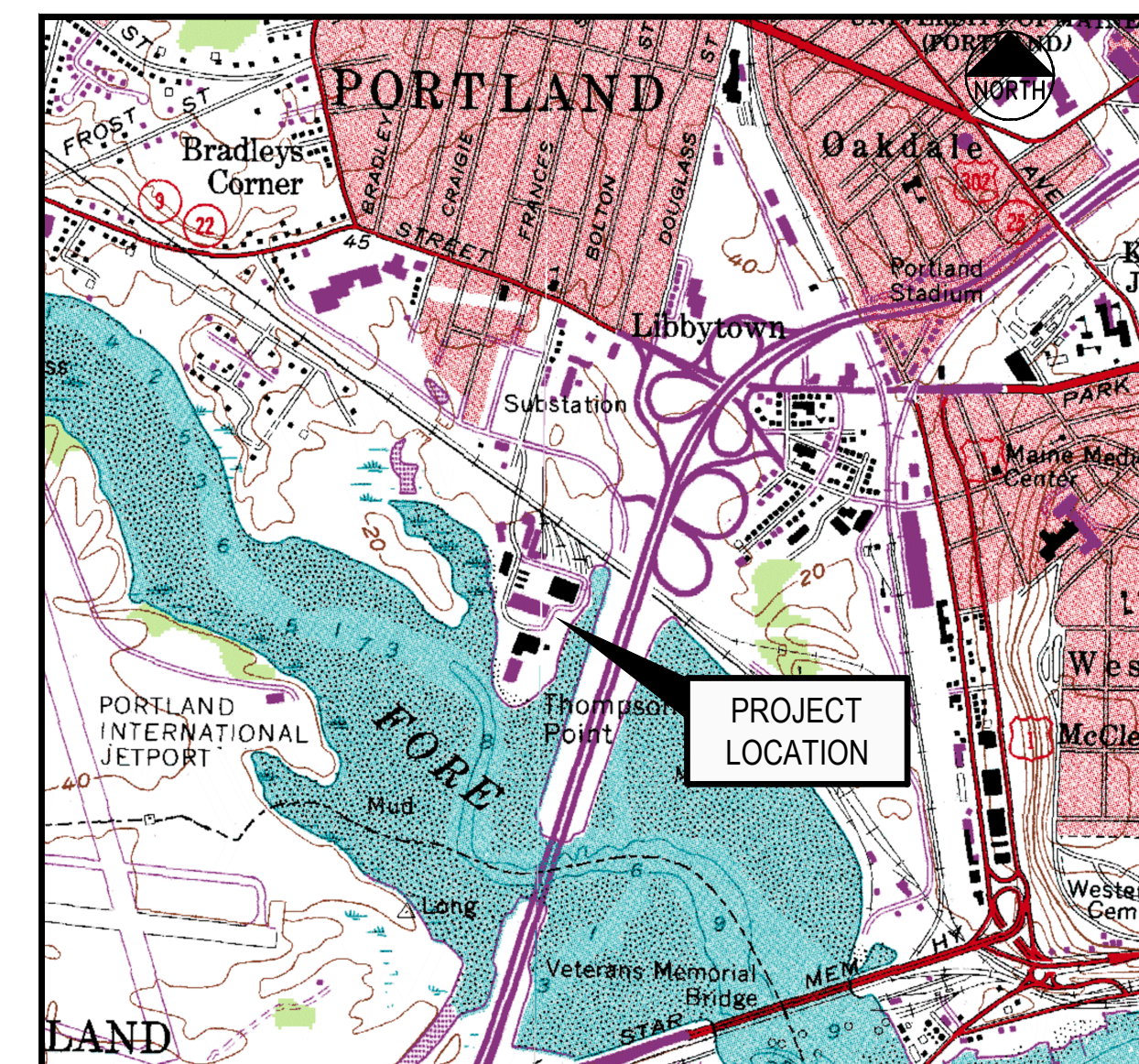


# SITE PLANS FOR CHILDREN'S MUSEUM & THEATRE OF MAINE (LOT 7) AT THOMPSON'S POINT PORTLAND, MAINE IN SUPPORT OF A PHASED LEVEL III SITE PLAN APPLICATION MARCH 2017



LOCATION MAP  
N.T.S.

PROJECT PARCEL SITE

ZONING: B-5 URBAN COMMERCIAL MIXED USE ZONE

PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS:

MAP	BLOCK	LOTS
201	A	5, 8, 10
202	A	1, 4

CO-APPLICANTS / OWNERS

**PHASE 1**  
**FOREFRONT PARTNERS I, LP**  
 501 DANFORTH STREET  
 PORTLAND, MAINE 04102  
 ATTN: CHRIS THOMPSON, PhD  
 207.784.0335  
 PARALLAXPARTNERS@GMAIL.COM

**PHASE 2**  
**CHILDREN'S MUSEUM & THEATRE OF MAINE**  
 142 FREE STREET  
 P.O. BOX 4041  
 PORTLAND, MAINE 04101  
 ATTN: SUZANNE OLSON, EXECUTIVE DIRECTOR  
 207-828-1234 X223  
 SUZANNE@KITETALES.ORG

**INDEX**

- C-1.0 COVER SHEET
- C-1.1 GENERAL NOTES AND LEGEND
- C-2.0 EXISTING CONDITIONS & REMOVALS PLAN
- C-3.0 SITE LAYOUT PLAN
- C-3.1 PHASE 1 IMPROVEMENTS PLAN
- C-4.0 UTILITY PLAN
- C-5.0 GRADING & DRAINAGE PLAN
- C-5.1 STORMWATER MANAGEMENT PLAN
- C-6.0 EROSION CONTROL PLAN
- C-7.0 STORMWATER DETAILS - JELLYFISH SYSTEMS
- C-7.1 STORMWATER DETAILS - SUBSURFACE WATER QUALITY VOLUME STORAGE
- C-7.2 STORMWATER DETAILS - SUBSURFACE WATER QUALITY VOLUME STORAGE
- C-8.0 PAVEMENT SECTIONS AND SIDEWALK DETAILS
- C-8.1 CURBING AND SIDEWALK DETAILS
- C-8.2 PARKING AND TRAFFIC CONTROL DETAILS
- C-8.3 STORM DRAIN DETAILS
- C-8.4 STORM DRAIN AND SANITARY SEWER DETAILS
- C-8.5 EROSION AND SEDIMENT CONTROL DETAILS
- C-8.6 EROSION AND SEDIMENT CONTROL DETAILS
- C-8.7 EROSION AND SEDIMENT CONTROL DETAILS
- C-8.8 WATER SERVICE DETAILS
- C-8.9 WATER AND GAS DETAILS
- C-9.0 FIRE SAFETY COMPLIANCE PLAN
- \* L-1.0 LANDSCAPE PLAN
- \* E0.0 PHOTOMETRIC LIGHTING PLAN
- \* E2.1 SITE LIGHTING PLAN
- A-101 FIRST FLOOR PLAN + MECHANICAL MEZZANINE
- A-102 SECOND FLOOR PLAN
- A-103 THIRD FLOOR PLAN
- A-104 ROOF PLAN
- A-300 NORTH, SOUTH & WEST ELEVATIONS
- A-301 EAST ELEVATION & ENLARGED ELEVATIONS

\* NOT INCLUDED IN PRELIMINARY APPLICATION PLAN SET

PLAN REFERENCES:

TITLE	DATE APPROVED BY CITY
1. THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN	JUNE 5, 2012
2. THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN AMENDMENT	JUNE 19, 2013
3. BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN	DECEMBER 17, 2013
4. THE FOREFRONT AT THOMPSON'S POINT MASTER PLAN	MARCH 11, 2014
5. THE DEPOT BUILDING LEVEL II SITE PLAN	JUNE 10, 2014
6. BRICK NORTH BUILDING AT THE FOREFRONT AT THOMPSON'S POINT LEVEL III SITE PLAN AMENDMENT (PHASE 1A)	DECEMBER 4, 2014
7. MASTER DEVELOPMENT PLAN	2015
8. SUBDIVISION APPLICATION	JANUARY 12, 2016
9. BRICK NORTH AND SOUTH BUILDINGS - LEVEL III SITE PLAN	JANUARY 12, 2016

**UTILITIES**

**WATER**  
 ATTN: ROBERT BARTELS  
 PORTLAND WATER DISTRICT  
 22 DOUGLAS STREET  
 P.O. BOX 3533  
 PORTLAND, MAINE 04104  
 207.761.8310

**SEWER**  
 ATTN: BRAD ROLAND  
 CITY OF PORTLAND  
 PUBLIC SERVICES ENGINEERING DEPT.  
 55 PORTLAND STREET  
 PORTLAND, MAINE 04102  
 207.874.8840

**POWER**  
 ATTN: JAMIE COUGH  
 CENTRAL MAINE POWER  
 162 CANCO ROAD  
 PORTLAND, MAINE 04103  
 207.791.1023

**TELEPHONE**  
 ATTN: SCOTT DERRIG  
 FAIRPOINT COMMUNICATIONS  
 ONE DAVIS FARM ROAD  
 PORTLAND, MAINE 04103  
 207.797.1842

**CABLE**  
 ATTN: MARK PELLETIER  
 TIME WARNER CABLE  
 118 JOHNSON ROAD  
 PORTLAND, MAINE 04102  
 877.546.0962

ATTN: JAMES HARDER  
 OXFORD NETWORK  
 491 LISBON STREET  
 LEWISTON, MAINE 04240  
 1.800.520.9911

**NATURAL GAS**  
 ATTN: SCOTT CARPENTER  
 UNITIL / FORMERLY NORTHERN UTILITIES  
 1075 FOREST AVENUE  
 PORTLAND, MAINE 04103  
 207.541.2543  
 email: carpenters@unitil.com

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

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

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

**LOCAL**

SITE PLAN, SHORELAND ZONING AND SUBDIVISION REVIEW

BUILDING AND DEMOLITION PERMITS

**STATE**

SITE LOCATION OF DEVELOPMENT

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

MAINE DOT TRAFFIC MOVEMENT PERMIT

MAINE VOLUNTARY RESPONSE ACTION PLAN (VRAP)

PUBLIC RAIL CROSSING PETITION

**GOVERNING BODY**

CITY OF PORTLAND PLANNING AUTHORITY  
 CITY HALL  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207.874.8722  
 CONTACT: BARBARA BARHYDT

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

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

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

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

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

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

**STATUS**

ORIGINAL APPROVED JUNE 5, 2012  
 AMENDED APPROVAL JUNE 19, 2013  
 MASTER PLAN APPROVAL 2015  
 SUBDIVISION APPROVAL 2016  
 PRELIMINARY SUBMISSION CMTM - 03.14.2017

CMTM BUILDING PERMIT TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR FOR THIS PROJECT

APPROVED JUNE 5, 2012 UNDER CITY'S DELEGATED AUTHORITY

APPROVED #L-25672-FS-B-N DATED JULY 27, 2012 AND SUBSEQUENT ORDERS

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

NO ACTION ASSURANCE LETTER ISSUED MARCH 6, 2013

DECISION #364 - APRIL 3, 2012

**CONSULTANT LIST**

**CIVIL ENGINEER:**

**PHASE 1 (COMMON AREA)**  
**PLACEMAKER PARTNERS, LLC**  
 501 DANFORTH STREET  
 PORTLAND, MAINE 04102  
 207.747.5288  
 ATTN: BO KENNEDY  
 BO@PLACEMAKERPARTNERS.COM

**PHASE 2 (LOT 7)**  
**Stantec**  
 482 PAYNE ROAD, SCARBOROUGH COURT  
 SCARBOROUGH, MAINE 04074  
 207.887.3478  
 ATTN: STEVE BUSHEY  
 stephen.bushey@stantec.com

**ARCHITECT:**  
**Bruner/Cott & Associates, Inc.**  
 130 PROSPECT STREET  
 CAMBRIDGE, MASSACHUSETTS 02139  
 617.492.8400  
 ATTN: GREG RUSSELL  
 www.brunercott.com

**LANDSCAPE ARCHITECT:**  
**Lemon Brooke**  
 31 OXBOW ROAD  
 CONCORD, MA 01742  
 978.222.3700  
 ATTN: JENNIFER BROOKE  
 JENNIFER@LEMONBROOKE.COM

**LIGHTING CONSULTANT (OVERALL PROJECT):**  
**Bartlett Design**  
 942 WASHINGTON STREET  
 BATH, MAINE 04530  
 207.522.9789  
 ATTN: LARRY BARTLETT

**GEOTECHNICAL ENGINEER:**  
**Haley and Aldrich, Inc.**  
 75 WASHINGTON AVENUE, SUITE 203  
 PORTLAND, MAINE 04101  
 207.482.4600  
 ATTN: WAYNE CHADBOURNE  
 www.haleyaldrich.com

**ENVIRONMENTAL ENGINEER:**  
**Creder Associates, LLC**  
 776 MAIN STREET  
 WESTBROOK, MAINE 04092  
 207.828.1272  
 ATTN: RIP PATTEN  
 www.crederllc.com

**SURVEYOR:**  
**Sebago Technics, Inc.**  
 1 CHABOT STREET  
 WESTBROOK, MAINE 04092  
 207.856.0277  
 www.sebagotechnics.com



Stantec  
 482 Payne Road Scarborough Court  
 Scarborough, Maine 04074-8929  
 Tel. 207.883.3355  
 www.stantec.com

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Consultants

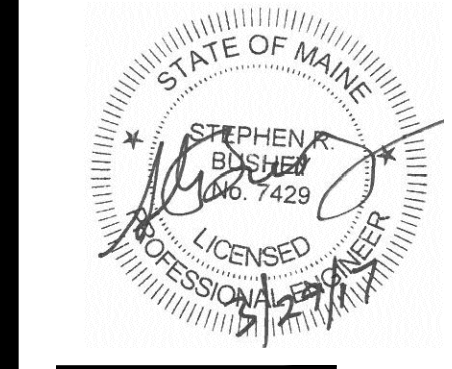
Notes  
 ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF APPROVAL.

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17.03.29  
SRB  
YJAWLD  
By  
SRB  
Appr.  
SUBMITTED TO CITY FOR PRELIMINARY SITE PLAN APPLICATION  
Revision

File Name: 195350337 COVER	DED	SRB	SRB	16.11.29
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal



Client/Project  
**BRUNER/COTT**

CHILDREN'S MUSEUM &  
 THEATRE OF MAINE  
 THOMPSON'S POINT - PORTLAND, MAINE

Title  
**COVER SHEET**

Project No. 195350337  
 Scale AS NOTED

Sheet