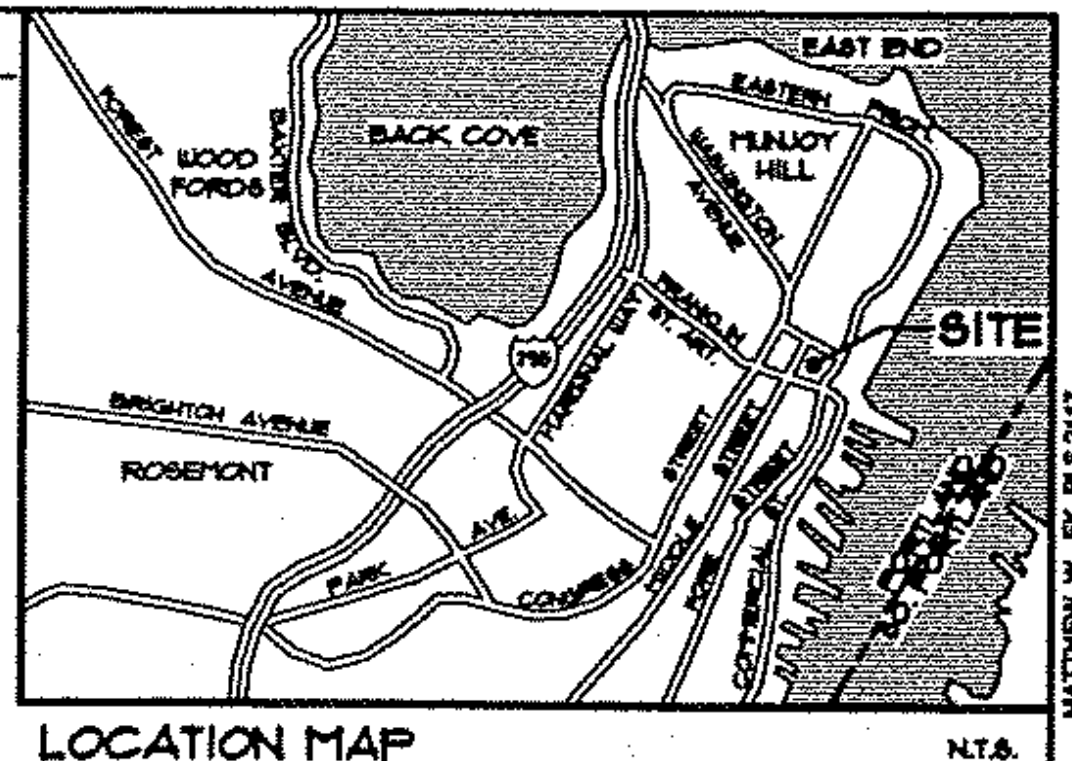


GENERAL NOTES:

1. APPLICANT: OLD PORT HOSPITALITY, LLC 8 CORPORATE DRIVE, BELMONT, NEW HAMPSHIRE, 03026
2. THE RECORD BOOK OF THE PROPERTY IS OLD PORT HOSPITALITY, LLC BY DEED DATED JANUARY 28, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CGRD) IN BOOK 2361, PAGE 49
3. THE PROPERTY IS SHOWN AS LOTS 1, 2, 3 OF BLOCK L ON THE CITY OF PORTLAND TAX MAP 28.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 36,399 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA SURVEY TITLED ALTA SURVEY OF JORDAN'S PLEASANT PROPERTY FOR OLD PORT HOSPITALITY, LLC BY BRAGG TECHNIC, INC. PERFORMED DATED DECEMBER 4, 2009 REVISED THROUGH DECEMBER 19, 2009 TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
 - (a) PER LOT SIZE: NONE
 - (b) PER LOT FRONTAGE: 15 FT.
 - (c) STREET WALL TO BUILD LINE: 5 FT. (SEE SEC. 14-22B, CHAPTER 14, OF CITY LAND USE ORDINANCE)
 - (d) PER YARD DIMENSIONS: NONE
 - (e) PER LOT WIDTH: NONE
 - (f) MAX. LENGTH OF UNPUNCTURED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE FOOTCURELWAY: 100 FT.
 - (g) PAD OVERLAY ZONE: B FT.
 - (h) ALL OTHERS: AS SHOWN.
 - (i) MAX. LOT COVERAGE: 50%
 - (j) PER BLDG. HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 30 FT. IN HEIGHT EXCEPT FOR ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BLANK REFRIGERATOR FACILITIES.
 - (k) MAX. HEIGHT OF STRUCTURE: SEE SEC. 14-22B, CHAPTER 14, OF CITY LAND USE ORDINANCE.
7. NOTE: 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 INCLUDE UP TO 12 DWELLING UNITS. FOR DIMENSIONS AND BOUNDARIES OF THE UNITS AND COMMON ELEMENTS REFER TO THE CONDOMINIUM PLANS AND PLANS OF THE FOREGOING CONDOMINIUM AND SUB-CONDOMINIUM TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
8. THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAN SHALL CONSTITUTE APPROVAL OF SUBDIVISION OF THE LAND INTO TWO LOTS AS SHOWN HEREON 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 AGENTS MAY DEMAGNATE 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 DEMAGNATED AND CONSTRUCTED.
9. THE PROJECT IS A PRIVATE CONDOMINIUM DEVELOPMENT AND SITE LIGHTING, TRASH REMOVAL AND INDOOR REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION OR THE HOTEL UNIT OPERATOR.
10. 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 M.P.A. PURSA, SECTION 446F. 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, TRUCK-SHED UNITS AND APARTMENTS.
11. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO MAINTAIN THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
12. CONSTRUCTION DEWIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 2.
13. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
14. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO MAINTAIN THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
15. ALL BINARY SERVICES AND APPOINTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT WATER DIVISION.
16. 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.
17. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
18. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING BOARD 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 MOORED OR LAWN AREAS, ACCESS, SIDE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
19. LANDSCAPING SHALL MEET THE "LANDSCAPE GUIDELINES" SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
20. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 83 AS FOLLOWS: NAVD 86 ELEV. + 8.11' = CITY DATUM ELEV.
21. 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.
22. 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 INTERBUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
23. AREAS INDICATED ARE SUBJECT TO EASEMENTS AND RIGHTS TO BE CONVEYED IN PROPOSED EASEMENT AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND 80-90 CORPS BOARD ON DECEMBER 12, 2009. SAID SUBDIVISION WAS NOT RECORDED AND APPROVALS HAVE SINCE LAPPED.
24. SEGMENTS L8, L9 AND L14 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 L14. UNTIL SUCH TIME AS THE BUILDING IS CONSTRUCTED, 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 L3 SHALL EXTEND ALONG THE WALL LINE TO THE FORE STREET RIGHT-OF-WAY, NORTHWARD AND THE FOREGOING, ALL SUCH AS-BUILT PROPERTY LINE SEGMENTS SHALL NOT DEVIATE MORE THAN TWO FEET FROM THE LINES SHOWN ON THIS PLAN.
25. THE BOUNDARY LINES BETWEEN LOT 1 AND THE ADJUTING LAND OF 80-90 CORPS LAND.
26. SEE EASEMENT RELOCATION AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND THE CITY OF PORTLAND TO BE RECORDED IN THE CGRD.
27. 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. SAID RIGHTS ARE GRANTED IN THE QUILTCLAND DEED CONVEYING TITLE TO LOT 2 FROM OLD PORT HOSPITALITY, LLC TO FORTNE INDIA PEOPLE, LLC AND IN THE PARKING AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND FORTNE INDIA PEOPLE, LLC, BOTH TO BE RECORDED IN THE CGRD.
28. 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.
29. THE SOUTHWESTERLY CORNER OF INDIA STREET SHOWN HEREON IS BASED UPON ROAD IMPROVEMENT AND THE INDIA STREET ACCEPTANCE. THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS HAS PERFORMED A STREET LINE SURVEY OF HAMPSHIRE STREET AND THAMES STREET, TIED INTO THE LINES OF INDIA PEOPLE, LLC'S COMMERCIAL STRIP, DATED JANUARY 8, 2008 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 EARLY CORNER OF THE INDIA STREET AND FIDDLE STREET INTERSECTION. THE CITY COUNCIL HAS NOT REDESIGNED INDIA STREET TO INCLUDE THE ANGLE. BEING THE RECEPTION OF INDIA STREET SHOWN HEREON REMAINS AS ACCEPTED. IF THE CITY WERE TO REDESIGN INDIA STREET PER THE PUBLIC WORKS SURVEY THE LOCAL PROPERTY WOULD GAIN APPROXIMATELY 19 SQUARE FEET IN AREA.



EXISTING E CURVE DATA

CURVE	LENGTH	RADIUS	DATA	CHORD BEARINGS	CHORD DIST.
C1	10.11'	715.6'	217°52'	80°12'40" W	9.637'

EXISTING E DATA

LINE	DIRECTION	DISTANCE
L1	N43°43'28" E	53.0'
L2	S28°32'12" E	53.0'
L3	S58°21'43" W	23.89'

PROPOSED E DATA

LINE	DIRECTION	DISTANCE
L4	S50°16'42" E	26.37'
L5	N87°06'38" W	26.37'
L6	N38°37'28" E	38.89'
L7	S81°08'24" E	38.89'
L8	S58°21'43" W	23.89'
L9	N10°12'40" W	48.84'
L10	N87°06'38" W	26.37'
L11	S81°08'24" E	38.89'
L12	S50°16'42" E	26.37'
L13	N87°06'38" W	26.37'
L14	S38°37'28" E	38.89'
L15	S28°32'12" E	53.0'
L16	N43°43'28" E	53.0'

PROPOSED EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
L17	N10°12'40" W	16.33'
L18	N10°12'40" W	4.84'
L19	N10°12'40" W	24.70'
L20	N87°06'38" W	6.80'
L21	S81°08'24" E	6.80'
L22	S50°16'42" E	44.79'
L23	N87°06'38" W	6.80'
L24	S38°37'28" E	11.11'
L25	S28°32'12" E	24.84'
L26	N43°43'28" E	28.89'
L27	N43°43'28" E	7.89'
L28	N43°43'28" E	14.84'
L29	N87°06'38" W	6.80'
L30	S31°02'40" E	16.89'
L31	S81°08'24" E	6.80'
L32	N87°06'38" W	16.89'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTING LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
○	PICTHENT	○
○	IRON PIPED	○
○	CURB/EAVE NO.	○
○	BENCHMARK	○
---	BUILDING	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
○	HYDRANT	○
○	LIGHT POLE/MALL	○
○	UTILITY POLE	○

APPROVAL:
CITY OF PORTLAND
PLANNING BOARD
APRIL 13, 2010

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED June 4th 2010
AT 10:11 AM AND RECORDED IN
PLAN BOOK 210 PAGE 199
ATTEST *Paula E. Joly* REGISTRAR

