PLAN NOTES:

1. OWNER OF RECORD:
   FOREFRONT PARTNERS I, LP
   501 DANFORTH STREET
   PORTLAND, MAINE 04102
   CCRD BOOK: 30781, PAGE: 282

   OWNER OF RECORD - LOT 1
   FOREFRONT BRICK NORTH, LLC
   501 DANFORTH STREET
   PORTLAND, MAINE 04102
   CCRD BOOK: 32199, PAGE: 247
2. LOCUS IS SHOWN AS LOTS 5, 8 & 10 ON PORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202.
3. BEARINGS ARE BASED ON GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, NAD83.
4. THIS SUBDIVISION PLAN IS PART OF A DEVELOPMENT PLAN SET FOR DEVELOPMENT OF LAND AT THOMPSON'S POINT. A DEVELOPMENT PLAN SET TITLED "THE FORE FRONT AT THOMPSON'S POINT" PREPARED BY FAY, SPOFFORD & THORNDIKE, INC. APPROVED BY THE PLANNING BOARD ON JANUARY 12, 2016. THE PLAN TITLED "CITY OF PORTLAND PLANNING BOARD SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A" RECORDED ON MARCH 10, 2015 BOOK 215 PAGE 75 AT CCRD IS SUPERSEDED WITH THIS PLAN. SEE COMPLETE PLAN SET APPROVED JANUARY 12, 2016 FOR ALL PERTINENT EXISTING CONDITIONS, EXISTING AND PROPOSED ACTIVITIES, DRAINAGE SYSTEM AND PROPOSED IMPROVEMENTS.
5. SEE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AS DECLARED BY FOREFRONT PARTNERS I, LP AS DECLARANT AND TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, AND DATED OF NEAR OR EVEN DATE TO THE RECORDING OF THIS SECTIONAL 1 RECORDING PLAT; WHICH DECLARATION SETS FORTH THE PROTECTIVE COVENANTS, RESTRICTIONS, COMMON EASEMENTS AND THE ENFORCEMENT THEREOF, PROVIDES FOR INGRESS AND EGRESS ACCESS TO ALL OF THE LOTS IN THE SUBDIVISION AND A COMMON SCHEME OF THE MAINTENANCE AND IMPROVEMENT TO SAID COMMON AREA.
6. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SEBAGO TECHNICS, INC. AS SHOWN ON A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT", DATED MAY 27, 2011, NOVEMBER 23, 2011 AND LAST REVISED ON MAY 19, 2016.
7. VERTICAL DATUM BASED ON DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON MAY 19, 2016. GENERAL NOTE 27 (NGVD 29).
8. CONVEYANCE TO MDOT AS ADDITIONAL LAND FOR SEWALL STREET PER MDOT FILE NO. 3-593 AND RECORDED IN BOOK 32803 PAGE 199 (SEWALL STREET EXTENSION PART I) AND BOOK 30781 PAGE 288 (SEWALL STREET EXTENSION PART II) AT CCRD.
9. REFER TO "SUBDIVISION PLAN EASEMENTS AND ENCUMBRANCES SHEET 2 OF 2" RECORDED IN CCRD AT THE SAME TIME AS THIS SHEET FOR DEPICTION OF EASEMENTS.
10. "COMMON AREAS" ARE THE AREAS DEFINED AS SUCH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED TO IN NOTE 5 ABOVE, AND THE USE OF WHICH IS GOVERNED BY THE TERMS OF SAID DECLARATION.

	LOT ID	AREA (SF)	AREA (AC)
	COMMON AREA	439,278	10.08
	RETAINED LAND TO BE CONVEYED TO NNEPRA	30,092	0.69
	RETAINED LAND TO BE SUBDIVIDED AT A LATER DATE (FUTURE LOTS 6-9, 11-13, & 16-19)	419,559	9.63
	RETAINED LAND TO BE SUBDIVIDED AT A LATER DATE (PORTIONS OF FUTURE LOTS 14-15)	7,620	0.17
SECTIONAL RECORDING 1	1	63,335	1.45
	2	44,355	1.02
	3	57,232	1.31
	4	41,410	0.95
	5	24,240	0.56
	10	17,279	0.40
	SECTION 1 SUB TOTAL	247,852	5.69
	TOTAL	1,144,401	26.27

SECTIONAL RECORDING NOTES:

1. THIS PLAN SUPERSEDES AND REPLACES "CITY OF PORTLAND PLANNING SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A" APPROVED ON DECEMBER 17, 2013 RECORDED AUGUST 4, 2014 PLAN BOOK 214, PAGE 266 AND SUPERSEDED ON MARCH 10, 2015 PLAN BOOK 215 PAGE 75
2. LOTS 6-9, 11-13 AND 16-19 HAVE BEEN PREVIOUSLY APPROVED (SEE SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL NOTES ON THIS SHEET) AND SHOWN ON THIS PLAN FOR REFERENCE PURPOSES ONLY, BUT WILL NOT BE CREATED UNTIL A FUTURE SECTIONAL RECORDING PLAT.
3. FUTURE PHASE INFRASTRUCTURE OR OTHER WORK WILL REQUIRE A SEPARATE RECORDING PLAT AND POSTING OF A FURTHER PERFORMANCE GUARANTEE.

LOCATION MAP
N.T.S.

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

On January 12, 2016, the Planning Board considered a Level III Site Plan and Subdivision application 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 .. 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 1-2 (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 1-2 (Collector Street Cross-Section), requiring a minimum esplanade width of 5feet for collector roads, to allow for a 4ft wide esplanade.

SUBDIVISION REVIEW

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

1. The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Works, and the Planning Authority. The subdivision plats shall note all 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 location and design in accordance with City of Portland Technical Manual section 1.3.
2. Prior to the issuance of certificates of occupancy, the applicant shall provide a revised Declaration of Easements, Covenants and Restrictions document for review and approval by Corporation Counsel;
3. Street Lighting: The proposed street lights on the 1st segment of the public portion of the Sewell Street extension are to be privately owned, metered and maintained by the Forefront at Thompson's Point. The City shall grant a license for such a purpose at the time of street acceptance.

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
L50	426.33'	S13° 33' 00"W
L51	457.15'	N30° 47' 49"W

LINE TABLE		
ID	LENGTH	DIRECTION
L52	653.86'	N46° 45' 18"E
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
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

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

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED November 2, 2016
AT 1 h 26 m D M AND RECORDED IN
PLAN BOOK 216 PAGE 438
ATTEST _____ REGISTRAR

CITY OF PORTLAND TURNAROUND EASEMENT
1" = 40'

LEGEND

- LIMIT OF UTILITY INFRASTRUCTURE IMPROVEMENTS INCLUDED WITH SECTIONAL RECORDING
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PART OF SECTIONAL1 RECORDING)
- PROPOSED PROPERTY LINE (PART OF FUTURE SECTIONAL RECORDING)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 25' SETBACK FROM HIGHEST ANNUAL TIDE ELEVATION 7.4
- PIN TO BE SET

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

THE SEALING OF THIS PLAN BY SEBAGO TECHNICS, INC. IS FOR THE EXTERNAL BOUNDARIES AND THE REVIEW OF THE INTERNAL BOUNDARIES AS DEPICTED HEREON ONLY.

MONUMENTS DEPICTED HEREON ARE PROPOSED TO BE SET, NO MONUMENTATION HAS BEEN SET AT THIS TIME.

10-25-2016
CHARLES D. MARCHESE, MAINE PLS 2009 DATE

STATE OF MAINE CHARLES D. MARCHESE No. 2009 PROFESSIONAL LAND SURVEYOR

CHARLES D. MARCHESE
MAINE PLS 2009

REV	DATE	DESCRIPTION
3	09.16.16	FINAL SUBDIVISION PLANS
2	11.09.15	FINAL PLANS REVISED PER CITY COMMENTS
1	08.13.15	FINAL SUBDIVISION APPLICATION SUBMISSION

REVISIONS

STATE OF MAINE BO KENNEDY No. 11994 LICENSED PROFESSIONAL ENGINEER

P.E. BO E. KENNEDY
LIC. #11994

CITY OF PORTLAND PLANNING BOARD
SUBDIVISION SECTIONAL RECORDING APPROVAL
Oct 25, 2016 DATE
CHAIRPERSON

PROJECT: Portland, Maine
THE FOREFRONT AT THOMPSON'S POINT

SHEET TITLE: SUBDIVISION PLAN SECTIONAL 1 RECORDING PLAT

OWNER: FOREFRONT PARTNERS I, LP
501 DANFORTH ST, PORTLAND, MAINE 04101

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

DRAWN: DED		DATE: SEPT 2014	
DESIGNED: BEK		SCALE: AS NOTED	
CHECKED: SRB		JOB NO. 195350044	
FILE NAME: 2982.05-SUB SUBDIVISION			
SHEET C-2.1			

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Reviewed for Code Compliance
Inspection Services
Department of Public Works
Date: 03/10/18