

MATCHLINE SEE SHEET C-2.2

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

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.
- 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

- 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")	B1 (18"x24")	B2 (18"x24")	B3 (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")					

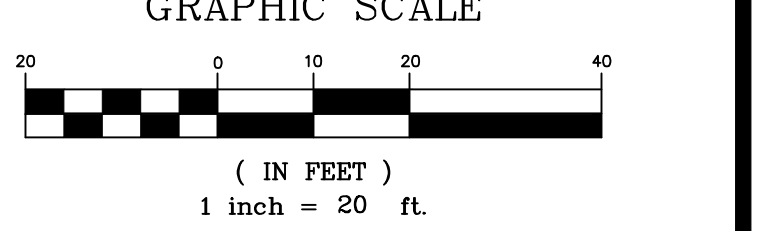
* SIGN TO BE PROVIDED BY METRO AFTER POST PROVIDED BY CONTRACTOR

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:

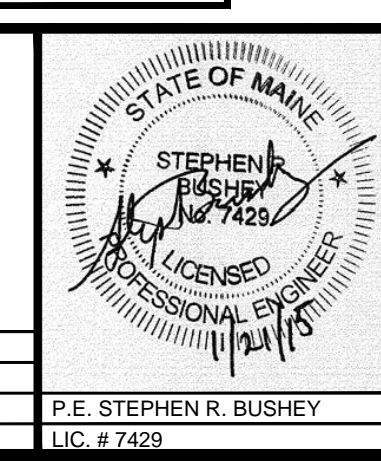
- EXISTING PROPERTY BOUNDARIES, EXISTING CONDITIONS, EXISTING EASEMENTS, AND ELM ST., CHESTNUT ST., SOMERSET ST. AND PEARL STREET BASE LINE DATA ARE BASED ON OWEN HASKELL BOUNDARY AND TOPOGRAPHIC SURVEY PLAN DATED NOVEMBER 2012.
- PROPOSED PROPERTY LINES BASED ON PROPOSED BUILDING DIMENSIONS AND SETBACK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

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
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	
		DESCRIPTION	



PROJECT
midtown
PORTLAND, MAINE

SHEET TITLE
midtownOne AND midtownTwo

CLIENT
FEDQ DV001, LLC

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

DRAWN: KEV/LA DATE: OCTOBER 2014
DESIGNED: WGH/BEK SCALE: 1" = 20'
CHECKED: WGH/SRB JOB NO. SP-M037B
FILE NAME: 3062-SITE
SHEET **C-2.1**