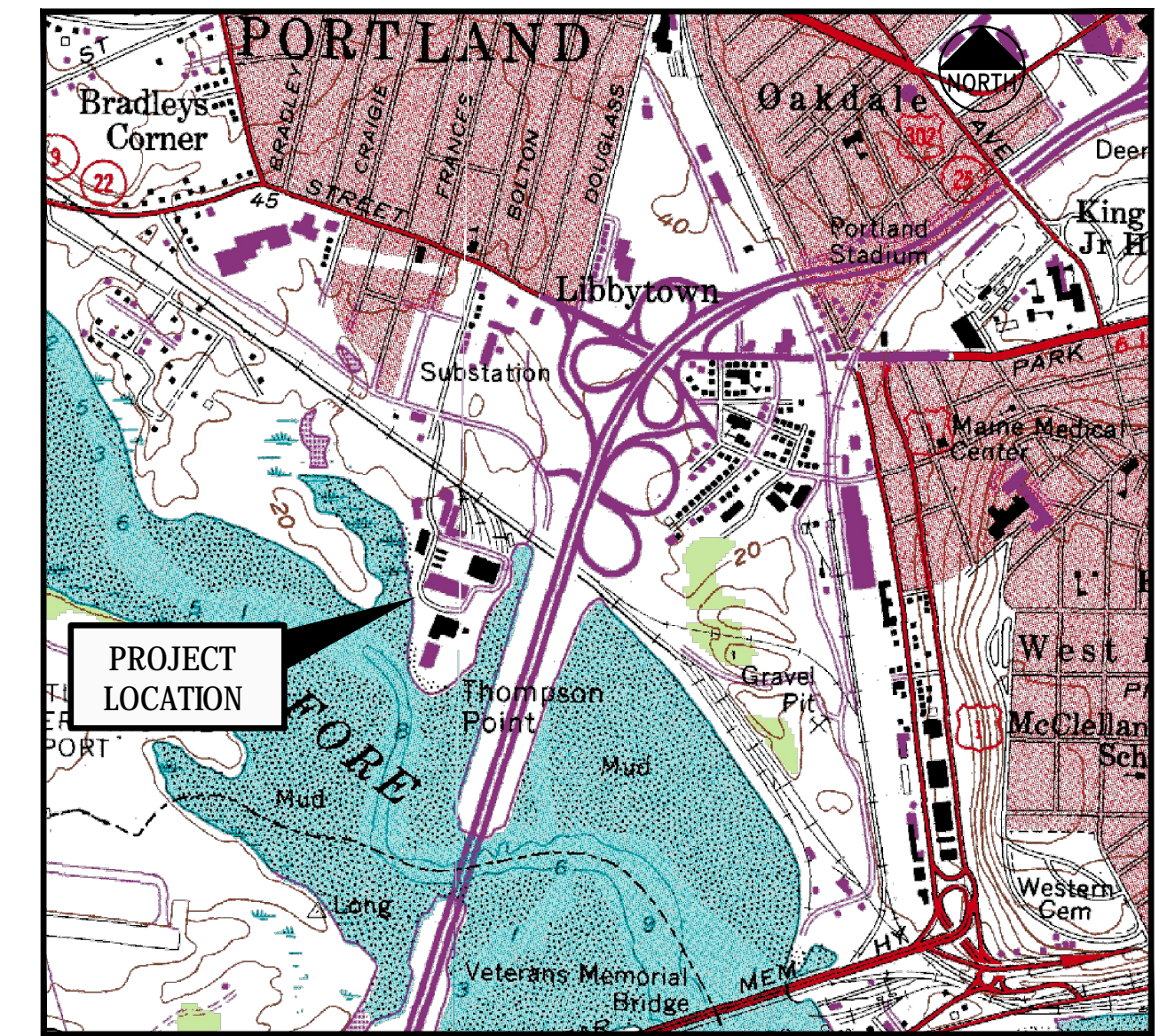


SITE DEVELOPMENT PLANS FOR FOREFRONT HOTEL AT THE FOREFRONT AT THOMPSON'S POINT PORTLAND, MAINE IN SUPPORT OF A LEVEL III SITE PLAN APPLICATION SEPTEMBER 2017



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

APPLICANT / OWNER:

PLACEMAKER PARTNERS, LLC/FOREFRONT HOTELIERS, LLC

501 DANFORTH STREET
PORTLAND, MAINE 04102
ATTN: BO KENNEDY, P.E./CHRIS THOMPSON, PhD
207.747.5288
BO@PLACEMAKERPARTNERS.COM/PARALLAXPARTNERS@GMAIL.COM

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* NOT INCLUDED WITH THIS SUBMISSION - AVAILABLE UPON REQUEST
** TO BE PROVIDED UNDER SEPARATE COVER

UTILITIES

WATER

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

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ATTN: KATHI EARLEY
CITY OF PORTLAND
PUBLIC SERVICES ENGINEERING DEPT.
55 PORTLAND STREET
PORTLAND, MAINE 04102
207.874.8830

POWER

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CENTRAL MAINE POWER
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PORTLAND, MAINE 04103
207.791.1023

TELEPHONE

ATTN: JOHN CAPRIO
FAIRPOINT COMMUNICATIONS
ONE DAVIS FARM ROAD
PORTLAND, MAINE 04103
207.797.1842

CABLE

ATTN: MARK PELLITIER
SPECTRUM
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PORTLAND, MAINE 04102
877.546.0962

CABLE

ATTN: JAMES HARDER
OXFORD NETWORKS
491 LISBON STREET
LEWISTON, MAINE 04240
207.513.2820

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UNITIL / FORMERLY NORTHERN UTILITIES
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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

MASTER DEVELOPMENT PLAN

STATE

SITE LOCATION OF DEVELOPMENT

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

MAINE DOT TRAFFIC MOVEMENT PERMIT

MAINE VOLUNTARY RESPONSE ACTION PLAN (VRAP)

PUBLIC RAIL CROSSING PETITION

FEDERAL

U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT

GOVERNING BODY

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

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

CITY OF PORTLAND PLANNING AUTHORITY
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389 CONGRESS STREET
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CONTACT: CHRISTINE GRMANDO

GOVERNING BODY

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DELEGATED AUTHORITY
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CONTACT: MARYBETH RICHARDSON

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STATUS

REFER TO "PLAN REFERENCES" THIS SHEET

TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR FOR THIS PROJECT

APPROVED MARCH 2014

STATUS

APPROVED JUNE 5, 2012 UNDER CITY'S DELEGATED AUTHORITY
AMENDED JANUARY 2016

APPROVED JULY 2012
ORDER #L-25672-2G-A-N / L-25672-FS-B-N
APPROVED JUNE 2014

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

NO ACTION ASSURANCE LETTER
ISSUED MARCH 6, 2013

DECISION #364 - APRIL 3, 2012

STATUS

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

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Vernil Dana

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www.sebagotechnics.com

LEED:

Vvs Architects & Consultants

617.898.8995
www.ava-greenconsultant.com

PLAN REFERENCES:	DATE APPROVED BY CITY
TITLE	
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. SUBDIVISION APPLICATION	JANUARY 12, 2016
8. BRICK NORTH AND SOUTH BUILDINGS - LEVEL III SITE PLAN	JANUARY 12, 2016
9. LEVEL II SITE PLAN - SECTIONAL 2 ROADWAY	JUNE 5, 2017
10. LEVEL III - CHILDREN'S MUSEUM & THEATRE OF MAINE	PENDING

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.

REV	DATE	DESCRIPTION	FILE NAME	P.E. BO KENNEDY	CLIENT	PROJECT	PLACEMAKER PARTNERS, LLC
1	9/25/2017	FINAL SITE PLAN SUBMISSION	HOTEL-CONV.dwg	BO KENNEDY No. 11994	FOREFRONT HOTELIERS, LLC	THE FOREFRONT AT THOMPSON'S POINT FOREFRONT HOTEL	501 DANFORTH STREET PORTLAND, MAINE 04102 bo@placemakerpartners.com
REVISIONS		DATE		SCALE		DRAWN: BEK DATE: AUG. 2017	
						DESIGNED: BEK SCALE: N.T.S.	
						SHEET C-1.0	