

MATCHLINE SEE SHEET C-2.2

MATCH EXISTING
2" THICK MIN. GRIND AND REPAVE NEW TO MATCH EXISTING, TYP.
STA 4+07.77 CHESTNUT STREET=
STA 6+13.16 BAYSIDE TRAIL

FENCE AND LIGHTING, SEE MITCHELL ASSOCIATES PLANS

EXIST. PAVED TRAIL EDGE SETBACK 6' EACH SIDE OF TRAIL BASELINE
MODULAR BLOCK RETAINING WALL, WALL TO BE DESIGNED AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL SUBMIT STAMPED DRAWINGS, COMPUTATIONS AND SUBMITTALS FOR APPROVAL BY THE CITY AND FEDERATED

FENCE ALONG NORTHERLY SIDE OF TRAIL TO BE REPLACED IN KIND. THREE 4'-0" OPENINGS MAYBE PROVIDED AS DIRECTED BY FEDERATED AT SUCH TIME AS ONE OR MORE OF THESE OPENINGS IS REQUIRED BY QUESADA (THE NORTHERLY ADJUTTER). THE LOCATIONS RECEIVE THE CITY OF PORTLAND AND QUESADA CONCURRENCE

STA 12+04.94 BAYSIDE TRAIL=
STA 32+13.97 PEARL STREET EXT.
THIS PORTION OF ROW NOT CONTROLLED BY THE CITY OF PORTLAND
PROPOSED 6'-0" HIGH FENCE AT PROPERTY LINE
PROPOSED ACCESS, UTILITY AND GENERAL USE LICENSE TO BENEFIT LOTS 6 & 7 - SEE SHEET C-1.2
30"x30" PAINTED DIAMOND WITH REFLECTIVE PAINT AND YELLOW BACKGROUND
24" HIGH BLOCK WALL
PROPOSED ACCESS, DRAINAGE & UTILITY LICENSE TO BENEFIT LOTS 6 & 7 - SEE SHEET C-1.2

RELOCATED STONE DUST JOGGING TRAIL SEE MITCHELL & ASSOCIATES PLANS
6' HIGH CHAIN LINK FENCE ENCLOSURE WITH 13' SLIDING GATE
PRESTON GEOBLOCK TRANSFORMER PAD ACCESS DRIVE
2'-0" WIDE PAVEMENT GRIND, TYP.

R=135.00'
L=25.81'

N 48°59'50" E

NORTHERLY EDGE OF REVISED TRAIL

PROPOSED PROPERTY LINE

NEW EDGE OF TRAIL
EXISTING EDGE OF TRAIL

STA 12+04.94 BAYSIDE TRAIL=
STA 32+13.97 PEARL STREET EXT.

EXISTING PAVED TRAIL

FUTURE POTENTIAL ROW TO 50'
STA 31+89.99
25.00' RT.
STA 31+81.24
2.05' LT.
STA 31+53.63
2.43' RT.
STA 31+48.91
9.62' RT.

PAVED TRAIL STA 7+00
6' RT. IS 6.75 FT.
NORTH OF PROPOSED PARKING GARAGE

PAVED TRAIL STA 8+00
6' RT. IS 6.75 FT.
NORTH OF PROPOSED PARKING GARAGE

PROPOSED BUILDING 4.25'
FROM PROPERTY LINE
PLANTER, TYP. (SEE MITCHELL & ASSOCIATES DRAWING)

PROPOSED BUILDING AT PROPERTY LINE

COURTYARD AND MEWS AREA SOIL CAP. CONCRETE THICKNESS 6" MIN. SEE WOODARD & CURAN'S REMEDIATION REPORT DATED
STA 31+02 TO STA 31+55 INCREASE PAVEMENT THICKNESS TO 6" MIN. SEE WOODARD & CURAN'S REMEDIATION REPORT DATED

POTENTIAL FUTURE 50' WIDE R.O.W.
MODULAR BLOCK RETAINING WALL WITH FENCE, WALL TO BE DESIGNED AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL SUBMIT STAMPED DRAWINGS, COMPUTATIONS AND SUBMITTALS FOR APPROVAL BY THE CITY AND FEDERATED

PROPOSED ROW AND PROPERTY LINE ADJUSTMENT
POTENTIAL ART AREA, SEE MITCHELL ASSOCIATES FOR DETAILS

PROPOSED BUILDING COLUMNS AT PROPERTY LINE

PLANTER, TYP. (SEE MITCHELL & ASSOCIATES PLANS)

PROPOSED BUILDING AT PROPERTY LINE

BOLLARDS ON EITHER SIDE OF DRIVEWAY, SEE MITCHELL ASSOCIATES PLANS

NEW R.O.W. LINE FOR SOMERSET STREET - 4' WIDER

FLUSH CURB STA 10+83
13' LI TO STA 11+36 13' RT

LIGHT (SEE LIGHTING PLAN BY MITCHELL & ASSOCIATES)

MOUNTABLE CURB

SOMERSET STREET

MARKINGS FOR THE INDIVIDUAL PARALLEL PARKING SPACES ARE NOT INSTALLED DURING CONSTRUCTION. THESE MARKINGS ARE SHOWN ON THE PLANS TO ILLUSTRATE THE NUMBER OF PARKING SPACES IN AN AREA

TEMPORARY GRADING AND CONSTRUCTION EASEMENT

BRICK SURFACE (SEE PLANS BY MITCHELL & ASSOCIATES FOR HARDSCAPE, TREES AND LIGHTS)

8"x22" PARKING SPACE, TYPICAL

CONTRACTOR SHALL REMOVE AND RESET EXISTING CHAIN LINK FENCE AS REQUIRED TO CONSTRUCT SIDEWALK AND UTILITIES

6' WIDE BITUMINOUS ASPHALT WALK

2'-0" WIDE PAVEMENT GRIND, TYP.

STA 13+38.23 SOMERSET STREET=
STA 30+02 PEARL STREET EXT.

STA 5+82.96 CHESTNUT STREET=
STA 7+52.32 SOMERSET STREET
END CITY OF PORTLAND BRICK SIDEWALK

LEGEND	
	PROPOSED PROPERTY BOUNDARY
	ABUTTING BUILDING
	PROPOSED BUILDINGS
	BRICK SIDEWALK (PER CITY STANDARDS)
	PROPOSED PAVEMENT
	GREEN SPACE/PLANTERS (BY MITCHELL ASSOCIATES)
	PROPOSED PERVIOUS PAVER
	PROPOSED LANDING, PLANTER AND RAMP
	PROPOSED BITUMINOUS WALK
	PROPOSED CAST-IN-PLACE REINFORCED CONCRETE SIDEWALK/TRAIL
	EXISTING HARDSCAPED TRAIL
	EXISTING PAVED TRAIL
	PAVEMENT GRIND, REPAVE AND RESTRIPE ZONE
	VERTICAL GRANITE CURB
	FLUSH GRANITE CURB
	MOUNTABLE CURB (TYPE 5 GRANITE)
	TIPDOWN

LICENSE AND EASEMENT NOTES

1. AN LICENSE FOR SUBSURFACE PILING, PILE CAPS AND BUILDING FOUNDATIONS GENERALLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY PROPERTY LINES OF LOT 1, 3, 6 & 7 AND BURDENING LOT 4, 9 AND THE CHESTNUT STREET AND SOMERSET STREET RIGHTS OF WAY. THE LANGUAGE IS TO BE FORMULATED AND APPROVED BY THE CITY'S CORPORATION COUNSEL OFFICE.
2. THE GEOTHERMAL EASEMENT SHALL BE EXTINGUISHED PRIOR TO SALE OF ANY PROPERTY TO FEDERATED COMPANIES.
3. THE AMENDED SUBDIVISION PLAT INCLUDES THE MIDTOWN PROJECT PROPOSED BY THE FEDERATED COMPANIES WILL INCLUDE LOTS 1,3,6 AND 7. LOTS 4 AND 9 REMAIN THE CITY OF PORTLAND LOTS.

GENERAL NOTES

1. FEDERATED ANTICIPATES ACQUISITION OF THE PARCELS NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE SITE PLAN APPLICATIONS (LATEST REVISION).
2. EXTINGUISHMENT OF EASEMENTS SHALL COVER ALL LAND ENCUMBRANCES WHETHER OR NOT THESE ARE SPECIFICALLY NOTED ON THE DRAWINGS.

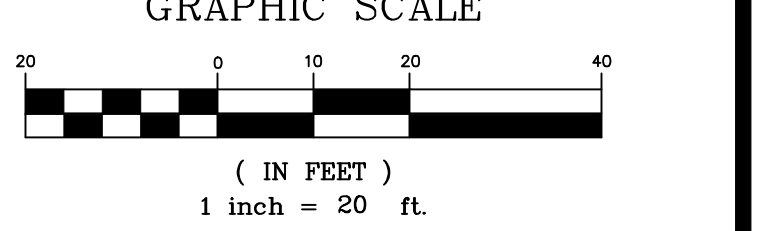
SIGN LEGEND											
R1-1 (24"x24")	B1 (18"x24")	B2 (18"x24")	B3 (18"x24")	C (18"x24")	D (30"x30")	E1 (18"x12")	E2 (18"x24")	F1 (18"x24")	F2 (18"x24")	G (18"x24")	H1 (18"x24")
A	B1	B2	B3	C	D	E1	E2	F1	F2	G	H1

* SIGN TO BE PROVIDED BY METRO AFTER POST PROVIDED BY CONTRACTOR

REFERENCE NOTES:

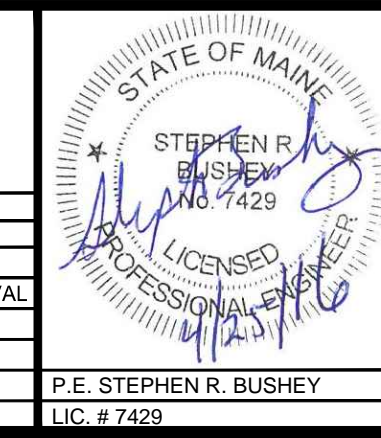
1. EXISTING PROPERTY BOUNDARIES, EXISTING CONDITIONS, EXISTING EASEMENTS, AND ELM ST. CHESTNUT ST. SOMERSET ST. AND PEARL STREET BASE LINE DATA ARE BASED ON OWEN HASKELL BOUNDARY AND TOPOGRAPHIC SURVEY PLAN DATED NOVEMBER 2012.
2. PROPOSED PROPERTY LINES BASED ON PROPOSED BUILDING DIMENSIONS AND SETBACK DIMENSIONS PROVIDED TO FAY, SPOFFORD & THORNDIKE BY FEDERATED COMPANIES IN NOVEMBER 2014.

IF PEARL STREET IS CONNECTED TO MARGINAL WAY IN THE FUTURE, THE TURN-OUT WILL NEED TO BE ELIMINATED AND REPLACED WITH STANDARD CURBSIDE DROP-OFF AREA.



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
6	04.25.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
5	02.17.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
4	12.08.15	REVISED PER COORDINATION WITH LANDSCAPE ARCHITECT	
3	11.09.15	SUBMITTED TO CITY IN COMPLIANCE WITH CONDITION OF APPROVAL	
2	01.21.15	REVISED PER CMP/CITY STAFF COMMENTS; SUBMITTED TO CITY	
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	



PROJECT: midtown
PORTLAND, MAINE

SHEET TITLE: SITE LAYOUT PLAN - midtownOne AND midtownTwo

CLIENT: FEDEQ DV001, LLC

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS - PLANNERS - SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
FORMERLY DELUCA-HOFFMAN ASSOCIATES

DRAWN: LA DATE: OCTOBER 2014
DESIGNED: BEK SCALE: 1" = 20'
CHECKED: SRB JOB NO. 195350127
FILE NAME: 3062-SITE
SHEET C-2.1