

V/1953/active/195350044/2982 05/Cadd/Permit Set/dwn/SI IRDIVISION/2982 05-SI IR SI IRDIVISION SECTIONALS dwa addube 3/30/2017 6:01 PM

## SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED JAN. 12, 2016

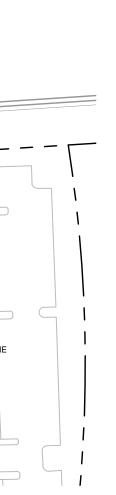
Development Act approval, a Level III site plan for the renovation of an existing building (Brick South) for use as a flexible 2,500 person event/assembly space with associated parking, utilities and stormwater management within the 34,000 square foot building. Included in this site plan is coordination 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

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,

- 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

conditions of public access, all relevant easements including any for city vehicle access and turning, language regarding rights of lot ingress/egress/regress, and final street turnaround easement

LINE TABLE



ID	LENGTH	DIRECTION
L1	29.78'	N17° 21' 13"E
L2	38.74'	N54° 29' 34"W
L3	13.61'	N67° 13' 35"W
L4	104.73'	N73° 38' 05"W
L5	217.65'	N54° 29' 34"W
L6	9.97'	S39° 32' 34"E
L7	50.00'	S37° 03' 34"E
L8	50.00'	S30° 03' 34"E
L9	50.00'	S19° 15' 34"E
L10	50.00'	S09° 17' 34"E
L11	50.00'	S00° 45' 56"W
L12	22.37'	S10° 13' 56"W
L13	27.22'	S10° 13' 56"W
L14	227.29'	N70° 58' 28"W
L15	59.94'	N78° 21' 48"W
L16	175.19'	N70° 46' 44"W
L17	78.61'	N36° 50' 43"W
L18	48.13'	N13° 49' 45"W
L19	17.50'	S72° 54' 59"E
L20	49.47'	N13° 49' 45"W
L21	166.32'	N08° 52' 46"W
L23	12.72'	N83° 36' 12"W
L25	60.00'	S62° 59' 46"W
L30	16.01	N54° 25' 45" W
L31	297.80'	N50° 39' 19"W
L32	5.00'	N35° 30' 26"E
L33	15.00'	N35° 30' 26"E
L34	18.08'	S72° 04' 29"W
L35	602.89'	N14° 03' 43"W
L36	15.00'	S15° 24' 00"W
L37	51.38'	S15° 24' 00"W
L38	211.09'	S58° 46' 00"E
L39	49.91'	N14° 59' 01"E
L40	36.00'	N14° 59' 01"E
L41	47.89'	N14° 59' 01"E
L42	65.00'	N73° 29' 01"E
L43	13.27'	S16° 30' 59"E
L44	106.73'	S16° 30' 59"E
L45	34.34'	S73° 29' 01"W
L46	35.00'	S73° 29' 01"W
L47	60.19'	S73° 29' 01"W
L48	164.31'	S58° 46' 00"E
L49	578.00'	S06° 36' 00"E
L+3	578.00	
L50	426.33'	S13° 33' 00"W

L53	823.46'	N17° 21' 13"E
L54	142.51'	N54° 29' 34"W
L55	107.64'	N61° 37' 50"W
L56	99.17'	S18° 00' 58"W
L57	73.57'	S01° 48' 23"W
L58	52.26'	S89° 07' 58"W
L59	72.38'	N01° 14' 54"W
L60	49.92'	S87° 29' 09"W
L61	33.52'	N52° 01' 46"W
L62	109.87'	N47° 24' 13"W
L63	51.87'	N88° 27' 01"E
L64	182.43'	S70° 56' 11"E
L65	75.30'	N25° 32' 28"E
L66	285.49'	N54° 29' 34"W
L67	21.48'	N19° 04' 02"E
L68	12.39'	N13° 01' 55"W
L69	251.55'	N70° 54' 47"W
L70	230.78'	S19° 05' 13"W
L71	91.41'	S70° 56' 11"E
L72	227.78'	N70° 54' 47"W
L75	176.03'	S70° 56' 11"E
L76	20.00'	S19° 03' 49"W
L77	33.95'	S70° 56' 11"E
L78	157.72'	S19° 05' 13"W
L79	128.99'	N70° 41' 27"W
L80	15.50'	S18° 37' 02"W
L81	126.20'	N70° 49' 04"W
L82	6.00'	S18° 37' 13"W
L83	52.69'	N70° 49' 32"W
L85	1.41'	S70° 54' 26"E
L86	41.52'	N19° 42' 12"E
L87	12.96'	N70° 48' 01"W
L88	20.22'	N19° 06' 01"E
L89	13.01'	S71° 10' 49"E
L90	41.80'	N18° 24' 16"E
L91	2.63'	S70° 56' 11"E
L94	112.49'	S37° 07' 55"W
L95	108.50'	S73° 28' 29"W
L96	186.24'	S16° 31' 31"E
L97	108.24'	S03° 28' 29"W
L98	51.40'	S04° 54' 53"E
L99	46.99'	S71° 46' 28"E
L104	79.72'	N27° 00' 14"W
L105	155.37'	N77° 58' 14"E

LINE TABLE

ID LENGTH DIRECTION

L52 653.86' N48° 45' 18"E

LINE TABLE			
ID	LENGTH	DIRECTION	
L106	93.92'	N16° 31' 31"W	
L107	12.74'	S73° 29' 01"W	
L108	193.33'	N19° 16' 28"E	
L109	89.44'	N70° 54' 47"W	
L110	193.04'	S19° 16' 28"W	
L111	89.44'	S70° 43' 32"E	
L112	319.42'	S00° 53' 26"W	
L113	160.67'	N74° 11' 21"W	
L300	157.43'	S70° 56' 11"E	
L301	368.11'	N19° 05' 13"E	
L302	35.38'	N70° 54' 47"W	
L304	290.13'	S25° 32' 28"W	

	CURVE TABLE			
ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C1	317.60'	38.62'	006° 58' 04"	38.60 / N 05° 23' 43" W
C2	330.00'	214.17'	037° 11' 05"	210.43' / S08° 24' 42"E
C3	390.00'	43.56'	006° 23' 58"	43.54' / N23° 48' 15"W
C4	390.00'	193.43'	028° 25' 02"	191.45' / N06° 23' 45"W
C5	390.00'	10.51'	001° 32' 38"	10.51 / N 08° 34' 34" E
C6	210.00'	128.18'	034° 58' 12"	126.20' / N08° 03' 16"E
C7	230.00'	45.82'	011° 24' 36"	45.74' / S01° 10' 08"E
C8	350.00'	169.62'	027° 46' 12"	167.97' / S18° 25' 18"W
C9	250.00'	39.89'	009° 08' 24"	39.85' / N03° 54' 37"W
C10	160.00'	16.18'	005° 47' 24"	16.17' / N36° 41' 59"E
C11	350.00'	44.54'	007° 17' 24"	44.51' / N35° 57' 03"E
C12	220.00'	24.80'	006° 27' 35"	24.79' / N36° 22' 00"E
C13	290.00'	177.45'	035° 03' 31"	174.69' / N22° 04' 02"E
C14	170.00'	25.31'	008° 31' 47"	25.29' / N00° 16' 23"E
C15	170.00'	68.28'	023° 00' 43"	67.82' / N15° 29' 52"W
C17	400.00'	128.18'	018° 21' 37"	127.63' / N15° 20' 31"E
C300	90.00'	131.23'	083° 32' 45"	119.91' / S67° 18' 51"W

)	EASEMENT	

	PROJECT PORTLAND, MAINE THE FOREFRONT AT THOMPSON'S POINT	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD		
	AMENDED SUBDIVISION PLAN SECTIONAL 1 RECORDING PLAT	SCARBOROUGH, ME 04074 WWW.STANTEC.COM DRAWN: CDD DATE: SEPT. 2014		
		DESIGNED: BEK SCALE: AS NOTED CHECKED: SRB JOB NO. 195350044		
E. STEPHEN R. BUSHEY		FILE NAME: 2982.05-SUB SUBDIVISION SECTIONALS		
C. #7429	501 DANFORTH ST., PORTLAND, MAINE 04101	SHEET C-2.1		