SITE LAYOUT NOTES

1. ALL BARRIER FREE PARKING SPACES ARE TO RECEIVE BARRIER FREE SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS.
2. ALL CURBING MATERIALS WILL BE SELECTED BY THE OWNER. THE DIMENSIONS PROVIDED ON THE PLAN ARE TO FACE OF CURB. ALL CURBING TYPES ARE DETAILED IN THE PROJECT DETAIL SHEETS.
3. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB, THE EDGE OF PAVEMENT OR THE FACE OF THE BUILDING.
4. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.

CURB LEGEND

	SLIP FORM CONCRETE CURB (VERTICAL, SLOPED OR CAPE COD BERM MOLD - SEE DETAILS)
	TYPE 1 VERTICAL GRANITE CURB
TD	TIP DOWN
TS	TRANSITION STONE (VERTICAL GRANITE TO SLIP FORM CONCRETE)

PAVEMENT MARKING LEGEND

4" DYCL	4" WIDTH DOUBLE YELLOW CENTERLINE
4" SYLL	4" WIDTH SOLID YELLOW LANE LINE
4" SWLL	4" WIDTH SOLID WHITE LANE LINE
STOP	12" WIDTH SOLID WHITE STOP LINE

ALL PARKING STALLS TO BE 4" WIDTH SINGLE SOLID WHITE LINE EXCEPT AS SHOWN ON SITE LAYOUT PLAN.

ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, COLOR, INSTALLATION AND REFLECTIVITY SET FORTH IN THE CURRENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PAVEMENT LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- RECLAIM, FINE GRADE AND PAVE
- SPOT PAVEMENT REPAIR
- BITUMINOUS PAVEMENT SIDEWALK

SIGN LEGEND

R1-1	R7-8	R7-8 12"x18" R7-8P 12"x6"	W11-2 24"x24" W16-9P 12"x6"	W11-2 24"x24" W16-7P 12"x6"	R7-13M
24"x24"	12"x18"				12"x18"
A	B	C	D	E	F

100 / 16 / 8 PARKING SPACE - STANDARD / COMPACT / ACCESSIBLE

BASELINE LINE TABLE

ID	LENGTH	DIRECTION
L1	79.72	S27° 00' 14.12"E
L2	11.42	S09° 45' 59.99"E
L3	16.81	S61° 47' 25.34"E
L4	9.86	S59° 11' 41.40"E
L5	476.41	S70° 56' 10.77"E

BASELINE CURVE TABLE

ID	RADIUS	ARC LENGTH	DELTA	TANGENT	PC STATION	PT STATION
C1	360.00	252.05	040° 07'	131.44	10+00	12+52.05
C2	200.00	110.10	031° 33'	56.48	13+31.77	14+41.87
C3	320.00	195.80	035° 04'	101.08	14+41.87	16+37.67
C4	190.00	106.38	032° 05'	54.63	16+37.67	17+44.06
C5	270.00	81.44	017° 17'	41.03	17+44.06	18+25.50
C6	50.00	45.40	052° 01'	24.40	18+36.92	18+82.31
C10	50.00	10.25	011° 44'	5.14	20+09.86	20+20.11

PARKING SUMMARY (PHASE 1 - BRICK NORTH ONLY)

DESCRIPTION	SIZE (SF)	ZONING STANDARD	REQUIRED	PROVIDED
OFFICE	24,166	1 SPACE / 400 SF	61	
SHARED STUDIO (INCLUDING MEZZANINE)	9,700	1 SPACE / 1,000 SF	10	
SUPPORT BATHROOM, COMMON AREAS, ETC.	2,094	1 SPACE / 150 SF	0	
OTHER	1,740	1 SPACE / 1,000 SF	2	
TOTAL (GROSS AREA)	34,000 (36,700)		73	
VEHICLE PARKING			73	65*
BICYCLE PARKING		2 SPACE / 10 VPS (FIRST 100 VPS) 1 SPACE / 20 VPS (>100 VPS)	15 0	16

* THE APPLICANT HAS PROVIDED 65 PERMANENT PAVED PARKING SPACES TO BE CONSTRUCTED AS PART OF THIS PHASE. ADDITIONAL PARKING ON EXISTING GRAVEL SURFACES ARE AVAILABLE AS REQUIRED

PRELIMINARY - NOT FOR CONSTRUCTION

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

REVISIONS

STATE OF MAINE BO KENNEDY No. 11994 LICENSED PROFESSIONAL ENGINEER

P.E. BO KENNEDY
LIC. #11994

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

SHEET TITLE: STAND ALONE BRICK NORTH SITE LAYOUT PLAN

CLIENT: FOREFRONT PARTNERS I, LP

FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	DED	DATE:	JUNE 2014
DESIGNED:	BEK	SCALE:	1" = 40'
CHECKED:	SRB	JOB NO.	2982.05
FILE NAME:	2982.05-BN SITE LAYOUT		
SHEET	C-3.0		

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