

EASEMENT NOTES

1. THE EASEMENTS SHOWN ON THIS AMENDED SUBDIVISION PLAN LOCATED UPON LOT 4 ARE PRELIMINARY AND MAY BE RELOCATED AT THE TIME OF LEVEL III SITE PLAN APPROVAL OF THE DEVELOPMENT OF LOTS 1 & 3 AS SHOWN ON THE PLAN, AND ANY APPROVED SITE PLAN CONTAINING ANY SUCH REVISED EASEMENT AREAS SHALL BE DEEMED TO AMEND THE EASEMENTS SHOWN ON THIS AMENDED SUBDIVISION PLAN. IF THE EASEMENT CHANGES ARE MADE, A NEW PLAN AND IF NECESSARY, DEED SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

2. THE FOLLOWING EASEMENTS SET FORTH IN NOTES 2A, 2B, 2C, 2D, 2E, 2F AND 2G ARE NOT SHOWN ON THIS PLAN. THE LOCATION AND TERMS AND CONDITIONS OF SUCH EASEMENTS ARE TO BE FORMULATED AND APPROVED BY THE CITY CORPORATION COUNSEL AND COUNSEL TO THE PURCHASER, AND SHALL BE SET FORTH IN THE DEED CONVEYING THE LOTS FROM THE CITY OF PORTLAND TO THE PURCHASER, OR IN A SEPARATE EASEMENT DEED OR EASEMENT AGREEMENT. IF THE EASEMENT CHANGES ARE MADE, A NEW PLAN AND IF NECESSARY, DEED SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

2A. AN EASEMENT FOR SNOW REMOVAL ACTIVITIES IN A LOCATION OVER LOT 4 AND 9.

2B. AN EASEMENT FOR SUBSURFACE PILING, PILE CAPS AND BUILDING FOUNDATIONS GENERALLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY PROPERTY LINE OF LOT 3 AND BURDENING LOT 4 AND THE CHESTNUT STREET AND SOMERSET STREET RIGHTS OF WAY.

2C. AN EASEMENT FOR SUBSURFACE PILING, PILE CAPS, AND BUILDING FOUNDATIONS GENERALLY ALONG THE NORTHWESTERLY AND SOUTHEASTERLY PROPERTY LINES OF THE SOMERSET RIGHT OF WAY AND LOT 6 AND 7 AND BURDENING THE SOMERSET STREET AND LOT 9.

2D. LOTS 4 AND 9 ARE SUBJECT TO EASEMENTS FOR CONSTRUCTION,

STAGING, REPAIR AND MAINTENANCE BENEFITING THE OTHER LOTS OF THE SUBDIVISION. THIS EASEMENT REQUIRES THE REPAIR OR REPLACEMENT OF ANY FEATURES IN LOT 4 OR 9 THAT MAY BE DAMAGED BY THE ACTIVITIES ALLOWED AS PART OF THESE EASEMENTS.

2E. AN EASEMENT TO THE OWNERS OF LOT 1, 3 & 7 PROVIDING THE RIGHT TO CONSTRUCT STEPS, RAMPS, AND LANDINGS IN THE AREAS OF THE ELM STREET, PEARL STREET EXTENSION, AND SOMERSET STREET RIGHTS OF WAY DEPICTED ON THE SITE PLANS FOR THE MIDTOWN PROJECT PREPARED BY FAY, SPOFFORD & THORNDIKE, INC. AND IDENTIFIED AS SITE PLANS C-2.1, C.2.2 AND C.2.3 DATED OCTOBER 2014, LAST REVISED (PENDING).

2F. LICENSES FOR FEDERATED COMPANY, LLC ("FEDERATED") OR ITS DESIGNATED ASSIGNEES TO MAINTAIN STEPS, RAMPS AND RELATED ACCESSIBLE LANDINGS AND TO MAINTAIN PLANTERS WITHIN PORTIONS OF THE ELM STREET, CHESTNUT STREET AND SOMERSET STREET RIGHTS OF WAY, AND UPON THE AREA DESIGNATED AS THE POTENTIAL EXTENSION OF PEARL STREET, AS WELL AS THE RIGHTS TO CONSTRUCT AND MAINTAIN PHYSICAL IMPROVEMENTS TO BE ADDED TO THE TRAIL SYSTEM UPON LOTS 4 AND 9.

2G. AN EASEMENT BENEFITING LOTS 1, 3, 6 AND 7 TO CONSTRUCT, OPERATE AND MAINTAIN WATER QUALITY TREATMENT SYSTEMS UPON PORTIONS OF LOTS 4 AND 9.

3. ALL EASEMENTS CREATED BY AND SHOWN ON THE PRIOR APPROVED SUBDIVISION PLAN THAT ARE NOT EXPRESSLY SHOWN OR REFERENCED ON THIS PLAN ARE EXTINGUISHED, INCLUDING, WITHOUT LIMITATION, THE UNDERPASS EASEMENT ON LOT 1 AND 3, GEOTHERMAL EASEMENTS, FORMER LOCATION OF THE TRAIL CORRIDOR EASEMENT AND ALL OTHER EASEMENTS ON LOTS 1, 6, AND 7 CREATED BY AND SHOWN ON THE PRIOR APPROVED SUBDIVISION PLAN.

GENERAL NOTES

1. THIS AMENDED SUBDIVISION PLAN AMENDS AND REPLACES THE SUBDIVISION RECORDING PLAN ENTITLED "SUBDIVISION RECORDING PLAN OF PROPERTY LOCATED ON BAYSIDE RAILYARD, PORTLAND, MAINE PREPARED FOR DOWNTOWN PORTLAND CORPORATION BY SGC ENGINEERING, LLC. DATED OCTOBER 30, 2008 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 209, PAGE 36 (THE "PRIOR APPROVED SUBDIVISION PLAN") IN ALL RESPECTS AND SUCH PRIOR SUBDIVISION IS HEREBY EXTINGUISHED.

2. THE CITY OF PORTLAND SHALL RETAIN A FOUR FOOT WIDE STRIP OF LAND ALONG THE NORTHERLY SIDELINE OF SOMERSET STREET TO BE ADDED TO THE SOMERSET STREET RIGHT OF WAY, IN ORDER TO INCREASE THE WIDTH OF SOMERSET STREET ADJOINING LOTS 3, 6 & 7 FROM 50 FEET TO 54 FEET.

3. THIS AMENDED SUBDIVISION PLAN AMENDS LOTS 1 THROUGH 8 FROM THE PRIOR APPROVED SUBDIVISION PLAN. THE EASTERLY SIDE OF LOT 9 REMAINS UNCHANGED FROM THE PRIOR APPROVED SUBDIVISION PLAN AND IS SHOWN ON THE PRIOR APPROVED SUBDIVISION PLAN. THERE IS NO LONGER A LOT 2, 5 & 8 IN THE SUBDIVISION.

4. THE CITY WILL ISSUE TO FEDERATED SUCH EASEMENTS AS NEEDED FOR CONSTRUCTION, MAINTENANCE OR REPAIR OF FACILITY WITHIN OR ACCESSIBLE ONLY FROM THE BAYSIDE TRAIL.

5. ALL WATER QUALITY TREATMENT DEVICES ASSOCIATED WITH THE MIDTOWN PROJECT AND LOCATED IN THE PUBLIC R.O.W. SHALL BE PRIVATELY MAINTAINED BY THE DEVELOPER, ITS HEIRS OR ASSIGNS.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE (FEET)
L1	N63°10'10"W	42.17'
L2	N50°11'34"E	31.53'
L3	N59°04'11"E	58.90'
L4	S40°58'55"E	0.25'
L5	N50°11'34"E	8.01'
L6	DELETED	
L7	S40°58'55"E	5.53'
L8	DELETED	
L9	DELETED	
L10	DELETED	
L11	DELETED	
L12	DELETED	
L13	N40°59'24"W	20.63'
L14	DELETED	
L15	DELETED	
L16	DELETED	
L17	N40°59'24"W	20.63'
L18	DELETED	
L19	DELETED	
L20	DELETED	
L21	N41°00'32"W	24.08'
L22	N42°22'19"E	117.48'
L23	N39°22'54"E	72.27'
L24	DELETED	
L25	N49°00'22"E	20.02'
L26	S87°16'55"E	27.70'
L27	S40°59'38"E	5.00'
L28	N84°05'10"E	20.69'
L29	N28°31'08"E	15.21'
L30	N59°22'54"E	31.41'
L31	S81°28'51"E	5.00'
L32	S40°59'38"E	6.82'
L33	S49°00'22"W	24.24'
L34	S49°00'22"W	48.99'
L35	S41°00'32"E	10.72'
L36	S42°22'19"E	104.49'
L37	S39°22'54"W	10.86'
L38	N40°59'38"W	20.61'

SURVEYOR WILL STAMP DRAWING UPON APPROVAL OF THE CITY

APPROVAL - CITY OF PORTLAND PLANNING BOARD

CERTIFICATE:
OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: _____ JOHN W. SWAN, PLS NO. 1038

LEGEND

- AREA TO BE CONVEYED TO CHESTNUT STREET ROW
- MEWS - ACCESS EASEMENT BENEFITING THE CITY OF PORTLAND
- PORTION OF ROW NOT CONTROLLED BY CITY OF PORTLAND
- ACCESS, GRADING, DRAINAGE AND UTILITY EASEMENT FOR LOTS 1, 3, 6 & 7
- LIMITED OPEN SPACE USE EASEMENT BENEFITING THE CITY OF PORTLAND
- PROPOSED 3" O/S MONUMENT

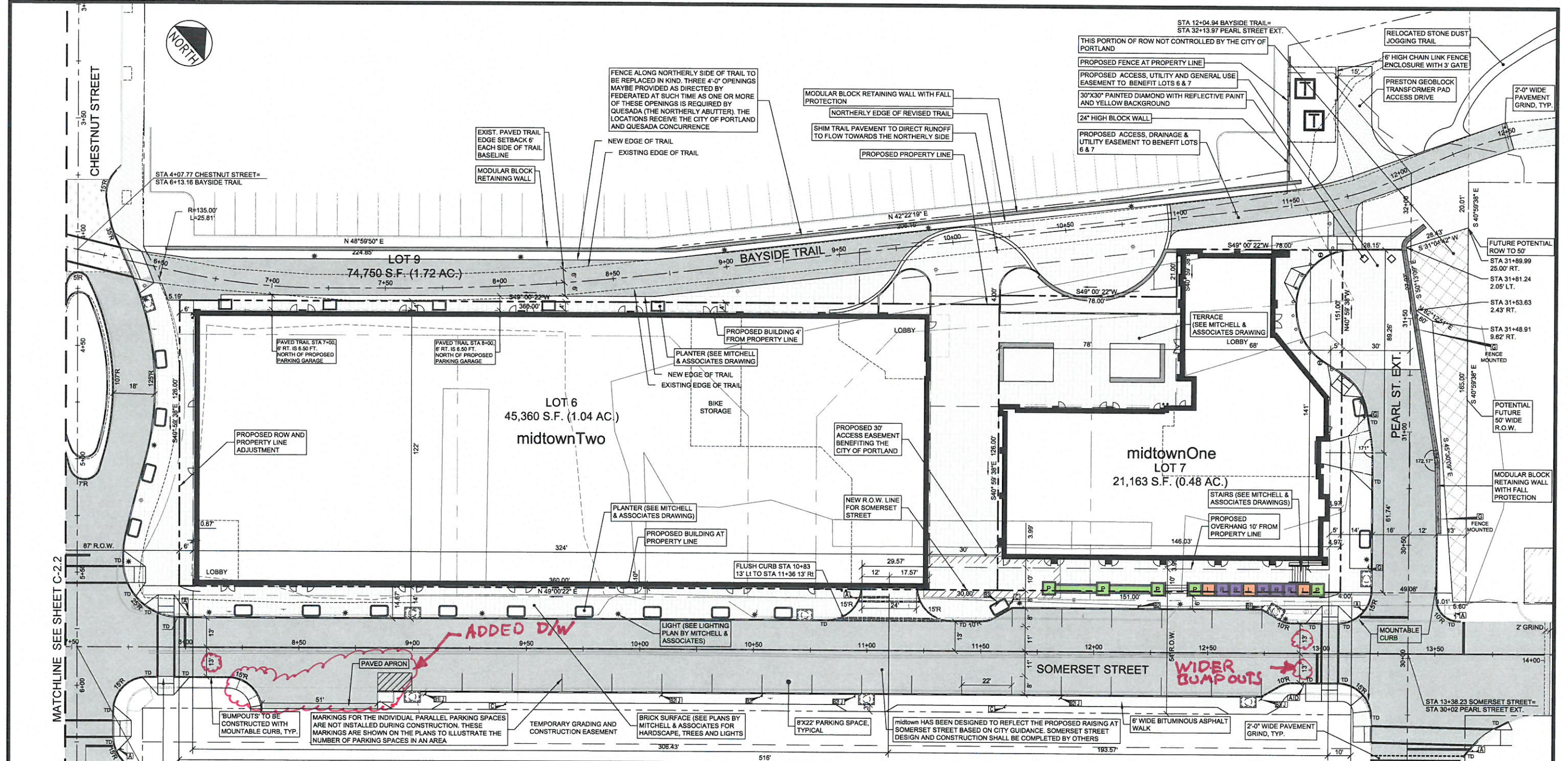
OWNER OF RECORD:
CITY OF PORTLAND C.C.R.D. BOOK 27870 PAGE 299

01.21.15	REVISED PER CITY COMMENTS AND RESUBMITTED FOR CITY REVIEW
12.01.14	REVISED FOR LEVEL III SUBMISSION AND RESUBMITTED FOR CITY REVIEW
11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND
10.17.14	PRELIMINARY LEVEL III SUBMISSION

AMENDED SUBDIVISION/RECORDING PLAN ON SOMERSET STREET, PORTLAND, MAINE MADE FOR FAY, SPOFFORD & THORNDIKE 778 MAIN STREET, SOUTH PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	EB	Date	APRIL 10, 2013	Job No.	12012-180 P
Trace By	JLW	Scale	1" = 40'	Drwg. No.	C-1.2
Check By	JWS				
Book No.	FILE				



STA 4+07.77 CHESTNUT STREET = STA 6+13.16 BAYSIDE TRAIL

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

LOT 9
74,750 S.F. (1.72 AC.)

LOT 6
45,360 S.F. (1.04 AC.)
midtownTwo

midtownOne
LOT 7
21,163 S.F. (0.48 AC.)

STA 5+82.96 CHESTNUT STREET = STA 7+52.32 SOMERSET STREET

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

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 PAVED TRAIL
- EXISTING GRAVEL PATH
- VERTICAL GRANITE CURB
- FLUSH GRANITE CURB
- MOUNTABLE CURB (TYPE 5 GRANITE)
- TIPDOWN

EASEMENT NOTES

1. 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.
2. 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.
3. THE GEOTHERMAL EASEMENT SHALL BE EXTINGUISHED PRIOR TO SALE OF ANY PROPERTY TO FEDERATED COMPANIES.
4. THE 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

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.

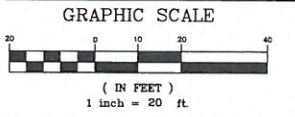
SIGN LEGEND

REMOVED TIME

NOTE:
THE LOCATION FOR A METRO BUS STOP ALONG SOMERSET STREET IS UNDER REVIEW. RESOLUTION IS ANTICIPATED PRIOR TO COMPLETING LEVEL III SITE PLANS

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

		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES																
SHEET TITLE SITE LAYOUT PLAN - midtownOne AND midtownTwo		DRAWN: KEWLA DESIGNED: WGH/BEK CHECKED: WGH/SRB FILE NAME: 3062-SITE	DATE: OCTOBER 2014 SCALE: 1" = 20' JOB NO. SP-M037B SHEET C-2.1																
CLIENT FEDQ DV001, LLC		REVISIONS <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REVISIONS</th> </tr> <tr> <td>2</td> <td>01.21.15</td> <td>REVISED PER CMP/CITY STAFF COMMENTS, SUBMITTED TO CITY</td> <td></td> </tr> <tr> <td>1</td> <td>11.14.14</td> <td>FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND</td> <td></td> </tr> <tr> <td>1</td> <td>DATE</td> <td>DESCRIPTION</td> <td>REVISIONS</td> </tr> </table>		REV	DATE	DESCRIPTION	REVISIONS	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		1	DATE	DESCRIPTION	REVISIONS
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EASEMENT NOTES

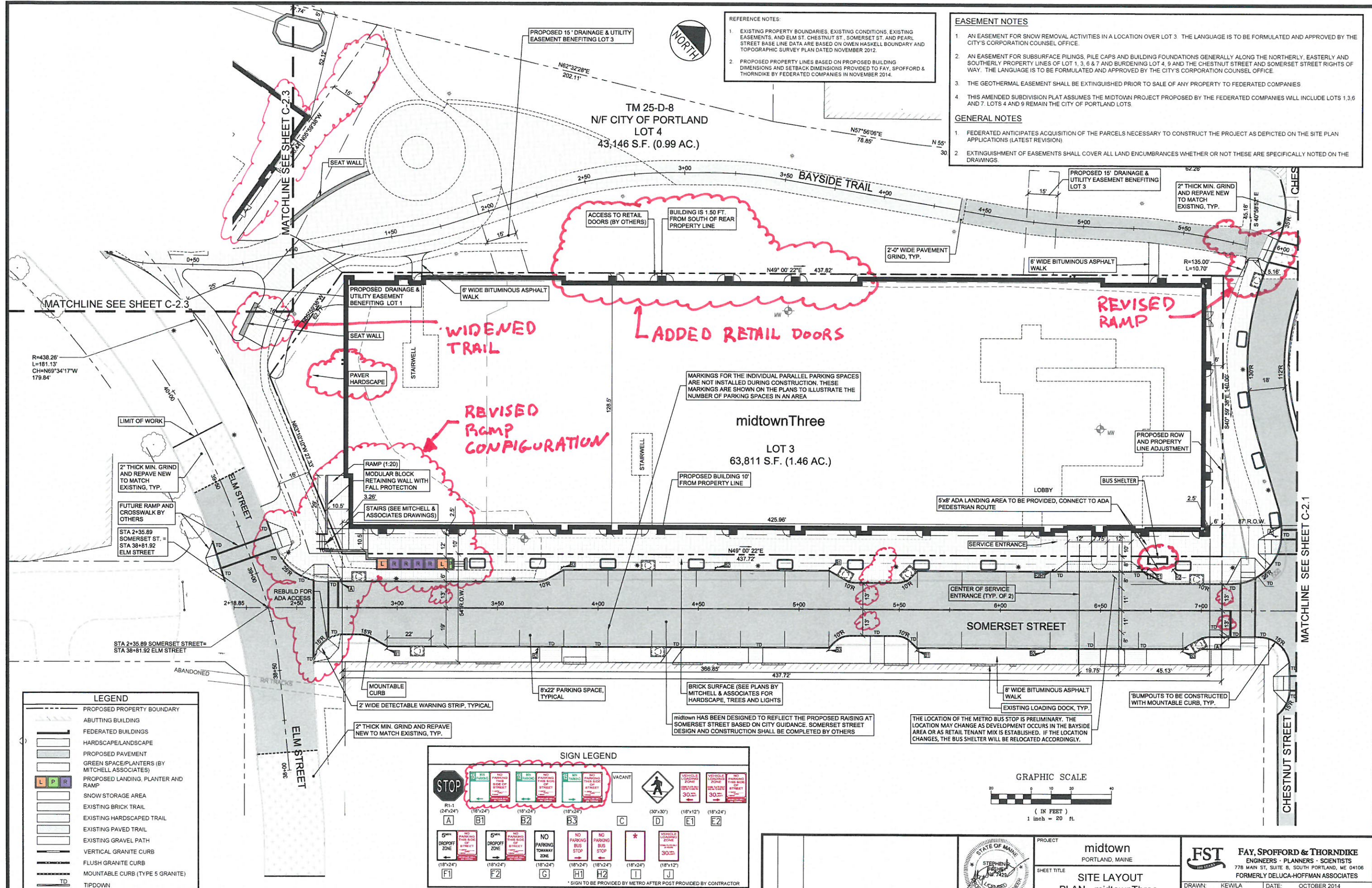
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TM 25-D-8
N/F CITY OF PORTLAND
LOT 4
43,146 S.F. (0.99 AC.)

midtownThree
LOT 3
63,811 S.F. (1.46 AC.)



MATCHLINE SEE SHEET C-2.3

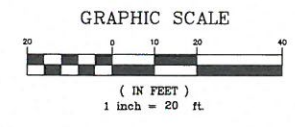
MATCHLINE SEE SHEET C-2.1

LEGEND

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SIGN LEGEND

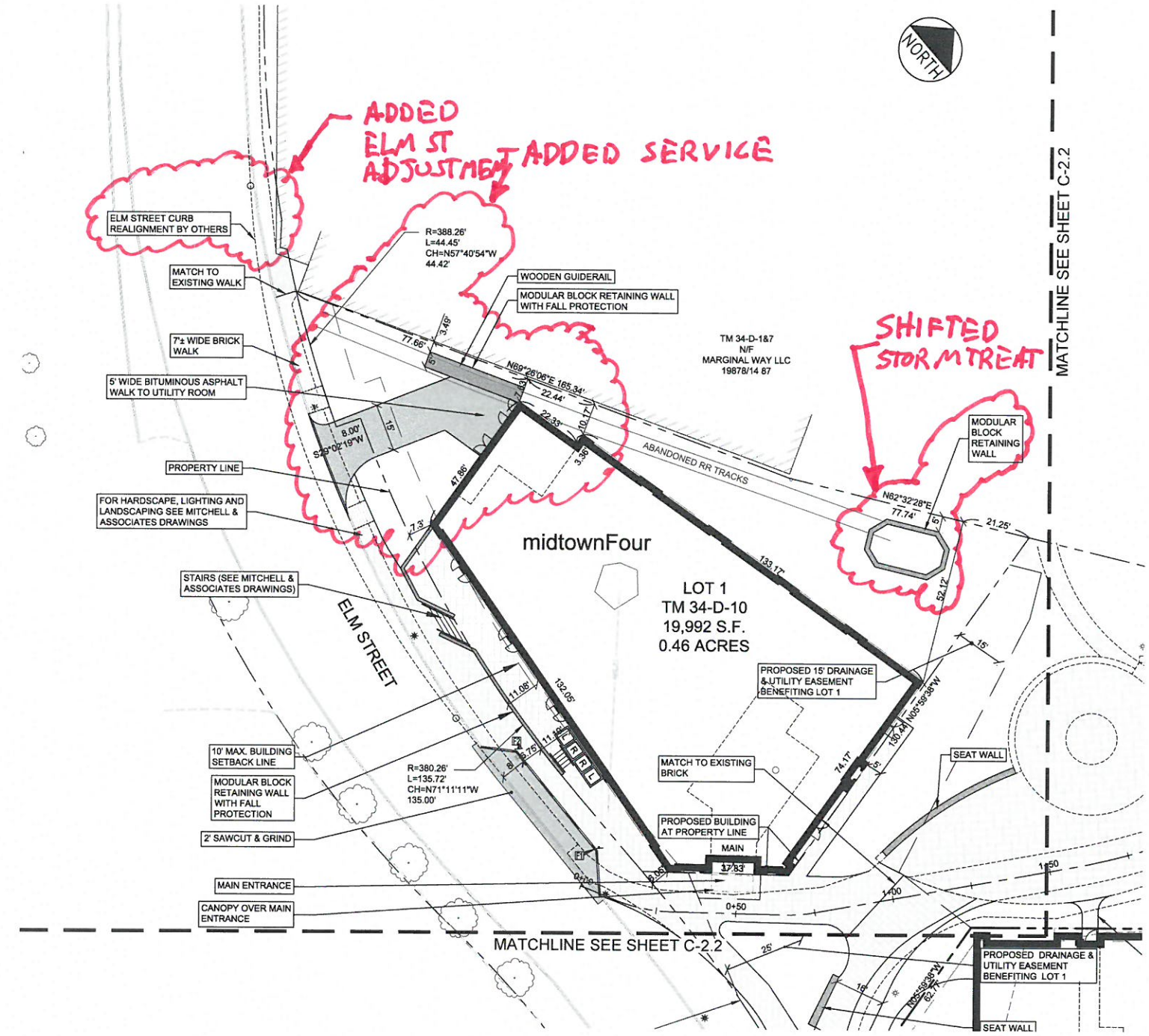
* SIGN TO BE PROVIDED BY METRO AFTER POST PROVIDED BY CONTRACTOR



PRELIMINARY - NOT FOR CONSTRUCTION

		<p>PROJECT</p> <p>midtown PORTLAND, MAINE</p>	<p>FST FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 776 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES</p>
<p>SHEET TITLE</p> <p>SITE LAYOUT PLAN - midtownThree</p>		<p>DRAWN: KEWLA DATE: OCTOBER 2014</p> <p>DESIGNED: WGH/BEK SCALE: 1" = 20'</p> <p>CHECKED: WGH/SRB JOB NO. SP-M037B</p> <p>FILE NAME: 3062-SITE</p> <p>SHEET C-2.2</p>	<p>CLIENT</p> <p>FEDQ DV001, LLC</p>
<p>2 01.21.15 REVISED PER PWD/CMP COMMENTS, SUBMITTED TO CITY</p> <p>1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND</p>	<p>REV DATE DESCRIPTION REVISIONS</p>		

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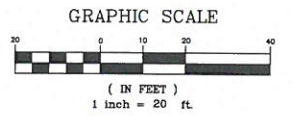
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SIGN LEGEND

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

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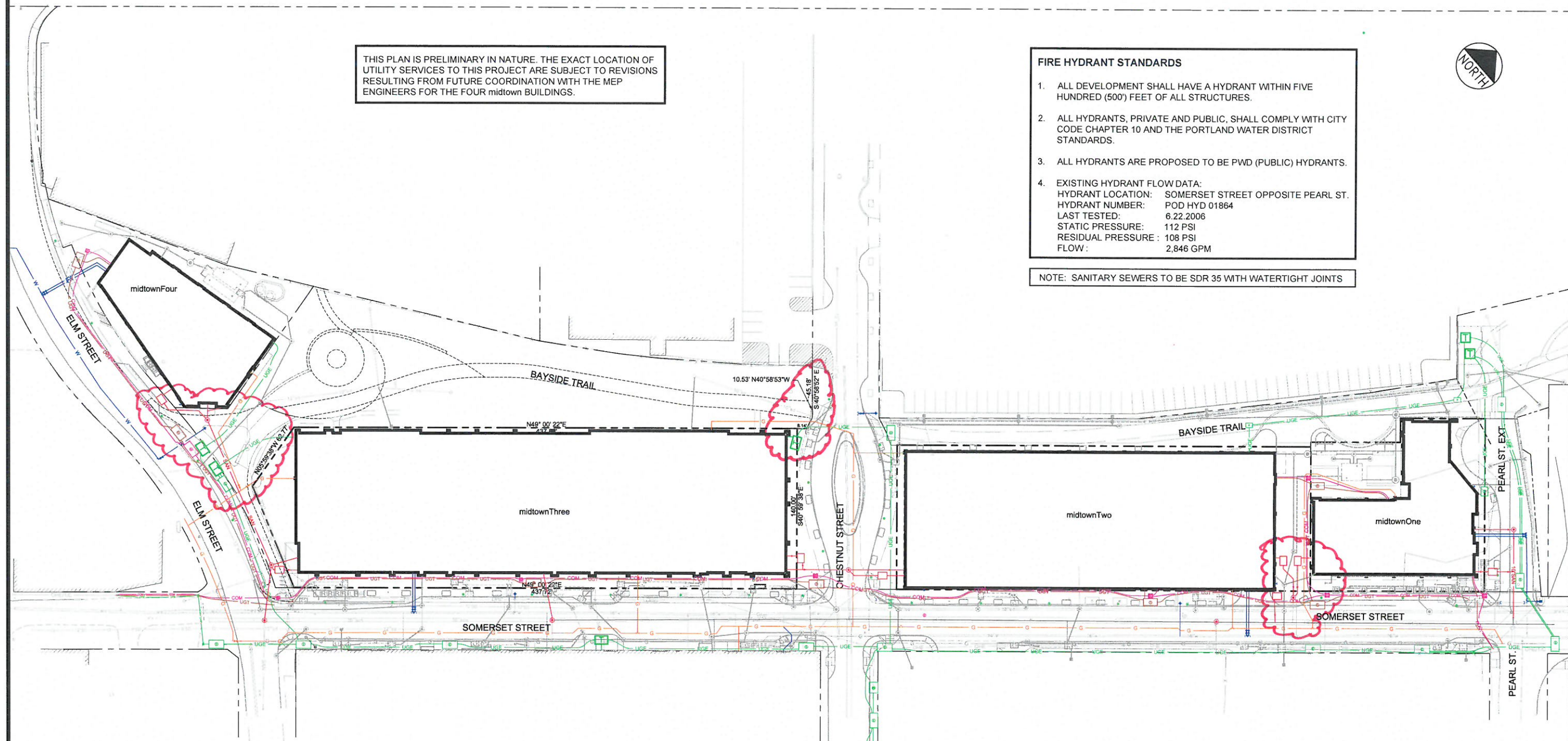
		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
SHEET TITLE SITE LAYOUT PLAN - midtownFour		DRAWN: KEWLA DESIGNED: WGH/BEK CHECKED: WGH/SRB FILE NAME: 3062-SITE	DATE: OCTOBER 2014 SCALE: 1" = 20' JOB NO. SP-M037B
CLIENT FEDQ DV001, LLC		SHEET C-2.3	

THIS PLAN IS PRELIMINARY IN NATURE. THE EXACT LOCATION OF UTILITY SERVICES TO THIS PROJECT ARE SUBJECT TO REVISIONS RESULTING FROM FUTURE COORDINATION WITH THE MEP ENGINEERS FOR THE FOUR MIDTOWN BUILDINGS.











FIRE HYDRANT STANDARDS

1. ALL DEVELOPMENT SHALL HAVE A HYDRANT WITHIN FIVE HUNDRED (500') FEET OF ALL STRUCTURES.
2. ALL HYDRANTS, PRIVATE AND PUBLIC, SHALL COMPLY WITH CITY CODE CHAPTER 10 AND THE PORTLAND WATER DISTRICT STANDARDS.
3. ALL HYDRANTS ARE PROPOSED TO BE PWD (PUBLIC) HYDRANTS.
4. EXISTING HYDRANT FLOW DATA:
 HYDRANT LOCATION: SOMERSET STREET OPPOSITE PEARL ST.
 HYDRANT NUMBER: POD HYD 01864
 LAST TESTED: 6.22.2006
 STATIC PRESSURE: 112 PSI
 RESIDUAL PRESSURE: 108 PSI
 FLOW: 2,846 GPM

NOTE: SANITARY SEWERS TO BE SDR 35 WITH WATERTIGHT JOINTS

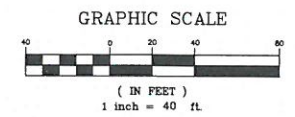


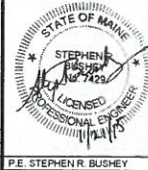

LEGEND

	W	PROPOSED WATER LINE
	SAN	PROPOSED SANITARY SEWER LINE
	G	PROPOSED NATURAL GAS LINE
	UGE	PROPOSED UNDERGROUND ELECTRIC LINE
	UGT	PROPOSED UNDERGROUND TELEPHONE LINE
	COM	PROPOSED UNDERGROUND COMMUNICATION LINE
	OHE	PROPOSED OVERHEAD ELECTRIC LINE
	T	PROPOSED TRANSFORMER PAD
	T	PROPOSED UNDERGROUND VAULT WITH SUBMERSIBLE TRANSFORMER
	O	PROPOSED UNDERGROUND ELECTRICAL MANHOLE

THIS DRAWING IS INTENDED TO BE PLOTTED AND VIEWED IN COLOR. BLACK AND WHITE PLAN NOT SUITABLE FOR REVIEW

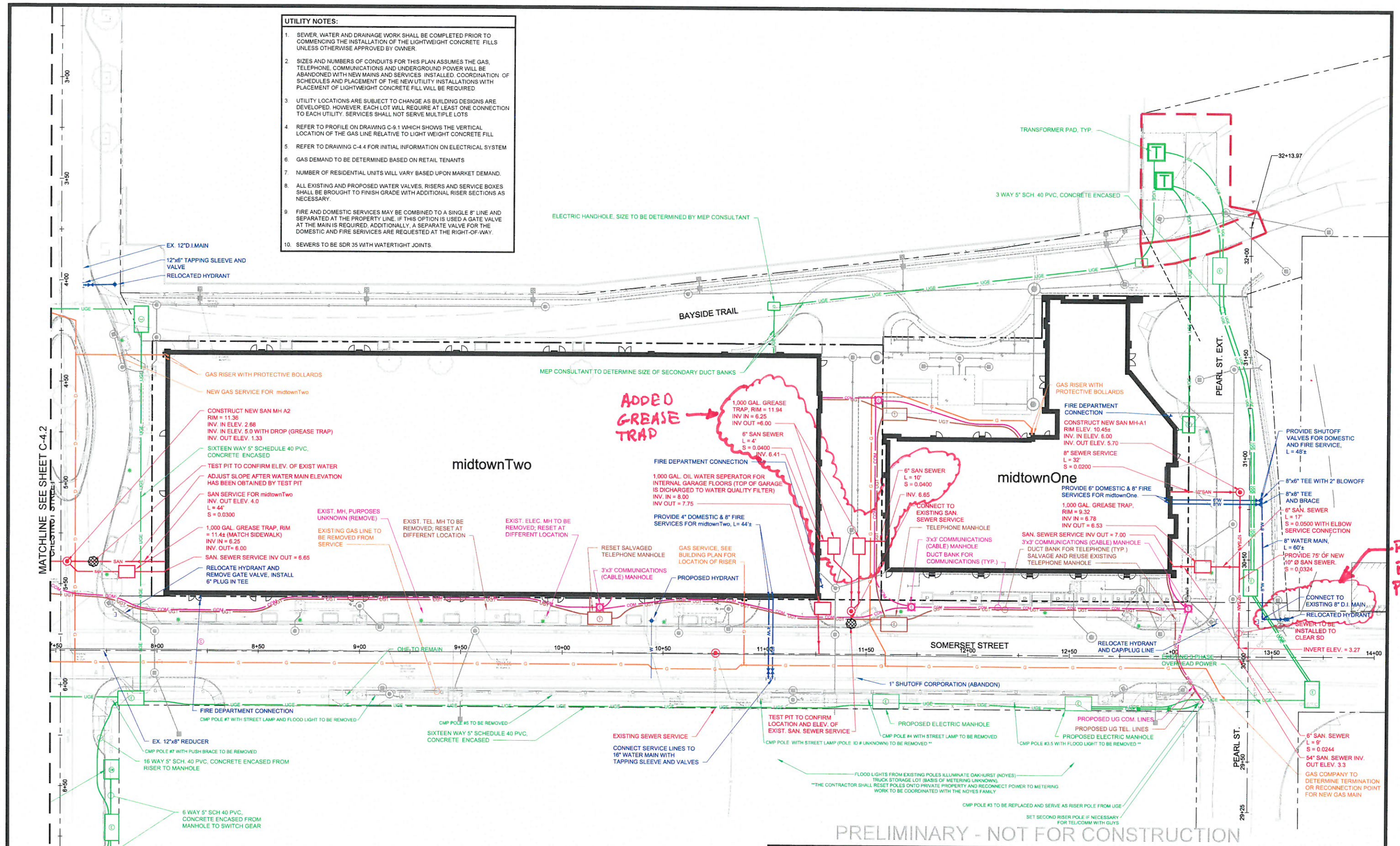
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		SHEET TITLE	OVERALL UTILITY PLAN				
CLIENT	FEDQ DV001, LLC	DRAWN:	KEWDED	DATE:	OCTOBER 2014		
REV	DATE	DESCRIPTION	REVISIONS	DESIGNED:	WGH/BEK	SCALE:	1" = 40'
2	01.21.15	REVISED PER PWD/CMP COMMENTS. SUBMITTED TO CITY		CHECKED:	WGH/SRB	JOB NO.	SP-M037B
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND		FILE NAME:	3062-UTIL	SHEET	C-4.0
				P.E. STEPHEN R. BUSHEY LIC. # 7429			

- UTILITY NOTES:**
- SEWER, WATER AND DRAINAGE WORK SHALL BE COMPLETED PRIOR TO COMMENCING THE INSTALLATION OF THE LIGHTWEIGHT CONCRETE FILLS UNLESS OTHERWISE APPROVED BY OWNER.
 - SIZES AND NUMBERS OF CONDUITS FOR THIS PLAN ASSUMES THE GAS, TELEPHONE, COMMUNICATIONS AND UNDERGROUND POWER WILL BE ABANDONED WITH NEW MAINS AND SERVICES INSTALLED. COORDINATION OF SCHEDULES AND PLACEMENT OF THE NEW UTILITY INSTALLATIONS WITH PLACEMENT OF LIGHTWEIGHT CONCRETE FILL WILL BE REQUIRED.
 - UTILITY LOCATIONS ARE SUBJECT TO CHANGE AS BUILDING DESIGNS ARE DEVELOPED. HOWEVER, EACH LOT WILL REQUIRE AT LEAST ONE CONNECTION TO EACH UTILITY. SERVICES SHALL NOT SERVE MULTIPLE LOTS.
 - REFER TO PROFILE ON DRAWING C-9.1 WHICH SHOWS THE VERTICAL LOCATION OF THE GAS LINE RELATIVE TO LIGHT WEIGHT CONCRETE FILL.
 - REFER TO DRAWING C-4.4 FOR INITIAL INFORMATION ON ELECTRICAL SYSTEM.
 - GAS DEMAND TO BE DETERMINED BASED ON RETAIL TENANTS.
 - NUMBER OF RESIDENTIAL UNITS WILL VARY BASED UPON MARKET DEMAND.
 - ALL EXISTING AND PROPOSED WATER VALVES, RISERS AND SERVICE BOXES SHALL BE BROUGHT TO FINISH GRADE WITH ADDITIONAL RISER SECTIONS AS NECESSARY.
 - FIRE AND DOMESTIC SERVICES MAY BE COMBINED TO A SINGLE 8" LINE AND SEPARATED AT THE PROPERTY LINE. IF THIS OPTION IS USED A GATE VALVE AT THE MAIN IS REQUIRED. ADDITIONALLY, A SEPARATE VALVE FOR THE DOMESTIC AND FIRE SERVICES ARE REQUESTED AT THE RIGHT-OF-WAY.
 - SEWERS TO BE SDR 35 WITH WATERTIGHT JOINTS.

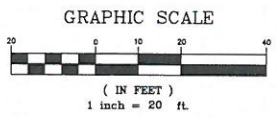
MATCHLINE SEE SHEET C-4.2



ADDED GREASE TRAP

REVISED PER PWD

THIS DRAWING IS INTENDED TO BE PLOTTED AND VIEWED IN COLOR. BLACK AND WHITE PLAN NOT SUITABLE FOR REVIEW

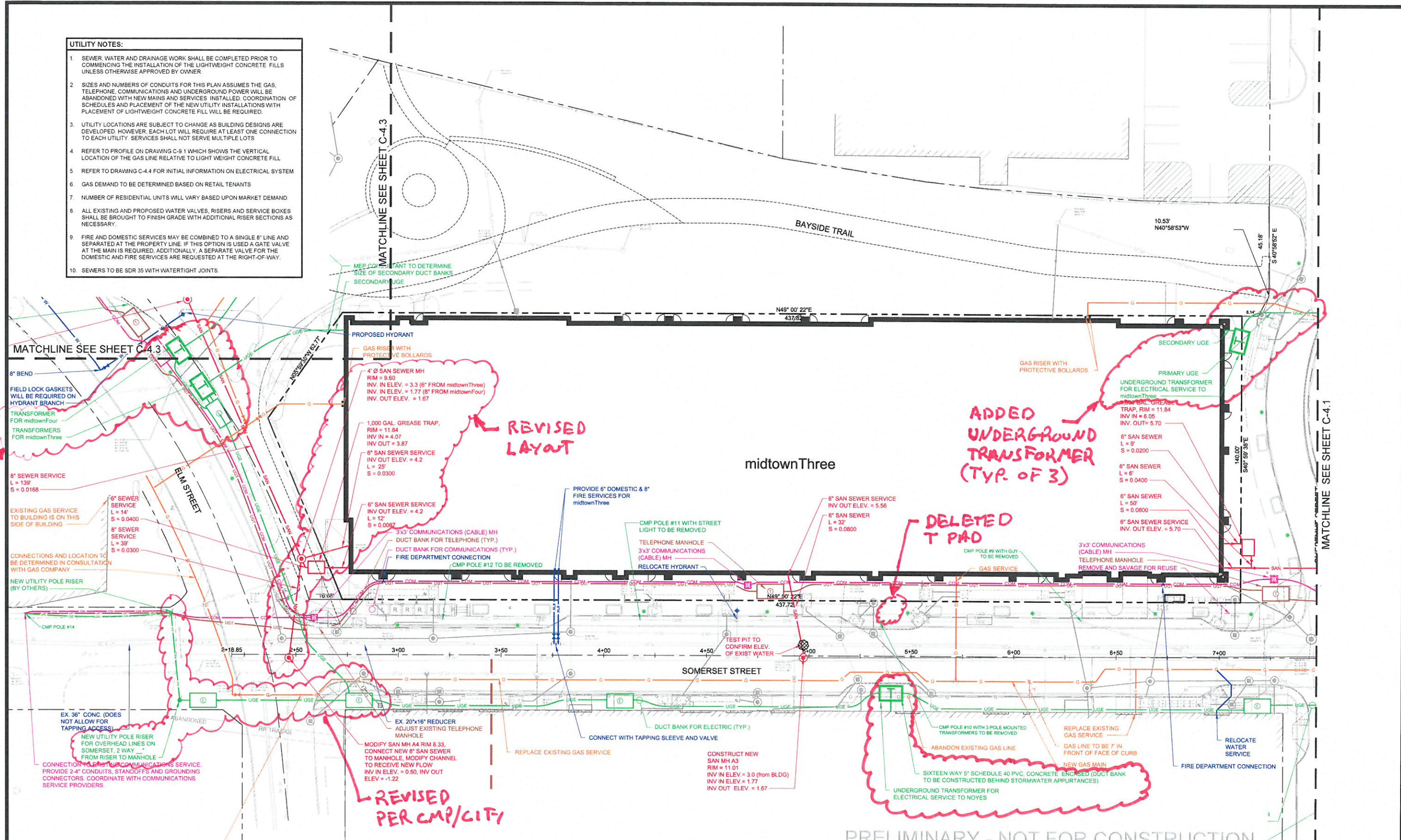


PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
SHEET TITLE UTILITY PLAN - midtownOne and midtownTwo		DRAWN: KEW/D DESIGNED: WGH/BK CHECKED: WGH/SRB FILE NAME: 3062-UTIL	
CLIENT FEDQ DV001, LLC		DATE: OCTOBER 2014 SCALE: 1" = 20' JOB NO. SP-M037B	SHEET C-4.1

R:\3062 - Midtown Amend - Portland, ME\Cadd\Permit Set\dwg\3062-UTIL.dwg (author: J 12/10/15 3:09 PM)

- UTILITY NOTES:**
- SEWER, WATER AND DRAINAGE WORK SHALL BE COMPLETED PRIOR TO COMMENCING THE INSTALLATION OF THE LIGHTWEIGHT CONCRETE FILLS UNLESS OTHERWISE APPROVED BY OWNER
 - SIZES AND NUMBERS OF CONDUITS FOR THIS PLAN ASSUMES THE GAS, TELEPHONE, COMMUNICATIONS AND UNDERGROUND POWER WILL BE ABANDONED WITH NEW MAINS AND SERVICES INSTALLED. COORDINATION OF SCHEDULES AND PLACEMENT OF THE NEW UTILITY INSTALLATIONS WITH PLACEMENT OF LIGHTWEIGHT CONCRETE FILL WILL BE REQUIRED.
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 - REFER TO DRAWING C-4.4 FOR INITIAL INFORMATION ON ELECTRICAL SYSTEM
 - GAS DEMAND TO BE DETERMINED BASED ON RETAIL TENANTS
 - NUMBER OF RESIDENTIAL UNITS WILL VARY BASED UPON MARKET DEMAND
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 - SEWERS TO BE SDR 35 WITH WATERTIGHT JOINTS



NEW

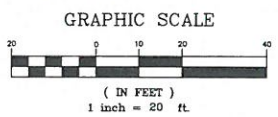
REVISED LAYOUT

ADDED UNDERGROUND TRANSFORMER (TYP. OF 3)

DELETED T PAD

REVISED PER CMP/CITY

THIS DRAWING IS INTENDED TO BE PLOTTED AND VIEWED IN COLOR. BLACK AND WHITE PLAN NOT SUITABLE FOR REVIEW



PRELIMINARY - NOT FOR CONSTRUCTION

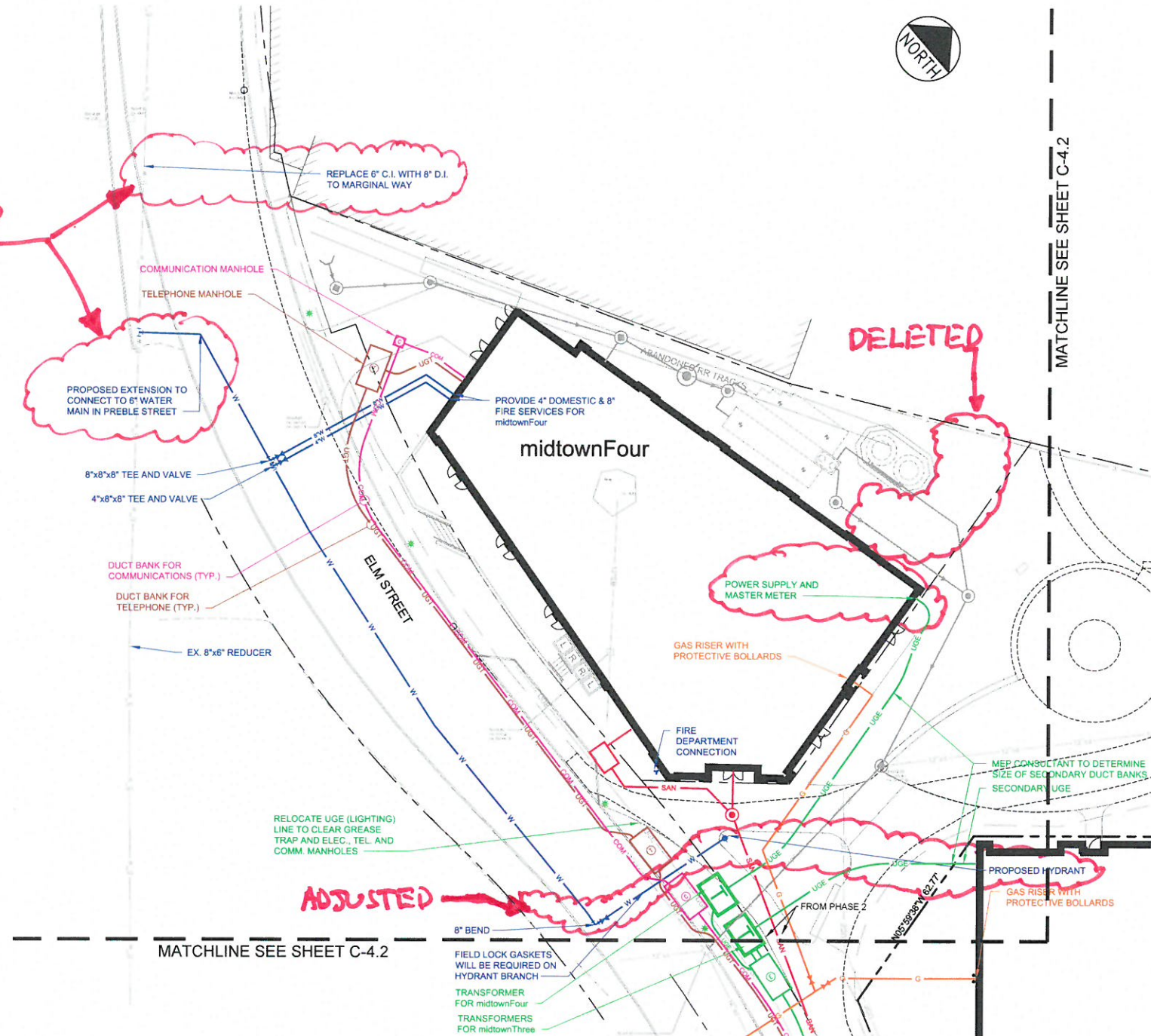
		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
SHEET TITLE UTILITY PLAN - midtownThree		DRAWN: KEWIDED DESIGNED: WGH/BEK CHECKED: WGH/SRB FILE NAME: 3062-UTIL	
CLIENT FEDQ DV001, LLC		DATE: OCTOBER 2014 SCALE: 1" = 20' JOB NO. SP-M037B	SHEET C-4.2
REV. DATE DESCRIPTION REVISIONS	2 01.21.15 REVISED PER PWD/CMP COMMENTS. SUBMITTED TO CITY 1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND		

REVISED
PER
PWD

DELETED

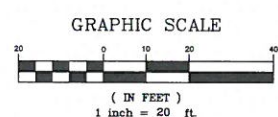
ADJUSTED

NOTE: SEWERS TO BE SDR 35 WITH WATERTIGHT JOINTS

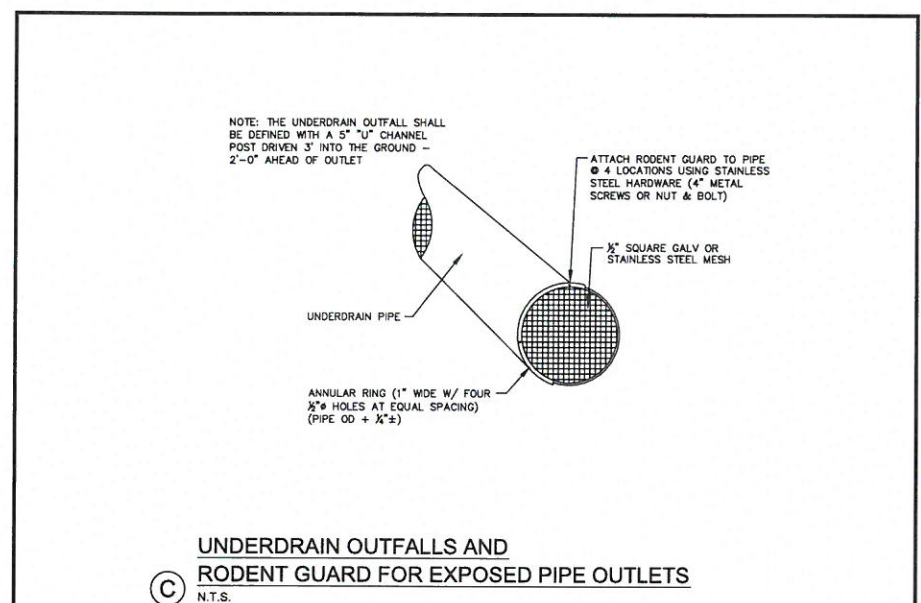
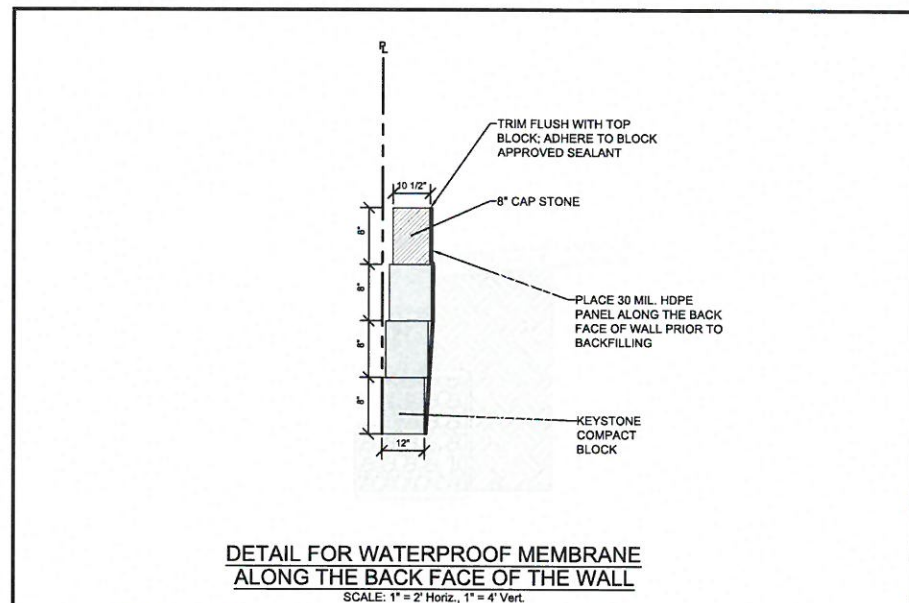
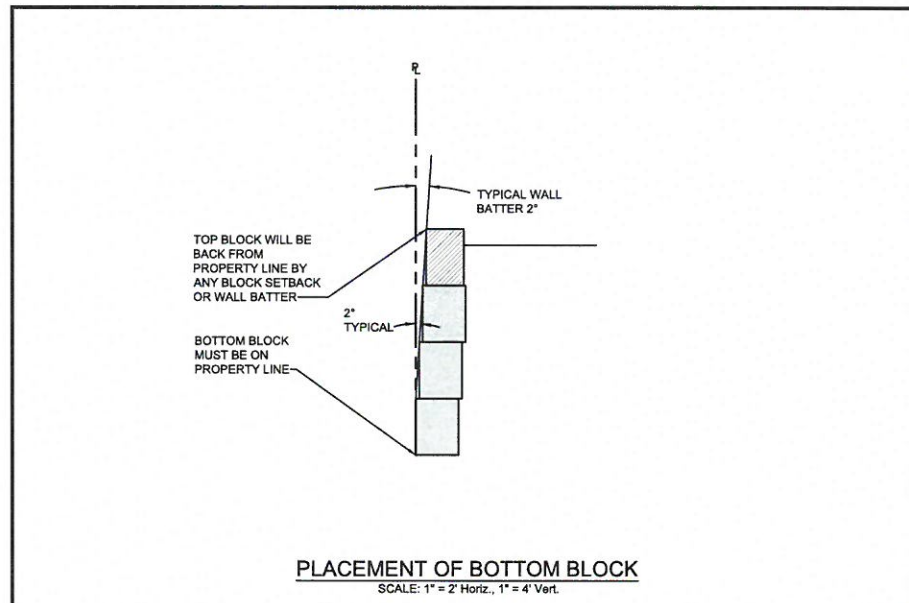
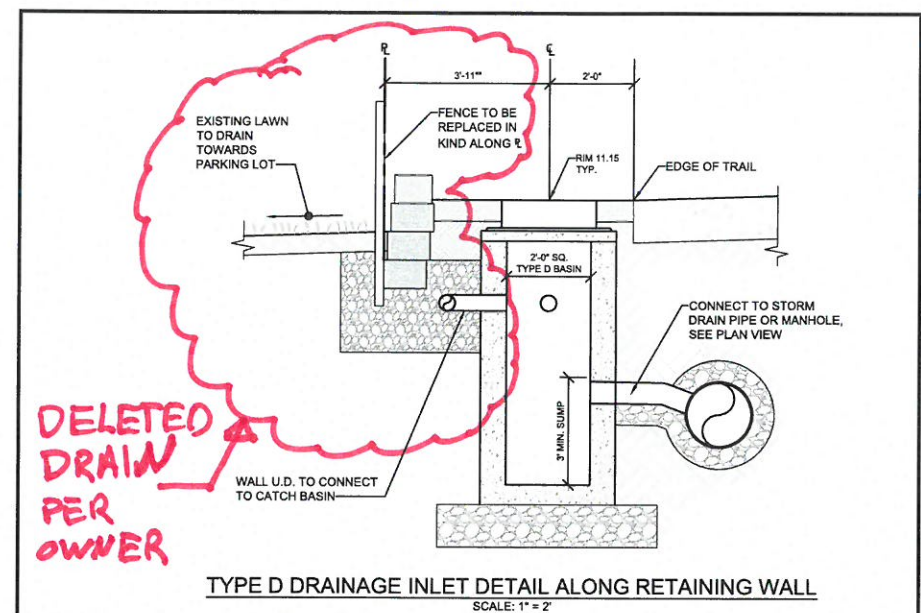
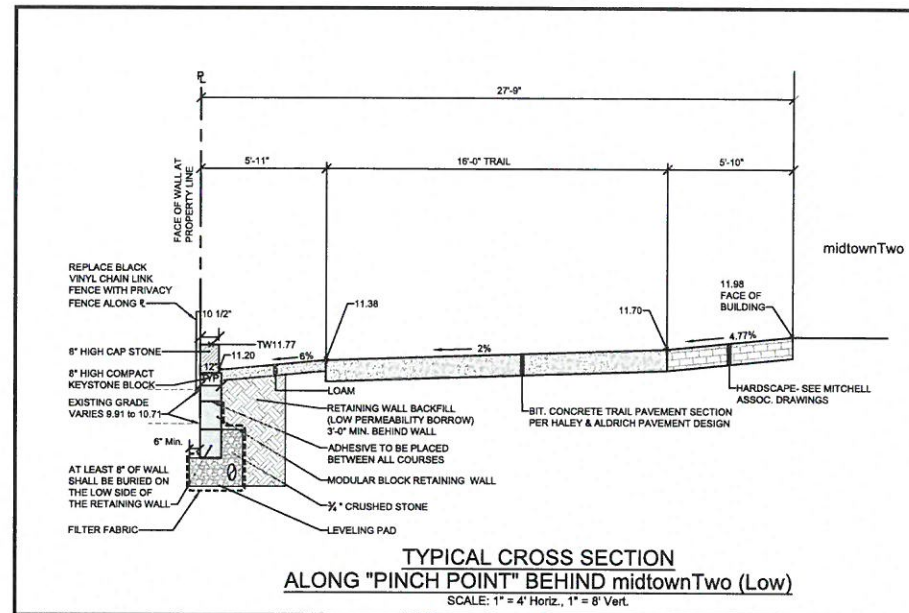
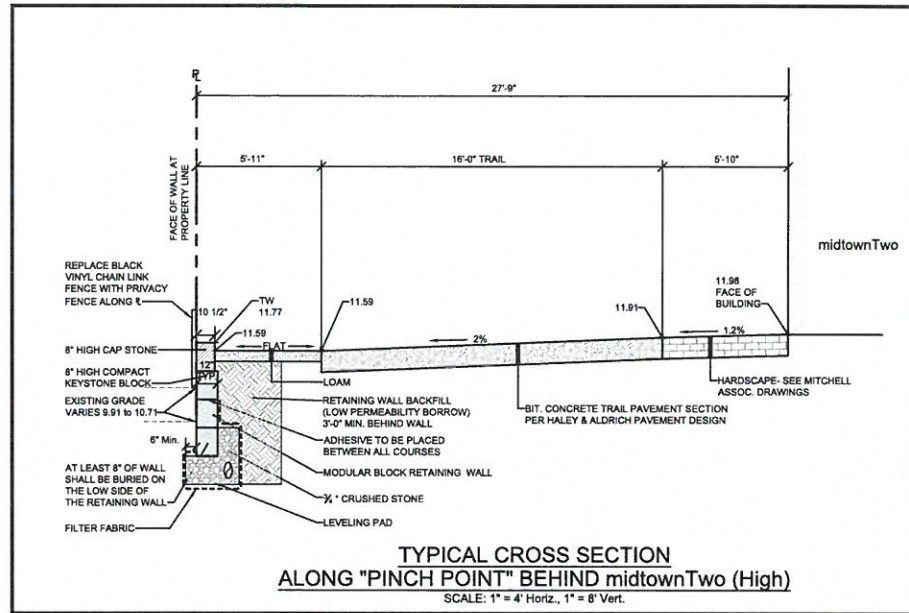


THIS DRAWING IS INTENDED TO BE PLOTTED AND VIEWED IN COLOR.
BLACK AND WHITE PLAN NOT SUITABLE FOR REVIEW

PRELIMINARY - NOT FOR CONSTRUCTION



		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 776 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
SHEET TITLE UTILITY PLAN - midtownFour		DRAWN: KEWIDED DESIGNED: WGH/BEK CHECKED: WGH/SRB FILE NAME: 3062-UTIL	DATE: OCTOBER 2014 SCALE: 1" = 20' JOB NO.: SP-M037B
CLIENT FEDQ DV001, LLC		SHEET C-4.3	
2 01.21.15 REVISED PER PWD/CMP COMMENTS; SUBMITTED TO CITY 1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	REVISIONS	P.E. WILLIAM R. MOORE LIC # 13547	



BASIS OF DESIGN FOR THE BAYSIDE TRAIL RECONSTRUCTION BEHIND midtownTwo

AASHTO Standards Which Must Be Met:

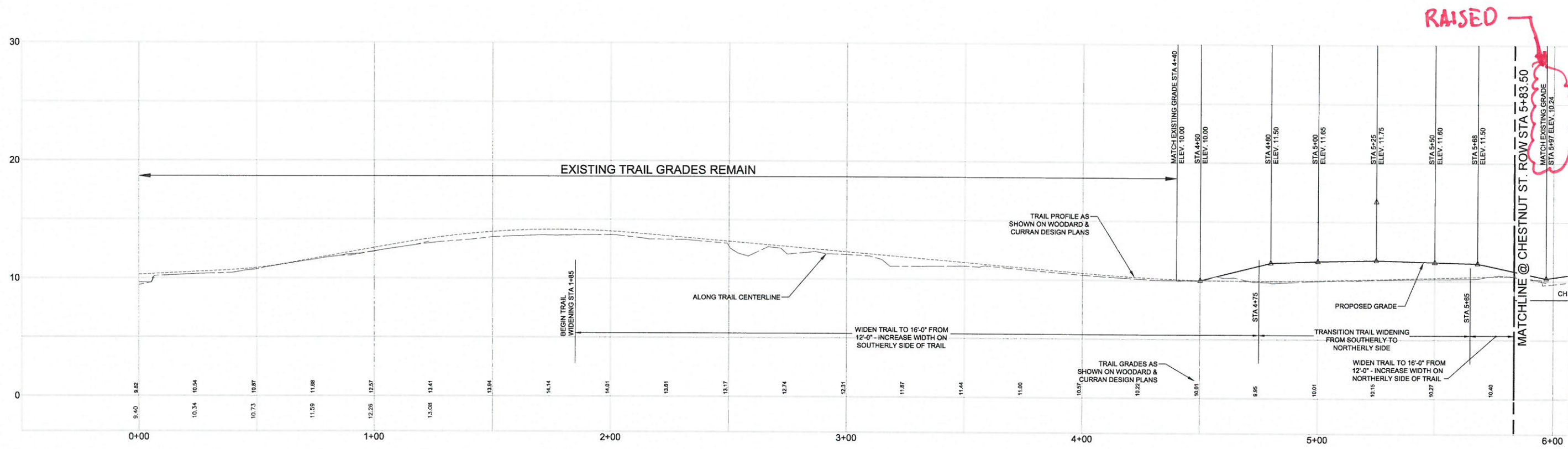
- The minimum width of the shoulder adjacent to a multiuse path must be 5 feet before a vertical drop or rise is permitted (5'-1/2" provided).
- Railings and other obstructions need to have a 2 foot setback from the edge of the trail (no obstructions).
- The trail cross slope is 2% (see detail sections).
- The grade from the edge of the trail should not exceed 6% for a distance of 5'-0" (slope varies from 0% to 6%).

New Cross Sections:

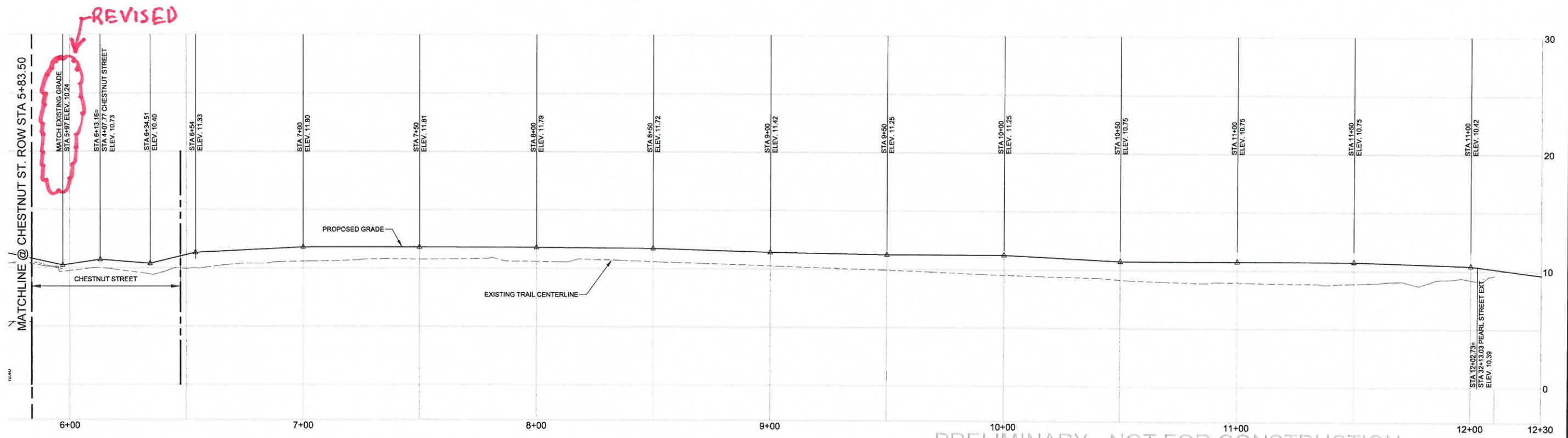
- Two cross sections are shown. One is at the sags along the trail; the other is at the crests (i.e. 41 feet apart).
- Inlets are required along the top of the wall to intercept drainage.
- Temporary Construction Easement to be granted by Abutter.
- Option 1 or 2 shall be selected by abutting property owner.

PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106
SHEET TITLE BAYSIDE TRAIL RETAINING WALL DETAILS AND ABUTTER OPTIONS		DRAWN: KEW DESIGNED: WGH/BEK CHECKED: WGH/SRB FILE NAME: 3062-RET WALL OPTIONS SHEET: C-7.12	DATE: OCTOBER 2014 SCALE: AS NOTED JOB NO. SP-M037B
CLIENT FEDQ DV001, LLC		P.E. STEPHEN R. BUSHEY LIC. # 7429	
2 01.21.15 REVISED PER PWD/CMP COMMENTS; SUBMITTED TO CITY 1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	REVISIONS		



BAYSIDE TRAIL PROFILE
SCALE: 1"=4' VERT.; 1"=20' HORIZ.



BAYSIDE TRAIL PROFILE
SCALE: 1"=4' VERT.; 1"=20' HORIZ.

PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT midtown PORTLAND, MAINE	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST, SUITE B, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
SHEET TITLE BAYSIDE TRAIL PROFILE		DRAWN: KEW DESIGNED: WGH/BEK CHECKED: WGH/SRB FILE NAME: 3062-PROFILE_TRAIL	
CLIENT FEDQ DV001, LLC		DATE: OCTOBER 2014 SCALE: AS NOTED JOB NO. SP-M037B	SHEET C-8.2
REVISIONS 2 01.21.2015 REVISED PROFILE ON CHESTNUT ST. & SUBMITTED TO CITY FOR REVIEW 1 11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND		P.E. STEPHEN R. BUSHEY LIC. # 7429	