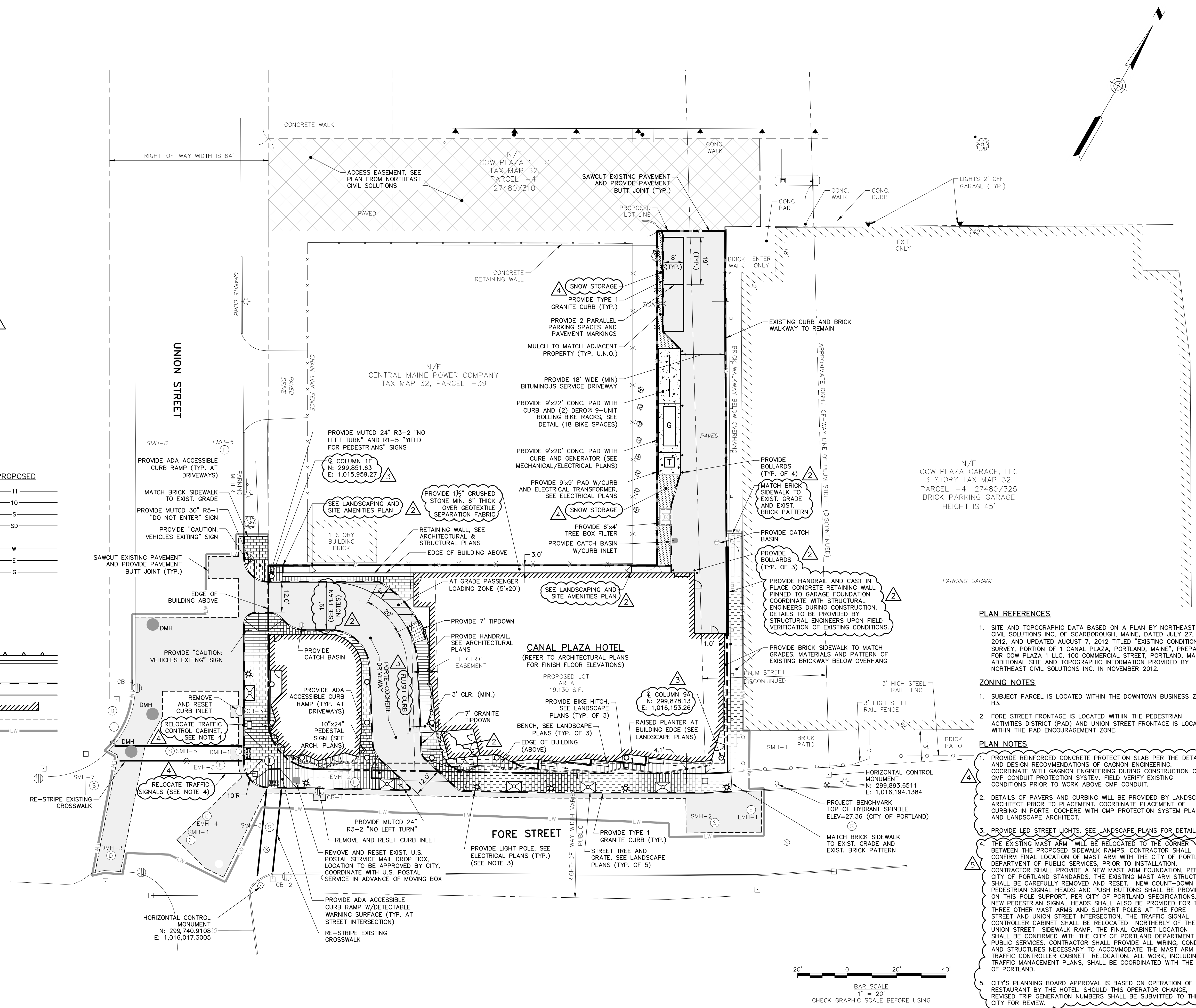


SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(SD)	(SD)
CATCH BASIN	(CB)	(CB)
ELECTRICAL MANHOLE	(E)	(E)
COMMUNICATIONS MANHOLE	(C)	(C)
CABLE MANHOLE	(CM)	(CM)
UTILITY POLE W/GUY	(U)	(U)
UTILITY POLE	(U)	(U)
UTILITY POLE W/LIGHT	(U)	(U)
LIGHT POLE	(L)	(L)
WATER GATE	(W)	(W)
WATER SHUT OFF	(W)	(W)
HYDRANT	(H)	(H)
SIGN	(S)	(S)
DECIDUOUS TREE	(T)	(T)
IRON PIN (FOUND)	(I)	(I)
MONUMENTS (FOUND)	(M)	(M)
TEST PIT	(TP)	(TP)
BITUMINOUS PAVEMENT	(B)	(B)
PORTE-COCHERE PAVERS (SEE LANDSCAPE PLANS)	(P)	(P)
BRICK SIDEWALK	(B)	(B)
GRANITE PAVERS (SEE LANDSCAPE PLANS)	(G)	(G)
CRUSHED STONE	(C)	(C)
CONCRETE	(C)	(C)
MULCH	(M)	(M)
EASEMENT	(E)	(E)

LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	--- 11 ---	--- 11 ---
CONTOUR (INDEX)	--- 10 ---	--- 10 ---
SANITARY SEWER	--- S ---	--- S ---
STORM DRAIN	--- SD ---	--- SD ---
UNDERDRAIN	--- UD ---	--- UD ---
WATER MAIN	--- W ---	--- W ---
UNDERGROUND ELECTRIC	--- E ---	--- E ---
GAS LINE	--- G ---	--- G ---
OVERHEAD ELECTRIC	--- OE ---	--- OE ---
UNDERGROUND ELECTRICAL / COMMUNICATIONS / CABLE	--- COM ---	--- COM ---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
FENCE	--- X ---	---
RETAINING WALL	---	---
CURB	---	---
TYPE 1 GRANITE CURB	---	---
EDGE OF PAVEMENT	---	---
BUILDING OUTLINE	---	---
SAWCUT	---	---
LIMIT OF WORK	---	---



PLAN REFERENCES

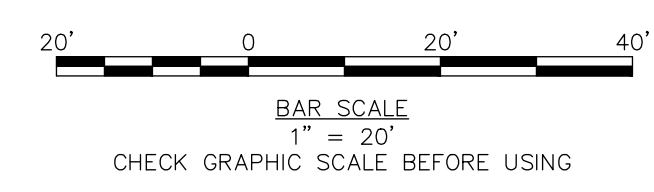
- SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC., OF SCARBOROUGH, MAINE, DATED JULY 27, 2012, AND UPDATED AUGUST 7, 2012 TITLED "EXISTING CONDITIONS SURVEY, PORTION OF 1 CANAL PLAZA, PORTLAND, MAINE", PREPARED FOR COW PLAZA 1 LLC, 100 COMMERCIAL STREET, PORTLAND, MAINE. ADDITIONAL SITE AND TOPOGRAPHIC INFORMATION PROVIDED BY NORTHEAST CIVIL SOLUTIONS INC. IN NOVEMBER 2012.

ZONING NOTES

- SUBJECT PARCEL IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE B3.
- FORE STREET FRONTAGE IS LOCATED WITHIN THE PEDESTRIAN ACTIVITIES DISTRICT (PAD) AND UNION STREET FRONTAGE IS LOCATED WITHIN THE PAD ENCOURAGEMENT ZONE.

PLAN NOTES

- PROVIDE REINFORCED CONCRETE PROTECTION SLAB PER THE DETAILS AND DESIGN RECOMMENDATIONS OF GAGNON ENGINEERING. COORDINATE WITH GAGNON ENGINEERING DURING CONSTRUCTION OF CMP CONDUIT PROTECTION SYSTEM. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK ABOVE CMP CONDUIT.
- DETAILS OF PAVERS AND CURBING WILL BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. COORDINATE PLACEMENT OF CURBING IN PORTE-COCHERE WITH CMP PROTECTION SYSTEM PLANS AND LANDSCAPE ARCHITECT.
- PROVIDE LED STREET LIGHTS. SEE LANDSCAPE PLANS FOR DETAILS.
- THE EXISTING MAST ARM WILL BE RELOCATED TO THE CORNER BETWEEN THE PROPOSED SIDEWALK RAMPS. CONTRACTOR SHALL CONFIRM FINAL LOCATION OF MAST ARM WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES. PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE A NEW MAST ARM FOUNDATION, PER CITY OF PORTLAND STANDARDS. THE EXISTING MAST ARM STRUCTURE SHALL BE CAREFULLY REMOVED AND RESET. NEW COUNT-DOWN PEDESTRIAN SIGNAL HEADS AND PUSH BUTTONS SHALL BE PROVIDED ON THIS POLE SUPPORT, PER CITY OF PORTLAND SPECIFICATIONS. NEW PEDESTRIAN SIGNAL HEADS SHALL ALSO BE PROVIDED FOR THE THREE OTHER MAST ARMS AND SUPPORT POLES AT THE FORE STREET AND UNION STREET INTERSECTION. THE TRAFFIC SIGNAL CONTROLLER CABINET SHALL BE RELOCATED NORTHERLY OF THE UNION STREET SIDEWALK RAMP. THE FINAL CABINET LOCATION SHALL BE CONFIRMED WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES. CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, AND STRUCTURES NECESSARY TO ACCOMMODATE THE MAST ARM AND TRAFFIC CONTROLLER CABINET RELOCATION. ALL WORK, INCLUDING TRAFFIC MANAGEMENT PLANS, SHALL BE COORDINATED WITH THE CITY OF PORTLAND.
- CITY'S PLANNING BOARD APPROVAL IS BASED ON OPERATION OF THE RESTAURANT BY THE HOTEL. SHOULD THIS OPERATOR CHANGE, REVISED TRIP GENERATION NUMBERS SHALL BE SUBMITTED TO THE CITY FOR REVIEW.

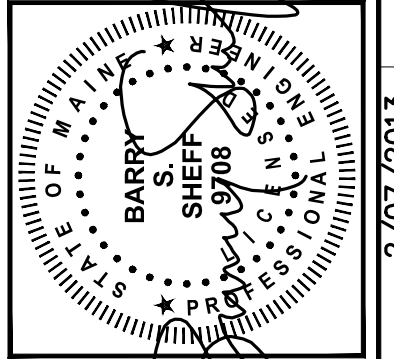


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NO.	APPENDIX	DATE	DESCRIPTION	CHECKED BY	DRAWN BY
5	APPENDIX 5	2/07/2013		DLC	JBC
4	APPENDIX 4	2/01/2013			
3	APPENDIX 3	01/25/2013			
2	APPENDIX 2	12/06/2012	ISSUED FOR CONSTRUCTION		
1		11/16/2012			

SITE PLAN

COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
PORTLAND - OLD PORT
433 FORE STREET
PORTLAND, ME

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: 1" = 20'
SHEET: 3 OF 12

C-201

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