

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

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

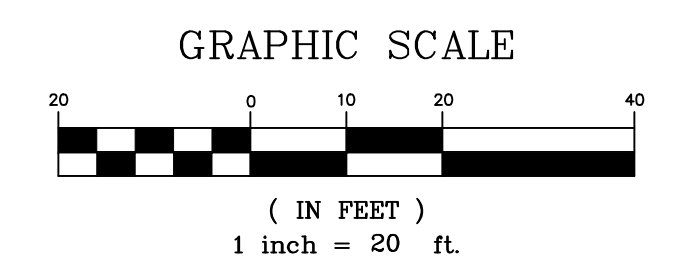
- AN EASEMENT FOR SUBSURFACE PILING, PILE CAPS AND BUILDING FOUNDATIONS GENERALLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY PROPERTY LINES OF LOT 1, 3, 6 & 7 AND BURDENING LOT 4, 9 AND THE CHESTNUT STREET AND SOMERSET STREET RIGHTS OF WAY. THE LANGUAGE IS TO BE FORMULATED AND APPROVED BY THE CITY'S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

SIGN LEGEND									
R1-1 (24"x24")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	(30"x30")				
A	B1	B2	B3	D					
(18"x12")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	(18"x24")	
E1	E2	F1	F2	G	H1	H2	I		

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



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 PWD/CMP COMMENTS, SUBMITTED TO CITY	
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	

P.E. STEPHEN R. BUSHEY
LIC. # 7429

PROJECT	midtown PORTLAND, MAINE
SHEET TITLE	SITE LAYOUT PLAN - midtownFour
CLIENT	FEDEQ DV001, LLC

	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-2.3

PRELIMINARY - NOT FOR CONSTRUCTION