



Carry 235 LF of 8" water line extension to the middle of the building. Also carry the 2" and 6" into the building, the 6" tapping sleeve, valve, blow-off assembly per PWD standards and 2" domestic service connection with curb stop at R.O.W.

CITY OF PORTLAND PLANNING AUTHORITY APPROVAL

CHAIRMAN _____

DATE _____

N/F
Richard G. Creighton &
Raymond H. Creighton, Jr.
6368/339
12-P-7



NOTE
SURVEYOR'S SEAL IS FOR THE PERIMETER BOUNDARY ONLY.

CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS B-2 AND B-2b COMMUNITY BUSINESS ZONES	
DIMENSIONAL REQUIREMENTS (Residential Use)	REQUIRED
Minimum Lot Size	None
Minimum Street Frontage	None
Minimum Yard Dimensions:	
a. Front Yard	None
b. Rear Yard	Ten (10) feet, except where the lot abuts a residential zone, where twenty (20) feet is required
c. Side Yard	Five (5) feet, except where the lot abuts a residential zone, where ten (10) feet is required.
d. Side Yard or Rear Yard on a Street	None
Maximum Impervious Surface Ratio	90%
Maximum Structure Height	Forty-five (45) feet, except in the case of a building with a commercial first floor and residential upper floors, where fifty (50) feet is allowed, and except for the portion of a building located within sixty-five (65) feet of Franklin Street where sixty-five (65) feet is allowed.

WAIVERS REQUESTED

1. WAIVER FROM TECHNICAL STANDARD 1.7.2.3 FOR 24' DRIVE AISLE TO SLIGHTLY LESS THAN 24'
2. WAIVER FROM TECHNICAL STANDARD 1.14 FOR 9' PARKING SPACE WIDTH TO ALLOW SPACE WIDTH AT 8'-2"
3. WAIVER FROM TECHNICAL STANDARD 111.4.E RELATED TO FLOOD STANDARDS, AS THE PROJECT WILL DISCHARGE TO THE MUNICIPAL SYSTEM
4. WAIVER FROM TECHNICAL STANDARDS SECTION 2.7.8 PROHIBITING STORM DRAIN LINES CONNECTING TO CATCH BASINS.

- PLAN NOTES:**
1. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON FIRM PANEL 2300510014B
 2. OWNER OF RECORD: NEW DAY FARM, LLC
c/o JEFFERY ROSENBLATT
11 MCQUILLIANS HILL DRIVE
GORHAM, MAINE 04038
C.C.R.D. BOOK 31016 PAGE 299
 3. SEE FULL PLAN SET TITLED "SITE DEVELOPMENT PLANS FOR SHERIDAN STREET TOWNHOUSES" BY FAY, SPOFFORD & THORNDIKE, INC. DATED 01.06.14
 4. LOCUS IS SHOWN AS LOTS 17 AND 21 ON TAX MAP 12, BLOCK P - THE SITE IS LOCATED IN THE B2b ZONE PER THE CITY OF PORTLAND ZONING MAP.
 5. LOT SIZE 10,502 S.F. / 0.24 AC.
 6. FOR THE SANITARY SEWER, THE CONTRACTOR SHALL HOOK ONTO THE TWO FOOT PLUGGED STUB, IF THE STUB ENDS WITH A BELL, INSTALL A NIPPLE PIECE AND INSTALL THE TEEWYE, WITH A PUSH ON END PLUG. IF THE TWO FOOT PLUGGED STUB ENDS WITH AN END CAP, PULL THE CAP, INSTALL THE TEEWYE, INSERT A NIPPLE AND PUT THE END CAP BACK ON. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS.
 7. SNOW STORAGE EASEMENT BENEFITS THE REMAINING LAND OF A&M PARTNERS, LLC (PARCELS 3 & 4) (SEE PLAN REFERENCE 1)
 8. SNOW REMOVAL AND PROPERTY MAINTENANCE SHALL BE BY THE OWNER.
 9. IN ACCORDANCE WITH SECTION 12-17 OF THE CITY OF PORTLAND CODE OF ORDINANCES THE PROPERTY IS ELIGIBLE FOR PARTICIPATION IN THE CITY'S WASTE DISPOSAL AND RECYCLING PROGRAMS. PRIOR TO OCCUPANCY THE OWNER SHALL NOTIFY PUBLIC SERVICES FOR THE DELIVERY OF SUITABLE CONTAINERS AND AUTHORIZATION FOR SCHEDULED PICK UP.

PLAN REFERENCE:
1. PLAN OF LOT DIVISION MADE FOR A&M PARTNERS, LLC BY TITCOMB ASSOCIATES LAST REVISED 08.13.13 (REV 9)



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	Scale: 1" = 10'	C-3.0
48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	SITE LAYOUT & UTILITY PLAN (RECORDING PLAT)	