

CROSSWALK SIGNS

- (A) INSTALL 30" Wx12"
  - (B) INSTALL 24"x12" Wx6"-Tp
  - (C) INSTALL 24"x12" Wx6"-Sp
- NOTE: ALL SIGNS TO BE HIGH-INTENSITY, FINISH AND INSTALL PER MUTCD STANDARDS

ZONING SUMMARY:

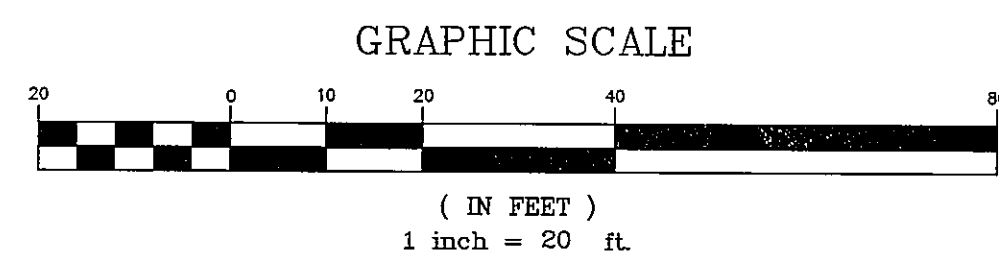
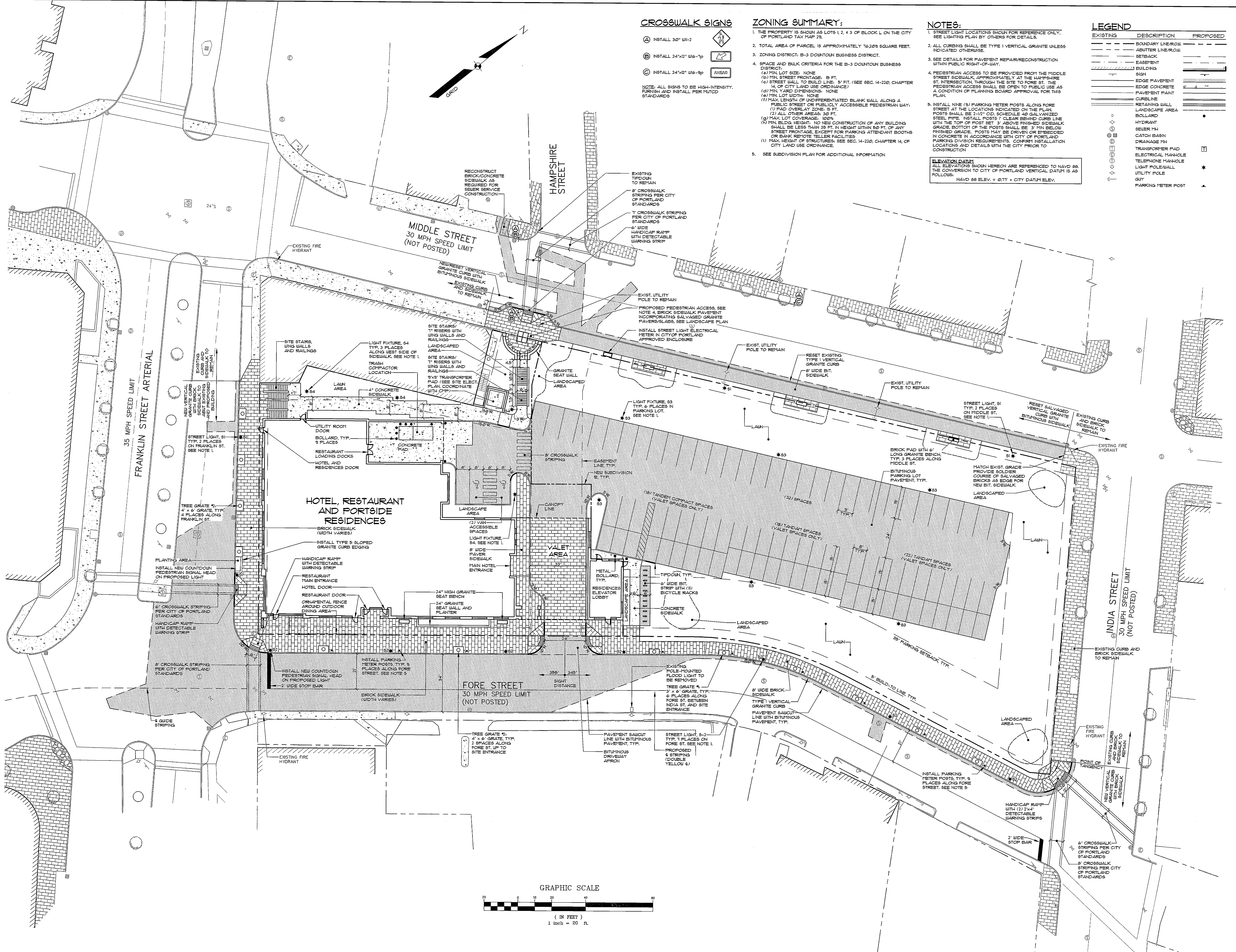
1. THE PROPERTY IS SHOWN AS LOTS 1, 2, 4 & 3 OF BLOCK L ON THE CITY OF PORTLAND TAX MAP 28.
2. TOTAL AREA OF PARCEL IS APPROXIMATELY 16,299 SQUARE FEET.
3. ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
4. SPACE AND BULK CRITERIA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT:
  - (a) MIN. LOT SIZE: NONE
  - (b) MIN. STREET FRONTAGE: 15 FT.
  - (c) STREET WALL TO BUILD LINE: 5' FT. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE)
  - (d) MIN. YARD DIMENSIONS: NONE
  - (e) MIN. LOT WIDTH: NONE
  - (f) MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY:
    - (1) PAD OVERLAY ZONE: 15 FT.
    - (2) ALL OTHER AREAS: 30 FT.
  - (g) MAX. LOT COVERAGE: 100%
  - (h) MIN. BUILDING HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 30 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REVOLTE TELLER FACILITIES.
  - (i) MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE.
5. SEE SUBDIVISION PLAN FOR ADDITIONAL INFORMATION

NOTES:

1. STREET LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLAN BY OTHERS FOR DETAILS.
  2. ALL CURBS SHALL BE TYPE 1 VERTICAL GRANITE UNLESS INDICATED OTHERWISE.
  3. SEE DETAILS FOR PAVEMENT REPAIR/RECONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY.
  4. PEDESTRIAN ACCESS TO BE PROVIDED FROM THE MIDDLE STREET SIDEWALK APPROXIMATELY AT THE HAMPSHIRE ST. INTERSECTION, THROUGH THE SITE TO FORE ST. THE PEDESTRIAN ACCESS SHALL BE OPEN TO PUBLIC USE AS A CONDITION OF PLANNING BOARD APPROVAL FOR THIS PLAN.
  5. INSTALL NINE (9) PARKING METER POSTS ALONG FORE STREET AT THE LOCATIONS INDICATED ON THE PLAN. POSTS SHALL BE 1-1/2" O.D. SCHEDULE 40 GALVANIZED STEEL PIPE. INSTALL POSTS 1' CLEAR BEHIND CURB LINE WITH THE TOP OF POST SET 3" ABOVE FINISHED SIDEWALK GRADE. BOTTOM OF THE POSTS SHALL BE 3" MIN BELOW FINISHED GRADE. POSTS MAY BE DRIVEN OR EMBEDDED IN CONCRETE IN ACCORDANCE WITH CITY OF PORTLAND PARKING DIVISION REQUIREMENTS. CONFIRM INSTALLATION LOCATIONS AND DETAILS WITH THE CITY PRIOR TO CONSTRUCTION.
- ELEVATION DATUM:  
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88. THE CONVERSION TO CITY OF PORTLAND VERTICAL DATUM IS AS FOLLOWS:  
NAVD 88 ELEV. + 0.11' = CITY DATUM ELEV.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE PAVEMENT PAINT	---
---	CURBLINE	---
---	RETAINING WALL	---
---	LANDSCAPE AREA	---
---	BOLLARD	---
---	HYDRANT	---
---	SEWER 15"	---
---	CATCH BASIN	---
---	DRAINAGE 15"	---
---	TRANSFORMER PAD	---
---	ELECTRICAL MANHOLE	---
---	TELEPHONE MANHOLE	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---
---	PARKING METER POST	---



Professional Engineer Seal for Daniel Riley, No. 8877, State of Maine.

REV.	DATE	BY	DESCRIPTION
D	04-28-10	DLR	REVISED PER CONDITIONS OF PLANNING BOARD APPROVAL
C	03-23-10	DLR	REVISED PER CITY REVIEW
B	03-17-10	DLR	PRICING SET
A	02-16-10	DLR	SITE PLAN APPLICATION SUBMITTAL

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**SITE PLAN**  
 HOTEL, RESTAURANT AND PORTSIDE RESIDENCES  
 PORTLAND, MAINE  
 FOR: OLD PORT HOSPITALITY, LLC  
 11 CORPORATE DRIVE  
 BELMONT, NH 03220

DATE	SCALE
02-01-10	1"=20'

PROJ. NO.	DWG NAME
05090	05090S

FIELD BOOK	DESIGN BY
824	CAO

DRAWN BY	CHECKED BY
MAL	DLR

SHEET C 1.1