LEGEND

EXISTING		PROPOSED	
———	PROPERTY LINE	-·-·-·-	LOT LINE
———	PROPERTY LINE TO BE VACATED		BUILDING
— — —	BUILDING SETBACK		
-·-·-·-	ABUTTERS PROPERTY		
— — —	EASEMENT		
———	CENTERLINE CMP EASEMENT		
———·———	TOWN LINE		
■	MONUMENT FOUND		
●	IRON PIPE OR ROD FOUND		
//////	BUILDING		

MAINE STATE PLANE COORDINATE SYSTEM
SURVEY PLAN REFERENCE #1

WESTBROOK
PORTLAND
TOWN LINE

EASEMENT TO CMP CO. 3204/165

TOWN LINE MONUMENT

90'

10' SIDE

20' FRONT

LOT 265-A-9

EXISTING RESTAURANT

EASEMENT IN COMMON WITH OTHERS 3281/1 AND PLAN REF'S 243

20' REAR

5' WIDE LIGHTING EASEMENT 3281/1

EXISTING EASEMENT LIMITS, TYP.

244'

10' SIDE

ACCESS EASEMENT 3281/1

20' FRONT

25'

119'

SIGNAL SYSTEM EASEMENT 4165/311

20' REAR

125'

10' SIDE

10'

5' WIDE LIGHTING, SHRUBBERY & SNOW EASEMENT 8750/165

SIGN EASEMENT 8750/165

ACCESS EASEMENT 8750/165

RIVERSIDE STREET

THIS 10' WIDE STRIP OF LAND INSIDE THE CMP EASEMENT WAS RETAINED FOR USE BY THE GRANTOR 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. 710.

LOT 265-A-8

12' SIDE

15' UTILITY AND SEWER EASEMENT 3208/467

IRF

EASEMENT TO C.M.P. CO. 3346/323

CMP CO. EASEMENT 75' 3204/710

20' REAR

PROPOSED HOTEL

LOT 265-A-1

BUILDING SETBACKS, TYP.

PROPERTY LINE, TYP.

ABUTTERS PROPERTY LINE, TYP.

BRIGHTON AVENUE

12' SIDE

PROPOSED DUMPSTER AREA

TELEPHONE SERVICE TO SUISSE CHALET BY EASEMENT DEED APRIL 23, 1984 ON FILE AT CENTRAL MAINE POWER COMPANY

20' REAR

12' SIDE

30'

CITY OF PORTLAND EASEMENT TO PORTLAND PIPELINE 2889-571 ACCESS EASEMENT FROM SUISSE CHALET 3348-257

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PINKHAM & GREER
CIVIL ENGINEERS
28 WINNAH AVE, PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE
THOMAS S. GREER
No. 4285
REGISTERED PROFESSIONAL ENGINEER
5/18/17

REV.	DATE	DESCRIPTION
1	5/8/17	REVD PER STAFF REVIEW

PORTLAND HOTELS, INC.
1200 BRIGHTON AVENUE
PORTLAND, MAINE

SCALE: AS SHOWN
DATE: APRIL 4, 2017
PROJECT: 16196
DRN BY: JDC
DESG BY: TSG
CHK BY: TSG

HOTEL REDEVELOPMENT
1210 BRIGHTON AVENUE
PORTLAND, MAINE

EASEMENTS AND BUILDING SETBACKS PLAN

C2.2

MAP/LOT 265 3.9

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE of APPROVAL 4/4/15, amended 6/8/17
PLANNER Nell Donaldson
PROJECT NO. 2014-220, amended 2017-077