SITE LAYOUT NOTES

1. ALL BARRIER FREE PARKING SPACES ARE TO RECEIVE BARRIER FREE SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THIS CIVIL 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 SINGLE 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" DYDL — 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4" SYEL — 4" WIDTH SOLID YELLOW LANE LINE
- 4" SWHL — 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

R5-1 24"x24" · R7-8 12"x18" · R7-8 12"x18" R7-8P 12"x6" · W11-2 30"x30" W16-9P 12"x6" · W11-2 30"x30" W16-9P 12"x6" · R7-1 12"x18" · R5-11d 12"x7"

(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	S59° 45' 59.99"E
L3	10.81	S61° 47' 25.34"E
L4	9.85	S59° 11' 41.49"E
L5	478.41	S78° 56' 10.77"E

BASELINE CURVE TABLE

ID	RADIUS	ARC LENGTH	DELTA	TANGENT	PC STATION	PT STATION
C1	300.00	202.05	040° 07'	121.44	10+00	12+02.05
C2	200.00	110.19	031° 33'	56.65	12+31.77	14+41.97
C3	330.00	165.60	028° 44'	101.08	14+41.87	16+07.07
C4	190.00	106.38	032° 05'	54.83	16+37.67	17+44.00
C5	270.00	81.44	017° 17'	41.03	17+44.05	18+25.50
C6	50.00	40.40	053° 01'	21.46	18+36.02	18+82.31
C10	50.00	10.25	011° 44'	5.14	20+05.86	20+26.11

SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED JANUARY 12, 2016

On January 12, 2016, the Planning Board considered a Level III Site Plan and Subdivision application for an attached 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 2,200 square foot assembly space with an related parking, utilities and stormwater management facilities for 34,000 square foot building, for Island Point, and site plan improvements with a previous approval of Brick North and related site work. Both the site plan and subdivision applications are applications towards fulfillment of the previously approved Master Development Plan for this site. The Planning Board accepted the proposed for conformance with the standards of the Standard Zoning Regulations, Floodplain Management Regulations, Traffic Movement Permit, Subdivision Ordinance and any Plan Ordinance, including the City Comprehensive Plan. The Planning Board voted 5-0-1 (Hinkle) to approve the applications with the following waivers and conditions 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, 2016 for applications #2015-113 and #2015-129 pertinent 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 (Duncan absent) to waive the following Technical Design standards regarding City site plan design:

1. ( ) 2.1, requiring a non-passable driveway connection to the back, to allow for an alternative angle for the proposed Parking Garage Entrance (Lot 14 on Map 9).
2. ( ) 2.4, requiring that vehicular circulation is to remain clockwise and not inside the Arterial when access, to allow for one-directional driveway exits elsewhere.
3. #16, requiring a minimum aggregate base course thickness of 2 inches for on-island roads, to allow for alternative road design specifications as noted on Sheet C3.0.
4. Figure 2-2 (Collector Street Cross-Section), requiring a 60-foot right-of-way for collector roads, to allow for a variable width of 50-70 feet.
5. Figure 2-3 (Collector Street Cross-Section), requiring a minimum road width of 28 feet for collector roads, to allow for a variable width of 30-36 feet.
6. Figure 2-6 (Collector Street Cross-Section), requiring a minimum road width of 28 feet for collector roads, to allow for a 41 foot roadside.
7. Section 14-506 (1) a.

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

1. Prior to the sale of any lot within the subdivision, the applicant shall provide a written copy of the Declaration of Condominium, Association documents, Bylaws, Rules and Regulations, and Condominium Association Agreement to the Planning Authority for review and approval. The documents shall reference the boundaries and use restrictions of the Declaration of Condominium, Association documents, Bylaws, Rules and Regulations, and Condominium Association Agreement as approved by the Planning Authority.
2. The applicant shall submit a revised Site Plan, Subdivision Plan, Grading and Utility Plan, Landscape Plan, and Lighting Plan to reflect the changes noted in the Planning Board Report for review and approval by the Planning Authority prior to the issuance of a building permit.
3. The applicant shall submit a revised Site Plan, Subdivision Plan, Grading and Utility Plan, Landscape Plan, and Lighting Plan to reflect the changes noted in the Planning Board Report for review and approval by the Planning Authority prior to the issuance of a building permit.
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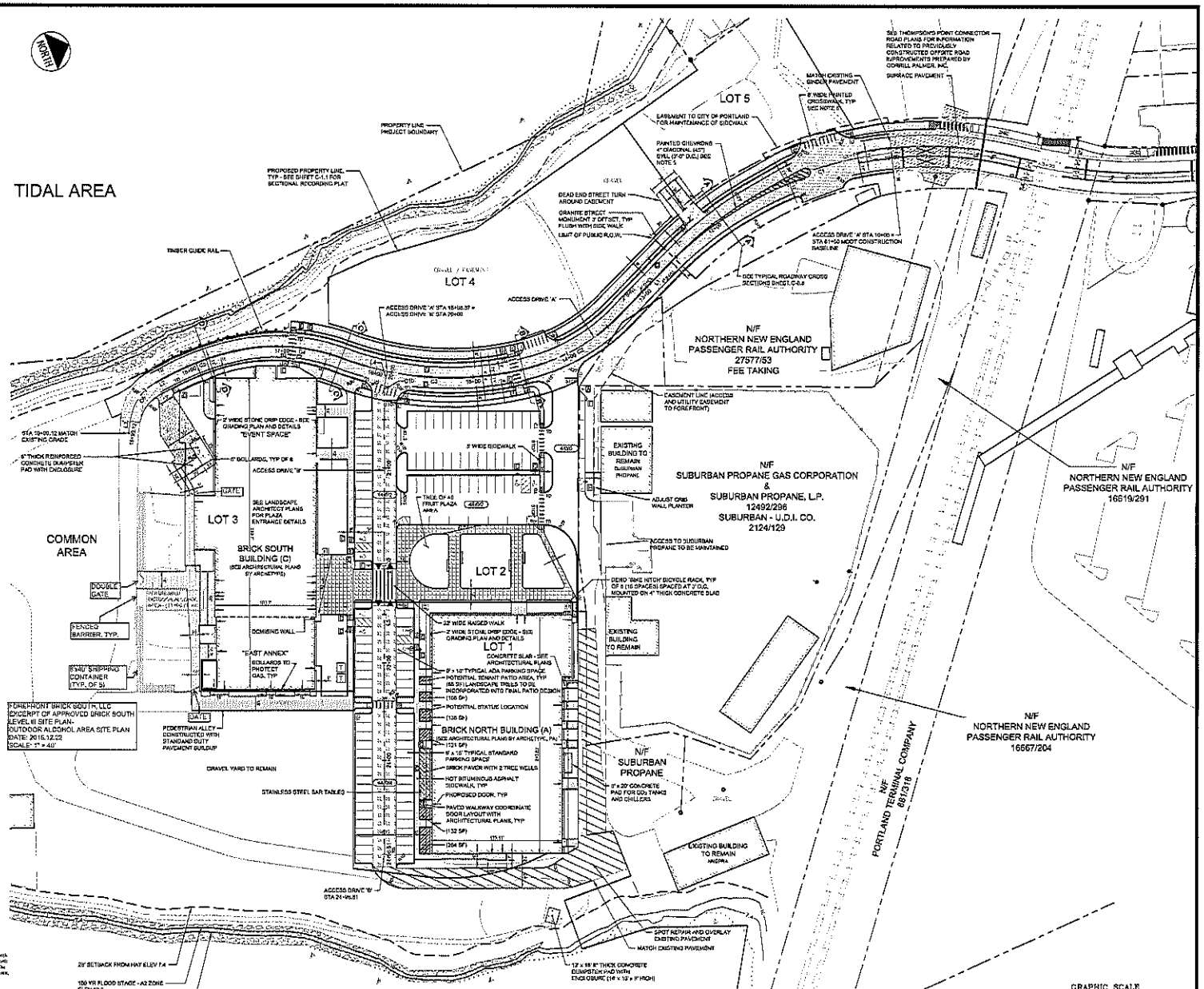
9. The applicant shall submit a revised Site Plan, Subdivision Plan, Grading and Utility Plan, Landscape Plan, and Lighting Plan to reflect the changes noted in the Planning Board Report for review and approval by the Planning Authority prior to the issuance of a building permit.
10. The applicant shall submit a revised Site Plan, Subdivision Plan, Grading and Utility Plan, Landscape Plan, and Lighting Plan to reflect the changes noted in the Planning Board Report for review and approval by the Planning Authority prior to the issuance of a building permit.



NO.	DATE	REVISIONS
7	08.17.16	FINAL PLAN SUBMISSION TO CITY
6	08.04.16	ISSUED TO CITY COUNCIL 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	12.15.15	REVISED BRICK NORTH ENTRANCE DOORS AND ADDED POTENTIAL PATIO AREAS
1	09.01.15	FINAL BRICK SOUTH LEVEL III SITE PLAN APPLICATION

NO'D	DATE	DESCRIPTION

REVISIONS

P.E. NO. R.LANDRY
LIC. #15784

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:	DEO
DATE:	APRIL 2016
DESIGN:	DR-K
SCALE:	1" = 40'
CHECKED:	SRD
JOB NO:	165506044
FILE NAME:	2407.20-002 SITE LAYOUT
SHEET	C-3.0