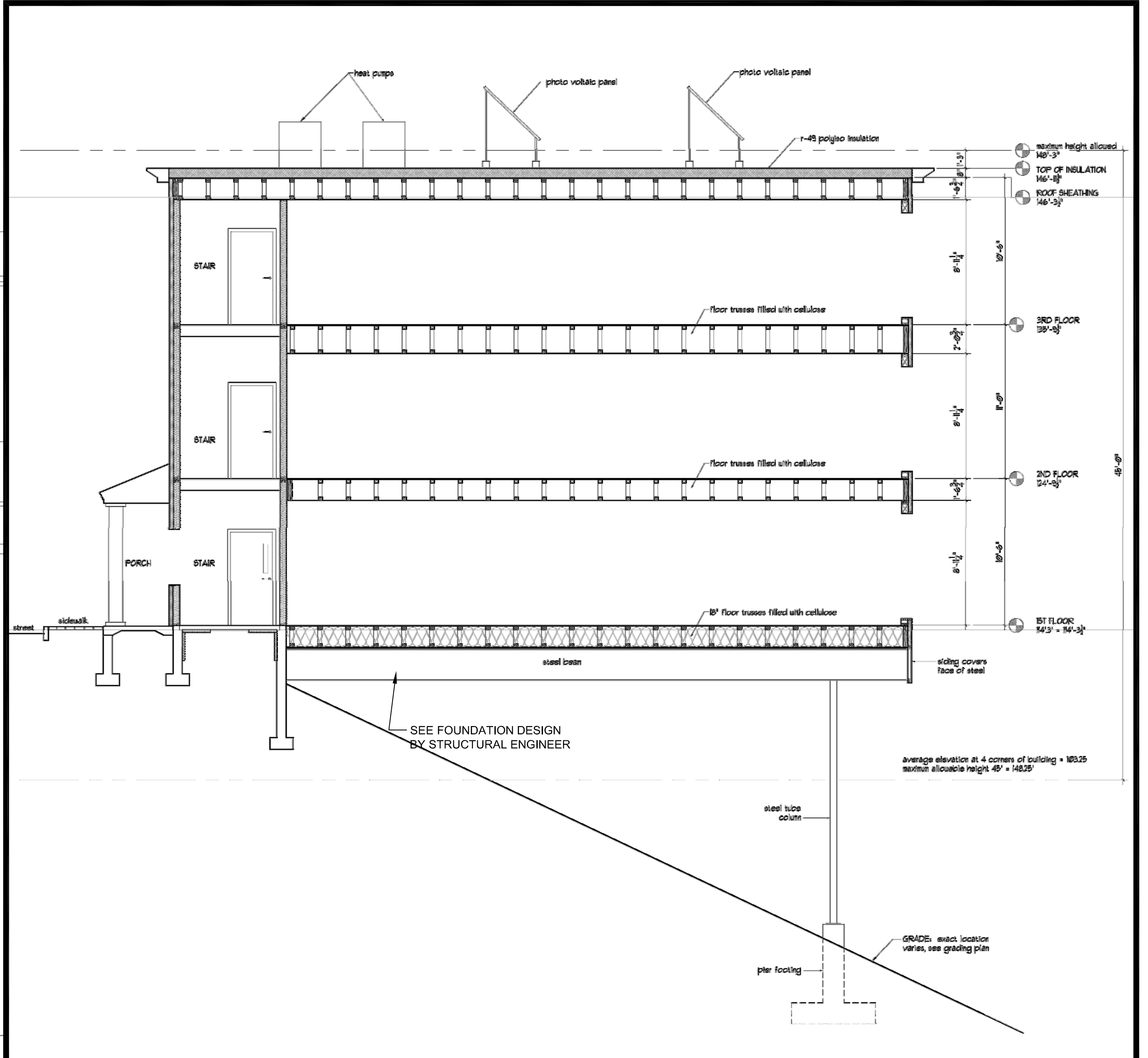


N/F
Creighton &
Creighton, Jr.
8/339
P-7

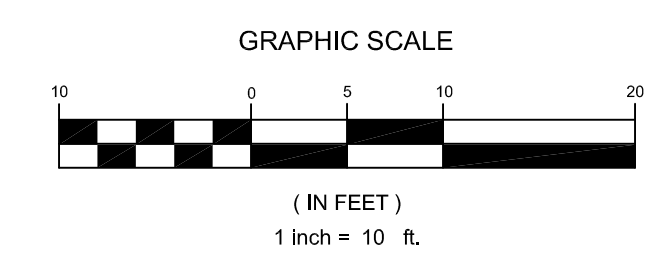
N/F
A & M Partners LLC
25070/52
Parcel 3
44,593 s.f./1.02 acres
(34,091 S.F./0.78 a. after conveyance)
(75% of remaining lot is impervious)



SECTION A-A
N.T.S.

BUILDING HEIGHT NOTE:
THE AVERAGE BUILDING HEIGHT IS COMPUTED AS FOLLOWS:
 • AVERAGE ELEVATION AT FOUR CORNERS OF BUILDING IS 103.25'
 • THE MAXIMUM HEIGHT ALLOWED IS 45'-0" OR ELEVATION 148.25'
 • THE TOP OF INSULATION ON THE ROOF DECK IS ELEVATION 146'-11 1/2" WHICH IS LESS THAN THE ALLOWED MAXIMUM HEIGHT

- PLAN NOTES:**
1. THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM SHALL BE APPROVED BY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES, AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.
 2. ALL ACTIVITIES SHALL BE CONDUCTED IN COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL, SECTION 5, APPENDIX A - EROSION AND SEDIMENT CONTROL; APPENDIX B - INSPECTION AND MAINTENANCE; AND APPENDIX C - HOUSEKEEPING, AS WELL AS SIMILAR STANDARDS OUTLINED IN THE MEDEP CHAPTER 500 APPENDIX B & C.
 3. THE APPLICANT RESERVES THE RIGHT TO SELECT A ROOF DRAIN FILTER DEVICE DURING CONSTRUCTION. THE DEVICE SHALL PROVIDE TREATMENT FOR THE PROPOSED ROOF AREA PRIOR TO DISCHARGE INTO THE CITY SYSTEM. SYSTEM VENDORS INCLUDE FLO-GARD™, BIO-CLEAN DOWNSPOUT FILTER, OR CLEANWAY™ DOWNSPOUT FILTER. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATIONS OF THE DOWNSPOUT FILTER IN ACCORDANCE WITH CITY REGULATIONS AND MANUFACTURER'S RECOMMENDATIONS.



Prepared For: NEW DAY FARM, LLC	Project: SHERIDAN STREET TOWNHOUSES	Revisions: 03.03.14 - RELEASED FOR BIDDING 01.21.14 - REVISED FOR STAFF COMMENTS AND RESUBMITTED 01.10.14 - REVISED FOR FINAL PLAN SUBMISSION 01.06.14 - FINAL PLAN SUBMISSION
11 MCQUILLIANS HILL DRIVE GORHAM, ME 04038	152 SHERIDAN STREET PORTLAND, MAINE	Date: OCT. 2013
Architect: ARCHETYPE Architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	State of Maine Professional Engineer Seal for Stephen R. Spofford	Scale: 1" = 10'
GRADING & DRAINAGE PLAN		C-4.0

FAY, SPOFFORD & THORNDIKE, INC.
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