

320 A 3

420-448 Riverside

430 Riverside street

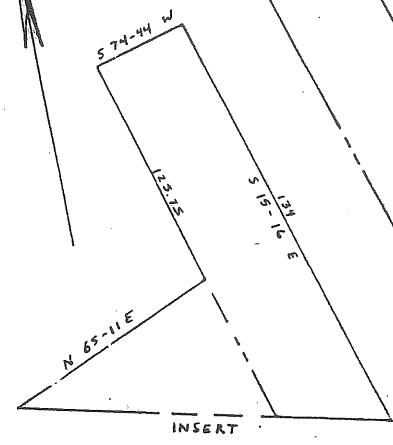
Maine Turnpike Authority

SEE INSERT

SHEET 320-C

No 317

FISKE SHEET 313-C STREET



INSERT

5  
256,532

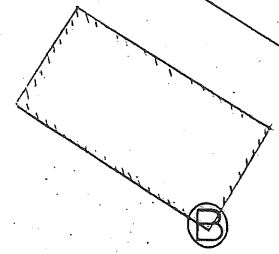
110,355

5  
121,839

(A)

57° 46' E

2  
250,526



4  
100,128

(Notes: Dev. Lot #2 has use of R/W to RIVERSIDE St. by Dev.)  
N 63° 45' E 284.25

3  
141,780

4  
20,560

2  
121,356

6  
102,673

3  
21,797

SHEET 318-B

SHEET 316-A

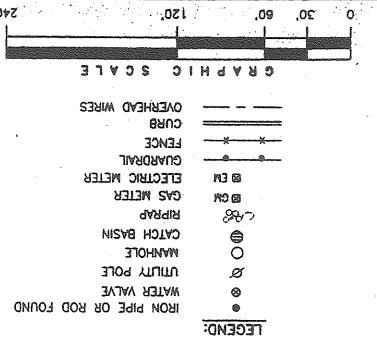
RIVERSIDE STREET

STREET

SHEET 314-D

SHEET 315-A

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1"=50' ±



- PLAN REFERENCES:**
1. DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET, PORTLAND, MAINE, THIRD AMENDED RECORDING PLAT DATED APRIL 30, 1986 BY LAND USE CONSULTANTS, 197/115, C.C.R.D.
  2. DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET, PORTLAND, MAINE, SECOND AMENDED RECORDING PLAT DATED JANUARY 21, 1987 BY LAND USE CONSULTANTS, 181/15, C.C.R.D.
  3. SUBDIVISION AMENDMENT OF LOTS 1, 1A & 6, MCMASTER FARM & LOT 4, DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET AND MCMASTER DRIVE, PORTLAND, MAINE, DATED APRIL 27, 2005 BY SEBAO TECHINCS, 205/398, C.C.R.D.
  4. SUBDIVISION - REVISED LOT 6 OF: LOTS 1, 1A & 6, MCMASTER FARM & LOT 4, DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET AND MCMASTER DRIVE, PORTLAND, MAINE, DATED MAY 6, 2005 BY OWEN HASKELL, INC., 205/399, C.C.R.D.
  5. BOUNDARY SURVEY ON 470 RIVERSIDE STREET, PORTLAND, MAINE MADE FOR PENDE ASSOCIATES, INC., DATED MARCH 22, 2004 BY OWEN HASKELL, INC.
  6. CITY OF PORTLAND'S ASSESSOR'S MAPS.

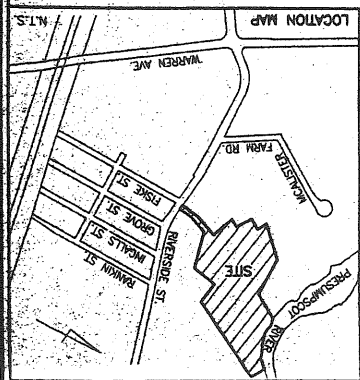
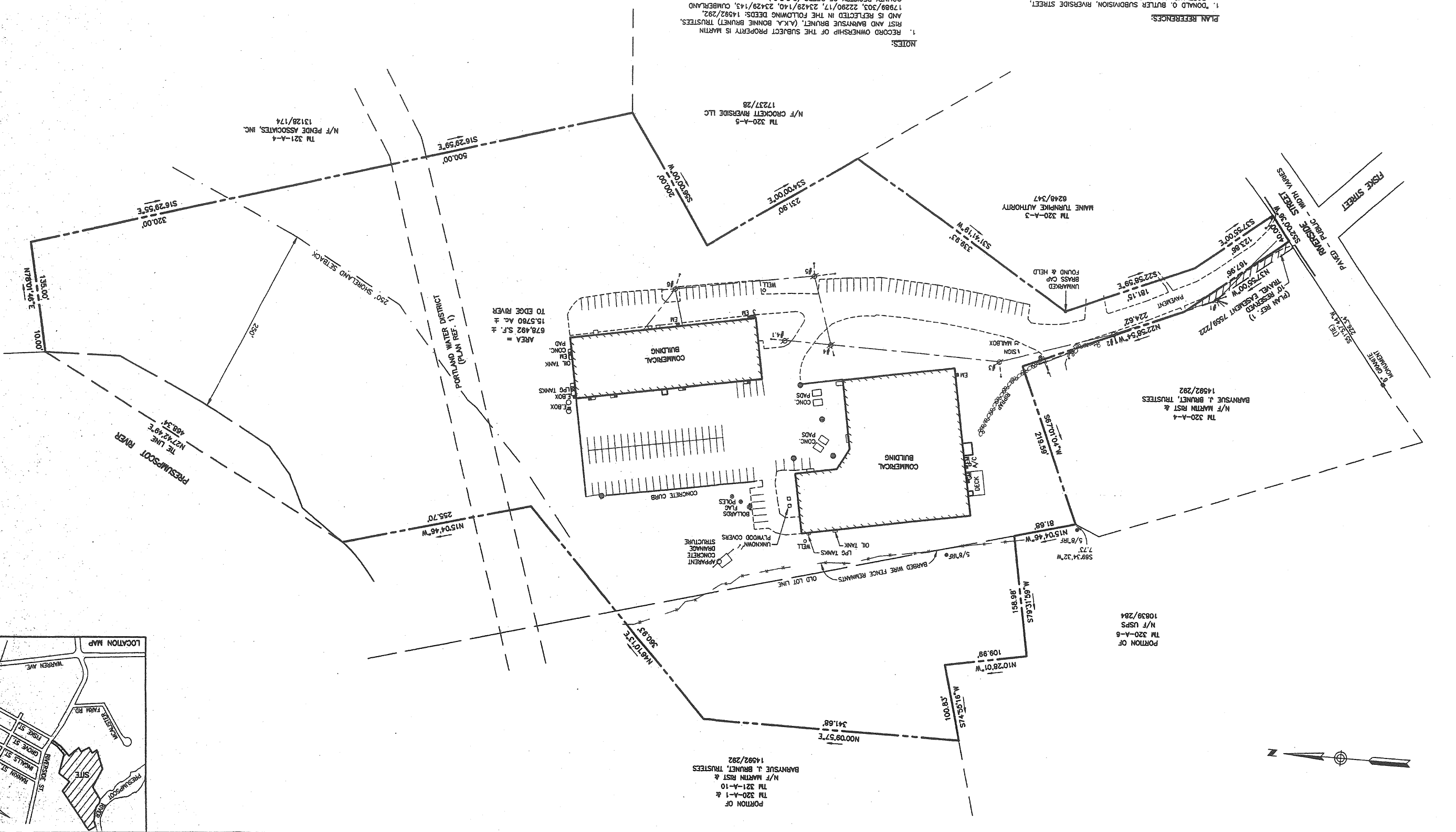
- NOTES:**
1. RECORD OWNERSHIP OF THE SUBJECT PROPERTY IS MARTIN RIST AND BARNISUE BRUNET, (A.K.A. BONNIE BRUNET) TRUSTEES, AND IS REFLECTED IN THE FOLLOWING DEEDS: 1452/292, 1799/503, 2229/17, 23429/140, 23429/143, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
  2. BEARINGS ARE BASED ON PLAN REFERENCE 1.
  3. SUBJECT PROPERTY IS COMPRISED OF PORTIONS OF LOTS 1, 2, AND 6, MAP 320, BLOCK A, AND A PORTION OF LOT 5, MAP 321, BLOCK A OF THE CITY OF PORTLAND ASSESSOR'S MAPS.
  4. RIVERSIDE STREET LINE IS BASED ON FOUND MONUMENTS AND PLAN REFERENCE 1.
  5. ACCORDING TO FEMA FIRM, PANEL 6 OF 17 FOR THE CITY OF PORTLAND, COMMUNITY-PANEL NUMBER 230051 0006 C, HAVING A REVISION DATE OF DECEMBER 8, 1998, PORTIONS OF FLOOD ELEVATIONS ARE DETERMINED, AND ZONE X, WHICH IS DESCRIBED AS AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ON DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.
  6. SURVEYED PROPERTY IS SUBJECT TO A 50 FOOT WIDE PORTLAND WATER DISTRICT EASEMENT AND A 250 FOOT SHORELAND ZONE BOUNDARY AS SHOWN ON PLAN, AS WELL AS BEING SUBJECT TO AND WITH THE BENEFIT OF EASEMENTS AND ENCUMBRANCES REFLECTED ON PLAN REFERENCE 1 AND LISTED IN 1452/292.

**CERTIFICATION:**  
 OWEN HASKELL, INC. HEREBY CERTIFIES TO:  
 LAWYERS TITLE INSURANCE CORPORATION, BIGELOW TITLE COMPANY, NORWAY SAVINGS BANK, PORTLAND DOWNTOWN CORPORATION, AND 410 RIVERSIDE ST., LLC.  
 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 LICENSED PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS FOR PROFESSIONAL LAND SURVEYING.

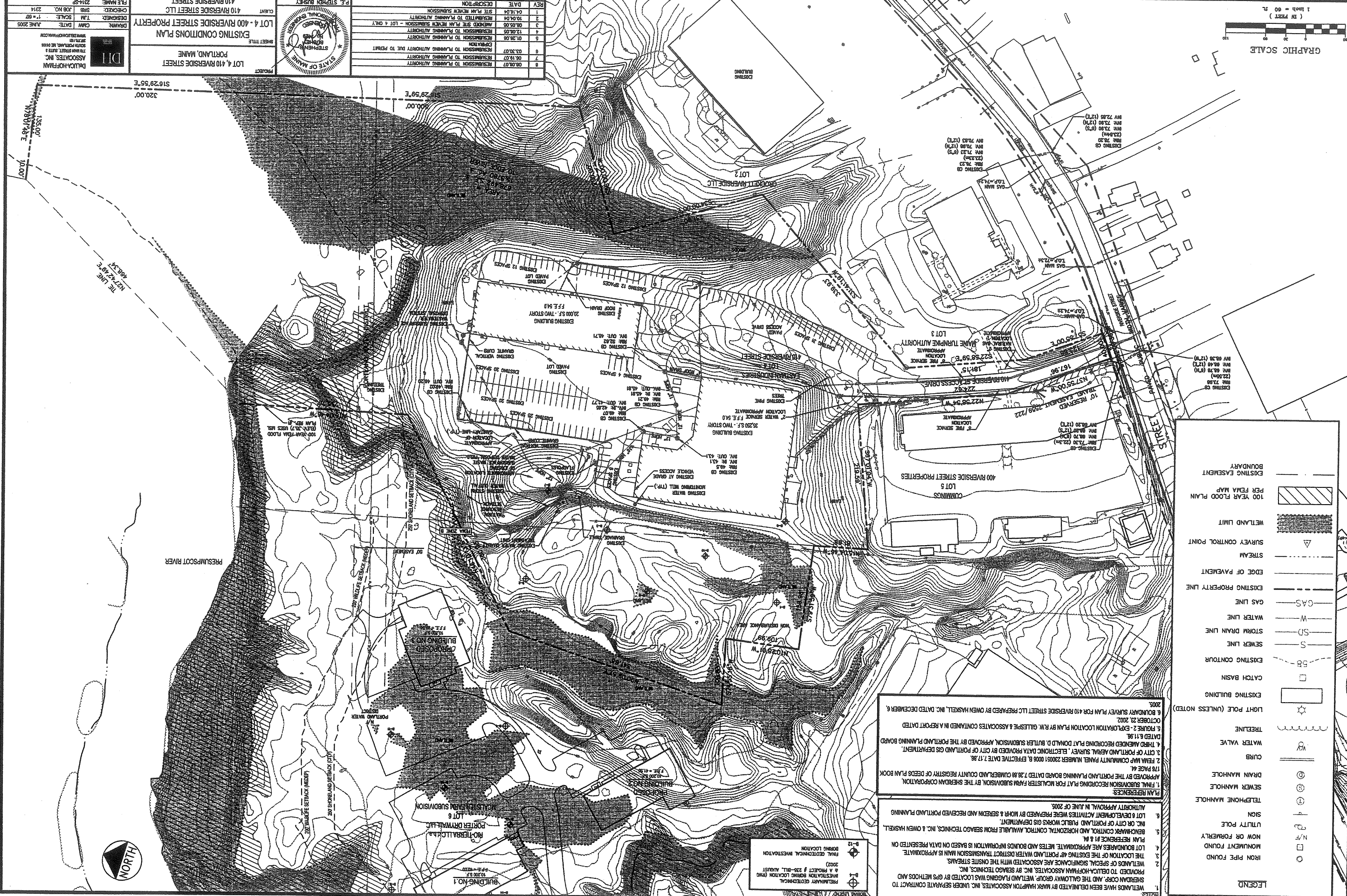
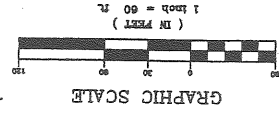
**BOUNDARY SURVEY**  
 ON  
 RIVERSIDE STREET, PORTLAND, MAINE  
 MADE FOR  
**410 RIVERSIDE ST., LLC**  
 83A BELL STREET, PORTLAND, MAINE  
**OWEN HASKELL, INC.**  
 16 CADDO ST., PORTLAND, ME 04103  
 PROFESSIONAL LAND SURVEYORS

Drawn By: JHM  
 Check By: JHM  
 Date: DEC. 8, 2005  
 Book No. 1014K10211

REV. 2 01-03-06 TITLE BLOCK AND CERTIFICATION  
 REV. 1 12-23-05 THE LINE AND NOTE 5 ADDED



A.H. A



**LEGEND**

EXISTING BUILDING	[Symbol]
CATCH BASIN	[Symbol]
EXISTING CONTOUR	[Symbol]
SEWER LINE	[Symbol]
STORM DRAIN LINE	[Symbol]
WATER LINE	[Symbol]
GAS LINE	[Symbol]
EXISTING PROPERTY LINE	[Symbol]
EDGE OF PAVEMENT	[Symbol]
STREAM	[Symbol]
SURVEY CONTROL POINT	[Symbol]
WETLAND LIMIT	[Symbol]
100 YEAR FLOOD PLAIN	[Symbol]
PER FEMA MAP	[Symbol]
EXISTING EASEMENT	[Symbol]
BOUNDARY	[Symbol]

**NOTES**

1. WETLANDS HAVE BEEN DELINEATED BY MARK HAMPTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERIDAN CORP. AND THE GALLOWAY GROUP. WETLAND FLAGGING WAS LOCATED BY GPS METHODS AND PROVIDED TO DELOACH/HOFFMAN ASSOCIATES, INC. BY SEABO GROUP TECHNIQUES, INC.
2. WETLANDS OF SPECIAL SIGNIFICANCE ARE ASSOCIATED WITH THE OCNISTE STREAMS.
3. THE LOCATION OF THE EXISTING 48" PORTLAND WATER DISTRICT TRANSMISSION MAIN IS APPROXIMATE.
4. LOT BOUNDARIES ARE APPROXIMATE. METES AND BOUNDS INFORMATION IS BASED ON DATA PRESENTED ON PLAN REFERENCE #1 & #4.
5. BENCHMARK CONTROL AND HORIZONTAL CONTROL AVAILABLE FROM SEABO TECHNIQUES, INC. & OWEN HASKELL, INC. OR CITY OF PORTLAND AND PUBLIC WORKS DEPARTMENT.
6. LOT 8 DEVELOPMENT ACTIVITIES WERE PREPARED BY MORF & SEREDIN AND RECEIVED PORTLAND PLANNING AUTHORITY APPROVAL IN JUNE OF 2005.

**PLAN REFERENCES**

1. FINAL SUBDIVISION RECORDING PLAN FOR MCMASTER FARM SUBDIVISION, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 7.28.88 CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 178 PAGE 44.
2. FEMA MAP COMMUNITY PANEL NUMBER 200051 0006 B, EFFECTIVE DATE 7.17.88.
3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY THE PORTLAND GIS DEPARTMENT, DATED 6.11.98.
4. THIRD AMENDED RECORDING PLAT DONALD D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD OCTOBER 22, 2002.
5. FIGURE 2 - EXPLORATION LOCATION PLAN BY R.W. GILLESPIE & ASSOCIATES CONTAINED IN A REPORT DATED 2005.
6. BOUNDARY SURVEY PLAN FOR 410 RIVERSIDE STREET LLC PREPARED BY OWEN HASKELL, INC. DATED DECEMBER 6, 2005.

**BOUNDARY LEGEND**

- B-12 FINAL GEOTECHNICAL INVESTIGATION BORING LOCATION
- B-4 PRELIMINARY GEOTECHNICAL INVESTIGATION BORING LOCATION (NWS)

**REVISIONS**

REV	DATE	DESCRIPTION
1	04.10.04	SITE PLAN REVIEW SUBMISSION
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
3	02.02.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
4	12.02.05	RESUBMISSION TO PLANNING AUTHORITY
5	01.28.06	RESUBMISSION TO PLANNING AUTHORITY
6	03.20.07	OPERATION
7	06.13.07	RESUBMISSION TO PLANNING AUTHORITY
8	08.01.07	RESUBMISSION TO PLANNING AUTHORITY

**PROJECT**  
LOT 4, 410 RIVERSIDE STREET  
PORTLAND, MAINE

**CLIENT**  
410 RIVERSIDE STREET LLC

**DESIGNED** T.M. SCALE: 1" = 60'

**CHECKED** S.M. JOB NO. 2314

**FILE NAME** 2314-SP

**DRAWN** DATE: JUNE 2005

**DATE** JUNE 2005

**TITLE** EXISTING CONDITIONS PLAN

**SHEET NO.** 1

**PROJECT** LOT 4, 410 RIVERSIDE STREET

**STATE OF MAINE**

**STEPHEN BUSHEY**

**REGISTERED PROFESSIONAL ENGINEER**

**NO. 10000**

**DELOACH/HOFFMAN ASSOCIATES, INC.**

**77 MAIN STREET, SUITE 3**

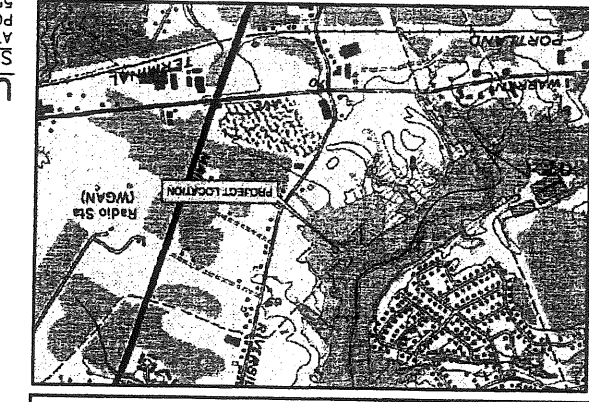
**PORTLAND, ME 04101**

**WWW.DELOACHHOFFMAN.COM**

A# B

PROJECT PARCEL SITE  
CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK NUMBERS

MAP 320  
BLOCK A  
LOTS 2



**INDEX**

- 1 COVER SHEET, GENERAL NOTES & LEGEND
- 2 BOUNDARY SURVEY PLAN
- 2A OVERALL PROPERTY SUMMARY PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT AND LANDSCAPE PLAN
- 5 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- 6 UTILITY PLAN
- 7 SITE DETAILS
- 8 SITE DETAILS
- 9 UTILITY DETAILS
- 10 STORMDRAIN DETAILS
- 11 EROSION CONTROL NOTES
- 12 FILTER BERM CROSS SECTIONS

**PREPARED BY**

CIVIL ENGINEER:  
**Deluca-Hoffman Associates, Inc.**  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
GAS (207) 775-1121  
ATTN: RICK BELLEMARE  
NORTHERN UTILITIES, INC.  
1075 FOREST AVENUE  
PORTLAND, MAINE 04103  
(207) 797-8002, EXT. 6247  
**Owen Haskell, Inc.**  
16 CASCO STREET  
PORTLAND, MAINE 04101  
TELEPHONE  
ATTN: BRUCE CROSBY  
VERIZON  
5 DAVIS FARM ROAD  
PORTLAND, MAINE 04103  
(207) 797-1788  
CABLE  
SACO, MAINE 04072  
ATTN: DEBRA PAIEMENT AND/OR  
DON JOHNSON  
TIME WARNER CABLE  
118 JOHNSON ROAD  
PORTLAND, MAINE 04102  
(207) 253-2262 (DEBRA)  
(207) 253-2291 (DON)  
WESTBROOK, MAINE 04098  
OWNER:  
**410 RIVERSIDE STREET LLC d.b.o.**  
EASTMAN INDUSTRIES  
410 RIVERSIDE STREET  
PORTLAND, MAINE 04103  
APPLICANT:  
**410 RIVERSIDE STREET LLC d.b.o.**  
EASTMAN INDUSTRIES  
410 RIVERSIDE STREET  
PORTLAND, MAINE 04103  
DIG SAFE  
1-800-225-4977

**OWNER:**  
**410 RIVERSIDE STREET LLC d.b.o.**  
EASTMAN INDUSTRIES  
410 RIVERSIDE STREET  
PORTLAND, MAINE 04103  
APPLICANT:  
**410 RIVERSIDE STREET LLC d.b.o.**  
EASTMAN INDUSTRIES  
410 RIVERSIDE STREET  
PORTLAND, MAINE 04103  
DIG SAFE  
1-800-225-4977

**GENERAL NOTES:**

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REFER TO THE DESIGN-BUILD PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONE OF THE INSPECTORS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
8. TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.

# 410 RIVERSIDE STREET PORTLAND, MAINE LOT 4

**PERMITS**

LOCAL (DELEGATED AUTHORITY FOR SITE LAW REVIEW)  
SITE PERMIT APPROVAL  
DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT  
CITY OF PORTLAND PLANNING AUTHORITY  
ATTN: BARBARA BARHYDT  
(207) 879-3300  
PORTLAND, MAINE 04101  
CONGRESS STREET  
CITY HALL

**PERMITS**

CERTIFICATE OF OCCUPANCY  
BUILDINGS AND CODE ENFORCEMENT OFFICE  
CITY OF PORTLAND, CITY HALL  
OWNER/GENERAL CONTRACTOR  
(207) 874-8300

STATE NRPA TIER 1  
MDEP BUREAU OF LAND & WATER QUALITY  
MDEP PERMIT APPROVAL  
NO. L-7696-TB-G-N  
PORTLAND, MAINE 04103  
MDEP BUREAU OF LAND & WATER QUALITY  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
ADVANCE OF CONSTRUCTION TO BE SUBMITTED 14 DAYS IN

MAINE CONSTRUCTION GENERAL PERMIT (MCGP)  
MDEP BUREAU OF LAND & WATER QUALITY  
312 CANCO ROAD  
PORTLAND, MAINE 04103

**STATUS**

PREVIOUSLY SUBMITTED BY ENGINEER ON BEHALF OF OWNER

GOVERNING BODY  
DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT  
CITY OF PORTLAND PLANNING AUTHORITY

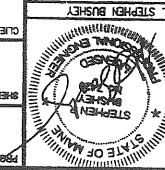
BUILDINGS AND CODE ENFORCEMENT OFFICE  
CITY OF PORTLAND, CITY HALL  
OWNER/GENERAL CONTRACTOR  
(207) 874-8300

MAINE CONSTRUCTION GENERAL PERMIT (MCGP)  
MDEP BUREAU OF LAND & WATER QUALITY  
312 CANCO ROAD  
PORTLAND, MAINE 04103

BOUNDARY SURVEY INFORMATION TAKEN FROM FINAL SUBDIVISION RECORDING PLAT, BY THE SHERMAN REGISTER OF DEEDS PLAN BOOK 176, PAGE 44.  
19. ACCORDING TO THE PORTLAND PUBLIC WORKS DEPARTMENT PUBLIC SEWER SERVICE IS NOW AVAILABLE ON RIVERSIDE STREET.  
20. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (674-8300 EXT. 8839), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.  
21. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.  
22. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.  
23. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.  
24. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.  
25. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.  
26. ALL SURVEY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.  
27. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.  
28. RETAINING WALLS WITHIN LOADING DOCK AREAS SHALL BE CAST-IN-PLACE OR PRECAST MODULAR BLOCK SUPPLIER SUBJECT TO GEOTECHNICAL REVIEW AND DESIGN BY THE CONTRACTOR OR PRECAST MODULAR BLOCK SUPPLIER.

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REFER TO THE DESIGN-BUILD PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONE OF THE INSPECTORS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
8. TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
9. BOUNDARY SURVEY INFORMATION TAKEN FROM FINAL SUBDIVISION RECORDING PLAT, BY THE SHERMAN REGISTER OF DEEDS PLAN BOOK 176, PAGE 44.
10. FEMA MAP COMMUNITY PANEL NUMBER 230091 00068, EFFECTIVE DATE 7/17/88.
11. WETLANDS HAVE BEEN DELINEATED BY MARK HAMILTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERMAN CORP. AND THE GALLOWAY GROUP. WETLAND FLAGGING WAS LOCATED BY GPS METHODS AND APPROVED BY THE PLANNING AUTHORITY.
12. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED IN THIS APPROVED PLAN. ALL EASEMENTS AND FEATURES OF THE PLAN AND ALL THE PROPERTY WHICH APPEARS IN THE RECORDS OF THE PLANNING BOARD RECORDS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
13. LAND TRANSFER PLAN OF 400 RIVERSIDE STREET PREPARED FOR THE GALLOWAY GROUP BY SEBAGO TECHNIQS, INC.
14. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. ALL PAVING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
16. ALL CURBS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS. GRANITE AND BRITANNIUS CONCRETE CURBS SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
17. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
18. BUILDING SUMMARY: LOT 4 PROPOSED 23,140 S.F.

REV	DATE	DESCRIPTION
1	01.16.04	1. SITE PLAN REVIEW SUBMISSION
2	02.04.04	2. AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
3	05.05.05	3. REVISIONS TO PLANNING AUTHORITY
4	12.08.05	4. REVISIONS TO PLANNING AUTHORITY
5	01.28.06	5. REVISIONS TO PLANNING AUTHORITY
6	02.16.07	6. REVISIONS TO PLANNING AUTHORITY
7	08.16.07	7. REVISIONS TO PLANNING AUTHORITY
8	08.08.07	8. REVISIONS TO PLANNING AUTHORITY



P.E. STEPHEN BUSHEY  
STATE OF MAINE  
LICENSE NO. 10000

DATE	SCALE	AS NOTED
JUNE 2005	AS NOTED	AS NOTED
CHECKED: SRB	SCALE: AS NOTED	DATE: JUNE 2005
DESIGNED: T.M.	SCALE: AS NOTED	DATE: JUNE 2005
FILE NAME: 2314.CDW		

410 RIVERSIDE STREET LLC  
410 RIVERSIDE STREET  
PORTLAND, MAINE  
COVER SHEET, GENERAL NOTES & LEGEND  
SHEET TITLE  
LOT 4, 410 RIVERSIDE STREET  
PORTLAND, MAINE  
D.LUCAS-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
PORTLAND, MAINE 04103  
WWW.DELUCAHOFFMAN.COM

**LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | PROPOSED CONTOUR LINE                      |  | EXISTING CONTOUR LINE                      |
|  | PROPOSED EDGE OF PAVEMENT                  |  | EXISTING EDGE OF PAVEMENT                  |
|  | PROPOSED SILT FENCE                        |  | EXISTING SILT FENCE                        |
|  | PROPOSED UTILITY LINE                      |  | EXISTING UTILITY LINE                      |
|  | PROPOSED BUILDING                          |  | EXISTING BUILDING                          |
|  | PROPOSED CATCH BASIN                       |  | EXISTING CATCH BASIN                       |
|  | PROPOSED WATER VALVE                       |  | EXISTING WATER VALVE                       |
|  | PROPOSED TREE LINE                         |  | EXISTING TREE LINE                         |
|  | PROPOSED STORM DRAIN LINE                  |  | EXISTING STORM DRAIN LINE                  |
|  | EXISTING TREE TO BE REMOVED                |  | EXISTING TREE TO REMAIN                    |
|  | PROPOSED GRANITE CURB                      |  | EXISTING GRANITE CURB                      |
|  | PROPOSED BITUMINOUS CURB                   |  | EXISTING BITUMINOUS CURB                   |
|  | PROPOSED SEWER LINE                        |  | EXISTING SEWER LINE                        |
|  | PROPOSED STORM DRAIN LINE                  |  | EXISTING STORM DRAIN LINE                  |
|  | PROPOSED EDGE OF PAVEMENT                  |  | EXISTING EDGE OF PAVEMENT                  |
|  | PROPOSED WETLAND LIMIT                     |  | EXISTING WETLAND LIMIT                     |
|  | PROPOSED 100 YEAR FLOOD PLAIN PER FEMA MAP |  | EXISTING 100 YEAR FLOOD PLAIN PER FEMA MAP |

Att. C

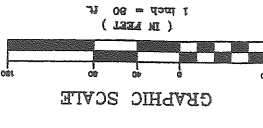
I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

- NOTES:**
1. WETLANDS HAVE BEEN DELINEATED BY MARK HAMPTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERMAN CORP. AND THE GALLOWAY GROUP. WETLAND FLAGGING WAS LOCATED BY GPS METHODS AND PROVIDED TO DELACROIX/HOFFMAN ASSOCIATES, INC. BY SEABO TECHNIQS, INC.
  2. WETLANDS OF SPECIAL SIGNIFICANCE ARE ASSOCIATED WITH THE ONTARIO STREAMS.
  3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
  4. THIRD AMENDED RECORDING PLAT DOWN D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 6.11.06.
  5. FIGURE 2 - EXPLORATION LOCATION PLAN BY R.W. GILLESPIE & ASSOCIATES CONTAINED IN A REPORT DATED OCTOBER 23, 2002.
  6. BOUNDARY SURVEY PLAN FOR 410 RIVERSIDE STREET LLC PREPARED BY OWEN HASKELL, INC. DATED DECEMBER 8, 2005.

**PLAN REFERENCES:**

1. FIRM SUBDIVISION RECORDING PLAT FOR MCMASTER FARM SUBDIVISION, BY THE SHERMAN CORPORATION APPROVED BY THE PORTLAND PLANNING BOARD DATED 7.28.88 NUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 176 PAGE 44.
2. FIRM MAP COMMUNITY PANEL NUMBER 220051 0006 B, EFFECTIVE DATE 7.17.88.
3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
4. THIRD AMENDED RECORDING PLAT DOWN D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 6.11.06.
5. FIGURE 2 - EXPLORATION LOCATION PLAN BY R.W. GILLESPIE & ASSOCIATES CONTAINED IN A REPORT DATED OCTOBER 23, 2002.
6. BOUNDARY SURVEY PLAN FOR 410 RIVERSIDE STREET LLC PREPARED BY OWEN HASKELL, INC. DATED DECEMBER 8, 2005.

REV	DATE	DESCRIPTION
1	04.16.04	SITE PLAN REVIEW SUBMISSION
2	10.04.04	REMITTED TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
4	12.06.05	REMISSION TO PLANNING AUTHORITY
5	01.26.06	REMISSION TO PLANNING AUTHORITY
6	03.30.07	REMISSION TO PLANNING AUTHORITY DUE TO PERMIT APPLICATION
7	03.19.07	REMISSION TO PLANNING AUTHORITY
8	03.02.07	REMISSION TO PLANNING AUTHORITY



**PROJECT:** LOT 4, 410 RIVERSIDE STREET  
**PORTLAND, MAINE**

**SHEET TITLE:** OVERALL PROPERTY SUMMARY PLAN

**CLIENT:** 410 RIVERSIDE STREET LLC

**P.E. STEPHEN BUSBY**

**DATE:** JUNE 2005

**SCALE:** 1" = 80'

**TITLE:** OVERALL PROPERTY SUMMARY PLAN

**FILE NAME:** 211-SP

**CHECKED:** SRS

**DESIGNED:** T.M.

**DRAWN:** C.M.

**DATE:** JUNE 2005

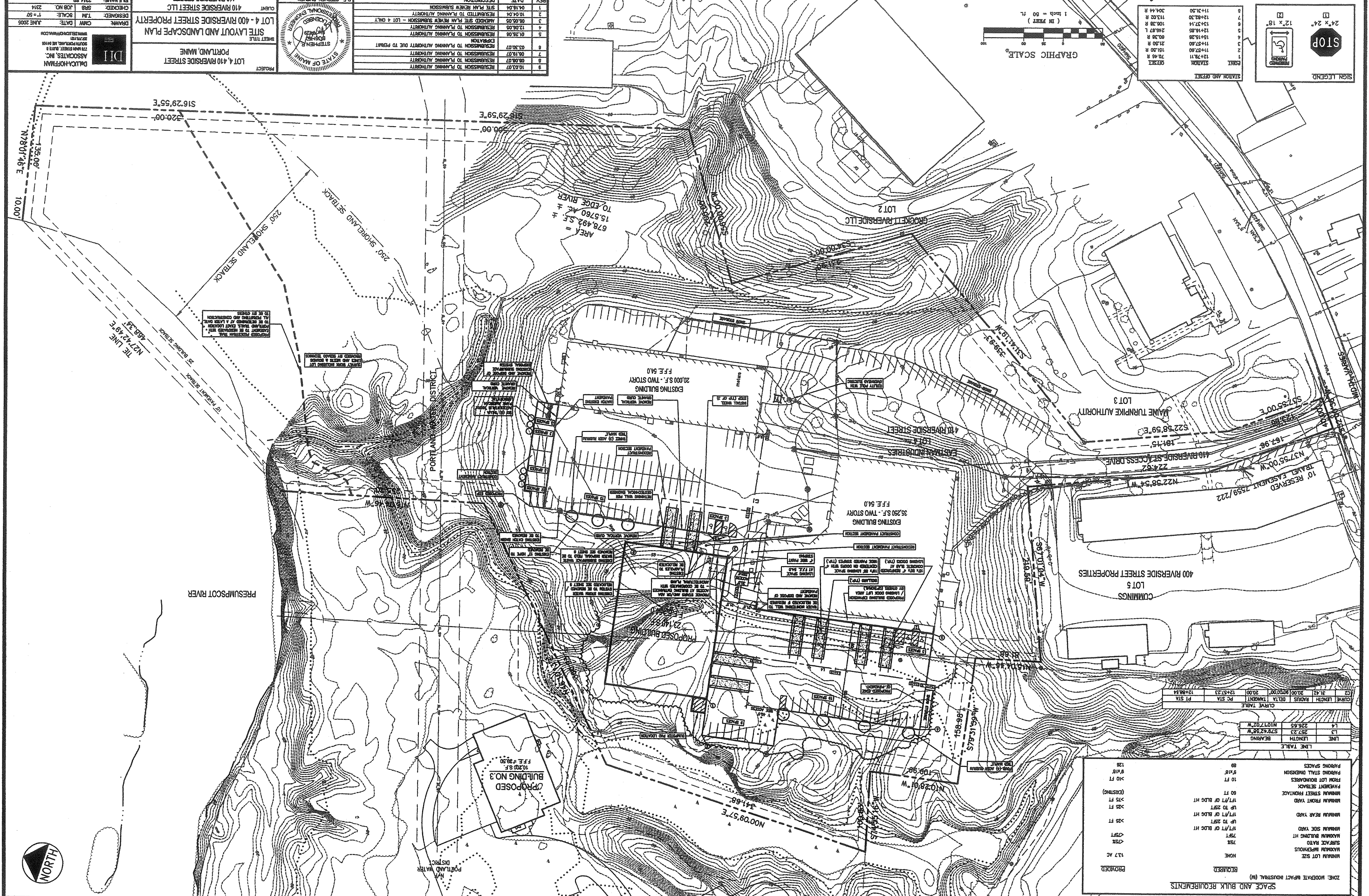
- LEGEND**
- IRON PIPE FOUND
  - MONUMENT FOUND
  - NOW OR FORMERLY
  - UTILITY POLE
  - SIGN
  - TELEPHONE MANHOLE
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - CURB
  - WATER VALVE
  - TREELINE
  - LIGHT POLE (UNLESS NOTED)
  - EXISTING BUILDING
  - CATCH BASIN
  - EXISTING CONTOUR
  - SEWER LINE
  - STORM DRAIN LINE
  - WATER LINE
  - GAS LINE
  - EDGE OF PAVEMENT
  - STREAM
  - SURVEY CONTROL POINT
  - WETLAND LIMIT
  - 100 YEAR FLOOD PLAIN PER FEMA MAP

**NOTE:**  
 LOT 6 DEVELOPMENT ACTIVITIES WERE PREPARED BY MOHR & SHERMAN AND RECEIVED PORTLAND PLANNING AUTHORITY APPROVAL IN JUNE OF 2005.



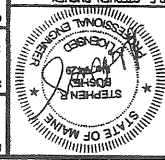
Att. D

Att. E

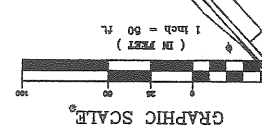


FILE NAME:	2314.SP
CHECKED:	SRB
DESIGNED:	TAM
DATE:	JUNE 2005
DRAWN:	DAUCHOFFMAN

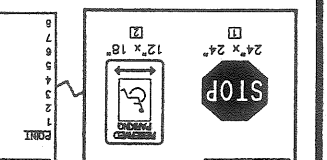
PROJECT: LOT 4, 410 RIVERSIDE STREET  
 PORTLAND, MAINE  
 SHEET TITLE: SITE LAYOUT AND LANDSCAPE PLAN  
 CLIENT: 410 RIVERSIDE STREET LLC



REV	DATE	DESCRIPTION
1	04.16.04	SITE PLAN REVIEW SUBMISSION
2	04.16.04	RESUBMITTED TO PLANNING AUTHORITY
3	05.05.05	ADDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
4	12.05.05	RESUBMISSION TO PLANNING AUTHORITY
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
6	02.20.07	EXPLANATION
7	02.15.07	RESUBMISSION TO PLANNING AUTHORITY
8	02.15.07	RESUBMISSION TO PLANNING AUTHORITY
9	10.03.07	RESUBMISSION TO PLANNING AUTHORITY



STATION	ELEVATION
1	127.71
2	151.50
3	114.57
4	114.57
5	114.57
6	114.57
7	114.57
8	114.57
9	114.57
10	114.57
11	114.57
12	114.57
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14	114.57
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37	114.57
38	114.57
39	114.57
40	114.57
41	114.57
42	114.57
43	114.57
44	114.57
45	114.57
46	114.57
47	114.57
48	114.57
49	114.57
50	114.57



LINE	LENGTH	BEARING
L1	226.65	S72°42'38"W
L2	1107.70	N

CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STA	PT STA
C1	31.42	20.00	80°00'00"	20.00	12+57.23	12+88.64

ZONE	MODERATE IMPACT INDUSTRIAL (MI)	REQUIRED
MINIMUM LOT SIZE	NONE	13.7 AC
MINIMUM BUILDING HEIGHT	75FT	75FT
MINIMUM BUILDING SETBACK	75FT	75FT
MINIMUM FRONT YARD	17 FT OF BULK HT	17 FT OF BULK HT
MINIMUM REAR YARD	17 FT OF BULK HT	17 FT OF BULK HT
MINIMUM SIDE YARD	7 FT	7 FT
MINIMUM STREET FRONTAGE	60 FT	60 FT
PAVEMENT SETBACK	10 FT	10 FT
PARKING STALL DIMENSION	9 FT	24 FT
PARKING SPACES	89	128

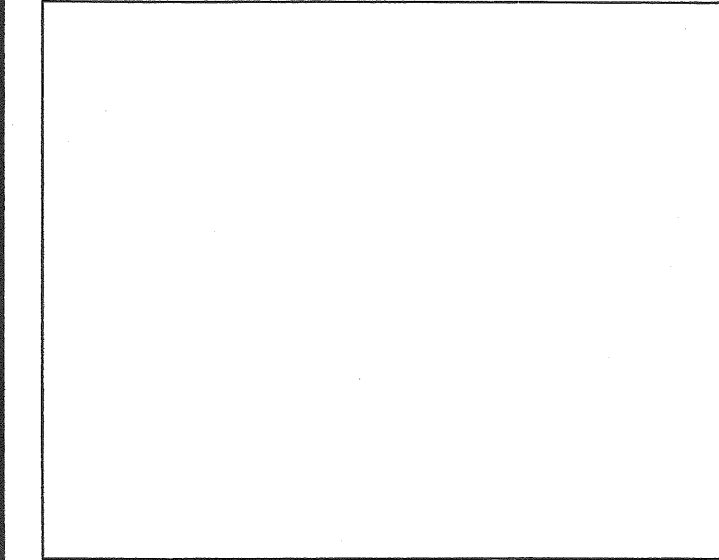
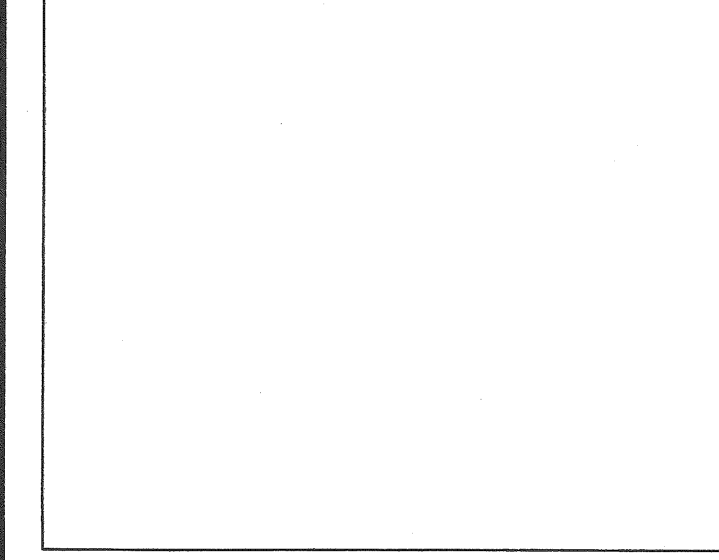
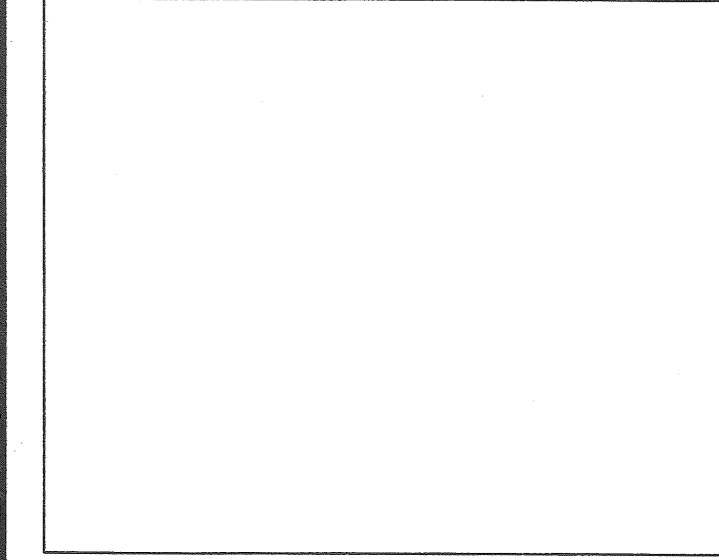
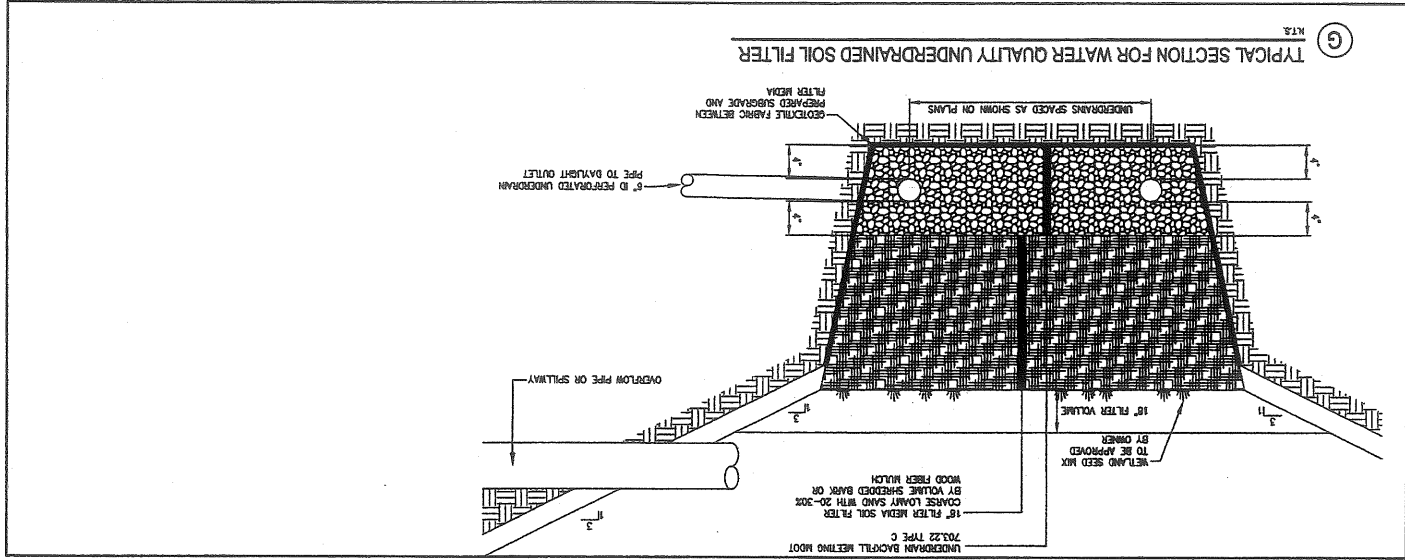
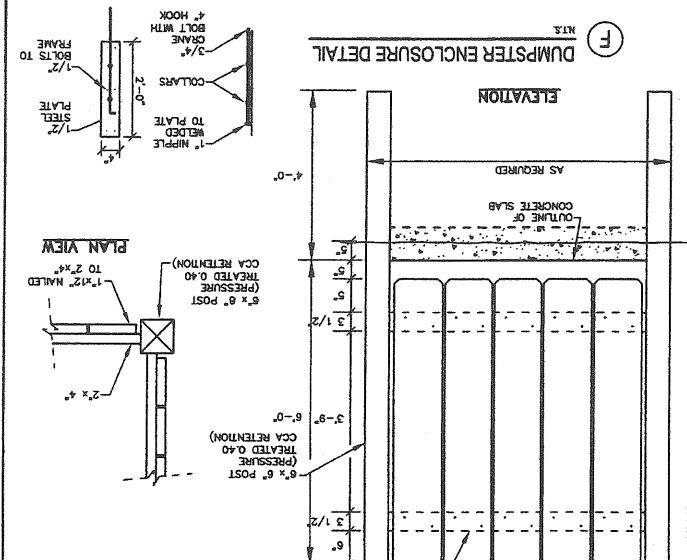
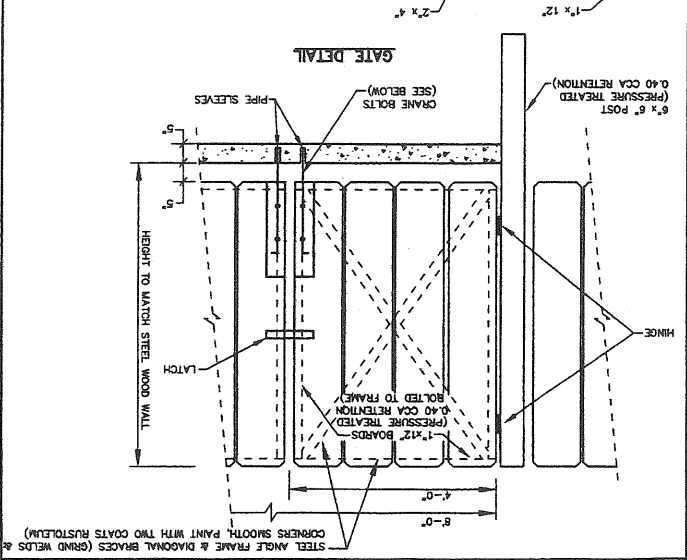
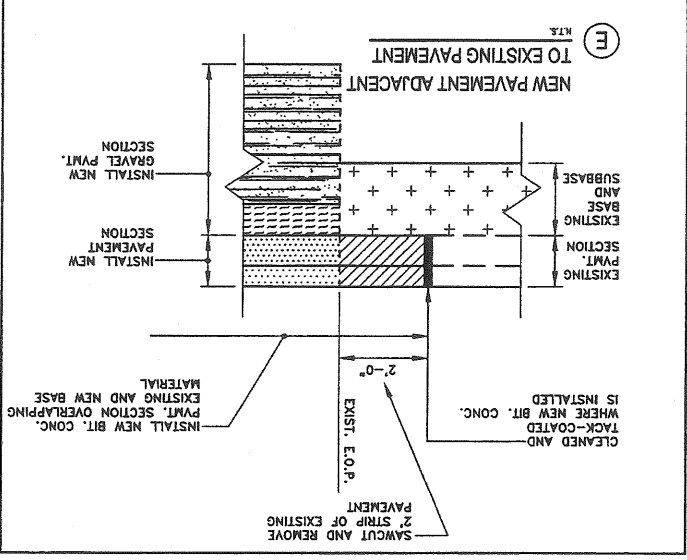
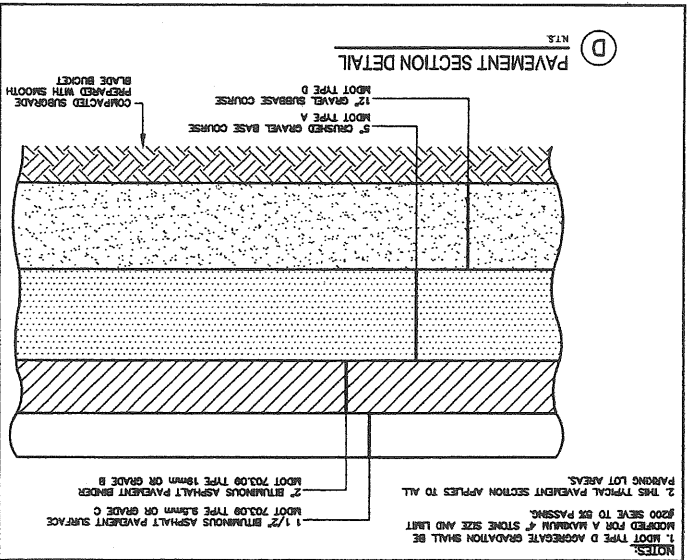
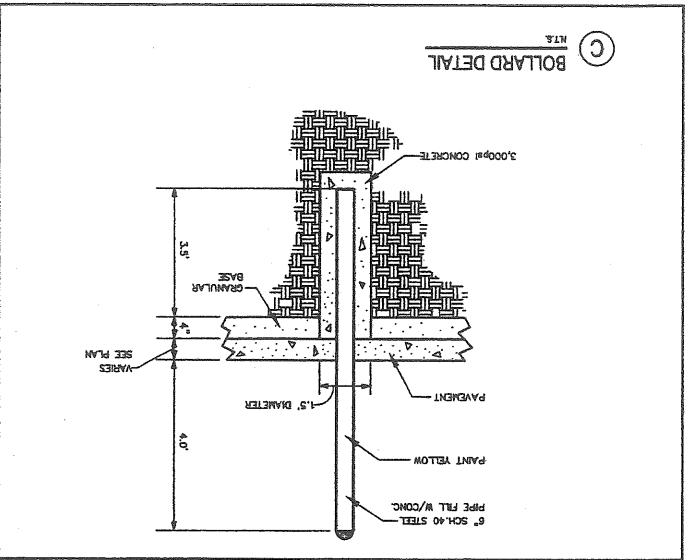
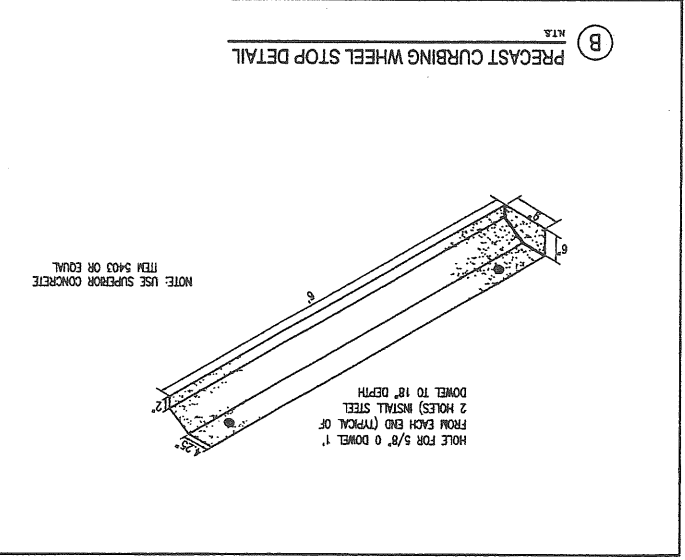
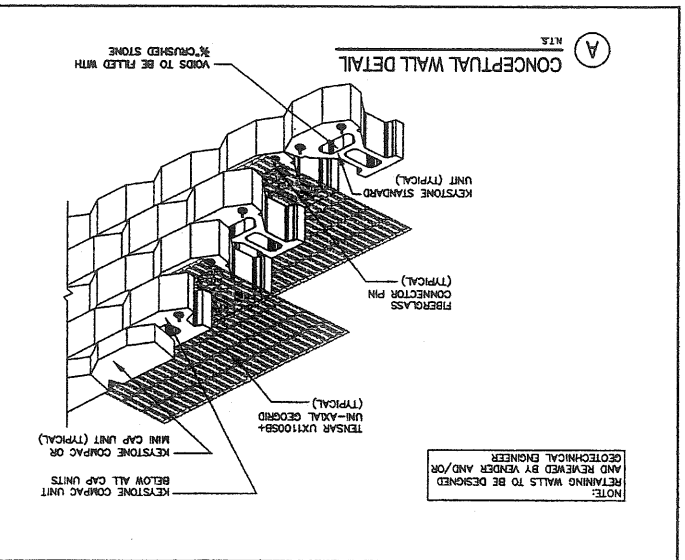












PROJECT	LOT 4, 410 RIVERSIDE STREET
SHEET TITLE	SITE DETAILS
CLIENT	410 RIVERSIDE STREET LLC
DATE	JUNE 2005
DRAWN	DM
CHECKED	TAM
DESIGNED	SMB
FILE NAME	2014-DEF-SITE

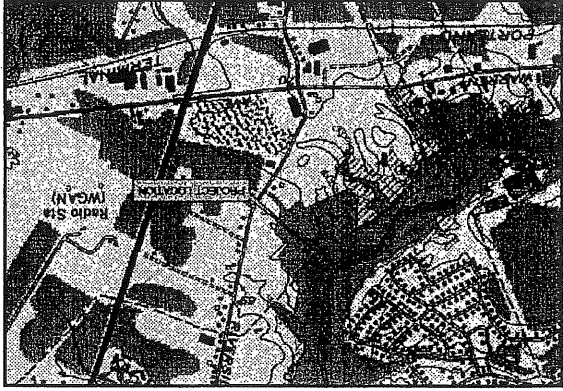
REV	DATE	DESCRIPTION
1	04.16.04	SITE PLAN REVIEW SUBMISSION
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
3	06.06.05	APPROVED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
4	12.08.05	RESUBMISSION TO PLANNING AUTHORITY
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	REVISION TO PLANNING AUTHORITY DUE TO PERMIT
7	08.18.07	RESUBMISSION TO PLANNING AUTHORITY
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY

Att. H.1



PROJECT PARCEL SITE  
CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK NUMBERS

MAP 320  
BLOCK A  
LOTS 2



LOCATION MAP  
N.T.S.

**INDEX**

- 1 COVER SHEET, GENERAL NOTES & LEGEND
- 2 OVERALL PROPERTY SUMMARY PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT PLAN
- 5 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- 6 UTILITY PLAN
- 7 SITE DETAILS
- 8 SITE DETAILS
- 9 SITE DETAILS
- 10 STORMDRAIN DETAILS
- 11 EROSION CONTROL NOTES
- 12 EROSION CONTROL DETAILS

**PREPARED BY**

**CIVIL ENGINEER:**  
**Deluca-Hoffman Associates, Inc.**  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04108  
(207) 775-1121

**GEOTECHNICAL ENGINEER:**  
**R.W. Gillespie & Associates, Inc.**  
86 INDUSTRIAL PARK ROAD, SUITE 4  
SACO, MAINE 04072

**ENVIRONMENTAL ENGINEER:**  
**Sebago Technics, Inc.**  
1 CHABOT STREET  
WESTBROOK, MAINE 04098

**OWNER:**  
**RIST/BRUNET FAMILY TRUST d.b.a.**  
THE GALLOWAY GROUP  
400 RIVERSIDE STREET, SUITE A7  
PORTLAND, MAINE 04103

**APPLICANT:**  
**RIST/BRUNET FAMILY TRUST d.b.a.**  
THE GALLOWAY GROUP  
400 RIVERSIDE STREET, SUITE A7  
PORTLAND, MAINE 04103

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

**UTILITIES**  
ATTN: FRANK BRANDELY  
SEWER  
PORTLAND PUBLIC WORKS  
55 PORTLAND STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

**WATER**  
ATTN: DAVE COFFIN  
PORTLAND WATER DISTRICT  
228 DOUGLASS STREET  
P.O. BOX 3553  
PORTLAND, MAINE 04104-3553  
(207) 774-5961

**ELECTRIC**  
ATTN: MARK KREIDER  
CENTRAL MAINE POWER COMPANY  
162 CANCO ROAD  
P.O. BOX 1801  
PORTLAND, MAINE 04104  
(207) 828-2683

**TELEPHONE**  
ATTN: BRUCE CROSBY  
VERIZON  
5 DAVIS FARM ROAD  
PORTLAND, MAINE 04103  
(207) 797-1788

**CABLE**  
ATTN: DEBRA PAIEMENT AND/OR  
DON JOHNSON  
TIME WARNER CABLE  
118 JOHNSON ROAD  
PORTLAND, MAINE 04102  
(207) 253-2262 (DEBRA)  
(207) 253-2291 (DON)

**PERMITS**

**LOCAL**  
SITE PERMIT APPROVAL  
(DELEGATED AUTHORITY FOR SITE LAW REVIEW)

**DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT**  
CITY OF PORTLAND PLANNING AUTHORITY

ATTN: SARAH HOPKINS  
(207) 879-3300

**BUILDING PERMIT/**  
CERTIFICATE OF OCCUPANCY

**CITY OF PORTLAND, CITY HALL**  
CONGRESS STREET

ATTN: MIKE NUAGENT  
(207) 874-8300

**STATE**  
NRPA TIER 1  
400 RIVERSIDE STREET PROPERTIES, TO BE INCLUDED WITH THIS APPLICATION

**MAINE CONSTRUCTION GENERAL PERMIT (MCGP)**  
312 CANCO ROAD  
PORTLAND, MAINE 04103

TO BE SUBMITTED BY  
OWNER/GENERAL CONTRACTOR

# 400 RIVERSIDE STREET PROPERTIES LOT 4 PORTLAND, MAINE

**STATUS**  
PREVIOUSLY SUBMITTED BY  
ENGINEER ON BEHALF OF OWNER

**TO BE SUBMITTED BY**

**MODEP BUREAU OF LAND & WATER QUALITY**  
MODEP PERMIT APPROVAL  
NO. L-7696-TB-G-N

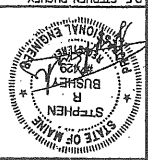
**TO BE SUBMITTED 14 DAYS IN ADVANCE OF CONSTRUCTION**  
312 CANCO ROAD  
PORTLAND, MAINE 04103

**GENERAL NOTES:**

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REFER TO THE DESIGN-BUILD PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE IT PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DIG SAFE IT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
8. TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.

9. BOUNDARY SURVEY INFORMATION TAKEN FROM FINAL SUBDIVISION RECORDING PLAT, BY THE SHERIDAN SHERIDAN CORP. AND THE GALLOWAY GROUP, WELAND PLANNING WAS LOCATED BY GPS METHODS AND PROVIDED TO DELUCA-HOFFMAN ASSOCIATES, INC. BY SEBAGO TECHNICS, INC.
10. FEMA MAP COMMUNITY PANEL NUMBER 230051 00068, EFFECTIVE DATE 7.17.86.
11. WELANDS HAVE BEEN DELINEATED BY MARK HARTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERIDAN CORP. AND THE GALLOWAY GROUP.
12. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED IN THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL THE PROPERTY WHICH APPEARS IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
13. LAND TRANSFER PLAN OF 400 RIVERSIDE STREET PREPARED FOR THE GALLOWAY GROUP BY SEBAGO TECHNICS, INC.
14. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
16. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:  
GRANITE AND BRUNTONS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
17. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
18. BUILDING SUMMARY: LOT 4 PROPOSED 23,140 S.F.

19. THE FACILITY IS SERVICED BY PUBLIC WATER AND OVERHEAD UTILITIES. IT IS OUR UNDERSTANDING THAT ACCORDING TO THE PORTLAND PUBLIC WORKS DEPARTMENT PUBLIC SEWER SERVICE IS NOW AVAILABLE ON RIVERSIDE STREET.
20. THE CONTRACTOR ON DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8839), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
21. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
22. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.
23. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
24. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
25. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
26. ALL SANITARY SERVICES AND APURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
27. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
28. RETAINING WALLS WITHIN LOADING DOCK AREAS SHALL BE CAST-IN-PLACE OR PRECAST MODULAR BLOCK SUPPLIER.



PROJECT  
LOT 4, 400 RIVERSIDE STREET PROPERTIES  
PORTLAND, MAINE

SHEET TITLE  
**COVER SHEET, GENERAL NOTES & LEGEND**

CURT  
RIST / BRUNET FAMILY TRUST  
400 RIVERSIDE STREET  
PORTLAND, MAINE 04103

DATE	DESCRIPTION
JUNE 2005	AS NOTED
JUNE 2005	SCALE
JUNE 2005	T.M.
JUNE 2005	SRB
JUNE 2005	2314 CON
JUNE 2005	FILE NAME
JUNE 2005	SHEET

PRELIMINARY NOT FOR CONSTRUCTION

**LEGEND**

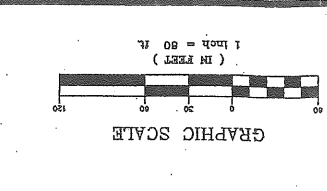
EXISTING	PROPOSED
IRON PIPE FOUND	CONTOUR LINE
N/O	EDGE OF PAVEMENT
UTILITY POLE	SILT FENCE
TELEPHONE MANHOLE	UTILITY LINE
SEWER MANHOLE	BUILDING
DRAIN MANHOLE	SIGN
CURB	BOLLARD
WATER VALVE	CATCH BASIN
TREELINE	INLET SEDIMENT BARRIER
EXISTING BUILDING	STORM DRAIN MANHOLE
CATCH BASIN	STORM DRAIN LINE
EXISTING TREE TO REMAIN	EXISTING TREE TO BE REMOVED
GRANITE CURB	BRUNTONS CURB
WETLAND LIMIT	PROPOSED BUILDING NUMBER

Handwritten signature and date: *Att. 11*

SHEET 2	
FILE NAME:	2314.SP
CHECKED:	SMB
DESIGNED:	TAM
DATE:	JUNE 2006
SCALE:	1" = 60'
DRAWN:	DALE
DATE:	JUNE 2006
PROJECT:	LOT 4, 400 RIVERSIDE STREET PROPERTIES
CLIENT:	RIST / BRUNET FAMILY TRUST
PROJECT:	400 RIVERSIDE STREET
PROJECT:	PORTLAND, MAINE 04103

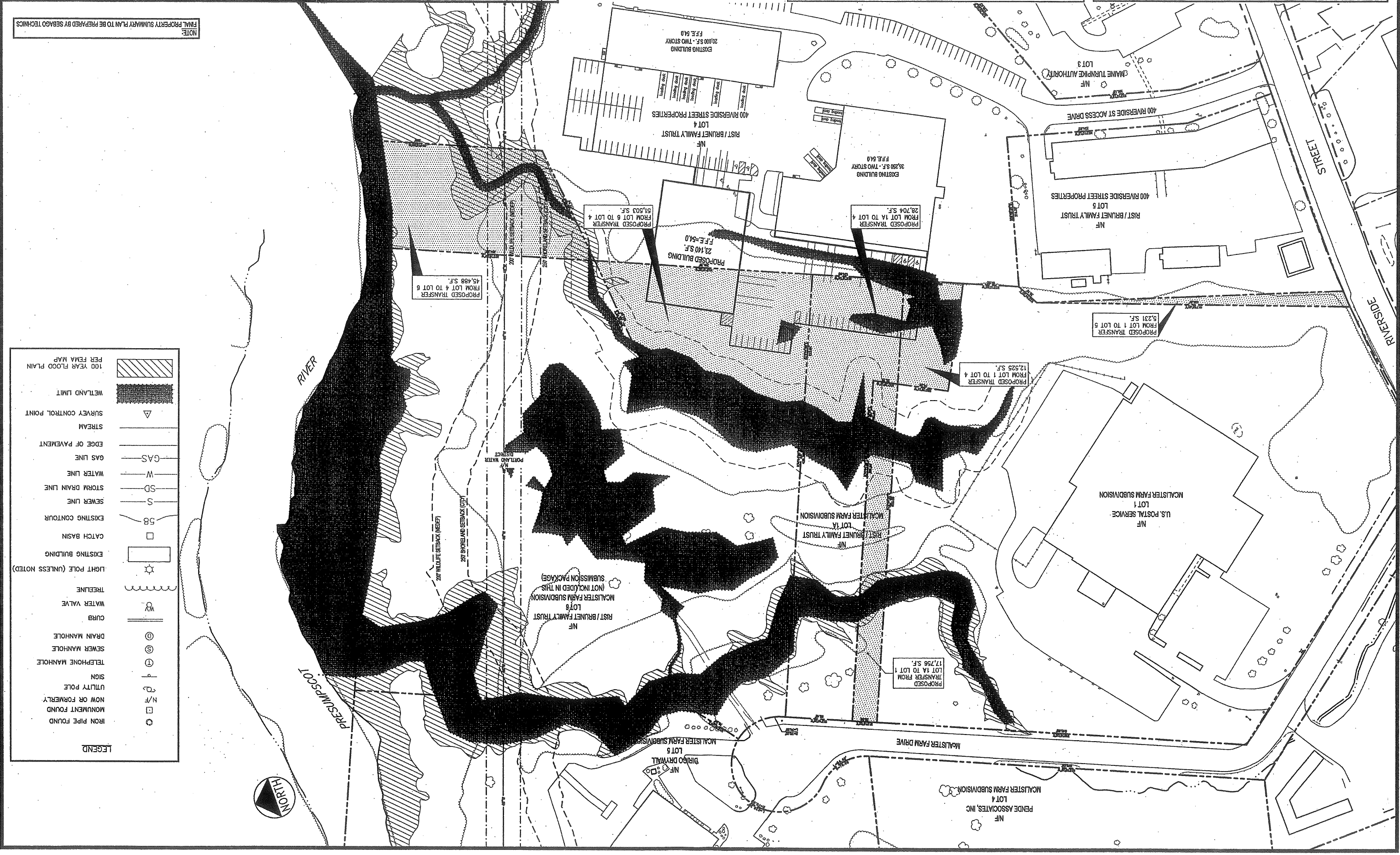
PROJECT: LOT 4, 400 RIVERSIDE STREET PROPERTIES  
 CLIENT: RIST / BRUNET FAMILY TRUST  
 PROJECT: 400 RIVERSIDE STREET  
 PROJECT: PORTLAND, MAINE 04103

REV	DATE	DESCRIPTION
1	04.18.04	SITE PLAN REVIEW SUBMISSION
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
3	06.02.05	AWARDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY



PLAN REFERENCES:  
 1. FINAL SUBMISSION RECORDING PLAT AT MCALISTER FARM SUBDIVISION, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 7.28.88 CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 178 PAGE 44.  
 2. FEMA MAP COMMUNITY PANEL NUMBER 20051 0008 B, EFFECTIVE DATE 7.17.88.  
 3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT, DATED 6.11.86.  
 4. THIRD AMENDED RECORDING PLAT DONALD D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 6.11.86.  
 5. FIGURE 2 - EXPLORATION LOCATION PLAN BY R.M. GILLESPIE & ASSOCIATES CONTAINED IN A REPORT DATED OCTOBER 23, 2002.

NOTES:  
 1. WETLANDS HAVE BEEN DELINEATED BY MARK HAMPTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERIDAN CORP. AND THE GALLOWAY GROUP. WETLAND FLAGGING WAS LOCATED BY GPS METHODS AND PROVIDED TO DELICHOFFMAN ASSOCIATES, INC. BY SEBAGO TECHNIQS, INC.  
 2. WETLANDS OF SPECIAL SIGNIFICANCE ARE ASSOCIATED WITH THE ON-SITE STREAMS.  
 3. THE LOCATION OF THE EXISTING 400 RIVERSIDE STREET TRANSMISSION MAIN IS APPROXIMATE.  
 4. LOT BOUNDARIES ARE APPROXIMATE. METERS AND BOUNDS INFORMATION IS BASED ON DATA PRESENTED ON PLAN REFERENCE #1 & #4.  
 5. PORTLAND PUBLIC WORKS GIS DEPARTMENT.



LEGEND

IRON PIPE FOUND	○
MONUMENT FOUND NOW OR FORMERLY	□
UTILITY POLE	⊥
SIGN	⊥
TELEPHONE MANHOLE	⊙
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
CURB	—
WATER VALVE	⊙
TREELINE	~
LIGHT POLE (UNLESS NOTED)	☆
EXISTING BUILDING	▭
CATCH BASIN	□
EXISTING CONTOUR	58
SEWER LINE	S
STORM DRAIN LINE	SD
WATER LINE	W
GAS LINE	GAS
EDGE OF PAVEMENT	—
STREAM	—
SURVEY CONTROL POINT	△
WETLAND LIMIT	▨
100 YEAR FLOOD PLAIN PER FEMA MAP	▨



NOTE: FINAL PROPERTY SUMMARY PLAN TO BE PREPARED BY SEBAGO TECHNIQS