

PLAN REFERENCES:

- ON-SITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
 - A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY OWEN HASKELL, INC. OF 390 US ROUTE ONE, FALMOUTH, MAINE, DATED JULY 2, 2013.
 - ELEVATIONS ARE BASED ON NGVD29 DATUM.
- OFF-SITE TOPOGRAPHIC INFORMATION TAKEN FROM THE FOLLOWING:
 - PUBLICLY AVAILABLE AERIAL PHOTOGRAPHY.
 - PUBLICLY AVAILABLE LIDAR SURVEY DATA.

PARCEL INFORMATION:

- OWNER OF RECORD: PORTLAND HOTELS, INC.
- STREET ADDRESS: 1210 BRIGHTON AVE., PORTLAND, MAINE
- PARCELS SHOWN HEREON ARE CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT 1 & LOT 9.
- TOTAL LOT AREA : 3.56 ACRES
- CURRENT ZONE: B4 COMMERCIAL CORRIDOR ZONE

GENERAL NOTES:

- 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.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
- ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL WORK SHALL COMPLY WITH THE CITY OF PORTLAND REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER 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 IMMEDIATELY.
- ALL PROPOSED WORK WITHIN THE BRIGHTON AVENUE RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

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 FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- THE CONTRACTOR SHALL CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

SITE DEMOLITION NOTES:

- ALL SITE FEATURES INCLUDING BUT NOT LIMITED TO BUILDINGS, FOUNDATIONS, PAVEMENT, CURBING, UTILITIES, AND LANDSCAPING, SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED TO REMAIN.
- ALL SITE DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	TAX MAP LOT LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	PROPERTY SETBACK
	TOWN LINE
	ZONING BOUNDARY
	MONUMENT (IRON)
	ABUTTING PROPERTY LINE
	ABUTTER
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	STORM DRAIN LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATERLINE
	HYDRANT
	WATER LINE METER PIT
	GAS LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	ELECTRIC TRANSFORMER
	TELEPHONE LINE
	UTILITY POLE
	BUILDING
	FENCE METAL
	FENCE WOOD
	GUARD RAIL
	SIGN
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	BITUMINOUS CURB
	GRANITE CURB
	HANDICAP SYMBOL
	PARKING STRIPING
	CATCH BASIN INLET PROTECTION
	TBR TO BE REMOVED

THIS 10' WIDE STRIP OF LAND INSIDE THE CMP EASEMENT WAS RETAINED FOR USE BY THE GRANOR ITS SUCCESSORS AND ASSIGNS, PROVIDED THAT NO STRUCTURE OF ANY KIND EXCEPT PAVING MAY BE CONSTRUCTED IN SAID STRIP AND PROVIDED FURTHER THAT USE OF SAID STRIP IN NO WAY INTERFERES WITH CMP'S USE OF SAID STRIP. BOOK 3204, PG. 770

OFFSITE TOPOGRAPHY BASED ON PUBLICLY AVAILABLE LIDAR SURVEY DATA

CHAIN LINK FENCE WITHIN PROPERTY BOUNDARY TO BE RELOCATED

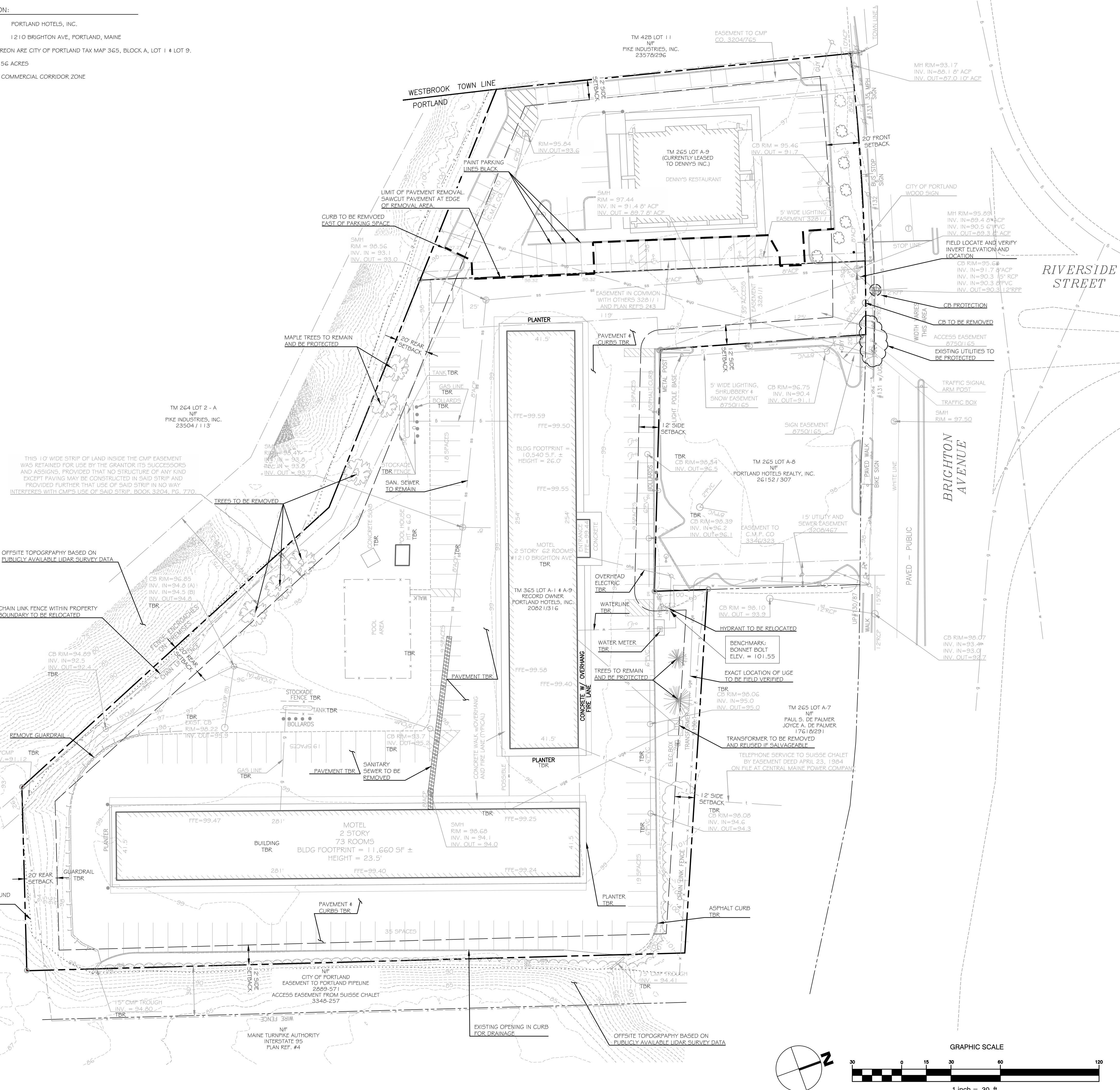
REMOVE GUARDRAIL

LIMIT OF GROUND SURVEY (TYP.)

15' CMP TROUGH INV. = 94.60

MAINE TURNPIKE AUTHORITY INTERSTATE 95 PLAN REF. 44

TBR TO BE REMOVED



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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
Professional Seal
3/6/15

CITY OF PORTLAND
WOOD SIGN
FIELD LOCATE AND VERIFY
INVERT ELEVATION AND
LOCATION

TRAFFIC SIGNAL
ARM POST
TRAFFIC BOX
SMH = 97.50

HOTEL REDEVELOPMENT
1210 Brighton Avenue
Portland, Maine
Portland Hotels, Inc.
1200 Brighton Avenue
Portland, Maine 04102

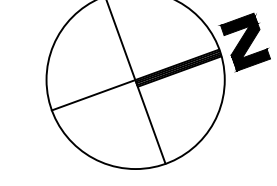
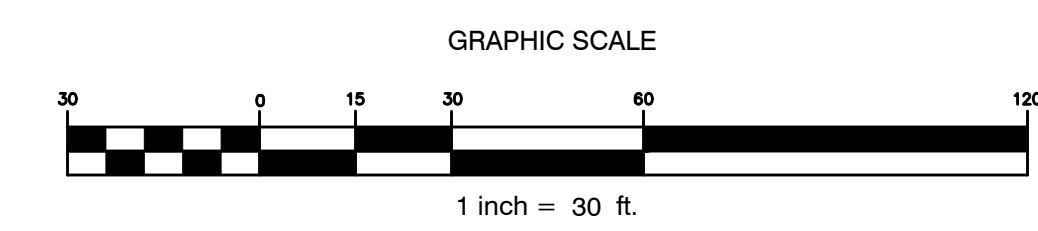
ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	11/14/14	Submitted for Prelim. Level II 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
4	3/6/15	Revised Per City Staff Review Comments	SWC	WRW

Sheet Title:
EXISTING CONDITIONS AND REMOVALS PLAN

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

Sheet No.:
C1.0



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