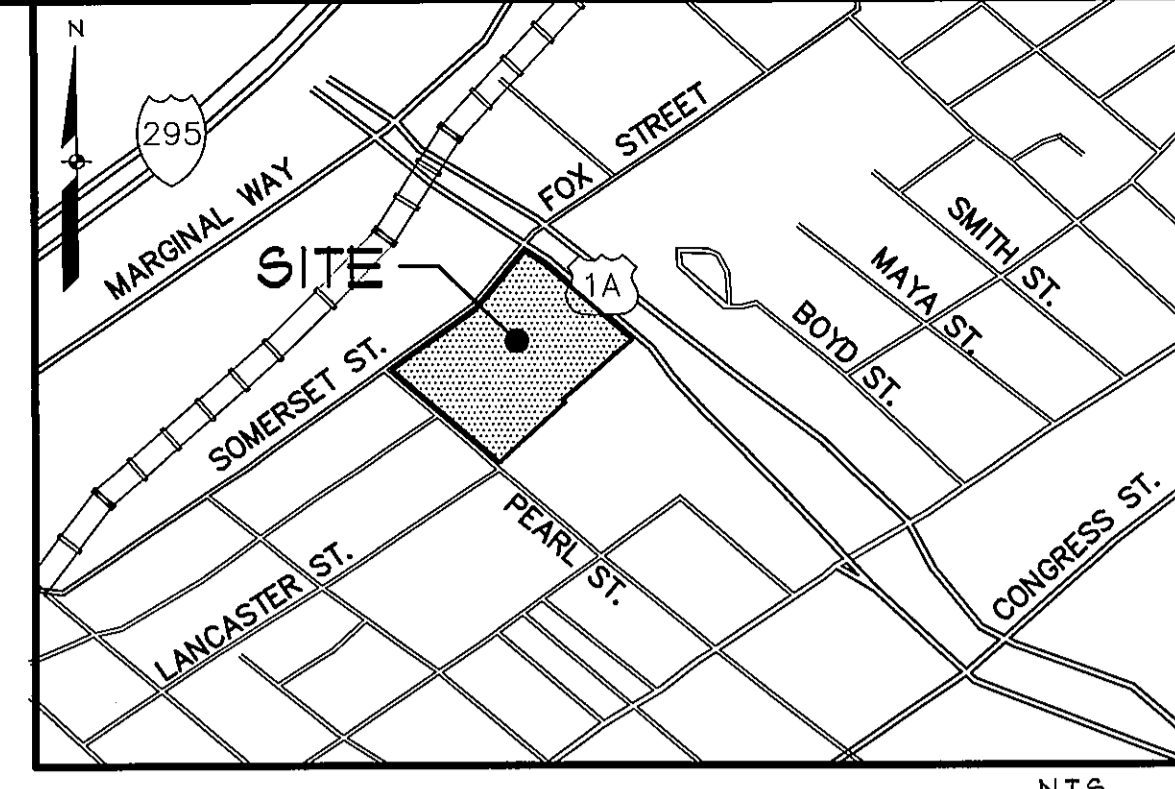


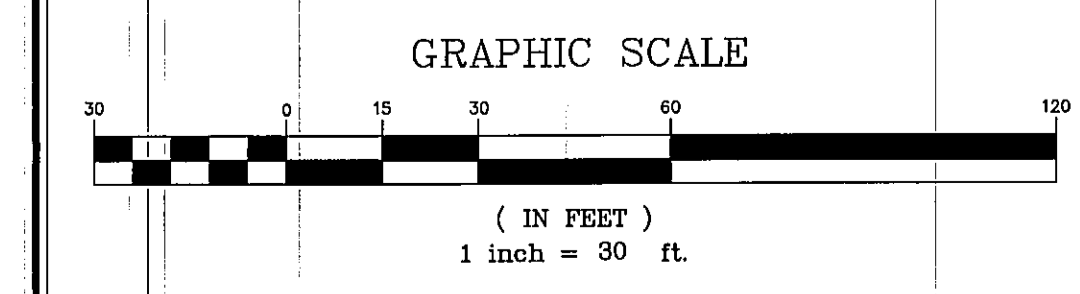
NOTE: ROAD RECONSTRUCTION WITH IN SOMERSET, FOX AND FRANKLIN STREETS ARE SHOWN ON THE ASSOCIATED INTERSECTION RECONSTRUCTION ROADWAY PLANS

**AREA OF PROPOSED LANDSCAPE IMPROVEMENTS**  
MAY 2014



**GENERAL NOTES:**

1. APPLICANT: THE GOTTESMAN COMPANY, INC. 600 CONGRESS AVE, SUITE 400 AUSTIN, TEXAS 78701
2. RECORD OWNER: MAP 24 BLOCK D LOT 1: LOCAL YOKEL, LLC P.O. BOX 821 YARMOUTH, ME 04096  
MAP 24 BLOCK D LOT 2: SOMERSET PROPERTIES P.O. BOX 2825 PORTLAND, ME
3. BUILDING SUMMARY: LOT 1: BOOK 18436, PG 20 LOT 2: BOOK 10293, PG 143  
PHASE I: 46,116 SF. RETAIL, PHASE II: 3,800 SF. RETAIL (1ST FLOOR) 3,800 SF. OFFICE (2ND FLOOR)
4. PARKING SPACE REQUIREMENTS:  
REQUIRED: NONE REQUIRED  
PROPOSED: 231 SPACES - 9x18 = 185 SPACES  
9x18 = 51 SPACES  
HC = 8 SPACES
5. TOTAL LOT AREA: 438 ACRES
6. ZONING DISTRICT: B5 URBAN COMMERCIAL
7. EXISTING USE: WHOLESALE, PROPOSED USE: RETAIL & OFFICE
8. SPACING AND BULK CRITERIA:  
FRONT SETBACK: NONE  
SIDE SETBACK: NONE  
REAR SETBACK: NONE  
MAX. BUILDING HEIGHT: 6'
9. SIDEWALK WITHIN THE RIGHT OF WAY SHALL BE BRICK. SIDEWALKS INTERIOR TO THE SITE WILL BE CONCRETE.
10. THE BOUNDARY SURVEY WAS PERFORMED BY: QUEN HASKEL INC. TOPOGRAPHIC SURVEY BY SEBAGO TECHNIQS INC.
11. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
12. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
13. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 2838) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
14. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
15. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
16. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
17. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
18. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
19. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DIVISION.
20. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
21. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
22. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OR UCCED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
23. THE OWNER AGREE TO ENTER INTO A STANDARD CITY OF PORTLAND DRAINAGE MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF THE PROPOSED STORMWATER TREATMENT DEVICES.
24. THE DEVELOPER WILL INSTALL STREET LIGHTS ALONG THE NEW SIDEWALKS ALONG SOMERSET, PEARL AND FOX STREETS.
25. LANDSCAPING SHALL MEET THE "ARBORESCULE SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
26. ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
27. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
28. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
29. ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
30. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
31. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER, REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---	⊗	GATE VALVE	⊗
---	EASEMENT	---	☆	LIGHT POLE	☆
---	BUILDING	---	⊙	UTILITY POLE	⊙
---	SIGN	---	⊕	HYDRANT	⊕
---	EDGE PAVEMENT	---	⊖	CATCH BASIN	⊖
---	CURBLINE	---	⊗	MANHOLE	⊗
---	BORING	---	⊕	CHAIN LINK FENCE	⊕
---	ELEC. & TEL.	---	⊕	BARB WIRE FENCE	⊕
---		---	⊕	STOCKADE FENCE	⊕

**PAVEMENT TREATMENTS**

---	BRICK SIDE WALK
---	CONCRETE SIDEWALK
---	HEAVY DUTY BITUMINOUS
---	HEAVY DUTY CONCRETE

**PROPERTY LINE CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA
C1	10.78'	45.00'	90°01'01"
C2	37.22'	33.75'	63°11'24"

**EASEMENT LINE DATA**

LINE	BEARING	LENGTH
EL1	S 40°52'30"E	13.44'
EL2	S 49°02'22"W	5.69'

**EASEMENT LINE CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA
EC3	47.12'	30.00'	90°00'00"

**SEBAGO TECHNIQS**  
Engineering Expertise You Can Build On  
One Orchard Street  
Westbrook, Me 04098-1339  
Tel (207) 856-0277

**FRANKLIN & SOMERSET PORTLAND ME, LLC**  
550 BOWIE ST. 6TH FLOOR  
AUSTIN, TX 78703

**SITE PLAN**  
OF:  
**SOMERSET MARKETPLACE**  
FRANKLIN, ARTERIAL & FOX STREET  
FOR LAND, MAINE

PROJECT NO: FIELD BOOK DESIGN CHKD DRAWN  
04187 JBSW NJS BRF

DATE SCALE  
07-27-04 1"=30'

**SHEET C-3**

04187S