

CONNECT NEW SD TO EXIST MH
INV IN 6.00
INV OUT 5.80
PROPOSED 15' DRAINAGE, &
UTILITY LICENSE BENEFITING ALL
PARCELS OF midtownThree

PROTECT EXISTING RAIN GARDEN
PROPOSED 15' DRAINAGE, & UTILITY
LICENSE BENEFITING ALL PARCELS
OF midtownThree

BERM TO BE REMOVED TO
ALLOW AT GRADE ACCESS TO
midtownTHREE (BY OTHERS)

4' x 4' INSPECTION AND
OVERFLOW MANHOLE
OVERFLOW OUTLET CONTROL
MANHOLE
36' x 4.5' x 2' UNDERGROUND
STORAGE SYSTEM
SPECIAL ENTRY MANHOLE
DEPRESSED FILTER TRENCH
WITH SPECIAL RISER,
SEE DETAIL (TYPICAL
FOR C-1 AND B1)
4' x 4' INSPECTION AND
OVERFLOW MANHOLE
SPLITTER BOX

INSPECTION AND OVERFLOW
OUTLET CONTROL MANHOLE (TYP.)
UNDERGROUND STORAGE SYSTEM (TYP.)
INSPECTION PORT, TYP.
4' x 6' TREEBOX FILTER (TYP.)
ROOF DRAIN INV AT BLDG 9.38

STEPS WITH HANDRAILS- SEE MITCHELL &
ASSOCIATES DRAWINGS (TYP.)

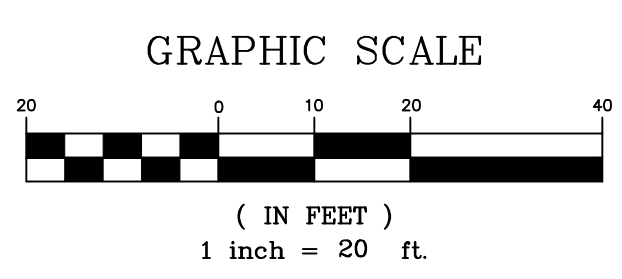
OVERFLOW CATCH BASIN (MODIFIED CITY
OF PORTLAND D-BASIN), TYP OF 4 BASINS
(R-5, L-6, O-8, O-3), SEE DETAIL

2' WIDE PERVIOUS PAVER (PAVEDRAIN™)
WITH 12" UD, SEE DETAIL

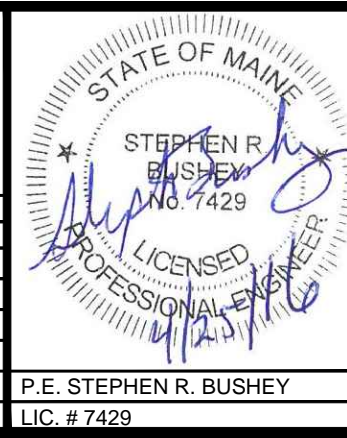
NOYES BUILDING
midtown HAS BEEN DESIGNED TO REFLECT THE PROPOSED RAISING AT
SOMERSET STREET BASED ON CITY GUIDANCE. SOMERSET STREET
DESIGN AND IMPROVEMENT CONSTRUCTION SHALL BE COMPLETED IN
ACCORDANCE WITH THE COST SHARING ARRANGEMENT EMBODIED IN
EXHIBIT C TO 2ND AMENDMENT TO PURCHASE AND SALE AGREEMENT,
DATED OCTOBER 14, 2014, FOR THIS WORK

STORM DRAIN IMPROVEMENTS
SEE CITY OF PORTLAND PLANS
(BY OTHERS)

SEE PLANS C-3.3, C-3.4, C-3.5, C-3.6 AND C-3.8 FOR
DETAILED GRADING AND DRAINAGE OF SOMERSET
STREET, CHESTNUT STREET, AND ELM STREET



REV	DATE	DESCRIPTION	REVISIONS
6	04.25.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
5	02.17.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
4	12.08.15	REVISED PER COORDINATION WITH LANDSCAPE ARCHITECT	
3	11.09.15	SUBMITTED TO CITY IN COMPLIANCE WITH CONDITION OF APPROVAL	
2	01.21.15	REVISED PER SITE PLAN CHANGES, SUBMITTED TO CITY	
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	



PROJECT
midtown
PORTLAND, MAINE

SHEET TITLE
GRADING & DRAINAGE PLAN
midtownThree

CLIENT
FEDEQ DV001, LLC

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

DRAWN: LA DATE: OCTOBER 2014
DESIGNED: BEK SCALE: 1" = 20'
CHECKED: SRB JOB NO. 195350127
FILE NAME: 3062-GRADE
SHEET C-3.1

MATCHLINE SEE SHEET C-3.0