KEY MAP
1" = 400'

LEGEND

- EDGE OF PROPOSED PAVEMENT
- PROPOSED MONOLITHIC SLIPFORM CONCRETE CURB
- PROPOSED BITUMINOUS PAVEMENT
- HOT BITUMINOUS CONCRETE SIDEWALK

SIGN LEGEND

A	B	C
R7-8 (12" x 18")	R1-1 (30" x 30")	W11-2A (30" x 30")
R7-8A (12" x 6")		

PARKING SUMMARY (PHASE 1 - BRICK NORTH ONLY)				
DESCRIPTION	SIZE (SF)	ZONING STANDARD	REQUIRED	PROVIDED
OFFICE	14,000	1 SPACE / 400 SF = 35	35	
SHARED STUDIO	9,000	1 SPACE / 1,000 SF = 9	9	
CAFE	1,000	1 SPACE / 150 SF = 7	7	
OTHER	10,000	1 SPACE / 1,000 SF = 10	10	
TOTAL	34,000	61	61	
VEHICLE PARKING PROVIDED			61*	
BICYCLE PARKING PROVIDED		2 SPACE / 10 VPS	12.2	14

* PARKING PROVIDED IS BASED ON THE IMPROVED PARKING AREAS SHOWN ON THE SITE LAYOUT PLAN. ADDITIONAL PARKING AND ACCESS IS CURRENTLY AVAILABLE SHOULD ACTUAL DEMAND REQUIRE.

THE APPLICANT REQUESTS, AS A CONDITION OF APPROVAL, THE OPPORTUNITY TO COMPLETE THE IMPROVEMENTS SHOWN ON THIS PLAN AND FUTURE LANDSCAPING AND LIGHTING DESIGNS FOR STAFF REVIEW, IF, WITHIN A REASONABLE PERIOD NOT TO EXCEED 5 YEARS, FUTURE DEVELOPMENT OF THE BRICK NORTH SITE UNDER THE FORTHCOMING MASTER PLAN HAS NOT COMMENCED.

REV	DATE	DESCRIPTION
2	03.03.14	FINAL PHASE 1A PLANS INC. REVISIONS NOTED IN CONDITIONS OF APPROVAL
1	12.04.13	BRICK NORTH LEVEL III APPLICATION SUBMISSION

REVISIONS

STATE OF MAINE — STEPHEN R. BUSHEY — LICENSED — PROFESSIONAL ENGINEER

P.E. STEPHEN R. BUSHEY
LIC. #7429

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

ENGINEERS
FST Since 1914
FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	DED	DATE:	OCT 2013
DESIGNED:	BEK	SCALE:	1" = 30'
CHECKED:	SRB	JOB NO.	2982.05
FILE NAME:	2982.05 BRICK NORTH - OPT 2		
SHEET	C-3.1		

Reviewed for Code Compliance Inspections Division Approved with Conditions
Date: 05/28/15

R\2982.05 Amended Site Plan Part III\Cadd\Permit Set\dwg\BRICK NORTH\2982.05-BRICK NORTH - OPT 2.dwg davis_d 3/4/2014 2:00 PM