

- 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
 - TIP DOWN
 - 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**
- STOP R1-1 24"x24"
 - RESERVED PARKING R7-8 12"x18"
 - RESERVED PARKING WITH ACCESSIBLE R7-8 12"x18"
 - NO ALCOHOL BEVERAGES BEYOND THIS POINT W11-2 24"x24"
 - NO ALCOHOL BEVERAGES BEYOND THIS POINT W16-9P 12"x6"
 - NO ALCOHOL BEVERAGES BEYOND THIS POINT W16-9P 12"x6"
 - RESERVED PARKING WITH ACCESSIBLE R7-13M 12"x18"
 - RESERVED PARKING WITH ACCESSIBLE R7-13M 10"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	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 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 31,000 square foot building. Included in this site plan is a 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 conditions as presented below.

WAVERS:

1. 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 #2015-133 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),
 - 1.1.7.2.9, requiring that vehicular circulation be contained off-site and to not utilize the adjacent street system, to allow for anticipated delivery truck maneuvers,
 - 1.1.7.3, requiring a minimum aggregate base course thickness of 3 inches for collector roads, to allow for alternative road design specifications as noted on Sheet C-7.0
2. Figure 1-2 (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 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 easement width of 5 feet for collector roads, to allow for a 4ft wide easement.

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:

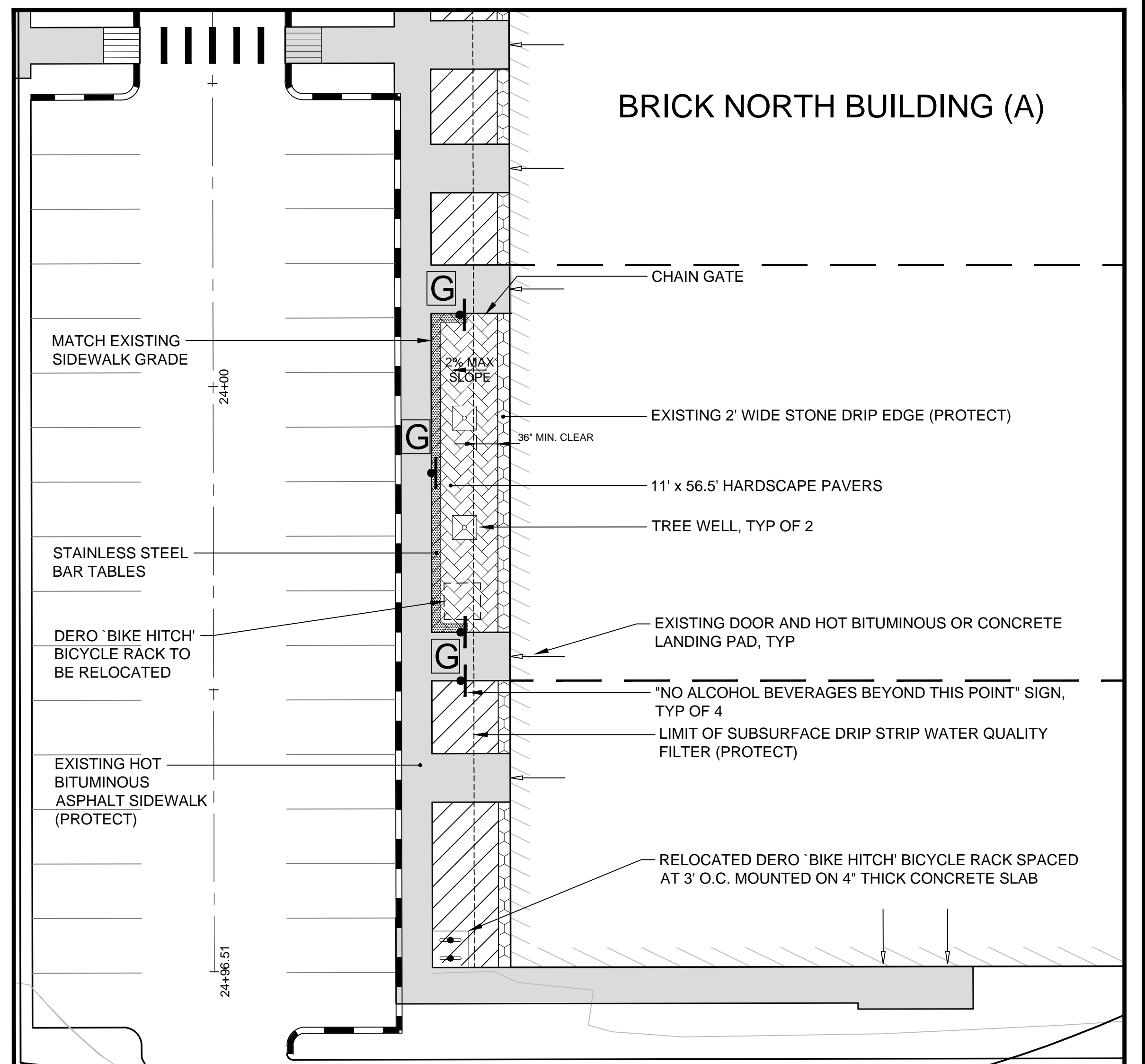
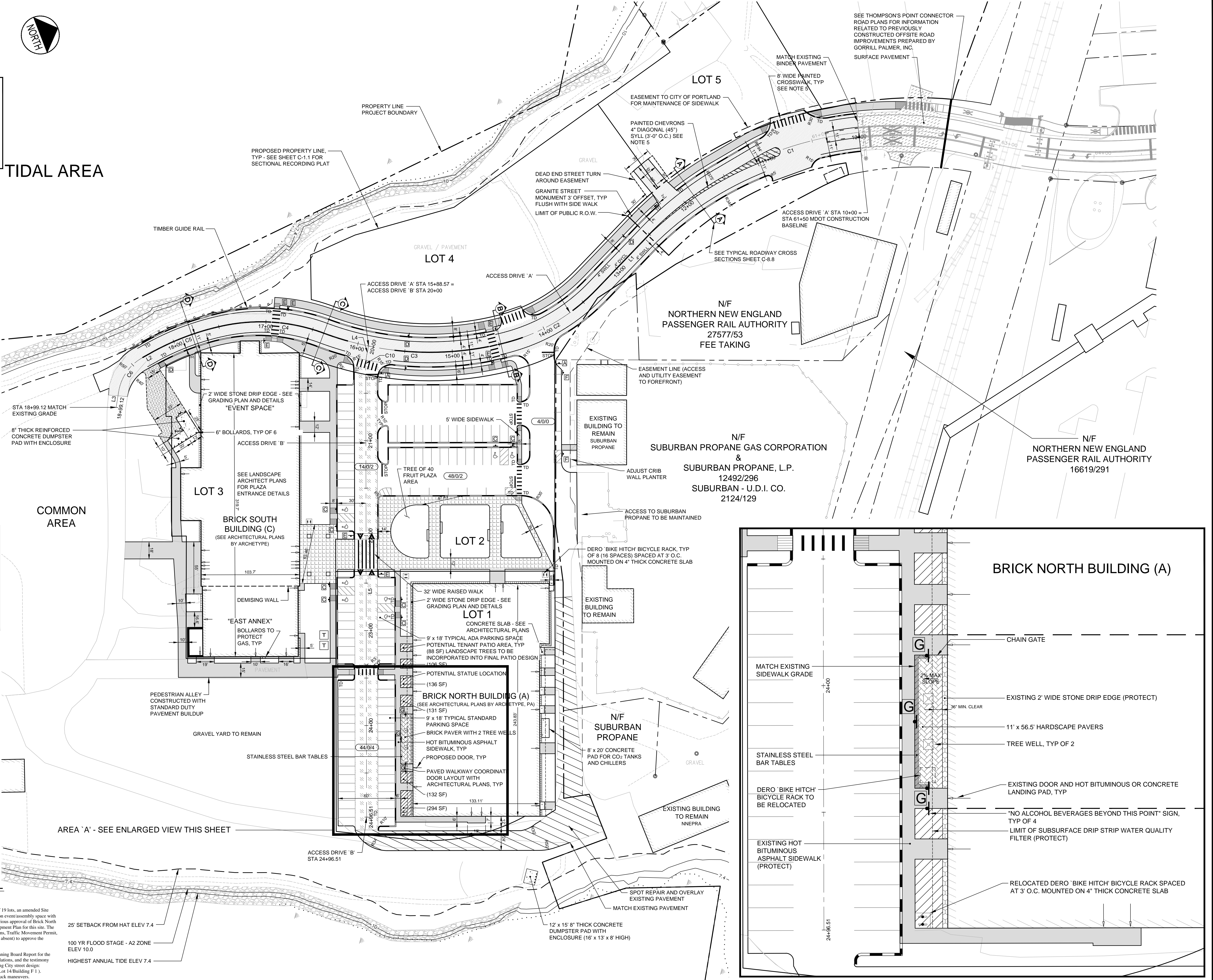
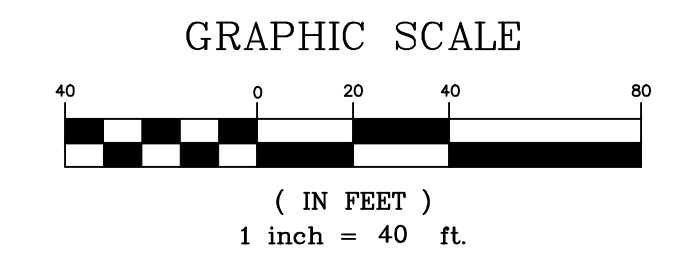
1. Future phases of work in the vicinity of the outfall associated with "Storm Water Management Zone F" (as depicted on sheet C-4.1) of the Subdivision Application shall incorporate water quality treatment measures that provide adequate treatment capacity for runoff from the untreated parking lot south 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 F1H (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' taller trees in a 4 foot wide easement.
5. The 8"x20" Concrete Pad for the storage of CO2 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 review, 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.

TIDAL AREA

COMMON AREA

AREA 'A' - SEE ENLARGED VIEW THIS SHEET

25' SETBACK FROM HAT ELEV 7.4
 100 YR FLOOD STAGE - A2 ZONE ELEV 10.0
 HIGHEST ANNUAL TIDE ELEV 7.4



AREA 'A' ENLARGED VIEW

PROJECT: BISSELL BROTHERS BREWING COMPANY PATIO AREA
 SHEET TITLE: SITE LAYOUT PATIO AREA FOR INCLUSION WITH BUILDING PERMIT APPLICATION
 OWNER: BISSELL BROTHERS BREWING COMPANY
 4 THOMPSONS POINT #108, PORTLAND, MAINE 04102

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DESIGNED: DEB
 CHECKED: SRB
 FILE NAME: 2982-05-BS SITE LAYOUT SHEET

DATE: AUG 2106
 SCALE: AS NOTED
 JOB NO: 195350044

1 OF 1

REV	DATE	DESCRIPTION
1	08.25.16	SUBMITTED TO OWNER