GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY 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. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE BRIGHTON AVENUE RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS (MIN. 6 SPACES).

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
3. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
5. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
6. CENTERLINES OF ROADS AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
7. BICYCLE PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND CODE OF ORDINANCES AND IN CONFORMANCE WITH THE TECHNICAL MANUAL.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	TAX MAP LOT LINE	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
	EDGE OF PAVEMENT	
	EDGE OF BUILDING	
	TREELINE	
	PROPERTY LINE MONUMENTATION	
	STORM DRAIN MANHOLE	
	STORM DRAIN CATCH BASIN	
	RIP RAP IN/OUT PROTECTION APRON	
	SANITARY SEWER MANHOLE	
SS	SANITARY SEWER LINE	SS
W	WATERLINE	W
	HYDRANT	
	WATER LINE SHUT-OFF VALVE	
G	GAS LINE	G
E	ELECTRIC LINE	E
OHE	OVERHEAD ELECTRIC LINE	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE
	ELECTRIC BOX	
	ELECTRIC TRANSFORMER	
	LIGHT POLE	
C	TELEPHONE LINE	C
	UTILITY POLE	
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
	BUILDING	
X	FENCE METAL	X
	GUARD RAIL	
	RIPRAP	
	SIGN	
	FLAGPOLE	
	BOLLARD	
	LANDSCAPE/RETAINING WALL	
	CONSTRUCTION ENTRANCE	
	DEMO EDGE OF PAVEMENT	
	CONSTRUCTION FENCE	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	CURB	
	ARROW STRAIGHT	
	ARROW LEFT	
	HANDICAP SYMBOL	
	PARKING STRIPING	
	TRAFFIC/PARKING SIGN	

IMPERVIOUS AND DEVELOPED AREA CALCULATIONS
EXISTING TOTAL IMPERVIOUS AREA = 93,655 S.F.

PROPOSED TOTAL IMPERVIOUS AREA = 78,503 S.F.

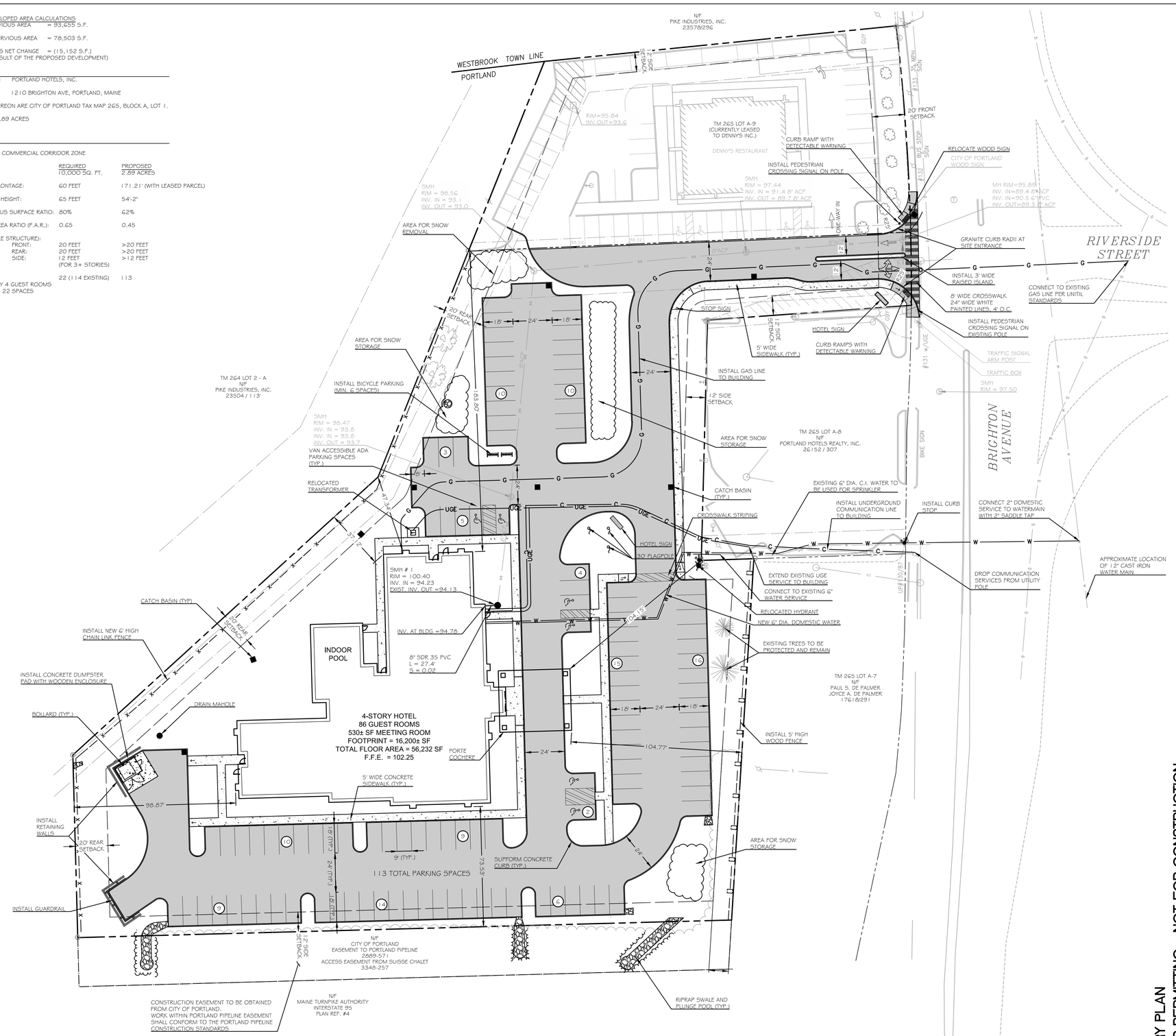
PROPOSED IMPERVIOUS NET CHANGE = (15,152 S.F.)
(A REDUCTION AS A RESULT OF THE PROPOSED DEVELOPMENT)

PARCEL INFORMATION
1. OWNER OF RECORD: PORTLAND HOTELS, INC.
2. STREET ADDRESS: 1210 BRIGHTON AVE, PORTLAND, MAINE
3. PARCELS SHOWN HEREON ARE CITY OF PORTLAND TAX MAP 265, BLOCK A, LOT 1.
4. TOTAL LOT AREA : 2.89 ACRES

ZONING REQUIREMENTS:

1. CURRENT ZONE: B4 COMMERCIAL CORRIDOR ZONE

		REQUIRED	PROPOSED
2.	MINIMUM LOT AREA:	10,000 SQ. FT.	2.89 ACRES
3.	MINIMUM STREET FRONTAGE:	60 FEET	171.21' (WITH LEASED PARCEL)
4.	MAXIMUM BUILDING HEIGHT:	65 FEET	54'-2"
5.	MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	62%
6.	MAXIMUM FLOOR AREA RATIO (F.A.R.):	0.65	0.45
7.	SETBACKS (PRINCIPLE STRUCTURE):		
	FRONT:	20 FEET	>20 FEET
	REAR:	20 FEET	>20 FEET
	SIDE:	12 FEET (FOR 3+ STORIES)	>12 FEET
12.	PARKING: 1 SPACE FOR EVERY 4 GUEST ROOMS 86 / 4 = 21.5 => 22 SPACES	22 (114 EXISTING)	113



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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
2/17/15

HOTEL REDEVELOPMENT

1210 Brighton Avenue
Portland, Maine

Portland Hotels, Inc.
1200 Brighton Avenue
Portland, Maine 04102

Rev.	Date	Description	Drawn	Check
1	11/14/14	Submitted for Prelim. Level III Site Plan Application	SWC	WRW
2	11/18/14	Revised Cover Sheet and Zoning Summary	SWC	WRW
3	2/17/15	Revised Per City Staff Review Comments	SWC	WRW

Sheet Title:

SITE LAYOUT AND UTILITY PLAN

Job No.:	257
Date:	Nov. 14, 2014
Scale:	1"=30'
Drawn:	SWC
Checked:	WRW

Sheet No.: C2.0

PRELIMINARY PLAN
ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION