

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 1-888-344-1233.
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 OWNER'S 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.

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.

IMPERVIOUS AND DEVELOPED AREA CALCULATIONS

EXISTING TOTAL IMPERVIOUS AREA = 93,651 SF.
 PROPOSED TOTAL IMPERVIOUS AREA = 73,148 SF.
 PROPOSED IMPERVIOUS NET CHANGE = <14,501 SF.>

(A REDUCTION AS A RESULT OF THE PROPOSED DEVELOPMENT)

ZONE REQUIREMENTS

1. CURRENT ZONE: B4 COMMERCIAL CORRIDOR ZONE

	REQUIRED	PROPOSED
2. MINIMUM LOT AREA:	10,000 SQ. FT.	115,501 SQ. FT.
3. MINIMUM STREET FRONTAGE:	60 FEET	60 FEET
4. MAXIMUM BUILDING HEIGHT:	65 FEET	54'-2"
5. MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	68%
6. MAXIMUM FLOOR AREA RATIO (F.A.R.):	0.65	0.49
7. SETBACKS (PRINCIPLE STRUCTURE):		
FRONT:	20 FEET	> 20 FEET
REAR:	20 FEET	> 20 FEET
SIDE:	12 FEET	> 12 FEET
(FOR 3+ STORIES)		
8. PARKING:		
1 SPACE FOR EVERY 4 GUEST ROOMS	22	115
86/4 = 21.5 = > 22 SPACES	(114 EXISTING)	

FIRE HYDRANT NOTES

1. PRIVATE HYDRANTS SHALL BE MAINTAINED CLEAR OF SNOW DURING THE WINTER MONTHS.
2. PRIVATE HYDRANTS SHALL BE PAINTED AS FOLLOWS:
 BONNET: GRAY
 CAPS: SILVER
 BARREL: RED

TRAFFIC CIRCULATION NOTES

1. ALL PAVEMENT MARKINGS, SIGNAGE, AND SIGNALIZATION SHALL MEET THE STANDARDS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF PORTLAND.
2. TRAFFIC AND PEDESTRIAN SIGNALIZATION IMPROVEMENTS AT BRIGHTON AVENUE INTERSECTION TO BE SUBMITTED TO CITY OF PORTLAND FOR REVIEW PRIOR TO CONSTRUCTION.
3. PAVEMENT LINES AND MARKINGS SHALL BE INSTALLED WITH RETROREFLECTIVE PAVEMENT MARKING PAINT OR REFLECTORIZED PLASTIC PAVEMENT MARKING.

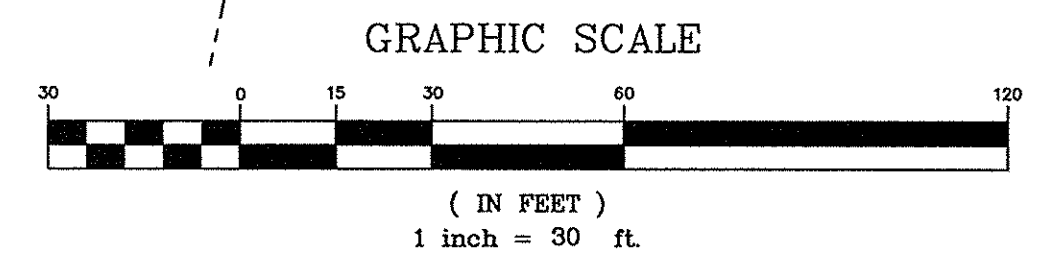
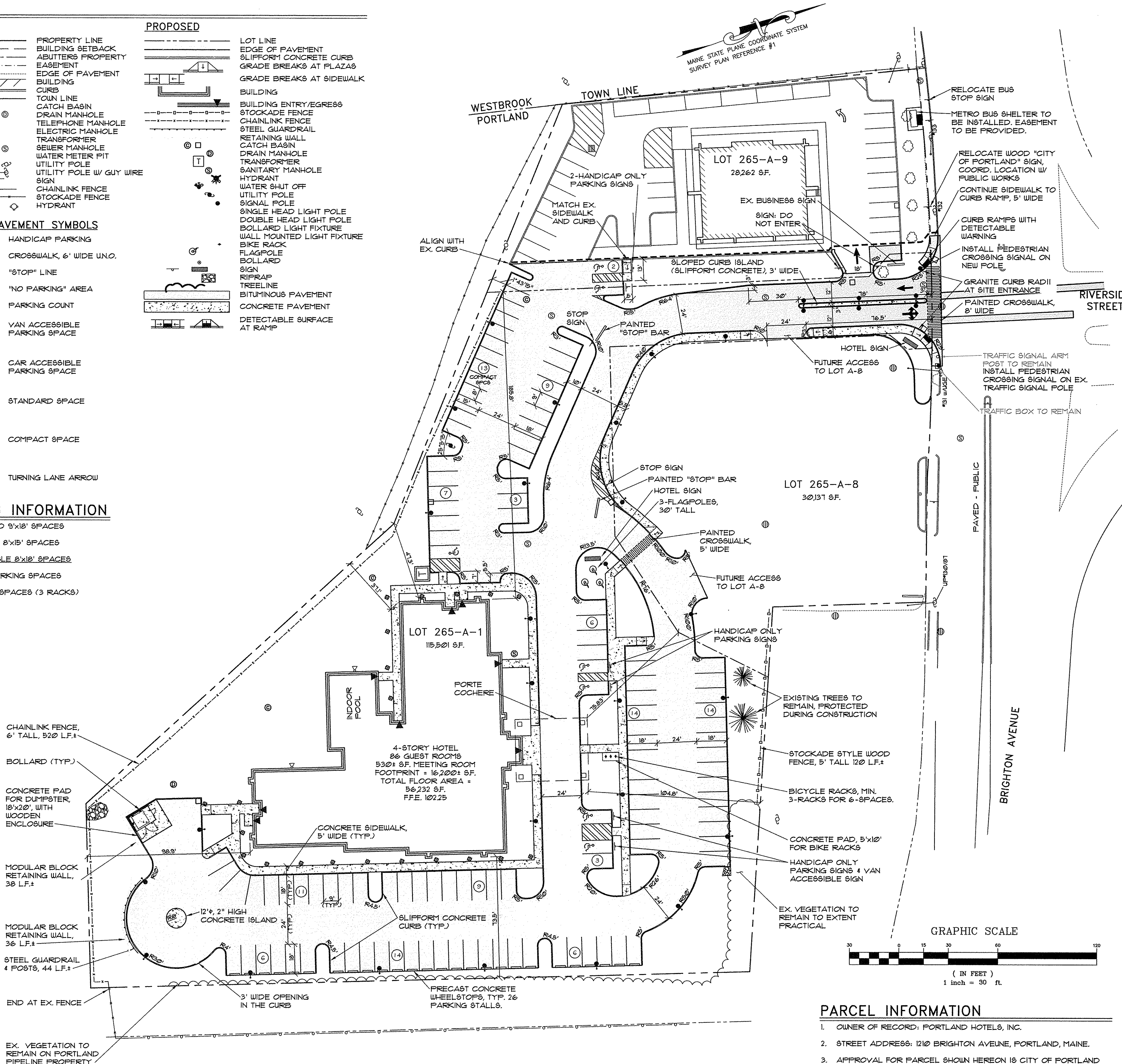
LEGEND

EXISTING	PROPERTY LINE	PROPOSED	LOT LINE
---	BUILDING SETBACK	---	EDGE OF PAVEMENT
---	ABUTTERS PROPERTY	---	SLIPFORM CONCRETE CURB
---	EASEMENT	---	GRADE BREAKS AT PLAZAS
---	EDGE OF PAVEMENT	---	GRADE BREAKS AT SIDEWALK
---	BUILDING CURB	---	BUILDING
---	TOWN LINE	---	BUILDING ENTRY/EGRESS
---	CATCH BASIN	---	STOCKADE FENCE
---	DRAIN MANHOLE	---	CHAIN FENCE
---	TELEPHONE MANHOLE	---	STEEL GUARDRAIL
---	ELECTRIC MANHOLE	---	RETAINING WALL
---	TRANSFORMER	---	CATCH BASIN
---	SEWER MANHOLE	---	DRAIN MANHOLE
---	WATER METER PIT	---	UTILITY POLE
---	UTILITY POLE W/ GUY WIRE	---	HYDRANT
---	SIGN	---	SANITARY MANHOLE
---	CHAINLINK FENCE	---	WATER SHUT OFF
---	STOCKADE FENCE	---	UTILITY POLE
---	HYDRANT	---	SIGNAL POLE
			SINGLE HEAD LIGHT POLE
			DOUBLE HEAD LIGHT POLE
			BOLLARD LIGHT FIXTURE
			WALL MOUNTED LIGHT FIXTURE
			BIKE RACK
			FLAGPOLE
			BOLLARD
			SIGN
			RIPRAP
			TREELINE
			BITUMINOUS PAVEMENT
			CONCRETE PAVEMENT
			DETECTABLE SURFACE AT RAMP

PARKING INFORMATION

- 91 STANDARD 9'x18' SPACES
- 13 COMPACT 8'x15' SPACES
- 5 ACCESSIBLE 8'x18' SPACES
- 115 TOTAL PARKING SPACES
- 6 BICYCLE SPACES (3 RACKS)

- CHAINLINK FENCE, 6' TALL, 5/20 L.F.±
- BOLLARD (TYP.)
- CONCRETE PAD FOR DUMPSTER, 18'x20', WITH WOODEN ENCLOSURE
- MODULAR BLOCK RETAINING WALL, 36 L.F.±
- MODULAR BLOCK RETAINING WALL, 36 L.F.±
- STEEL GUARDRAIL 4 POSTS, 44 L.F.±
- END AT EX. FENCE
- EX. VEGETATION TO REMAIN ON PORTLAND PIPELINE PROPERTY



PARCEL INFORMATION

1. OWNER OF RECORD: PORTLAND HOTELS, INC.
2. STREET ADDRESS: 1210 BRIGHTON AVENUE, PORTLAND, MAINE.
3. APPROVAL FOR PARCEL SHOWN HEREON IS CITY OF PORTLAND TAX MAP 365, BLOCK A, LOT 1.
4. ORIGINAL LOT A-1 AREA: 2.89 ACRES
 RECONFIGURED LOT A-1 AREA: 2.65 ACRES

PINKHAM & GREER CIVIL ENGINEERS

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THOMAS S. GREER
 NO. 2206
 PROFESSIONAL ENGINEER
 STATE OF MAINE

4/1/17

REV.	DATE	DESCRIPTION

PORTLAND HOTELS, INC.
 1210 BRIGHTON AVENUE
 PORTLAND, MAINE

SCALE: AS SHOWN
 DATE: APRIL 4, 2017
 PROJECT: 16196

HOTEL REDEVELOPMENT
 1210 BRIGHTON AVENUE
 PORTLAND, MAINE

SITE PLAN AND GENERAL NOTES

C2.1

MAPLOT 265/A/1 & 9