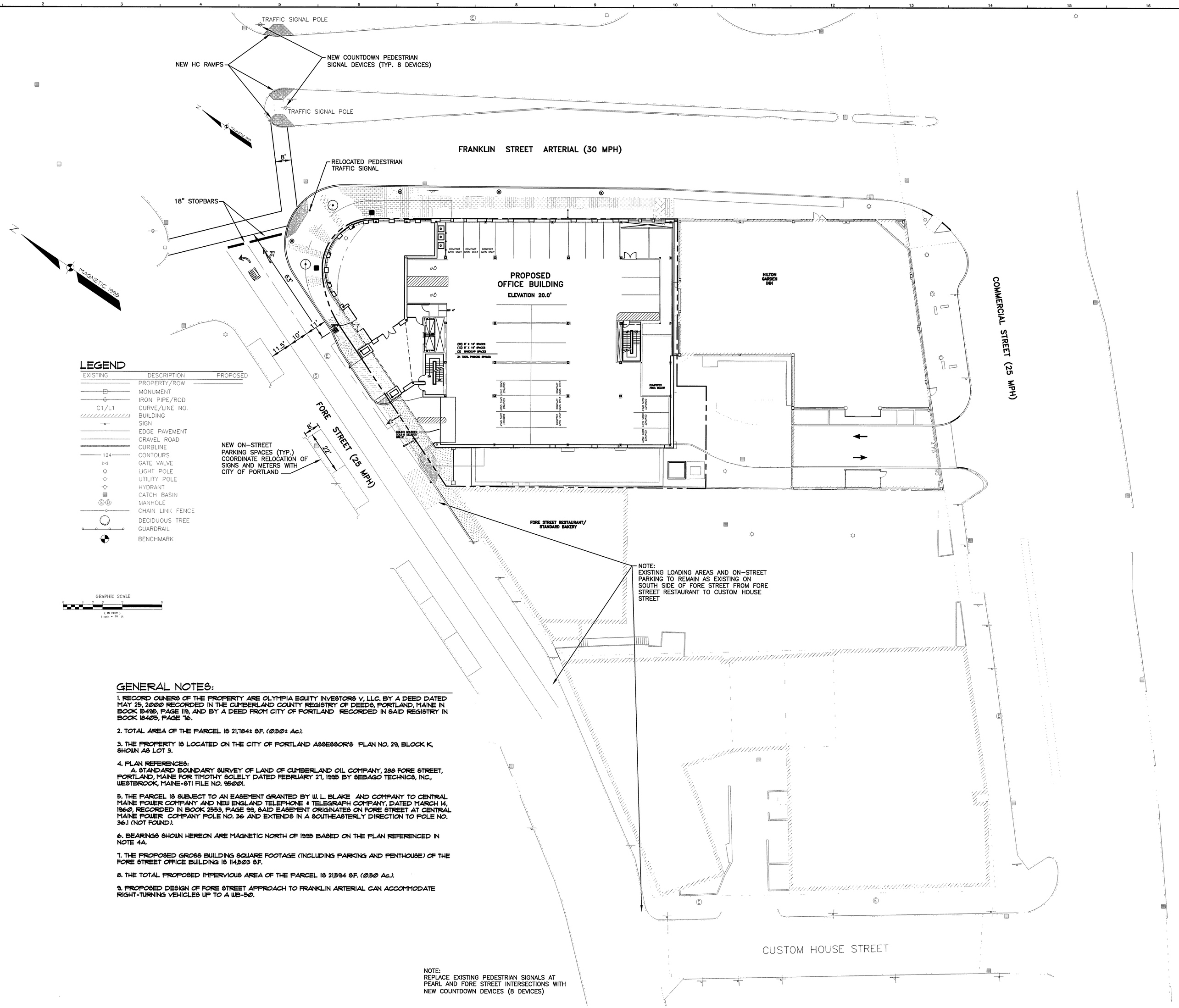

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
124	CONTOURS	
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
S D	MANHOLE	
	CHAIN LINK FENCE	
	DECIDUOUS TREE	
	GUARDRAIL	
	BENCHMARK	

GRAPHIC SCALE

1 IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. RECORD OWNERS OF THE PROPERTY ARE OLYMPIA EQUITY INVESTORS V, LLC. BY A DEED DATED MAY 25, 2000 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, PORTLAND, MAINE IN BOOK 15495, PAGE 119, AND BY A DEED FROM CITY OF PORTLAND RECORDED IN SAID REGISTRY IN BOOK 18405, PAGE 76.

2. TOTAL AREA OF THE PARCEL IS 21,784± S.F. (.50± Ac).

3. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S PLAN NO. 29, BLOCK K, SHOWN AS LOT 3.

4. PLAN REFERENCES:
   A. STANDARD BOUNDARY SURVEY OF LAND OF CUMBERLAND OIL COMPANY, 288 FORE STREET, PORTLAND, MAINE FOR TIMOTHY SOLELY DATED FEBRUARY 27, 1995 BY SEBAGO TECHNICS, INC., WESTBROOK, MAINE-STI FILE NO. 95001.

5. THE PARCEL IS SUBJECT TO AN EASEMENT GRANTED BY W. L. BLAKE AND COMPANY TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED MARCH 14, 1960, RECORDED IN BOOK 2553, PAGE 99, SAID EASEMENT ORIGINATES ON FORE STREET AT CENTRAL MAINE POWER COMPANY POLE NO. 36 AND EXTENDS IN A SOUTHEASTERLY DIRECTION TO POLE NO. 36-1 (NOT FOUND).

6. BEARINGS SHOWN HEREON ARE MAGNETIC NORTH OF 1995 BASED ON THE PLAN REFERENCED IN NOTE 4A.

7. THE PROPOSED GROSS BUILDING SQUARE FOOTAGE (INCLUDING PARKING AND PENTHOUSE) OF THE FORE STREET OFFICE BUILDING IS 114,503 S.F.

8. THE TOTAL PROPOSED IMPERVIOUS AREA OF THE PARCEL IS 21,534 S.F. (.50 Ac.).

9. PROPOSED DESIGN OF FORE STREET APPROACH TO FRANKLIN ARTERIAL CAN ACCOMMODATE RIGHT-TURNING VEHICLES UP TO A WB-50.

REV.	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	12-15-03

ISSUED FOR CONSTRUCTION
12-15-03

CURRENT ISSUE STATUS:

LICENSED LANDSCAPE ARCHITECT
GEORGE McDONOUGH
LN 2871
STATE OF MAINE

SMRT

ARCHITECTURE ENGINEERING PLANNING

SMRT
144 Fore Street/P.O. Box 618
Portland, Maine 04104

tel. (207) 772-3846
fax. (207) 772-1070

PROJECT:

FORE STREET
OFFICE BUILDING
PORTLAND, MAINE

SHEET TITLE:

PROPOSED TRAFFIC PLAN

SCALE:	1"=20'	DATE:	12-15-03
PROJECT MANAGER:	JLJ	GRAPHIC SCALE:	0" 1"
JOB CAP/DRAWN:	GDM/RDC		
A/E OF RECORD:	LRB	SHEET No.	CS101
SMRT CAD FILE:	CS101-03087		
PROJECT No.	03087		

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