

WOODWARD CLARK
 CONSULTING ENGINEERS & ARCHITECTS
 11000 17th Avenue, Suite 100
 Portland, ME 04108
 207.761.1100
 www.woodwardclark.com

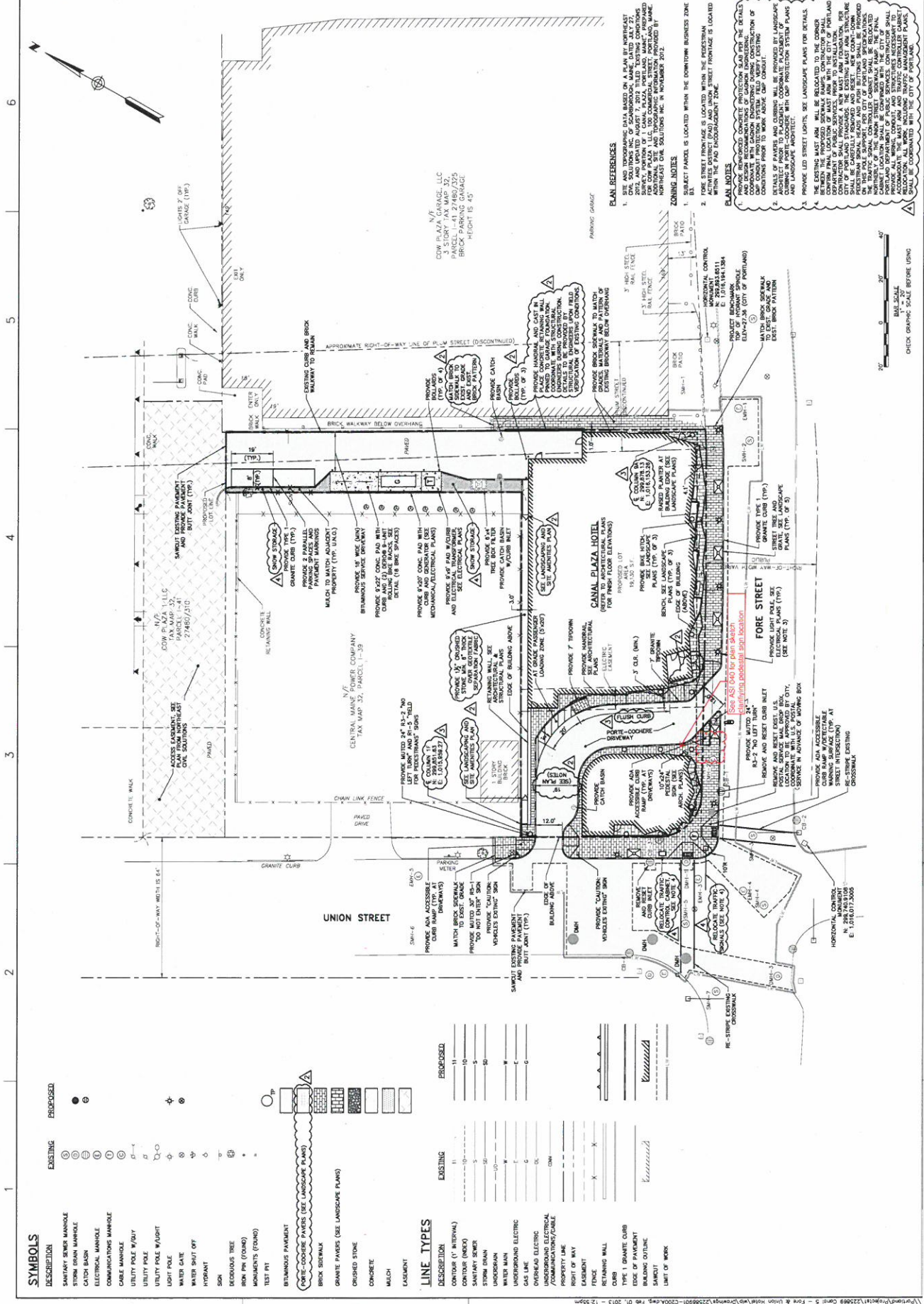


NO.	DESCRIPTION	DATE
1	PREPARED BY D.B.C.	07/20/13
2	CHECKED BY D.B.C.	07/20/13
3	DESIGNED BY D.B.C.	07/20/13
4	APPROVED BY D.B.C.	07/20/13
5	APPROVED BY D.B.C.	07/20/13
6	APPROVED BY D.B.C.	07/20/13
7	APPROVED BY D.B.C.	07/20/13
8	APPROVED BY D.B.C.	07/20/13
9	APPROVED BY D.B.C.	07/20/13
10	APPROVED BY D.B.C.	07/20/13

SITE PLAN

COW PLAZA HOTEL, LLC
 100 COMMERCIAL STREET, SUITE 306
 PORTLAND, ME 04101
 433 FORE STREET
 PORTLAND, ME 04101

DATE: NOVEMBER 2012
SCALE: 1" = 20'
SHEET: 1 OF 12



SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
ELECTRICAL MANHOLE	⊙	⊙
CABLE MANHOLE	⊙	⊙
UTILITY POLE W/DAY	⊙	⊙
UTILITY POLE W/NIGHT	⊙	⊙
LIGHT POLE	⊙	⊙
WATER GATE	⊙	⊙
WATER SHUT OFF	⊙	⊙
HYDRANT	⊙	⊙
SEWER	—	—
DECKHOUSE TREE	—	—
IRON PIN (FOODS)	—	—
MONUMENTS (FOUND)	—	—
TEST PIT	—	—
BRIMMING PAVEMENT	—	—
PORTIE-COCHERE PAVERS (SEE LANDSCAPE PLANS)	—	—
BRICK SIDEWALK	—	—
GRANITE PAVERS (SEE LANDSCAPE PLANS)	—	—
CRACKED STONE	—	—
CONCRETE	—	—
MULCH	—	—
LAGUMENT	—	—

LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	—	—
CONTOUR (INDIC)	—	—
SANITARY SEWER	—	—
STORM DRAIN	—	—
UNDERDRAN	—	—
WATER MAIN	—	—
UNDERGROUND ELECTRIC	—	—
OVERHEAD ELECTRIC	—	—
PROPERTY LINE	—	—
RIGHT OF WAY	—	—
EASEMENT	—	—
FENCE	—	—
RETAINING WALL	—	—
TYPE 1 GRANITE CURB	—	—
EDGE OF PAVEMENT	—	—
BUILDING OUTLINE	—	—
SANUIT	—	—
LIMIT OF WORK	—	—

PLAN REFERENCES

- SEE AND TOPGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC. OF SABBODOROUGH, MAINE DATED JULY 27, 2012. THE PLAN IS IDENTIFIED AS "COW PLAZA HOTEL, LLC - SITE PLAN, PORTION OF A CANAL PLAZA, PORTLAND, MAINE". PREPARED BY NORTHEAST CIVIL SOLUTIONS INC. IN NOVEMBER 2012.
- SEE AND TOPGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC. OF SABBODOROUGH, MAINE DATED JULY 27, 2012. THE PLAN IS IDENTIFIED AS "COW PLAZA HOTEL, LLC - SITE PLAN, PORTION OF A CANAL PLAZA, PORTLAND, MAINE". PREPARED BY NORTHEAST CIVIL SOLUTIONS INC. IN NOVEMBER 2012.

ZONING NOTES

- PROJECT PARCEL IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE ACTIVATED DISTRICT (DAD) AND UNION STREET FRONTAGE IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE.
- PROJECT PARCEL IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE ACTIVATED DISTRICT (DAD) AND UNION STREET FRONTAGE IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE.

PLAN NOTES

- THE EXISTING MAINT. AM. WILL BE RELOCATED TO THE CORNER BETWEEN THE PROPOSED SIDEWALK RAMP AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND. THE EXISTING MAINT. AM. STRUCTURE SHALL BE DEMOLISHED AND THE EXISTING MAINT. AM. STRUCTURE SHALL BE RECONSTRUCTED TO MEET THE CITY OF PORTLAND STANDARDS. THE EXISTING MAINT. AM. STRUCTURE SHALL BE RECONSTRUCTED TO MEET THE CITY OF PORTLAND STANDARDS. THE EXISTING MAINT. AM. STRUCTURE SHALL BE RECONSTRUCTED TO MEET THE CITY OF PORTLAND STANDARDS.
- THE EXISTING MAINT. AM. WILL BE RELOCATED TO THE CORNER BETWEEN THE PROPOSED SIDEWALK RAMP AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND. THE EXISTING MAINT. AM. STRUCTURE SHALL BE DEMOLISHED AND THE EXISTING MAINT. AM. STRUCTURE SHALL BE RECONSTRUCTED TO MEET THE CITY OF PORTLAND STANDARDS. THE EXISTING MAINT. AM. STRUCTURE SHALL BE RECONSTRUCTED TO MEET THE CITY OF PORTLAND STANDARDS. THE EXISTING MAINT. AM. STRUCTURE SHALL BE RECONSTRUCTED TO MEET THE CITY OF PORTLAND STANDARDS.

CHECK GRAPHIC SCALE BEFORE USING