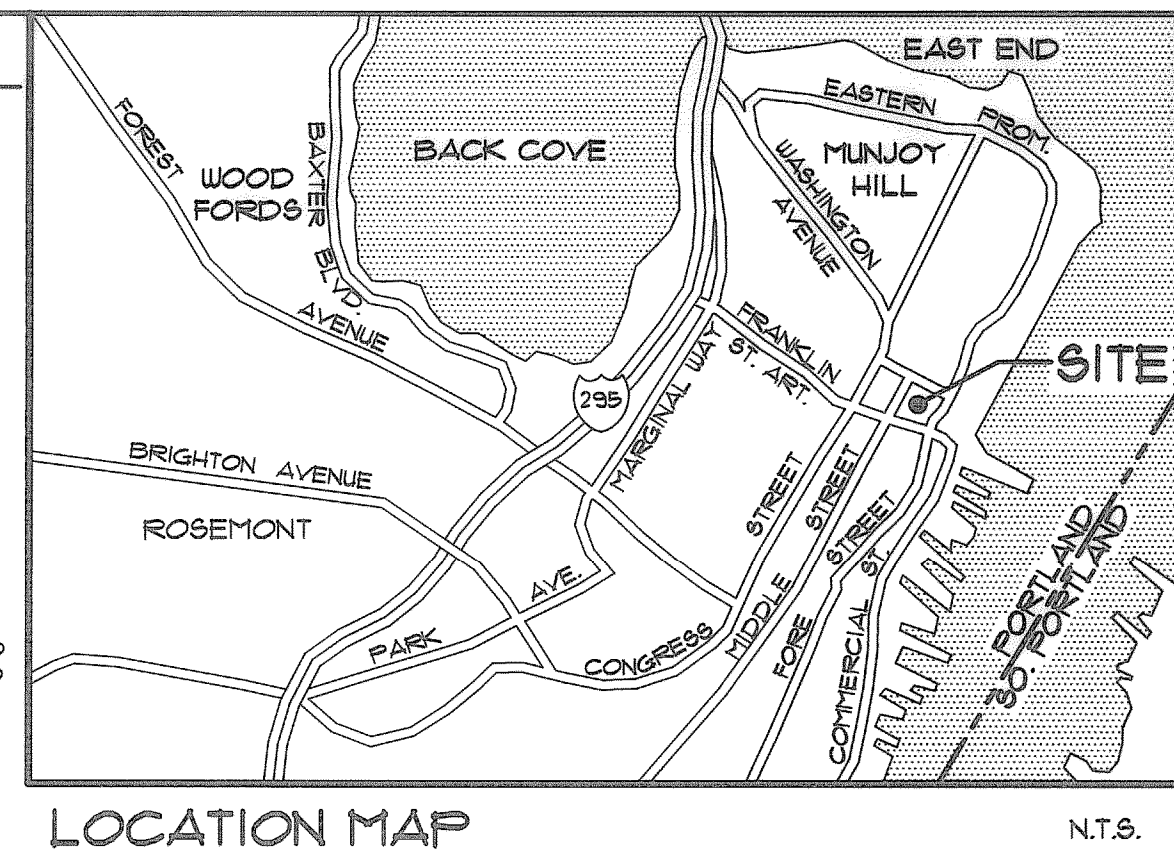
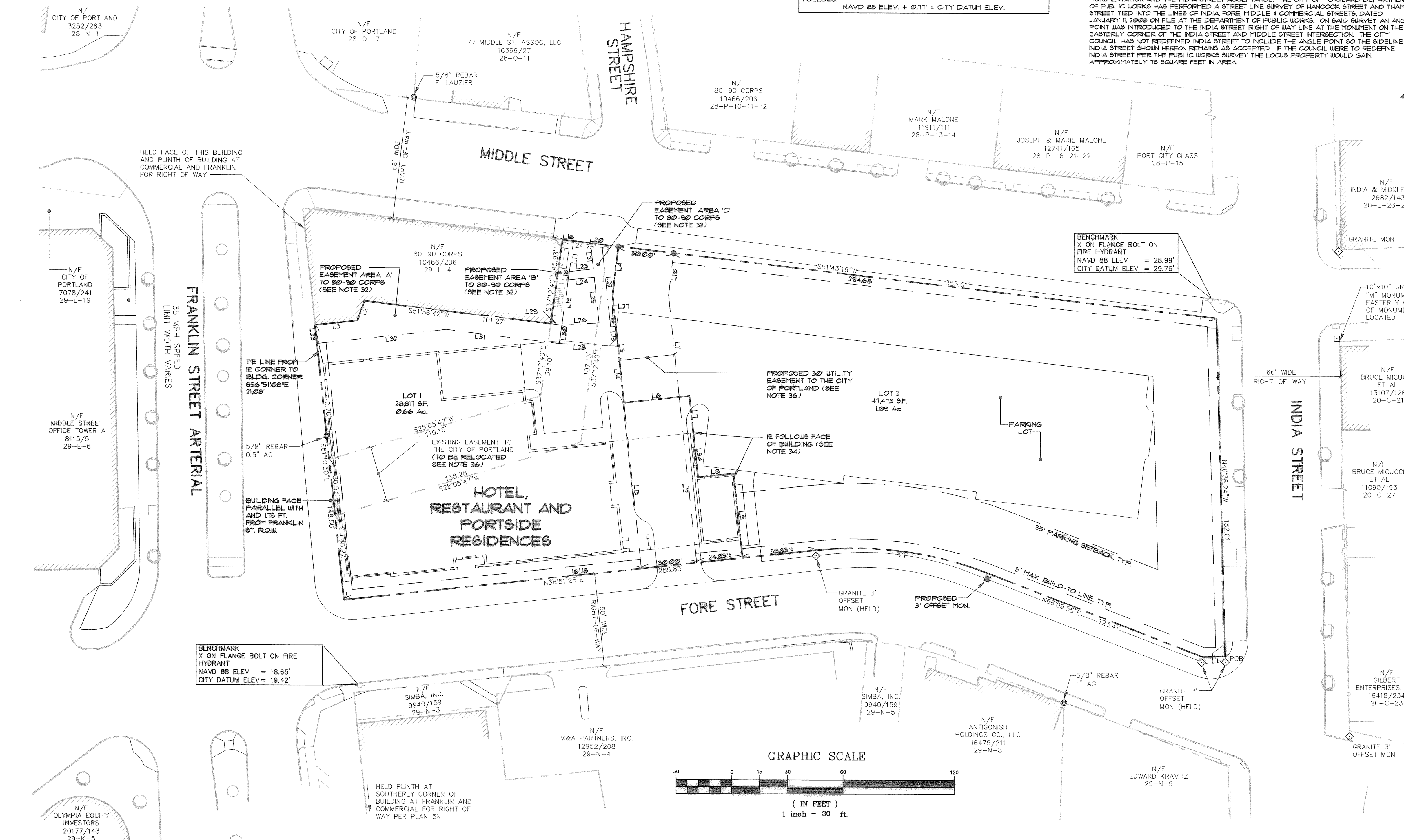


GENERAL NOTES:

- APPLICANT: OLD PORT HOSPITALITY, LLC II CORPORATE DRIVE, II BELMONT, NEW HAMPSHIRE, 03210.
- THE RECORD OWNER OF THE PROPERTY IS OLD PORT HOSPITALITY, LLC BY DEED DATED JANUARY 23, 2010 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 7150-1, PAGE 49.
- THE PROPERTY IS SHOWN AS LOTS 1, 2, & 3 OF BLOCK L ON THE CITY OF PORTLAND TAX MAP 23.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 16,209 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA SURVEY TITLED "ALTA SURVEY OF LORD AND MARYS PROPERTY FOR OLD PORT HOSPITALITY, LLC BY SEBAGO TECHNICS, INC. PERFORMED DATED DECEMBER 4, 2009" REVISED THROUGH DECEMBER 18, 2009 TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
- SPACE AND BULK CRITERIA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT:
 - MIN. LOT SIZE: NONE
 - MIN. STREET FRONTAGE: 15 FT.
 - STREET WALL TO BUILD LINE: 5' FT. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE)
 - MIN. YARD DIMENSIONS: NONE
 - MIN. LOT WIDTH: NONE
 - MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY:
 - FRONT OVERLAY ZONE: 15 FT.
 - ALL OTHER AREAS: 30 FT.
 - MAX. LOT COVERAGE: 100%
 - MIN. BLDG. HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 35 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REMOTE TELLER FACILITIES
 - MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE.
- "HOTEL, RESTAURANT AND PORTSIDE RESIDENCES" IS A PRIVATE CONDOMINIUM DEVELOPMENT THAT WILL CONSIST OF A HOTEL UNIT, A RESTAURANT UNIT AND A RESIDENTIAL UNIT. THE RESIDENTIAL UNIT WILL ITSELF BE A SUB-CONDOMINIUM NAMED "PORTSIDE CONDOMINIUM" CONSISTING OF UP TO 12 DWELLING UNITS. FOR DIMENSIONS AND BOUNDARIES OF THE UNITS AND COMMON ELEMENTS REFER TO THE CONDOMINIUM PLATS AND PLANS OF THE FOREGOING CONDOMINIUM AND SUB-CONDOMINIUM TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE SIGNATURE(S) OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAN SHALL CONSTITUTE APPROVAL OF SUBDIVISION OF THE LAND INTO TWO LOTS AS SHOWN HEREUPON AND APPROVAL OF SUBDIVISION OF THE TOP FLOOR OF THE PROPOSED BUILDING INTO UP TO 12 RESIDENTIAL CONDOMINIUM UNITS. THE APPLICANT OR ITS SUCCESSORS OR ASSIGNS MAY DESIGNATE AND ALTER THE LAYOUT, DIMENSIONS AND BOUNDARIES OF THE RESIDENTIAL DWELLING UNITS WITHOUT FURTHER PLANNING BOARD APPROVAL, PROVIDED THAT NO MORE THAN 12 RESIDENTIAL DWELLING UNITS MAY BE DESIGNATED AND CONSTRUCTED.
- THE PROJECT IS A PRIVATE CONDOMINIUM DEVELOPMENT AND SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION(S) OR THE HOTEL UNIT OPERATOR.
- A SUBDIVISION SHALL BE DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD, WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDING OR OTHERWISE AND AS FURTHER DEFINED IN 30-A MRSA SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T STANDARDS AND SPECIFICATIONS.
- ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS IN ACCORDANCE WITH THE CITY OF PORTLAND PUBLIC SERVICES DIVISION TECHNICAL STANDARDS AND GUIDELINES.
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE TELEVISION UTILITIES.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., VERIZON NEW ENGLAND, TIME WARNER CABLE T.V. CO. OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH NORTHERN UTILITIES/UNITIL STANDARDS.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MARCH 2003 OR LATEST EDITION) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES INSPECTION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 2838). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT SEWER DIVISION.
- ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
- A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE AT ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- AREAS INDICATED ARE SUBJECT TO EASEMENTS AND RIGHTS TO BE CONVEYED IN PROPOSED EASEMENT AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND 80-90 CORPS TO BE RECORDED IN THE CCRD.
- THIS SUBDIVISION SUPERSEDES THE WESTIN HOTEL AND RESIDENCES PORTLAND SUBDIVISION OF THIS PROPERTY APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON DECEMBER 13, 2009. SAID SUBDIVISION WAS NOT RECORDED AND APPROVALS HAVE SINCE Lapsed.
- SEGMENTS L8, L9 AND L34 OF THE BOUNDARY BETWEEN LOT 1 AND LOT 2 ARE INTENDED TO FOLLOW THE BUILDING TO BE CONSTRUCTED ON LOT 1, AND SEGMENT L1 IS INTENDED TO RUN IN THE SAME BEARING AS SEGMENT L34, UNTIL SUCH TIME AS THE BUILDING IS CONSTRUCTED. THE FOREGOING SEGMENTS SHALL BE AS SHOWN ON THIS PLAN UPON COMPLETION OF THE BUILDING. THE FOREGOING SEGMENTS SHALL BE DEEMED TO FOLLOW THE LINE FORMED BY THE "AS-BUILT" FOUNDATION WALLS OF THE BUILDING AT GROUND LEVEL (THE "WALL LINE") AND SEGMENT L9 SHALL EXTEND ALONG THE WALL LINE TO THE FORE STREET RIGHT-OF-WAY. NOTWITHSTANDING THE FOREGOING, ALL SUCH AS-BUILT PROPERTY LINE SEGMENTS SHALL NOT DEVIATE MORE THAN TWO FEET FROM THE LINES SHOWN ON THIS PLAN.
- THE BOUNDARY LINES BETWEEN LOT 1 AND THE ABUTTING LAND OF 80-90 CORPS FOLLOWS THE EXISTING FACE OF THE BRICK WALLS OF THE BUILDING ON 80-90 CORPS LAND.
- SEE EASEMENT RELOCATION AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND THE CITY OF PORTLAND TO BE RECORDED IN THE CCRD.
- THE HOTEL AND THE RESIDENTIAL UNITS HAVE ACCESS AND PARKING RIGHTS ON LOT 2 IN ACCORDANCE WITH THE APPROVED SITE PLAN OF THE HOTEL, RESTAURANT AND PORTSIDE RESIDENCES WHICH RIGHTS ARE GRANTED IN THE QUILTAM DEED CONVEYING TITLE TO LOT 2 FROM OLD PORT HOSPITALITY, LLC TO FORE INDIA MIDDLE, LLC AND IN THE PARKING AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND FORE INDIA MIDDLE, LLC, BOTH TO BE RECORDED IN THE CCRD.
- PEDESTRIAN ACCESS IS TO BE PROVIDED FROM THE MIDDLE STREET SIDEWALK, APPROXIMATELY AT THE HAMPSHIRE STREET INTERSECTION, THROUGH THE SITE TO FORE STREET. THE PEDESTRIAN ACCESS SHALL BE OPEN TO PUBLIC USE AS A CONDITION OF PLANNING BOARD APPROVAL FOR THIS PLAN.
- THE SOUTHWESTERLY SIDELINE OF INDIA STREET SHOWN HEREON IS BASED UPON FOUND MONUMENTATION AND THE INDIA STREET ACCEPTANCE. THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS HAS PERFORMED A STREET LINE SURVEY OF HANCOCK STREET AND THAMES STREET, TIED INTO THE LINES OF INDIA FORE, MIDDLE & COMMERCIAL STREETS, DATED JANUARY 11, 2009 ON FILE AT THE DEPARTMENT OF PUBLIC WORKS. ON SAID SURVEY AN ANGLE POINT WAS INTRODUCED TO THE INDIA STREET RIGHT OF WAY LINE AT THE MONUMENT ON THE EASTERLY CORNER OF THE INDIA STREET AND MIDDLE STREET INTERSECTION. THE CITY COUNCIL HAS NOT REDEFINED INDIA STREET TO INCLUDE THE ANGLE POINT SO THE SIDELINE OF INDIA STREET SHOWN HEREON REMAINS AS ACCEPTED. IF THE COUNCIL WERE TO REDEFINE INDIA STREET FROM THE PUBLIC WORKS SURVEY THE LOCUS PROPERTY WOULD GAIN APPROXIMATELY 19 SQUARE FEET IN AREA.



EXISTING CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CRD BEARING	CRD DIST
CI	95.1'	192.6'	27°19'30"	89°23'04"W	942.1'

EXISTING R DATA

LINE	DIRECTION	DISTANCE
L4	N43°43'25"E	26.31'
L2	S29°12'21"E	10.31'
L3	S38°31'43"W	23.03'

PROPOSED R DATA

LINE	DIRECTION	DISTANCE
L4	N43°43'25"E	26.31'
L5	S91°00'35"E	58.45'
L6	N30°51'25"E	35.50'
L7	S91°00'35"E	20.01'
L8	S30°51'36"W	19.33'
L9	S91°00'35"E	48.66'
L34	S91°00'35"E	24.00'

PROPOSED EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
L10	N30°16'44"W	72.93'
L11	N91°00'35"W	95.01'
L12	N91°00'35"W	89.61'
L13	N91°00'35"W	89.61'
L14	N91°00'35"W	30.65'
L15	N91°00'35"W	10.71'
L16	S91°43'16"W	6.00'
L17	N31°12'40"W	16.33'
L18	N31°12'40"W	4.64'
L19	N31°12'40"W	24.79'
L20	N91°43'16"E	6.15'
L21	S91°00'35"E	13.99'
L22	S91°00'35"E	44.79'
L23	S30°51'35"W	12.99'
L24	S30°51'35"W	14.11'
L25	S91°00'35"E	24.94'
L26	N41°21'46"E	20.20'
L27	N30°51'25"E	2.83'
L28	N41°15'06"E	31.65'
L29	N91°56'42"E	6.00'
L30	S31°12'40"E	10.00'
L31	S91°56'42"W	61.41'
L32	S30°51'43"W	10.11'
L33	N91°22'11"W	10.00'

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04-23-10	DLR	REVISED PER CONDITIONS OF PLANNING BOARD APPROVAL
2	05-23-10	DLR	REVISED PER CITY REVIEW
3	02-23-10	DLR	REVISED UTILITY EASEMENT
4	02-18-10	DLR	SITE PLAN APPLICATION SUBMITTAL

STATUS: _____ DATE: _____

REV. BY: _____

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PROJECT NO. 05090
FIELD BOOK 824
DESIGN CHKD DLR MVE
DRAWN DLR MAL

SUBDIVISION PLAN
OF: **HOTEL, RESTAURANT AND PORTSIDE RESIDENCES**
207 & 209 FORE STREET
PORTLAND, MAINE
FOR: **OLD PORT HOSPITALITY, LLC**
11 CORPORATE DRIVE
BELMONT, NH 03220

RECORD OWNER: SEE NOTE 2.

DATE: 02-08-10
SCALE: 1"=30'

SHEET 1 OF 1