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.
5. ALL PAVEMENT MARKINGS SHOWN SHALL BE TEMPORARY PAINT PLACED ON BINDER PAVEMENT. UPON PLACEMENT OF FINAL SURFACE PAVEMENT TO BE CONSISTENT WITH THE APPROVED MARCH 2014 MASTER PLAN.

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

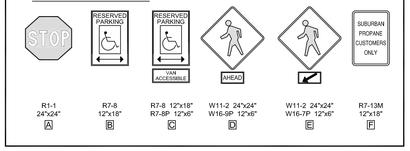
ALL PARKING STALLS TO BE 4" WIDTH SINGLE SOLID WHITE LINE EXCEPT AS SHOWN ON SITE LAYOUT PLAN.

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

SIGN LEGEND



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

SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED JANUARY 12, 2016

On January 12, 2016, the Planning Board considered a Level III Site Plan and Subdivisionapplication for an amended subdivision plan consisting of 19 lots, an amended Site Location of Development Act approval, a Level III site plan for the renovation of an existing building (Brick South) for use as a flexible 2,500 person event/assembly space with associated parking, utilities and stormwater management within the 34,000 square foot building. Included in this site plan is coordination with a previous approval of Brick North and adjacent site work. Both the site plan and subdivision application are applications towards fulfillment of the previously approved Master Development Plan for this site. The Planning Board reviewed the proposal for conformance with the standards of the: Shoreland Zoning Regulations, Floodplain Management Regulations, Traffic Movement Permit, Subdivision Ordinance and Site Plan Ordinance, including the Site Development of Location Act. The Planning Board voted 5-0 (Elizabeth Boepple absent) to approve the application with the following waivers and condition(s) as presented below.

WAIVERS

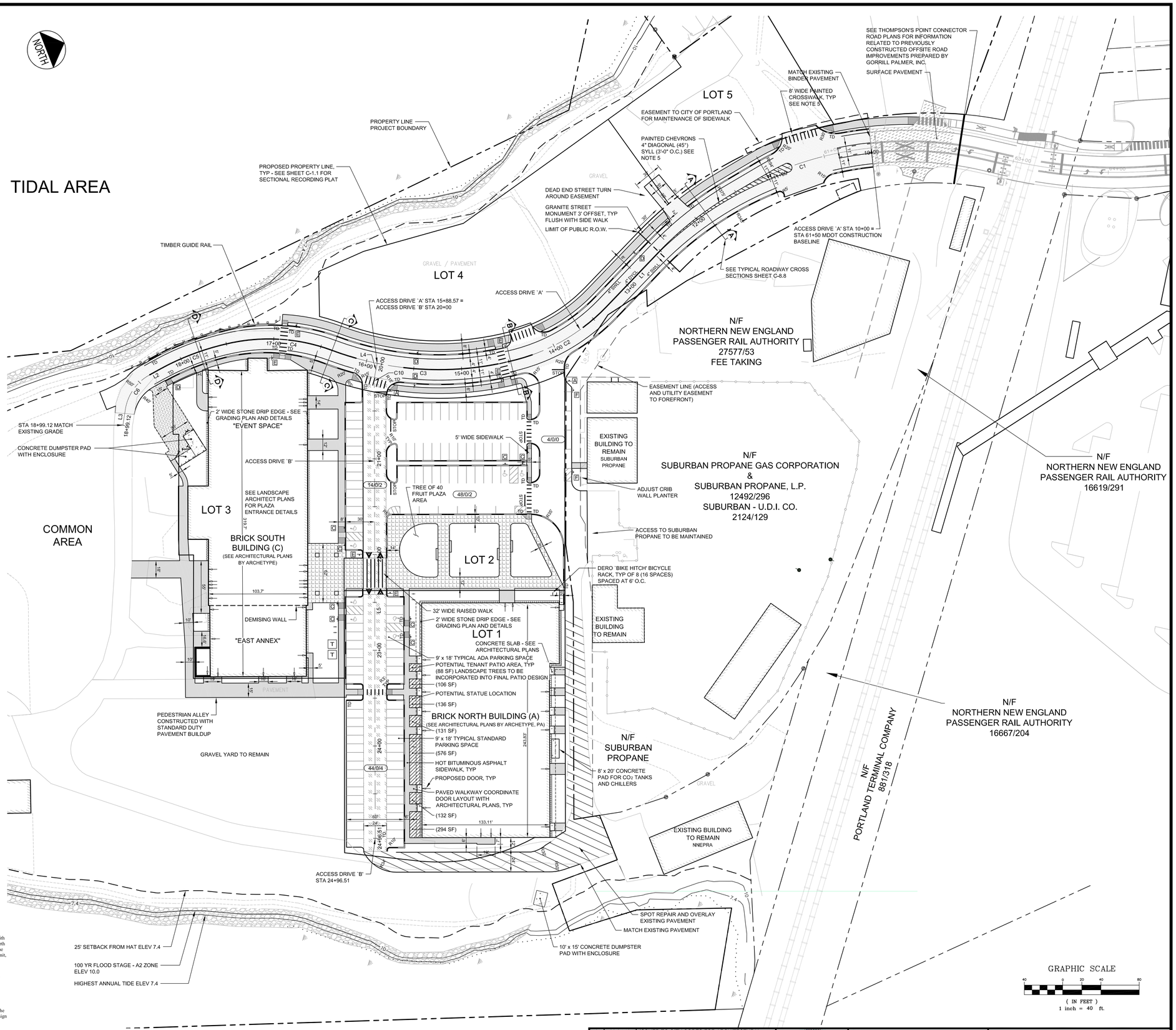
On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations, contained in the Planning Board Report for the public hearing on January 12, 2015 for applications #2015-133 and #2015-159 relevant to Portland's Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 5-0 (Boepple absent) to waive the following Technical Manual standards regarding City street design:

1. 1. 7..2.1, requiring a perpendicular driveway connection to the street, to allow for an alternative angle for the proposed Parking Garage Entrance (Lot 14/Building F 1).
2. 1.7.2.9, requiring that vehicular circulation to be contained off-site and to not utilize the adjacent street system, to allow for anticipated delivery truck maneuvers.
3. 10.8, requiring a minimum aggregate base course thickness of 3 inches for collector roads, to allow for alternative road design specifications as noted on Sheet C7-0
4. Figure I-2 (Collector Street Cross-Section), requiring continuous sidewalks on both sides of the collector road to allow for sidewalk not to be built on an easterly portion of the road, as shown on the Site Layout Plan, sheet C-3.0, for the purposes of the Level III site plan (2015-159) subject to a condition of approval for completion of full sidewalk design as shown on Sheet C-3.0, *Overall Site Plan* is (2015-133) at a future phase.
5. Figure I-2 (Collector Street Cross-Section), requiring a minimum roadway width of 40 feet for collector roads, to allow for a variable width of 30-39 feet.
6. Figure I-2 (Collector Street Cross-Section), requiring a minimum esplanade width of 5 feet for collector roads, to allow for a 4ft wide esplanade.

SITE PLAN REVIEW

The Planning Board voted 5-0 (Boepple absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following condition(s) of approval:

1. Future phases of work in the vicinity of the outfall associated with "Storm water Management Zone F" (as depicted on sheet C-4.1 of the Subdivision Application) shall incorporate water quality treatment measures that provide adequate treatment capacity for runoff from the untreated parking lot south of the Brick North Building in accordance with the General Standards. If no future work occurs on the site, the Applicant will not be held to completing this measure;
2. The applicant shall provide a full construction management plan for review and approval by the Public Works Department.
3. Sidewalks and Road Improvements: At the time a Site Plan application is submitted for Buildings F1/H (or alternate Level III proposal for Lots 14 & 15 as depicted on Sheet C-2.0, *Subdivision Plan),* the portion of roadway included in Sheet C-3.0, *Site Layout Plan,* including the easterly sidewalk and all remaining road improvements, shall include provisions for conformity with the road design depicted on Sheet C-3.0, *Overall Site Plan.*
4. Final landscape plan shall incorporate 2" caliper trees in 4 foot-wide esplanade.
5. The 8'x20' Concrete Pad for the storage of C02 tanks and chiller equipment on the North Side of Brick North, as shown on Sheet C-3.0, Site Layout Plan, will be subject to review by the Inspections Division, and any associated life safety reviews, before construction.The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report for application 2015-133 & 2015-159 which is attached.



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
6	08.04.16	ISSUED TO CITY CODES FOR ARCHITECTURAL BUILDING PERMIT
5	06.30.16	FINAL PLAN SUBMISSION TO CITY
4	01.06.16	ADDED CONCRETE PAD FOR BRICK NORTH
3	12.17.15	REVISED FOR THOMPSON'S POINT CONNECTOR ROAD PUBLIC R.O.W. EXTENSION
2	12.16.15	REVISED BRICK NORTH ENTRANCE DOORS AND ADDED POTENTIAL PATIO AREAS
1	09.01.15	FINAL BRICK SOUTH LEVEL III SITE PLAN APPLICATION

REVISIONS

STATE OF MAINE BO KENNEDY No. 11994 08.04.16 LICENSED PROFESSIONAL ENGINEER

P.E. BO KENNEDY
LIC. #11994

PROJECT
BRICK NORTH AND SOUTH BUILDINGS AT THE FOREFRONT AT THOMPSON'S POINT

SHEET TITLE
SITE LAYOUT PLAN

CLIENT
FOREFRONT PARTNERS I , LP

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM
Stantec

DRAWN:	DED	DATE:	APRIL 2015
DESIGNED:	BEK	SCALE:	1" = 40'
CHECKED:	SRB	JOB NO.	195350044
FILE NAME:	2982.05-BS SITE LAYOUT		
SHEET	C-3.0		