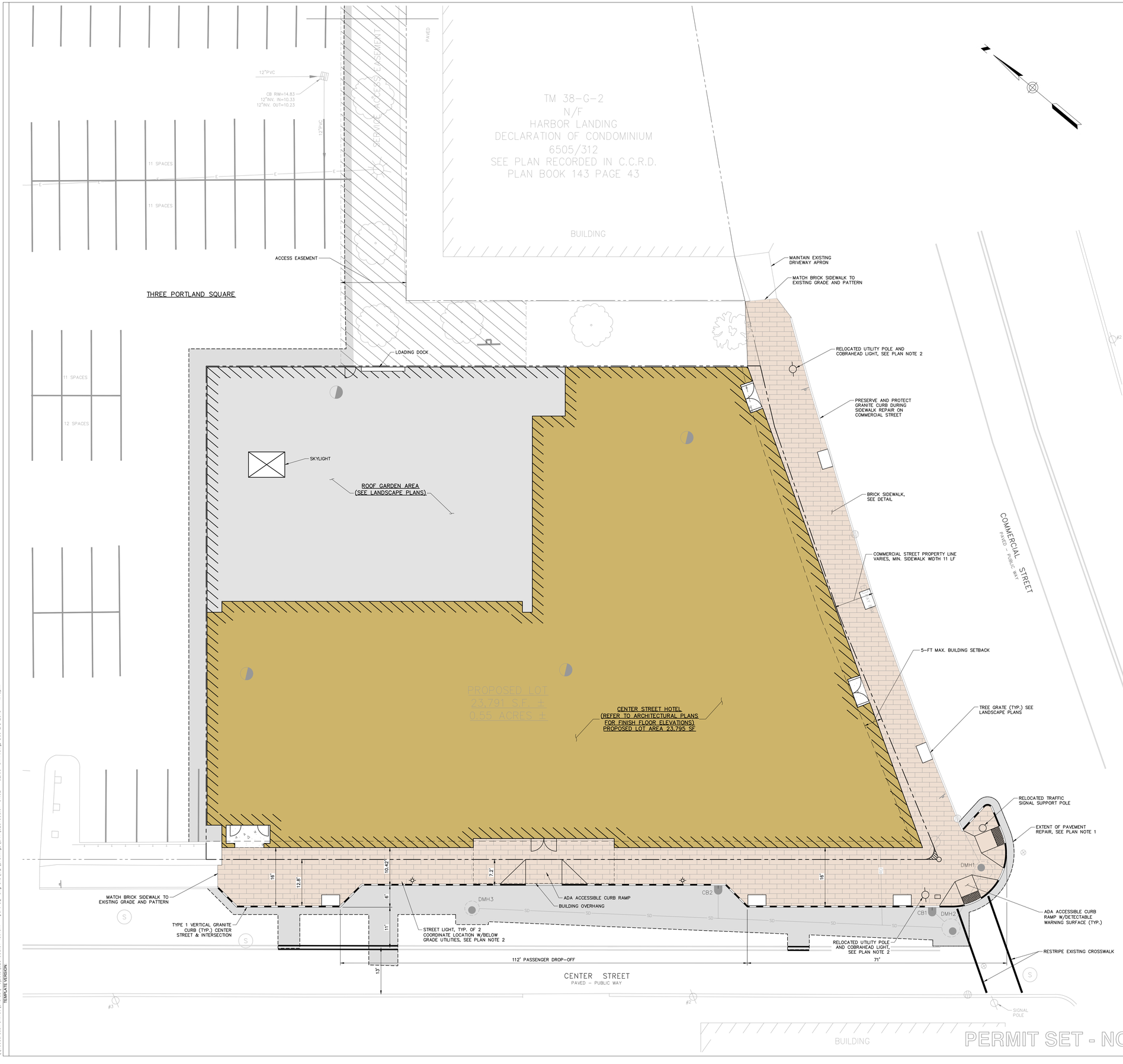

SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM DRAIN MANHOLE	D	
CATCH BASIN		
ELECTRICAL MANHOLE	E	
COMMUNICATIONS MANHOLE	T	
CABLE MANHOLE	C	
UTILITY POLE W/GUY		
UTILITY POLE		
UTILITY POLE W/LIGHT		
LIGHT POLE		
WATER GATE		
WATER SHUT OFF		
HYDRANT		
SIGN		
DECIDUOUS TREE		
IRON PIN (FOUND)		
MONUMENTS (FOUND)		
TEST PIT		TP

LINE TYPES

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

PLAN REFERENCES

1. SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY OWEN HASKELL, INC. OF FALMOUTH, MAINE, DATED OCTOBER 12, 2018, TITLED "ALTA/NSPS LAND TITLE SURVEY, COMMERCIAL AND CENTER STREET, PORTLAND, CUMBERLAND COUNTY, MAINE", PREPARED FOR FATHOM CC, LLC, 80 EXCHANGE STREET, SUITE 30, PORTLAND, MAINE.

ZONING NOTES

1. SUBJECT PARCEL IS LOCATED WITHIN THE CITY OF PORTLAND B3 DOWNTOWN BUSINESS ZONE.
2. COMMERCIAL STREET AND CENTER STREET FRONTAGES ARE LOCATED WITHIN THE PEDESTRIAN ACTIVITY DISTRICT (PAD) OVERLAY ZONE.

PLAN NOTES

1. COMMERCIAL STREET IS UNDER A PAVING MORATORIUM UNTIL 5/25/2021. THE EXTENT OF PAVEMENT REPAIRS AT THE CORNER OF COMMERCIAL STREET AND CENTER STREET ARE BEING COORDINATED WITH THE CITY OF PORTLAND.
2. THE CITY OF PORTLAND STREET LIGHTING STANDARD IS CURRENTLY BEING REVISED. THE FINAL STANDARD IS ANTICIPATED TO EXPAND THE OLD PORT LIGHTING DISTRICT TO INCLUDE CENTER STREET ADJACENT TO THE PROJECT SITE. LIGHTING HAS BEEN SELECTED AND SITED BASED ON THE CURRENT OLD PORT LIGHTING DISTRICT STANDARD. THE CITY HAS INDICATED THAT COMMERCIAL STREET LIGHTING WILL REMAIN THE COBRAHEAD-STYLE, BUT THE SEPARATION DISTANCE HAS NOT YET BEEN CONFIRMED. TWO COBRAHEAD LIGHTS EXIST ON COMMERCIAL STREET ADJACENT TO THE PROJECT SITE ON UTILITY POLES THAT ARE TO BE RELOCATED. THE PLANS CURRENTLY CALL FOR THE COBRAHEAD LIGHTS TO REMAIN ON THE TWO RELOCATED UTILITY POLES. FINAL LOCATION AND SELECTION OF STREET LIGHTS WILL BE COORDINATED WITH THE CITY OF PORTLAND.

10' 0 10' 20'
BAR SCALE
1" = 10'
CHECK GRAPHIC SCALE BEFORE USING

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER
BECKER STRUCTURAL ENGINEERS
75 YORK STREET
PORTLAND, MAINE 04101

OWNER
FATHOM CC, LLC
80 EXCHANGE STREET, SUITE 400
PORTLAND, MAINE 04101

OWNER'S CONSTRUCTION MANAGER
WRIGHT-RYAN CONSTRUCTION, INC.
10 DANFORTH STREET
PORTLAND, MAINE 04101

OWNER'S CIVIL ENGINEER
WOODWARD & CURRAN
41 HUTCHINS DRIVE
PORTLAND, MAINE 04102

OWNER'S INTERIOR ARCHITECT
EALAIN STUDIO.
498 FORE STREET, SUITE 201
PORTLAND, MAINE 04101

OWNER'S LANDSCAPE ARCHITECT
CARROLL ASSOCIATES LANDSCAPE ARCHITECT
217 COMMERCIAL STREET, SUITE 200
PORTLAND, MAINE 04101

CENTER STREET BOUTIQUE HOTEL PORTLAND, MAINE

STATE OF MAINE
LAUREN JANE SWETT
12284
LICENSED
PROFESSIONAL ENGINEER
12/21/2018

THESE DOCUMENTS ARE PARTIALLY DEVELOPED FROM ARCHITECTURAL AND STRUCTURAL DRAWINGS PROVIDED BY OTHERS. ALL AS-BUILT CONDITIONS SHOULD BE FIELD VERIFIED.

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect:
Arch. Reg. No.:
Date:

KEY PLAN
DATUM ELEVATION 12'-0"
(MSL) = 0.72 NGVD1929 = 0.70 Portland City Datum

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

DATE
12/21/2018

ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
C2.01

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TEMPLATE VERSION: