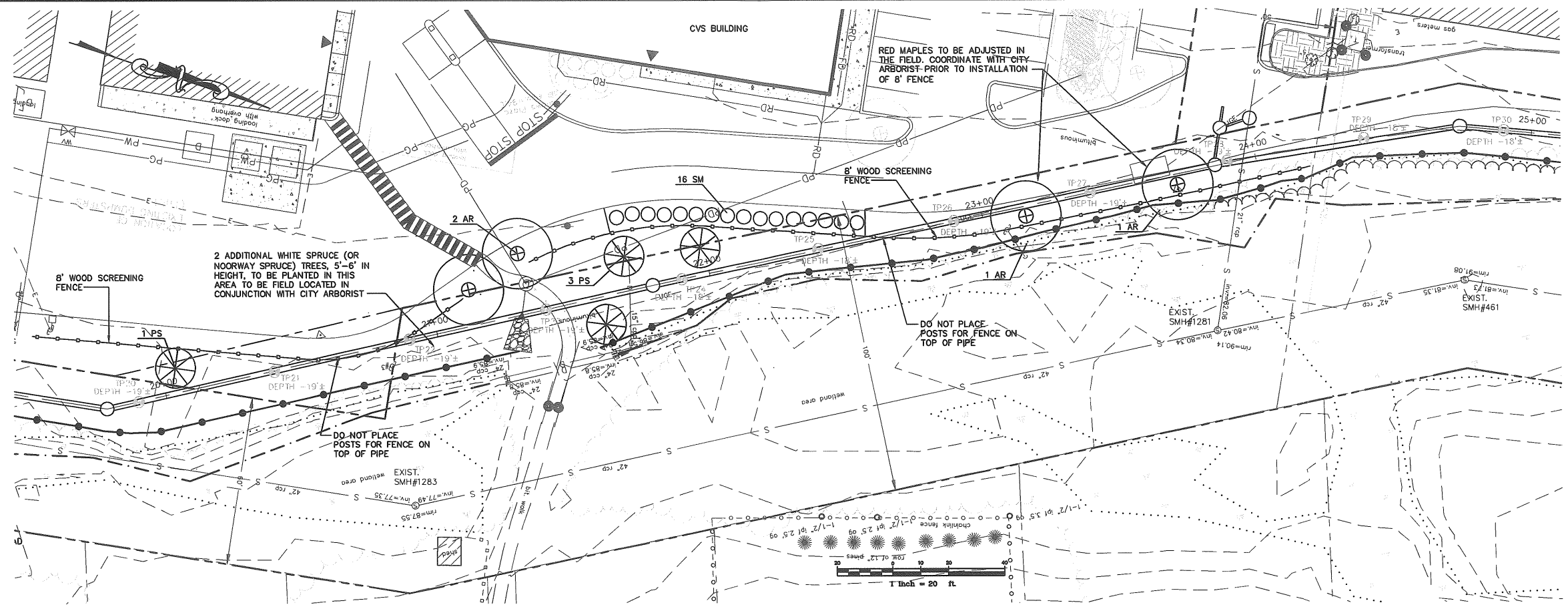
If you speak with him, please also tell him that I am still having discussions with Alex and Barbara re the windows but the lighting is OK (in case he doesn't get my latest e-mail on those).

his cell is: 781 - 953 - 8552

Could you contact Frank Normandin regarding the Performance Guarantee that he is trying to get in place...

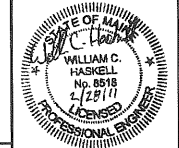
Phil

From: Jean Fraser
To: DiPierro, Phillip
Date: 9/24/2009 12:16:08 PM
Subject: Northgate/CVS Perf. guarantee



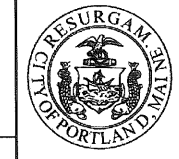
LDD PROJECT NAME: N/A
 DRAWING NAME: 1343.31-PP.dwg
 FIELD BOOK USED: N/A

DESIGNED BY: J. WARDEN
 DRAWN BY: C. OROURD
 CHECKED BY: AS NOTED
 SCALE: AS NOTED
 DATE: 2/28/2011



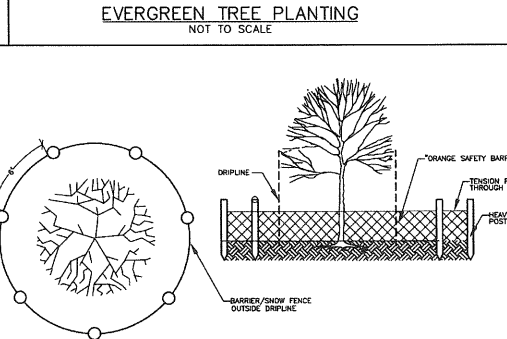
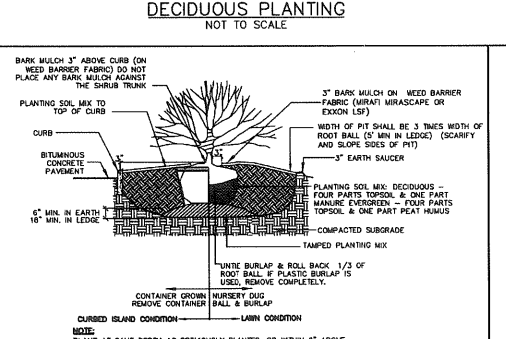
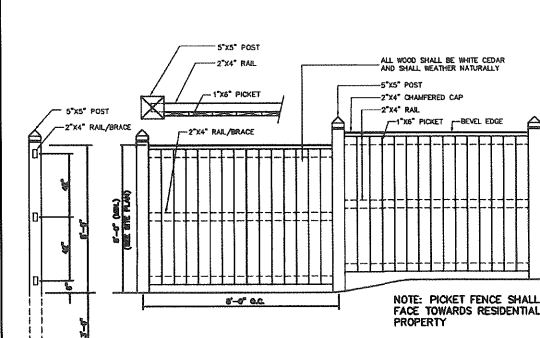
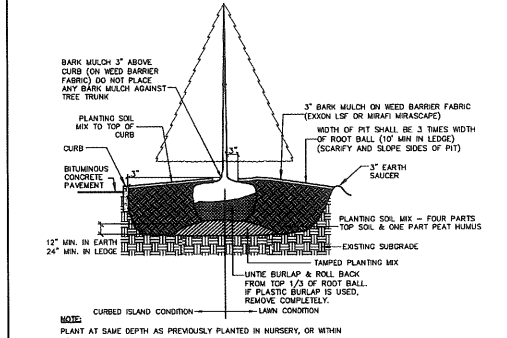
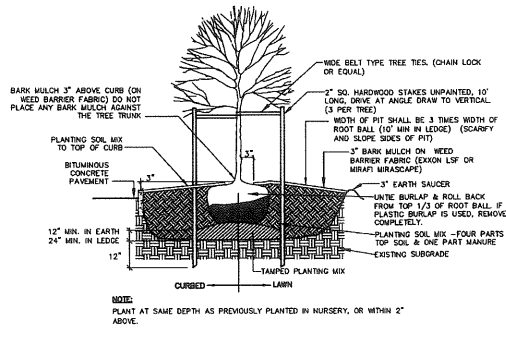
FALL BROOK
 PHASE 4
 LANDSCAPE PLAN

CITY OF PORTLAND, MAINE
 PUBLIC SERVICES DEPARTMENT
 ENGINEERING SECTION



SHEET # 14 OF 20
 VAULT PLAN NUMBER VPLAN #

- LANDSCAPE NOTES:**
1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY CITY ARBORIST. ALL PLANTS SHALL BE NURSERY GROWN.
 2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATES OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ARBORIST PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
 3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 3 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
 4. ALL PLANTS MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS SHALL BE FRESHLY DUG. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEEL-IN BY SETTING IN THE GROUND, AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS SHALL BE WRAPPED WITH WIND PROOF COVERING.
 5. PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
 6. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
 7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ARBORIST.
 8. THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE CITY ARBORIST SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
 9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
 10. THREE (3) INCH BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS.
 11. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION.
 12. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 13. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
 14. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
 15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
 16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
 17. EXISTING TREES SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED IN KIND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD, HEALTHY, FLOURISHING, AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES, AND SHRUBS THAT, IN THE OPINION OF THE CITY ARBORIST, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF (1) YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
 20. PRE-PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DETAILS.



PLANT SCHEDULE:

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CALIPER	B & B
PS	PS	PINUS STROBUS	WHITE PINE	6"-7" HT.	B & B

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SM	SM	SYRINGA MEYER 'PALIBI'	DWARF KOREAN LIAC	2 1/2" - 3" HT.	CONTAINER

**TAX MAP 375
LOT C-1
SITE DATA**

LOCATION: PORTLAND, MAINE
ZONING DISTRICT: B-2 COMMUNITY BUSINESS ZONE
(A PORTION OF THE LOT IS IN THE SP--STREAM PROTECTION ZONE)
PERMITTED USE: GENERAL BUSINESS AND PROFESSIONAL OFFICES, RETAIL ESTABLISHMENTS, RESTAURANTS
CONDITIONAL USE: DRIVE--THRU WHICH IS ADJACENT TO ANY RESIDENTIAL USE OR ZONE

DIMENSIONAL REQUIREMENTS:

	COMMUNITY BUSINESS (B-2)	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	575,009 SF
MINIMUM STREET FRONTAGE:	50 FT	±900 FT
FRONT SETBACK:	*	±24 FT
SIDE SETBACK:	0 FT	±26 FT
REAR SETBACK:	0 FT	±62 FT
REAR ABUTTING RESIDENTIAL:	20 FT	±62 FT
MAXIMUM LOT COVERAGE:	80 %	±77 %
MAXIMUM HEIGHT:	45 FT	±45 FT

* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

PARKING REQUIREMENTS

TENANTS:	FLOOR AREA	REQUIREMENT:	REQUIRED:	PROVIDED:
SHAW'S	59,950 ± SF (1)	1/200 SF	300 SPACES	
STARBUCKS	1,870 ± SF	1/150 SF	13 SPACES	
OLYMPIA SPORTS	3,300 ± SF	1/200 SF	17 SPACES	
ROMARD'S HALLMARK	6,570 ± SF	1/200 SF	33 SPACES	
THE KENNEL SHOP	7,320 ± SF	1/200 SF	37 SPACES	
KEYBANK	1,780 ± SF	1/334 SF	6 SPACES	
VACANT (2)	7,165 ± SF	1/200 SF	36 SPACES	
UPS	3,270 ± SF	1/334 SF	10 SPACES	
TOWN AND COUNTRY	3,030 ± SF	1/334 SF	10 SPACES	
PROPOSED CVS	12,900 ± SF	1/200 SF	65 SPACES	
PROPOSED ATM	49 ± SF	1/334 SF	1 SPACE	
TOTAL:			528 SPACES	583 SPACES (3) (4)
BICYCLE SPACES:			42 SPACES(5)	22 SPACES
ADA ACCESSIBLE SPACES:			12 SPACES	13 SPACES

- NOTES:
(1) SHAW'S CALCULATION ALSO INCLUDES THE 2,000 SF DEDUCTION ALLOWED UNDER SECTION 14-332(H)
(2) VACANT USE ASSUMED AS A RETAIL ESTABLISHMENT.
(3) PARKING PROVIDED IN NORTHGATE PLAZA ASSUMES SHARED PARKING BETWEEN LESSORS.
(4) TOTAL PARKING EXCLUDES 13 SPACES WHICH ARE DESIGNATED TO TAX MAP 375, LOT C-39 (MEDICAL OFFICE BUILDING) AND 5 SPACES WHICH SHALL BE DESIGNATED TO TAX MAP 375, LOT C-23 (H&R BLOCK) BY EASEMENT.
(5) TWO BICYCLE PARKING SPACES FOR EVERY TEN MOTOR VEHICLE PARKING SPACES FOR THE FIRST ONE HUNDRED REQUIRED MOTOR VEHICLE PARKING SPACES, PLUS ONE BICYCLE PARKING SPACE FOR EVERY TWENTY MOTOR VEHICLE PARKING SPACE OVER ONE HUNDRED. TWENTY-TWO BICYCLE SPACES HAVE BEEN PROVIDED WITHIN LIMIT OF WORK.

PARKING REQUIREMENTS FOR MEDICAL OFFICE BUILDING WITH PARKING EASEMENT ON SITE:

TENANTS:	FLOOR AREA	REQUIREMENT:	REQUIRED:	PROVIDED:
MEDICAL OFFICE	9,941 ± SF	1/400 SF	25 SPACES	
TOTAL:			25 SPACES	25 SPACES

- NOTES:
(1) 13 SPACES ON NORTHGATE PLAZA ARE DESIGNATED TO TAX MAP 375, LOT C-39 BY EASEMENT.

**TAX MAP 375
LOT C-23
SITE DATA**

LOCATION: PORTLAND, MAINE
ZONING DISTRICT: R-P RESIDENTIAL PROFESSIONAL
PERMITTED USE: BUSINESS SERVICES AND PROFESSIONAL OFFICES

DIMENSIONAL REQUIREMENTS:

	RESIDENTIAL PROFESSIONAL (R-P)	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 SF	23,460 SF
MINIMUM STREET FRONTAGE:	60 FT	180±FT
MINIMUM LOT WIDTH:	60 FT	186±FT
FRONT SETBACK:	20 FT*	50±FT
SIDE SETBACK:	12 FT	32±FT
REAR SETBACK:	20 FT	43±FT
MAXIMUM IMPERVIOUS SURFACE:	70 %	±53 %
MINIMUM INTERIOR OPEN SPACE:	10% OF PARKING AREA	±0%
MAXIMUM FLOOR AREA RATIO:	55 %	±22 %
MAXIMUM HEIGHT:	45 FT	<45 FT

* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

PARKING REQUIREMENTS

OFFICES: 1/400 SF	13 SPACES	13 SPACES(1)
5,200/400		
ADA ACCESSIBLE SPACES:	1 SPACE	2 SPACES
BICYCLE SPACES:	2 SPACES	5 SPACES

- NOTE:
(1) TOTAL PARKING INCLUDES 5 SPACES LOCATED ON TAX MAP 375, LOT C-1 WHICH ARE DESIGNATED TO TAX MAP 375, LOT C-23 (H&R BLOCK) BY EASEMENT.

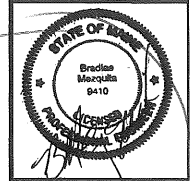
SITE NOTES:

- STRIPED PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "T").
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY CODES & SPECIFICATIONS.
- WORK WITHIN AUBURN STREET SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE MEDOT.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
- CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
- COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
- SNOW THAT CAN NOT BE ACCOMMODATED IN THE LOCATIONS SHOWN SHALL BE TAKEN OFF-SITE.

LEGEND

	PROPERTY LINE
	75' STREAM PROTECTION ZONE
	ABUTTER LOT LINE
	BUILDING SETBACK
	EDGE OF WETLAND
	EXISTING TREE LINE
	PROPOSED TREE LINE
	PROPOSED CONCRETE SIDEWALK/PAD
	PROPOSED SIGN
	PROPOSED BOLLARD
	PROPOSED LIGHT POLE BASE
	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED VAN ACCESSIBLE PARKING SPACE
	PROPOSED CROSSWALK
	PROPOSED PAINTED ARROW
	PROPOSED BIKE RACK
	DOUBLE YELLOW LANE LINE
	PROPOSED CURB
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	DOOR LOCATION
	PROPOSED CURB STOP

No.	Description	Date

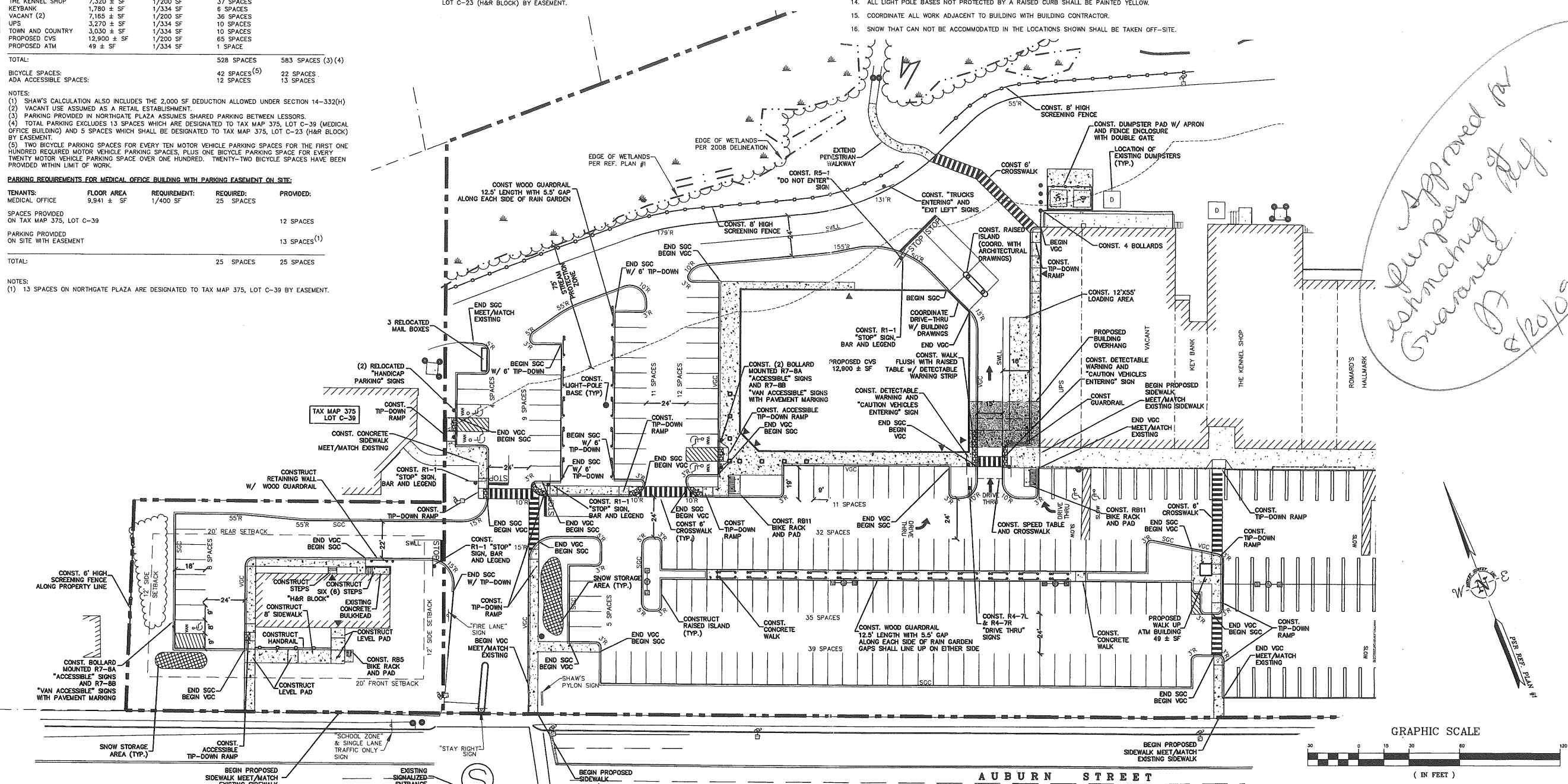


DATE: AUGUST 18, 2009
SCALE: AS SHOWN
DESIGNED BY: SAM
DRAWN BY: SAM
APPROVED BY: CY/BLM
PROJECT NO.: 2042B
FILE NO.: 2042B-CONST.DWG

Approved for estimating purposes of 8/20/09

**NORTHGATE PLAZA
AUBURN STREET
PORTLAND, MAINE**

APPLEDORF ENGINEERING
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818
ae@appledoreeng.com



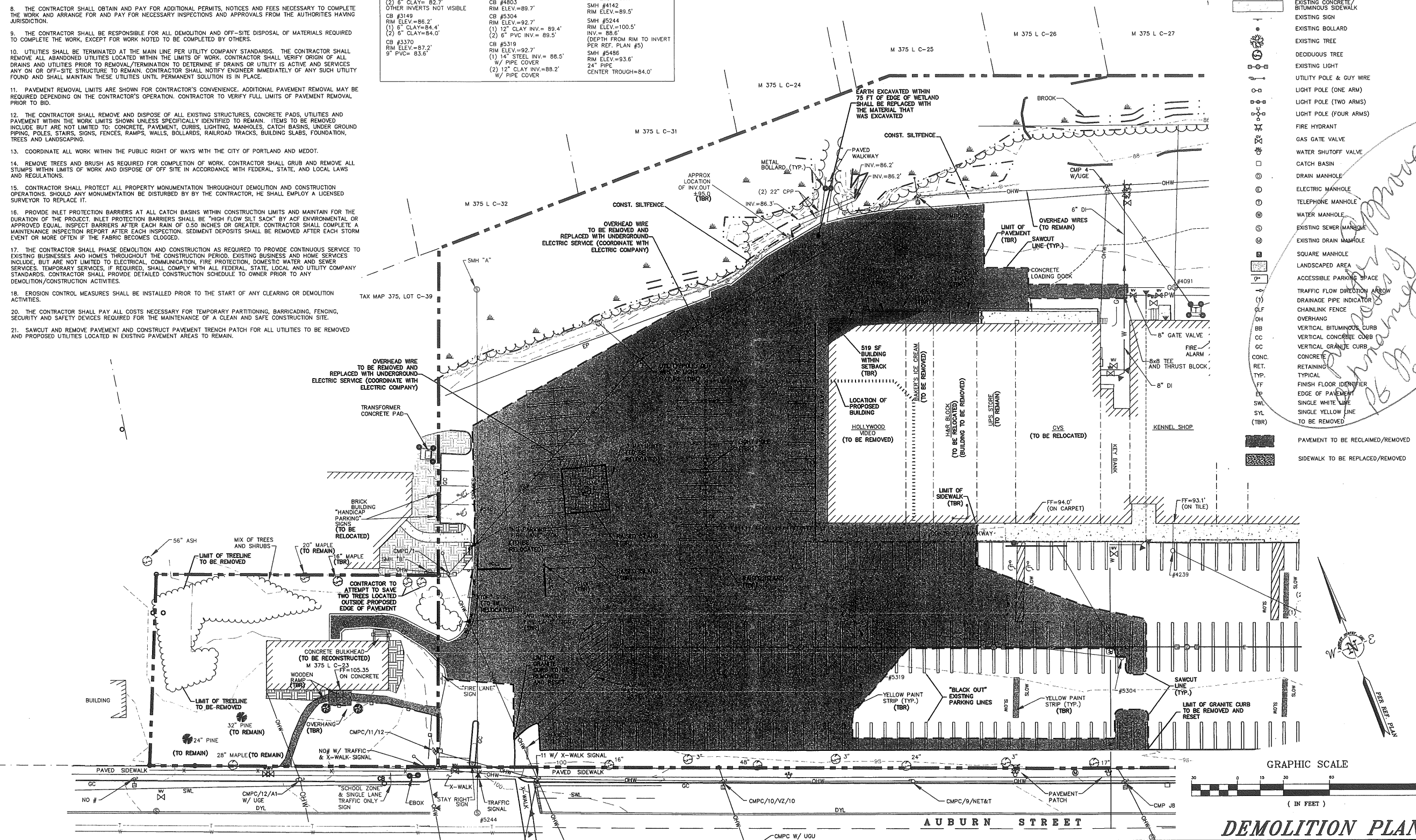
DEMOLITION NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
6. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ADJUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, RAILROAD TRACKS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
13. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTLAND AND MEDOT.
14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
15. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS AFTER EACH RAIN OF 0.50 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
17. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
20. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
21. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

SEWER & DRAINAGE STRUCTURE TABLE		
CB #1318 RIM ELEV.=88.4' 12" CPP=85.6'	CB #2470 RIM ELEV.=91.0' 12" OD CLAY W/ TRAP= 95.6'	CB #2570 RIM ELEV.=88.5' (1) 8" CPP=83.5' (2) 6" CLAY=84.7' (3) 12" CPP=83.9' (4) 8" CLAY=84.7' SUMP=82.6'
CB #2882 RIM ELEV.=87.6' 9" PVC=82.7'	CB #3045 RIM ELEV.=87.4' (1) 6" CLAY=83.9' (2)	CB #3124 RIM ELEV.=87.7' (1) 8" CPP=82.7' (2) 6" CLAY= 82.7' OTHER INVERTS NOT VISIBLE
CB #3149 RIM ELEV.=86.2' (1) 6" CLAY=84.4' (2) 8" CLAY=84.0'	CB #3370 RIM ELEV.=87.2' 9" PVC= 83.6'	SMH "A" LOCATION PER REF. PLAN #5 SMH "B" LOCATION PER REF. PLAN #5 SMH #1223 RIM ELEV.=85.5' TOP OF PIPE IN= 77.5' TOP OF PIPE OUT= 75.9' INV. IN 12" AF= 77.5' SMH #1224 RIM ELEV.=86.0' (1) 6" CLAY= 76.5' (2) 6" CLAY= 76.5' SMH #1226 RIM ELEV.=83.5' TOP OF PIPE IN=76.6' TOP OF PIPE OUT=76.3' SMH #4091 RIM ELEV.=90.3' SMH #4131 RIM ELEV.=89.6' SMH #4142 RIM ELEV.=89.5' SMH #5244 RIM ELEV.=100.5' INV.= 88.6' (DEPTH FROM RIM TO INVERT PER REF. PLAN #5) SMH #5485 RIM ELEV.=93.6' 24" PIPE CENTER TROUGH=84.0'
CB #4236 RIM ELEV.=92.3'	CB #4239 RIM ELEV.=92.1'	CB #4273 RIM ELEV.=89.7'
CB #4666 RIM ELEV.=84.8'	CB #4803 RIM ELEV.=89.7'	CB #5304 RIM ELEV.=92.7' (1) 12" CLAY INV.= 89.4' (2) 6" PVC INV.= 89.5'
CB #5319 RIM ELEV.=92.7' (1) 14" STEEL INV.= 88.5' W/ PIPE COVER	CB #5319 RIM ELEV.=92.7' (1) 14" STEEL INV.= 88.5' W/ PIPE COVER	

LEGEND

- PROPERTY LINE
- - - EDGE OF WETLAND
- - - EXISTING TREE LINE
- - - EXISTING FENCE
- - - EXISTING DRAINAGE
- - - EXISTING ELECTRIC/TELEPHONE/CABLE
- - - EXISTING OVERHEAD WIRE
- - - EXISTING WATER
- - - EXISTING SEWER
- - - EXISTING GAS
- - - EXISTING CONTOUR
- - - EXISTING 10' CONTOUR
- - - SAWCUT LIMIT
- - - PROPOSED SILT FENCE
- - - PROPOSED BUILDING LOCATION
- - - EXISTING CONCRETE/ BITUMINOUS SIDEWALK
- - - EXISTING SIGN
- - - EXISTING BOLLARD
- - - EXISTING TREE
- - - DECIDUOUS TREE
- - - EXISTING LIGHT
- - - UTILITY POLE & GUY WIRE
- - - LIGHT POLE (ONE ARM)
- - - LIGHT POLE (TWO ARMS)
- - - LIGHT POLE (FOUR ARMS)
- - - FIRE HYDRANT
- - - GAS GATE VALVE
- - - WATER SHUTOFF VALVE
- - - CATCH BASIN
- - - DRAIN MANHOLE
- - - ELECTRIC MANHOLE
- - - TELEPHONE MANHOLE
- - - WATER MANHOLE
- - - EXISTING SEWER MANHOLE
- - - EXISTING DRAIN MANHOLE
- - - SQUARE MANHOLE
- - - LANDSCAPED AREA
- - - ACCESSIBLE PARKING SPACE
- - - TRAFFIC FLOW DIRECTION ARROW
- - - DRAINAGE PIPE INDICATOR
- - - CHAINLINK FENCE
- - - OVERHANG
- - - VERTICAL BITUMINOUS CURB
- - - VERTICAL CONCRETE CURB
- - - VERTICAL GRANITE CURB
- - - CONCRETE
- - - RETAINING
- - - TYPICAL
- - - FF
- - - FINISH FLOOR IDENTIFIER
- - - EDGE OF PAVEMENT
- - - SINGLE WHITE LINE
- - - SINGLE YELLOW LINE
- - - TO BE REMOVED
- - - PAVEMENT TO BE RECLAIMED/REMOVED
- - - SIDEWALK TO BE REPLACED/REMOVED



DATE: AUGUST 18, 2009	SCALE: AS SHOWN	DESIGNED BY: SAM	DRAWN BY: SAM	APPROVED BY: GY/BLM	PROJECT NO.: 2042B	FILE NO.: 2042B-60NST-DWG
<p>STATE OF MAINE</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>APPLEDORE ENGINEERING</p> <p>177 CORPORATE DRIVE PORTSMOUTH, NEW HAMPSHIRE 03801 (603) 433-8818 aei@applecoreng.com</p>						
<p>NORTHGATE PLAZA AUBURN STREET PORTLAND, MAINE</p>						
<p>DEMOLITION PLAN</p> <p>C-1</p>						

GRADING AND DRAINAGE NOTES:

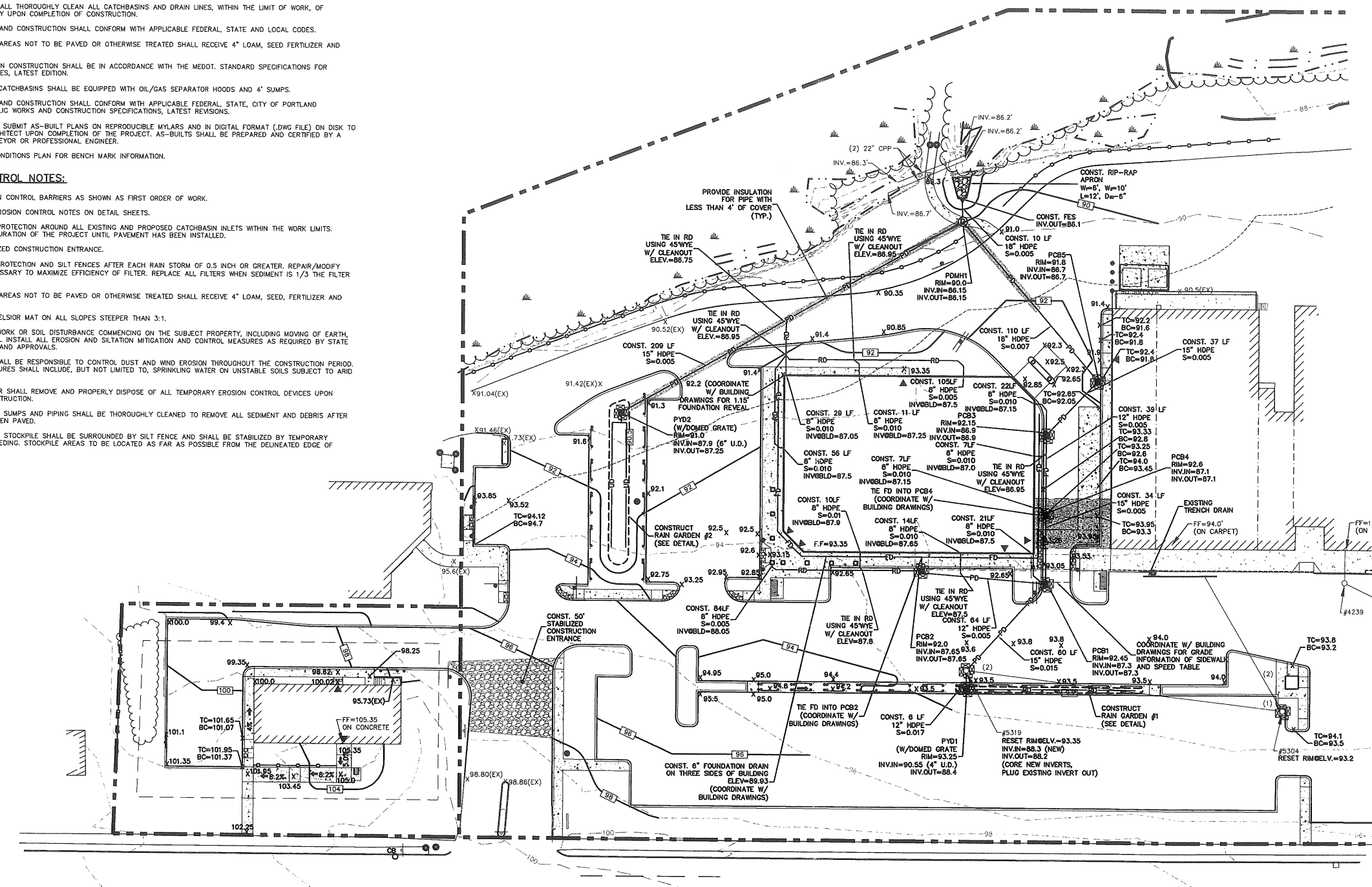
1. COMPACTION REQUIREMENTS
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
- *ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-0, ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITIES PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. COORDINATE WORK ADJACENT TO PROPOSED BUILDINGS WITH BUILDING CONTRACTOR.
6. ALL DRAIN PIPES WITH LESS THAN 4' OF COVER SHALL BE INSULATED.
7. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
8. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCHBASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED FERTILIZER AND MULCH.
11. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MEDOT. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
12. ALL PROPOSED CATCHBASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
13. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
14. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
15. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEETS.
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCHBASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. INSPECT INLET PROTECTION AND SILT FENCES AFTER EACH RAIN STORM OF 0.5 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EXCELSIOR MAT ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCHBASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLAND.

LEGEND

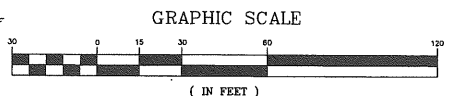
---	PROPERTY LINE
- - - -	75' WETLAND BUFFER
~~~~~	EDGE OF WETLAND
~~~~~	EXISTING TREE LINE
~~~~~	PROPOSED TREE LINE
-----	PROPOSED CONCRETE SIDEWALK
-----	EXISTING CONTOUR
-----	EXISTING 10' CONTOUR
-----	FINISH GRADE
-----	EXISTING DRAINAGE
-----	PROPOSED INSULATED DRAINAGE
-----	PROPOSED DRAINAGE
-----	PROPOSED ROOF DRAIN
-----	PROPOSED FOUNDATION DRAIN
-----	PROPOSED UNDER DRAIN
-----	SILT FENCE
-----	PROPOSED INLET PROTECTION
-----	PROPOSED CATCH BASIN
-----	PROPOSED MANHOLE
-----	EXISTING SPOT GRADE
-----	PROPOSED SPOT GRADE
-----	PROPOSED CONSTRUCTION ENTRANCE



*approved for  
purpose of  
est. PG  
8/24/09*

**STRUCTURE TABLE**

CB #5319	RIM=93.35
(2) 12" CLAY INV.=88.2'	W/ PIPE COVER
INV. OUT=88.2'	
CB #5304	RIM=83.2'
(1) 12" CLAY INV.=89.4'	
(2) 6" PVC INV.=89.5'	
CB #4239	RIM ELEV.=92.1'



**GRADING, DRAINAGE & EROSION CONTROL PLAN**

DATE: AUGUST 18, 2009	SCALE: AS SHOWN	DESIGNED BY: SAM	DRAWN BY: SAM	APPROVED BY: [Signature]	PROJECT NO.: 2042B	FILE NO.: 2042B-CONST.DWG
<p><b>STATE OF MAINE</b>                  Bradie Mesquita                  0410                  PROFESSIONAL ENGINEER</p>						
<p><b>NORTHGATE PLAZA                  AUBURN STREET                  PORTLAND, MAINE</b></p>						
<p><b>APPLEDORE ENGINEERING</b>                  177 CORPORATE DRIVE                  PORTSMOUTH, NEW HAMPSHIRE 03801                  (603) 433-8818                  aei@appledoreeng.com</p>						
<p><b>C-3</b></p>						

**UTILITY NOTES:**

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.  
SEWER - CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS  
WATER - PORTLAND WATER DISTRICT
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
6. ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE PORTLAND WATER DISTRICT.
7. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
8. ALL WORK WITHIN CITY ROW SHALL BE COORDINATED WITH CITY OF PORTLAND.
9. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJUTING PROPERTIES THROUGHOUT CONSTRUCTION.
10. CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED TO CITY STANDARDS.
11. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND UTILITY COMPANY STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
12. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
13. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
14. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
15. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
16. 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 THE COMPLETION OF THIS PROJECT.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
18. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
19. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
20. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
21. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
22. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
24. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND.
25. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTLAND.
26. ALL SEWER PIPE WITH LESS THAN 4' OF COVER SHALL BE INSULATED.
27. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
28. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN, ELECTRICAL, AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ADJUTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ADJUTERS WITH THE UTILITY COMPANY AND AFFECTED ADJUTER.

**STRUCTURE TABLE**

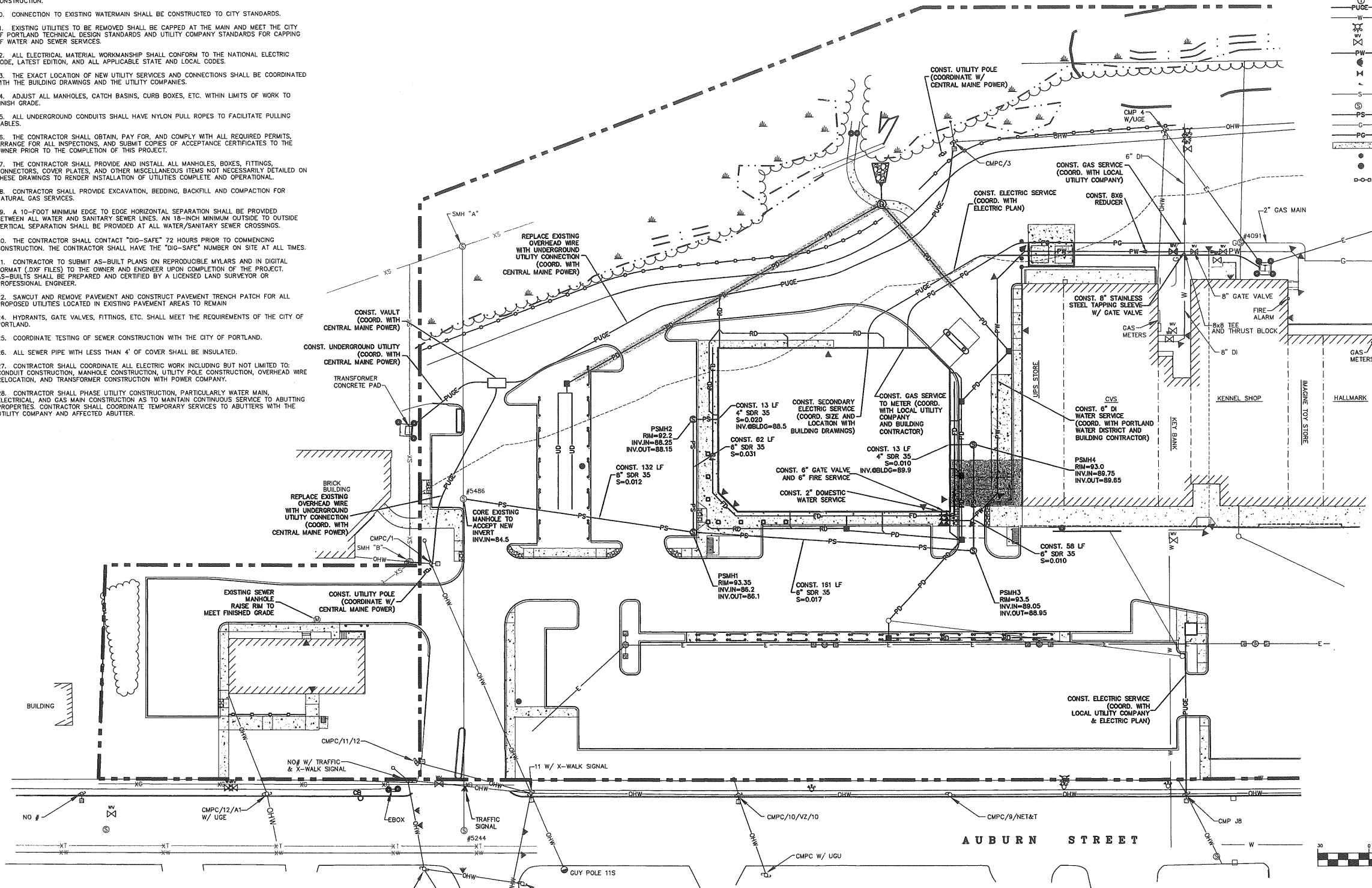
SMH #5244	SMH #5486
RM ELEV.=100.5'	RM ELEV.=93.6'
INV. = 88.6'	24" PIPE
(DEPTH FROM RM TO INVERT PER REF. PLAN #5)	CENTER THROUGH=84.0'
	INV.IN=84.5
	SMH "B" LOCATION PER REF. PLAN #5

**LIGHTING NOTES:**

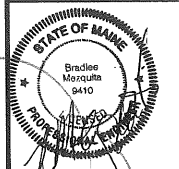
1. CONTRACTOR TO COORDINATE WITH ELECTRICAL DRAWINGS FOR FIXTURE AND POLE MODEL AND COLOR.
2. THE CONTRACTOR SHALL PROVIDE ALL CONDUITS, CONCRETE BASES, WIRING AND INSTALLATION OF ALL LIGHT FIXTURES ETC. AND WARRANTEE LABOR.
3. SITE LIGHTING TO BE PER PHOTOMETRICS PLAN.
4. CONTRACTOR TO COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SIZE, LOCATION AND CIRCUITRY PLAN.

**LEGEND**

---	PROPERTY LINE
- - - -	(75') WETLAND BUFFER
~ ~ ~ ~	EDGE OF WETLAND
—○—	EXISTING TREE LINE
—○—	PROPOSED TREE LINE
—○—	EXISTING DRAINAGE
—○—	EXISTING CATCH BASIN
—○—	EXISTING DRAIN MANHOLE
—○—	PROPOSED INSULATED DRAINAGE
—○—	PROPOSED DRAINAGE
—○—	PROPOSED ROOF DRAIN
—○—	PROPOSED FOUNDATION DRAIN
—○—	PROPOSED UNDER DRAIN
—○—	PROPOSED CATCH BASIN
—○—	PROPOSED MANHOLE
—○—	EXISTING SEWER MANHOLE
—○—	EXISTING ELECTRIC MANHOLE
—○—	EXISTING TELEPHONE MANHOLE
—○—	PROPOSED UNDERGROUND ELECTRIC/TELEPHONE
—○—	EXISTING WATER
—○—	EXISTING FIRE HYDRANT
—○—	EXISTING WATER GATE VALVE
—○—	PROPOSED WATER
—○—	PROPOSED FIRE HYDRANT
—○—	PROPOSED WATER GATE VALVE
—○—	PROPOSED THRUST BLOCK
—○—	EXISTING SEWER
—○—	EXISTING SEWER MANHOLE
—○—	PROPOSED SEWER
—○—	EXISTING GAS
—○—	PROPOSED GAS
—○—	PROPOSED CONCRETE SIDEWALK/PAD
—○—	PROPOSED BOLLARD
—○—	PROPOSED LIGHT POLE-BASE
—○—	EXISTING LIGHT FIXTURE



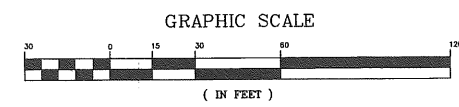
*Approved for  
Progressing of B.P.  
Don't see w/ sign off*



DATE: AUGUST 18, 2009  
 SCALE: AS SHOWN  
 DESIGNED BY: SAM  
 DRAWN BY: SAM  
 APPROVED BY: GY/BLM  
 PROJECT NO: 2042B  
 FILE NO: 2042B-CONSTDWG

**NORTHGATE PLAZA  
 AUBURN STREET  
 PORTLAND, MAINE**

**APPLEDORF  
 ENGINEERING**  
 177 CORPORATE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE 03801  
 (603) 433-8818  
 ae@appledoreng.com



**UTILITIES PLAN**

No.	Description	Date



**LANDSCAPE NOTES:**

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATION NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
4. ALL PLANTS MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS SHALL BE FRESHLY DUG. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HELED-IN BY SETTING IN THE GROUND, AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS SHALL BE WRAPPED WITH WIND PROOF COVERING.
5. PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
6. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATION.
8. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
10. THREE (3) INCH BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED.
11. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION.
12. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
14. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
15. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1"-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
16. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
17. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
18. EXISTING TREES SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED IN KIND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
19. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF (1) YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DETAILS.

**PLANT SCHEDULE:**

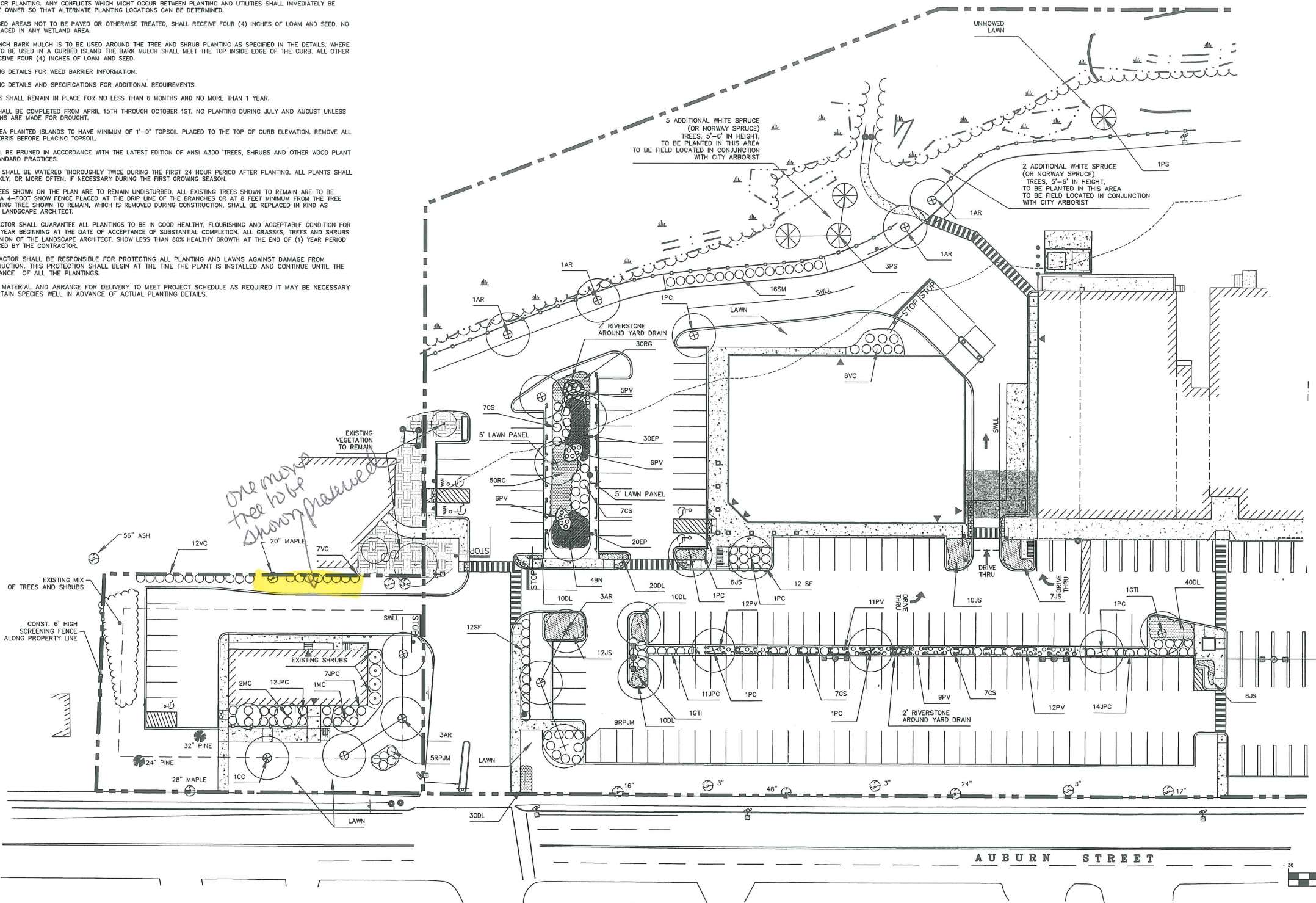
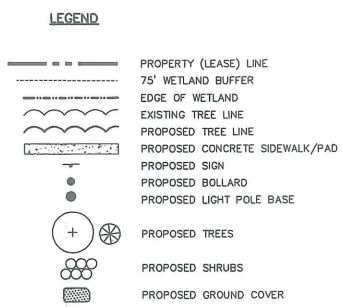
TREES				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CALIPER	B & B
CC	CORYLUS COLORATA	TURKISH FILBERT	2 1/2" - 3" CALIPER	B & B
G11	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2" - 3" CALIPER	B & B
PC	PYRUS CALLERIANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2" - 3" CALIPER	B & B
MC	MALUS CORALBURST	CORALBURST CRABAPPLE	2 1/2" - 3" CALIPER	B & B
AC	AMALANCHIER CANADENSIS	SHADBLOW SERVICE BERRY	7' - 8' HT	B & B (CLUMP)
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12' - 14' CLUMP	B & B
CS	PRUNUS STROBUS	WHITE PINE	6' - 7' HT	B & B

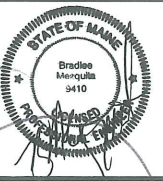
SHRUBS				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SM	SYRINGA MEYERI 'PALIBIN'	DWARF NORWAY LILAC	2 1/2" - 3" HT	CONTAINER
RJM	RHOODODENDRON 'PJM'	PJM RHODODENDRON	2 - 2 1/2" HT	CONTAINER
JPC	JUNIPERUS CHINENSIS 'FITZGERIANA COMPACTA'	COMPACT FITZGER JUNIPER	18" - 24" SPREAD	CONTAINER
VC	VIBURNUM CASSINOIDES	WITHEROOD VIBURNUM	2 1/2" - 3" HT	CONTAINER
SP	SPIREA 'PROSEBELL'	'PROSEBELL' SPIREA	18" - 24" HT	CONTAINER
CS	CORNUS SERICEA 'ALLMANS COMPACT'	ALLMANS COMPACT RED STEM DOGWOOD	8"	CONTAINER

GROUND COVER & PERENNIALS				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
JS	JUNPERUS SABINA SIERRA SPREADER	SIERRA SPREADER JUNIPER	18" - 24" SPREAD	CONTAINER
DL	HEMEROCALLIS 'STELLA DORO'	STELLA DORO DAYLILY	8"	CONTAINER
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	8"	CONTAINER
RS	RUEHRICHA 'SOL D'URE'	SOL D'URE BLACK EYED RUSSET	8"	CONTAINER
EP	ECHINACEA PURPUREA 'NANA'	PURPLE CONEFLOWER	8"	CONTAINER



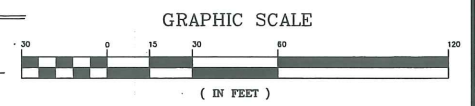
*Approved for  
purpose of  
submitting Ref  
Draw 8/20/09*



DATE: AUGUST 18, 2009  
SCALE: AS SHOWN  
DESIGNED BY: SAM  
DRAWN BY: SAM  
APPROVED BY: GY/BLM  
PROJECT NO.: 2042B  
FILE NO.: 2042B-CONST.DWG

**NORTHGATE PLAZA  
AUBURN STREET  
PORTLAND, MAINE**

**APPLEDORE  
ENGINEERING**  
177 CORPORATE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE 03801  
(603) 433-8818  
ae@appledoreeng.com



**LANDSCAPE PLAN**

No.	Description	Appd	Date

**CITY OF PORTLAND, MAINE  
PLANNING BOARD**

June 23, 2009

A & D Realty LLC  
c/o Frank Normandin  
Winslow Property Management  
5 Militia Drive  
Lexington, MA 02421

Bradlee Mezquita  
Appledore Engineering, Inc  
177 Corporate Drive  
Portsmouth, NH 03801

**RE: Northgate Plaza/CVS Expansion with Pharmacy Drive-thru/H&R Block Refurbishment  
Vicinity of 125 Auburn Street  
Application # 2009-0010  
CBL 325 C001 and C023**

Dear Mr. Normandin and Mr. Mezquita:

On June 9, 2009, the Portland Planning Board considered the proposal for a 12,900 sq ft CVS Pharmacy with drive-thru service at the north end of Northgate Plaza, and the refurbishment of the existing building at 125 Auburn Street for H&R Block. The Planning Board reviewed the proposal for conformance with the B2 Conditional Use Standards and Site Plan Ordinance. The Planning Board voted 4-0 (Odokara, Lewis and Tevanian absent) to approve the application with the following motions and conditions as presented below.

**CONDITIONAL USE AND SITE PLAN REVIEW**

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 24-09, relevant to Portland's Site Plan Ordinance, Conditional Use Standards and other regulations, and the testimony presented at the Planning Board and other findings, the Planning Board voted 4-0 (Odokara, Lewis and Tevanian absent):

A. Re Lot C-1 Northgate Plaza/CVS Expansion/Drive thru:

That the plan is in conformance with the site plan standards of the land use code, and the proposed conditional use for a drive-thru adjacent to a residential use or zone is in conformance with the standards of the Land Use Code, Section 14-183 for the B2 zone, subject to the following conditions:

- i. That the applicant shall submit copies of the required permits from the MDEP prior to the issuance of a building permit; and
- ii. The applicant shall provide documentation, prior to the issuance of a building permit, that the submitted *Maine Traffic Resources Drive Through Survey* took place during a peak month in terms of seasonal activity and traffic activity at the drive-through. If the supporting documentation indicates that the reported queue estimate is insufficient, the applicant shall submit revised proposals to mitigate or provide adequate stacking, to be reviewed and approved by the Planning Authority prior to the issuance of a building permit; and

not met  
not met  
agreed off  
8/20/09

Phil  
update to  
condition only  
for my  
of plans  
computer on my  
to be confirmed

David Silk, Chair  
Shalom Odokara, Vice Chair  
Bill Hall  
Joe Lewis  
Lee Lowry, III  
Janice Tevanian  
Michael J. Patterson



iii. That the final plan set shall incorporate the submitted Plan of the Drive-thru/Crosswalk Details, dated June 8, 2009 which confirms details of measures and design elements (e.g. signage, sidewalk material, bollards, etc.) along the frontage of the shopping center that would warn pedestrians of potential vehicle conflict; and

met

has been  
copy of plan  
on 8/19/09

iv. The applicant shall be responsible for contributing \$2,500.00 towards the installation of pedestrian "count-down" signal heads for the shopping center driveway at the Auburn Street/Site Drive intersection, prior to the issuance of a Certificate of Occupancy; and

v. That the Landscape Plan shall be revised and submitted for review and approval prior to the issuance of a building permit; such revisions to include raising the fence along the rear of the site to 8 feet and extending it 60-75 feet in an easterly direction to screen the Cyr property; tree and other planting along the proposed fencing; and two to three trees in the linear rain garden if compatible with the storm water plan; and

OK subject to  
new meter  
8/19/09

vi. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and

see met  
street  
lighting  
approved

vii. That the applicant shall install wooden guard rails around the rain gardens. The wooden guard rails may allow a reasonable number of openings to allow pedestrian access; and

8/19/09  
approved  
8/19/09

count  
down  
heads

viii. All signage, whether included in the approved plan set or not (both free standing and wall mounted) shall be subject to separate sign permits and approvals; and

ix. That the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday.

**B. Re Lot C-23 Refurbishment of existing building for H&R Block:**

That the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions:

- i. That in the event the applicant or his successor sell Lot C-23, a permanent easement that secures additional parking spaces (the number being as necessary to meet zoning requirements in place at that time) located in the Plaza for the dedicated use of Lot C-23, shall be submitted for the City's Associate Corporation Counsel review and approval prior to the sale; and
- ii. That the applicant shall submit a revised lighting proposal, including catalog cuts, pole heights and associated photometric plan, for review and approval by the Planning Authority prior to issuance of a building permit; and
- iii. All signage (both free standing and wall mounted), whether included in the approved plan set or not, shall be subject to separate sign permits and approvals.

had errors  
so removed  
plan set

Please note the following provisions and requirements for all site plan and subdivision approvals:

- I. The site shall be developed and maintained as depicted in the site plan and 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 this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation

and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater, prior to the issuance of a building permit. At the conclusion of the project, the digital as built plans shall be submitted prior to the issuance of a certificate of occupancy.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, 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.
8. 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.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser, Planner at (207) 874- 8728.

Sincerely,



David Silk, Chair  
Portland Planning Board

Attachments:  
Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lisa Danforth, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Todd Merkle, Public Services  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, Wilbur Smith Consulting Engineers  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File



**TAX MAP 375  
LOT C-1  
SITE DATA**

LOCATION: PORTLAND, MAINE  
 ZONING DISTRICT: B-2 COMMUNITY BUSINESS ZONE  
 (A PORTION OF THE LOT IS IN THE SP-STREAM PROTECTION ZONE)  
 PERMITTED USE: GENERAL BUSINESS AND PROFESSIONAL OFFICES, RETAIL ESTABLISHMENTS, RESTAURANTS.  
 CONDITIONAL USE: DRIVE-THRU WHICH IS ADJACENT TO ANY RESIDENTIAL USE OR ZONE

**DIMENSIONAL REQUIREMENTS:**

REQUIRED (B-2)	PROVIDED
MINIMUM LOT AREA: 10,000 SF	575,009 SF
MINIMUM STREET FRONTAGE: 50 FT	390 FT
FRONT SETBACK: "	224 FT
SIDE SETBACK: 0 FT	328 FT
REAR SETBACK: 0 FT	462 FT
REAR ADJUTING RESIDENTIAL: 20 FT	482 FT
MAXIMUM LOT COVERAGE: 80 %	277%
MAXIMUM HEIGHT: 45 FT	<45 FT

* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

**PARKING REQUIREMENTS**

TENANTS:	FLOOR AREA	REQUIREMENT:	REQUIRED:	PROVIDED:
SHAW'S	59,950 ± SF (1)	1/200 SF	300 SPACES	
STARBUCKS	1,870 ± SF	1/150 SF	13 SPACES	
OLYMPIA SPORTS	3,300 ± SF	1/200 SF	17 SPACES	
ROMARD'S HALLMARK	6,370 ± SF	1/200 SF	33 SPACES	
THE KENNEL SHOP	7,320 ± SF	1/200 SF	37 SPACES	
KEYBANK	1,780 ± SF	1/334 SF	6 SPACES	
VACANT (2)	7,165 ± SF	1/200 SF	36 SPACES	
UPS	3,270 ± SF	1/334 SF	10 SPACES	
TOWN AND COUNTRY	3,030 ± SF	1/334 SF	10 SPACES	
PROPOSED CVS	12,900 ± SF	1/200 SF	65 SPACES	
PROPOSED ATM	49 ± SF	1/334 SF	1 SPACE	

TOTAL: 528 SPACES 583 SPACES (3) (4)  
 BICYCLE SPACES: 42 SPACES (5) 22 SPACES  
 ADA ACCESSIBLE SPACES: 12 SPACES 13 SPACES

NOTES:  
 (1) SHAW'S CALCULATION ALSO INCLUDES THE 2,000 SF DEDUCTION ALLOWED UNDER SECTION 14-332(H)  
 (2) VACANT USE ASSUMED AS A RETAIL ESTABLISHMENT.  
 (3) PARKING PROVIDED IN NORTHGATE PLAZA ASSUMES SHARED PARKING BETWEEN LESSORS.  
 (4) TOTAL PARKING EXCLUDES 13 SPACES WHICH ARE DESIGNATED TO TAX MAP 375, LOT C-39 (MEDICAL OFFICE BUILDING) AND 5 SPACES WHICH SHALL BE DESIGNATED TO TAX MAP 375, LOT C-23 (H&R BLOCK) BY EASEMENT.  
 (5) TWO BICYCLE PARKING SPACES FOR EVERY TEN MOTOR VEHICLE PARKING SPACES FOR THE FIRST ONE HUNDRED REQUIRED MOTOR VEHICLE PARKING SPACES, PLUS ONE BICYCLE PARKING SPACE FOR EVERY TWENTY MOTOR VEHICLE PARKING SPACE OVER ONE HUNDRED. TWENTY-TWO BICYCLE SPACES HAVE BEEN PROVIDED WITHIN LIMIT OF WORK.

**PARKING REQUIREMENTS FOR MEDICAL OFFICE BUILDING WITH PARKING EASEMENT ON SITE:**

TENANTS:	FLOOR AREA	REQUIREMENT:	REQUIRED:	PROVIDED:
MEDICAL OFFICE	9,941 ± SF	1/400 SF	25 SPACES	

SPACES PROVIDED ON TAX MAP 375, LOT C-39: 12 SPACES  
 PARKING PROVIDED ON SITE WITH EASEMENT: 13 SPACES (1)  
 TOTAL: 25 SPACES 25 SPACES

NOTES:  
 (1) 13 SPACES ON NORTHGATE PLAZA ARE DESIGNATED TO TAX MAP 375, LOT C-39 BY EASEMENT.

**TAX MAP 375  
LOT C-23  
SITE DATA**

LOCATION: PORTLAND, MAINE  
 ZONING DISTRICT: R-P RESIDENTIAL PROFESSIONAL  
 PERMITTED USE: BUSINESS SERVICES AND PROFESSIONAL OFFICES

**DIMENSIONAL REQUIREMENTS:**

REQUIRED (R-P)	PROVIDED
MINIMUM LOT AREA: 6,000 SF	23,480 SF
MINIMUM STREET FRONTAGE: 80 FT	190±FT
MINIMUM LOT WIDTH: 60 FT	186±FT
FRONT SETBACK: 20 FT*	50±FT
SIDE SETBACK: 12 FT	32±FT
REAR SETBACK: 20 FT	43±FT
REAR ADJUTING RESIDENTIAL: 20 FT	45±FT
MAXIMUM IMPERVIOUS SURFACE: 10% OF PARKING AREA	4.0%
MAXIMUM FLOOR AREA RATIO: 55 %	42.2 %
MAXIMUM HEIGHT: 45 FT	<45 FT

* FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

**PARKING REQUIREMENTS**

OFFICES: 1/400 SF 5,200/400 13 SPACES 13 SPACES (1)  
 ADA ACCESSIBLE SPACES: 1 SPACE 2 SPACES  
 BICYCLE SPACES: 2 SPACES 5 SPACES

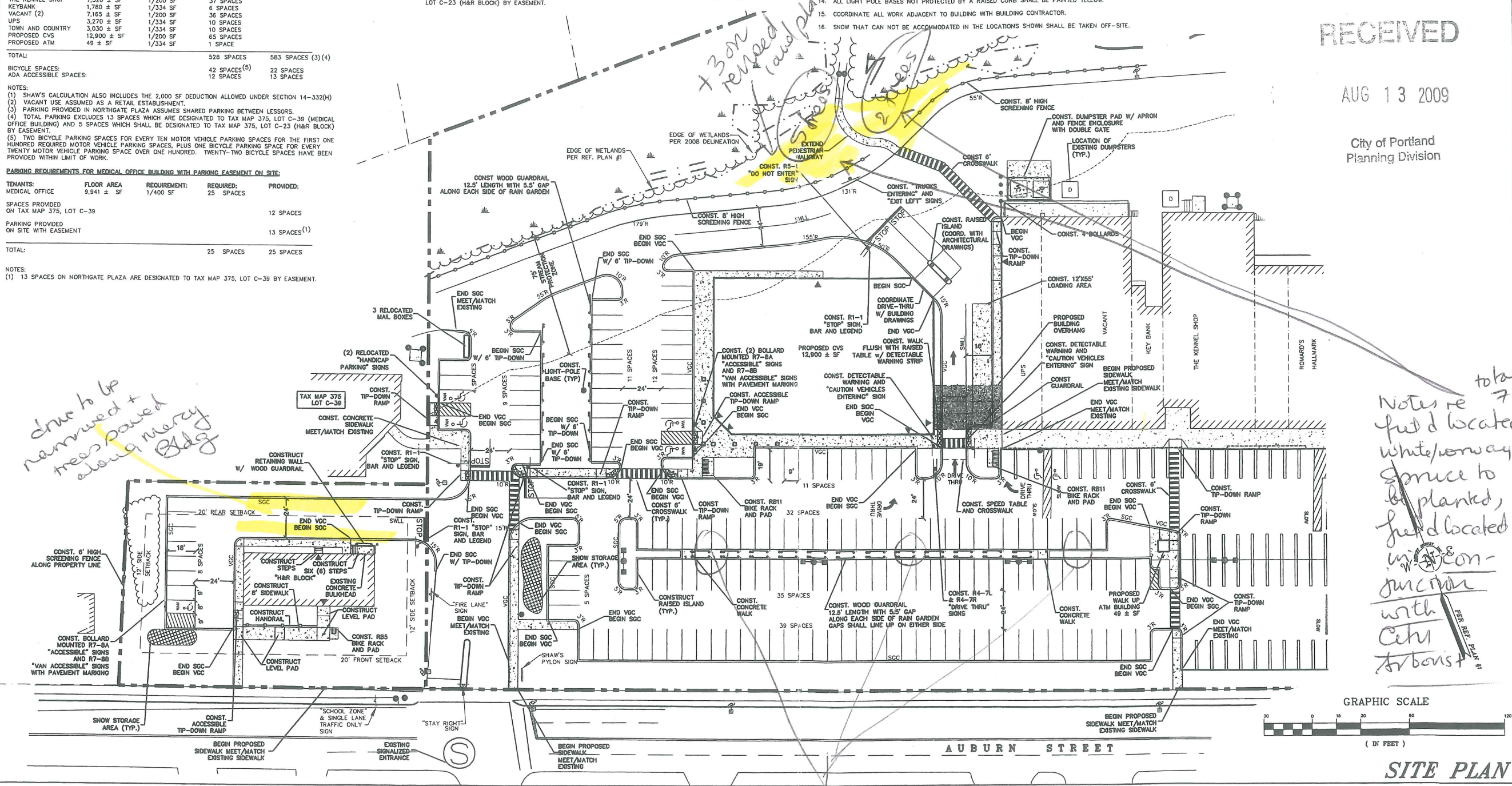
NOTE:  
 (1) TOTAL PARKING INCLUDES 5 SPACES LOCATED ON TAX MAP 375, LOT C-1 WHICH ARE DESIGNATED TO TAX MAP 375, LOT C-23 (H&R BLOCK) BY EASEMENT.

**SITE NOTES:**

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3"-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY CODES & SPECIFICATIONS.
9. WORK WITHIN AUBURN STREET SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE MEDOT.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
15. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
16. SNOW THAT CAN NOT BE ACCOMMODATED IN THE LOCATIONS SHOWN SHALL BE TAKEN OFF-SITE.

**LEGEND**

---	PROPERTY LINE
---	75' STREAM PROTECTION ZONE
---	ABUTTER LOT LINE
---	BUILDING SETBACK
---	EDGE OF WETLAND
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED CONCRETE SIDEWALK/PAD
---	PROPOSED SIGN
---	PROPOSED BOLLARD
---	PROPOSED LIGHT POLE BASE
---	PROPOSED ACCESSIBLE PARKING SPACE
---	PROPOSED VAN ACCESSIBLE PARKING SPACE
---	PROPOSED CROSSWALK
---	PROPOSED PAINTED ARROW
---	PROPOSED BIKE RACK
---	DOUBLE YELLOW LANE LINE
---	PROPOSED CURB
---	VERTICAL GRANITE CURB
---	SLOPED GRANITE CURB
---	DOOR LOCATION
---	PROPOSED CURB STOP



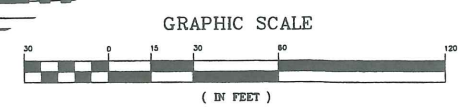
RECEIVED  
 AUG 13 2009  
 City of Portland  
 Planning Division

No.	Description	Appd	Date

DATE: AUGUST 13, 2009  
 SCALE: AS SHOWN  
 DESIGNED BY: SAM  
 DRAWN BY: SAM  
 APPROVED BY: GY/BLM  
 PROJECT NO.: 2042B  
 FILE NO.: 2042B-CONST.DWG

**NORTHGATE PLAZA  
 AUBURN STREET  
 PORTLAND, MAINE**

**APPLEDORF ENGINEERING**  
 177 CORPORATE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE 03801  
 (603) 433-8818  
 ae@appledoreeng.com



**SITE PLAN C-2A**

*Site plan shows 3 trees - I am clarifying with Jeff.*





**GRADING AND DRAINAGE NOTES:**

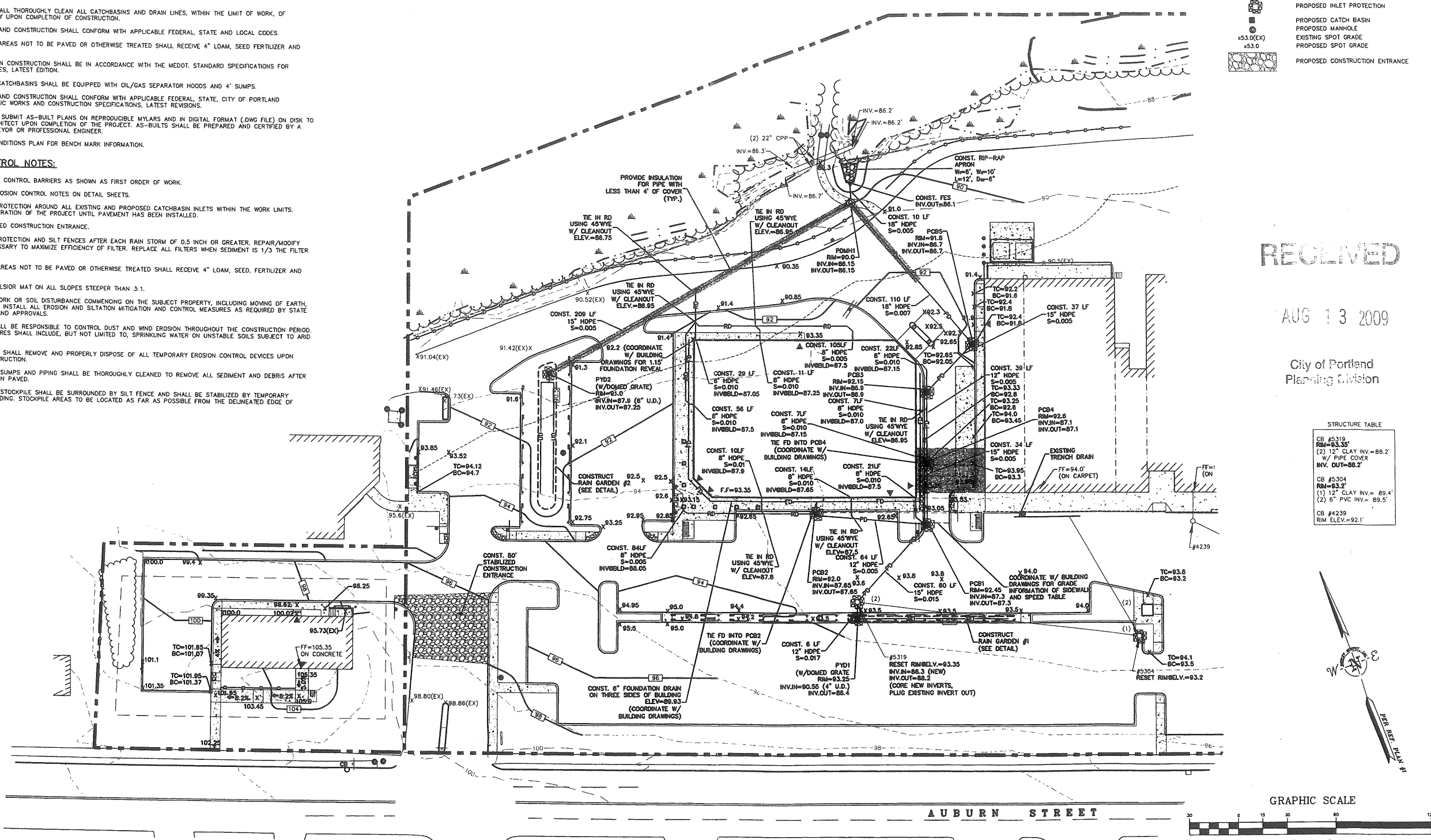
1. COMPACTION REQUIREMENTS  
BELOW PAVED OR CONCRETE AREAS 95%  
TRENCH BEDDING MATERIAL AND  
SAND BLANKET BACKFILL 95%  
BELOW LOAM AND SEED AREAS 90%  
*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS  
DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN  
ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-0, ADS N-12 OR APPROVED EQUAL)  
UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITIES PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. COORDINATE WORK ADJACENT TO PROPOSED BUILDINGS WITH BUILDING CONTRACTOR.
6. ALL DRAIN PIPES WITH LESS THAN 4' OF COVER SHALL BE INSULATED.
7. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING  
AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE  
BUILDING.
8. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCHBASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF  
SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED FERTILIZER AND  
MULCH.
11. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MEDOT, STANDARD SPECIFICATIONS FOR  
HIGHWAYS AND BRIDGES, LATEST EDITION.
12. ALL PROPOSED CATCHBASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4" SUMPS.
13. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, CITY OF PORTLAND  
DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
14. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO  
THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A  
LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
15. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.

**EROSION CONTROL NOTES:**

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEETS.
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCHBASIN INLETS WITHIN THE WORK LIMITS.  
MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. INSPECT INLET PROTECTION AND SILT FENCES AFTER EACH RAIN STORM OF 0.5 INCH OR GREATER. REPAIR/MOIFY  
PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER  
HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED, FERTILIZER AND  
MULCH.
7. CONSTRUCT EXCELSOR MAT ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH,  
THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE  
AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD.  
DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID  
CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON  
COMPLETION OF CONSTRUCTION.
11. ALL CATCHBASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER  
THE PROJECT HAS BEEN PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY  
EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF  
WETLAND.

**LEGEND**

---	PROPERTY LINE
---	75' WETLAND BUFFER
---	EDGE OF WETLAND
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED CONCRETE SIDEWALK
---	EXISTING CONTOUR
---	EXISTING 10' CONTOUR
---	FINISH GRADE
---	EXISTING DRAINAGE
---	PROPOSED INSULATED DRAINAGE
---	PROPOSED DRAINAGE
---	PROPOSED ROOF DRAIN
---	PROPOSED FOUNDATION DRAIN
---	PROPOSED UNDER DRAIN
---	SILT FENCE
---	PROPOSED INLET PROTECTION
---	PROPOSED CATCH BASIN
---	PROPOSED MANHOLE
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
---	PROPOSED CONSTRUCTION ENTRANCE



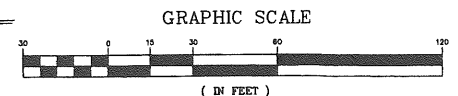
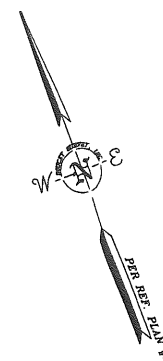
RECEIVED

AUG 13 2009

City of Portland  
Planning Division

STRUCTURE TABLE

CB #5319	RM=83.35'
(2) 12" CLAY INV.=88.2'	W/ PIPE COVER
INV. OUT.=88.2'	
CB #5304	RM=83.2'
(1) 12" CLAY INV.=89.4'	
(2) 6" PVC INV.=89.5'	
CB #4239	RM ELEV.=92.1'



**GRADING, DRAINAGE & EROSION CONTROL PLAN**

Date	August 13, 2009
Scale	AS SHOWN
Designed By	SAM
Drawn By	SAM
Approved By	GY/BLM
Project No.	2042B
File No.	2042B-CONST/DWG

**REVISIONS**

No.	Description

**APPLEDORE ENGINEERING**  
177 CORPORATE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE 03801  
(603) 433-8818  
ae@appledoreeng.com

**NORTHGATE PLAZA  
AUBURN STREET  
PORTLAND, MAINE**

**C-3**









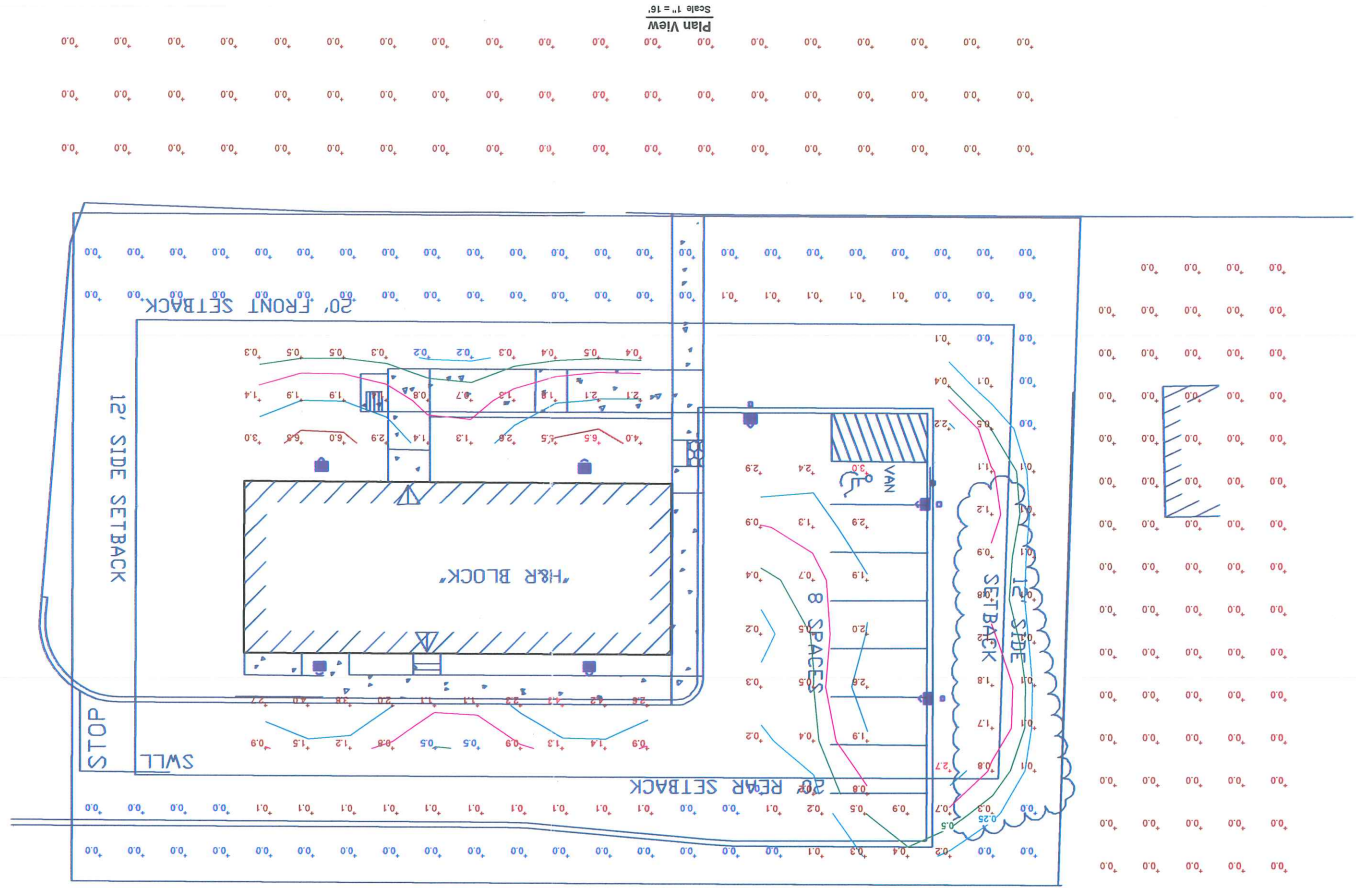


Designer MRW  
 Date August 19, 2009  
 Scale

North-Gate Plaza  
 H&R Block Exterior Lighting  
 T.A. Napolitano

*Approved as noted  
 9/24/09  
 09/24/09  
 09/24/09*

**CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 06-09-2009**



**STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area to Back of H&R Block	+	1.9 fc	4.3 fc	0.5 fc	8.6:1	3.8:1
Area to the front of H&R Block	+	1.9 fc	6.5 fc	0.2 fc	32.5:1	9.5:1
Block Auburn Street Side						
Mercury Side						
Intermediate Area Hanging to the Property Line	+	2.7 fc	0.0 fc	N/A	N/A	N/A
Parking Area H&R Block	+	1.2 fc	3.0 fc	0.1 fc	30.0:1	12.0:1
Property Line to North of Hospital	+	0.0 fc	0.0 fc	N/A	N/A	N/A
Property Line Auburn Street	+	0.0 fc	0.0 fc	N/A	N/A	N/A
Hospital						

**LUMINAIRE LOCATIONS**

No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	Aim
1	C	-50.2	3.9	10.0	10.0	90.0	5.0	-48.5	3.9	0.5	
2	C	-50.7	40.2	10.0	10.0	90.0	0.0	-49.8	40.2	0.5	
3	C	-14.7	-14.8	10.0	10.0	0.0	10.0	-14.7	-12.2	0.7	
4	B	16.6	-0.1	10.0	10.0	180.0	0.0	16.6	-1.0	0.0	
5	B	66.1	-0.4	10.0	10.0	180.0	0.0	66.1	-1.3	0.0	
6	B	15.8	31.6	10.0	10.0	0.0	0.0	15.8	32.5	0.0	
7	B	66.5	31.5	10.0	10.0	0.0	0.0	66.5	32.4	0.0	

**LUMINAIRE SCHEDULE**

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
B	4	H810 150S SR3	Hobart-Roadway Area Reflector	ONE 100-WATT CLEAR AREA REFLECTOR	SR3IES	H810 150S	9000	0.81	130
C	3	H810 150S SR3	Hobart-Roadway Area Reflector	ONE 150-WATT CLEAR AREA REFLECTOR	SR3IES	H810 150S	9000	0.81	180



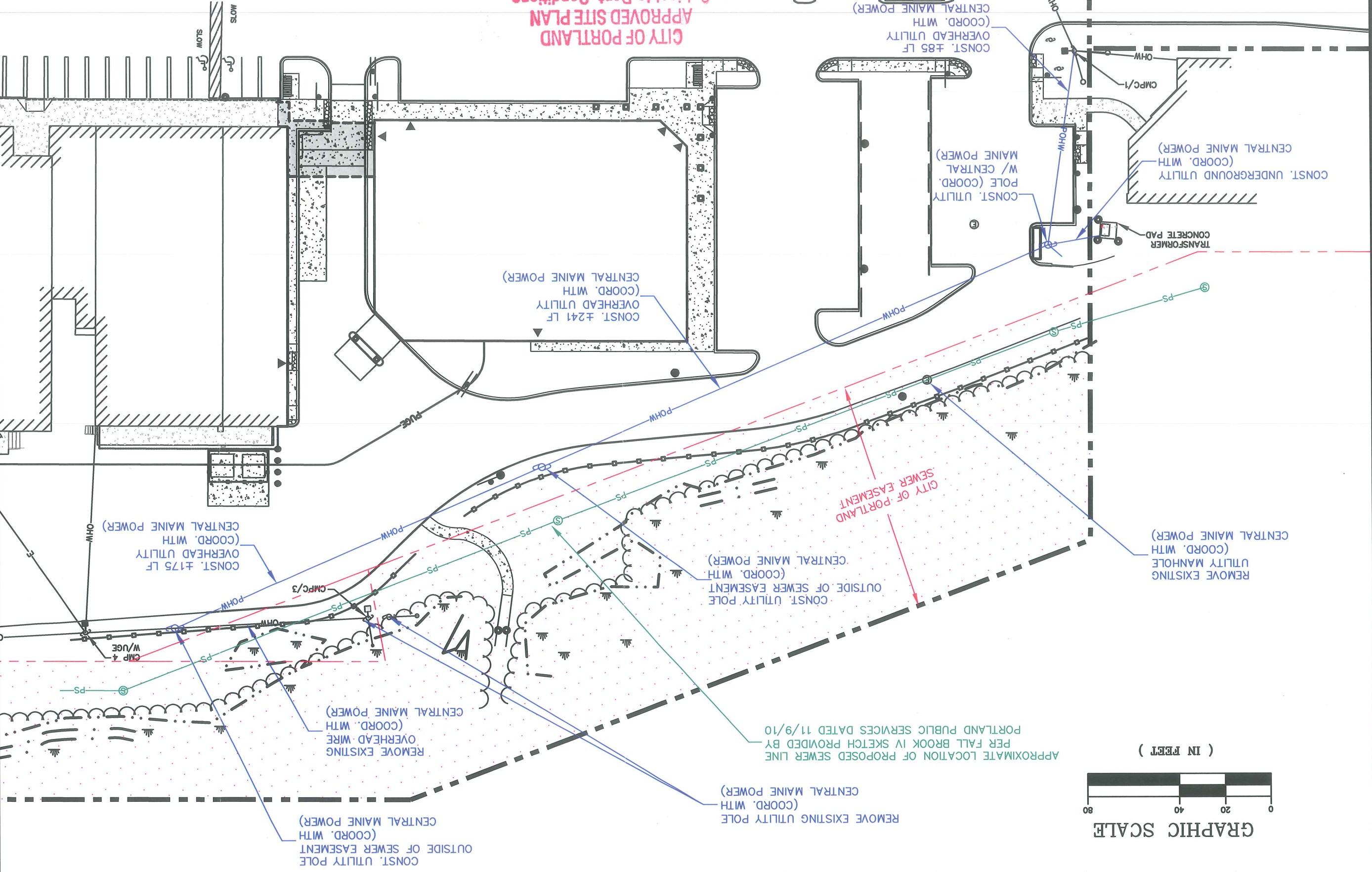


**APPLEDORE ENGINEERING**  
 177 CORPORATE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE 03801  
 (603) 433-8818  
 aei@appledoreeng.com

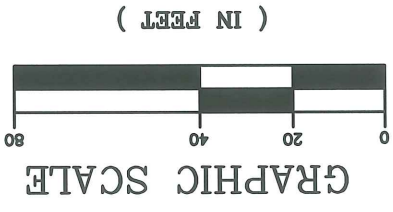
**NORTHGATE PLAZA  
 AUBURN STREET  
 PORTLAND, MAINE**

DATE: NOVEMBER 10, 2010  
 SCALE: AS SHOWN  
 DESIGNED BY: GY/BLM  
 DRAWN BY: GY  
 APPROVED BY: BLM  
 PROJECT NO: 2042B  
 FILE NO: 2042B-CONST.dwg

**ELECTRICAL CONNECTION PLAN**



**CITY OF PORTLAND  
 APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 2/9/10  
 Approved 06-29-2009  
 This amendment 11-23-2010 (see letter) approves O/H lines & marked of underground (blue line)





No.	Description	Appd	Date

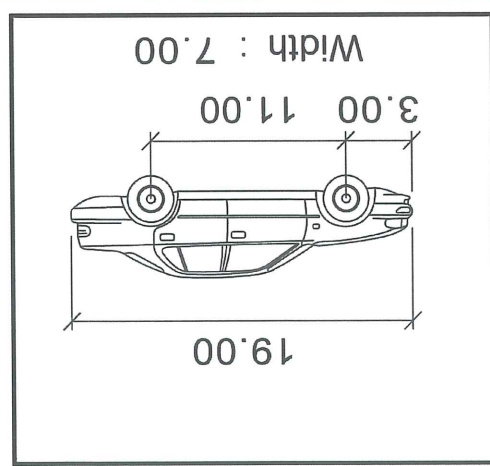
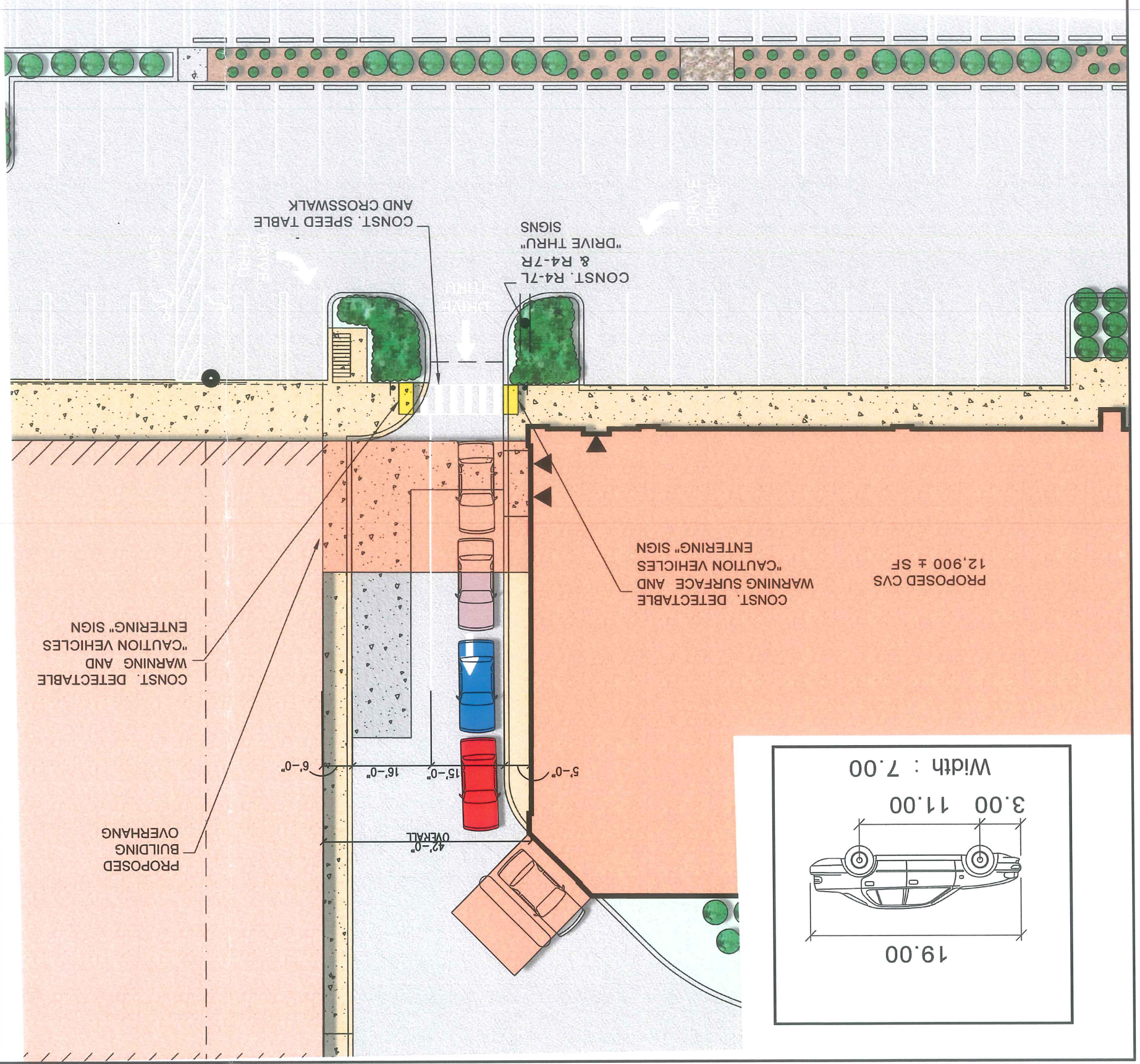
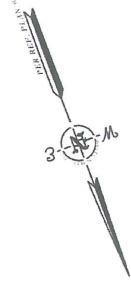
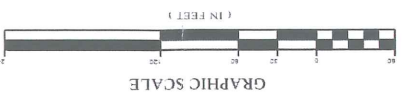
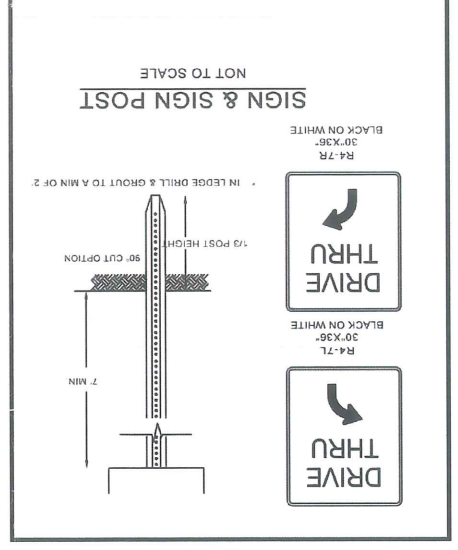
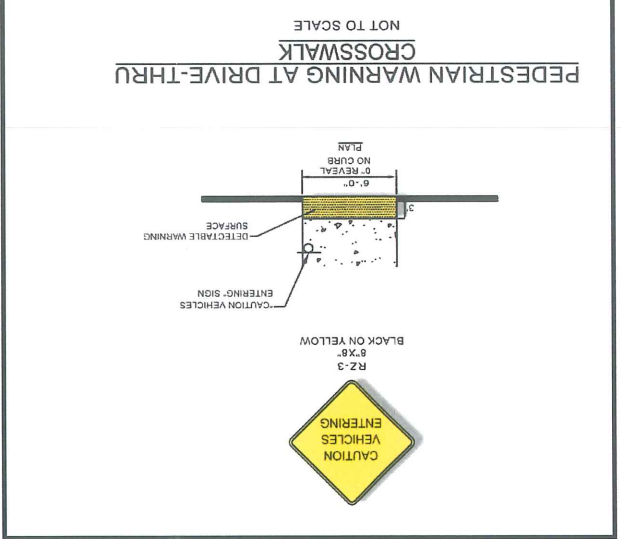
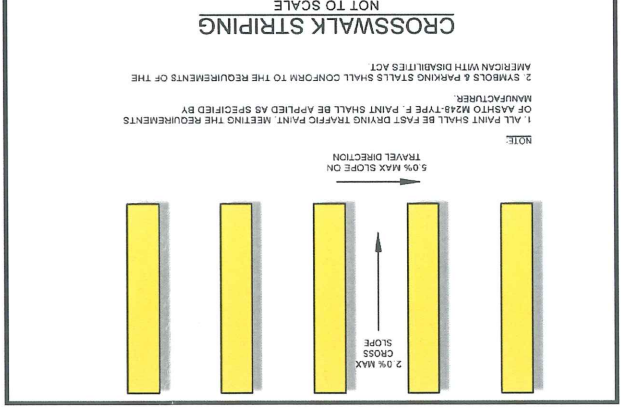


DRAWING BY:	DATE:	JOB NUMBER:	TITLE:
DSG	3/24/10	209017	DRIVE-THRU/CROSSWALK

**APPLEDORE ENGINEERING**  
177 CORPORATE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE 03801  
(603) 433-8818  
aei@appledoreeng.com

**NORTHGATE PLAZA  
AUBURN STREET  
PORTLAND, MAINE**

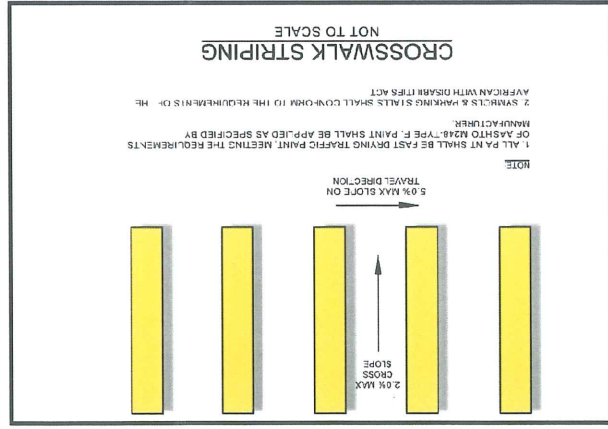
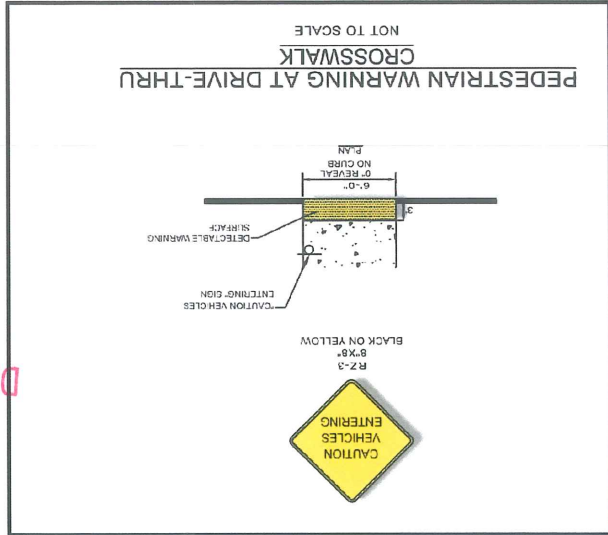
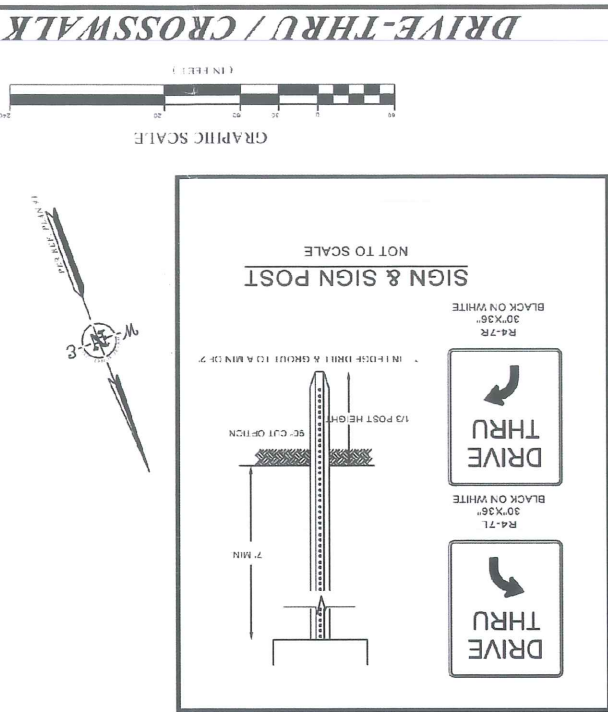
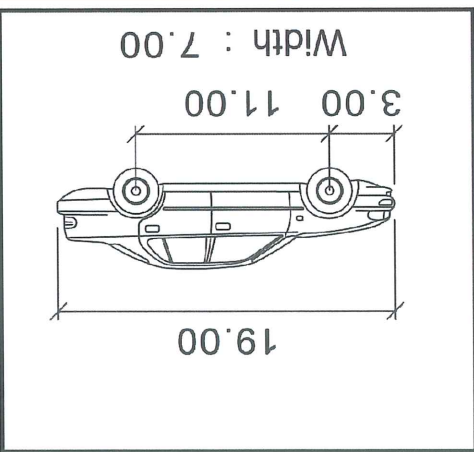
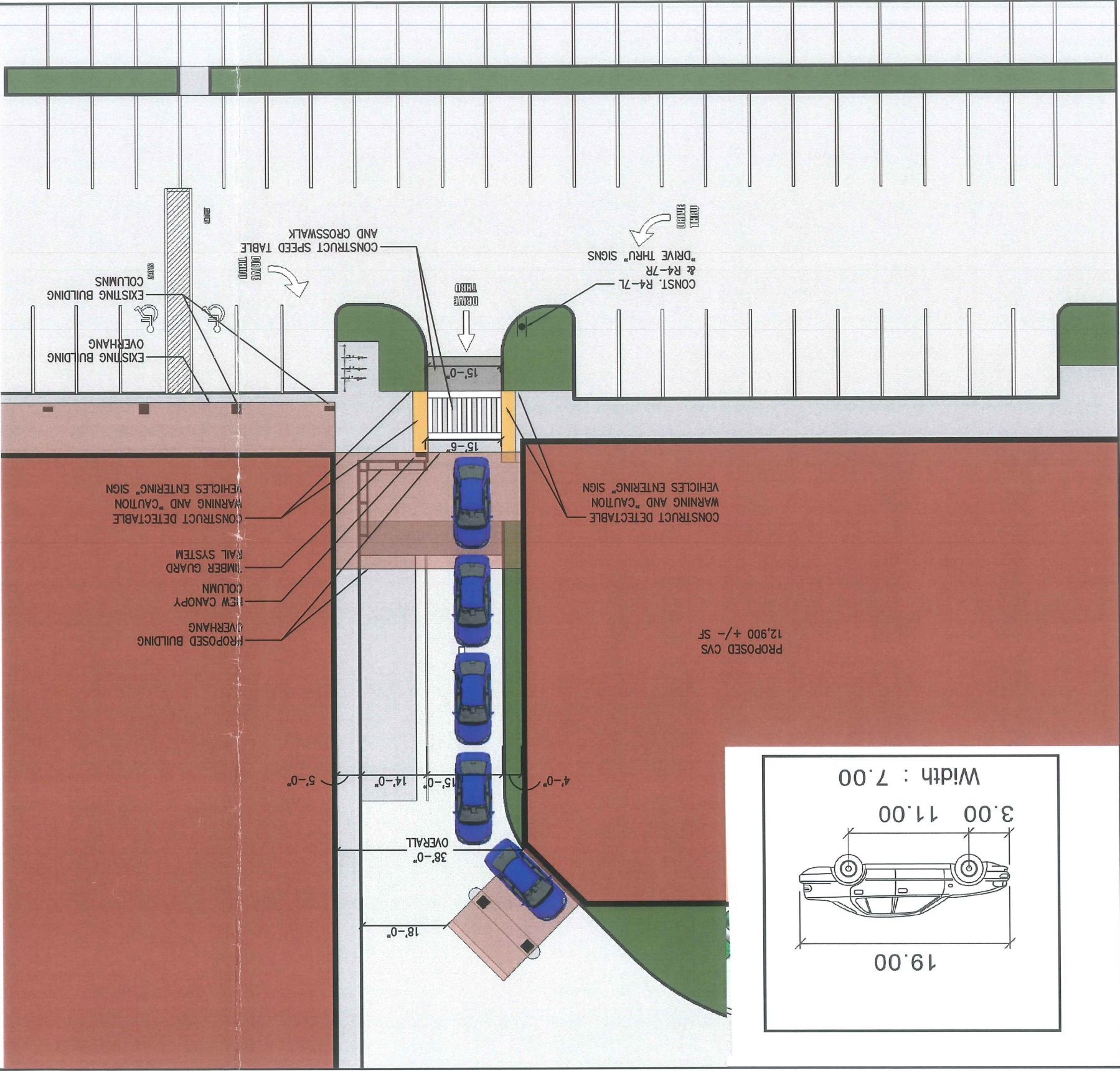
DATE: JUNE 8, 2009  
SCALE: AS SHOWN  
DESIGNED BY: SAM  
DRAWN BY: GYRLUM  
APPROVED BY: GYRLUM  
PROJECT NO.: 2042B  
FILE NO.: 2042B-SITE DWG



Submitted -  
approved by PB  
June 2009



AMENAGEMENT re width of drive thru area

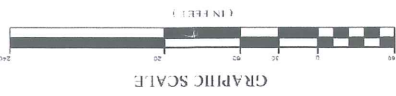


**APPLEDORE ENGINEERING**  
 177 CORPORATE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE 03801  
 (603) 433-8818  
 ae@applecoreeng.com

**NORTHGATE PLAZA  
 AUBURN STREET  
 PORTLAND, MAINE**

DATE: JUNE 8, 2009  
 SCALE: AS SHOWN  
 DESIGNED BY: SAM  
 DRAWN BY: SAM  
 APPROVED BY: GYBALI  
 PROJECT NO.: 2042B  
 FILE NO.: 2042B-SITE PLAN

No.	Description	Appd	Date



COMMENTS:  
 SHEET 2 of 2  
 SHEET NUMBER:  
 DRAWING BY: DSG  
 DATE: 3/24/10  
 JOB NUMBER: 209017  
 TITLE: PROPOSED DRIVE-THRU/CROSSWALK

DEVELOPER:  
 A & D REALTY, LLC  
 5 MILITA DRIVE  
 LEXINGTON, MA 02421

RELO  
 STORE NUMBER: 329  
 NORTHGATE PLAZA  
 91 AUBURN STREET  
 PORTLAND, MAINE

**CVS/**  
 pharmacy

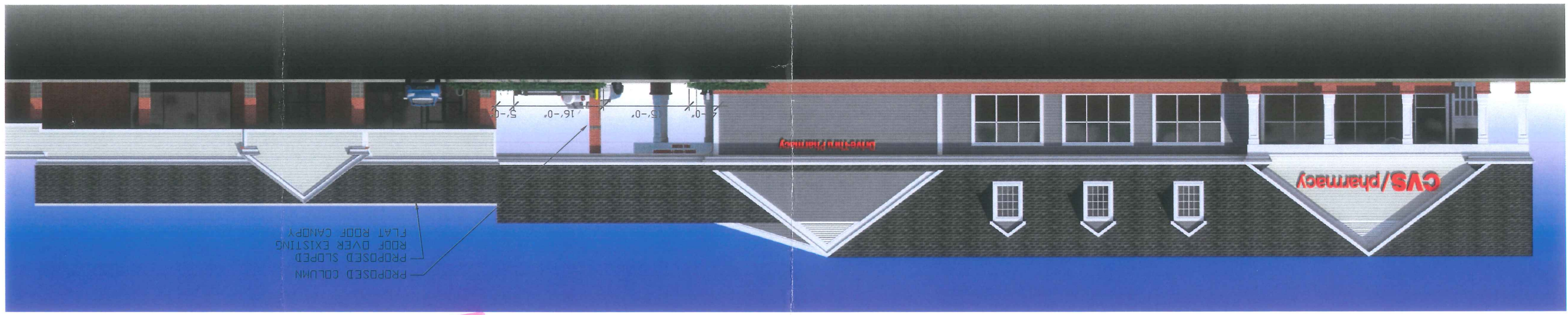
APPROVED SITE PLAN  
 Subject to Dept Conditions  
 Date of Approval: Aug 6, 2009  
 City of Portland

CONSULTANT:

**BKA Architects, Inc.**  
 Architecture + Interiors  
 142 Crescent Street  
 Brockton, MA 02302  
 Tel: 508.583.5603  
 Fax: 508.584.2914  
 e-mail: bka@bkaarch.com



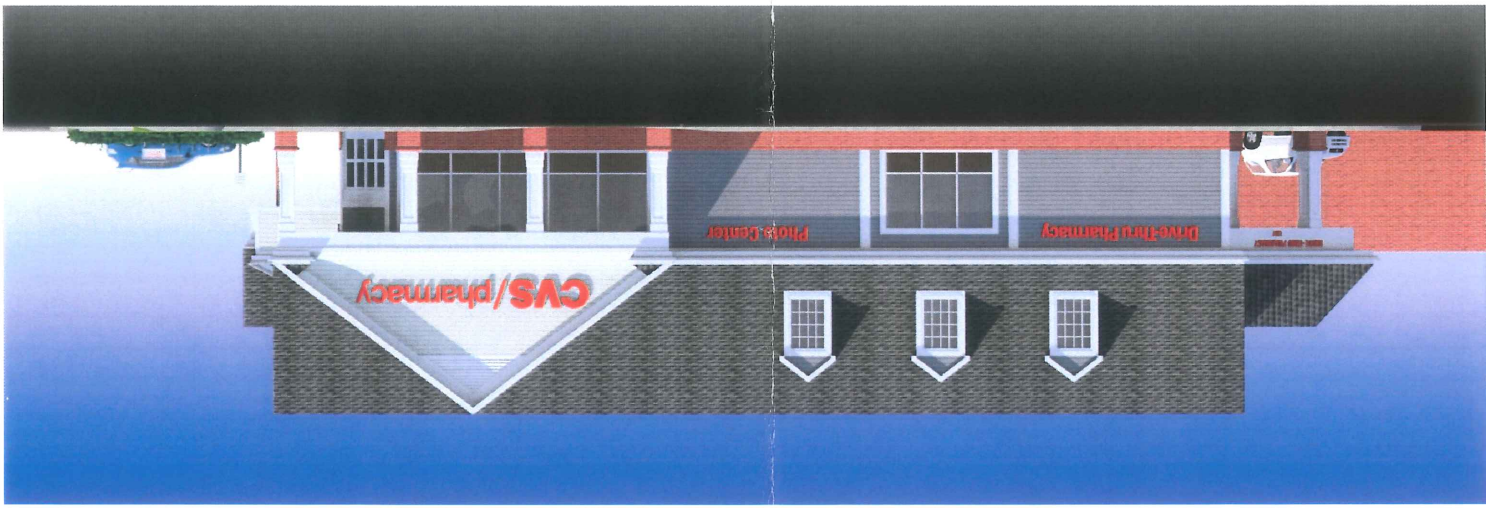




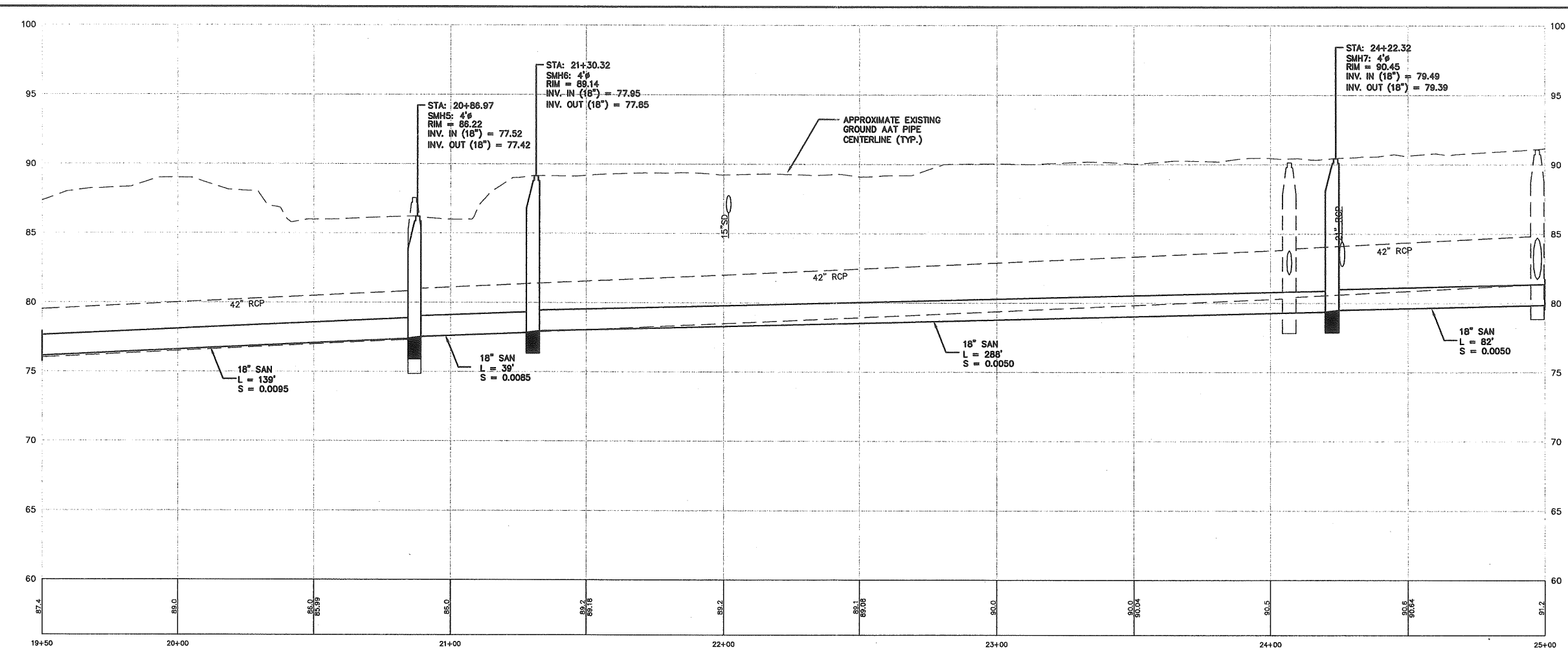
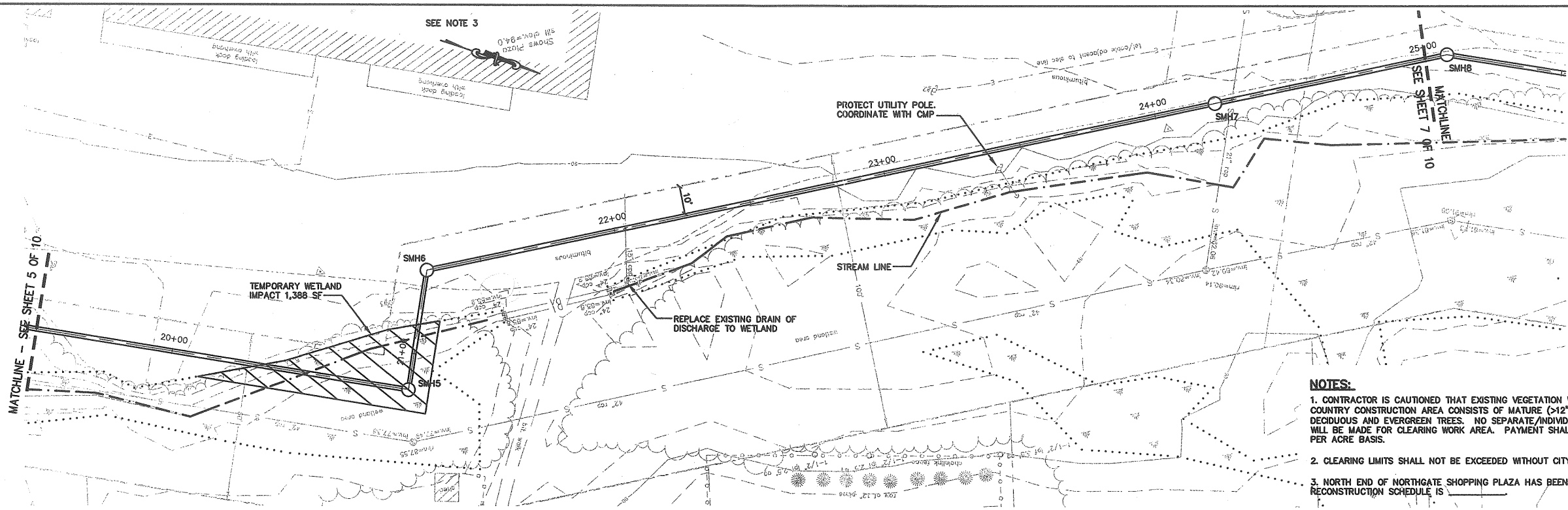
PROPOSED COLUMN  
PROPOSED SLOPED  
ROOF OVER EXISTING  
FLAT ROOF CANOPY

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 5/9/09  
The combined app  
4.27.2010

EXTERIOR VIEWS



Annex direct  
roof design  
visually drive thru



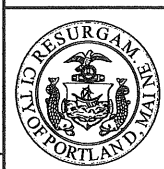
LDD PROJECT NAME: N/A  
DRAWING NAME: 1343.31-PP.dwg  
FIELD BOOK USED: N/A

DESIGNED BY: J. HADWIN  
DRAWN BY: C. GROUND  
CHECKED BY: J. ATAKES  
SCALE: AS NOTED  
DATE: 10/09

SEE COVER SHEET FOR SIGNATURE

FALL BROOK  
PHASE 4  
PLAN AND PROFILE  
1343.31-PP - PP (3)

CITY OF PORTLAND, MAINE  
PUBLIC SERVICES DEPARTMENT  
ENGINEERING SECTION



SHEET # 6 OF 10  
VAULT PLAN NUMBER VPLAN #

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
PO Box 1237 15 Shaker Road Gray, ME 04039  
Engineering Excellence Since 1998  
207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrillpalmer.com