



**midtown**  
Portland, ME

Site perspective view

**A1** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown Two south elevation

**A10** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown Two north elevation

**A11** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown Two east elevation

**A12** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown Two west elevation

**A13**

16 October 2014 cbt



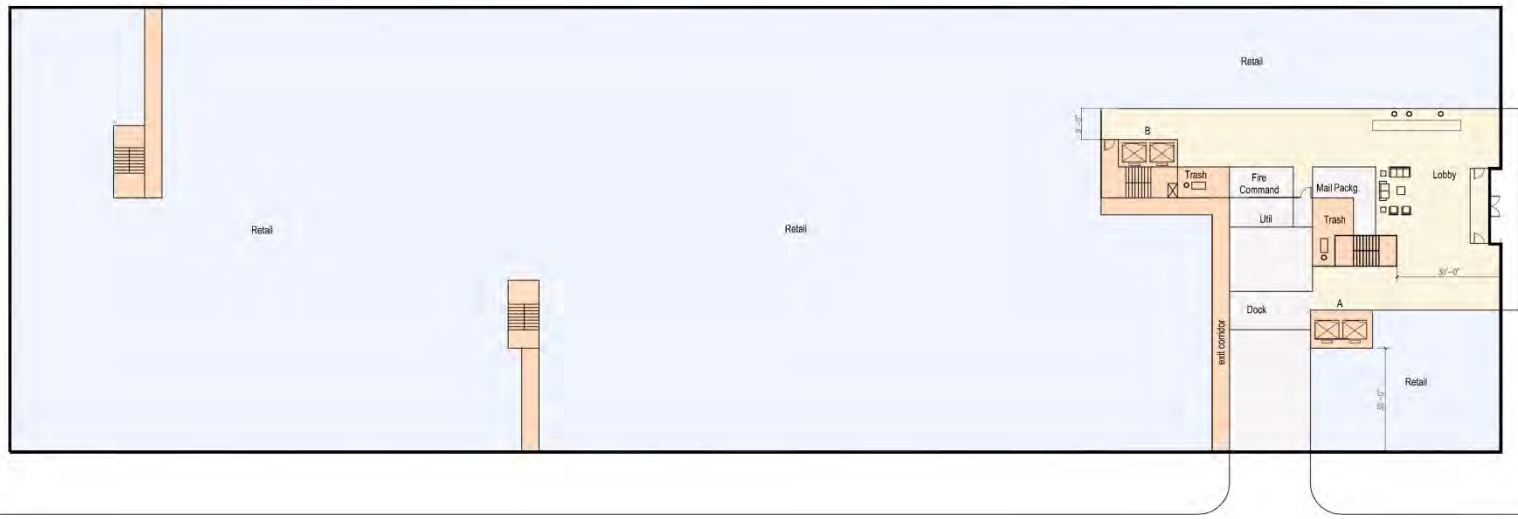


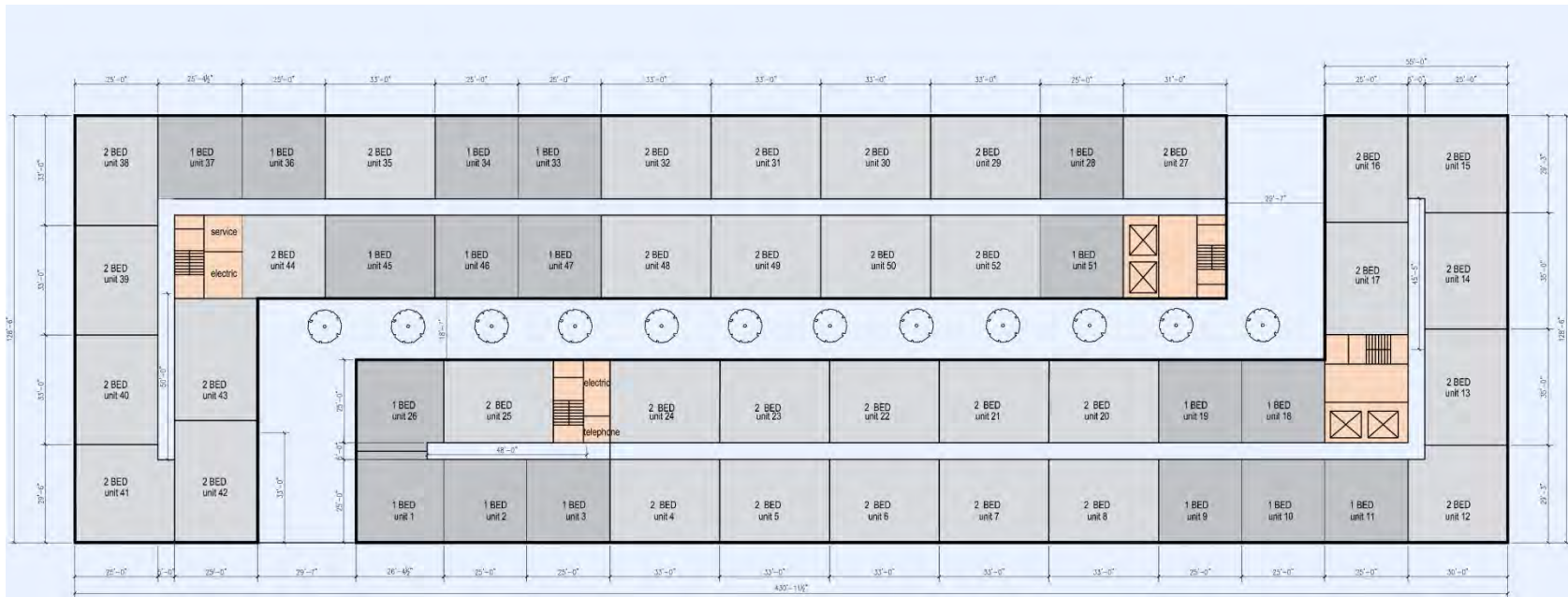
**midtown**  
Portland, ME

midtown Two perspective view

**A14** 16 October 2014 cbt











**midtown**  
Portland, ME

midtown Three south elevation

**A17**

16 October 2014 cbt





**midtown**  
Portland, ME

midtown Three north elevation

**A18** 16 October 2014 cbt





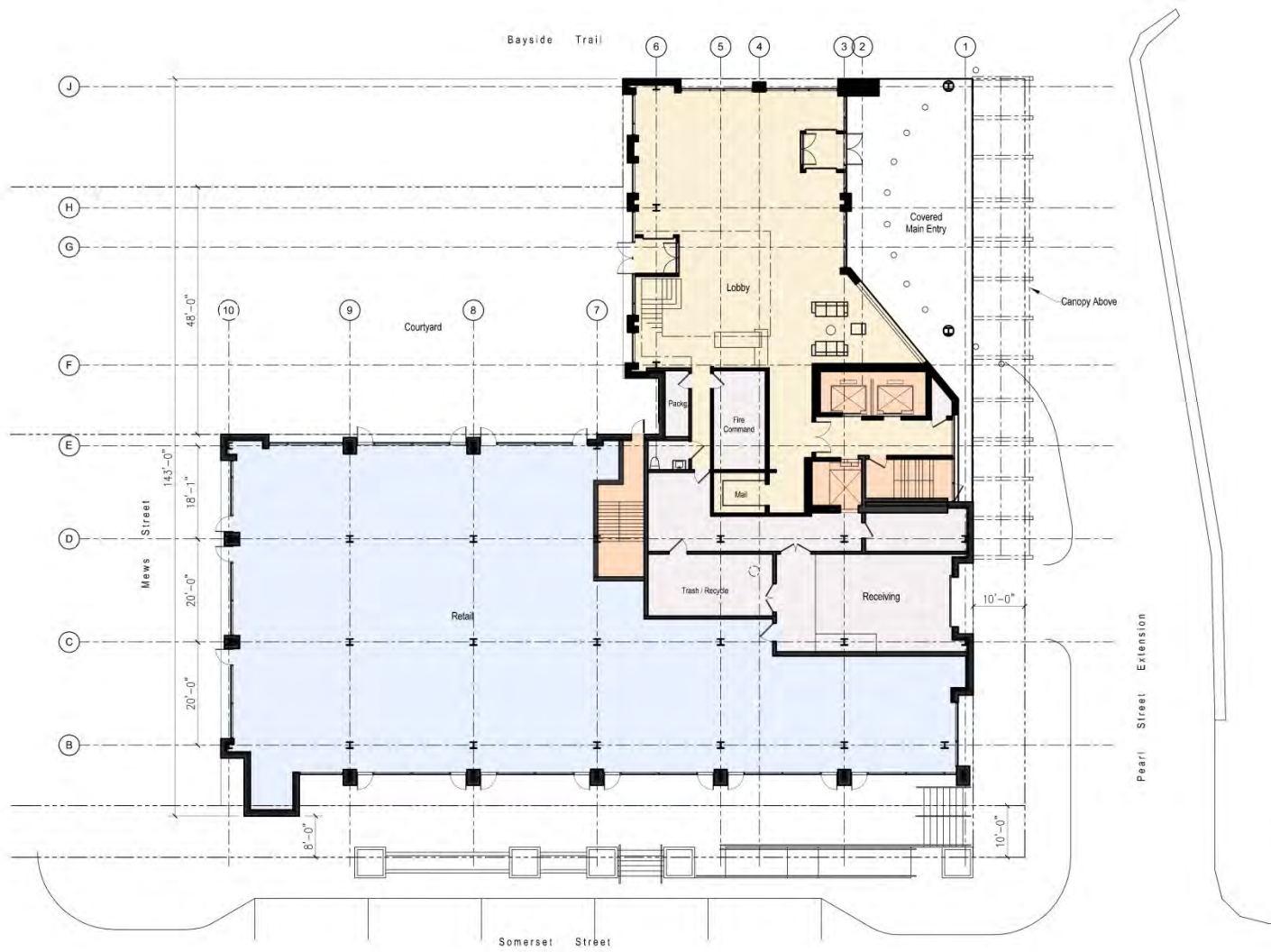
**midtown**  
Portland, ME

midtown Three east elevation

**A19**

16 October 2014 **cbt**







**midtown**  
Portland, ME

midtown Three west elevation

**A20**

16 October 2014 **cbt**





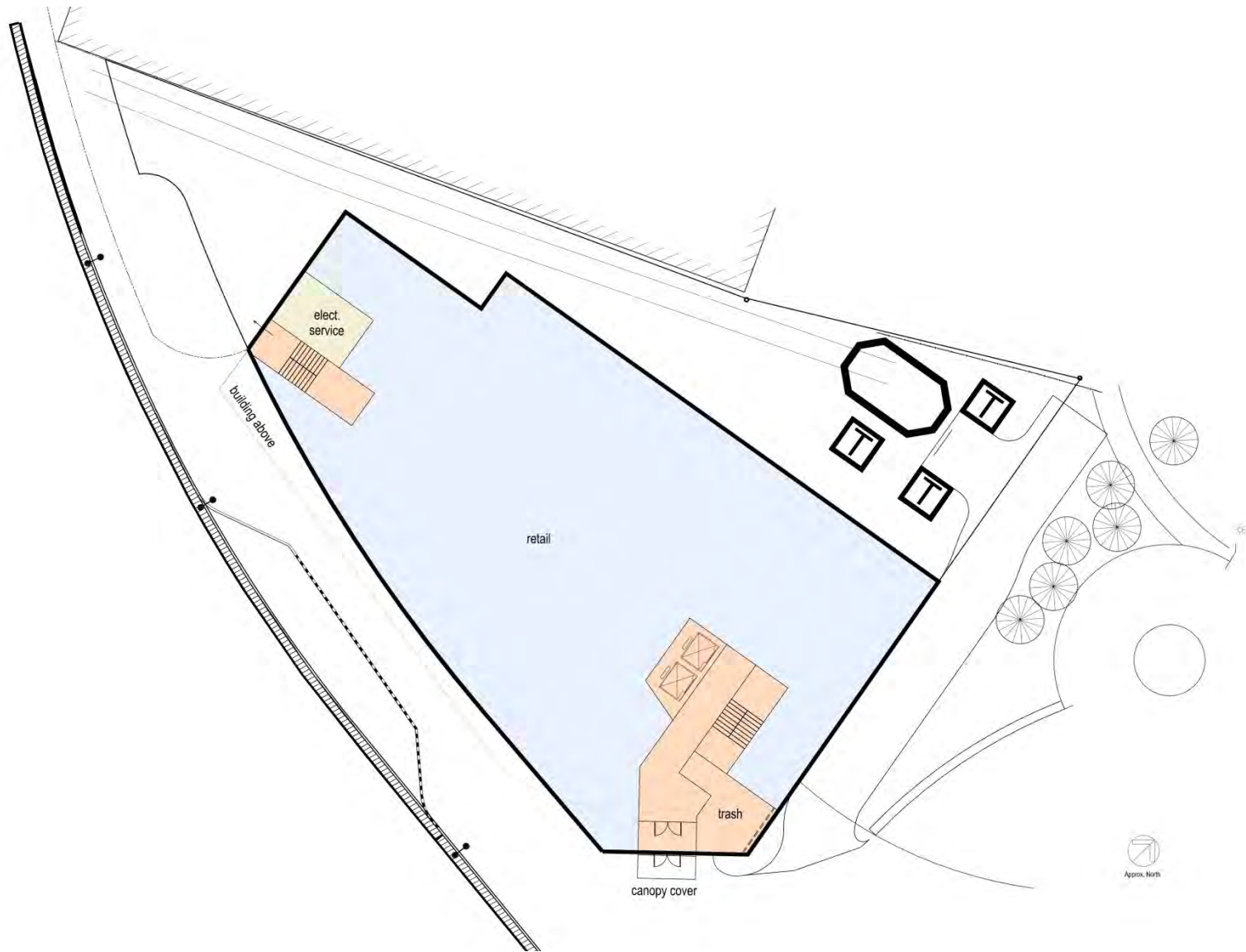
**midtown**  
Portland, ME

midtown Three perspective view

**A21**

16 October 2014 cbt











**midtown**  
Portland, ME

midtown Four south elevation

**A24**

16 October 2014 cbt





**midtown**  
Portland, ME

midtown Four north elevation

**A25**

16 October 2014 **cbt**





**midtown**  
Portland, ME

midtown Four east elevation

**A26** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown Four west elevation

**A27**

16 October 2014 cbt





**midtown**  
Portland, ME

midtown Four perspective view

**A28** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown One typical floor plan

**A3** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown One south elevation

**A4** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown One north elevation

**A5** 16 October 2014 cbt







**midtown**  
Portland, ME

midtown One east elevation

**A6** 16 October 2014 cbt





**midtown**  
Portland, ME

midtown One west elevation

**A7** 16 October 2014 **cbt**



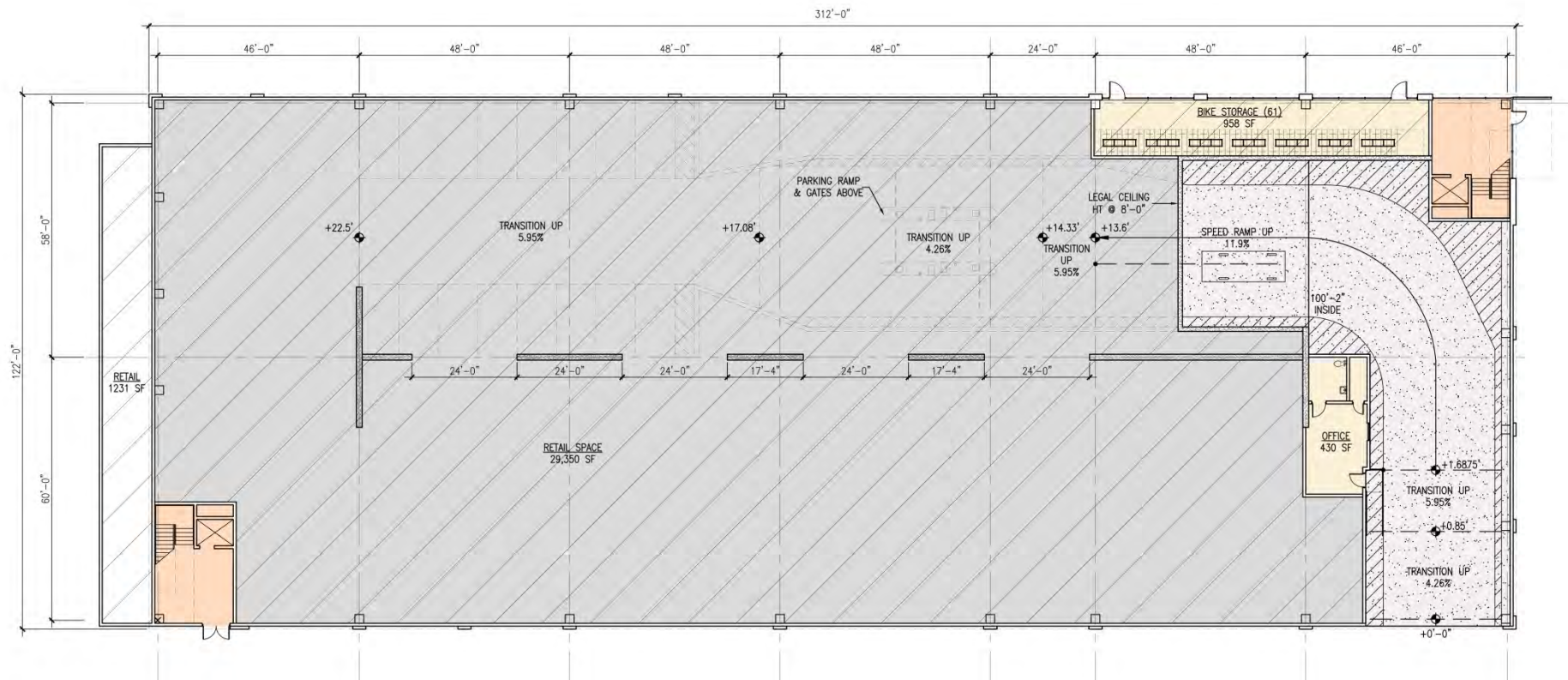


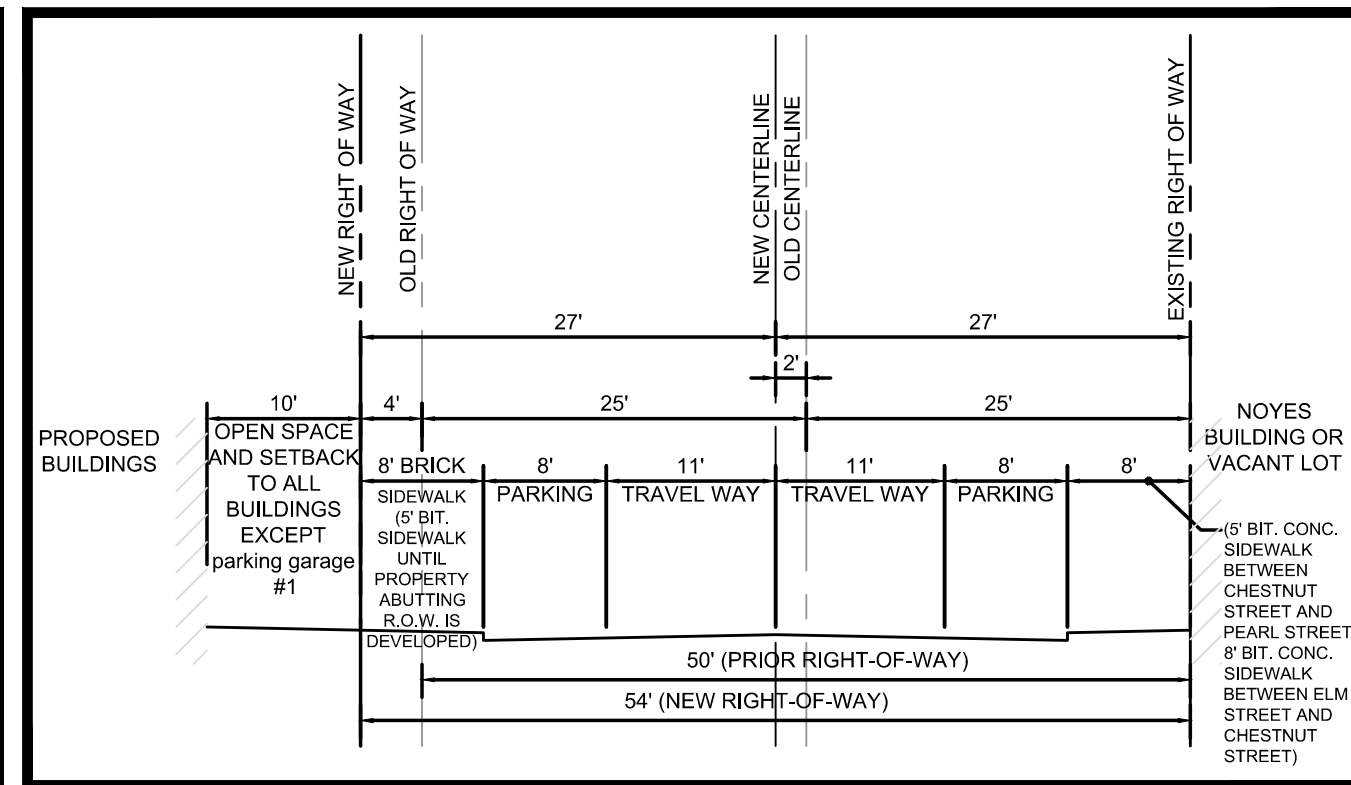
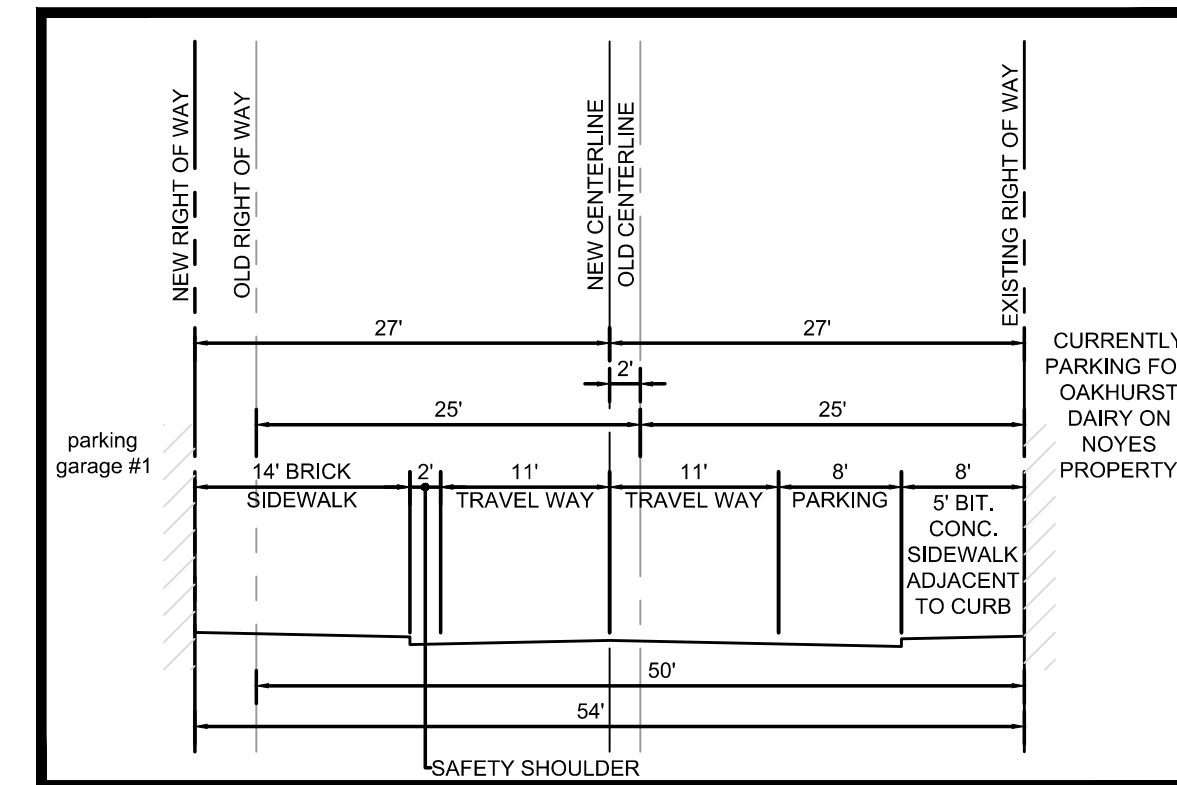
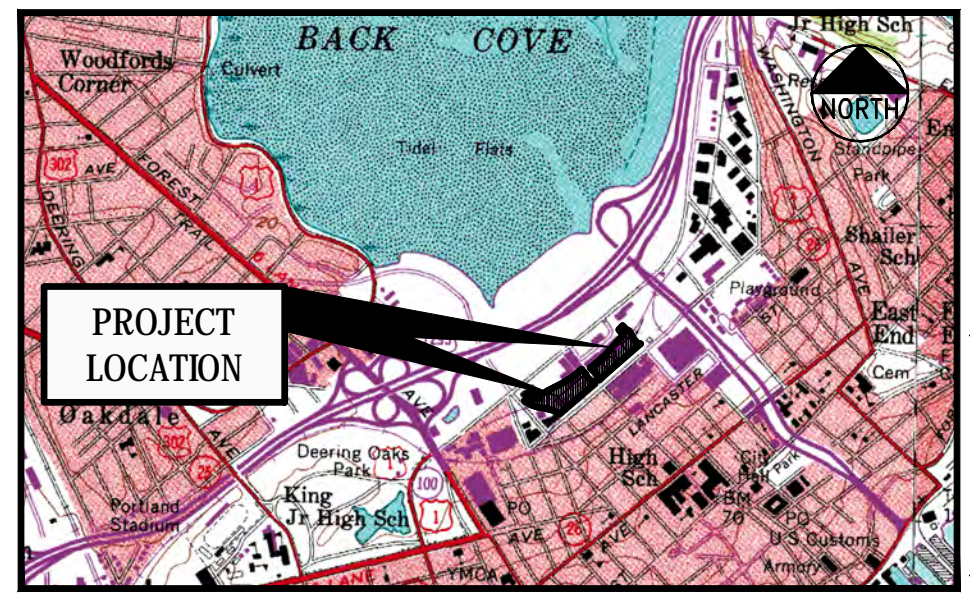
**midtown**  
Portland, ME

midtown One perspective view

**A8** 16 October 2014 cbt

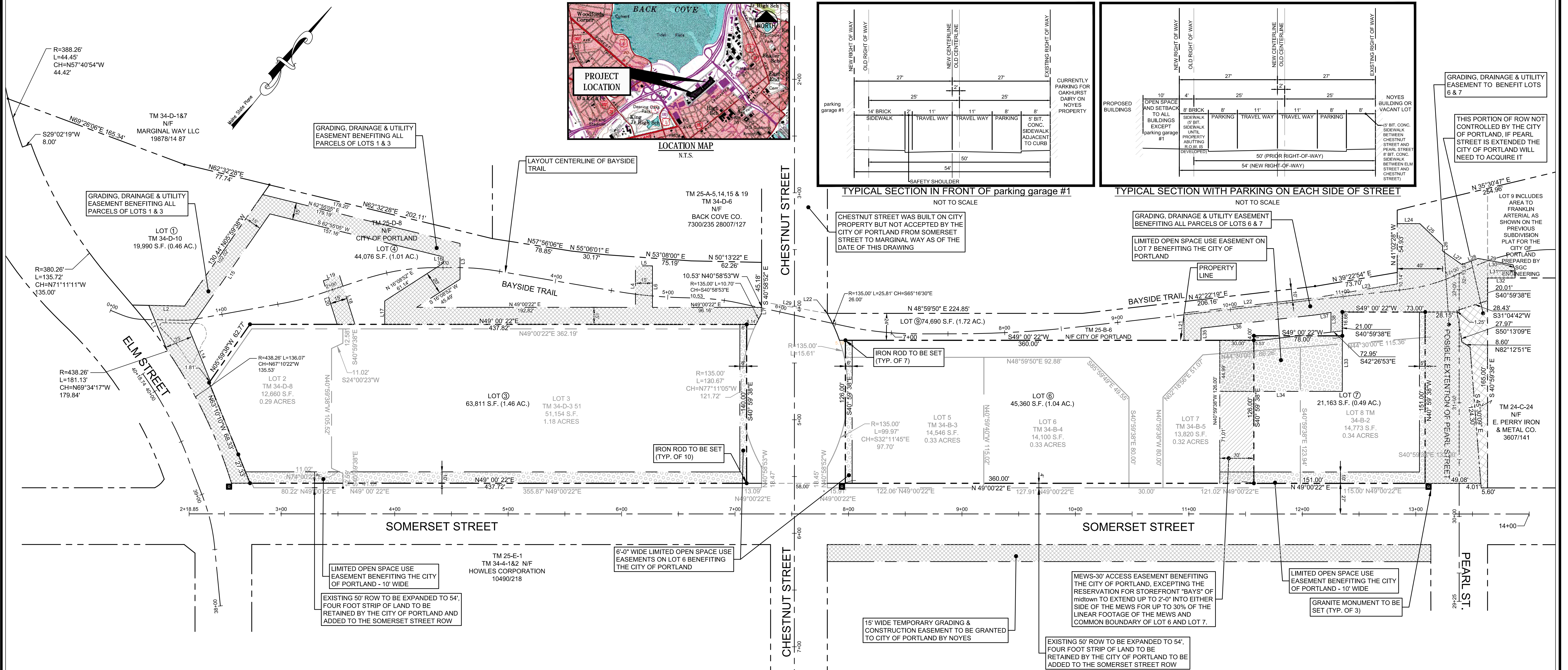






GRADING, DRAINAGE & UTILITY EASEMENT TO BENEFIT LOTS 6 & 7

THIS PORTION OF ROW NOT CONTROLLED BY THE CITY OF PORTLAND, IF PEARL STREET IS EXTENDED THE CITY OF PORTLAND WILL NEED TO ACQUIRE IT



**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, C2.2 AND C2.3 DATED OCTOBER 2014, LAST REVISED (PENDING).

2F. LICENSES FOR FEDERATED COMPANY, LLC ("FEDERATED") OR ITS DESIGNATED ASSIGNEES TO MAINTAIN STEPS, RAMPS AND THE 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 AMENDED SUBDIVISION PLAN.

**GENERAL NOTES**

1. THIS AMENDED SUBDIVISION PLAN AMENDS AND REPLACES THE SUBDIVISION RECORDING PLAT ENTITLED "SUBDIVISION RECORDING PLAT OF PROPERTY LOCATED ON BAYSIDE RAILYARD, PORTLAND, MAINE PREPARED FOR DOWNTOWN PORTLAND CORPORATION BY SGC ENGINEERING, LLC, DATED 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.

| LINE | BEARING     | DISTANCE (FEET) |
|------|-------------|-----------------|
| L1   | N63°10'10"W | 42.17'          |
| L2   | N50°11'34"E | 31.53'          |
| L3   | S40°59'38"E | 31.58'          |
| L4   | N40°59'38"W | 36.58'          |
| L5   | N49°00'22"E | 15.00'          |
| L6   | S40°59'38"E | 36.58'          |
| L7   | S40°59'38"E | 5.53'           |
| L14  | S63°10'10"E | 49.23'          |
| L15  | S05°59'38"E | 120.09'         |
| L16  | N40°59'38"W | 5.72'           |
| L17  | N40°59'24"W | 20.63'          |
| L18  | N58°28'02"W | 44.98'          |
| L19  | S31°32'00"W | 15.00'          |
| L20  | N41°00'32"E | 24.80'          |
| L21  | N42°22'19"E | 117.46'         |
| L22  | N39°22'54"E | 72.27'          |
| L23  | N40°59'38"W | 10.14'          |
| L24  | N49°00'22"E | 20.02'          |
| L25  | S87°16'35"E | 27.70'          |
| L26  | S40°59'38"E | 5.00'           |
| L27  | N84°05'19"E | 20.89'          |
| L28  | N28°31'08"E | 15.21'          |
| L29  | N59°22'54"E | 31.41'          |
| L30  | S61°28'51"E | 5.00'           |
| L31  | S40°59'38"E | 6.82'           |
| L32  | S49°00'22"W | 24.24'          |
| L33  | N40°59'38"W | 49.99'          |
| L34  | S49°00'22"W | 108.00'         |
| L35  | S41°00'32"E | 10.72'          |
| L36  | S42°22'19"W | 104.49'         |
| L37  | S39°22'54"W | 10.86'          |
| L38  | N40°59'38"W | 17.42'          |

SURVEYOR WILL STAMP DRAWING UPON APPROVAL OF THE CITY

**APPROVAL - CITY OF PORTLAND PLANNING BOARD**

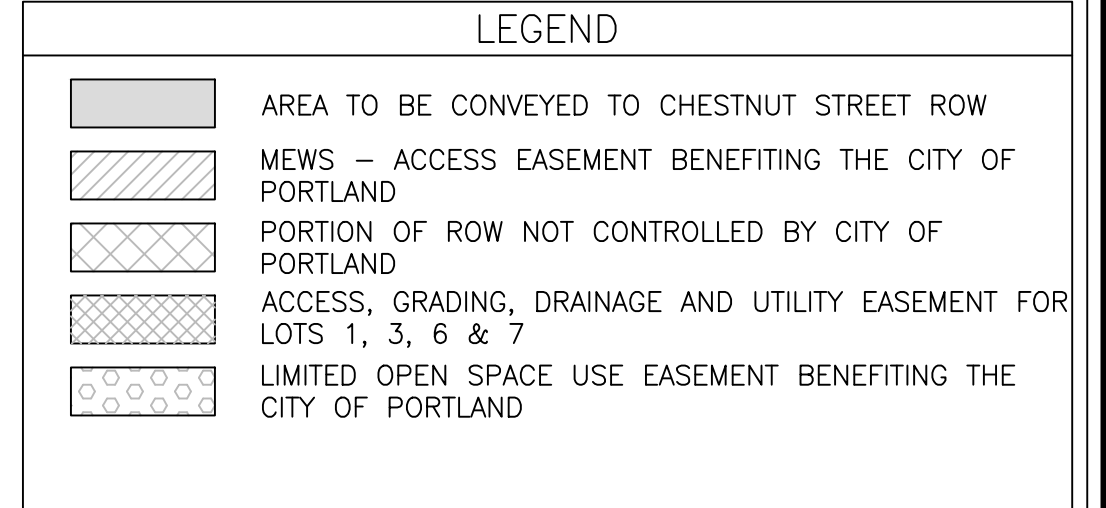
DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

**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

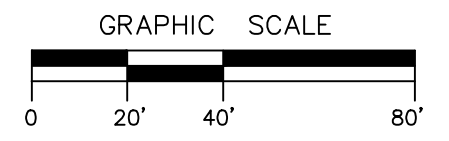


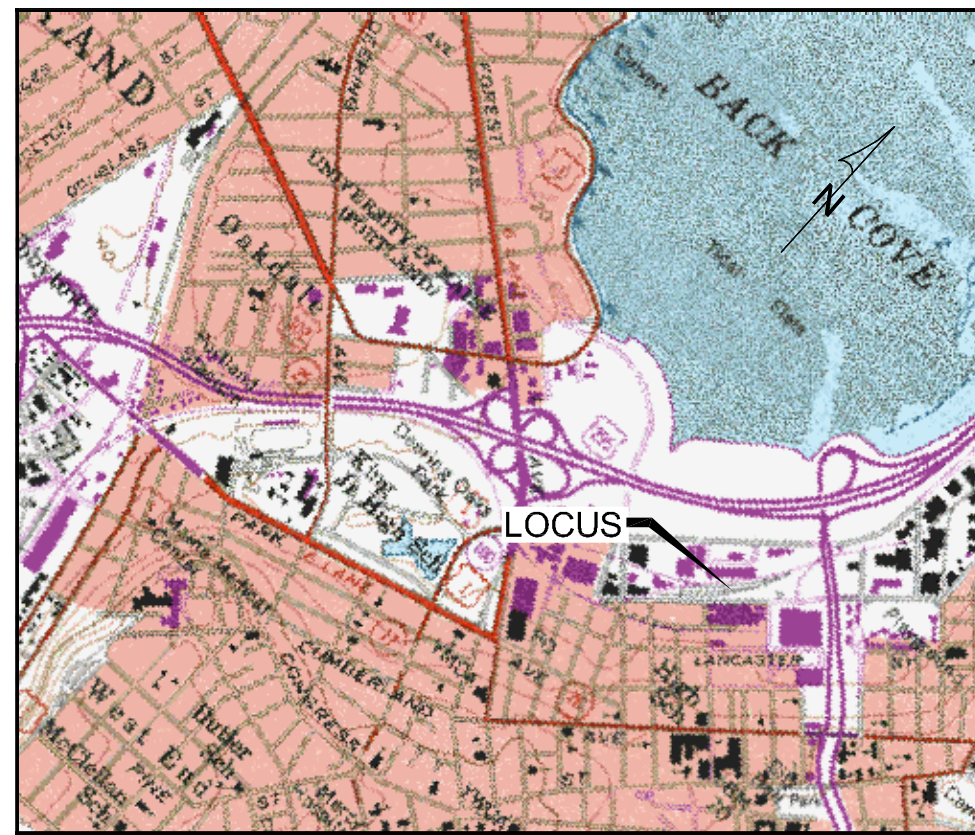
10.17.14 PRELIMINARY LEVEL III SUBMISSION

AMENDED SUBDIVISION/RECORDING PLAT 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               | Drwg. No. C-1.2     |
| Book No. FILE | 1" = 40'            |                     |





VICINITY MAP: (NOT TO SCALE)

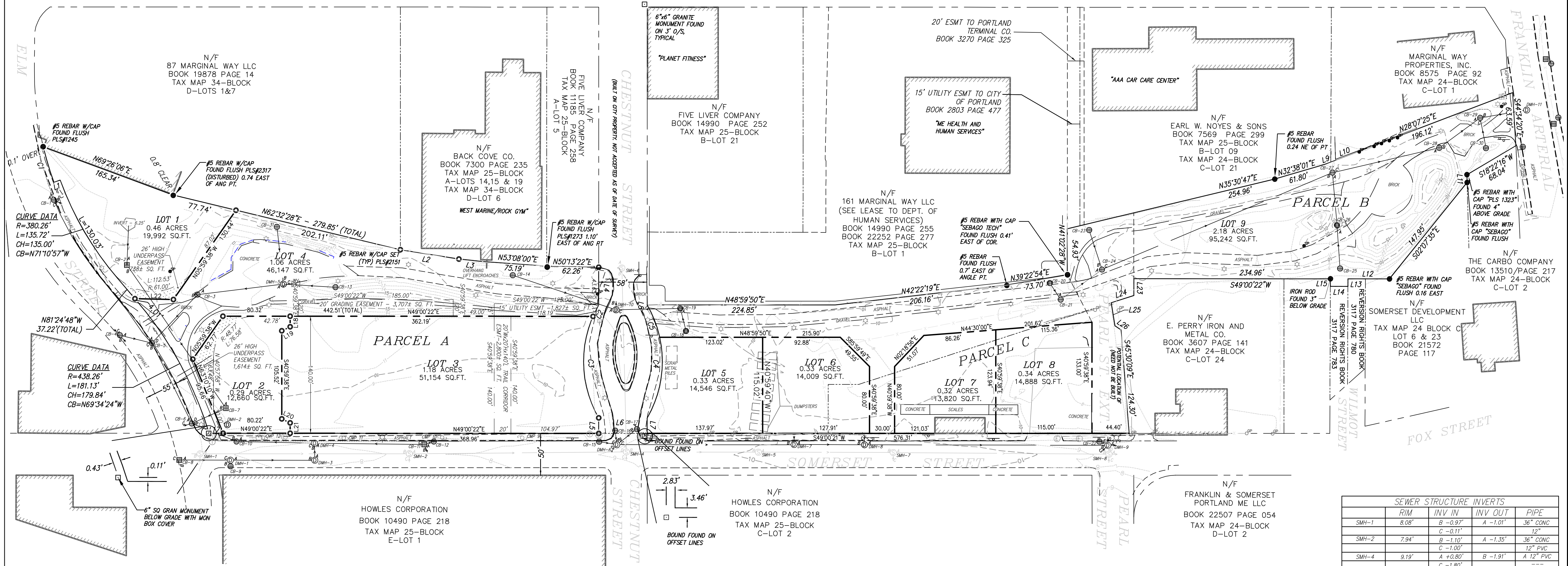
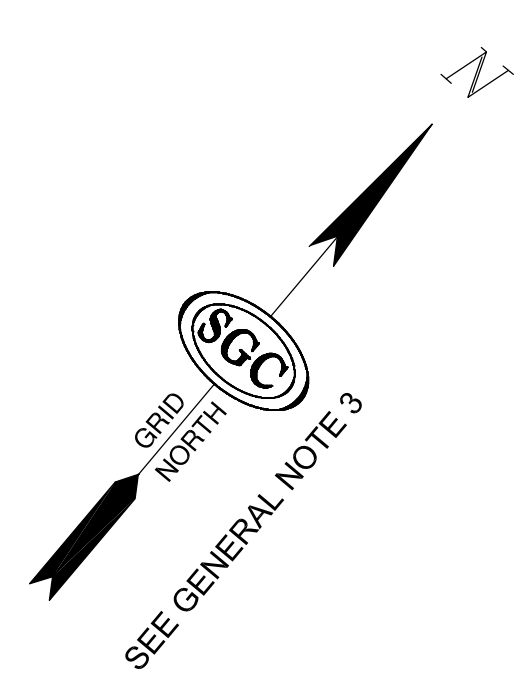
**GENERAL NOTES:**

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE WOODARD & CURRAN AND SGC ENGINEERS LLC, AUTHORIZED SEPTEMBER 29, 2011.
- REFERENCE DEEDS FOR THE LOCUS PARCEL ARE:  
PARCELS A AND B - THE DOWNTOWN PORTLAND CORPORATION TO CITY OF PORTLAND DATED JUNE 15, 2010 AND RECORDED IN DEED BOOK 27870, PAGE 299 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.  
PARCEL C - CORRECTIVE DEED OF H. FINKELMAN, INC. TO THE CITY OF PORTLAND EXECUTED AUGUST 17, 2011 TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON AND COORDINATES REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83). ELEVATIONS ARE BASED ON NGVD 1929 DATUM. ALL ARE BASED ON THE CITY OF PORTLAND CONTROL NETWORK. CONTROL POINT LOCATIONS AND COORDINATE VALUES WERE SUPPLIED BY PORTLAND DEPARTMENT OF PUBLIC WORKS.
- THE LOCUS PARCEL IS COMPRISED OF THE FOLLOWING MAPS BLOCKS AND LOTS: MAP 34-BLOCK D-LOT 3, MAP 25-BLOCK A-LOT 22 AND MAP 24-BLOCK C-LOT 10. ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
- THE SURVEYED PREMISES ARE LOCATED IN ZONE "C"; "AREAS OF MINIMAL FLOODING," AS DEFINED ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, COMMUNITY-PANEL NUMBER 230051 0013 B, WITH AN EFFECTIVE DATE OF JULY 17, 1986.
- THE SURVEYED PREMISES ARE LOCATED IN THE B-7 URBAN COMMERCIAL BUSINESS DISTRICT AS SHOWN ON THE OFFICIAL ZONING MAP FOR THE CITY OF PORTLAND PREPARED JUNE 2008.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. AT THE TIME OF THIS PLAN, SUBSURFACE UTILITY INFORMATION WAS COMPILED FROM MAP REFERENCE 1 AND 3. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).

- THIS PLAN IS THE RESULT OF A COMPILATION OF MAP REFERENCES 1 THRU 3.
- THE ADDITIONAL PROPOSED EASEMENTS FOR LOTS 3 AND 4 SHOWN HEREON HAVE NOT BEEN CONVEYED TO SEPARATE PARTIES AND ARE BASED ON A SUBDIVISION RECORDING PLAN OF PROPERTY LOCATED ON BAYSIDE RAILYARD, PORTLAND MAINE, PREPARED FOR DOWNTOWN PORTLAND CORPORATION BY SGC ENGINEERING, LLC, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED AT SAID REGISTRY IN PLAN BOOK 209, PAGE 36.

**MAP REFERENCES:**

- A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LOCATED ON SOMERSET STREET, PORTLAND, MAINE, PREPARED FOR DOWNTOWN PORTLAND COMPANY" BY SGC ENGINEERING, LLC, DATED 08-08-06, UNRECORDED.
- A PLAN ENTITLED "BOUNDARY RETRACEMENT SURVEY, LOCATED ON SOMERSET STREET, PORTLAND, MAINE, PREPARED FOR DOWNTOWN PORTLAND COMPANY" BY SGC ENGINEERING, LLC, DATED 09-17-06, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE TRAIL, EXISTING CONDITIONS PLAN - PHASE 2, PREPARED FOR THE CITY OF PORTLAND PUBLIC WORKS" BY SGC ENGINEERING, LLC, DATED APRIL 2008, AND LAST REVISED R1 ON 05/08/08, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE SURVEY, FORMERLY PORTLAND TERMINAL CO. RAIL YARD, SOMERSET ST., PORTLAND, MAINE," DATED AUGUST 28, 2002, PREPARED BY OEST ASSOCIATES AND ON FILE AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DPW FILE 87817.
- A PLAN ENTITLED "161 MARGINAL WAY EXCHANGE PLAN OF CHESTNUT STREET EXT. AREA, CHESTNUT STREET, PORTLAND, MAINE," DATED JANUARY 20, 2004, PREPARED BY SEBAGO TECHNICS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 39.
- A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF FOX STREET PROPERTY, FOX STREET, PORTLAND, MAINE," DATED JUNE 19, 2004, PREPARED BY SEBAGO TECHNICS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 507.
- A PLAN ENTITLED "STANDARD BOUNDARY SURVEY, SITE PLAN, MARGINAL WAY, PORTLAND, MAINE, MADE FOR SATCO" DATED JUNE 4, 1990, PREPARED BY TITCOMB ASSOCIATES AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PAGE 337.
- A PLAN ENTITLED "STATE AID HIGHWAY NO. 15, PORTLAND (PREBLE-ELM STS.) CUMBERLAND COUNTY," DATED MARCH 1970, PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 134, PAGES 18-20.
- A PLAN ENTITLED "LAND OF PORTLAND TERMINAL CO., SOUTH SIDE OF MARGINAL WAY, PORTLAND, MAINE," DATED APRIL 18, 1936 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 24, PAGE 48.
- A PLAN ENTITLED "CHESTNUT STREET EXTENSION; STREET CONSTRUCTION, UTILITY INSTALLATION & LANDSCAPING PLAN AND PROFILE" DATED 9-16-04, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 100450.
- PLAN ENTITLED "SOMERSET STREET, FRANKLIN ARTERIAL AND MARGINAL WAY SEWER SEPARATION" DATED APRIL 2003, PREPARED BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 97015.
- PLAN ENTITLED "PROPOSED 16" D.I. WATER MAIN REPLACEMENT" DATED SEPTEMBER 2002, PREPARED BY PORTLAND WATER DISTRICT, DPW FILE 97015.
- CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS FILE 93374
- PLAN ENTITLED "SOMERSET STREET OVERFLOW SEWER" DATED 6/15/1984, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 6474.



**LEGEND:**

|                              |         |                        |   |
|------------------------------|---------|------------------------|---|
| 1/4" REBAR W/CAP SET IN 2008 | ○       | LIGHT POST             | ☆ |
| IRON PIPE OR ROD FOUND       | ●       | SQUARE CATCH BASIN     | ⊠ |
| MONUMENT FOUND               | ⊠       | ROUND CATCH BASIN      | ⊞ |
| BOLLARD                      | ⊕       | DRAIN MANHOLE          | ⊙ |
| SINGLE POST SIGN             | ⊕       | SEWER MANHOLE          | ⊙ |
| SIGN POST                    | ⊕       | ELECTRIC MANHOLE       | ⊙ |
| GATE POST                    | ⊕       | COMMUNICATIONS MANHOLE | ⊙ |
| UTILITY POLE                 | ⊕       | HYDRANT                | ⊙ |
| GUY POLE                     | ⊕       | WATER VALVE            | ⊙ |
| MAJOR CONTOUR                | ---     |                        |   |
| MINOR CONTOUR                | ---     |                        |   |
| METAL FENCE                  | X-X-X-X |                        |   |
| EXTERIOR BOUNDARY            | ---     |                        |   |
| SUBDIVISION LOT LINE         | ---     |                        |   |
| ADJACENT PROPERTY LINE       | ---     |                        |   |
| RECORD EASEMENT LINE         | ---     |                        |   |
| PROPOSED EASEMENT LINE       | ---     |                        |   |

**LINE TABLE**

| LINE | BEARING     | DISTANCE (FEET) |
|------|-------------|-----------------|
| L1   | S29°22'11"W | 8.00'           |
| L2   | N57°56'06"E | 70.85'          |
| L3   | N55°06'01"E | 30.17'          |
| L4   | S40°58'52"E | 45.18'          |
| L5   | S40°58'52"E | 18.47'          |
| L6   | S49°00'22"W | 58.00'          |
| L7   | N40°58'52"W | 18.45'          |
| L8   | N40°58'52"W | 46.00'          |
| L9   | N28°16'27"E | 8.71'           |
| L10  | N28°04'50"E | 36.22'          |
| L11  | S41°47'12"E | 9.33'           |
| L12  | S49°00'22"W | 49.60'          |
| L13  | S40°47'24"E | 9.07'           |
| L14  | S49°12'36"W | 21.00'          |
| L15  | N40°47'24"W | 9.00'           |
| L16  | N49°00'22"E | 30.00'          |
| L17  | N49°00'22"E | 16.68'          |
| L18  | S40°59'38"E | 12.58'          |
| L19  | S24°00'23"W | 11.02'          |
| L20  | N74°00'22"E | 11.02'          |
| L21  | S40°59'38"E | 12.58'          |
| L22  | S50°11'34"W | 46.00'          |
| L23  | S40°59'38"E | 20.00'          |
| L24  | S31°04'42"W | 28.47'          |
| L25  | S50°13'09"E | 27.97'          |
| L26  | N82°12'51"E | 8.60'           |

**CURVE TABLE (ALL DISTANCES IN FEET)**

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 388.26' | 44.46'     | 44.44'       | N57°39'47"W   |
| C2    | 135.00' | 15.10'     | 15.09'       | S44°11'05"E   |
| C3    | 135.00' | 126.28'    | 121.72'      | S44°11'05"E   |
| C4    | 135.00' | 99.97'     | 97.70'       | N32°11'45"W   |
| C5    | 135.00' | 41.40'     | 41.24'       | N62°11'44"W   |

**ADDITIONAL PROPOSED EASEMENTS:**

- Easements Appurtenant to and Benefiting Lot 3:**
- An easement for snow removal activities, in a location over Lot 4 as approved by the City, which shall contain terms and conditions drafted, reviewed, 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 3 and burdening Lot 4 and the Chestnut Street and Somerset Street rights of way which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
  - Geothermal easement, burdening Lot 4, for placement of subsurface geothermal wells and associated underground piping and equipment, with surface level manhole covers benefiting Lots 1, 2 and/or 3 which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
- Easements Burdening Lot 4 and Lot 5:**
- Public trail easement to be granted to Portland Trails within Lot 4 and Lot 5.

**Easements Burdening Lot 3:**

- Sidewalk easement for public in areas extending from the City right of way along Somerset Street and Chestnut Street to the edges of the sidewalks along the new Office Building and Garage as located once the buildings are constructed (post construction grant of easement) which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
- Public access, landscaping and walkway easement at the easterly and westerly ends of the Bayside Garage to permit incorporation of open areas into the Bayside trail for landscaping, walking, etc. (post construction grant of easement) which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office and as shown on the Approved Site Plan.
- Public Access Easement for a trail corridor 20' in width, 20' in height, and 140' in length extending from Lot 4 across Lot 3 to Somerset Street in the location shown on this Plan and to be granted to the City with terms and conditions satisfactory to and approved by the City's Corporation Counsel Office.

**DRAIN STRUCTURE INVERTS**

| DMH-#  | RIM        | INV IN   | INV OUT  | PIPE           |
|--------|------------|----------|----------|----------------|
| DMH-1  | 7.82'      | B +4.39' | A +4.13' | A 12" CONC     |
| DMH-2  | ELECTRICAL | C +4.19' | A +4.13' | 8/C 10/12 HOPE |
| DMH-3  | 8.23'      | B +3.70' | A +3.70' | ---            |
| DMH-4  | 8.13'      | A +3.74' | C +3.63' | ---            |
| DMH-5  | 13.98'     | B +6.29' | A +6.18' | PVC            |
| DMH-6  | 8.91'      | A +4.94' | C +4.86' | A/B 10" PVC    |
| DMH-7  | 10.20'     | B +4.48' | A +4.48' | A/B 18" PVC    |
| DMH-8  | 10.59'     | B +4.26' | A +4.27' | ---            |
| DMH-9  | 8.09'      | B +3.37' | A +3.16' | ---            |
| DMH-10 | 10.01'     | A +5.47' | B +5.61' | B 12" PVC      |

**CATCH BASIN INVERTS**

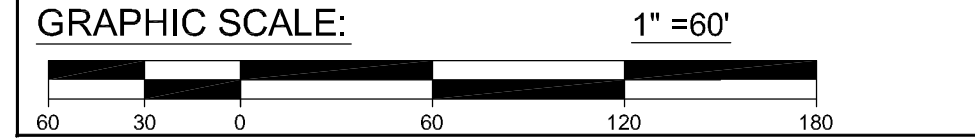
| CB-#  | RIM    | INV IN  | INV OUT | PIPE             |
|-------|--------|---------|---------|------------------|
| CB-1  | 9.10'  | B 1.85' | A 1.40' | A 18" STL        |
| CB-2  | 9.71'  | C 1.25' | ---     | B/C 12"/15" STL  |
| CB-3  | 12.43' | A 5.63' | B 5.59' | 12" PVC          |
| CB-4  | 9.63'  | B 4.97' | A 4.34' | A 12" CONC       |
| CB-5  | 9.74'  | B 2.39' | A 2.56' | 15" STL          |
| CB-6  | 8.39'  | B 3.00' | A 2.79' | B 10" PVC        |
| CB-7  | 9.64'  | D 3.92' | ---     | A/C 12" STL/CONC |
| CB-8  | 8.00'  | B 4.11' | A 4.41' | A 12" CONC       |
| CB-9  | 8.00'  | ---     | ---     | B/C 6" PVC/D     |
| CB-10 | 7.63'  | A 3.19' | B 2.90' | ---              |
| CB-11 | 7.52'  | A 4.02' | C 3.93' | ---              |
| CB-12 | 7.47'  | B 4.05' | ---     | ---              |
| CB-13 | 11.45' | ---     | ---     | TRAP             |

**SEWER STRUCTURE INVERTS**

| SMH-# | RIM    | INV IN   | INV OUT  | PIPE         |
|-------|--------|----------|----------|--------------|
| SMH-1 | 8.08'  | B -0.97' | A -1.01' | 36" CONC     |
| SMH-2 | 7.94'  | B -1.10' | A -1.35' | 36" CONC     |
| SMH-4 | 9.19'  | A +0.80' | B -1.91' | A 12" PVC    |
| SMH-5 | 10.16' | B -2.09' | A -2.08' | ---          |
| SMH-6 | 10.24' | B +2.74' | B +2.24' | A 4" / B 12" |
| SMH-7 | 10.65' | B -2.25' | A -2.25' | ---          |
| SMH-8 | 8.09'  | B -2.78' | A -3.29' | ---          |

**CATCH BASIN INVERTS CONT'D**

| CB-#  | RIM    | INV IN  | INV OUT | PIPE            |
|-------|--------|---------|---------|-----------------|
| CB-14 | 8.96'  | ---     | ---     | TRAP            |
| CB-15 | 8.63'  | ---     | 5.26'   | 10" HOPE        |
| CB-16 | 8.48'  | ---     | 4.59'   | 10" HOPE        |
| CB-17 | 8.39'  | A 5.47' | B 5.04' | A/B 10"/16" PVC |
| CB-18 | 8.51'  | ---     | ---     | TRAP            |
| CB-19 | 9.54'  | A 6.15' | ---     | A 10" PVC/TRAP  |
| CB-20 | 8.90'  | ---     | ---     | TRAP            |
| CB-21 | 8.08'  | A 5.81' | ---     | A 10" PVC/TRAP  |
| CB-22 | 7.90'  | ---     | 4.16'   | ---             |
| CB-23 | 8.05'  | ---     | ---     | ---             |
| CB-24 | 9.34'  | A 4.61' | C 4.53' | 18" PVC         |
| CB-25 | ---    | B 5.21' | ---     | ---             |
| CB-26 | 10.52' | A 4.57' | ---     | A 12" PVC/TRAP  |
| CB-27 | 8.53'  | A 4.46' | C 3.92' | A 12" PVC       |
| CB-28 | 10.30' | A 2.42' | B 2.30' | 18" PVC         |
| CB-29 | 8.04'  | A 1.69' | B 1.66' | A/B 18" PVC     |
| CB-30 | 7.84'  | ---     | ---     | C 10" PVC       |
| CB-31 | 8.95'  | ---     | ---     | ---             |



**REVISIONS:**

| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1   | 10/20/11 | APPROVED FOR SUBMITTAL |

APPROVED FOR SUBMITTAL

RECEIVED: \_\_\_\_\_ M. and \_\_\_\_\_  
 at \_\_\_\_\_ m \_\_\_\_\_ Page \_\_\_\_\_  
 CUMBERLAND, SS REGISTRY OF DEEDS  
 FILED IN PLAN BOOK \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ REGISTRAR

**SGC ENGINEERING, LLC**  
 • Civil Design & Survey Engineering  
 • Environmental & Regulatory Permitting  
 • Electrical Power Systems Engineering

SERVING OUR CLIENTS IN THE U.S.A. & CANADA  
 501 County Road  
 Target Technology Center  
 Westbrook, Maine 04092  
 Tel: 207-896-8871  
 Fax: 207-896-8871  
 E-mail: info@sgceng.com

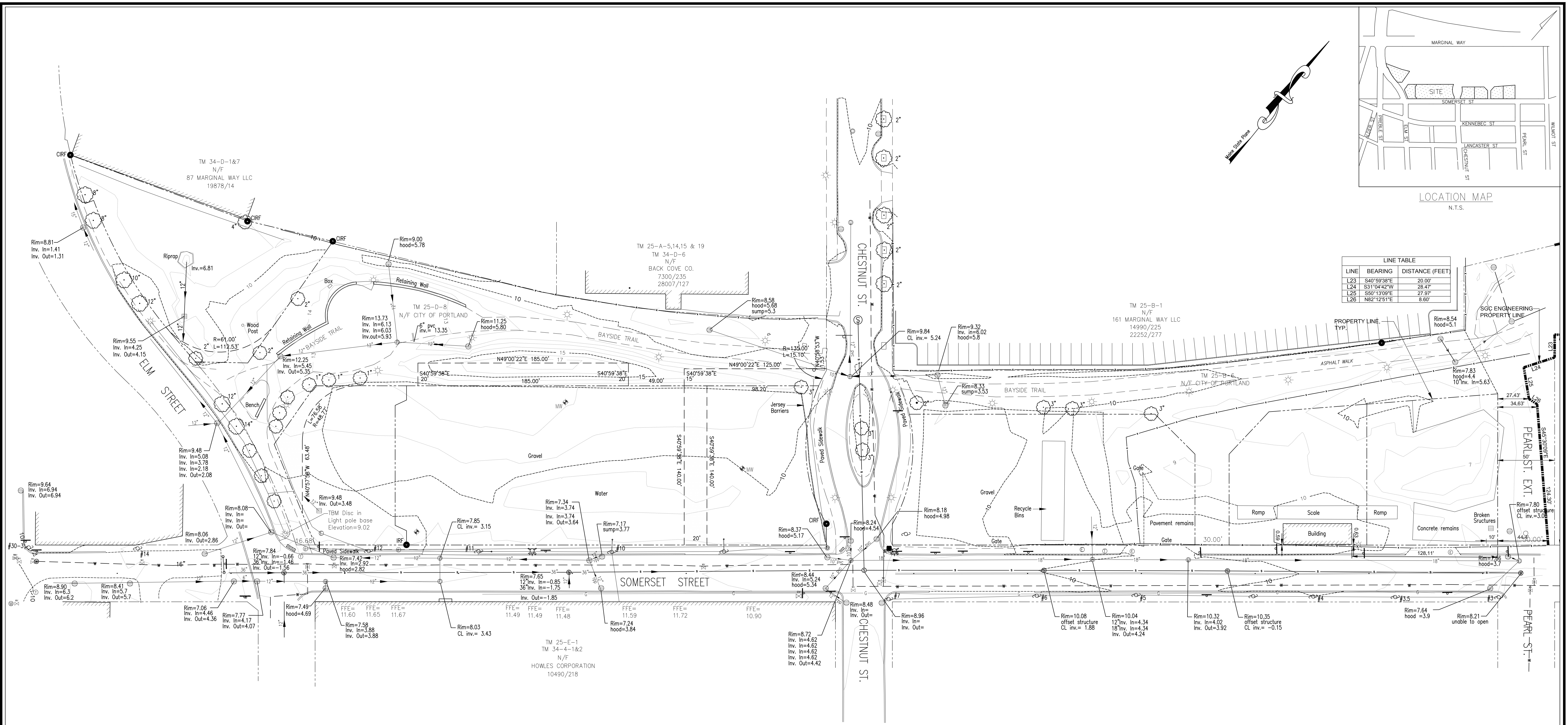
PROJECT: 55900A  
 FILE: 5590AECUP04E.DWG  
 SHEET 1 OF 1

DATE: 10-30-08  
 DRAWN: WRP  
 CHECK: SAM  
 SCALE: 1" = 60'

**EXISTING CONDITIONS SURVEY OF PROPERTY LOCATED ON SOMERSET STREET PORTLAND, MAINE**

PREPARED FOR:  
**CITY OF PORTLAND**  
 389 CONGRESS STREET, PORTLAND, MAINE 04101

**C-1.2A**

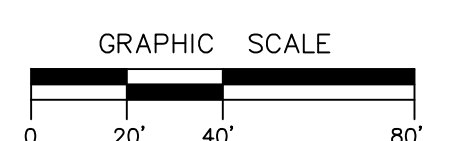


**LINE TABLE**

| LINE | BEARING     | DISTANCE (FEET) |
|------|-------------|-----------------|
| L23  | S49°59'38"E | 20.00'          |
| L24  | S31°04'42"W | 28.47'          |
| L25  | S50°13'09"E | 27.97'          |
| L26  | N82°12'51"E | 8.60'           |

**UTILITY NOTE:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

- LEGEND**
- MONUMENT FOUND
  - IRON PIPE OR ROD FOUND
  - ⊕ HYDRANT
  - ⊕ WATER VALVE
  - ⊕ UTILITY POLE
  - ⊕ LIGHT POLE
  - MANHOLE
  - CATCH BASIN
  - ⊕ SIGN
  - FENCE
  - 1' CONTOUR
  - OVERHEAD WIRES
  - WATER LINE
  - SEWER LINE
  - DECIDUOUS TREE
  - MONITORING WELL



- PLAN REFERENCES:**
- "SUBDIVISION RECORDING PLAT OF PROPERTY LOCATED ON BAYSIDE TRAILWAY, PORTLAND, MAINE PREPARED FOR DOWNTOWN PORTLAND CORPORATION" DATED OCTOBER 30, 2008 REV. 3 1/13/09 BY SGC ENGINEERING, LLC RECORDED IN C.C.R.D. PLAN BOOK 209 PAGE 36.
  - "EXISTING CONDITIONS SURVEY OF PROPERTY LOCATED ON SOMERSET STREET, PORTLAND, MAINE PREPARED FOR CITY OF PORTLAND" DATED OCTOBER 30, 2008, REV. 1 10/20/11 BY SGC ENGINEERING, LLC.
  - "STANDARD BOUNDARY SURVEY FOR BAYSIDE TRAIL & PROPOSED SOMERSET STREET EXTENSION" DATED SEPTEMBER 2012 PREPARED BY CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION.

- NOTES:**
- OWNER OF RECORD: CITY OF PORTLAND, C.C.R.D. BOOK 27870 PAGE 299.
  - BASIS OF BEARINGS: MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83.
  - ELEVATIONS ARE BASED ON CITY DATUM. BENCH MARK: MDOY DISK "612-(1)-10 1983"
  - THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY OWEN HASKELL, INC. NOVEMBER 2012 AND DATA TAKEN FROM PLAN REFERENCE 2 AS SHOWN ABOVE.

**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.

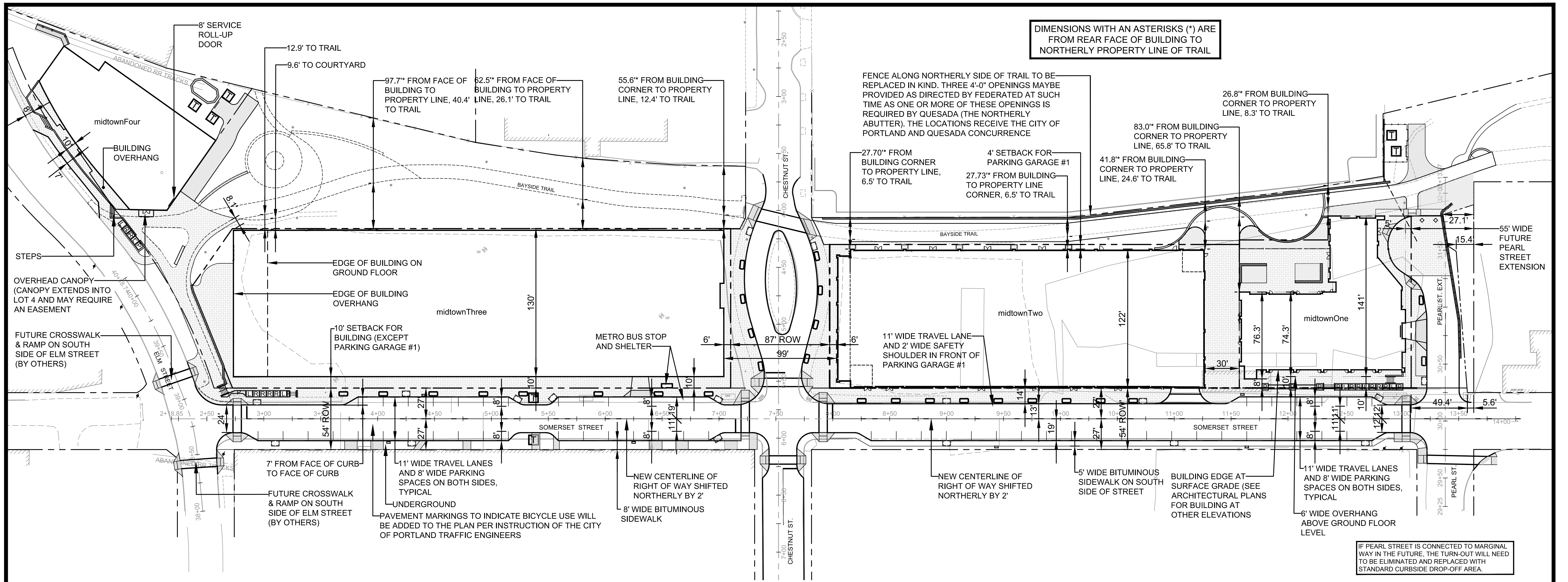
DATE \_\_\_\_\_ JOHN W. SWAN, PLS NO. 1038

**ALTERED PLAN**  
 10.17.2014  
 NOTE: THIS PLAN HAS BEEN ALTERED BY FAY, SPOFFORD & THORNDIKE, TO ADD THE PROPERTY LINE WITHIN THE PEARL STREET EXTENSION AREA AND TO PROVIDE DIMENSION TO EXISTING STRUCTURES

**TOPOGRAPHIC SURVEY**  
 ON PROPERTY IN THE VICINITY OF SOMERSET STREET, PORTLAND, MAINE  
 MADE FOR  
**FAY, SPOFFORD & THORNDIKE**  
 MAIN STREET, SOUTH PORTLAND, MAINE

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

|          |      |                  |             |
|----------|------|------------------|-------------|
| Drawn By | RS   | Date             | Job No.     |
| Trace By | JLW  | NOVEMBER 9, 2012 | 12012-180 P |
| Check By | JWS  | Scale            | Drwg. No.   |
| Book No. | FILE | 1" = 40'         | 1.4         |

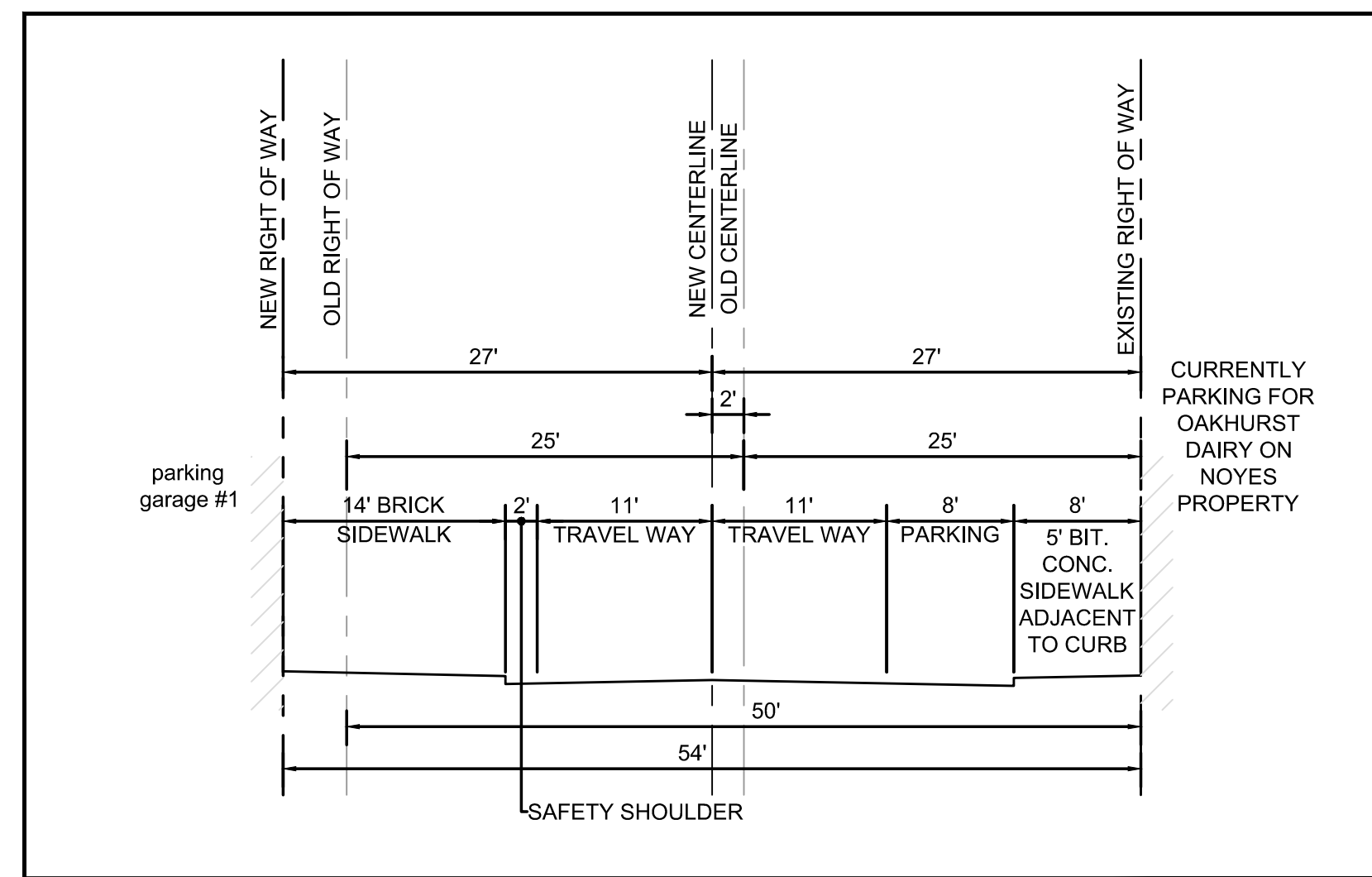


OVERALL SITE LAYOUT  
SCALE 1" = 40'

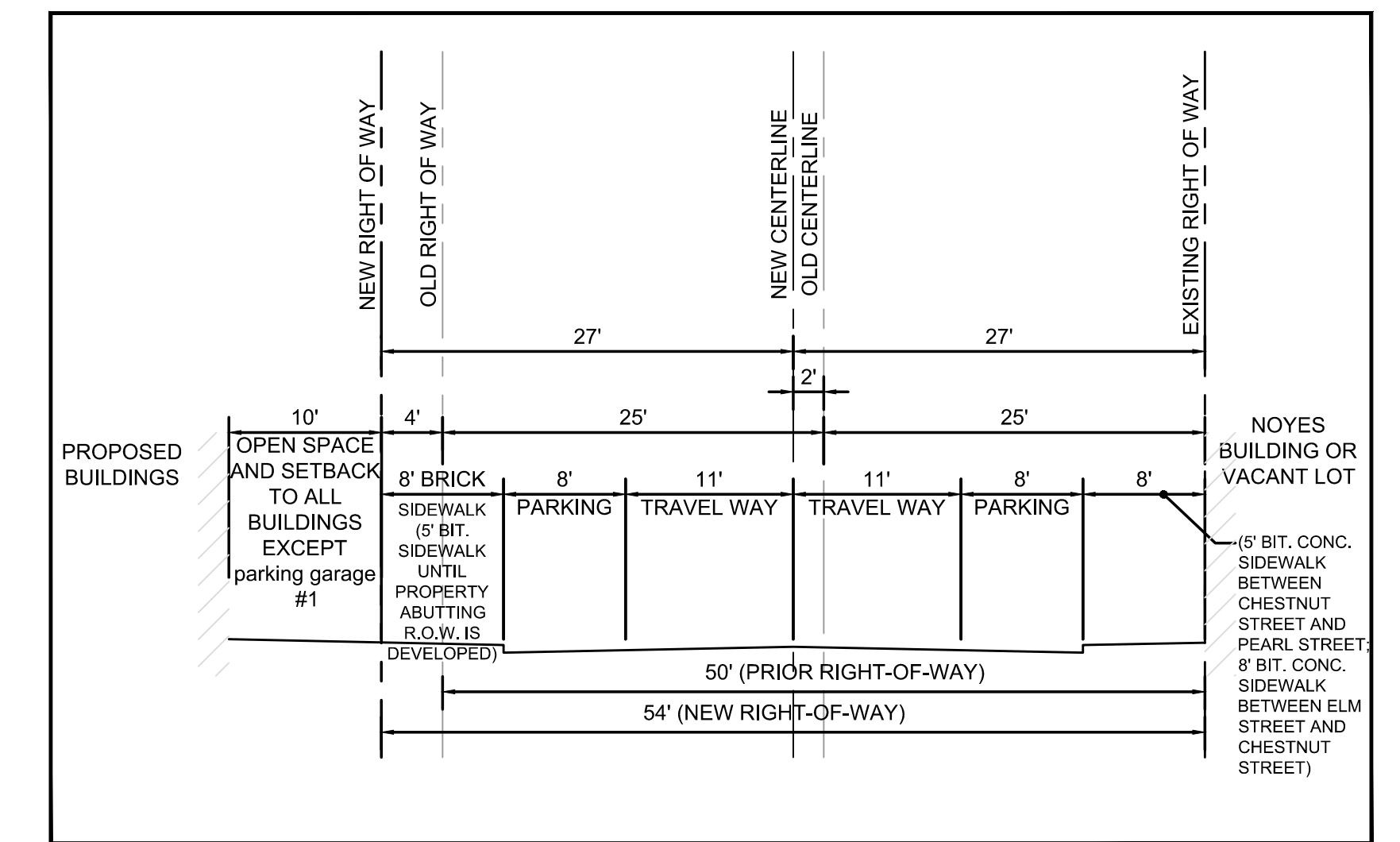
| SOMERSET STREET PARKING COMPARISON |                               |               |
|------------------------------------|-------------------------------|---------------|
| DESCRIPTION                        | LOCATION                      | NO. OF SPACES |
| REVISED PLAN                       | SPACES TO NORTH OF CENTERLINE | 13            |
|                                    | SPACES TO SOUTH OF CENTERLINE | 36            |
|                                    | TOTAL SPACES                  | 49            |

THE APPLICANT IS REQUESTING SOMERSET STREET PARKING BE 15 MINUTE SPACES TO BENEFIT GROUND FLOOR RETAIL PARKING. THIS WILL BE REVIEWED WITH THE CITY OF PORTLAND PARKING DIVISION.

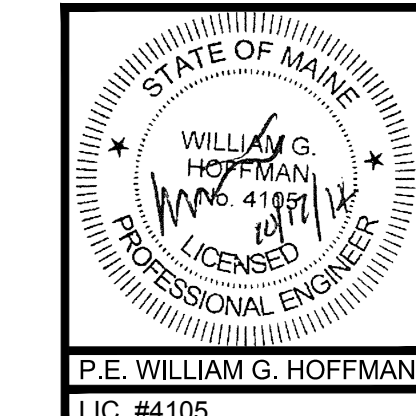
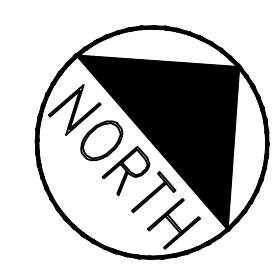
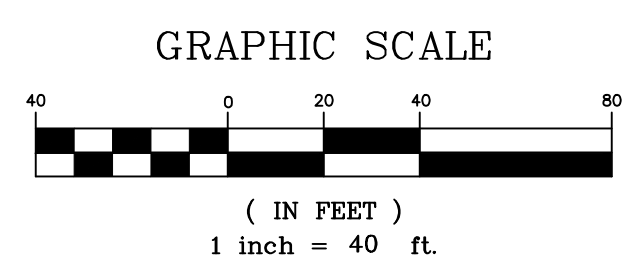
PARKING SPACES ARE DELINEATED ON THIS DRAWING FOR PLANNING STAFF REVIEW. THE SPACES WILL NOT BE DELINEATED OR PAINTED ON THE PAVEMENT WHEN THE PROJECT IS CONSTRUCTED (PER CITY STANDARDS).



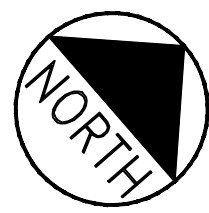
TYPICAL SECTION IN FRONT OF parking garage #1  
NOT TO SCALE



TYPICAL SECTION WITH PARKING ON EACH SIDE OF STREET  
NOT TO SCALE

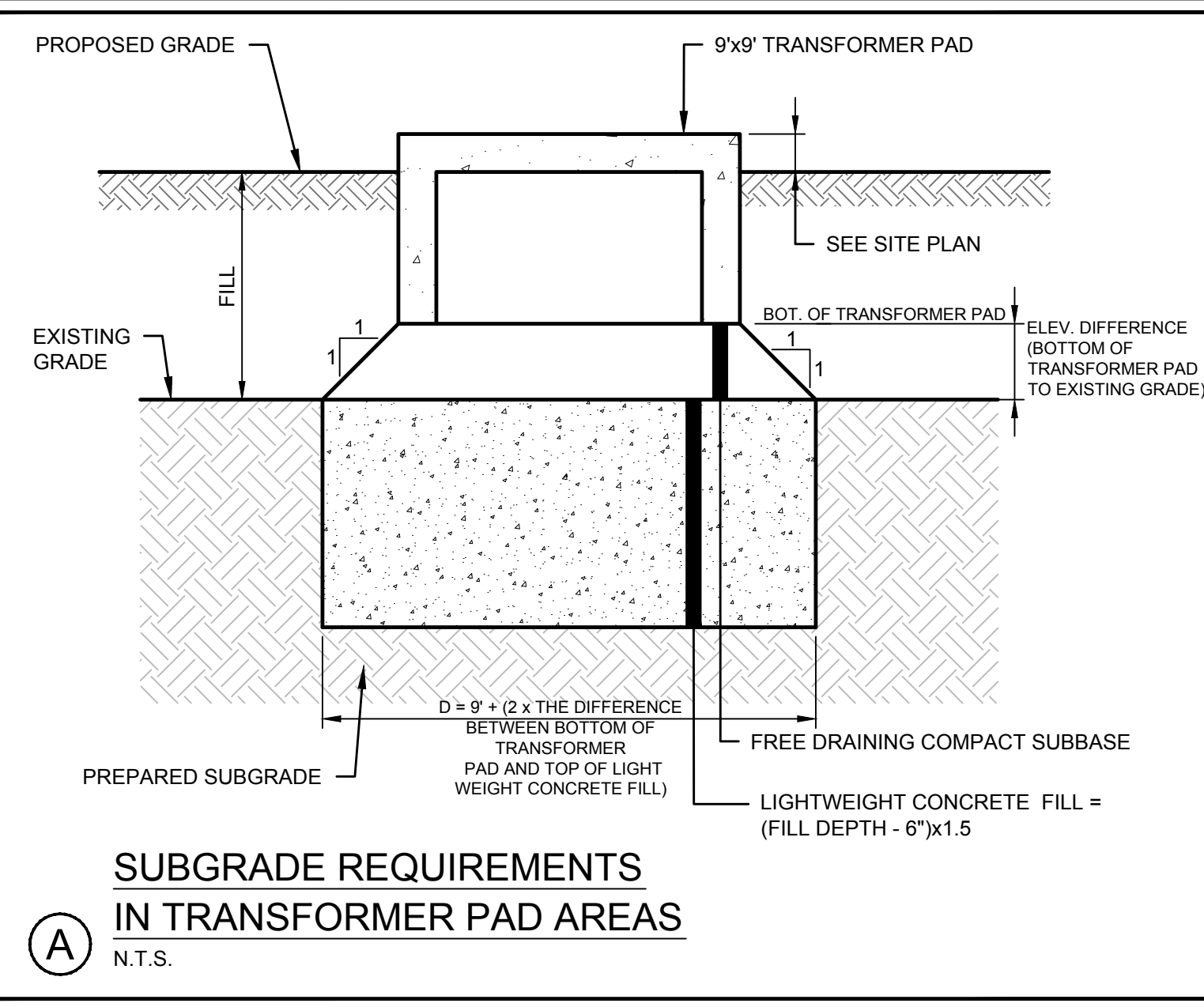






NOTE: THE MEWS AND THE COURTYARD REQUIRE MITIGATION OF FILL USING LIGHTWEIGHT CONCRETE.

NOTE: PORTIONS OF PEARL STREET EXTENSION REQUIRE MITIGATION OF FILL USING LIGHTWEIGHT CONCRETE.



TYPE 'D' CATCH BASIN TO HAVE INLETS FROM NORTHERLY SIDE OF PROPERTY LINE. SEE SHEET C-7.12

FENCE ALONG NORTHERLY SIDE OF TRAIL TO BE REPLACED IN KIND. THREE 4'-0" OPENINGS MAYBE PROVIDED AS DIRECTED BY FEDERATED AT SUCH TIME AS ONE OR MORE OF THESE OPENINGS IS REQUIRED BY QUESADA (THE NORTHERLY ADJUTTER). THE LOCATIONS RECEIVE THE CITY OF PORTLAND AND QUESADA CONCURRENCE

6" Ø VORTEX BASED PRETREATMENT UNIT, RIM 10.44

TWO 24" WIDE x 6" HIGH (OR FOUR 4" DIA. OPENINGS 6" o.c.) OPENINGS IN WALL FOR RUNOFF TO ENTER LANDSCAPED PLANTER, BOTTOM OF OPENING ELEV. 11.30

12" MANIFOLD, 14' LONG WITH CAPS AT EACH END AND 6" TEES AT 90 DEGREES TO STORM RESERVOIRS (TYPICAL OF 2)

1" Ø ORIFICE PLATE TO REGULATE DISCHARGE FROM STORMCEPTRES

12" PARKING DECK SURFACE DRAIN 0.68 ACRES OF SURFACE

SUBGRADE PREPARATION IN TRANSFORMER PAD AREA WITH LIGHTWEIGHT CONCRETE. SEE DETAIL ON THIS SHEET

PROPOSED ACCESS, UTILITY AND GENERAL USE ACCESS EASEMENT TO BENEFIT midtown One AND midtown Two

6" UD 2'-0" BEHIND WALL, INV = 9.00

PROPOSED 30' ACCESS, DRAINAGE, & UTILITY EASEMENT TO BENEFIT midtown One AND midtown Two

24" HIGH CURB WITH 0" TO 12" REVEAL

4'-0" CB-A14 RIM 9.90

REPLACE EXISTING CB WITH CB A0 RIM 11.19

6" DIA. MH A1 RIM 10.40

REMOVE PAVEMENT, SHIM, FINE GRADE AND REPLACE PAVEMENT ALONG THIS PORTION OF THE TRAIL

RAISE TRAIL TO ALLOW ACCESSIBLE ACCESS FROM MIDTOWN

RIPRAP TO KEEP GRADING WITHIN PROPERTY

PLAZA EXTENDS UNDER BUILDING- SEE MITCHELL ASSOCIATES DRAWINGS

UNDERDRAIN BEHIND RETAINING WALL

BAYSIDE TRAIL

midtownTwo  
F.F.E. 12.0

midtownOne  
F.F.E. 12.0

SOMERSET STREET

PEARL ST. EXT.

PEARL ST.

PROPOSED 24' ACCESS, DRAINAGE, & UTILITY EASEMENT BENEFITING midtown One and midtown Two.

ROOF DRAIN FOR PORTION OF PARKING DECK RECEIVING WATER QUALITY TREATMENT

4'-0" CB-A7 RIM 10.94

3' X 18' X 3' UNDERGROUND STORM RESERVOIR ST-A2

OVERFLOW CB RIM 11.25

6" UD FROM A3

FLOW STORAGE DIST. MH A4, RIM 11.52

6'-0" CB-A13 AND OVERFLOW MANHOLE

RIM 11.55

18" HIGH FLOW DRAINAGE

PROPOSED 30' ACCESS EASEMENT BENEFITING THE CITY OF PORTLAND

RIM 11.98

FIRST 7 FEET OF DRIVEWAY RAMPS UP AT 1 INCH PER FOOT TO POINT OF FLUSH CURB

15' x 18' x 3' UNDERGROUND STORAGE TANK ST-A2

6" DIA. MH RIM 11.90

CONNECT UD TO DOWNSTREAM SIDE OF STRUCTURE A13

SCUPPER (TYP. OF 4)

BUILDING UNDERDRAIN IF REQUIRED (REFER TO GEOTECHNICAL REPORT)

ROOF DRAINS

CONNECT SCUPPER WITH 6" SD TO F-3

CONNECT SCUPPER WITH 6" SD TO F-2

USE ECCENTRIC CONE TO AVOID 18" SD

UNDERGROUND STORAGE SYSTEM (TYP.)

4' x 6' TREEBOX FILTER (TYP.)

INSPECTION AND OUTLET CONTROL MANHOLE (TYP.)

2' SQ. CONCRETE TYPE 'D' INLET

2' SQ. CONCRETE TYPE 'D' INLET

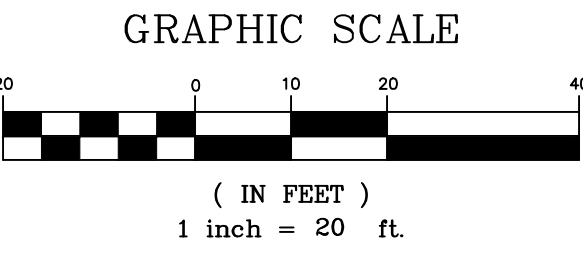
2' SQ. CONCRETE TYPE 'D' INLET

AREA OF FILL MITIGATION APPLIES TO ALL AREAS OUTSIDE OF BUILDING WHERE DEPTH OF FILL EXCEEDS 6" OVER EXISTING ELEVATIONS EXCEPT WITHIN THE BAYSIDE TRAIL AREA.  
PLACE LIGHT WEIGHT FILL BASED UPON:

- DEPTH OF FILL = D
- LIGHT WEIGHT CONCRETE THICKNESS = (D-6") x 1.5
- LIGHT WEIGHT FILL TO BE PLACED AT OR BELOW EXISTING GRADE
- AFTER EXCAVATION TO REQUIRED CONCRETE THICKNESS DEPTH
- ROOF DRAINS FOR midtownOne ARE TO CONNECT TO DOWNSTREAM SIDE OF H-5

LOCALIZE CUT, FILL AND GRADING TO AVOID PONDING OF SURFACE WATER AND TO DIRECT RUNOFF TO CB G-4

LOCALIZED CUT, FILL AND GRADING TO AVOID PONDING OF SURFACE WATER AND TO DIRECT RUNOFF TO CB G-5



| REV | DATE     | DESCRIPTION                      | REVISIONS |
|-----|----------|----------------------------------|-----------|
| 1   | 10.17.14 | PRELIMINARY LEVEL III SUBMISSION |           |

WILLIAM G. HOFFMAN  
PROFESSIONAL ENGINEER  
LIC. #4105

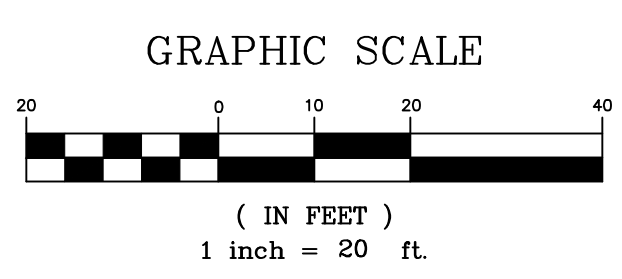
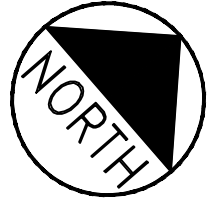
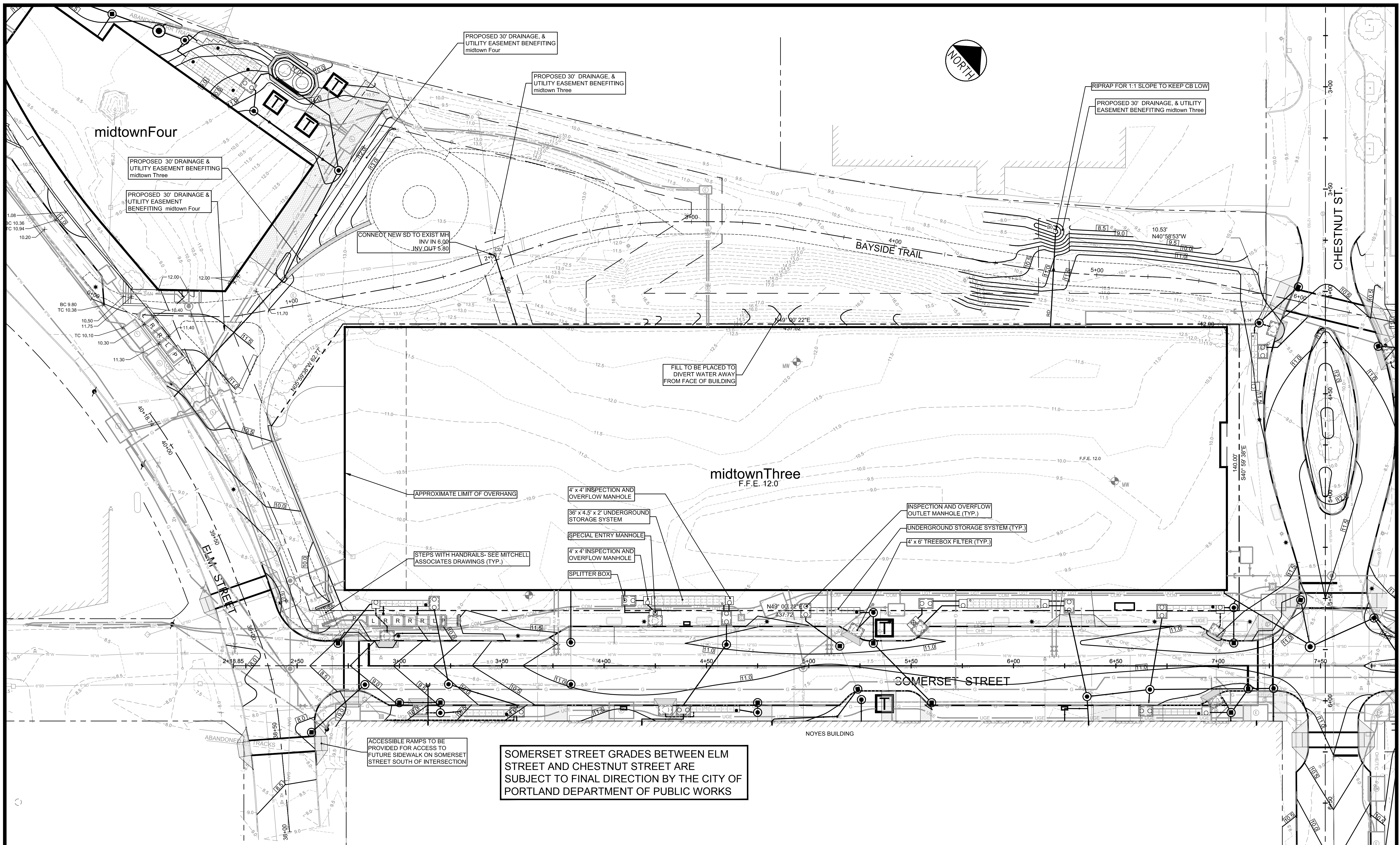
PROJECT  
midtown  
PORTLAND, MAINE

SHEET TITLE  
GRADING & DRAINAGE PLAN  
midtownOne and midtownTwo

CLIENT  
THE FEDERATED COMPANIES

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

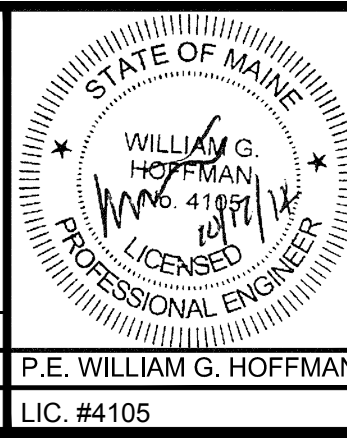
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DESIGNED: WGH SCALE: 1" = 20'  
CHECKED: WGH JOB NO. 3062  
FILE NAME: 3062-GRADE  
SHEET C-3.0



SOMERSET STREET GRADES BETWEEN ELM STREET AND CHESTNUT STREET ARE SUBJECT TO FINAL DIRECTION BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS

ACCESSIBLE RAMPS TO BE PROVIDED FOR ACCESS TO FUTURE SIDEWALK ON SOMERSET STREET SOUTH OF INTERSECTION

| REV | DATE     | DESCRIPTION                      |
|-----|----------|----------------------------------|
| 1   | 10.17.14 | PRELIMINARY LEVEL III SUBMISSION |
|     |          | REVISIONS                        |



PROJECT  
midtown  
PORTLAND, MAINE

SHEET TITLE  
**GRADING & DRAINAGE PLAN**  
midtownThree

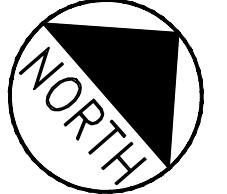
CLIENT  
**THE FEDERATED COMPANIES**

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

DRAWN: KEW DATE: NOV. 2012  
DESIGNED: WGH SCALE: 1" = 20'  
CHECKED: WGH JOB NO. 3062  
FILE NAME: 3062-GRADE  
SHEET C-3.1

REFER TO DRAINAGE SCHEDULE D FOR INFORMATION ON DRAINAGE SYSTEM

SEE PLAN C-3.8 FOR DETAILED GRADING AND DRAINAGE FOR ELM STREET.



- AREAS OF FILL REQUIRE MITIGATION OF WEIGHT FILL BASED UPON:
- DEPTH OF FILL = D
  - LIGHT WEIGHT CONCRETE THICKNESS = (D-6") x 1.5
  - EXCAVATE FROM EXISTING GRADE TO REQUIRED CONCRETE THICKNESS DEPTH
  - PLACE LIGHT WEIGHT CONCRETE
  - PLACE AGGREGATES ABOVE THE CONCRETE AS REQUIRED BY DESIGN SECTION

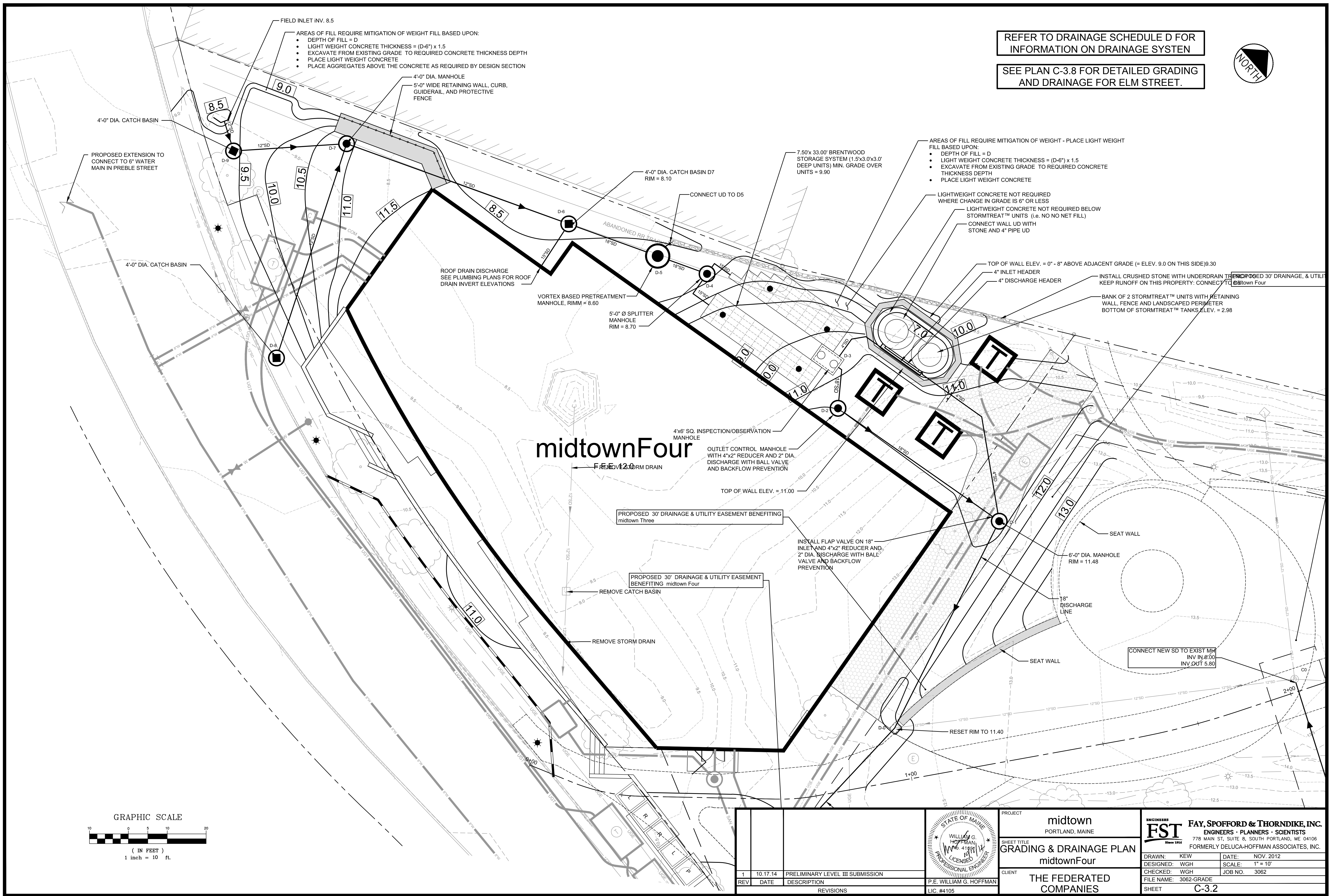
- AREAS OF FILL REQUIRE MITIGATION OF WEIGHT - PLACE LIGHT WEIGHT FILL BASED UPON:
- DEPTH OF FILL = D
  - LIGHT WEIGHT CONCRETE THICKNESS = (D-6") x 1.5
  - EXCAVATE FROM EXISTING GRADE TO REQUIRED CONCRETE THICKNESS DEPTH
  - PLACE LIGHT WEIGHT CONCRETE

- LIGHTWEIGHT CONCRETE NOT REQUIRED WHERE CHANGE IN GRADE IS 6" OR LESS
- LIGHTWEIGHT CONCRETE NOT REQUIRED BELOW STORMTREAT™ UNITS (i.e. NO NO NET FILL)
- CONNECT WALL UP WITH STONE AND 4" PIPE UP

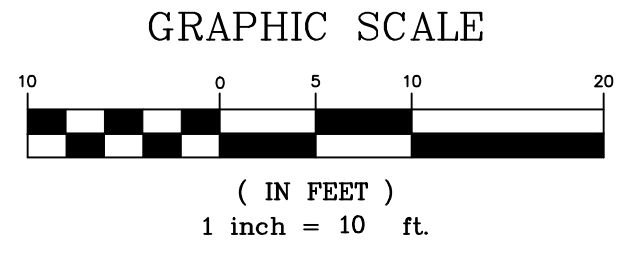
INSTALL CRUSHED STONE WITH UNDERDRAIN THROUGH PROPOSED 30" DRAINAGE, & UTILITIES TO KEEP RUNOFF ON THIS PROPERTY: CONNECT TO DRAIN TOWN FOUR

BANK OF 2 STORMTREAT™ UNITS WITH RETAINING WALL, FENCE AND LANDSCAPED PERIMETER

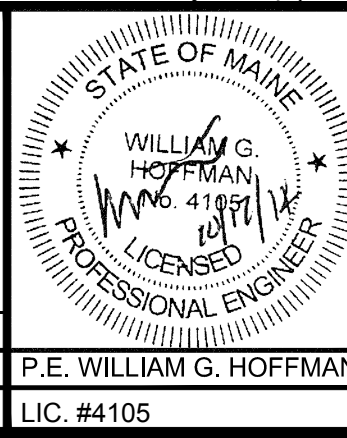
BOTTOM OF STORMTREAT™ TANKS ELEV. = 2.98



# midtownFour



| REV       | DATE     | DESCRIPTION                      |
|-----------|----------|----------------------------------|
| 1         | 10.17.14 | PRELIMINARY LEVEL III SUBMISSION |
| REVISIONS |          |                                  |



PROJECT  
midtown  
PORTLAND, MAINE

SHEET TITLE  
**GRADING & DRAINAGE PLAN**  
midtownFour

CLIENT  
**THE FEDERATED COMPANIES**

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

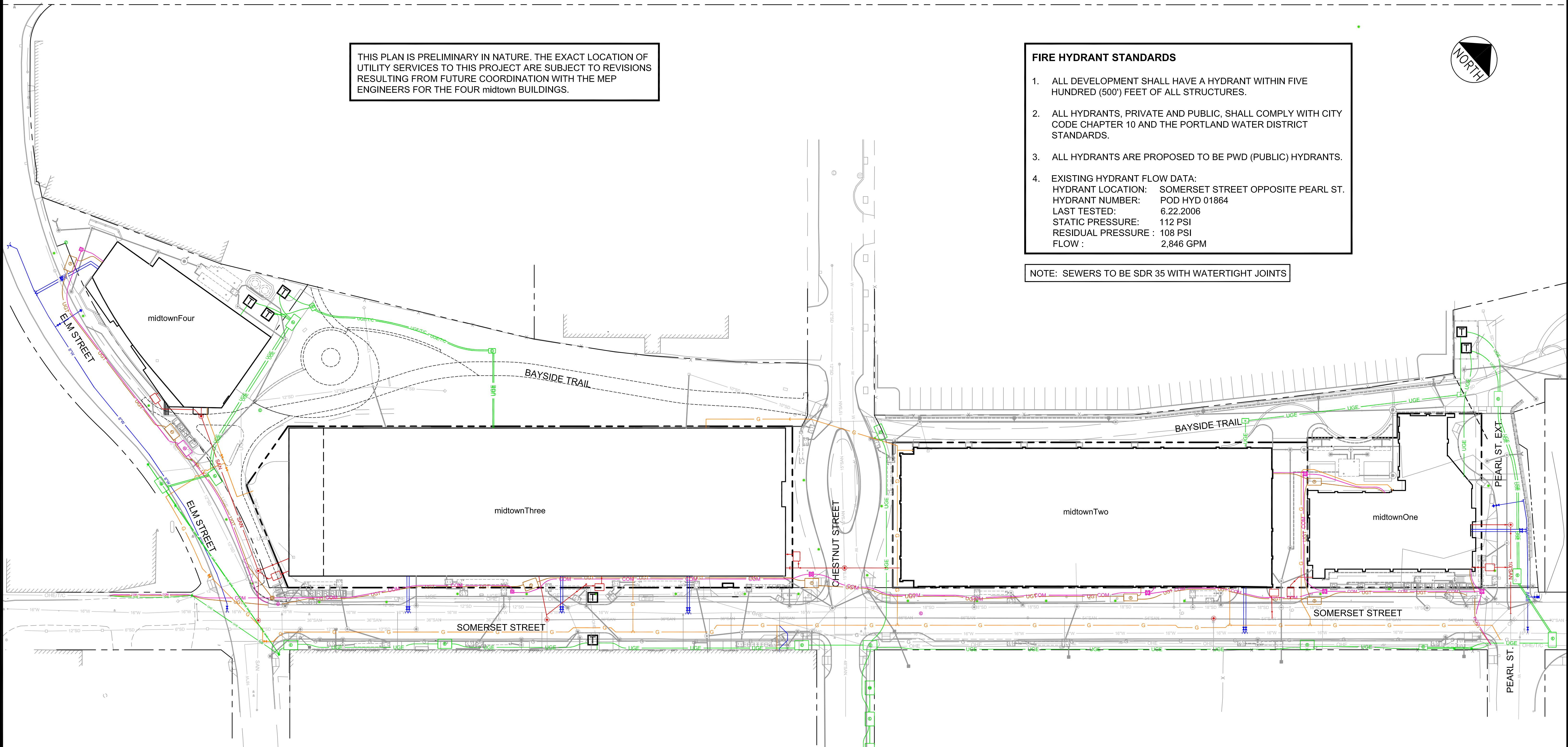
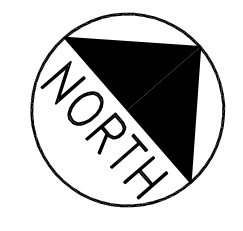
DRAWN: KEW DATE: NOV. 2012  
DESIGNED: WGH SCALE: 1" = 10'  
CHECKED: WGH JOB NO. 3062  
FILE NAME: 3062-GRADE  
SHEET **C-3.2**

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: SEWERS TO BE SDR 35 WITH WATERTIGHT JOINTS

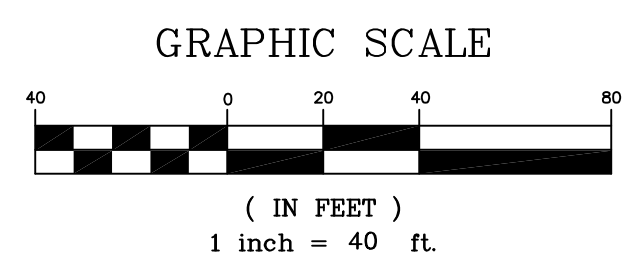


**LEGEND**

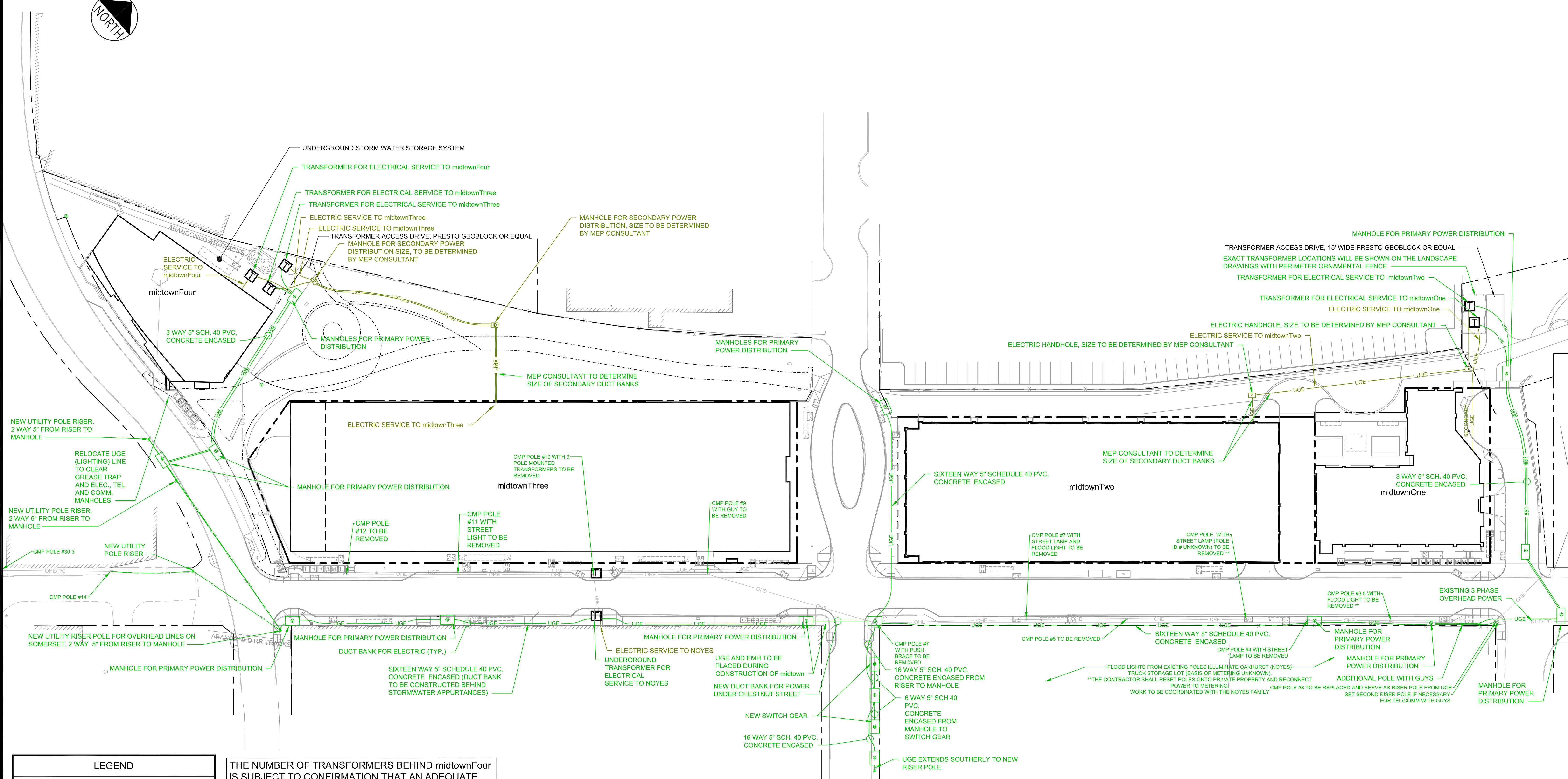
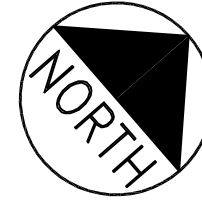
- W — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY SEWER LINE
- G — PROPOSED GAS LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- UGT — PROPOSED UNDERGROUND TELEPHONE LINE
- COM — PROPOSED UNDERGROUND COMMUNICATION LINE

**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<br>PORTLAND, MAINE | ENGINEERS | <b>FST</b><br>FAY, SPOFFORD & THORNDIKE, INC.<br>ENGINEERS - PLANNERS - SCIENTISTS<br>778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106<br>FORMERLY DELUCA-HOFFMAN ASSOCIATES, INC. |         |            |      |
|           |                         | SHEET TITLE                      | OVERALL UTILITY PLAN       | DRAWN:    | KEW   | DATE:   | APRIL 2013 |      |
| CLIENT    | THE FEDERATED COMPANIES | DESIGNED:                        | WGH                        | CHECKED:  | WGH   | SCALE:  | 1" = 40'   |      |
| REV       | DATE                    | DESCRIPTION                      | FILE NAME:                 |           | 3062-UTIL   | JOB NO. |            | 3062 |
| 1         | 10.17.14                | PRELIMINARY LEVEL III SUBMISSION | SHEET                      |           | C-4.0   |         |            |      |
| REVISIONS |                         |                                  |                            |           |   |         |            |      |

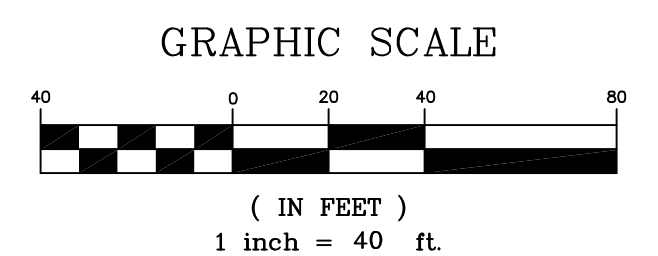


| LEGEND   |                              |
|--|------------------------------|
|  | TRANSFORMER PAD              |
|  | ELECTRIC MANHOLE - PRIMARY   |
|  | ELECTRIC MANHOLE - SECONDARY |
|  | SWITCH GEAR                  |
|  | HANDHOLD - SECONDARY         |
|  | DUCT BANK - PRIMARY          |
|  | DUCT BANK - SECONDARY        |
| SERVICE ENTRANCE LOCATIONS INTO BUILDINGS ARE ILLUSTRATIVE ONLY AND MAY BE REVISED BY THE ELECTRICAL ENGINEER AND ARCHITECT. |                              |
| STREET AND PUBLIC SPACE LIGHTING IS NOT SHOWN ON THIS PLAN   |                              |

THE NUMBER OF TRANSFORMERS BEHIND midtownFour IS SUBJECT TO CONFIRMATION THAT AN ADEQUATE NUMBER OF CONDUCTORS CAN BE PROVIDED. CONDUCTOR REQUIREMENTS ARE BEING COMPLETED BY CBT'S MEP ENGINEERS.

CENTRAL MAINE POWER WILL PROVIDE A DRAWING FOR DUCT BANK REQUIREMENTS AS PART OF THE FINAL SUBMISSION. SECONDARY CONDUITS AND CABLES TO BE SIZED BY CBT ELECTRICAL ENGINEERS

THIS DRAWING HAS BEEN GENERATED FROM AN ELECTRICAL DISTRIBUTION PLAN PREPARED BY CENTRAL MAINE POWER CO. IN OCTOBER 2013 AND REVISED AFTER THE MEETING OF OCTOBER 29, 2013.



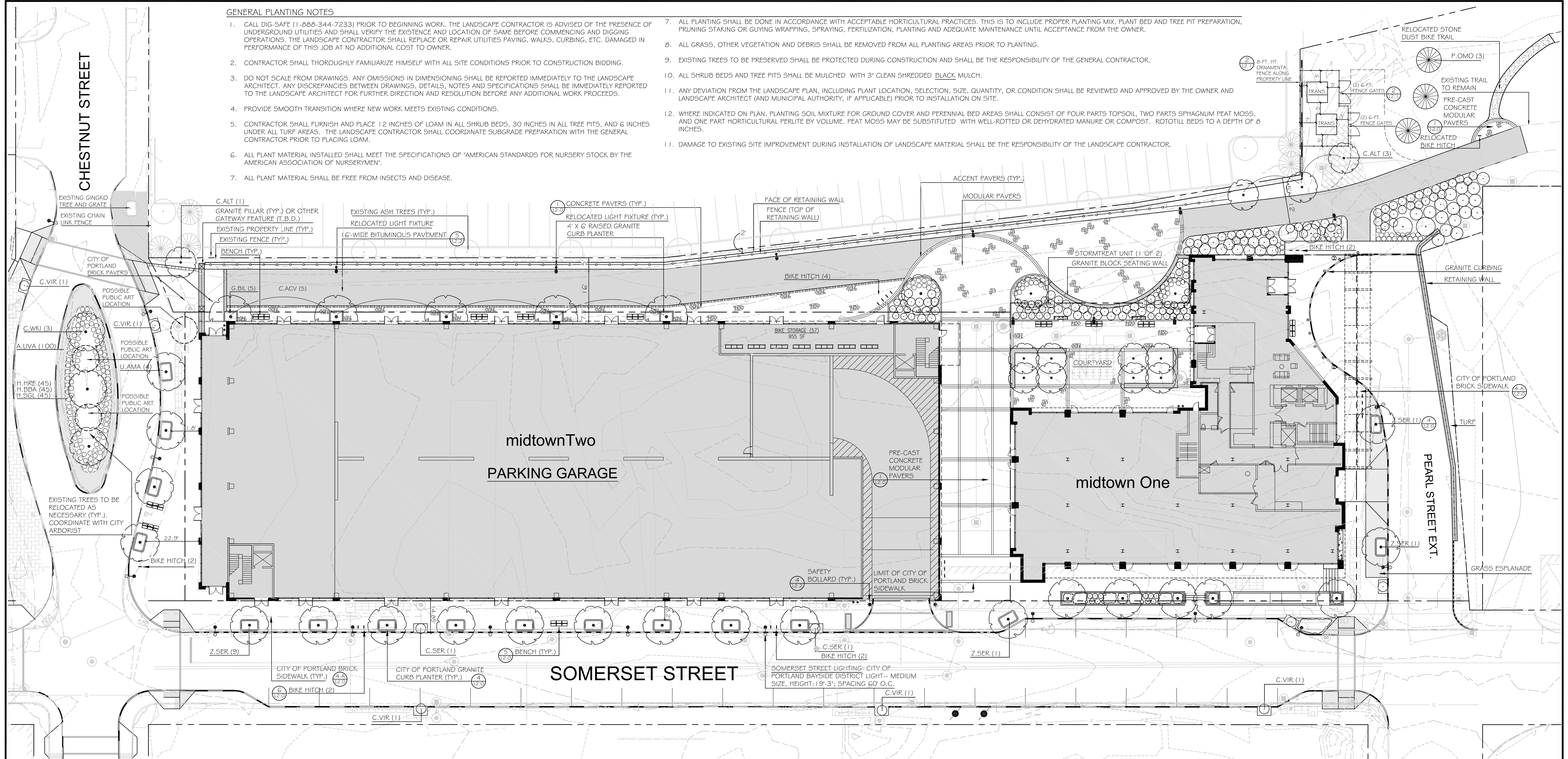
**THIS DRAWING IS INTENDED TO BE PLOTTED AND VIEWED IN COLOR.**  
BLACK AND WHITE PLAN NOT SUITABLE FOR REVIEW

PRELIMINARY - NOT FOR CONSTRUCTION

|  |           |   |  |
|--|-----------|---|--|
|  |           | PROJECT<br><b>midtown</b><br>PORTLAND, MAINE                        | ENGINEERS<br><b>FST</b><br>778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106<br>FORMERLY DELUCA-HOFFMAN ASSOCIATES, INC. |
| SHEET TITLE<br><b>ELECTRICAL DISTRIBUTION PLAN</b> |           | DRAWN: KEW<br>DESIGNED: WGH<br>CHECKED: WGH<br>FILE NAME: 3062-UTIL | DATE: APRIL 2013<br>SCALE: 1" = 40'<br>JOB NO. 3062  |
| CLIENT<br><b>THE FEDERATED COMPANIES</b>           |           | SHEET<br><b>C-4.4A</b>  |  |
| 1 10.17.14 PRELIMINARY LEVEL III SUBMISSION        | REVISIONS | P.E. WILLIAM G. HOFFMAN<br>LIC. #4105                               |  |

GENERAL PLANTING NOTES

- CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN".
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENT DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.



LEGEND

|                | EXISTING | PROPOSED |   | EXISTING | PROPOSED |
|----------------|----------|----------|---|----------|----------|
| PROPERTY LINE  |          |          | PRECAST CONCRETE PAVERS                   |          |          |
| MONUMENT FOUND |          |          | RETAINING WALL                            |          |          |
| CATCHBASIN     |          |          | STREET LIGHT FIXTURE                      |          |          |
| MANHOLE        |          |          | TRAIL LIGHT FIXTURE                       |          |          |
| HYDRANT        |          |          | SEATING                                   |          |          |
| WATER VALVE    |          |          | CURB                                      |          |          |
| UTILITY POLE   |          |          | BIKE HITCH                                |          |          |
|                |          |          | TRAIL BITUMINOUS PAVEMENT                 |          |          |
|                |          |          | FILTERRA UNIT WITH TREE OR SHRUB PLANTING |          |          |
|                |          |          | SAFETY BOLLARD (AT GARAGE)                |          |          |
|                |          |          | CONCRETE BOLLARD LIGHT                    |          |          |

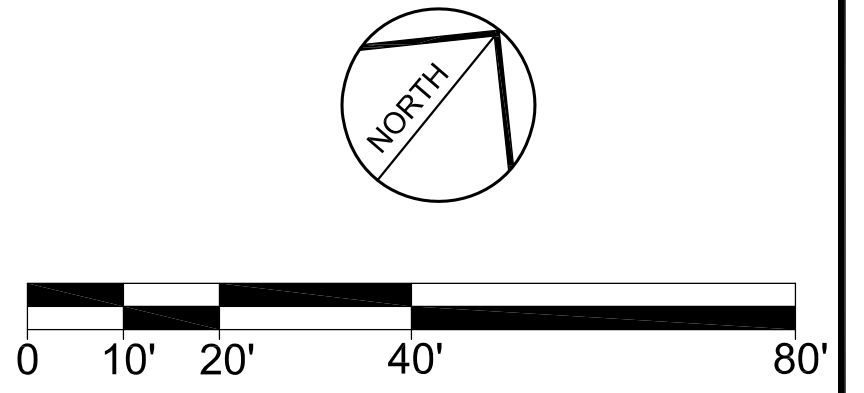
PLANTING SCHEDULE -- PHASE I

| KEY           | QTY | BOTANICAL NAME                  | COMMON NAME                 | SIZE        | NOTES       |
|---------------|-----|---------------------------------|-----------------------------|-------------|-------------|
| <b>TREES</b>  |     |                                 |                             |             |             |
| Z.SER         | 13  | ZELKOVA SERRATA 'GREEN VASE'    | ZELKOVA 'GREEN VASE'        | 3" CAL.     |             |
| G.TH          | 8   | GLEDITSIA TRIANCANTHUS 'HALKA'  | HALKA HONEY LOCUST          | 2 1/2" CAL. |             |
| M.SNO         | 5   | MALUS 'SNOWDRIFT'               | SNOWDRIFT CRABAPPLE         | 2" CAL.     |             |
| C.WKJ         | 3   | CRATAEGUS VIRIDIS 'WINTER KING' | WINTER KING HAWTHORN        | 2 1/2" CAL. |             |
| C.ALT         | 11  | CORNUS ALTERNIFOLIA             | PAGODA DOGWOOD              | 10 GAL.     | SINGLE STEM |
| G.BIL         | 5   | GINGKO BILOBA 'MAGYAR'          | MAGYAR GINGKO               | 2" CAL.     |             |
| P.OMO         | 3   | PICEA OMORICA                   | SERBIAN SPRUCE              | 6" - 7"     |             |
| A.MAA         | 4   | MAACKIA AMURENSIS               | AMUR MAACKIA                | 2" CAL.     |             |
| C.VIR         | 5   | CHIONANTHUS VIRGINICUS          | FRINGETREE                  | 6" - 7"     |             |
| M.JAD         | 3   | MALUS 'RED JADE'                | RED JADE CRABAPPLE          | 2" CAL.     |             |
| U.AMA         | 4   | ULMUS AMERICANA 'VALLEY FORGE'  | AMERICAN ELM 'VALLEY FORGE' | 2.5" CAL.   |             |
| <b>SHRUBS</b> |     |                                 |                             |             |             |
| R.WIL         | 10  | RHODODENDRON WILSONII           | WILSON RODODENDRON          | 5 GAL.      |             |
| C.SER         | 13  | CORNUS SERICEA 'BAILEY'         | RED TWIG DOGWOOD            | 5 GAL.      |             |
| R.ARO         | 53  | RHUS AROMATICA 'GRO-LO'         | 'GRO-LO' SUMAC              | 3 GAL.      |             |
| V.LEN         | 5   | VIBURNUM LENTAGO                | NANNYBERRY                  | 5 GAL.      |             |
| A.UVA         | 148 | ARCTOSTAPHYLOS UVA-URSI         | BEARBERRY                   | 3 GAL.      |             |
| A.MAM         | 10  | ARONIA MELANOCARPA              | AUTUMN MAGIC CHOKEBERRY     | 3 GAL.      |             |
| C.ACV         | 10  | CLETHRA ALNIFOLIA 'CALEB'       | VANILLA SPICE CLETHRA       | 3 GAL.      |             |
| V.CAS         | 10  | VIBURNUM CASSINOIDES 'WITHEROD' | WITHEROD VIBURNUM           | 5 GAL.      |             |
| M.PEN         | 5   | MYRICA PENNSYLVANICA            | NORTHERN BAYBERRY           | 2.5" HT.    |             |

| KEY                              | QTY    | BOTANICAL NAME               | COMMON NAME             |
|----------------------------------|--------|------------------------------|-------------------------|
| <b>PERENNIALS</b>                |        |                              |                         |
| H.HRE                            | 11     | HEMEROCALLIS 'HAPPY RETURNS' | DAYLILY 'HAPPY RETURNS' |
| H.BBA                            | 16     | HEMEROCALLIS 'BETH BARTH'    | DAYLILY 'BETH BARTH'    |
| H.SGL                            | 16     | HEMEROCALLIS 'SUNDAY GLOVES' | DAYLILY 'SUNDAY GLOVES' |
| F.ALO                            | 23     | PENNISETUM ALOPEUROIDES      | FOUNTAIN GRASS          |
| S.SCO                            | 15     | SCHIZACHYRIUM SCOPARIUM      | LITTLE BLUESTEM GRASS   |
| <b>GREEN WALL CLIMBING VINES</b> |        |                              |                         |
| P.QUI                            | T.B.D. | PARTHENOCISSUS QUINQUEFOLIA  | VIRGINIA CREEPER        |
| C.PAN                            | T.B.D. | CLEMATIS PANICULATA          | SWEET AUTUMN CLEMATIS   |

MASTER PLAN NOTE

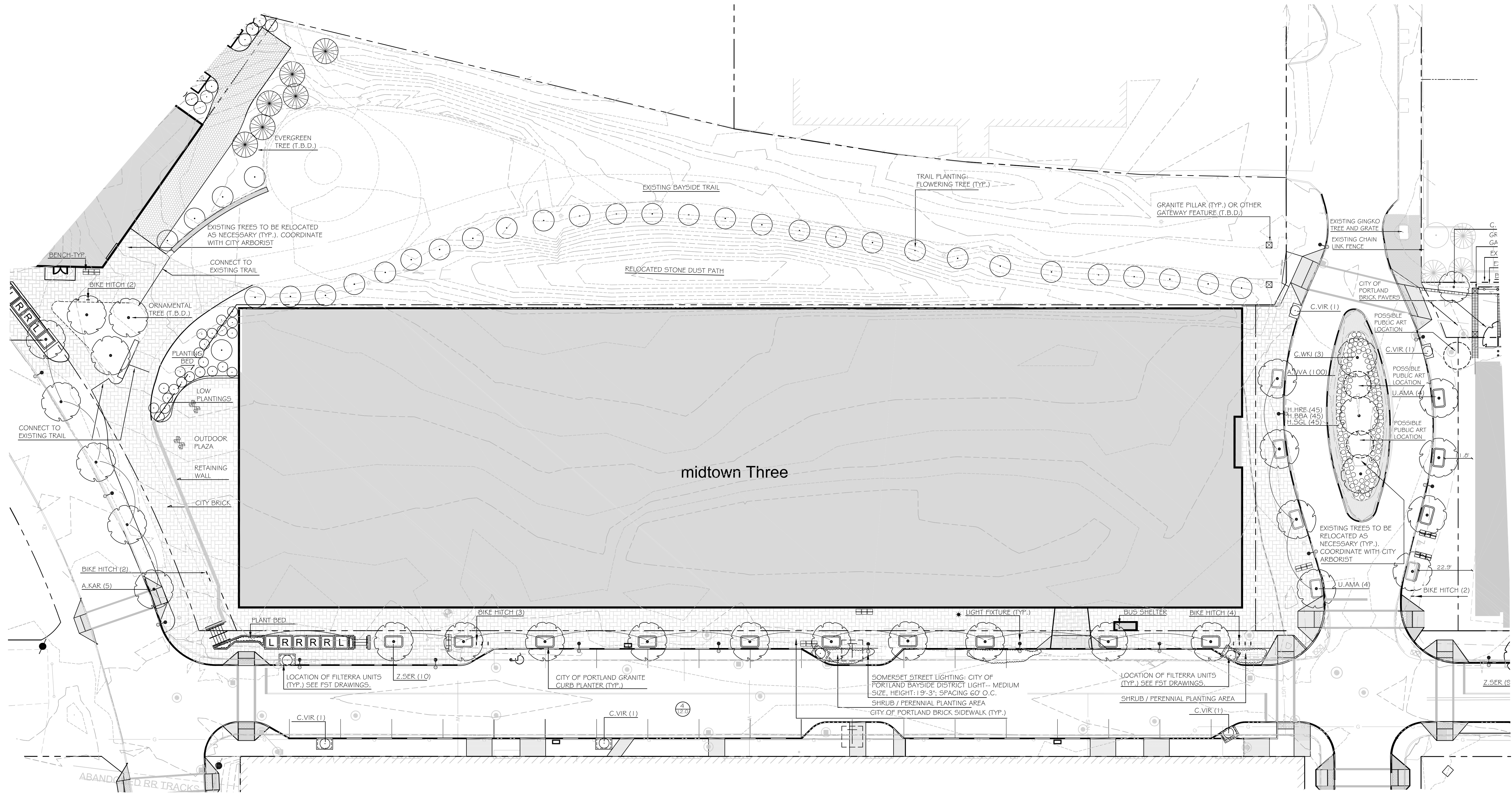
1. DRAWING MP-L1.0 IS SAME AS SHEET "L1.0 -- LANDSCAPE AND LIGHTING PLAN", WHICH IS PART OF THE NOVEMBER 18 2013 CITY OF PORTLAND RE-SUBMISSION DOCUMENTS.



NOT FOR CONSTRUCTION

| REV      | DATE | DESCRIPTION                      | REVISIONS |
|----------|------|----------------------------------|-----------|
| 10.17.14 |      | PRELIMINARY LEVEL III SUBMISSION |           |

|             |                             |  |
|-------------|-----------------------------|--|
| PROJECT     | midtown<br>PORTLAND, MAINE  | <br>LANDSCAPE ARCHITECTS<br>70 Center Street<br>Portland, Maine 04101<br>P: 207.774.4427<br>F: 207.874.2460    |
| SHEET TITLE | LANDSCAPE AND LIGHTING PLAN |  |
| CLIENT      | THE<br>FEDERATED COMPANIES  | DRAWN: SM DATE: Oct. 17, 2014<br>DESIGNED: RM SCALE: 1" = 20'<br>CHECKED: RM JOB NO.<br>FILE NAME:<br>SHEET L1 |

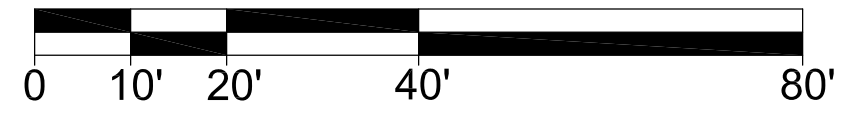
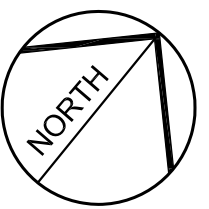


LEGEND

|                | EXISTING | PROPOSED |   | EXISTING | PROPOSED |
|----------------|----------|----------|---|----------|----------|
| PROPERTY LINE  |          |          | PRECAST CONCRETE PAVERS                   |          |          |
| MONUMENT FOUND |          |          | RETAINING WALL                            |          |          |
| CATCHBASIN     |          |          | STREET LIGHT FIXTURE                      |          |          |
| MANHOLE        |          |          | TRAIL LIGHT FIXTURE                       |          |          |
| HYDRANT        |          |          | SEATING                                   |          |          |
| WATER VALVE    |          |          | CURB                                      |          |          |
| UTILITY POLE   |          |          | BIKE HITCH                                |          |          |
|                |          |          | FILTERRA UNIT WITH TREE OR SHRUB PLANTING |          |          |
|                |          |          | SAFETY BOLLARD (AT GARAGE)                |          |          |

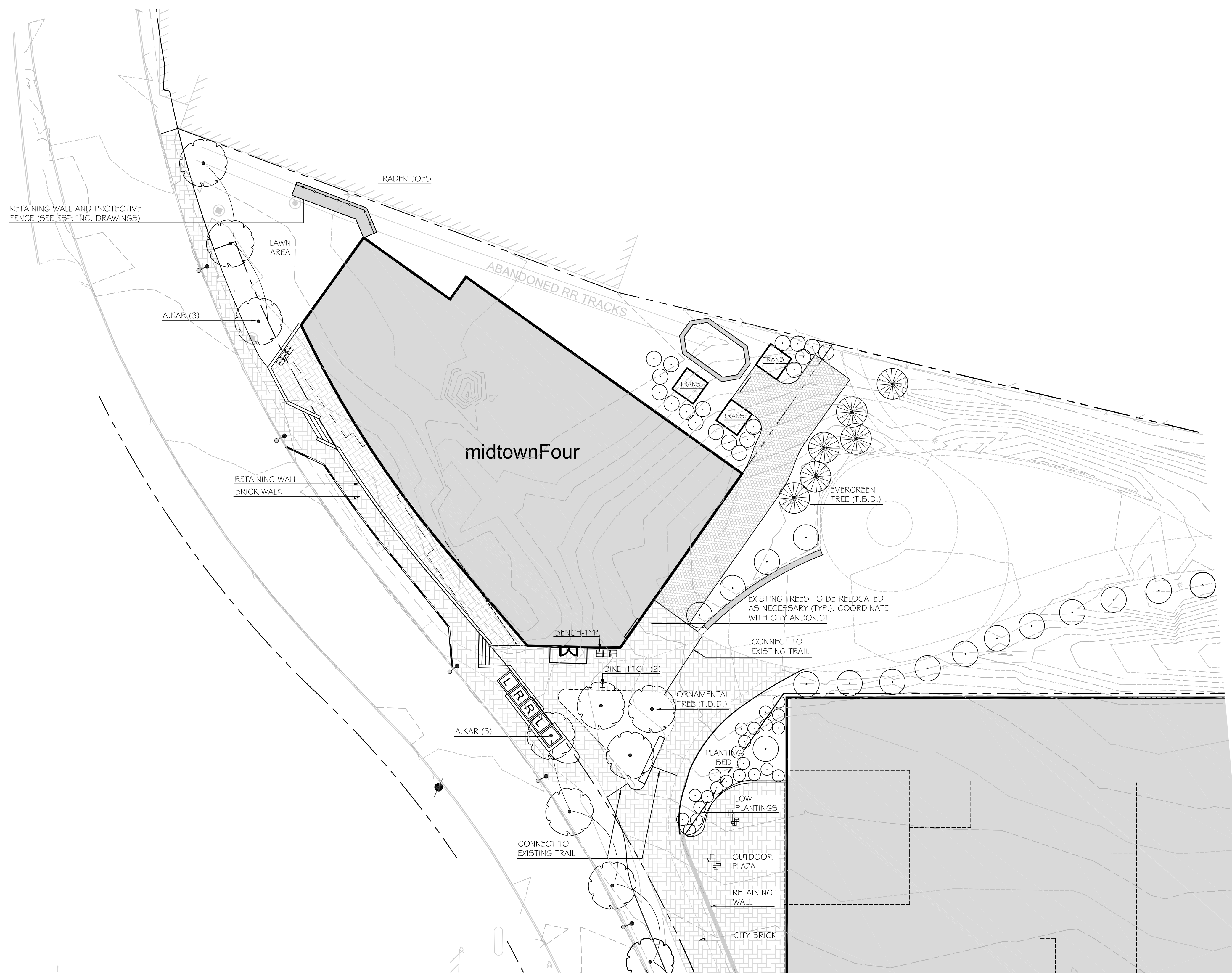
PLANTING SCHEDULE -- PHASE II AND III STREET TREES ONLY

| KEY   | QTY | BOTANICAL NAME                 | COMMON NAME                 | SIZE      | NOTES          |
|-------|-----|--------------------------------|-----------------------------|-----------|----------------|
| TREES |     |                                |                             |           |                |
| Z.SER | 9   | ZELKOVA SERRATA 'GREEN VASE'   | ZELKOVA 'GREEN VASE'        | 3" CAL.   |                |
| U.AMA | 4   | ULMUS AMERICANA 'VALLEY FORGE' | AMERICAN ELM 'VALLEY FORGE' | 2.5" CAL. |                |
| A.KAR | 8   | ACER RUBRUM 'KARPICK'          | KARPICK RED MAPLE           | 2.5" CAL. |                |
| C.VIR | 3   | CHIONANTHUS VIRGINICUS         | FRINGETREE                  | 6" - 7"   | FILTERRA UNITS |



NOT FOR CONSTRUCTION

|  |      |  |           |  |  |
|--|------|--|-----------|--|--|
| PROJECT<br><b>midtown</b><br>PORTLAND, MAINE |      | SHEET TITLE<br><b>LANDSCAPE AND LIGHTING PLAN</b>      |           | <b>Mitchell &amp; Associates</b><br>LANDSCAPE ARCHITECTS<br><small>70 Center Street<br/>         Portland, Maine 04101<br/>         P: 207.774.4427<br/>         F: 207.874.2460</small> |  |
| CLIENT<br><b>THE FEDERATED COMPANIES</b>     |      | DRAWN: SM<br>DESIGNED: RM<br>CHECKED: RM<br>FILE NAME: |           | DATE: Oct. 17, 2014<br>SCALE: 1" = 20'<br>JOB NO.<br>SHEET L2  |  |
| REV<br>10.17.14                              | DATE | DESCRIPTION<br>PRELIMINARY LEVEL III SUBMISSION        | REVISIONS | R.L.A. ROBERT METCALF<br>LIC. #  |  |

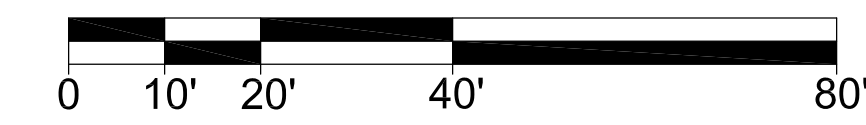
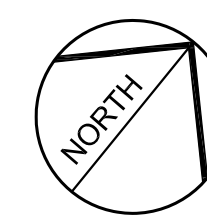


LEGEND

|                | EXISTING | PROPOSED |   | EXISTING | PROPOSED |
|----------------|----------|----------|---|----------|----------|
| PROPERTY LINE  |          |          | PRECAST CONCRETE PAVERS                   |          |          |
| MONUMENT FOUND |          |          | RETAINING WALL                            |          |          |
| CATCHBASIN     |          |          | STREET LIGHT FIXTURE                      |          |          |
| MANHOLE        |          |          | TRAIL LIGHT FIXTURE                       |          |          |
| HYDRANT        |          |          | SEATING                                   |          |          |
| WATER VALVE    |          |          | CURB                                      |          |          |
| UTILITY POLE   |          |          | BIKE HITCH                                |          |          |
|                |          |          | FILTERRA UNIT WITH TREE OR SHRUB PLANTING |          |          |
|                |          |          | SAFETY BOLLARD (AT GARAGE)                |          |          |

PLANTING SCHEDULE -- PHASE II AND III STREET TREES ONLY

| KEY   | QTY | BOTANICAL NAME                 | COMMON NAME                 | SIZE      | NOTES          |
|-------|-----|--------------------------------|-----------------------------|-----------|----------------|
| TREES |     |                                |                             |           |                |
| Z.SER | 9   | ZELKOVA SERRATA 'GREEN VASE'   | ZELKOVA 'GREEN VASE'        | 3" CAL.   |                |
| U.AMA | 4   | ULMUS AMERICANA 'VALLEY FORGE' | AMERICAN ELM 'VALLEY FORGE' | 2.5" CAL. |                |
| A.KAR | 8   | ACER RUBRUM 'KARPICK'          | KARPICK RED MAPLE           | 2.5" CAL. |                |
| C.VIR | 3   | CHIONANTHUS VIRGINICUS         | FRINGETREE                  | 6' - 7'   | FILTERRA UNITS |



NOT FOR CONSTRUCTION

|             |          |                                  |           |   |  |
|-------------|----------|----------------------------------|-----------|---|--|
| PROJECT     |          | midtown<br>PORTLAND, MAINE       |           | <br>LANDSCAPE ARCHITECTS<br><small>70 Center Street<br/>Portland, Maine 04101 P: 207.774.4427<br/>F: 207.874.2400</small> |  |
| SHEET TITLE |          | LANDSCAPE AND LIGHTING PLAN      |           | DRAWN: SM    DATE: Oct. 17, 2014<br>DESIGNED: RM    SCALE: 1" = 20'<br>CHECKED: RM    JOB NO.<br>FILE NAME:<br>SHEET L3   |  |
| CLIENT      |          | THE<br>FEDERATED COMPANIES       |           | R.L.A. ROBERT METCALF<br>LIC. #   |  |
| REV         | DATE     | DESCRIPTION                      | REVISIONS |   |  |
|             | 10.17.14 | PRELIMINARY LEVEL III SUBMISSION |           |   |  |