AN REFERENCES: ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING: PARCEL INFORMATION: . I. A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY OWEN HASKELL, INC. OF I. OWNER OF RECORD: PORTLAND HOTELS, INC. 390 US ROUTE ONE, FALMOUTH, MAINE, DATED JULY 2, 2013. EASEMENT TO CMP 2. STREET ADDRESS: 1210 BRIGHTON AVE, PORTLAND, MAINE TM 42B LOT 11 1.2. ELEVATIONS ARE BASED ON NGVD29 DATUM. CO. 3204/765 PIKE INDUSTRIES, INC. 3. PARCELS SHOWN HEREON ARE CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT | \$ LOT 9. OFFSITE TOPOGRAPHIC INFORMATION TAKEN FROM THE FOLLOWING: 23578/296 4. TOTAL LOT AREA: 3.56 ACRES One Karen Dr., Suite 2A | Westbrook, Maine 04092 MH RIM=93.17 2. I. PUBLICLY AVAILABLE AERIAL PHOTOGRAPHY. INV. IN=88.1 8" ACP ph: 207.553.9898 www.walsh-eng.com 5. CURRENT ZONE: B4 COMMERCIAL CORRIDOR ZONE WESTBROOK TOWN LINE 2.2. PUBLICLY AVAILABLE LIDAR SURVEY DATA. Copyright © 2014 GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY -Ammont COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. Y FRONT "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233. TM 265 LOT A-9 (CURRENTLY LEASED THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS. TO DENNY'S INC.) WILLIAM R. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL WALSH. III DENNY'S RESTAURANT \angle CB RIM = 95.46 SAFETY REGULATIONS (OSHA). No. 8204 CITY OF PORTLAND ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE 5' WIDE LIGHTIN MH RIM=95.89 PLANS PRIOR TO CONSTRUCTION. RIM = 97.44INV. IN = 91.48" ACP INV. IN=89.4 8'≤ACP RIM = 98.56INV. IN=90.5 6" PVC ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT INV. IN = 93.1LIMIT OF WORK INV. OUT=89.3 8" ACF SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, SAWCUT PAVEMENT AT BACK EDGE OF FIELD LOCATE AND VERIFY UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. INVERT ELEVATION AND LOCATION ALL WORK SHALL COMPLY WITH THE CITY OF PORTLAND REQUIREMENTS. RIVERSIDE ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR INV. IN=91.7 &"ACP INV. IN=90.3 1√5" RCP REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER INV. IN=90.3 8 PVC EROSION CONTROL GUIDELINES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED CB PROTECTION PLANTER ALL PROPOSED WORK WITHIN THE BRIGHTON AVENUE RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS. MAPLE TREES TO REMAIN PAVEMENT \$ EXISTING UTILITIES TO EXISTING UTILITY NOTES: THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER TRAFFIC SIGNAL FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHRUBBERY # INV. IN=90.4 INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAVAILABLE INFORMATION. SNOW EASEMENT TRAFFIC BOX THE CONTRACTOR SHALL CALL I-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY TM 264 LOT 2 - A CONSTRUCTION. ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION. E=99.59 PIKE INDUSTRIES, INC. SIGN EASEMENT 23504 / 113' FFE=99.5 SITE DEMOLITION NOTES: ETBACK ALL SITE FEATURES INCLUDING BUT NOT LIMITED TO BUILDINGS, FOUNDATIONS, PAVEMENT, CURBING, BLDG FOOTPRINT UTILITIES, AND LANDSCAPING, SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED TO REMAIN. THIS TO' WIDE STRIP OF LAND INSIDE THE CMP EASEMENT HEIGHT = 26.0' TM 265 LOT A-8 ALL SITE DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT HIS WAS RETAINED FOR USE BY THE GRANTOR ITS SUCCESSORS THE IN = 93.8 AND ASSIGNS, PROVIDED THAT NO STRUCTURE OF ANY KIND PORTLAND HOTELS REALTY, INC. EXCEPT PAVING MAY BE CONSTRUCTED IN SAID STRIP AND SAN. SEWER PROVIDED FURTHER THAT USE OF SAID STRIP IN NO WAY FFE=99.55 LEGEND 15' UTILITY AND SEWER ÉASEMENT INV. IN = 96.2 EASEMENT TO PROPERTY LINE C.M.P. CO _____ TAX MAP LOT LINE OFFSITE TOPOGRPAPHY BASED ON PUBLICLY AVAILABLE LIDAR SURVEY DATA EASEMENT LINE INV. IN=94.8 (A) PROPERTY SETBACK ΓM 365 LOT A-Ι ¢ A-9 REDEVI RECORD OWNER PORTLAND HOTELS, INC TOWN LINE WATERLINE CHAIN LINK FENCE WITHIN PROPERTY 20821/316 ONING BOUNDARY BOUNDARY TO BE RELOCATED MONUMENT (IRON) ABUTTING PROPERTY LINE CB RIM=98.0 WATER METER BENCHMARK: INV. IN=93.45 BONNET BOLT INV. IN=93.0 "OWNERS NAME" TAX ELEV. = 101.55 ABUTTER MAP TAX LOT DEED INV. IN=92.5 BOOK AND PAGE TREES TO REMAIN EXACT LOCATION OF UGE STORM DRAIN MANHOLE STORM DRAIN CATCH BASIN INV. IN=95.0 TM 265 LOT A-7 STORM DRAIN LINE PAUL S. DE PALMER JOYCE A. DE PALMER SANITARY SEWER MANHOLE 17618/291 TRANSFORMER TO BE REMOVED SANITARY SEWER LINE TELEPHONE SERVICE TO SUISSE CHALE WATERLINE PLANTER BY EASEMENT DEED APRIL 23, 1984 HYDRANT WATER LINE METER PIT GAS LINE OVERHEAD ELECTRIC LINE UNDERGROUND ELECTRIC LINE FFE=99.47 INV. IN=94.6 MOTEL INV. OUT=94.3 ELECTRIC TRANSFORMER RIM = 98.682 STORY INV. IN = 94.173 ROOMS BUILDING <u>INV. OUT = 94.0</u> TELEPHONE LINE BLDG FOOTPRINT = 11,660 SF ± HEIGHT = 23.5UTILITY POLE BUILDING Revised Cover Sheet and Zoning Summary Revised Per City Staff Review Comments FENCE METAL LIMIT OF GROUND SURVEY (TYP.) PLANTER FENCE WOOD I SWC WRW PAVEMENT # ASPHALT CURB **GUARD RAIL** SIGN EDGE OF PAVEMENT EDGE OF CONCRETE BITUMINOUS CURB CITY OF PORTLAND **EXISTING** EASEMENT TO PORTLAND PIPELINE GRANITE CURB ACCESS EASEMENT FROM SUISSE CHALET __3348-257 **CONDITIONS AND** HANDICAP SYMBOL **REMOVALS PLAN** PARKING STRIPING EXISTING OPENING IN CURB MAINE TURNPIKE AUTHORITY OFFSITE TOPOGRPAPHY BASED ON INTERSTATE 95 BLICLY AVAILABLE LIDAR SURVEY DATA **GRAPHIC SCALE** PLAN REF. #4 257 Sheet No.: CATCH BASIN INLET PROTECTION TO BE REMOVED 1 inch = 30 ft.