

REFERENCE NOTES:

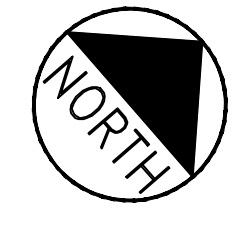
- EXISTING PROPERTY BOUNDARIES, EXISTING CONDITIONS, EXISTING EASEMENTS, AND ELM ST, CHESTNUT ST, SOMERSET ST, AND PEARL STREET BASE LINE DATA ARE BASED ON OWEN HASKELL BOUNDARY AND TOPOGRAPHIC SURVEY PLAN DATED NOVEMBER 2012.
- PROPOSED PROPERTY LINES BASED ON PROPOSED BUILDING DIMENSIONS AND SETBACK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

EASEMENT NOTES

- AN EASEMENT FOR SNOW REMOVAL ACTIVITIES IN A LOCATION OVER LOT 3. THE LANGUAGE IS TO BE FORMULATED AND APPROVED BY THE CITY'S CORPORATION COUNSEL OFFICE.
- 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.
- 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.



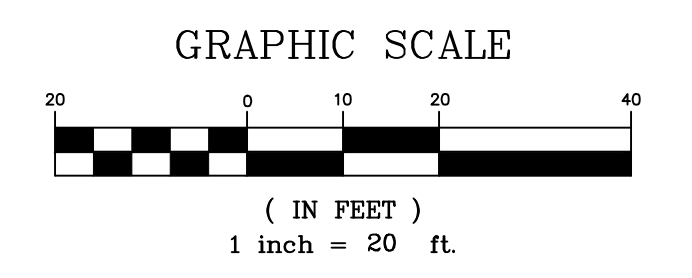
LEGEND

- PROPOSED PROPERTY BOUNDARY
- ABUTTING BUILDING
- FEDERATED BUILDINGS
- HARDSCAPE/LANDSCAPE
- PROPOSED PAVEMENT
- GREEN SPACE/PLANTERS (BY MITCHELL ASSOCIATES)
- PROPOSED LANDING, PLANTER AND RAMP
- SNOW STORAGE AREA
- EXISTING BRICK TRAIL
- EXISTING HARDSCAPED TRAIL
- EXISTING PAVED TRAIL
- EXISTING GRAVEL PATH
- VERTICAL GRANITE CURB
- FLUSH GRANITE CURB
- MOUNTABLE CURB (TYPE 5 GRANITE)
- TIPDOWN

SIGN LEGEND

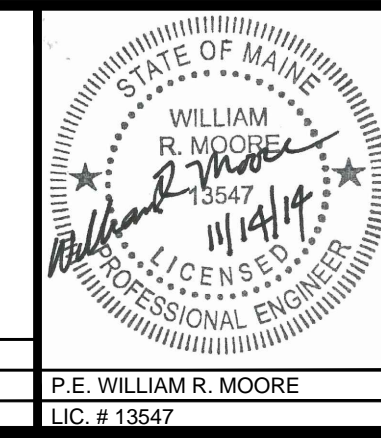
R1-1 (24"x24")	B1 (18"x24")	B2 (18"x24")	B3 (18"x24")	B4 (18"x24")	C (30"x30")	D (18"x12")	E1 (18"x24")	E2 (18"x24")
F1 (18"x24")	F2 (18"x24")	G (18"x24")	H1 (18"x24")	H2 (18"x24")	I (18"x24")	J (18"x12")		

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



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT	midtown PORTLAND, MAINE
SHEET TITLE	SITE LAYOUT PLAN - midtownThree
CLIENT	THE FEDERATED COMPANIES
DATE	11.14.14
DESCRIPTION	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND
REVISIONS	



PROJECT	midtown PORTLAND, MAINE
SHEET TITLE	SITE LAYOUT PLAN - midtownThree
CLIENT	THE FEDERATED COMPANIES
DATE	OCTOBER 2014
SCALE	1" = 20'
JOB NO.	SP-M037B
SHEET	C-2.2

FST 100 YEARS

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

DRAWN: KEV/LA
DESIGNED: WGH/BEK
CHECKED: WGH/SRB
FILE NAME: 3062-SITE

DATE: OCTOBER 2014
SCALE: 1" = 20'
JOB NO.: SP-M037B