

REFERENCE NOTES:

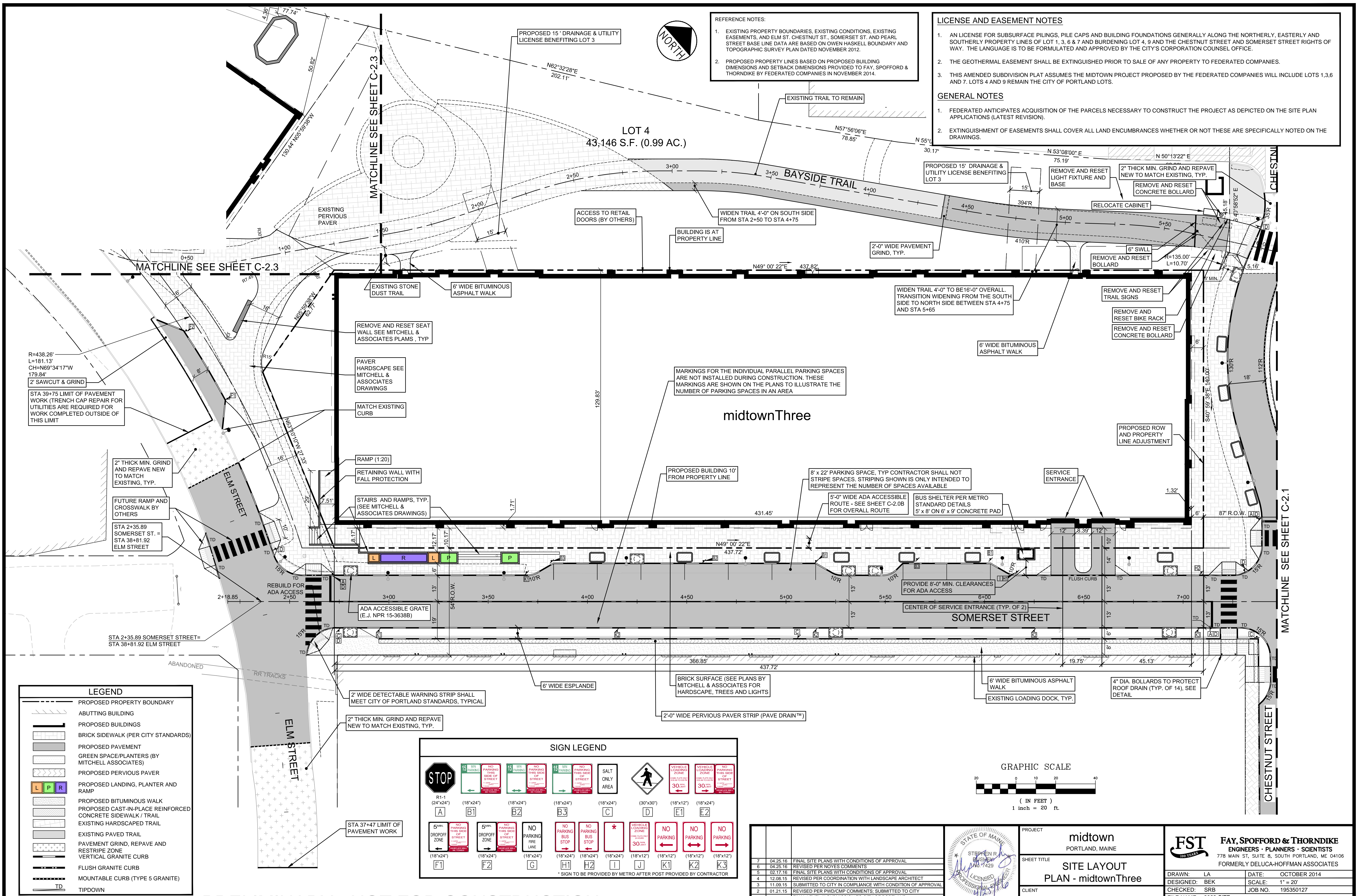
- EXISTING PROPERTY BOUNDARIES, EXISTING CONDITIONS, EXISTING EASEMENTS, AND ELM ST., CHESTNUT ST., SOMERSET ST. AND PEARL STREET BASE LINE DATA ARE BASED ON OWEN HASKELL BOUNDARY AND TOPOGRAPHIC SURVEY PLAN DATED NOVEMBER 2012.
- PROPOSED PROPERTY LINES BASED ON PROPOSED BUILDING DIMENSIONS AND SETBACK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

LICENSE AND EASEMENT NOTES

- 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.
- THE GEOTHERMAL EASEMENT SHALL BE EXTINGUISHED PRIOR TO SALE OF ANY PROPERTY TO FEDERATED COMPANIES.
- THIS AMENDED SUBDIVISION PLAT ASSUMES 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

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



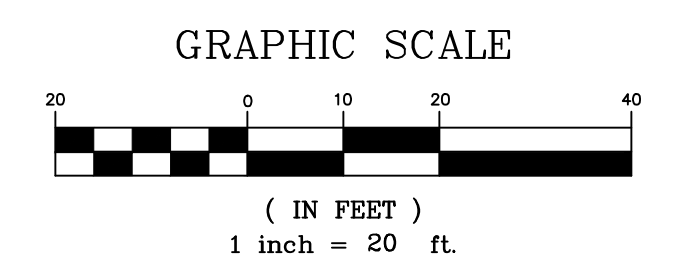
**LEGEND**

- 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

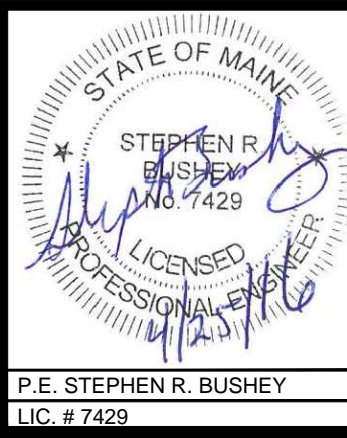
**SIGN LEGEND**

R1-1 (24"x24")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	(30"x30")	(18"x12")	(18"x24")	(18"x24")	(18"x24")	(18"x24")
A	B1	B2	B3	C	D	E1	E2			
F1	F2	G	H1	H2	I	J	K1	K2	K3	

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



REV	DATE	DESCRIPTION	REVISIONS
7	04.25.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
6	04.25.16	REVISED PER NOYES COMMENTS	
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 PWD/CMP 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 - midtownThree

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-2.2

PRELIMINARY - NOT FOR CONSTRUCTION