

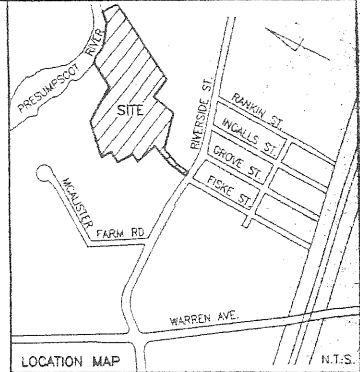
320 A 3

420-448 Riverside

430 Riverside street

Maine Turnpike Authority

AH. A



PORTION OF
TM 320-A-1 &
TM 321-A-10
N/F MARTIN RIST &
BARNYSUE J. BRUNET, TRUSTEES
14592/292

PORTION OF
TM 320-A-6
N/F USPS
10839/264

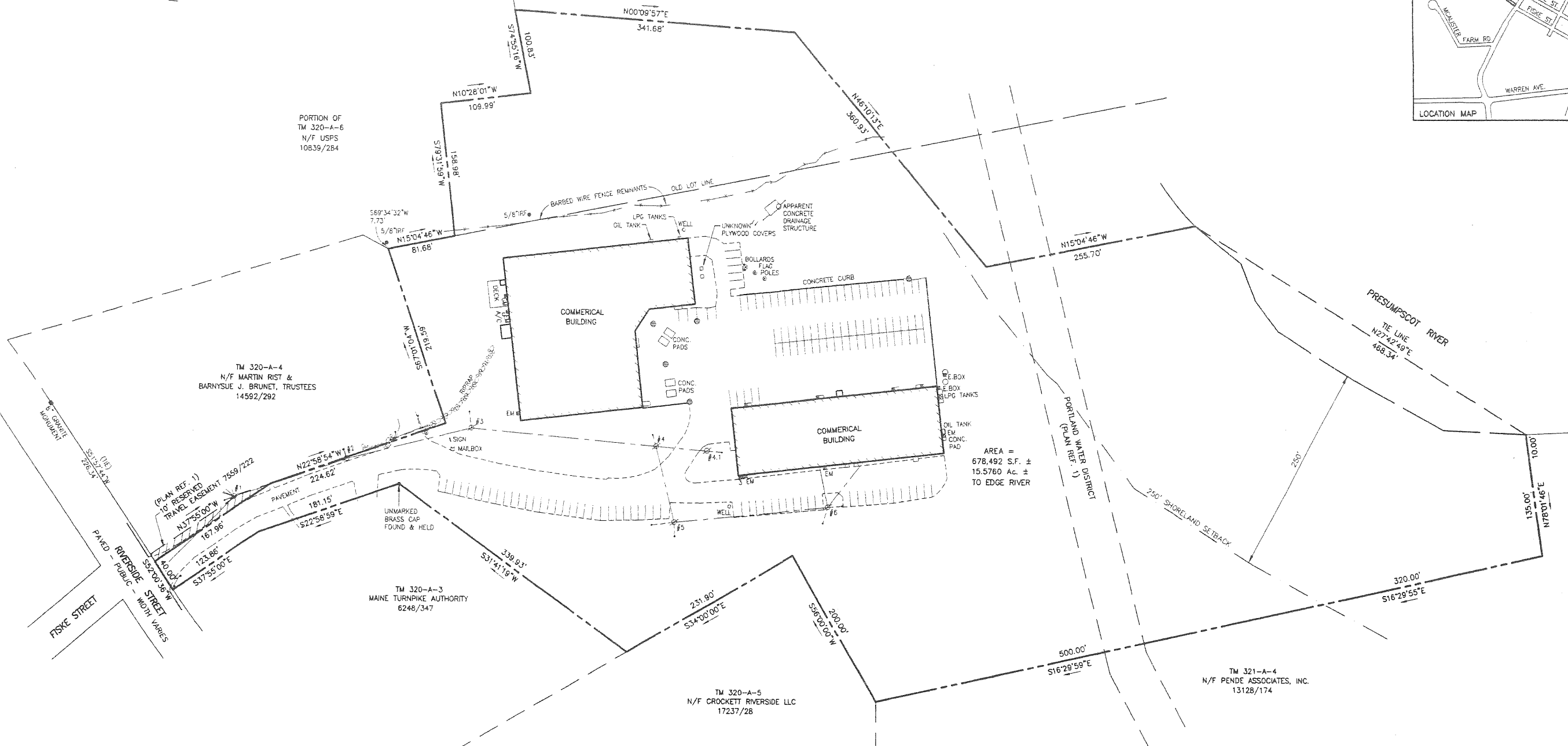
TM 320-A-4
N/F MARTIN RIST &
BARNYSUE J. BRUNET, TRUSTEES
14592/292

TM 320-A-3
MAINE TURNPIKE AUTHORITY
6248/347

TM 320-A-5
N/F CROCKETT RIVERSIDE LLC
17237/28

TM 321-A-4
N/F PENDE ASSOCIATES, INC.
13128/174

AREA =
678,492 S.F. ±
15.5760 Ac. ±
TO EDGE RIVER



- NOTES:**
- RECORD OWNERSHIP OF THE SUBJECT PROPERTY IS MARTIN RIST AND BARNYSUE BRUNET, (A.K.A. BONNIE BRUNET) TRUSTEES, AND IS REFLECTED IN THE FOLLOWING DEEDS: 14592/292, 17989/303, 22290/17, 23429/140, 23429/143, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
 - BEARINGS ARE BASED ON PLAN REFERENCE 1.
 - 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 ASSESSORS MAPS.
 - RIVERSIDE STREET LINE IS BASED ON FOUND MONUMENTS AND PLAN REFERENCE 1.
 - ACCORDING TO FEMA F.I.R.M. 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 THE SUBJECT PROPERTY LIE IN ZONE AE, AN AREA WHERE BASE 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 OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD."
 - 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 14592/292.

- PLAN REFERENCES:**
- "DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET, PORTLAND, MAINE, THIRD AMENDED RECORDING PLAT" DATED APRIL 30, 1996 BY LAND USE CONSULTANTS, 197/115, C.C.R.D.
 - "DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET, PORTLAND, MAINE, SECOND AMENDMENT RECORDING PLAT" DATED JANUARY 21, 1987 BY LAND USE CONSULTANTS 161/15, C.C.R.D.
 - "SUBDIVISION AMENDMENT OF LOTS 1, 1A, & 6, MCALISTER FARM & LOT 4, DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET AND MCALISTER DRIVE, PORTLAND, MAINE," DATED APRIL 27, 2005 BY SEBAGO TECHNICS, 205/398, C.C.R.D.
 - "SUBDIVISION - REVISED LOT 6 OF: LOTS 1, 1A, & 6, MCALISTER FARM & LOT 4, DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET AND MCALISTER DRIVE, PORTLAND, MAINE," DATED MAY 6, 2005 BY OWEN HASKELL, INC., 205/399, C.C.R.D.
 - "BOUNDARY SURVEY ON 470 RIVERSIDE STREET, PORTLAND, MAINE MADE FOR PENDE ASSOCIATES, INC." DATED MARCH 22, 2004 BY OWEN HASKELL, INC.
 - CITY OF PORTLAND'S ASSESSOR'S MAPS

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 LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS.

Joe M. Walker
JOE M. WALKER, P.L.S. 17238
1/3/06
DATE

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - WATER VALVE
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - RIPRAP
 - GAS METER
 - EW ELECTRIC METER
 - GUARDRAIL
 - FENCE
 - CURB
 - OVERHEAD WIRES



REV. 2	01-03-06	TITLE BLOCK AND CERTIFICATION
REV. 1	12-23-05	THE LINE AND NOTE 5 ADDED
BOUNDARY SURVEY ON RIVERSIDE STREET, PORTLAND, MAINE MADE FOR 410 RIVERSIDE ST., LLC 83A BELL STREET, PORTLAND, MAINE		
OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-8424 PROFESSIONAL LAND SURVEYORS		
Drawn By	JMW	Date
Trace By	JMW	DEC. 6, 2005
Check By	JMW	Scale
Scale	1" = 50'	Drawn No.
Drawn No.	2005-263P	Job No.

A.H. B

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
- EXISTING PROPERTY LINE
- EDGE OF PAVEMENT
- STREAM
- SURVEY CONTROL POINT
- WETLAND LIMIT
- 100 YEAR FLOOD PLAIN PER FEMA MAP
- EXISTING EASEMENT BOUNDARY

NOTES

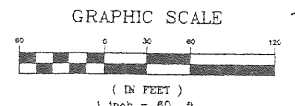
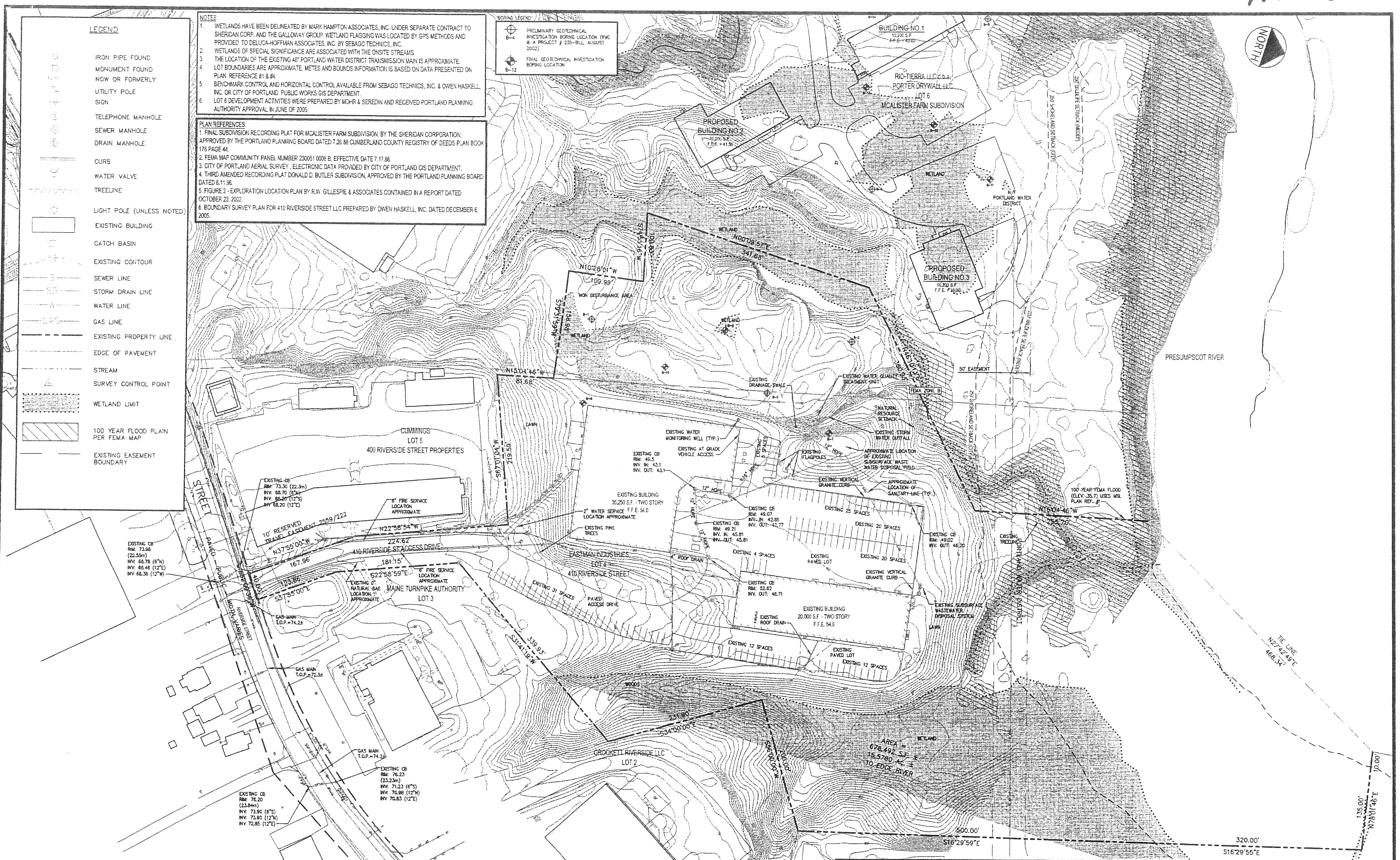
1. WETLANDS HAVE BEEN DELINEATED BY MARK HAMPTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERIDAN CORP. AND THE GALLOWAY GROUP. WETLAND FLAGGING WAS LOCATED BY GPS METHODS AND PROVIDED TO DELUCA-HOFFMAN ASSOCIATES, INC. BY SEBAGO TECHNICS, INC.
2. WETLANDS OF SPECIAL SIGNIFICANCE ARE ASSOCIATED WITH THE ONSITE 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 SEBAGO TECHNICS, INC. & OWEN HASKELL, INC. OR CITY OF PORTLAND, PUBLIC WORKS GIS DEPARTMENT.
6. LOT 6 DEVELOPMENT ACTIVITIES WERE PREPARED BY MOHR & SEREDIN AND RECEIVED PORTLAND PLANNING AUTHORITY APPROVAL IN JUNE OF 2005.

PLAN REFERENCES

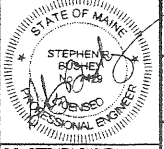
1. FINAL SUBDIVISION RECORDING PLAT FOR MCALISTER FARM SUBDIVISION, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 7.26.88 CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 176 PAGE 44.
2. FEMA MAP COMMUNITY PANEL NUMBER 230051 0006 B, EFFECTIVE DATE 7.17.86.
3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
4. THIRD AMENDED RECORDING PLAT DONALD D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 8.11.96.
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 6, 2005.

BORING LEGEND

- 6-4 PRELIMINARY GEOTECHNICAL INVESTIGATION BORING LOCATION (FWG & A PROJECT # 235-BLL AUGUST 2002)
- 6-12 FINAL GEOTECHNICAL INVESTIGATION BORING LOCATION



REV	DATE	DESCRIPTION
8	06.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	07.28.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.08.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.02.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET
 PORTLAND, MAINE
 SHEET TITLE: EXISTING CONDITIONS PLAN
 LOT 4 - 400 RIVERSIDE STREET PROPERTY
 CLIENT: 410 RIVERSIDE STREET LLC
 410 RIVERSIDE STREET

DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 1
 SOUTH PORTLAND, ME 04106
 800-771-1101
 WWW.DELUCAHOFFMAN.COM

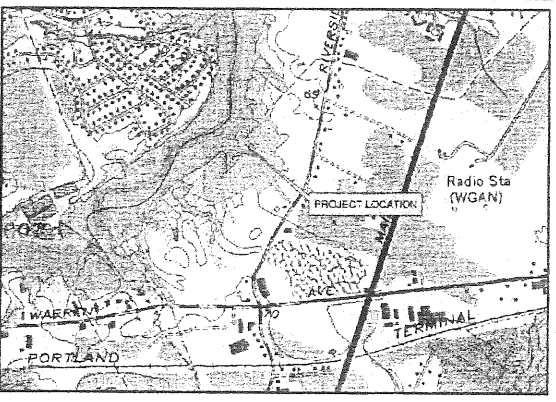
DRAWN: CMW DATE: JUNE 2005
 DESIGNED: TJM SCALE: 1" = 60'
 CHECKED: SRB JOB NO.: 2314
 FILE NAME: 2314-SF

L2314.DWG (PLOT SET) 2314-SP.dwg, EXISTING CONDITIONS-R, 8/9/2007 2:20:14 PM, cwh/mtm/mtm

Att. C

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

MAP	BLOCK	LOTS
320	A	2



LOT 4

410 RIVERSIDE STREET

PORTLAND, MAINE

LEGEND

EXISTING	PROPOSED

INDEX

INDEX	LOCATION MAP
1	N.T.S.
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 DETAILS
12	EROSION CONTROL NOTES
13	FILTER BERM CROSS SECTIONS

PREPARED BY
CIVIL ENGINEER:
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121

SURVEYOR:
Owen Haskell, Inc.
16 CASCO STREET
PORTLAND, MAINE 04101

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:
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

UTILITIES

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

WATER
ATTN: DAVE COFFIN
PORTLAND WATER DISTRICT
225 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) 826-2683

GAS
ATTN: RICK BELLEMARE
NORTHERN UTILITIES, INC.
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 797-8002, EXT.6247

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)

FIRE ALARM
ATTN: CAPT. CASS
PORTLAND FIRE DEPT.
CENTRAL FIRE STATION
CONGRESS STREET
PORTLAND, MAINE 04101
(207) 8874-8300

DIG SAFE
1-800-225-4977

PERMITS

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

**BUILDING PERMIT/
CERTIFICATE OF OCCUPANCY**

STATE
NRPA TIER 1

MAINE CONSTRUCTION GENERAL PERMIT (MCGP)

GOVERNING BODY
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT
CITY OF PORTLAND PLANNING AUTHORITY
CITY HALL
CONGRESS STREET
PORTLAND, MAINE 04101
(207)879-330
ATTN: BARBARA BARHYDT

BUILDINGS AND CODE ENFORCEMENT OFFICE
CITY OF PORTLAND, CITY HALL
CONGRESS STREET
(207)874-8300

MeDEP BUREAU OF LAND & WATER QUALITY
312 CANCO ROAD
PORTLAND, MAINE 04103

MeDEP BUREAU OF LAND & WATER QUALITY
312 CANCO ROAD
PORTLAND, MAINE 04103

STATUS
PREVIOUSLY SUBMITTED BY
ENGINEER ON BEHALF OF OWNER

TO BE SUBMITTED BY
OWNER/GENERAL CONTRACTOR

MeDEP PERMIT APPROVAL
NO. L-7696-TB-G-N

**TO BE SUBMITTED 14 DAYS IN
ADVANCE OF CONSTRUCTION**

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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, 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 SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 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.
- 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.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
- TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY QTY OF PORTLAND GIS DEPARTMENT.
- BOUNDARY SURVEY INFORMATION TAKEN FROM FINAL SUBDIVISION RECORDING PLAT, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING DEPARTMENT DATED 7.26.88. CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 176, PAGE 44.
- FEMA MAP COMMUNITY PANEL NUMBER 230051 0008B, EFFECTIVE DATE 7.17.86.
- 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 DELUCA-HOFFMAN ASSOCIATES, INC. BY SEBAGO TECHNICS, INC.
- 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 APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
- LAND TRANSFER PLAN OF 400 RIVERSIDE STREET PREPARED FOR THE GALLOWAY GROUP BY SEBAGO TECHNICS, INC.
- ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
- ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS: GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
- ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
- BUILDING SUMMARY: LOT 4 PROPOSED 23,140 SF.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), 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.
- 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.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- 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.
- ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- 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.
- RETAINING WALLS WITHIN LOADING DOCK AREAS SHALL BE CAST-IN-PLACE OR PRECAST MODULAR BLOCK SUBJECT TO GEOTECHNICAL REVIEW AND DESIGN BY THE CONTRACTOR OR PRECAST MODULAR BLOCK SUPPLIER.

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.

REV	DATE	DESCRIPTION	REVISIONS
8	06.08.07	RESUBMISSION TO PLANNING AUTHORITY	
7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY	
6	01.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION	
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY	
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY	
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY	
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY	
1	04.16.04	SITE PLAN REVIEW SUBMISSION	

PROJECT
LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE
COVER SHEET, GENERAL
NOTES & LEGEND

CLIENT
410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET
PORTLAND, MAINE 04103

P.E. STEPHEN BUSHEY
LIC. #7429

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CAW DATE: JUNE 2006
DESIGNED: TJM SCALE: AS NOTED
CHECKED: SRB JOB NO.: 2314
FILE NAME: 2314-COV
SHEET: 1

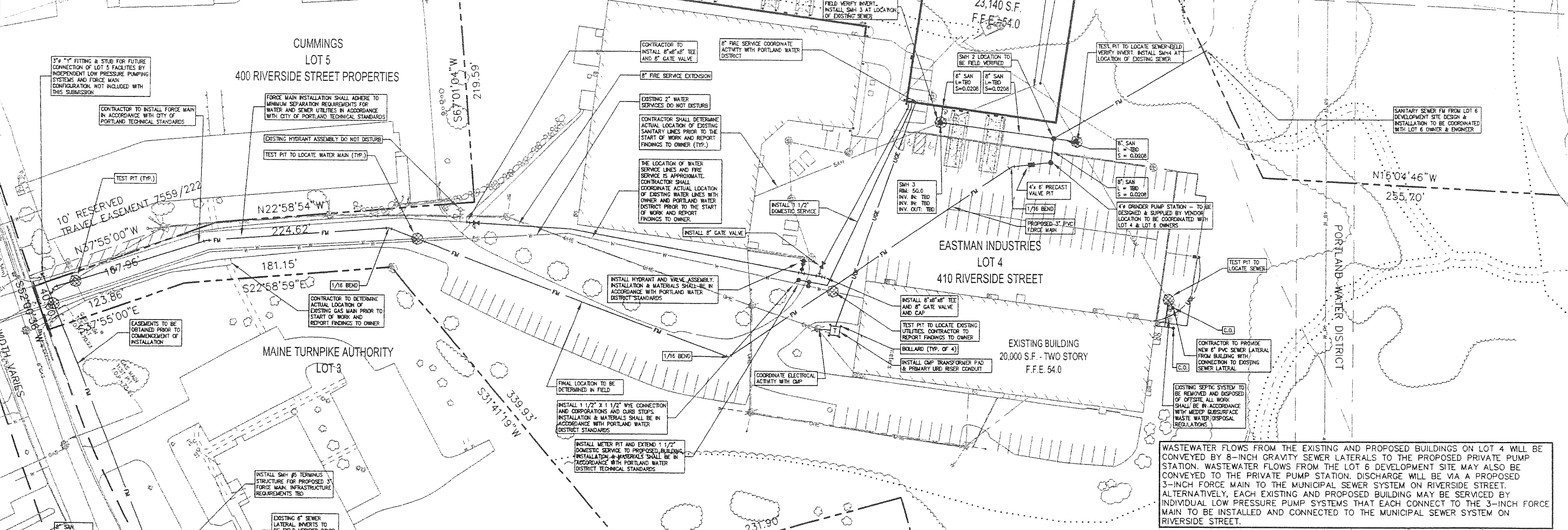


LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	LUMENS	LLF	DESCRIPTION
●●	4	AC	12,000	0.85	AC 2417-W (175WMI)

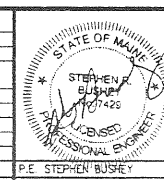
ADDITIONAL EQUIPMENT - (4) P54518C182 POLES
 FUTURE MOUNTING HEIGHT - 18' AFT
 TILT ANGLE - 6 DEGREES

- NOTES**
- ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE DIVISION 2 CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE DIVISION 15 OR 16 CONTRACTOR AND THE BUILDING PLANS. DIVISION 2 WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
 - ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND PUBLIC WORKS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
 - COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS.
 - THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY.
 - UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 - THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGES FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
 - A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
 - THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE ADJACENT TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.



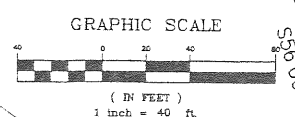
WASTEWATER FLOWS FROM THE EXISTING AND PROPOSED BUILDINGS ON LOT 4 WILL BE CONVEYED BY 8-INCH GRAVITY SEWER LATERALS TO THE PROPOSED PRIVATE PUMP STATION. WASTEWATER FLOWS FROM THE LOT 6 DEVELOPMENT SITE MAY ALSO BE CONVEYED TO THE PRIVATE PUMP STATION. DISCHARGE WILL BE VIA A PROPOSED 3-INCH FORCE MAIN TO THE MUNICIPAL SEWER SYSTEM ON RIVERSIDE STREET. ALTERNATIVELY, EACH EXISTING AND PROPOSED BUILDING MAY BE SERVICED BY INDIVIDUAL LOW PRESSURE PUMP SYSTEMS THAT EACH CONNECT TO THE 3-INCH FORCE MAIN TO BE INSTALLED AND CONNECTED TO THE MUNICIPAL SEWER SYSTEM ON RIVERSIDE STREET.

REV	DATE	DESCRIPTION
1	04.16.04	SITE PLAN REVIEW SUBMISSION
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
3	05.05.05	AMENDED 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	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
7	06.15.07	RESUBMISSION TO PLANNING AUTHORITY
8	06.08.07	RESUBMISSION TO PLANNING AUTHORITY

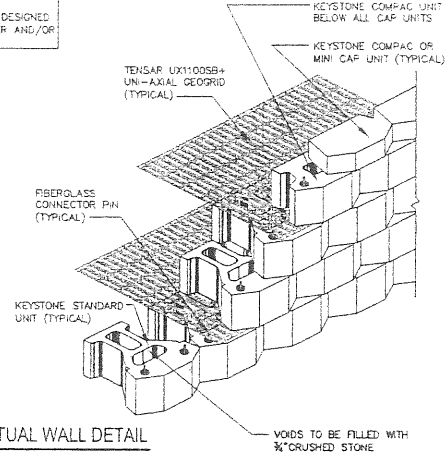


PROJECT	LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE
SHEET TITLE	UTILITY PLAN LOT 4 - 400 RIVERSIDE STREET PROPERTY
CLIENT	410 RIVERSIDE STREET LLC 410 RIVERSIDE STREET PORTLAND, MAINE 04106

DELUCA-HOFFMAN ASSOCIATES, INC. 178 MAIN STREET, SUITE B SOUTH PORTLAND, ME 04106 207.751.1012 WWW.DELUCAHOFFMAN.COM	DRAWN: CMW DESIGNED: TJM CHECKED: SRB FILE NAME: 2314-SP SHEET: R
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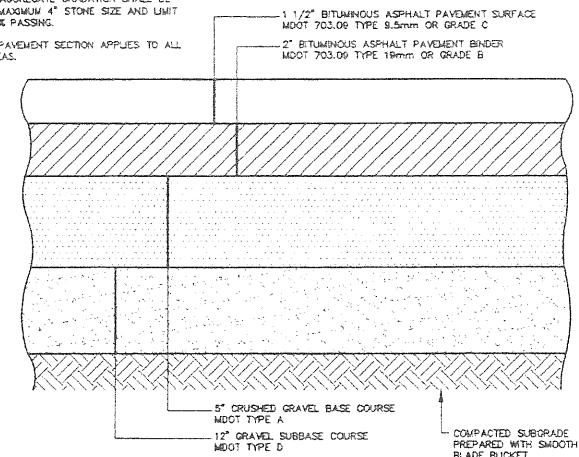


NOTE:
RETAINING WALLS TO BE DESIGNED
AND REVIEWED BY VENDOR AND/OR
GEOTECHNICAL ENGINEER

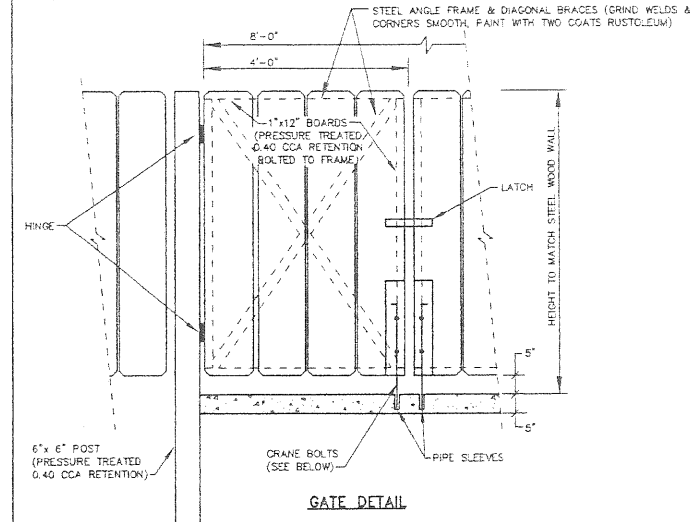


(A) CONCEPTUAL WALL DETAIL
NTS

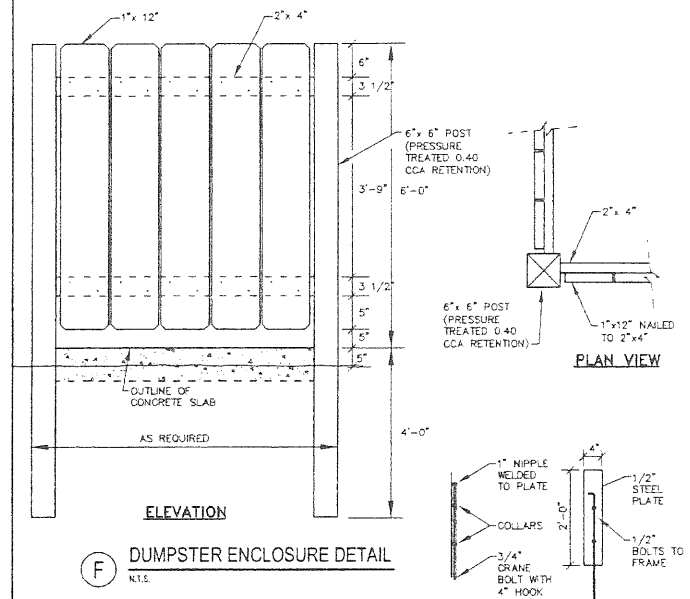
NOTES:
1. MDT TYPE D AGGREGATE GRADATION SHALL BE MODIFIED FOR A MAXIMUM 4" STONE SIZE AND LIMIT #200 SIEVE TO 5% PASSING.
2. THIS TYPICAL PAVEMENT SECTION APPLIES TO ALL PARKING LOT AREAS.



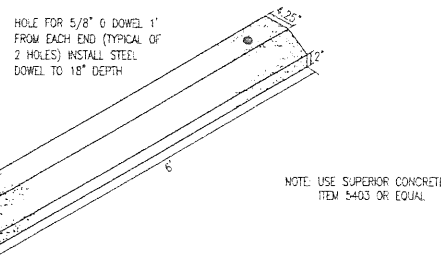
(D) PAVEMENT SECTION DETAIL
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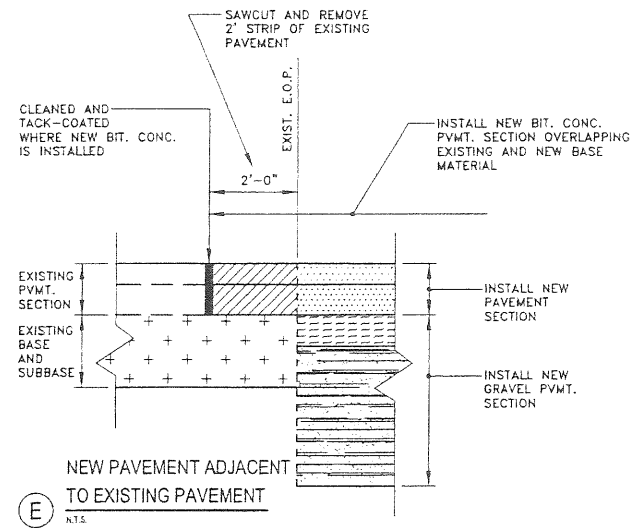
GATE DETAIL



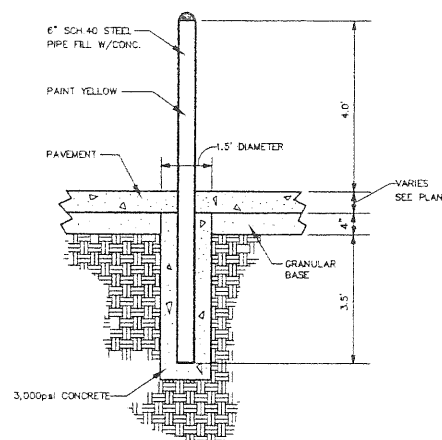
(F) DUMPSTER ENCLOSURE DETAIL
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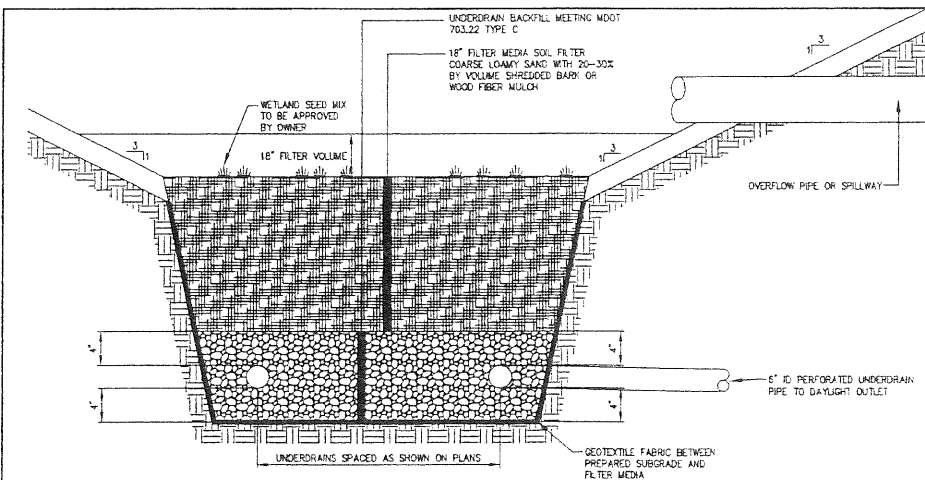
(B) PRECAST CURBING WHEEL STOP DETAIL
NTS



(E) NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT
NTS



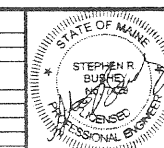
(C) BOLLARD DETAIL
NTS



(G) TYPICAL SECTION FOR WATER QUALITY UNDERDRAINED SOIL FILTER
NTS

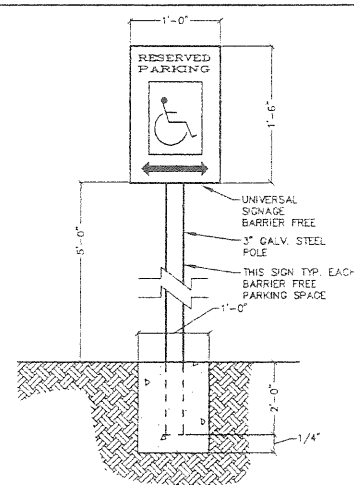
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REV	DATE	DESCRIPTION
8	08.06.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.18.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.28.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AWARDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION

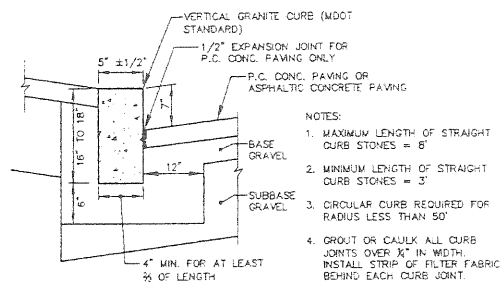


PROJECT	LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE
SHEET TITLE	SITE DETAILS
CLIENT	410 RIVERSIDE STREET LLC 410 RIVERSIDE STREET

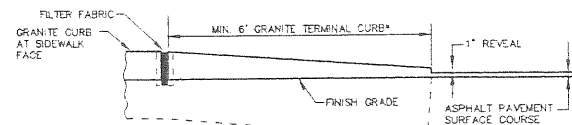
	DILLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 4 SOUTH PORTLAND, ME 04106 207.776.1121 WWW.DILLUCAHOFFMAN.COM
	DRAWN: CMW DATE: JUNE 2005 DESIGNED: TJM SCALE: 1" = 40' CHECKED: SRB JOB NO.: 2314 FILE NAME: 2314-DET-SITE



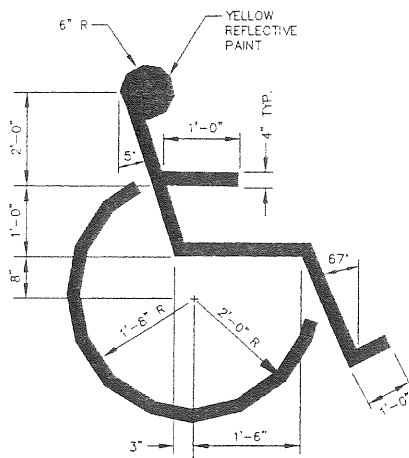
A BARRIER FREE PARKING SIGN
N.T.S.



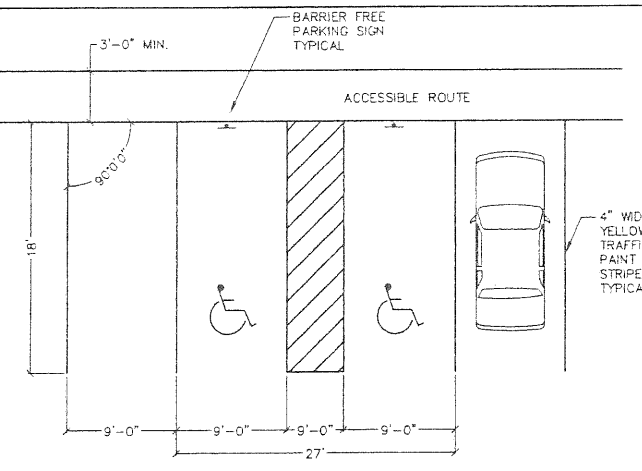
D VERTICAL GRANITE CURB (N.I.C.)
N.T.S.



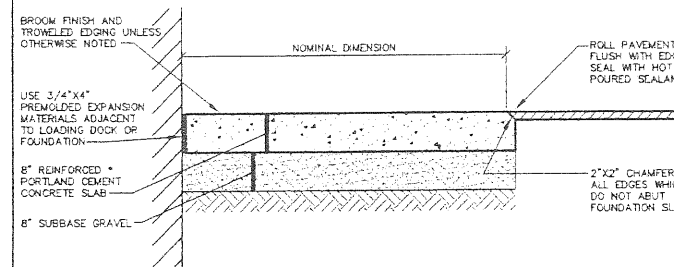
G TERMINAL CURB DETAIL (N.I.C.)
N.T.S.



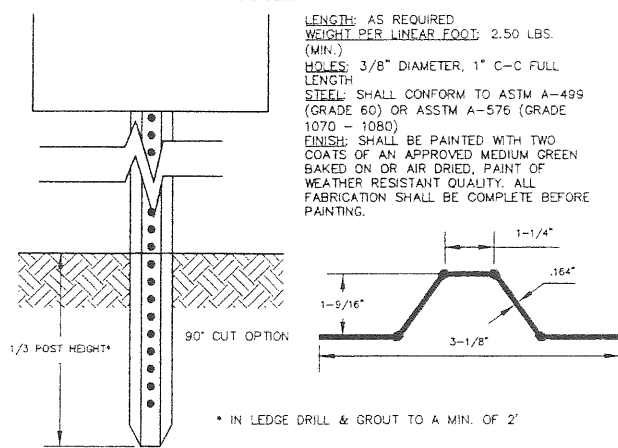
B INTERNATIONAL BARRIER FREE SYMBOL
N.T.S.



E TYPICAL PARKING SPACE DIMENSIONS
N.T.S.



H DUMPSTER PAD DETAIL
N.T.S.



C TYPICAL U-CHANNEL SIGN POST
N.T.S.

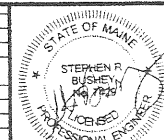
TABLE: CONDUIT SIZES FOR JACKETED CABLE
MINIMUM SIZE REQUIRED IN INCHES

CABLE TYPE	CABLE SIZE	NUMBER OF CONDUCTORS			
		1	2	3	4
15KV	URD #2 STRANDED	2"	3"	4"	5"
	4/0 XLP	2"	4"	4"	5"
POWER	500 KCM XLP	3"	5"	5"	6"
	750 KCM XLP	3"	5"	6"	6"
35KV	1/0 XLP	2 1/2"	4"	5"	5"
	4/0 XLP	3"	5"	6"	6"
POWER	500 KCM XLP	3"	5"	7"	7"
	750 KCM XLP	3"	6"	6"	7"

F 3 PHASE RISER - GENERAL INFORMATION
N.T.S.

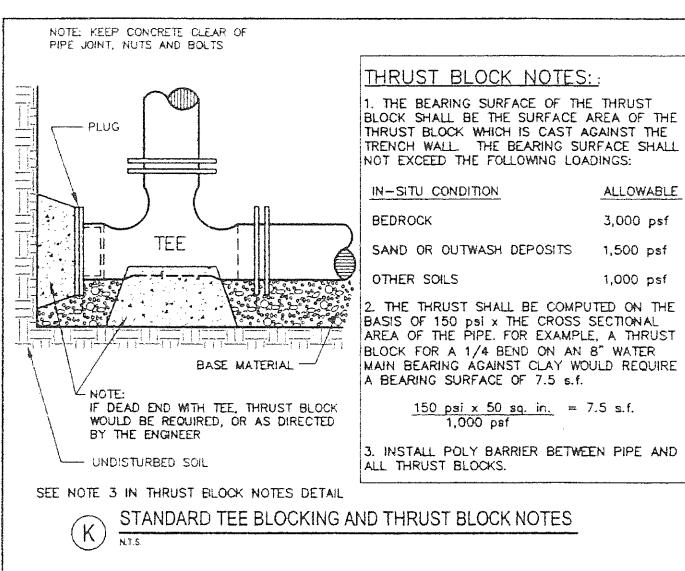
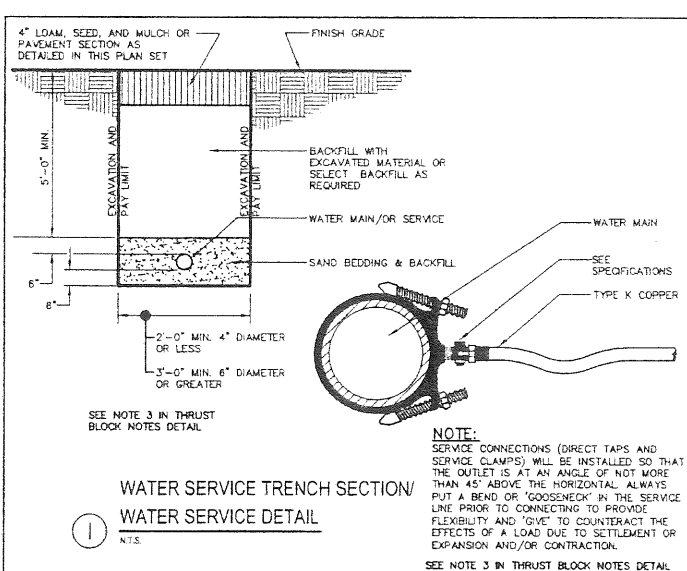
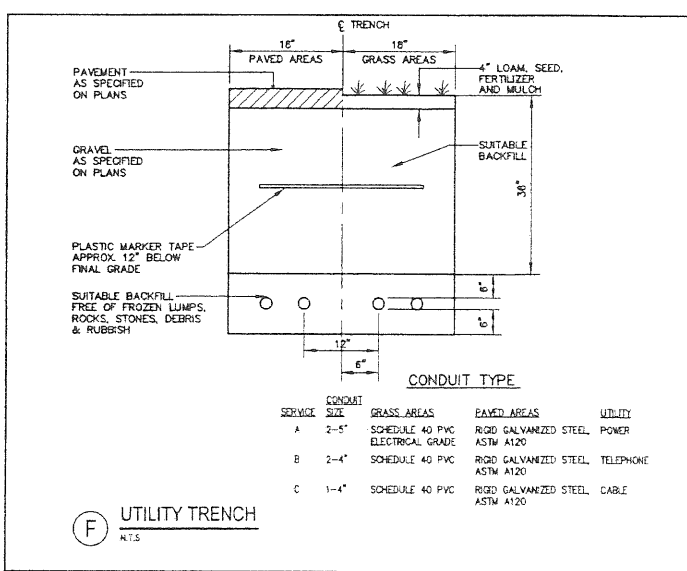
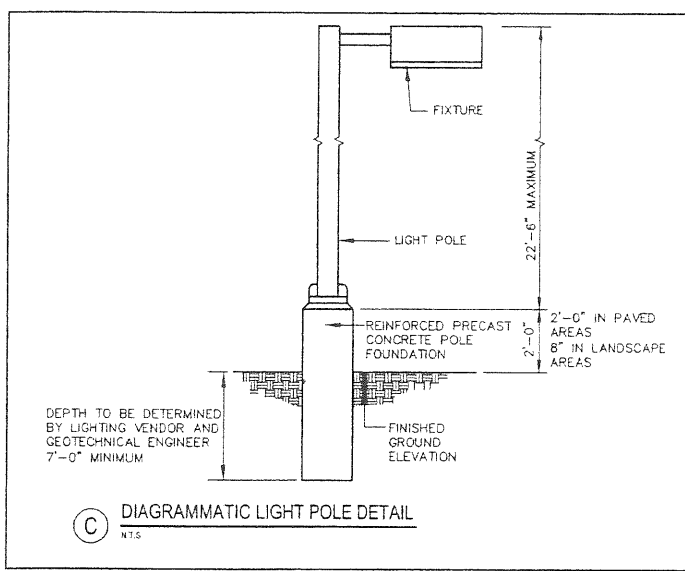
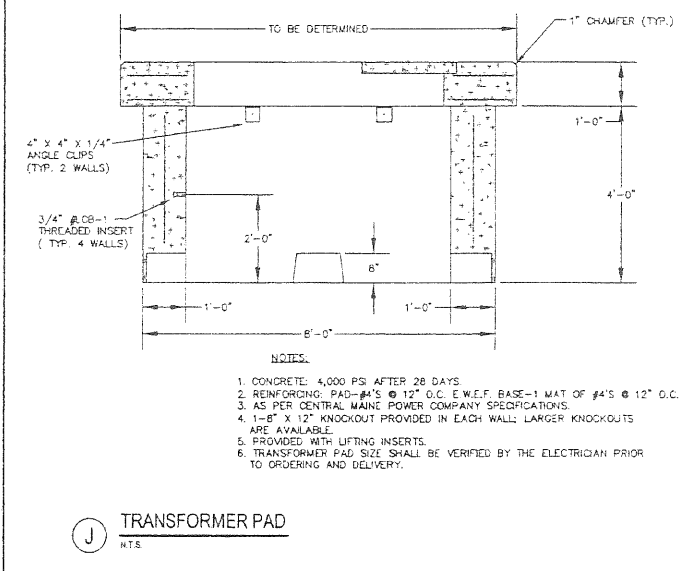
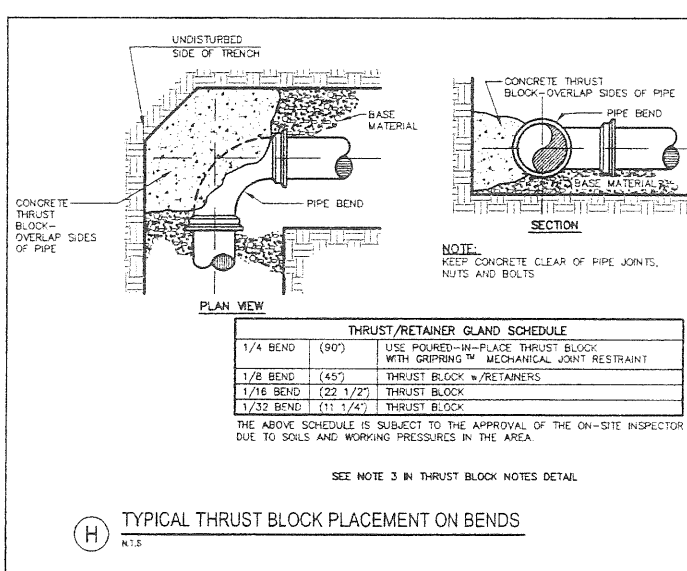
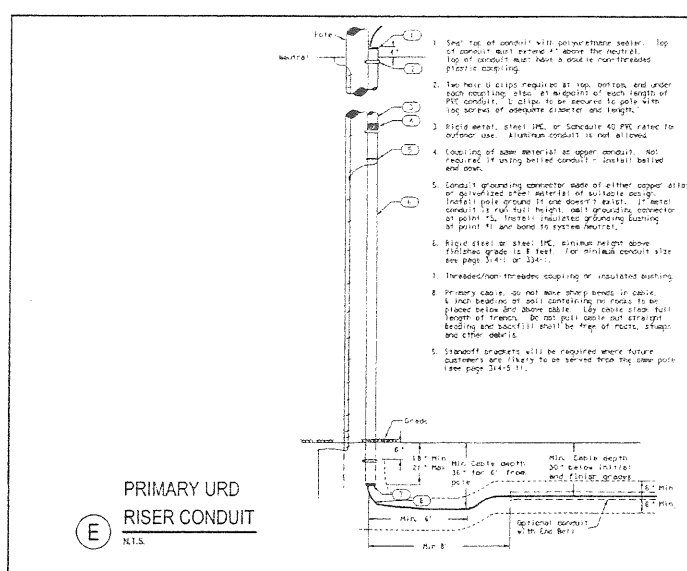
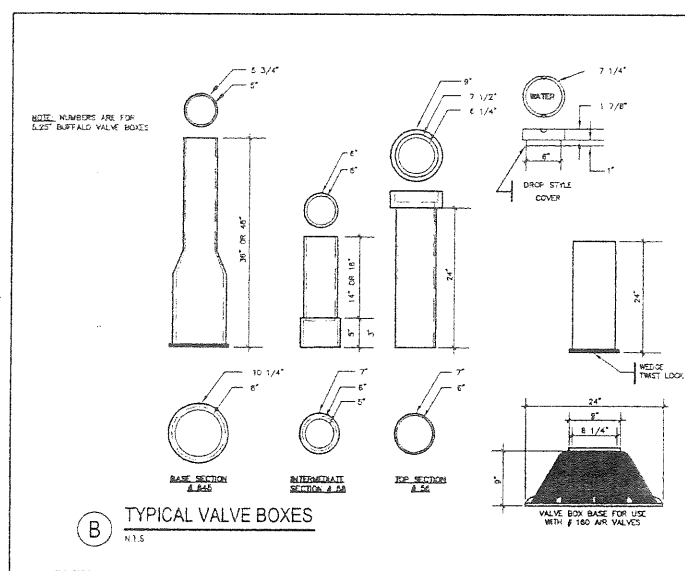
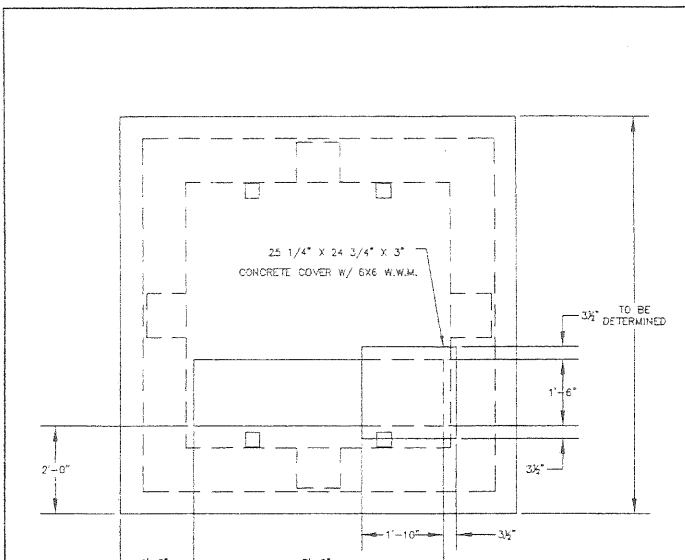
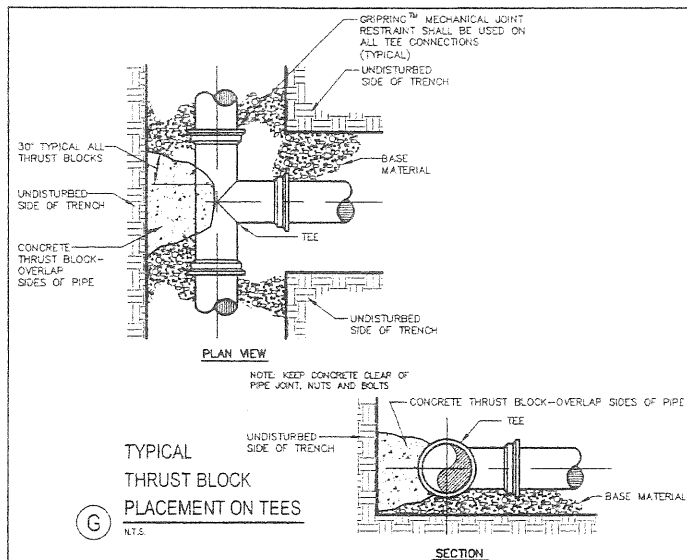
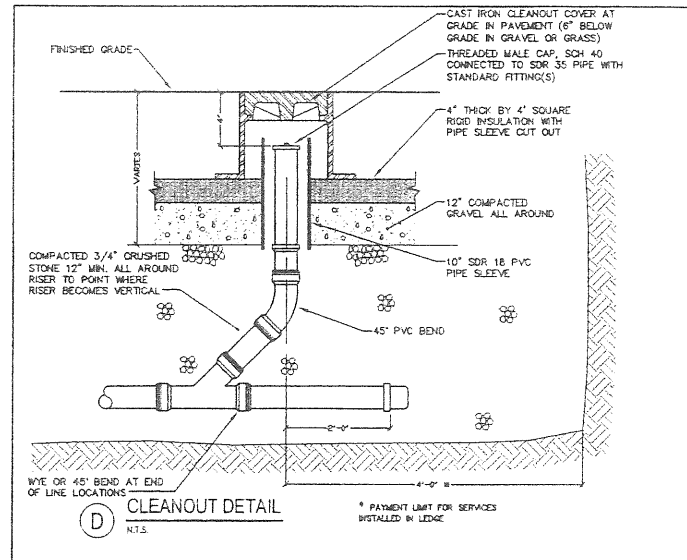
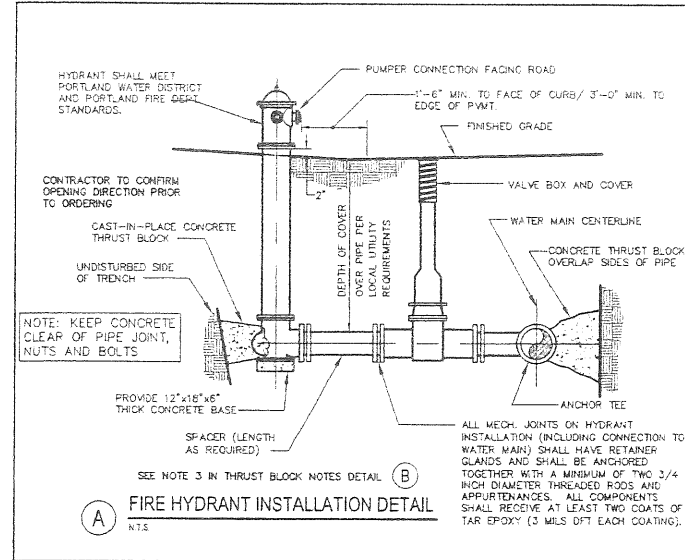
- CONNECT RISER TAPS TO THE APPROPRIATE PHASE AS REQUIRED. IF THE RISER FEEDS A 3Ø DEAD-FRONT PADMOUNT TRANSFORMER END OF THE SPARE CABLE SHOULD BE PARKED ON A BUSHING AND PLACED ON A PARKING STAND. IF THE RISER FEEDS A 3Ø LIVE-FRONT PADMOUNT TRANSFORMER, THEN THE TRANSFORMER END OF THE SPARE CABLE SHOULD BE BOLTED TO THE BUSHING OR PLACED ON THE PIN TERMINAL OF THE SAME PHASE TO WHICH THE OTHER END OF THE CABLE IS ATTACHED. FOR BOTH LIVE-FRONT AND DEAD-FRONT TRANSFORMERS THE RISER END OF THE SPARE CABLE WILL HAVE A TERMINATOR AND WILL CONNECT TO ONE OF THE OUTSIDE CUTOUTS ALONG WITH THE REGULAR PHASE CABLE. IN ALL CASES, THE SPARE CABLE SHOULD BE MARKED "SPARE" ON BOTH ENDS (IN ADDITION TO ALL OTHER REQUIRED MARKINGS).
- THE RISER CONDUIT SHALL EXTEND A MINIMUM OF 4" ABOVE THE NEUTRAL BRACKET BOLT AND/OR 22" ABOVE THE SECONDARY CABLE SPREADER BRACKET BOLT (IF SECONDARIES ARE PRESENT).
- AFTER CABLE INSTALLATION, THE TOP OF THE RISER CONDUIT SHALL BE SEALED AGAINST MOISTURE WITH POLYURETHANE SEALER.
- CUTOUTS FOR TAP LINES SHALL BE PLACED ON THE MAIN LINE JUNCTION POLE OR ON THE POLE ONE SECTION IN, WHICHEVER IS BETTER FOR THAT PARTICULAR INSTALLATION.
- A LOOP RISER SHALL HAVE ALL CUTOUTS ON THE RISER POLE.
- RISER CONDUIT SHALL BE BONDED TO THE NEUTRAL SEE PRIMARY URD RISER CONDUIT DETAIL.
- WHEN USING A NON-PORCELAIN TERMINATOR AND A CABLE POSITIONING BRACKET LEAVE 2 TO 3 INCHES OF CABLE BETWEEN THE TOP OF THE BRACKET AND THE BOTTOM OF THE TERMINATOR.
- TWIST CONCENTRIC NEUTRAL WIRES INTO A BUNDLE AND CONNECT TO THE SYSTEM NEUTRAL WIRE.
- CONNECT THE ARRESTER TO THE SYSTEM NEUTRAL WIRE WITH AS SHORT A LEAD AS PRACTICAL.
- USE THE PROPER CABLE TERMINATOR FOR RATED VOLTAGE AND SIZE OF CABLE.

9	10.03.07	RESUBMISSION TO PLANNING AUTHORITY
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.18.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.08.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY



PROJECT: LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE
SHEET TITLE: SITE DETAILS
DATE: JUNE 2005
SCALE: 1" = 40'

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
773 MAIN STREET, SUITE 1
NORTH PORTLAND, ME 04106
207.751.1101
WWW.DELUCAHOFFMAN.COM
DRAWN: CMW | DATE: JUNE 2005
DESIGNED: T.M. | SCALE: 1" = 40'
CHECKED: SRB | JOB NO: 2314



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REV	DATE	DESCRIPTION
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7	06.15.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 CRE-1
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION

PROJECT: LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE

SHEET TITLE: UTILITY DETAILS

CLIENT: 410 RIVERSIDE STREET LLC 410 RIVERSIDE STREET PORTLAND, MAINE 04103

DESIGNED: T.M. SCALE: 1"=40'

CHECKED: SRB JOB NO: 2314

FILE NAME: 2314-DET-UTIL

SHEET: 9

DATE: JUNE 2005

DRAWN: CMW

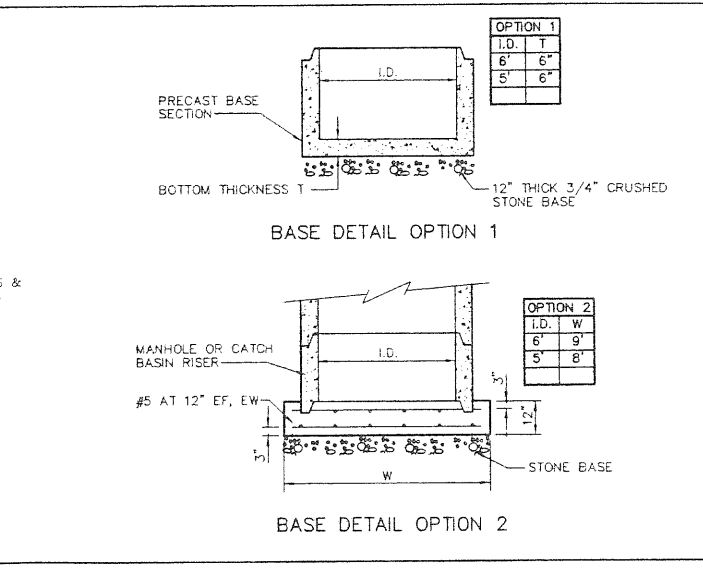
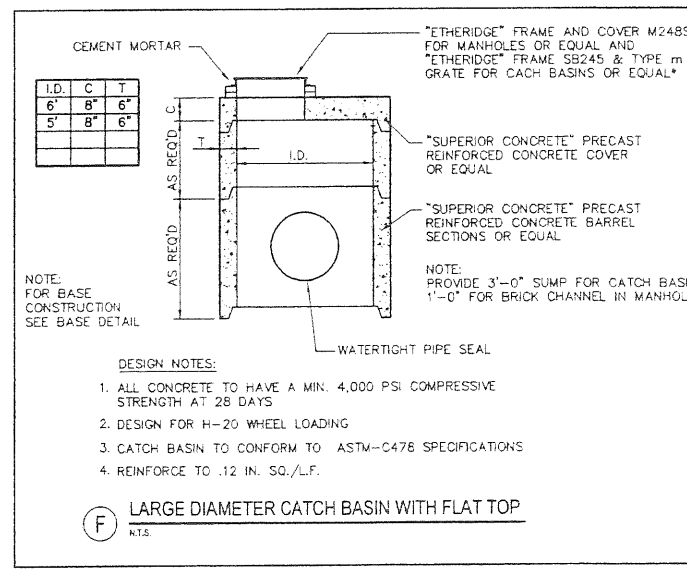
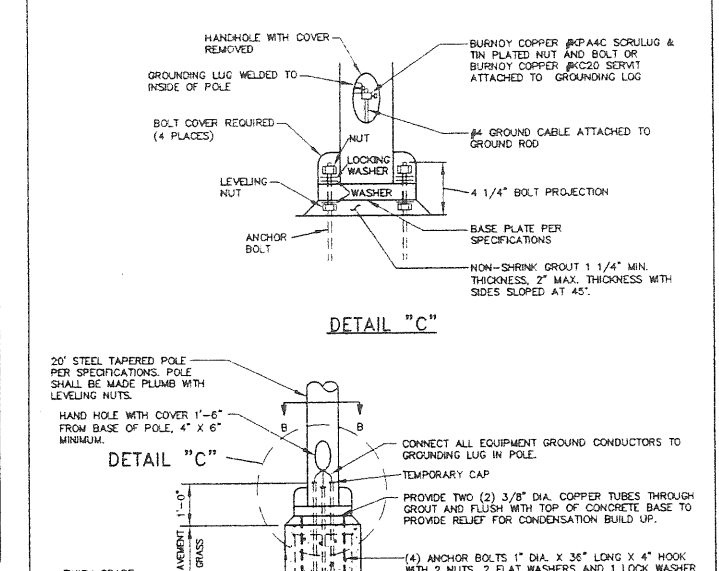
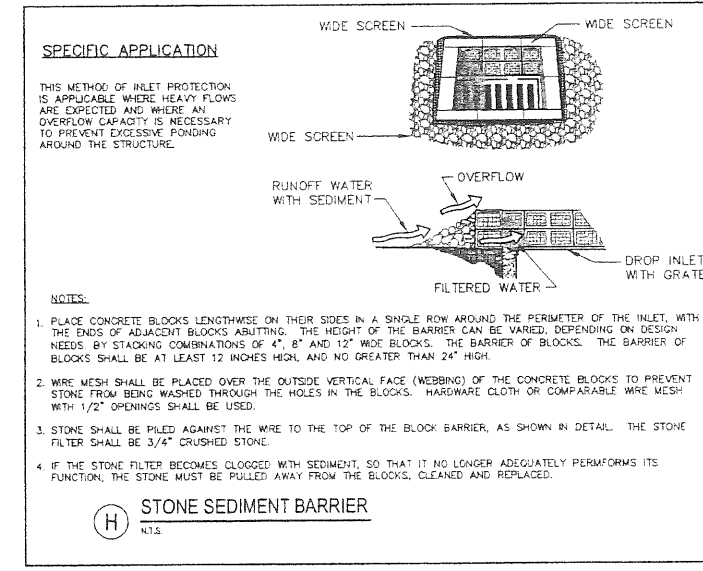
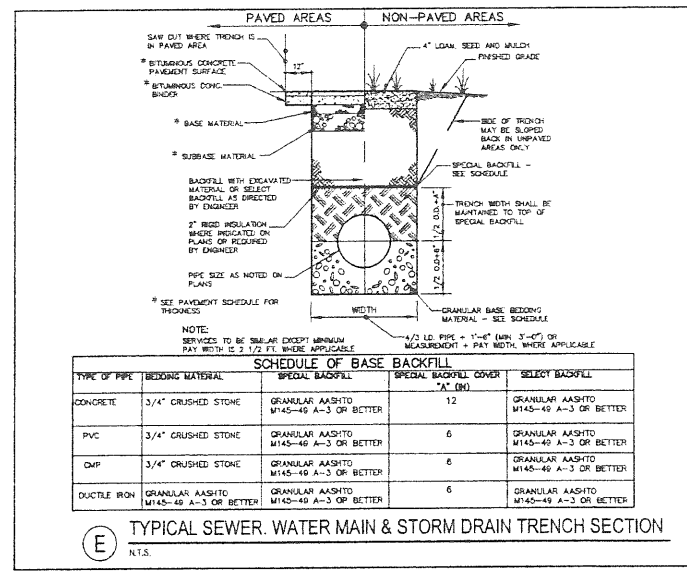
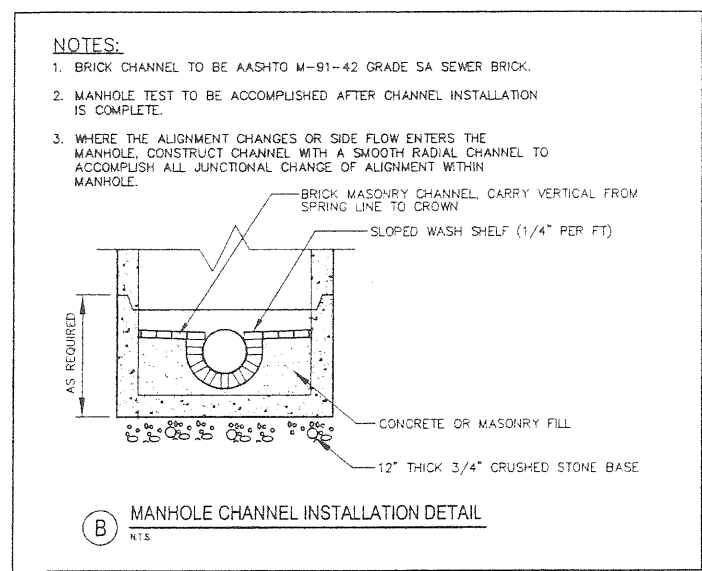
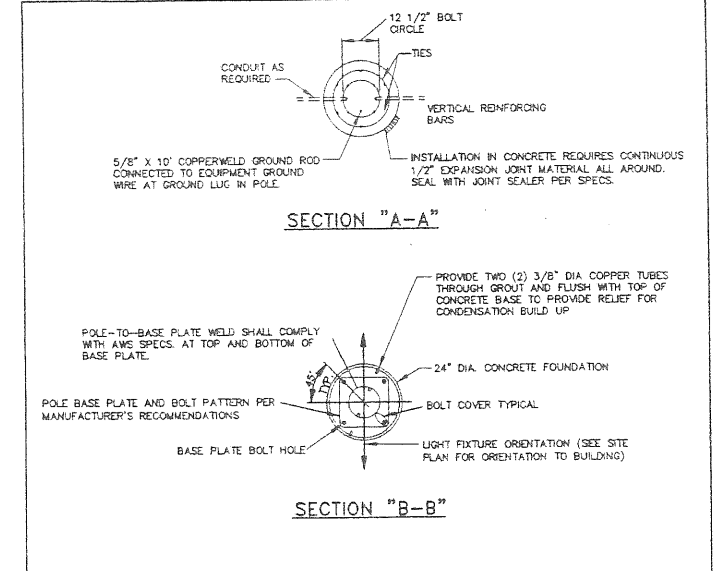
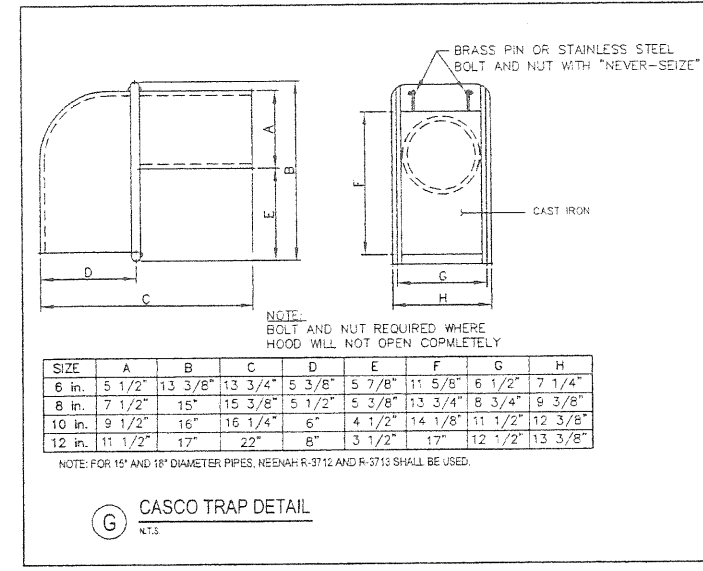
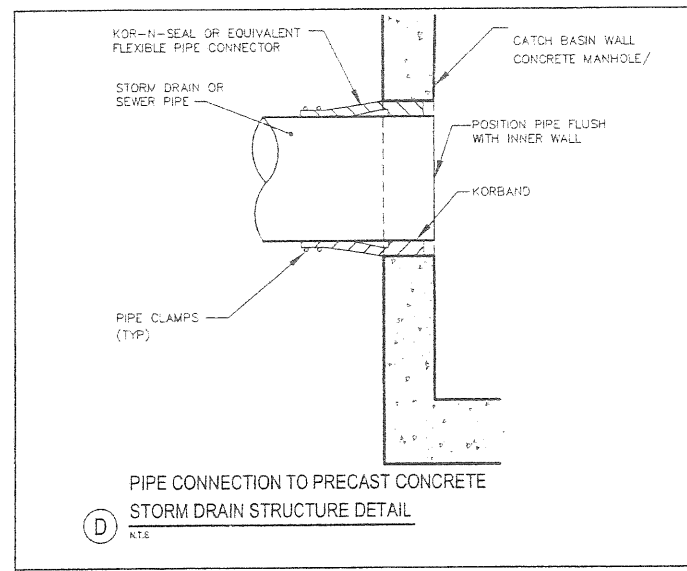
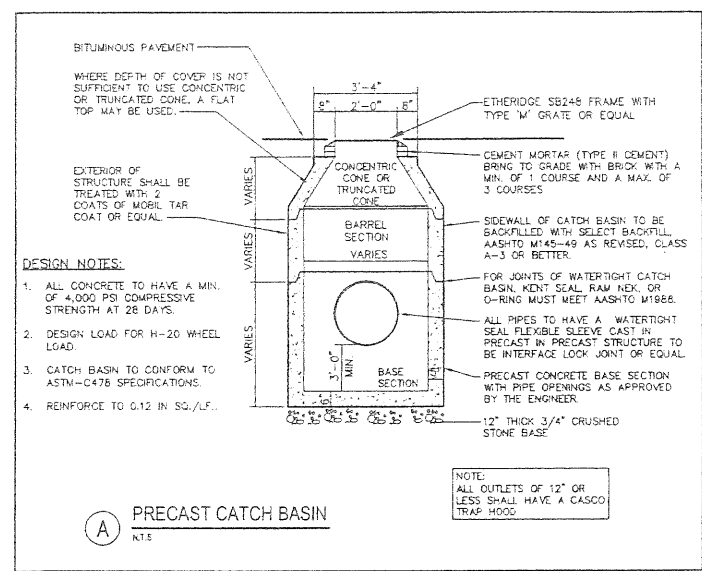
DESIGNED: T.M.

CHECKED: SRB

FILE NAME: 2314-DET-UTIL

SHEET: 9

DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04108 207.783.1212 WWW.DELOUCAHOFFMAN.COM



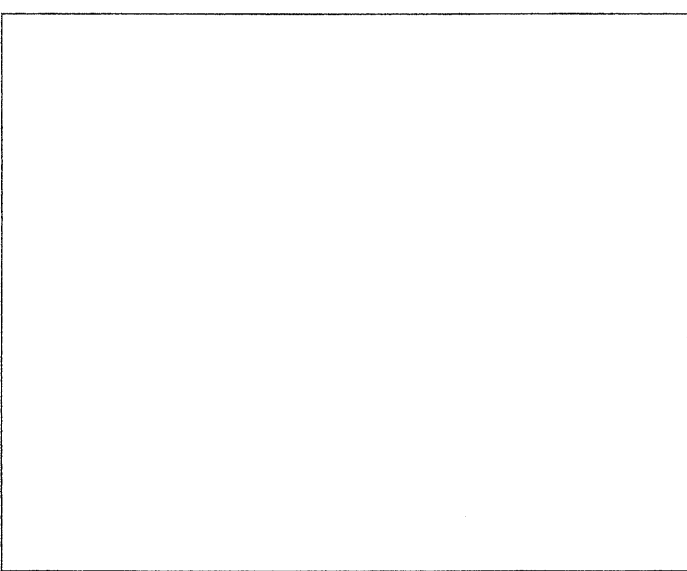
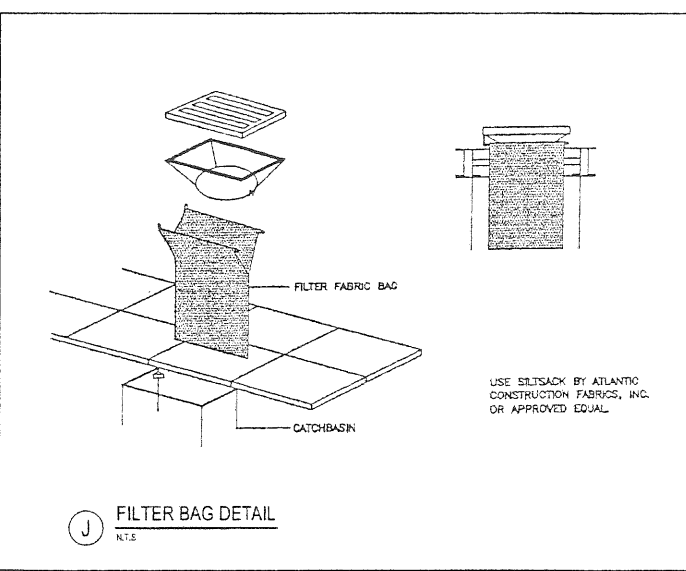
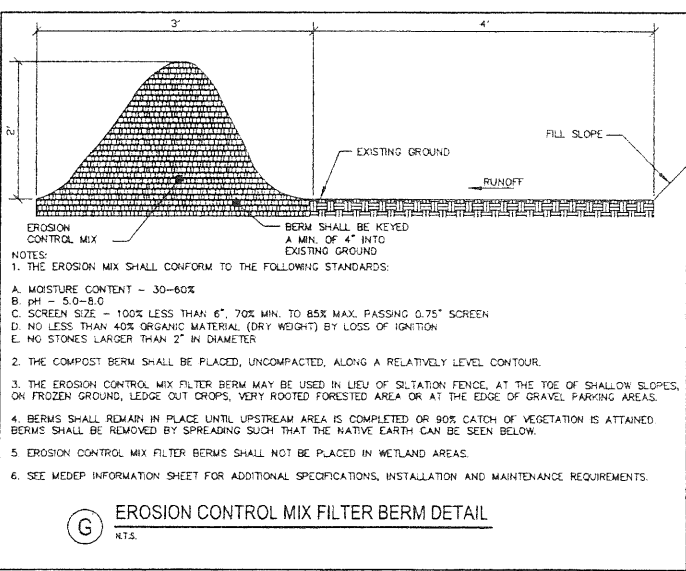
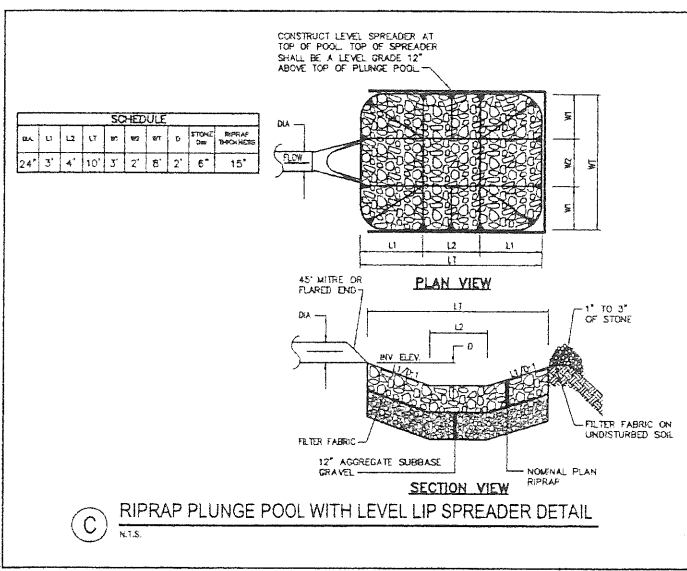
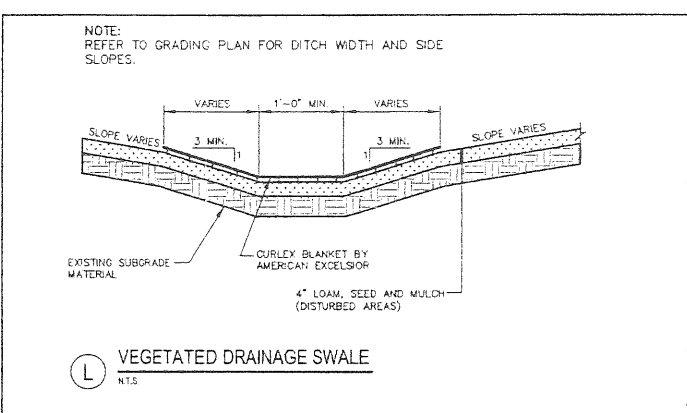
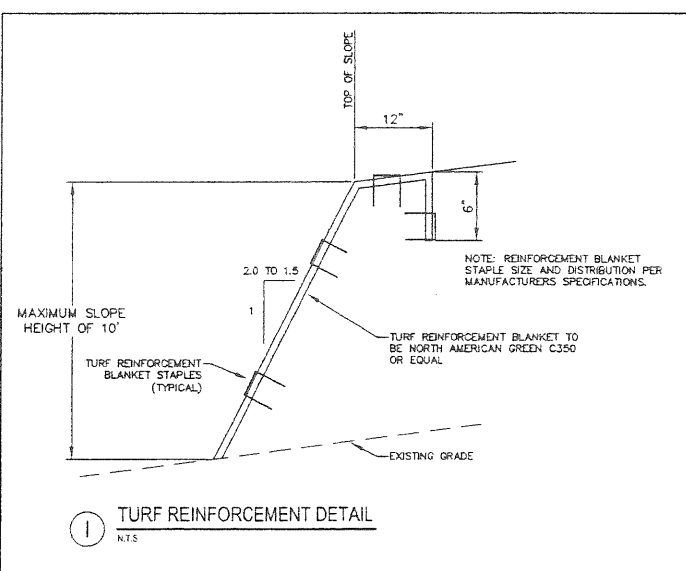
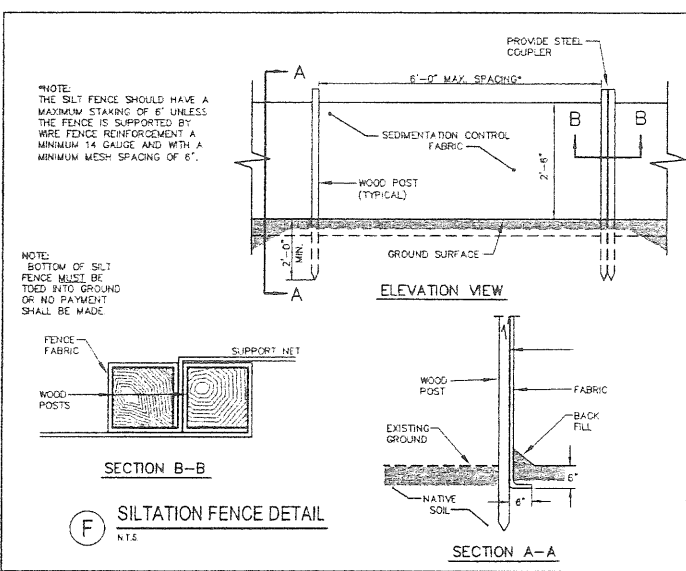
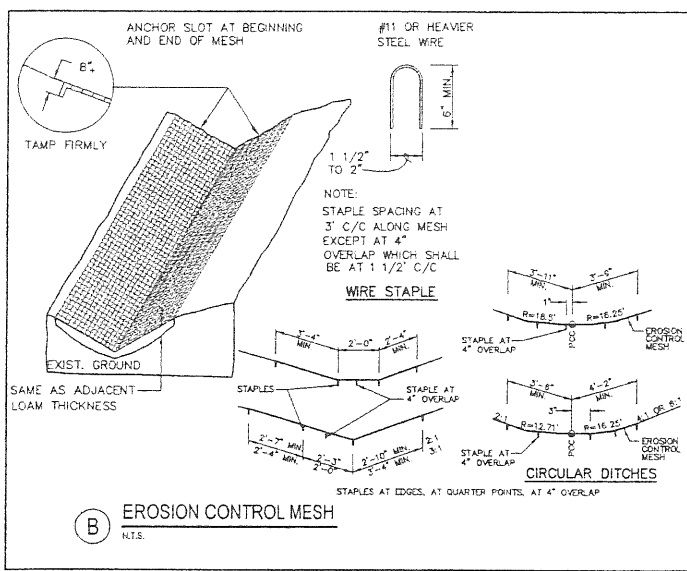
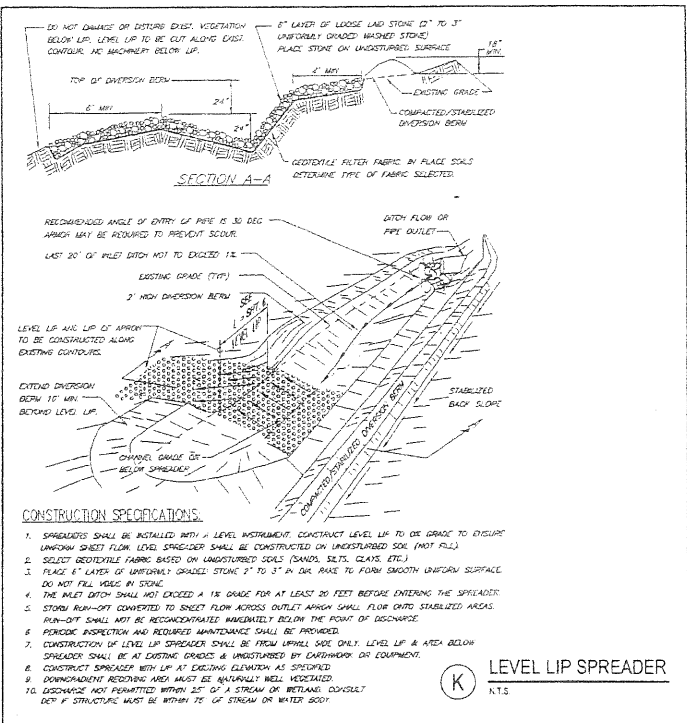
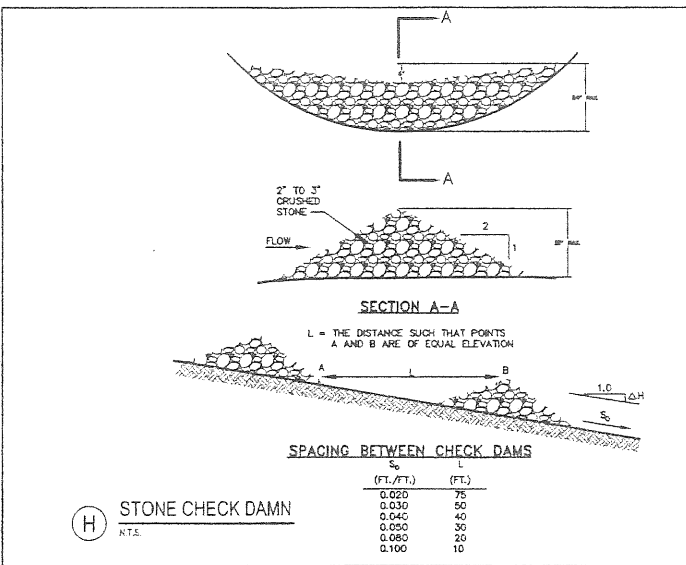
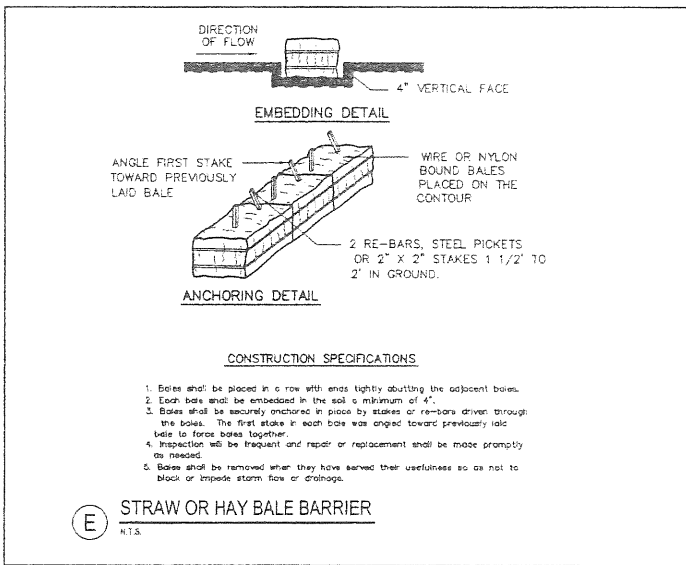
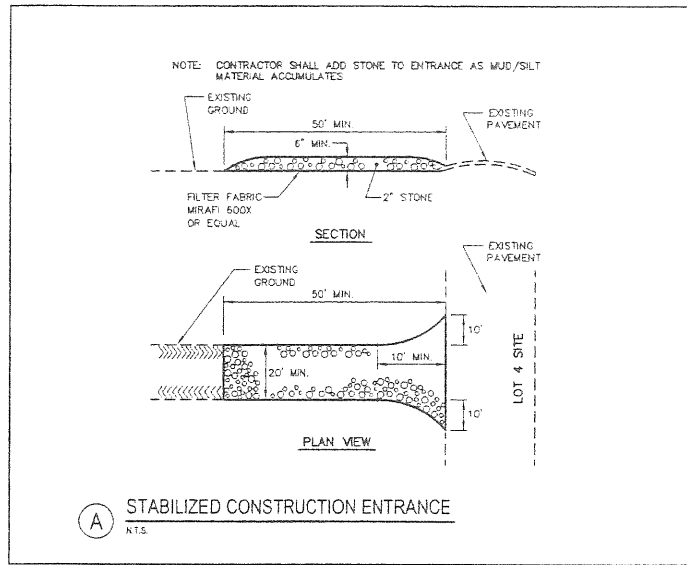
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8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.15.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
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3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY



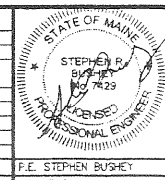
PROJECT	LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE
SHEET TITLE	UTILITY DETAILS

DH	DeLUCA-HOFFMAN ASSOCIATES, INC.
	77B MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 203.795.1101 WWW.DELUCAHOFFMAN.COM
DESIGNED:	TJM
DATE:	JUNE 2005
SCALE:	1" = 4"



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REV	DATE	DESCRIPTION
8	08.06.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.15.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.02.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT
LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE
EROSION CONTROL DETAILS







CLIENT
410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET
PORTLAND, MAINE 04103

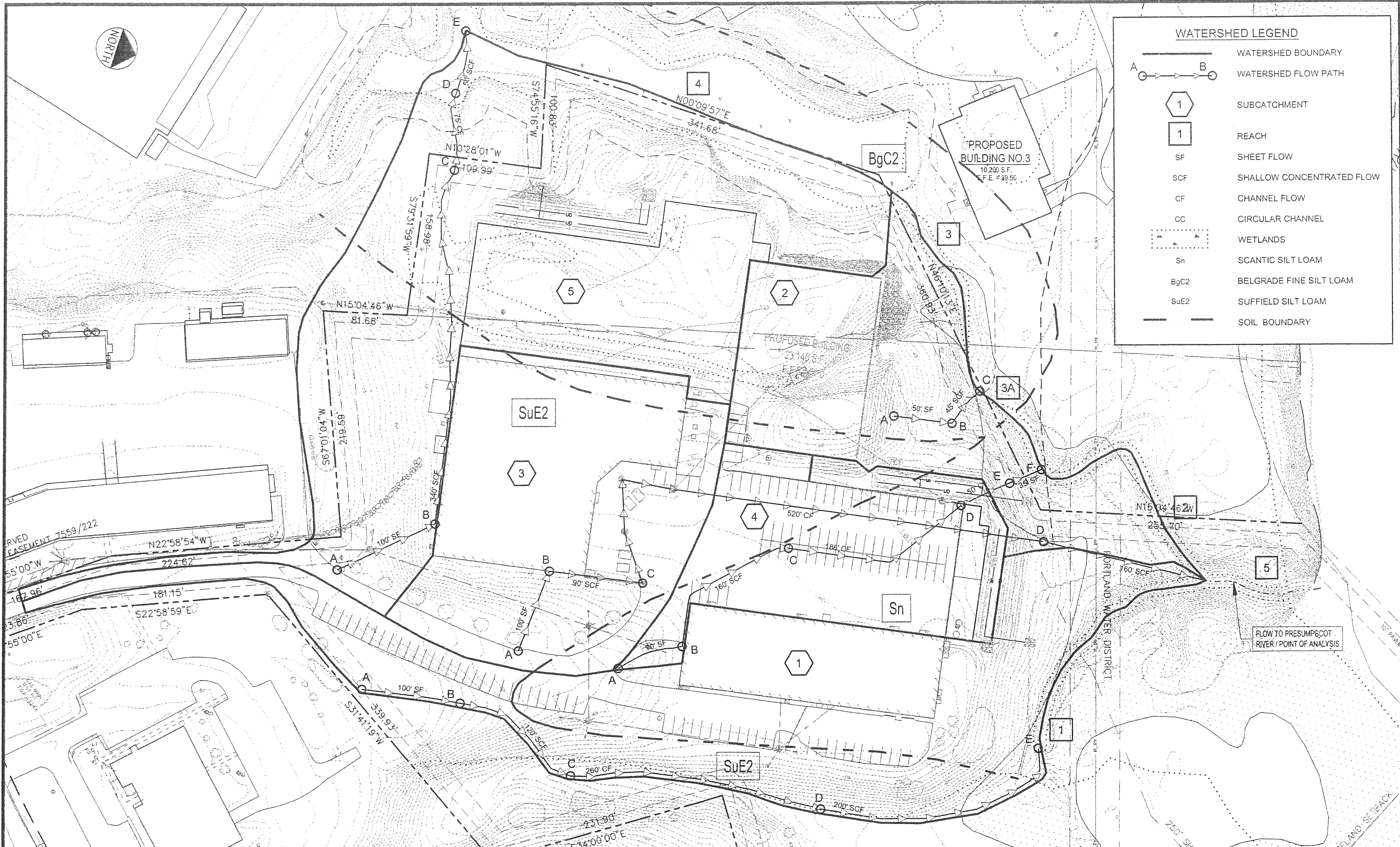
DH DeLUCA-HOFFMAN ASSOCIATES, INC.
775 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW | DATE: JUNE 2006
DESIGNED: TJM | SCALE: 1" = 40'
CHECKED: SRB | JOB NO: 2314
FILE NAME: 2314-DET-EROS
SHEET 11

AH. I. 1

WATERSHED LEGEND

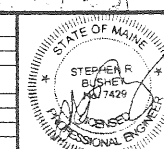
-  WATERSHED BOUNDARY
-  WATERSHED FLOW PATH
-  SUBCATCHMENT
-  REACH
- SF SHEET FLOW
- SCF SHALLOW CONCENTRATED FLOW
- CF CHANNEL FLOW
- CC CIRCULAR CHANNEL
-  WETLANDS
- Sn SCANTIC SILT LOAM
- BgC2 BELGRADE FINE SILT LOAM
- SuE2 SUFFIELD SILT LOAM
-  SOIL BOUNDARY



WV0 PERMIT SET 2314 SP-Avg. POSTWATERSHED LOT 4, 8/9/2007 2:23:35 PM, cv1etm1e4

GRAPHIC SCALE
0 20 40
(IN FEET)

6	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY
8	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



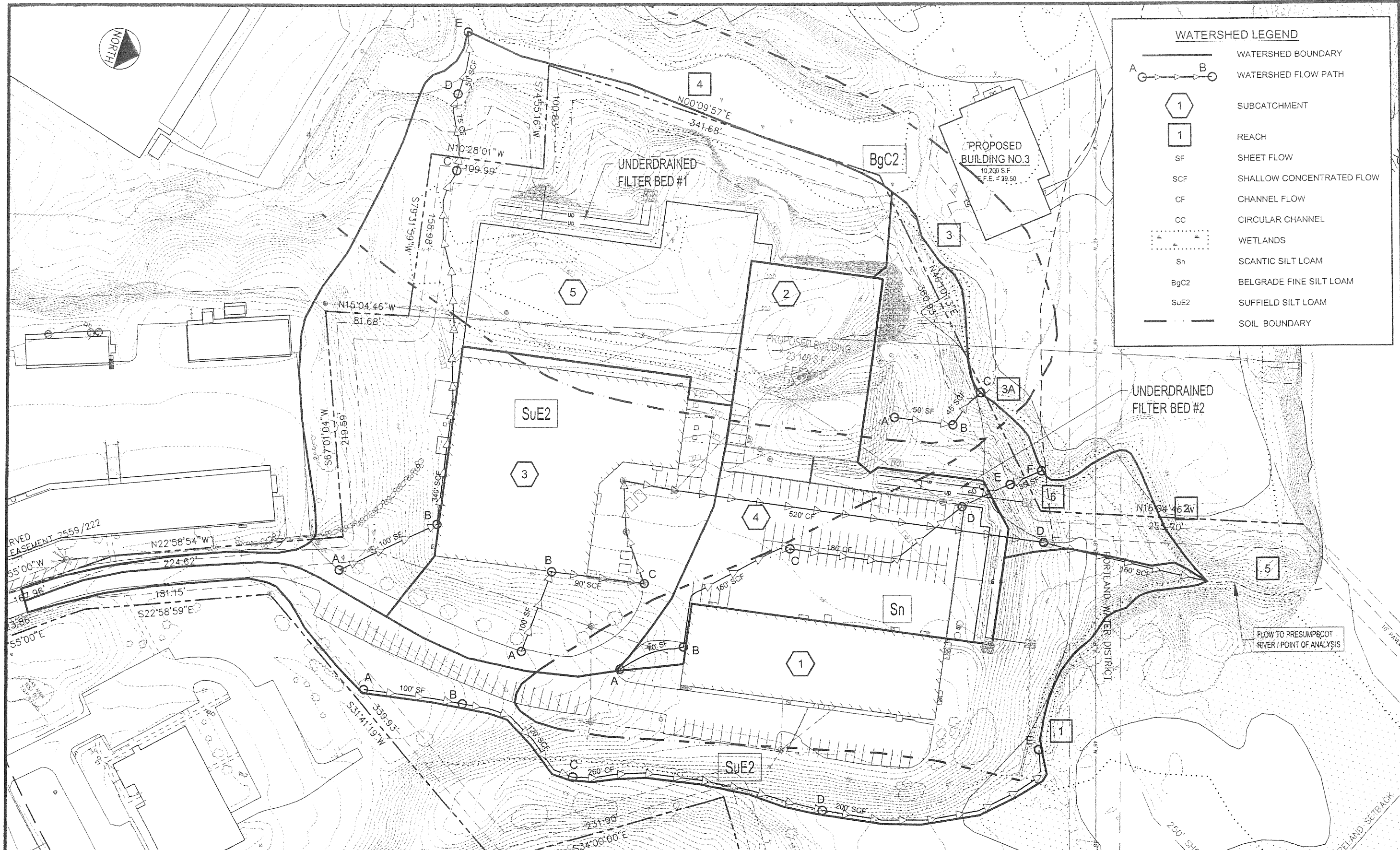
PROJECT
LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE
POSTDEVELOPMENT WATERSHED PLAN
LOT 4 - 400 RIVERSIDE STREET PROPERTIES

CLIENT
410 RIVERSIDE STREET LLC

DH DELUCA-HOFFMAN ASSOCIATES, INC.
77 WILMAN STREET, SUITE 4
PORTLAND, ME 04106
207.775.1151
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: JUNE 2005
DESIGNED: TJM SCALE: 1" = 40'
CHECKED: SRB JOB NO: 2314



WATERSHED LEGEND

- WATERSHED BOUNDARY
- WATERSHED FLOW PATH
- SUBCATCHMENT
- REACH
- SF SHEET FLOW
- SCF SHALLOW CONCENTRATED FLOW
- CF CHANNEL FLOW
- CC CIRCULAR CHANNEL
- WETLANDS
- Sn SCANTIC SILT LOAM
- BgC2 BELGRADE FINE SILT LOAM
- SuE2 SUFFIELD SILT LOAM
- SOIL BOUNDARY

RESERVED EASEMENT 7559/222

55'00"W

167.96'

3.86'

55'00"E

N22°58'54"W

224.62'

181.15'

S22°58'59"E

331.4119'W

339.93'

534°00'00"E

231.90'

536°00'00"W

200.00'

200.00'

200.00'

200.00'

200.00'

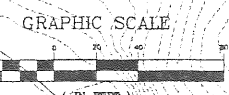
200.00'

200.00'

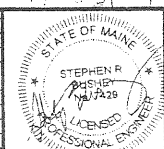
200.00'

200.00'

200.00'



5	10.03.07	RESUBMISSION TO PLANNING AUTHORITY
8	06.06.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.16.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	08.06.05	AMENDED SITE PLAN REVIEW SUBMISSION -- LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT
LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

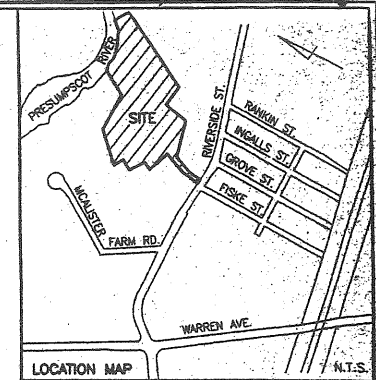
SHEET TITLE
POSTDEVELOPMENT WATERSHED PLAN
LOT 4 - 400 RIVERSIDE STREET PROPERTIES

CLIENT
410 RIVERSIDE STREET LLC

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
171 MAIN STREET, SUITE 4
SOUTH PORTLAND, ME 04106
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: JUNE 2005
DESIGNED: TJM SCALE: 1" = 40'
CHECKED: SRB JOB NO: 2314

AH. A



PORTION OF
TM 320-A-1 &
TM 321-A-10
N/F MARTIN RIST &
BARNYSUE J. BRUNET, TRUSTEES
14592/292

PORTION OF
TM 320-A-6
N/F USPS
10839/284

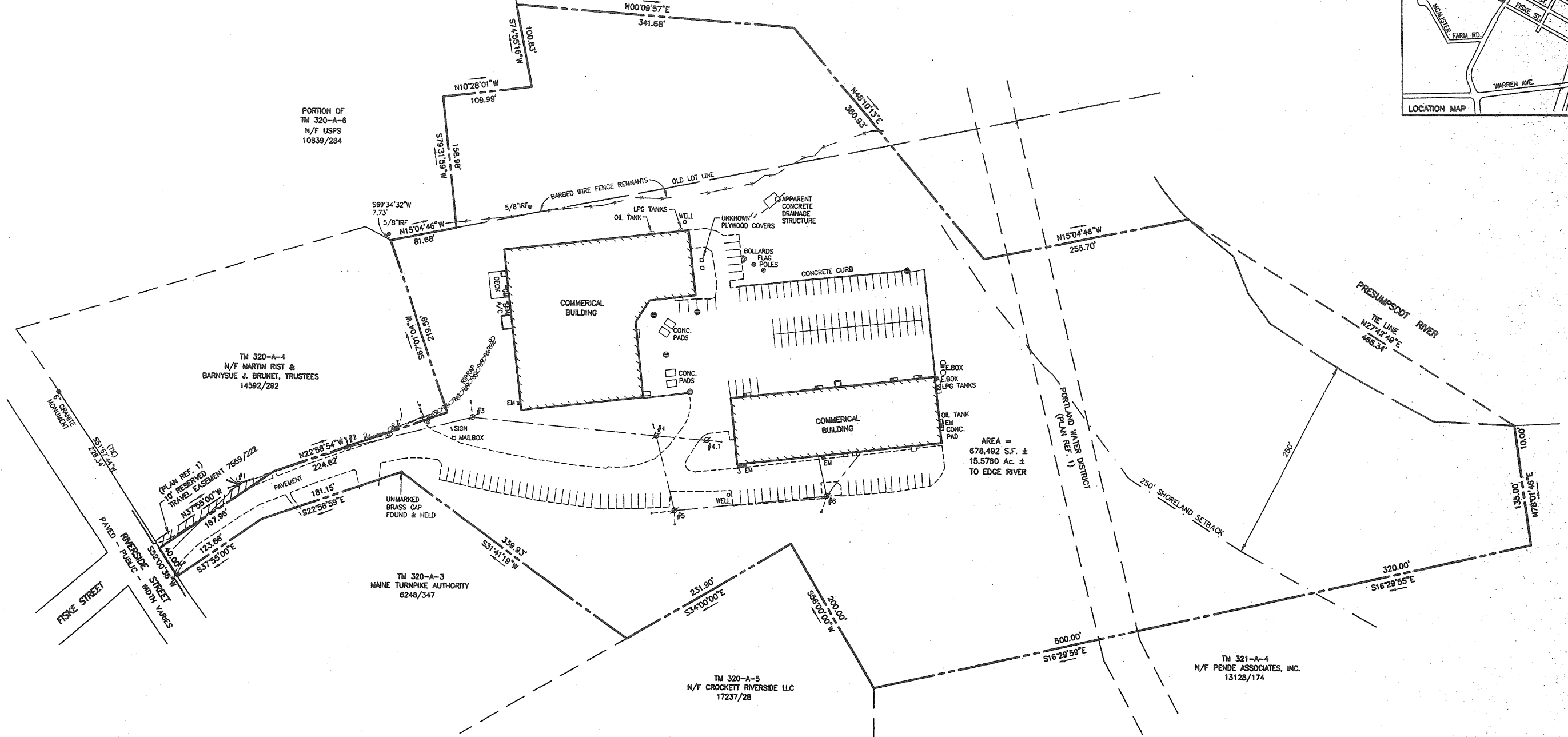
TM 320-A-4
N/F MARTIN RIST &
BARNYSUE J. BRUNET, TRUSTEES
14592/292

TM 320-A-3
MAINE TURNPIKE AUTHORITY
6248/347

TM 320-A-5
N/F CROCKETT RIVERSIDE LLC
17237/28

TM 321-A-4
N/F PENDE ASSOCIATES, INC.
13128/174

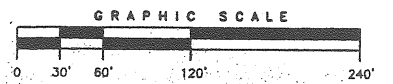
AREA =
678,492 S.F. ±
15.5780 Ac. ±
TO EDGE RIVER



- NOTES:**
- RECORD OWNERSHIP OF THE SUBJECT PROPERTY IS MARTIN RIST AND BARNYSUE BRUNET, (A.K.A. BONNIE BRUNET) TRUSTEES, AND IS REFLECTED IN THE FOLLOWING DEEDS: 14592/292, 17989/303, 22290/17, 23429/140, 23429/143, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
 - BEARINGS ARE BASED ON PLAN REFERENCE 1.
 - 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 ASSESSORS MAPS.
 - RIVERSIDE STREET LINE IS BASED ON FOUND MONUMENTS AND PLAN REFERENCE 1.
 - ACCORDING TO FEMA F.I.R.M. 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 THE SUBJECT PROPERTY LIE IN ZONE AE, AN AREA WHERE BASE 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 OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD."
 - 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 14592/292.

- PLAN REFERENCES:**
- "DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET, PORTLAND, MAINE, THIRD AMENDED RECORDING PLAT" DATED APRIL 30, 1996 BY LAND USE CONSULTANTS, 197/115, C.C.R.D.
 - "DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET, PORTLAND, MAINE, SECOND AMENDED RECORDING PLAT" DATED JANUARY 21, 1987 BY LAND USE CONSULTANTS 161/15, C.C.R.D.
 - "SUBDIVISION AMENDMENT OF LOTS 1, 1A, & 6, MCALISTER FARM & LOT 4, DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET AND MCALISTER DRIVE, PORTLAND, MAINE," DATED APRIL 27, 2005 BY SEBAGO TECHNICS, 205/398, C.C.R.D.
 - "SUBDIVISION - REVISED LOT 6 OF: LOTS 1, 1A, & 6, MCALISTER FARM & LOT 4, DONALD O. BUTLER SUBDIVISION, RIVERSIDE STREET AND MCALISTER DRIVE, PORTLAND, MAINE," DATED MAY 6, 2005 BY OWEN HASKELL, INC., 205/399, C.C.R.D.
 - "BOUNDARY SURVEY ON 470 RIVERSIDE STREET, PORTLAND, MAINE MADE FOR PENDE ASSOCIATES, INC." DATED MARCH 22, 2004 BY OWEN HASKELL, INC.
 - CITY OF PORTLAND'S ASSESSOR'S MAPS.

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - ⊙ WATER VALVE
 - ⊕ UTILITY POLE
 - MANHOLE
 - ⊖ CATCH BASIN
 - ⊗ GAS METER
 - ⊘ ELECTRIC METER
 - GUARDRAIL
 - FENCE
 - CURB
 - OVERHEAD WIRES



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 LICENSURE FOR PROFESSIONAL LAND SURVEYORS' CURRENT STANDARDS.

1/3/06
DATE

REV. 2	01-03-08	TITLE BLOCK AND CERTIFICATION
REV. 1	12-23-05	THE LINE AND NOTE 5 ADDED

BOUNDARY SURVEY
ON
RIVERSIDE STREET, PORTLAND, MAINE
MADE FOR
410 RIVERSIDE ST., LLC
83A BELL STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
16 Casco St., Portland, ME 04102
Professional Land Surveyors

Drawn By: JMW	Date: 2005-2637
Trace By: JMW	DEC 9, 2005
Check By: JMW	
Book No. 1014&1021	

A.H. B

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
- EXISTING PROPERTY LINE
- EDGE OF PAVEMENT
- STREAM
- SURVEY CONTROL POINT
- WETLAND LIMIT
- 100 YEAR FLOOD PLAIN PER FEMA MAP
- EXISTING EASEMENT BOUNDARY

NOTES:

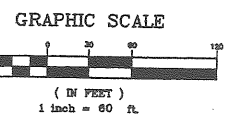
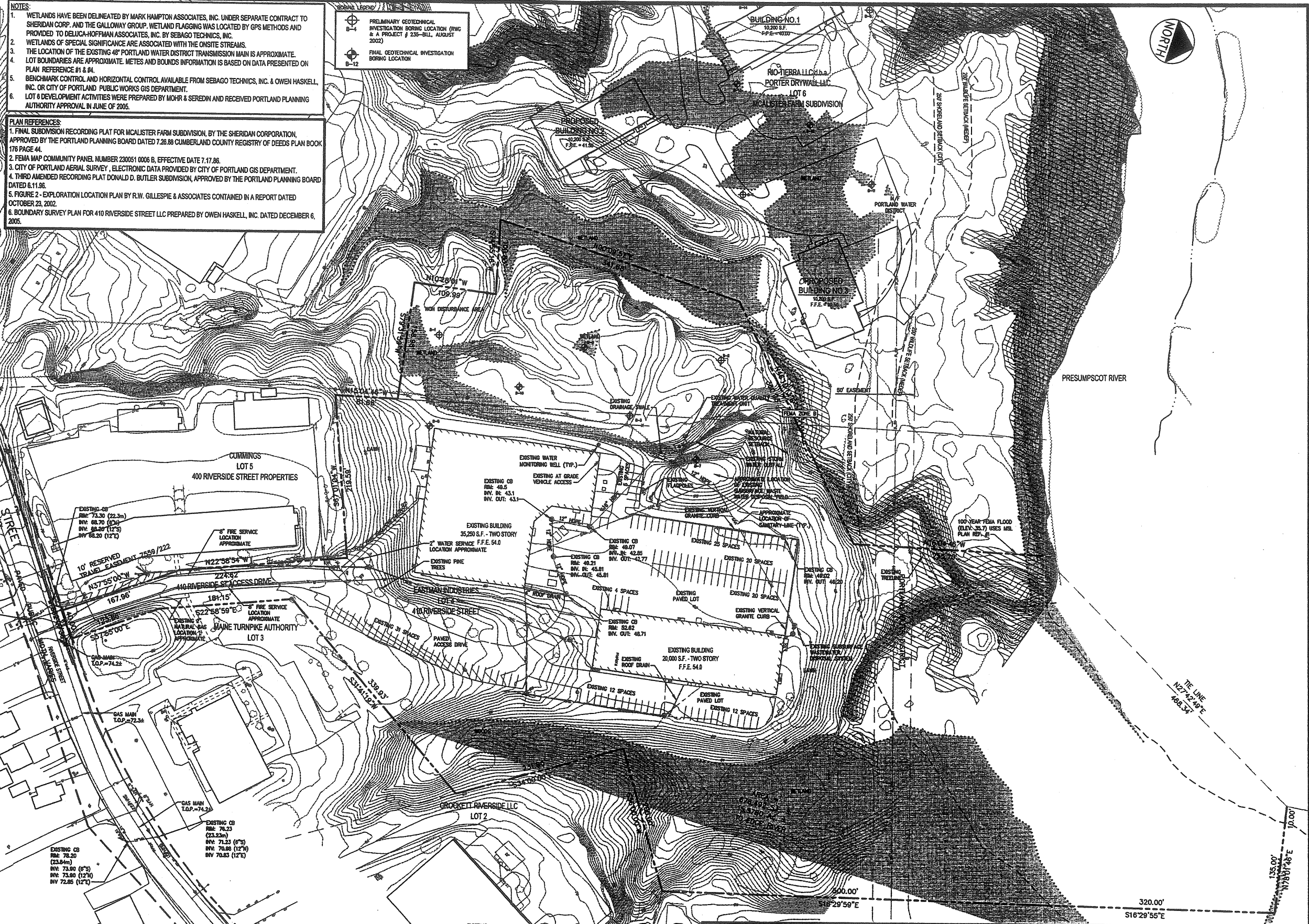
1. WETLANDS HAVE BEEN DELINEATED BY MARK HAMPTON ASSOCIATES, INC. UNDER SEPARATE CONTRACT TO SHERIDAN CORP. AND THE GALLOWAY GROUP. WETLAND FLAGGING WAS LOCATED BY GPS METHODS AND PROVIDED TO DELUCA-HOFFMAN ASSOCIATES, INC. BY SEBAGO TECHINCS, INC.
2. WETLANDS OF SPECIAL SIGNIFICANCE ARE ASSOCIATED WITH THE ONSITE STREAMS.
3. THE LOCATION OF THE EXISTING 48" PORTLAND WATER DISTRICT TRANSMISSION MAIN IS APPROXIMATE. 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 SEBAGO TECHINCS, INC. & OWEN HASKELL, INC. OR CITY OF PORTLAND PUBLIC WORKS GIS DEPARTMENT.
6. LOT 6 DEVELOPMENT ACTIVITIES WERE PREPARED BY MOHR & SEREDIN AND RECEIVED PORTLAND PLANNING AUTHORITY APPROVAL IN JUNE OF 2005.

PLAN REFERENCES:

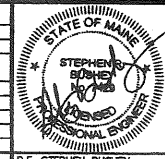
1. FINAL SUBDIVISION RECORDING PLAT FOR MCALISTER FARM SUBDIVISION, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 7.26.88 CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 176 PAGE 44.
2. FEMA MAP COMMUNITY PANEL NUMBER 230051 0006 B, EFFECTIVE DATE 7.17.86.
3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
4. THIRD AMENDED RECORDING PLAT DONALD D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 6.11.98.
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 6, 2005.

BOREHOLE LEGEND

- PRELIMINARY GEOTECHNICAL INVESTIGATION BOREHOLE LOCATION (R/W & A PROJECT # 235-BILL, AUGUST 2002)
- FINAL GEOTECHNICAL INVESTIGATION BOREHOLE LOCATION



REV	DATE	DESCRIPTION
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.16.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.28.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.02.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.18.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE: EXISTING CONDITIONS PLAN
LOT 4 - 400 RIVERSIDE STREET PROPERTY

CLIENT: 410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET

DL DELUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 1
80014 PORTLAND, ME 04105
WWW.DELUCA-HOFFMAN.COM

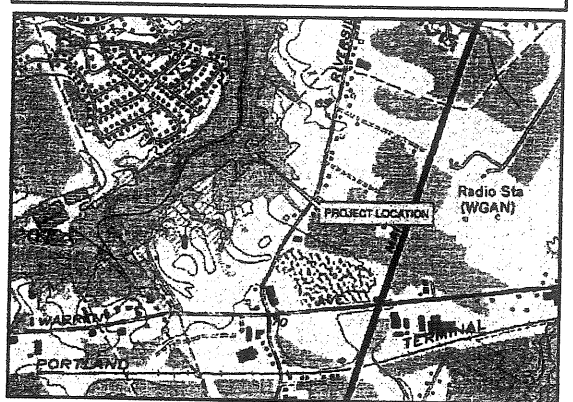
DRAWN: CLM DATE: JUNE 2005
DESIGNED: TJM SCALE: 1" = 60'
CHECKED: SRB JOB NO. 2314
FILE NAME: 2314-SP

S:\21\14\DWG\PERMIT SET\2314-SP.dwg, EXISTING CONDITIONS-B, 8/9/2007 2:20:44 PM, cwinster@delucahoffman.com

Att. C

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

MAP	BLOCK	LOTS
320	A	2



LOT 4

410 RIVERSIDE STREET

PORTLAND, MAINE

LEGEND

EXISTING	PROPOSED

INDEX

LOCATION MAP N.T.S.

- COVER SHEET, GENERAL NOTES & LEGEND
- BOUNDARY SURVEY PLAN
- 2A OVERALL PROPERTY SUMMARY PLAN
- EXISTING CONDITIONS PLAN
- SITE LAYOUT AND LANDSCAPE PLAN
- GRADING, DRAINAGE AND EROSION CONTROL PLAN
- UTILITY PLAN
- SITE DETAILS
- SITE DETAILS
- UTILITY DETAILS
- STORMDRAIN DETAILS
- EROSION CONTROL DETAILS
- EROSION CONTROL NOTES
- FILTER BERM CROSS SECTIONS

PREPARED BY
CIVIL ENGINEER:
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121

SURVEYOR:
Owen Haskell, Inc.
16 CASCO STREET
PORTLAND, MAINE 04101

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:
410 RIVERSIDE STREET LLC d.b.a.
EASTMAN INDUSTRIES
410 RIVERSIDE STREET
PORTLAND, MAINE 04103

APPLICANT:
410 RIVERSIDE STREET LLC d.b.a.
EASTMAN INDUSTRIES
410 RIVERSIDE STREET
PORTLAND, MAINE 04103

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

WATER
ATTN: DAVE COFFIN
PORTLAND WATER DISTRICT
225 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

GAS
ATTN: RICK BELLEMARE
NORTHERN UTILITIES, INC.
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 797-8002, EXT.6247

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)

FIRE ALARM
ATTN: CAPT. CASS
PORTLAND FIRE DEPT.
CENTRAL FIRE STATION
CONGRESS STREET
PORTLAND, MAINE 04101
(207) 8874-8300

DIG SAFE
1-800-225-4977

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

BUILDING PERMIT/
CERTIFICATE OF OCCUPANCY

STATE
NRPA TIER 1
MAINE CONSTRUCTION GENERAL PERMIT (MCGP)

GOVERNING BODY
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT
CITY OF PORTLAND PLANNING AUTHORITY
CITY HALL
CONGRESS STREET
PORTLAND, MAINE 04101
(207)879-330
ATTN: BARBARA BARHYDT

BUILDINGS AND CODE ENFORCEMENT OFFICE
CITY OF PORTLAND, CITY HALL
CONGRESS STREET
(207)874-8300

MeDEP BUREAU OF LAND & WATER QUALITY
312 CANCO ROAD
PORTLAND, MAINE 04103

MeDEP BUREAU OF LAND & WATER QUALITY
312 CANCO ROAD
PORTLAND, MAINE 04103

STATUS
PREVIOUSLY SUBMITTED BY
ENGINEER ON BEHALF OF OWNER

TO BE SUBMITTED BY
OWNER/GENERAL CONTRACTOR

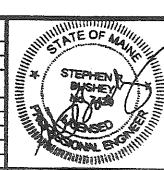
MeDEP PERMIT APPROVAL
NO. L-7696-TB-G-N

TO BE SUBMITTED 14 DAYS IN
ADVANCE OF CONSTRUCTION

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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, 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 SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 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.
- 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.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
- TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
- BOUNDARY SURVEY INFORMATION TAKEN FROM FINAL SUBDIVISION RECORDING PLAT, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING DEPARTMENT DATED 7.26.88. CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 176, PAGE 44.
- FEMA MAP COMMUNITY PANEL NUMBER 230051 0006B, EFFECTIVE DATE 7.17.86.
- 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 DELUCA-HOFFMAN ASSOCIATES, INC. BY SEBAGO TECHNICS, INC.
- 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 APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
- LAND TRANSFER PLAN OF 400 RIVERSIDE STREET PREPARED FOR THE GALLOWAY GROUP BY SEBAGO TECHNICS, INC.
- ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
- ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS: GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
- ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
- BUILDING SUMMARY: LOT 4 PROPOSED 23,140 SF.
- 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.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), 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.
- 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.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- 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.
- ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- 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.
- RETAINING WALLS WITHIN LOADING DOCK AREAS SHALL BE CAST-IN-PLACE OR PRECAST MODULAR BLOCK SUBJECT TO GEOTECHNICAL REVIEW AND DESIGN BY THE CONTRACTOR OR PRECAST MODULAR BLOCK SUPPLIER.

REV	DATE	DESCRIPTION
8	06.06.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.05.05	RESUBMISSION TO PLANNING AUTHORITY
3	05.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE: COVER SHEET, GENERAL NOTES & LEGEND

CLIENT: 410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
WWW.DELUCA-HOFFMAN.COM

DRAWN: CMW DATE: JUNE 2005
DESIGNED: TJM SCALE: AS NOTED
CHECKED: SRB JOB NO. 2314
FILENAME: 2314-COV

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.

D:\2314\DWG\PERMIT SET\2314-COV.dwg, COVER SHEET, 8/19/2007 2:25:33 PM, cwh/terma



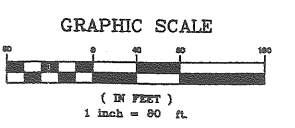
LEGEND	
	IRON PIPE FOUND
	MONUMENT FOUND
	NOW OR FORMERLY UTILITY POLE SIGN
	TELEPHONE MANHOLE
	SEWER MANHOLE
	DRAIN MANHOLE
	CURB
	WATER VALVE
	TREELINE
	LIGHT POLE (UNLESS NOTED)
	EXISTING BUILDING
	CATCH BASIN
	EXISTING CONTOUR
	SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	GAS LINE
	EDGE OF PAVEMENT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

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



PLAN REFERENCES:

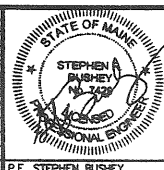
1. FINAL SUBDIVISION RECORDING PLAT FOR MCALISTER FARM SUBDIVISION, BY THE SHERIDAN CORPORATION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 7.26.88 CUMBERLAND COUNTY REGISTRY OF DEEDS PAGE BOOK 176 PAGE 44.
2. FEMA MAP COMMUNITY PANEL NUMBER 230051 0006 B, EFFECTIVE DATE 7.17.86.
3. CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT.
4. THIRD AMENDED RECORDING PLAT DONALD D. BUTLER SUBDIVISION, APPROVED BY THE PORTLAND PLANNING BOARD DATED 6.11.96.
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 6, 2006.



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 DELUCA-HOFFMAN ASSOCIATES, INC. BY SEBAGO TECHNICS, INC.
2. WETLANDS OF SPECIAL SIGNIFICANCE ARE ASSOCIATED WITH THE ONSITE 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 SEBAGO TECHNICS, INC. & OWEN HASKELL, INC. OR CITY OF PORTLAND PUBLIC WORKS GIS DEPARTMENT.

REV	DATE	DESCRIPTION
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY
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4	12.05.05	RESUBMISSION TO PLANNING AUTHORITY
3	05.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE

SHEET TITLE: OVERALL PROPERTY SUMMARY PLAN

CLIENT: 410 RIVERSIDE STREET LLC 410 RIVERSIDE STREET

DLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
PORTLAND, ME 04108
WWW.DLUCAHOFFMAN.COM

DRAWN: CWM DATE: JUNE 2005
DESIGNED: TJM SCALE: 1" = 80'
CHECKED: SRB JOB NO.: 2314
FILE NAME: 2314-SP



SPACE AND BULK REQUIREMENTS
ZONE: MODERATE IMPACT INDUSTRIAL (M)

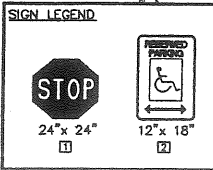
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	13.7 AC
MAXIMUM IMPERVIOUS SURFACE RATIO	75%	<75%
MAXIMUM BUILDING HT	75 FT	<75 FT
MINIMUM SIDE YARD	1 FT/FT OF BLDG HT UP TO 25 FT	>25 FT
MINIMUM REAR YARD	1 FT/FT OF BLDG HT UP TO 25 FT	>25 FT
MINIMUM FRONT YARD	1 FT/FT OF BLDG HT UP TO 25 FT	>25 FT
MINIMUM STREET FRONTAGE	60 FT	(EXISTING)
PAVEMENT SETBACK FROM LOT BOUNDARIES	10 FT	>10 FT
PARKING STALL DIMENSION	9'x18'	9'x18'
PARKING SPACES	69	126

LINE TABLE

LINE	LENGTH	BEARING
L3	257.23	S79°42'58"W
L4	228.65	N10°17'02"W

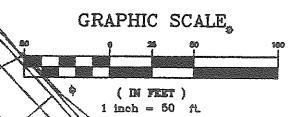
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STA	PT STA
C2	31.42	20.00	90°00'00"	20.00	12+57.23	12+88.64

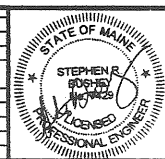


STATION AND OFFSET

POINT	STATION	OFFSET
1	12+78.11	70.46 R
2	11+57.80	151.50 R
3	11+57.80	21.50 R
4	15+15.28	80.38 R
5	12+14.25	246.67 L
6	13+37.14	106.39 R
7	12+82.30	113.02 R
8	11+31.50	304.44 R



REV	DATE	DESCRIPTION
9	10.03.07	RESUBMISSION TO PLANNING AUTHORITY
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	08.16.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
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3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE: SITE LAYOUT AND LANDSCAPE PLAN
LOT 4 - 400 RIVERSIDE STREET PROPERTY

CLIENT: 410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET

DII DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
(203) 751-1111
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW	DATE: JUNE 2005
DESIGNED: TJM	SCALE: 1" = 50'
CHECKED: SRB	JOB NO. 2314
FILE NAME: 2314-SP	

Att. F

GRADING & DRAINAGE NOTES:

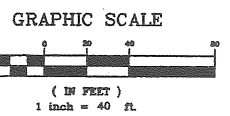
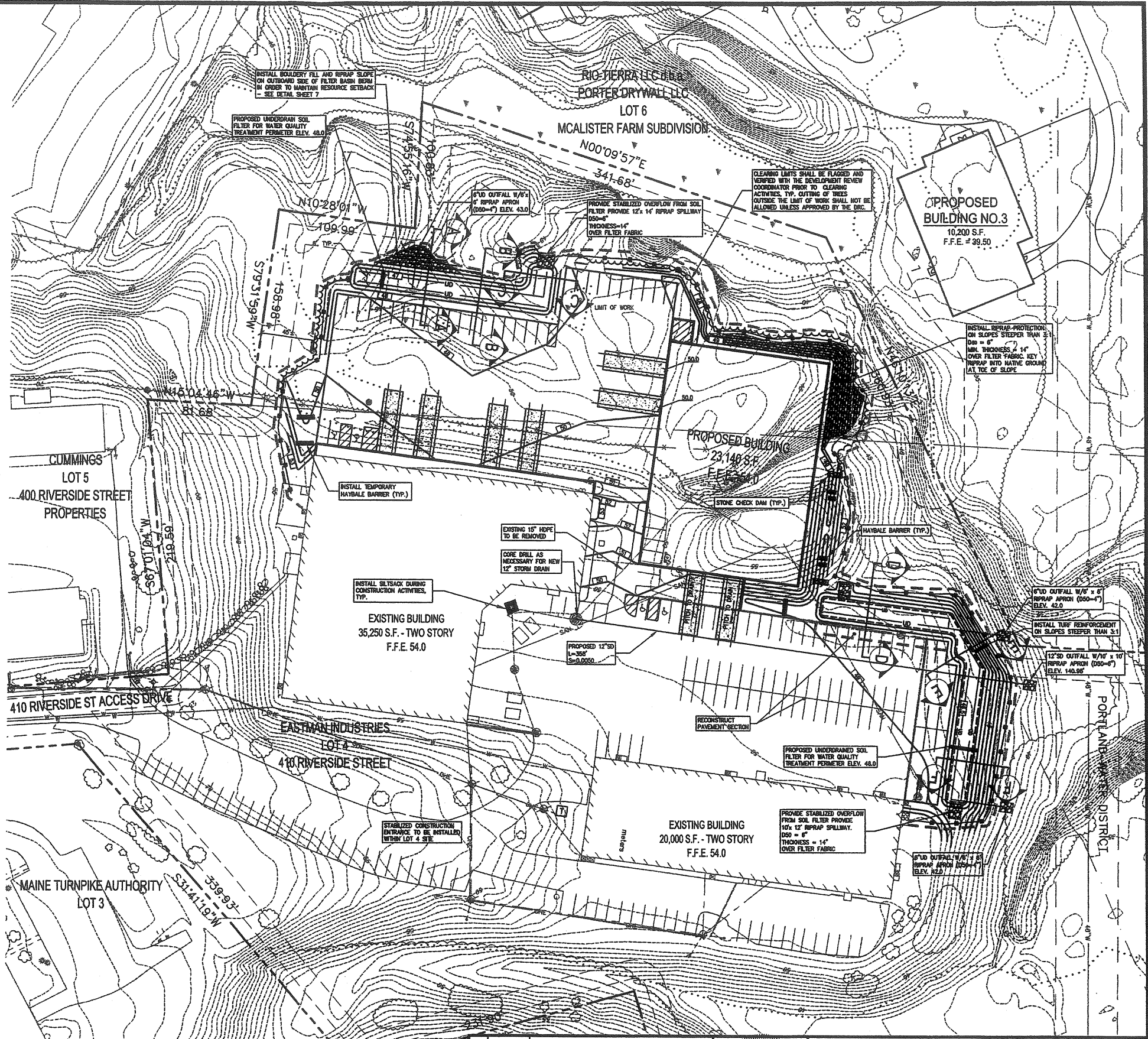
- ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MINIMUM ROUGHNESS COEFFICIENT OF N = 0.013 OR LESS UNLESS A SPECIFIC PIPE MATERIAL IS CALLED FOR ON THE CONTRACT DRAWINGS. CPP AND PVC PIPING SHALL NOT BE USED IN AREAS OF EXPOSED SOILS.
 - ALL SLOPES STEEPER THAN 3:1 ARE TO RECEIVE RIPPAP SLOPE PROTECTION.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EARTHWORK OPERATIONS TO INSURE THAT THE STEEP SLOPE AREAS ARE NOT DISTURBED. THE LIMITS OF CLEARING SHALL BE 1' BEYOND THE GRADING LIMITS AS SHOWN ON THE SITE LAYOUT PLAN AS WELL AS ON THIS PLAN SHEET.
 - THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HERE ON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-68SAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
 - NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
 - THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION FROM APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/OWNER AND/OR CLIENT/OWNER.
 - CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AS DIRECTED BY DESIGN DRAWINGS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
 - ALL TOPSOIL, ORGANIC MATERIAL, DEBRIS, UNCONTROLLED FILL AND OTHER UNSUITABLE FOUNDATION BEARING MATERIALS SHOULD BE REMOVED FROM THE AREAS RECEIVING NEW CONSTRUCTED FACILITIES.
 - SITE GRADING SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM CONSTRUCTED FACILITIES BOTH DURING AND AFTER CONSTRUCTION.
 - DRAINAGE REQUIREMENTS WILL VARY ACROSS THE SITE BASED ON GROUNDWATER LEVELS ENCOUNTERED DURING CONSTRUCTION AND SOIL TYPE. IN GENERAL, IT SHOULD BE PRACTICAL TO ACCOMPLISH CONSTRUCTION DEMANDING FROM WITHIN EXCAVATIONS BY OPEN PILING OR BY THE EXCAVATION AND PROPERLY DRAINAGE. SURFACE PILING AND INFILTRATION OF GROUNDWATER SHOULD BE CONTROLLED SO THAT EXCAVATION, FILLING, AND FOUNDATION CONSTRUCTION CAN BE COMPLETED IN-THE-CITY. ALL DRAINAGE METHODS SHALL BE COMPLETED IN ACCORDANCE WITH SECTION G-3-CONSTRUCTION DEMANDING OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL.
 - EXCAVATIONS SHOULD BE MADE USING A SMOOTH EDGED BUCKET TO MINIMIZE DISTURBANCE TO SUBSOILS. EXPOSED SUBGRADES SHOULD BE PROTECTED FROM DISTURBANCE, MOISTURE, AND FREEZING, UNTIL THE FOOTINGS AND GROUND FLOOR SLABS ARE IN PLACE.
 - STRUCTURAL FILL FOR SUPPORT OF FOOTINGS, FLOOR SLABS, AND FOR USE AS BACKFILL SHOULD BE A CLEAN, WELL-GRADED SAND AND GRAVEL MIXTURE MEETING THE FOLLOWING GRADATION:

SCREEN OR SIEVE SIZE	PERCENT PASSING
5 INCHES	100
3 INCHES	75-100
No. 4	25-70
No. 10	5-35
No. 200	0-5
- NOTE: MAXIMUM PARTICLE SIZE LIMITED TO 3 INCHES WITHIN TWO FEET OF WALLS AND GROUND FLOOR SLABS.
- IN OPEN AREAS, STRUCTURAL FILL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS NOT EXCEEDING 9 INCHES IN UNCOMPACTED THICKNESS AND COMPACTED WITH SELF-PROPELLED COMPACTION EQUIPMENT. IN CONFINED AREAS, STRUCTURAL FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES IN UNCOMPACTED THICKNESS (NOTE: MAXIMUM PARTICLE SIZE 3 INCHES) AND COMPACTED WITH HAND-OPERATED COMPACTION EQUIPMENT. STRUCTURAL FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT (50,000 FT-LBF/FT³ (2,700 KJ-M³)).
 - ONLY STRUCTURAL FILL SHOULD BE USED AS FILL TO RAISE GRADE AND SUPPORT SLAB-ON-GRADE FLOORS FOR THE PROPOSED BUILDINGS.
 - AN "AS-BUILT" CERTIFICATION OF THE STORMWATER DRAINAGE SYSTEM BY QUALIFIED REPRESENTATIVE IS REQUIRED PRIOR TO THE OWNER ACCEPTING THE PROPERTY. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ANY DEVIATION FROM THE PLANS MAY DELAY THE ACCEPTANCE OF THE PROJECT.
 - ALL DISTURBED AREAS NOT TO BE PAVED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM SOIL, FERTILIZER AND MULCH.
 - COMPACTION REQUIREMENTS:

LOCATION	MINIMUM COMPACTION
SUBBASE AND BASE GRAVEL BELOW PAVED OR CONCRETE AREAS	95%
SUBGRADE FILL BELOW PAVED AREAS	90%
TRENCH SIDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%
- *ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - CONTRACTOR SHALL PROVIDE A FRESH PAVEMENT SURFACE FREE OF LOW SPOTS AND POINDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO THE BUILDING AND ALONG NEW CURBED AREAS. ALL SUBGRADE SURFACES SHALL BE SLOPED AT NO LESS THAN 1% TO PROMOTE ADEQUATE DRAINAGE TOWARDS SUBSURFACE DRAINAGE SYSTEMS.
 - PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR GEOTECHNICAL CONSULTANT.
 - ALL ROOF DRAIN PIPE SHALL CONFORM WITH THE PROJECT SPECIFICATIONS AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE NUMBER AND LOCATION OF ALL ROOF DRAINS.

EROSION CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE STABILIZED CONSTRUCTION ENTRANCES.
- ALL GROUND AREAS DISTURBED DURING CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE.
- SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED IN ACCORDANCE WITH THE MAINE EROSION CONTROL BMP MANUAL.
- THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION AND SHALL KEEP RIVERSIDE STREET AND MCALISTER FARM DRIVE CLEAR OF DIRT AND MUD.
- SILT REMOVED FROM AROUND BAILETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MENDED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
- CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST THREE (3) BUT NOT MORE THAN (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL SERVICES IN CONDUIT TO BRIGHT LIGHTING, COMPLYING WITH APPLICABLE CODES. COORDINATE WITH OWNER AND ARCHITECTURAL AND MEP PLANS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CIP, CABLE AND TELEPHONE COMPANIES INDIVIDUAL UTILITY REQUIREMENTS FOR INSTALLATION AND LOCATIONS OF UTILITIES.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERMISSIBLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUBGRADE CONSTRUCTION. EXCAVATED ON-SITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL COMPLY WITH THE MDT SPECIFICATIONS.
- ALL FILLS SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1507, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AS SPECIFIED ON PLANS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE "MAINE EROSION AND SEDIMENT CONTROL BMP" DATED MARCH 2003. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL EARTHWORK ACTIVITY AND FOUNDATION PREPARATION SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS, SET FORTH BY S.S. GILLESPIE AND ASSOCIATES.



REV	DATE	DESCRIPTION
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	08.18.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.28.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	09.26.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET, PORTLAND, MAINE
 SHEET TITLE: GRADING, DRAINAGE AND EROSION CONTROL PLAN
 CLIENT: 410 RIVERSIDE STREET LLC, 410 RIVERSIDE STREET

DelUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 3
 SOUTH PORTLAND, ME 04106
 207.761.1103
 WWW.DELUCAHOFFMAN.COM

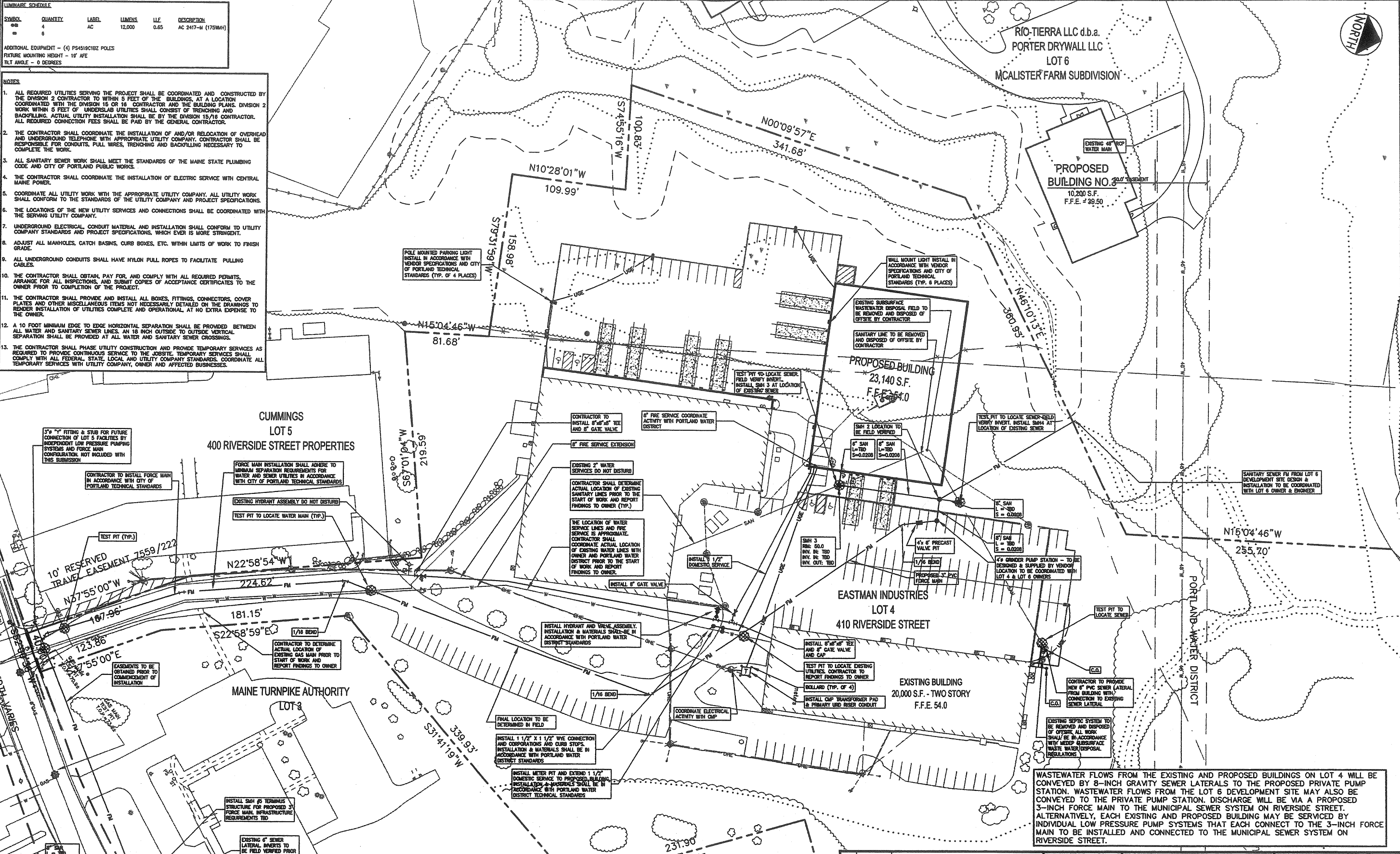
DRAWN: CAM DATE: JUNE 2005
 DESIGNED: T.M SCALE: 1" = 40'
 CHECKED: SRB JOB NO.: 2314
 FILE NAME: 2314-SP

LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	LUMENS	L.E.	DESCRIPTION
☉	6	AC	12,000	0.65	AC 2417-M (175W/0H)

ADDITIONAL EQUIPMENT - (4) PS4518CBZ POLES
 FIXTURE MOUNTING HEIGHT - 15' AFE
 TILT ANGLE - 0 DEGREES

- NOTES**
- ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE DIVISION 2 CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS. AT A LOCATION COORDINATED WITH THE DIVISION 15 OR 16 CONTRACTOR AND THE BUILDING PLANS. DIVISION 2 WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
 - ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND PUBLIC WORKS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
 - COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS.
 - THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY.
 - UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 - THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
 - A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
 - THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOBSITE. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.

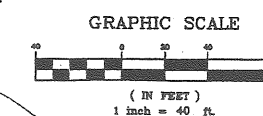


WASTEWATER FLOWS FROM THE EXISTING AND PROPOSED BUILDINGS ON LOT 4 WILL BE CONVEYED BY 8-INCH GRAVITY SEWER LATERALS TO THE PROPOSED PRIVATE PUMP STATION. WASTEWATER FLOWS FROM THE LOT 6 DEVELOPMENT SITE MAY ALSO BE CONVEYED TO THE PRIVATE PUMP STATION. DISCHARGE WILL BE VIA A PROPOSED 3-INCH FORCE MAIN TO THE MUNICIPAL SEWER SYSTEM ON RIVERSIDE STREET. ALTERNATIVELY, EACH EXISTING AND PROPOSED BUILDING MAY BE SERVICED BY INDIVIDUAL LOW PRESSURE PUMP SYSTEMS THAT EACH CONNECT TO THE 3-INCH FORCE MAIN TO BE INSTALLED AND CONNECTED TO THE MUNICIPAL SEWER SYSTEM ON RIVERSIDE STREET.

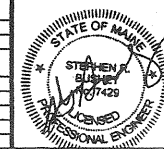
A STREET OPENING PERMIT AND UTILITY CONNECTION APPROVAL WILL BE REQUIRED PRIOR TO COMMENCEMENT OF WORK ACTIVITY.

CONNECTION TO EXISTING SEWER TO BE COORDINATED WITH PORTLAND PUBLIC WORKS DEPARTMENT AND PORTLAND WATER DISTRICT.

FLOWS TO WESTBROOK PUMP STATION PER INTERMUNICIPAL AGREEMENT.



REV	DATE	DESCRIPTION
8	02.02.07	RESUBMISSION TO PLANNING AUTHORITY
7	02.19.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.28.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.02.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION

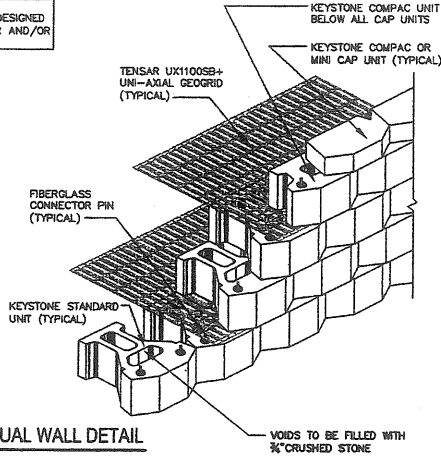


PROJECT	LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE
SHEET TITLE	UTILITY PLAN LOT 4 - 400 RIVERSIDE STREET PROPERTY
CLIENT	410 RIVERSIDE STREET LLC 410 RIVERSIDE STREET

DeLUCA-HOFFMAN ASSOCIATES, INC. 770 MAIN STREET, SUITE 6 SOUTH PORTLAND, ME 04106 207.751.1211 WWW.DELUCAHOFFMAN.COM	DRAWN: CMW DATE: JUNE 2005 DESIGNED: TJM SCALE: 1" = 40' CHECKED: SRB JOB NO. 2314 FILE NAME: 2314-SP
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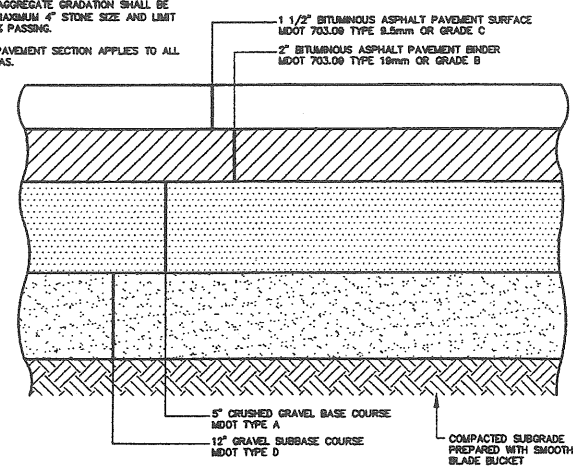
Att. H.1

NOTE: RETAINING WALLS TO BE DESIGNED AND REVIEWED BY VENDOR AND/OR GEOTECHNICAL ENGINEER

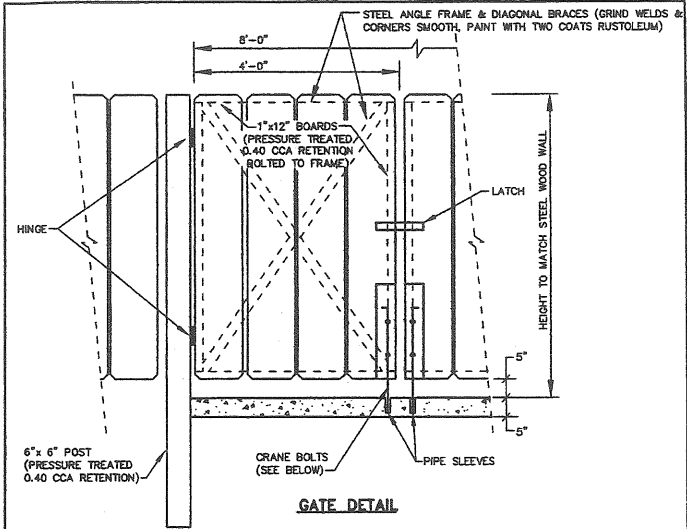


(A) CONCEPTUAL WALL DETAIL
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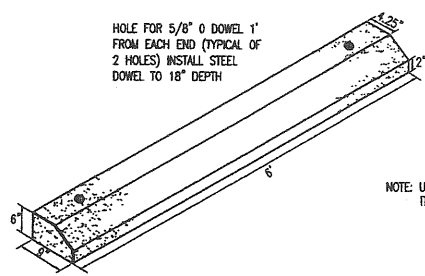
NOTES:
1. MDOT TYPE D AGGREGATE GRADATION SHALL BE MODIFIED FOR A MAXIMUM 4" STONE SIZE AND LIMIT #200 SIEVE TO BE PASSING.
2. THIS TYPICAL PAVEMENT SECTION APPLIES TO ALL PARKING LOT AREAS.



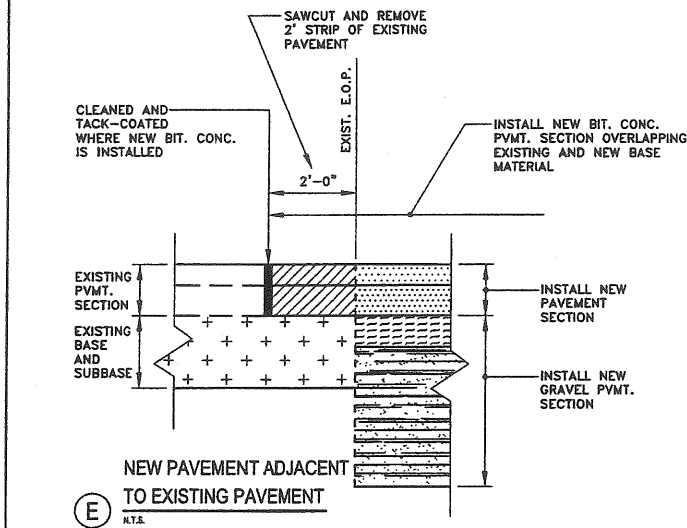
(D) PAVEMENT SECTION DETAIL
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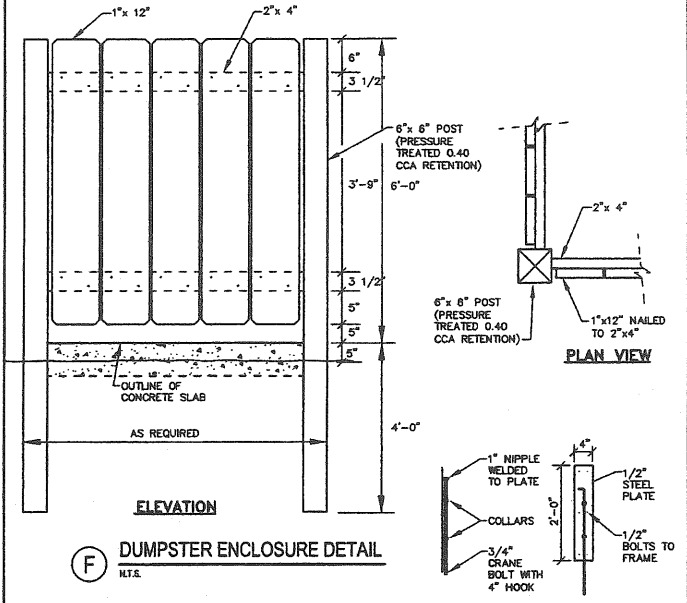
GATE DETAIL



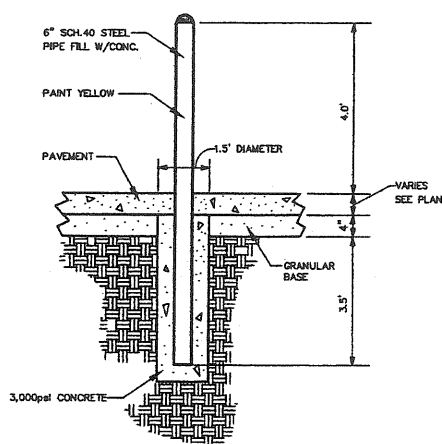
(B) PRECAST CURBING WHEEL STOP DETAIL
N.T.S.



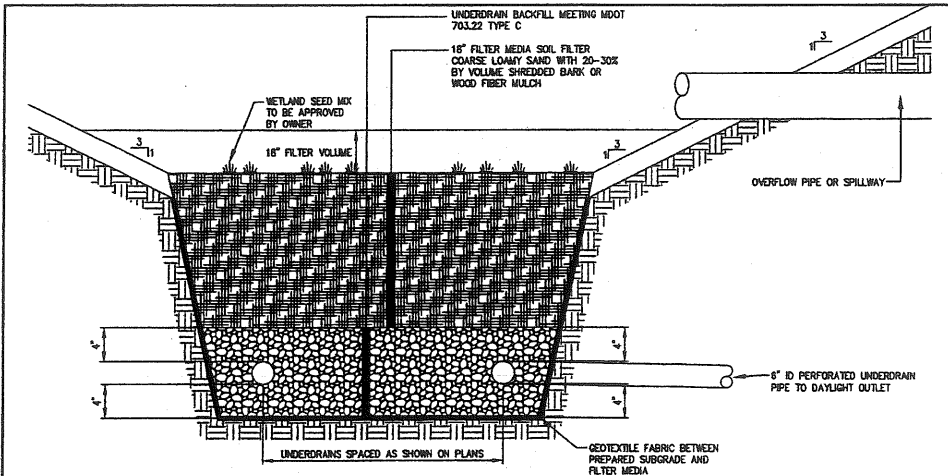
(E) NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT
N.T.S.



(F) DUMPSTER ENCLOSURE DETAIL
N.T.S.



(C) BOLLARD DETAIL
N.T.S.



(G) TYPICAL SECTION FOR WATER QUALITY UNDERDRAINED SOIL FILTER
N.T.S.

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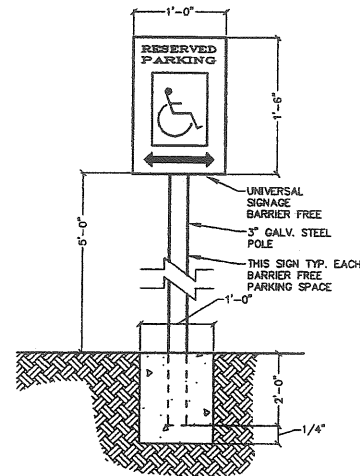
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7	08.19.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	08.03.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION
REV	DATE	DESCRIPTION

P.E. STEPHEN BUSHEY

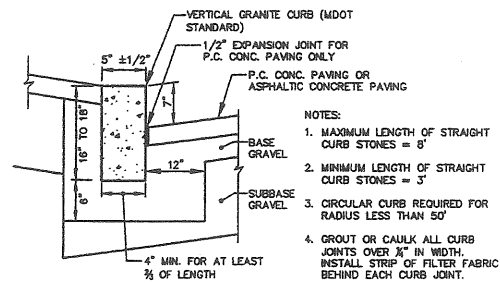
PROJECT: LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE
SHEET TITLE: SITE DETAILS
CLIENT: 410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET

DESIGNED: TJM SCALE: 1" = 40'
CHECKED: SRB JOB NO. 2314
FILE NAME: 2314-DET-SITE

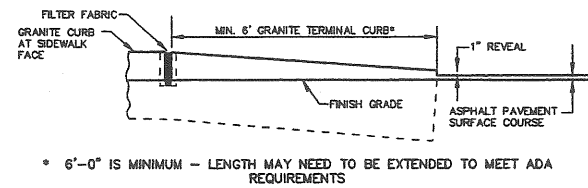
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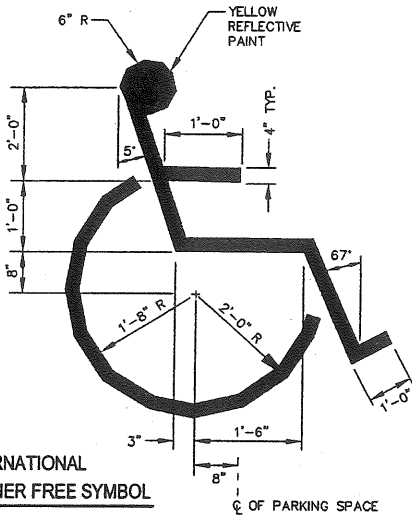
A BARRIER FREE PARKING SIGN
N.T.S.



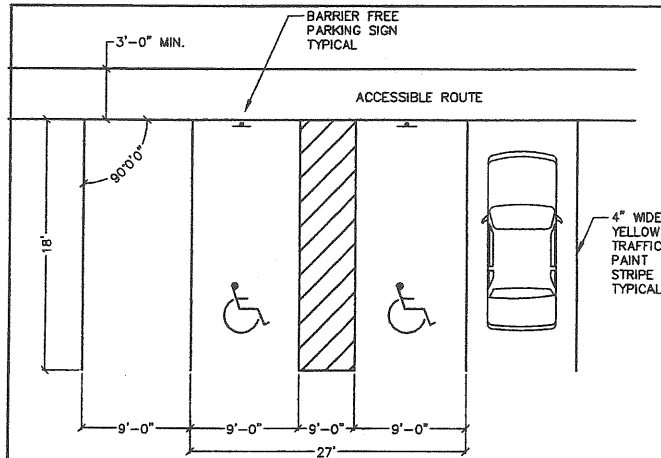
D VERTICAL GRANITE CURB (N.I.C.)
N.T.S.



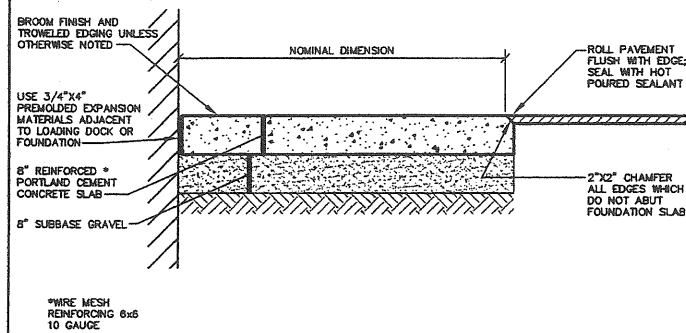
G TERMINAL CURB DETAIL (N.I.C.)
N.T.S.



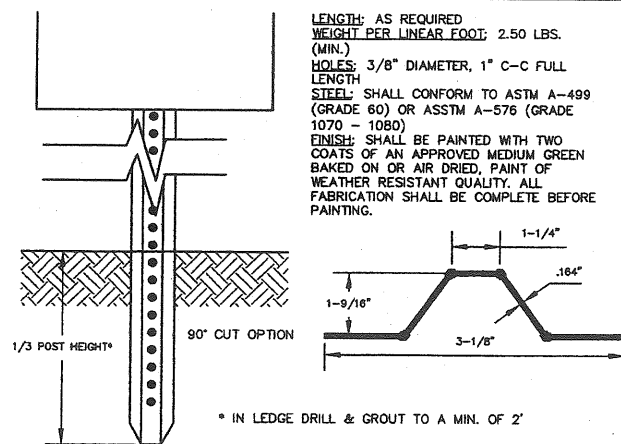
B INTERNATIONAL BARRIER FREE SYMBOL
N.T.S.



E TYPICAL PARKING SPACE DIMENSIONS
N.T.S.



H DUMPSTER PAD DETAIL
N.T.S.



C TYPICAL U-CHANNEL SIGN POST
N.T.S.

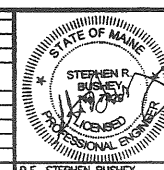
TABLE: CONDUIT SIZES FOR JACKETED CABLE
MINIMUM SIZE REQUIRED IN INCHES

CABLE TYPE	CABLE SIZE	NUMBER OF CONDUCTORS				
		1	2	3	4	
15KV	URD	2"	3"	4"	5"	
	POWER	4/0 XLP	2"	4"	4"	5"
35KV	URD	500 KCM XLP	3"	5"	5"	6"
	POWER	750 KCM XLP	3"	5"	6"	6"
35KV	URD	1/0 XLP	2 1/2"	4"	5"	5"
	POWER	4/0 XLP	3"	5"	6"	6"
35KV	URD	500 KCM XLP	3"	5"	7"	7"
	POWER	750 KCM XLP	3"	6"	6"	7"

F 3 PHASE RISER - GENERAL INFORMATION
N.T.S.

- CONNECT RISER TAPS TO THE APPROPRIATE PHASE AS REQUIRED. IF THE RISER FEEDS A 3rd DEAD-FRONT PADMOUNT TRANSFORMER END OF THE SPARE CABLE SHOULD BE PARKED ON A BUSHING AND PLACED ON A PARKING STAND. IF THE RISER FEEDS A 3rd LIVE-FRONT PADMOUNT TRANSFORMER, THEN THE TRANSFORMER END OF THE SPARE CABLE SHOULD BE BOLTED TO THE BUSHING OR PLACED ON THE PIN TERMINAL OF THE SAME PHASE TO WHICH THE OTHER END OF THE CABLE IS ATTACHED. FOR BOTH LIVE-FRONT AND DEAD-FRONT TRANSFORMERS THE RISER END OF THE SPARE CABLE WILL HAVE A TERMINATOR AND WILL CONNECT TO ONE OF THE OUTSIDE CUTOUTS ALONG WITH THE REGULAR PHASE CABLE. IN ALL CASES, THE SPARE CABLE SHOULD BE MARKED "SPARE" ON BOTH ENDS (IN ADDITION TO ALL OTHER REQUIRED MARKINGS).
- THE RISER CONDUIT SHALL EXTEND A MINIMUM OF 4" ABOVE THE NEUTRAL BRACKET BOLT AND/OR 22" ABOVE THE SECONDARY CABLE SPREADER BRACKET BOLT (IF SECONDARIES ARE PRESENT).
- AFTER CABLE INSTALLATION, THE TOP OF THE RISER CONDUIT SHALL BE SEALED AGAINST MOISTURE WITH POLYURETHANE SEALER.
- CUTOUTS FOR TAP LINES SHALL BE PLACED ON THE MAIN LINE JUNCTION POLE OR ON THE POLE ONE SECTION IN, WHICHEVER IS BETTER FOR THAT PARTICULAR INSTALLATION.
- A LOOP RISER SHALL HAVE ALL CUTOUTS ON THE RISER POLE.
- RISER CONDUIT SHALL BE BONDED TO THE NEUTRAL. SEE PRIMARY URD RISER CONDUIT DETAIL.
- WHEN USING A NON-PORCELAIN TERMINATOR AND A CABLE POSITIONING BRACKET LEAVE 2 TO 3 INCHES OF CABLE BETWEEN THE TOP OF THE BRACKET AND THE BOTTOM OF THE TERMINATOR.
- TWIST CONCENTRIC NEUTRAL WIRES INTO A BUNDLE AND CONNECT TO THE SYSTEM NEUTRAL WIRE.
- CONNECT THE ARRESTER TO THE SYSTEM NEUTRAL WIRE WITH AS SHORT A LEAD AS PRACTICAL.
- USE THE PROPER CABLE TERMINATOR FOR RATED VOLTAGE AND SIZE OF CABLE.

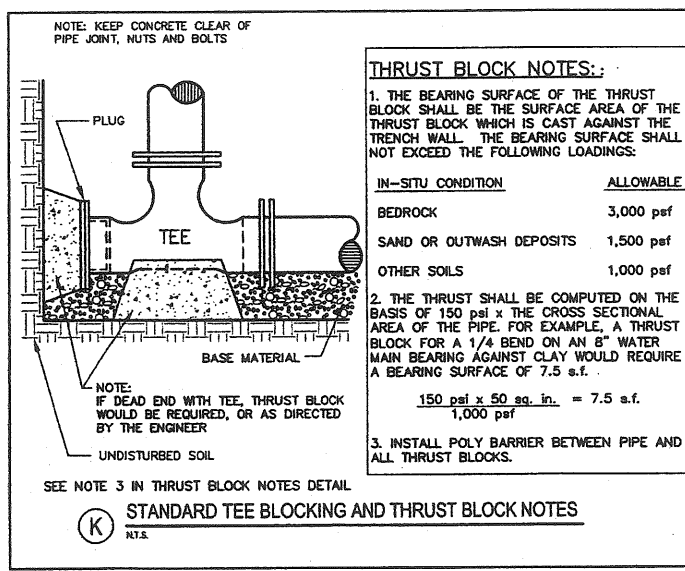
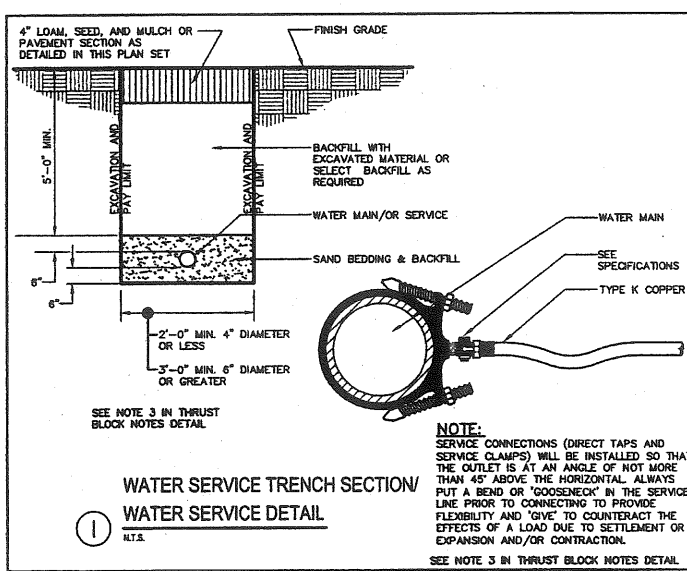
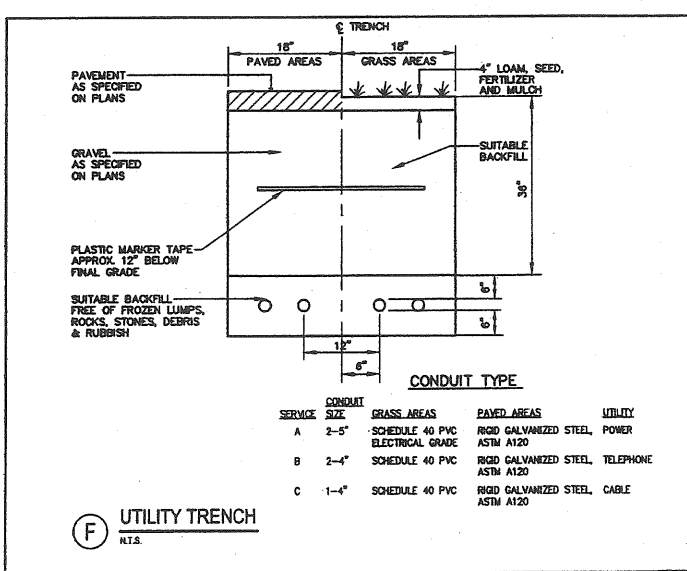
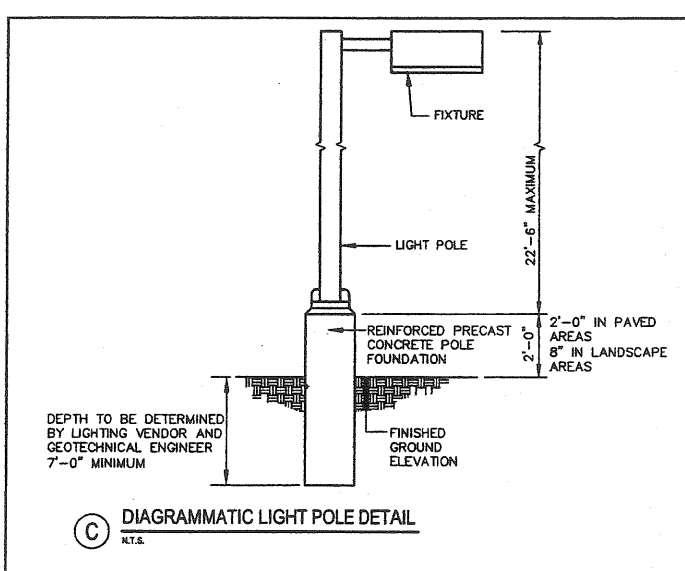
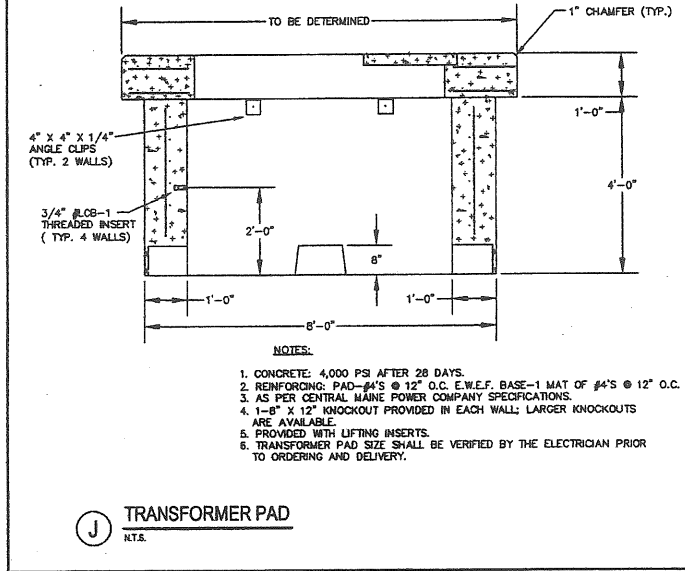
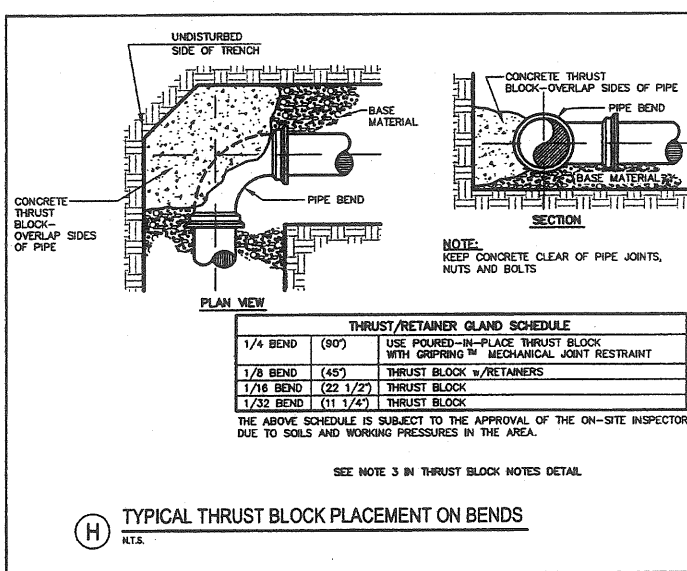
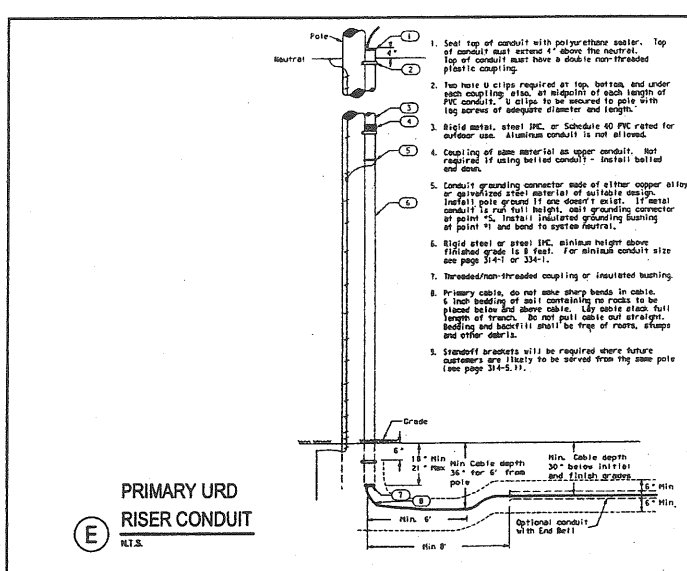
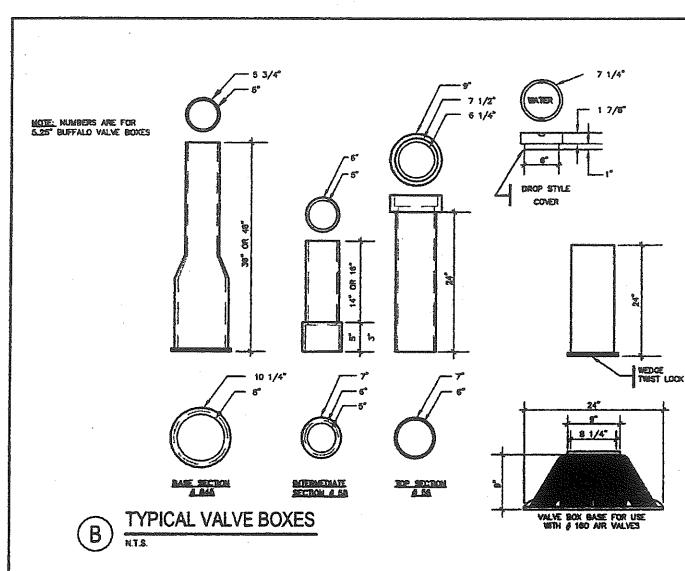
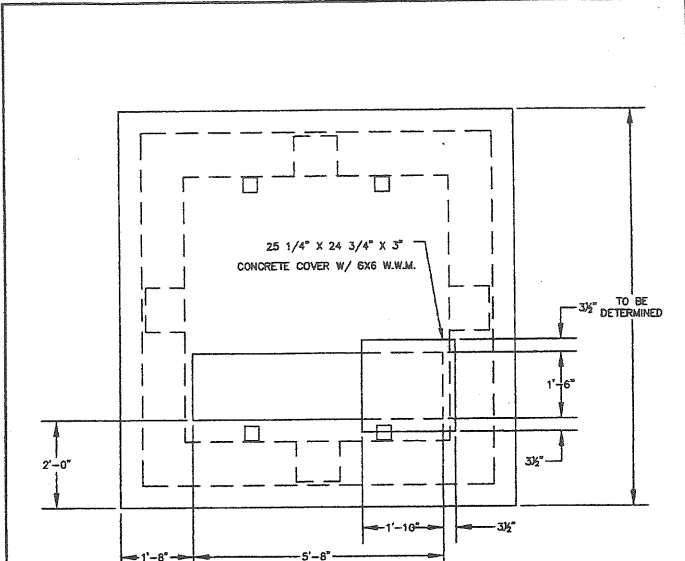
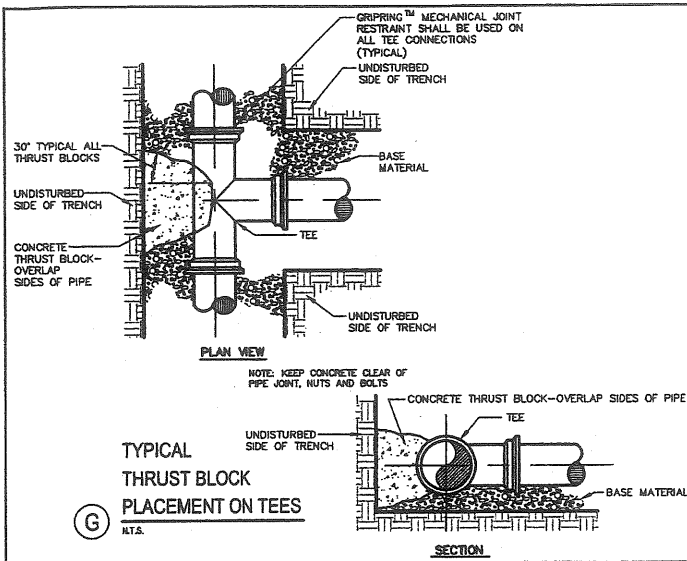
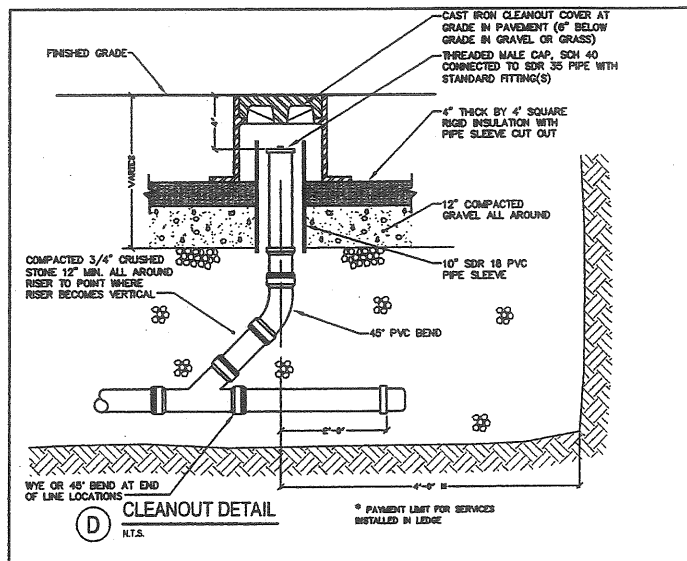
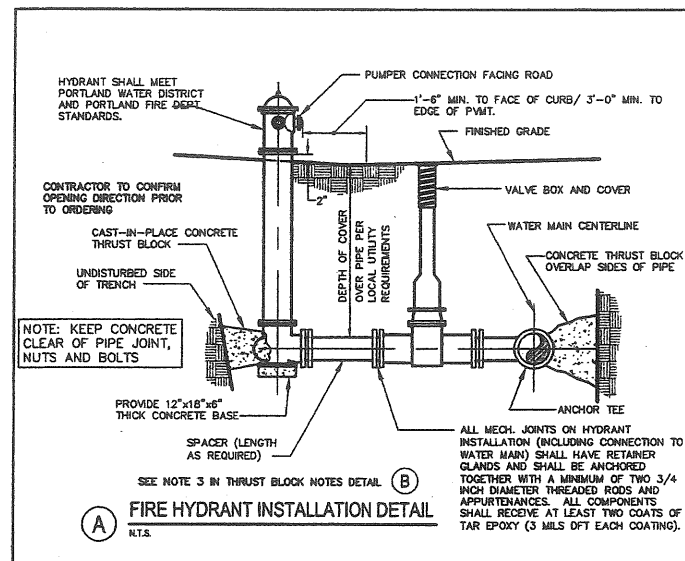
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7	06.18.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.28.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION
0	04.16.04	D.A.T.



PROJECT	LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE
SHEET TITLE	SITE DETAILS
CLIENT	410 RIVERSIDE STREET LLC 410 RIVERSIDE STREET

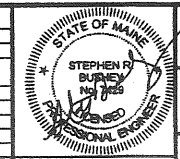
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CHECKED:	SRB	JOB NO.:	2314
FILE NAME:	2314-DET-SITE		

DRAWN:	CMW	DATE:	JUNE 2006
DeLUCA-HOFFMAN ASSOCIATES, INC. 778 BURN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.761.1911 WWW.DELUCAHOFFMAN.COM			



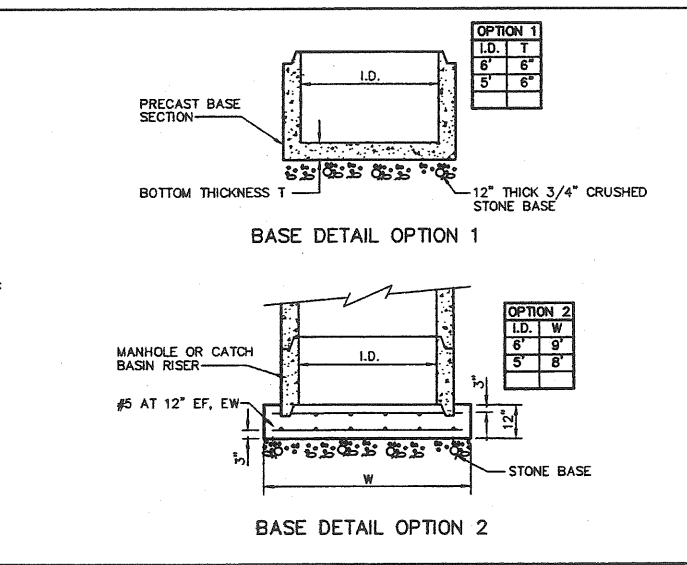
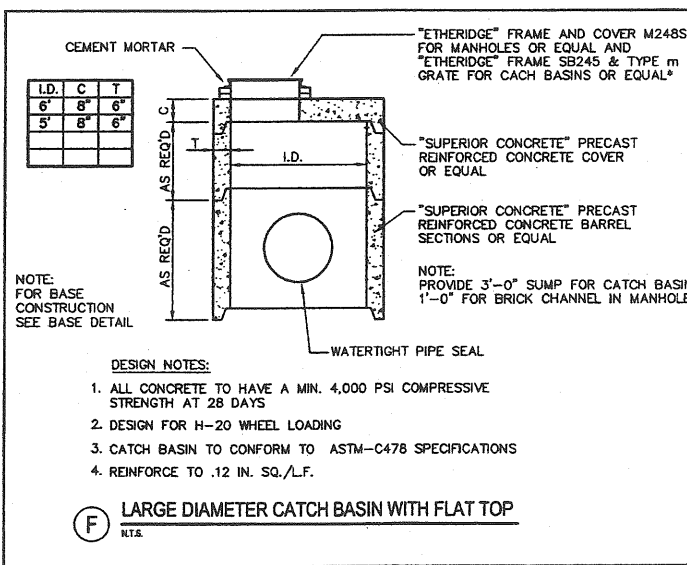
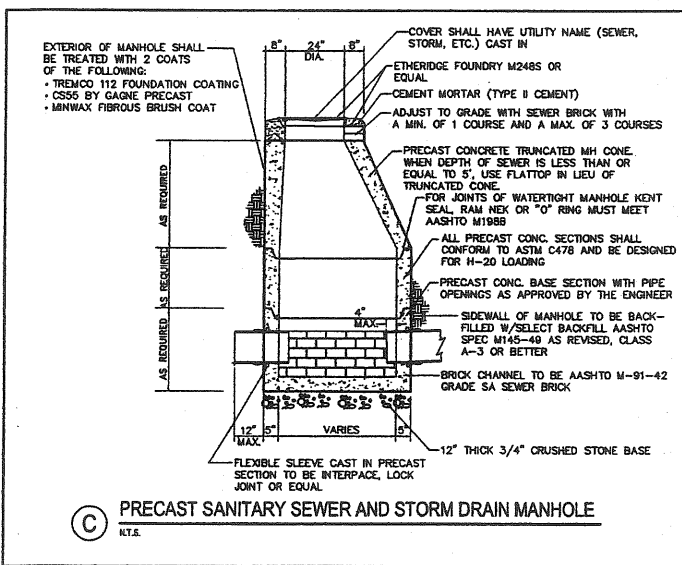
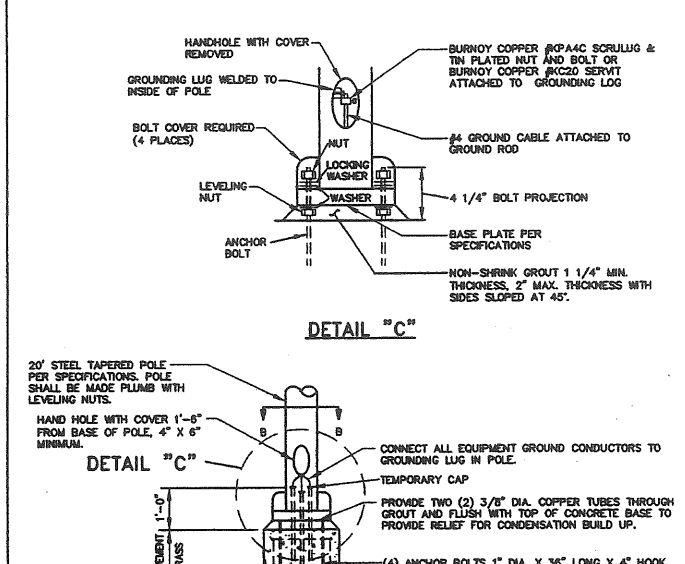
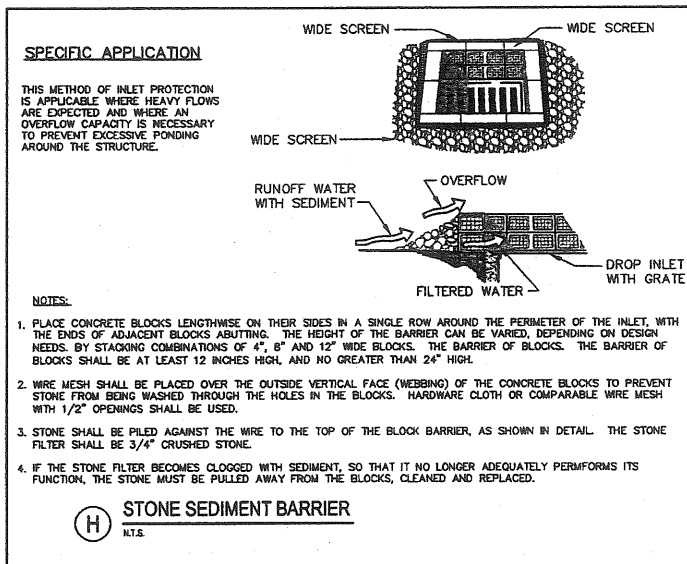
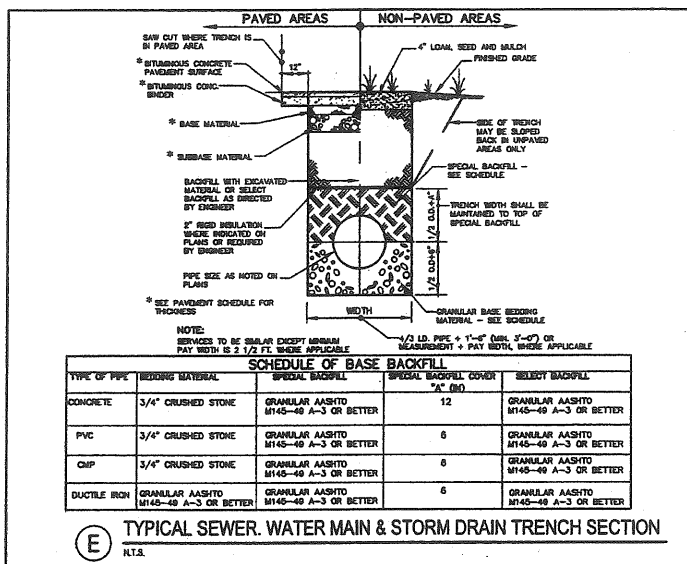
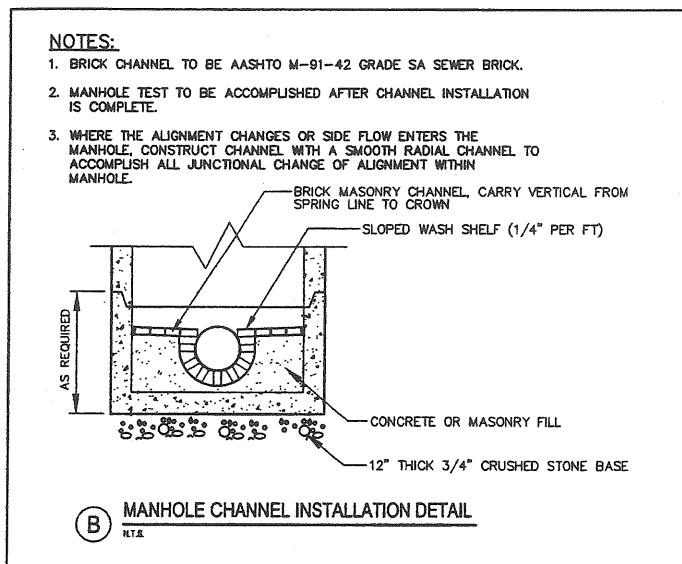
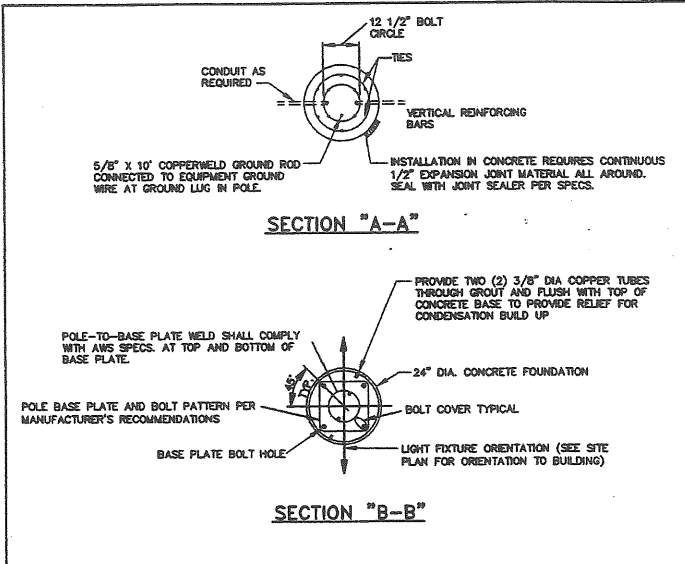
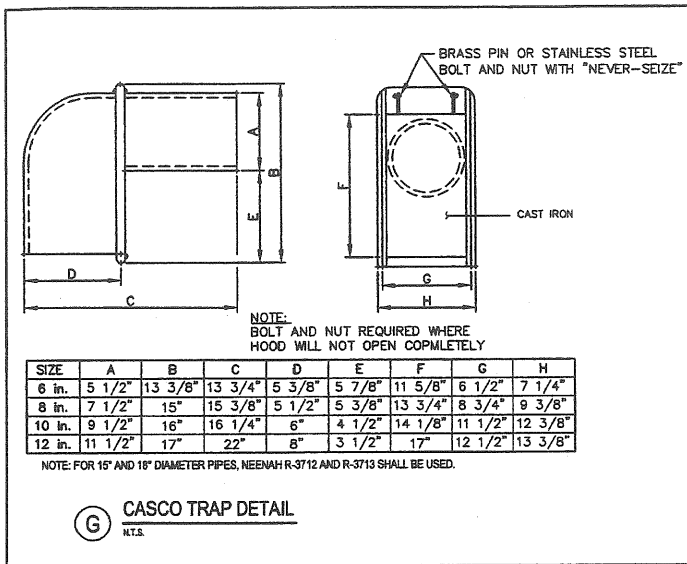
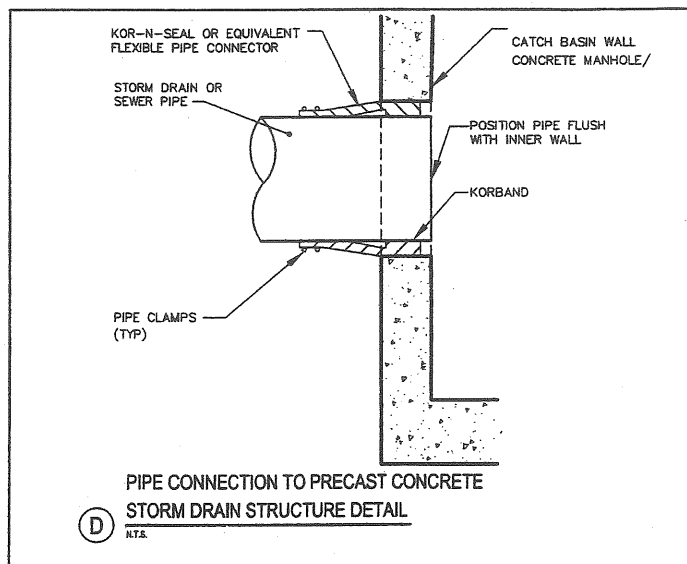
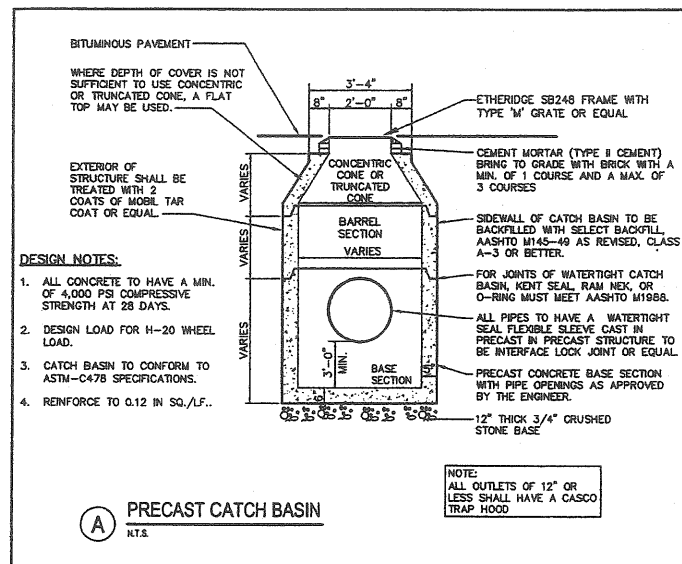
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REV	DATE	DESCRIPTION
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7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
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3	08.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION



PROJECT: LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE
SHEET TITLE: UTILITY DETAILS
CLIENT: 410 RIVERSIDE STREET LLC
410 RIVERSIDE STREET

DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1151
WWW.DELUCAHOFFMAN.COM
DRAWN: CMV DATE: JUNE 2005
DESIGNED: TJM SCALE: 1" = 40'
CHECKED: SRB JOB NO. 2314
FILE NAME: 2314-DET-UTL



NO.	DATE	DESCRIPTION
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7	08.16.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
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PROJECT: LOT 4, 410 RIVERSIDE STREET, PORTLAND, MAINE

SHEET TITLE: UTILITY DETAILS

CLIENT: 410 RIVERSIDE STREET LLC

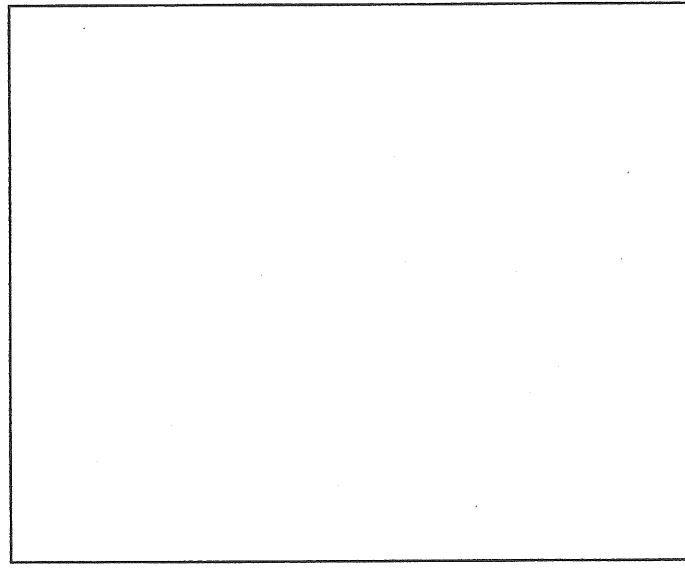
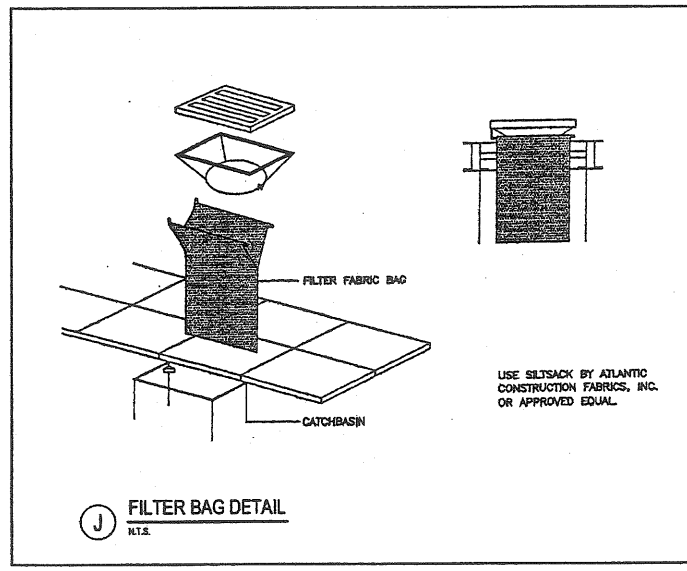
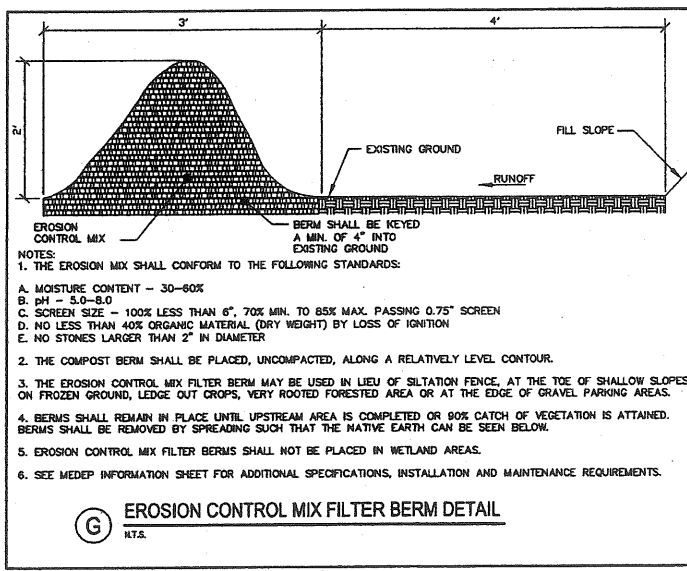
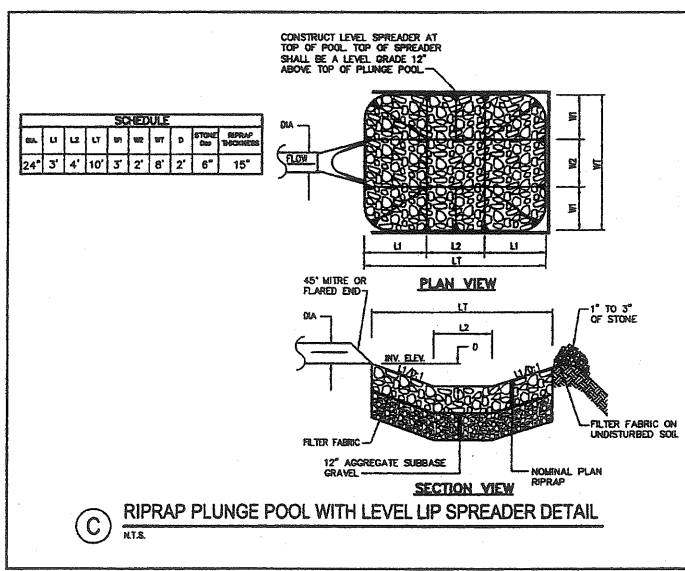
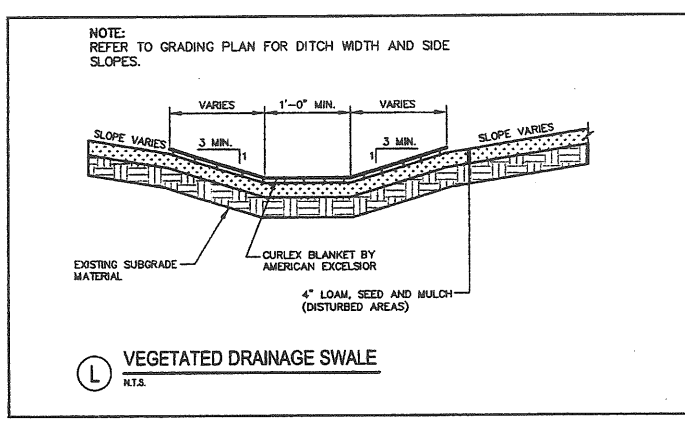
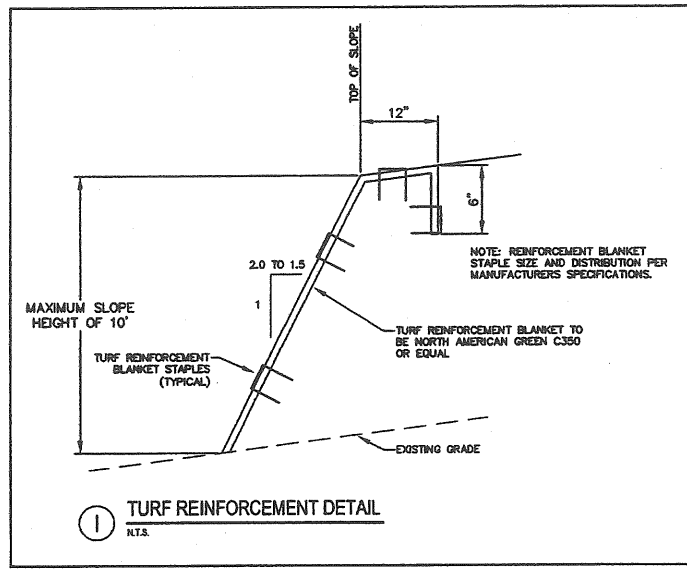
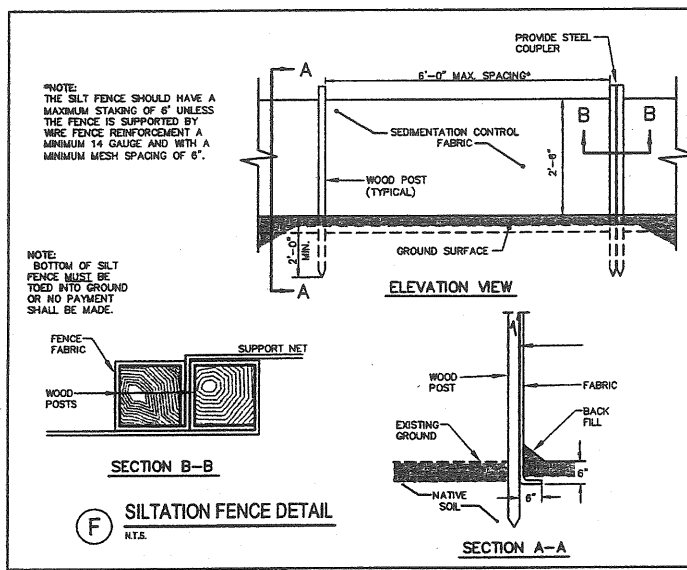
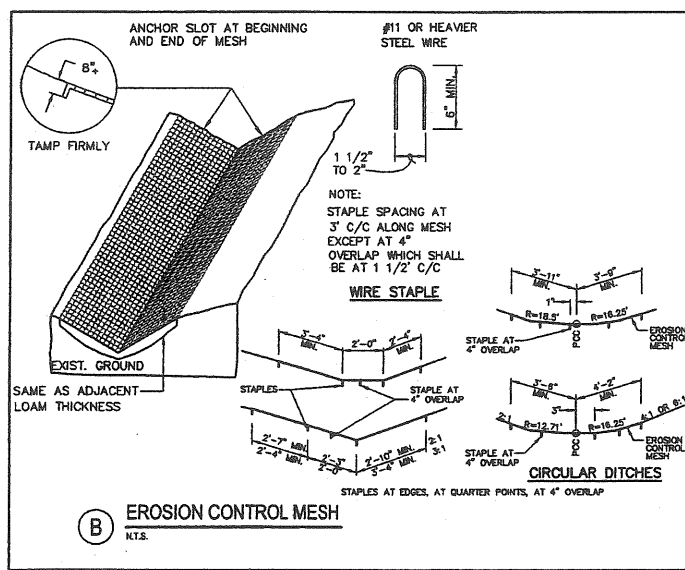
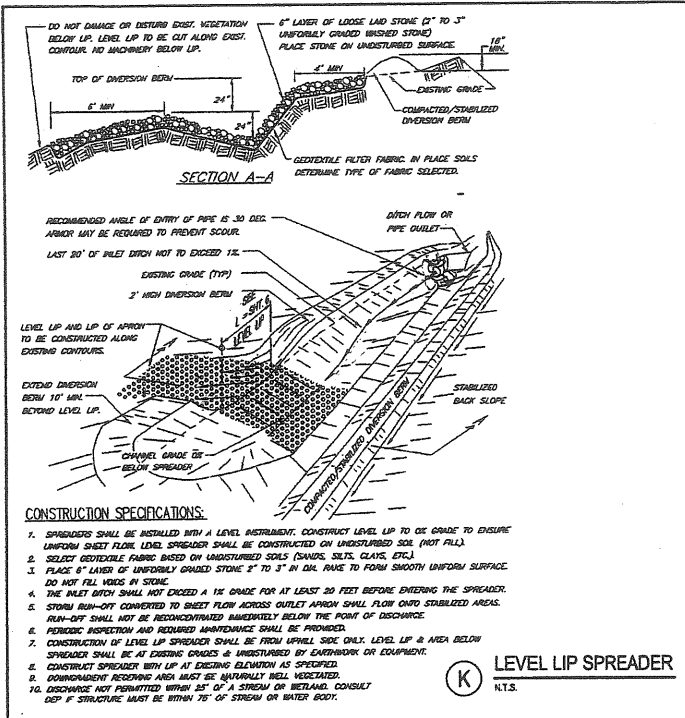
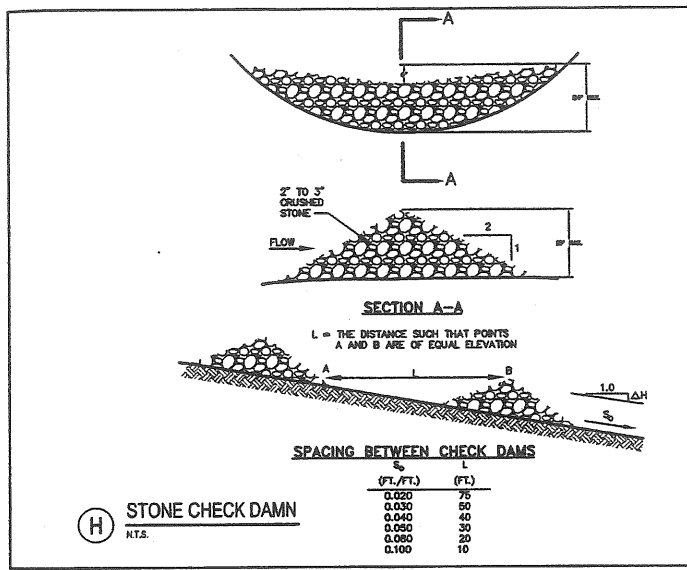
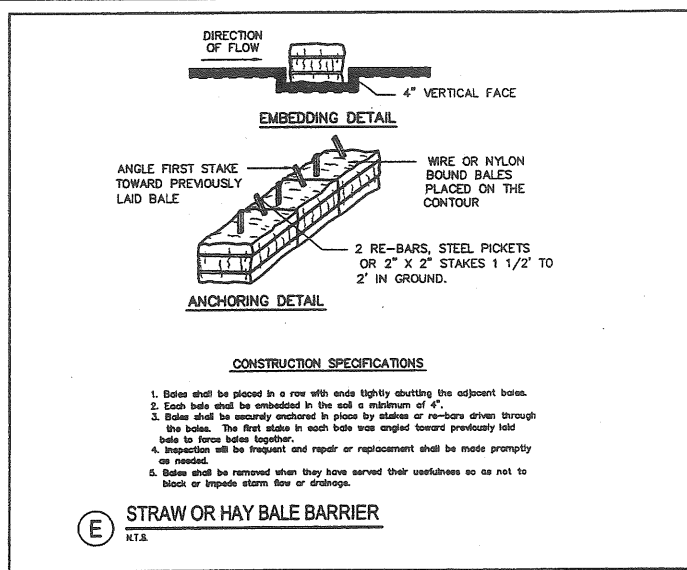
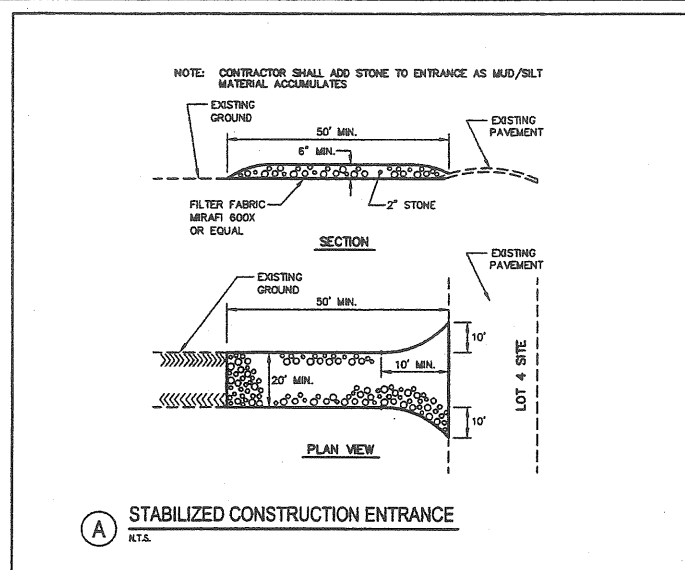
DATE: JUNE 2005

SCALE: 1" = 4'

CHECKED: SRB

JOB NO: 2314

DR: DeLUCA-HOFFMAN ASSOCIATES, INC.



8	06.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.18.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.06.05	RESUBMISSION TO PLANNING AUTHORITY
3	08.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY
1	04.16.04	SITE PLAN REVIEW SUBMISSION

PROJECT	LOT 4, 410 RIVERSIDE STREET PORTLAND, MAINE
SHEET TITLE	EROSION CONTROL DETAILS
CLIENT	410 RIVERSIDE STREET LLC

DESIGNED:	T.M.	DATE:	JUNE 2005
CHECKED:	SFB	SCALE:	1" = 40'
JOB NO.	2314		

AH. I. I



WATERSHED LEGEND

	WATERSHED BOUNDARY
	WATERSHED FLOW PATH
	SUBCATCHMENT
	REACH
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNEL FLOW
CC	CIRCULAR CHANNEL
	WETLANDS
Sn	SCANTIC SILT LOAM
BgC2	BELGRADE FINE SILT LOAM
SuE2	SUFFIELD SILT LOAM
	SOIL BOUNDARY

GOVERNMENT SET 2314-SP-AWG, POSTWATERSHED-LOT 4, 8/9/2007 2:23:35 PM, cwh/termuab

8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.19.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
5	01.26.06	RESUBMISSION TO PLANNING AUTHORITY
4	12.03.05	RESUBMISSION TO PLANNING AUTHORITY
3	06.05.05	AMENDED SITE PLAN REVIEW SUBMISSION - LOT 4 ONLY
2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY

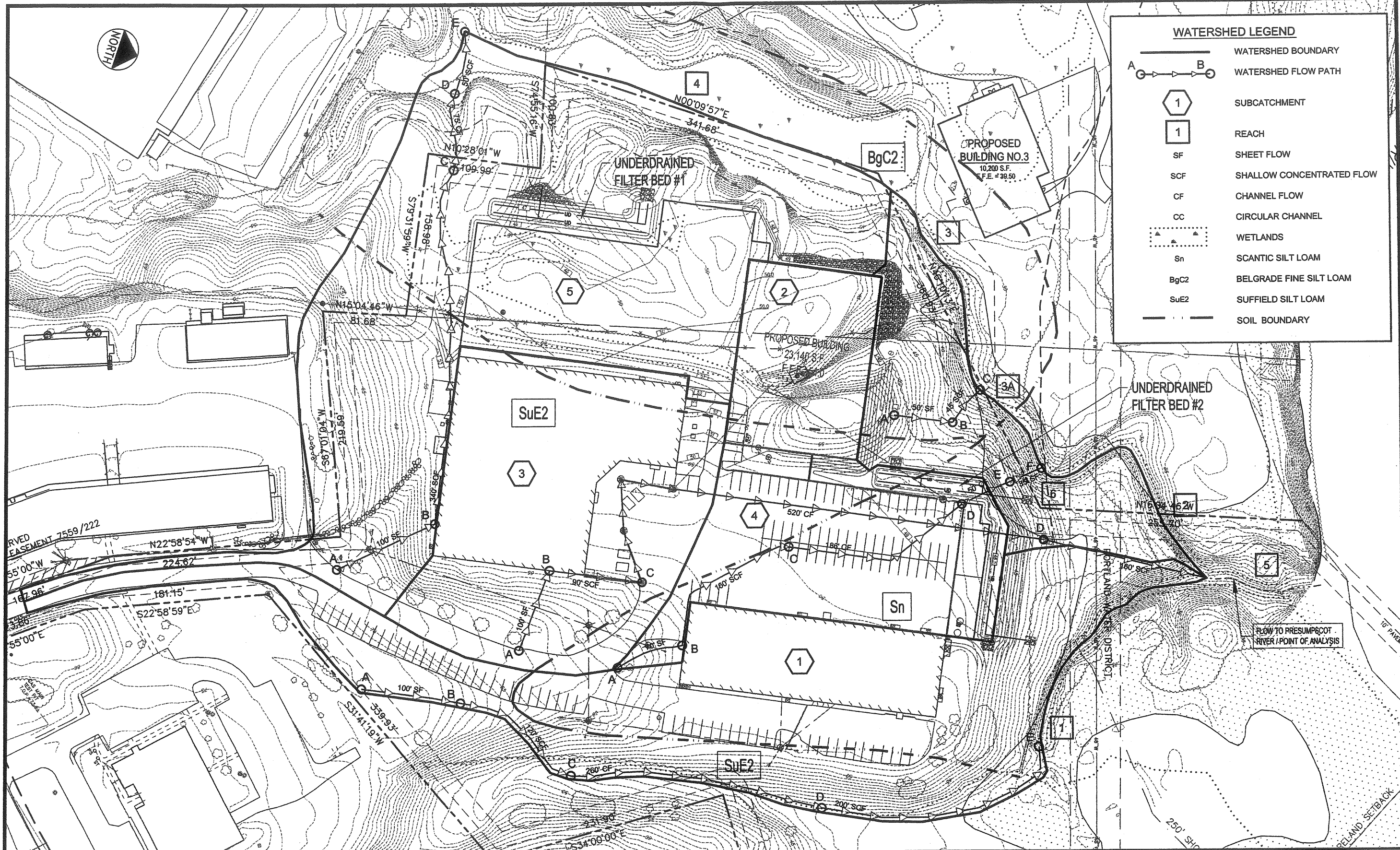


PROJECT: LOT 4, 410 RIVERSIDE STREET
 PORTLAND, MAINE
 SHEET TITLE: POSTDEVELOPMENT WATERSHED PLAN
 LOT 4 - 400 RIVERSIDE STREET PROPERTIES

DRAWN: CMW DATE: JUNE 2005
 DESIGNED: TJM SCALE: 1" = 40'

GRAPHIC SCALE





WATERSHED LEGEND

- WATERSHED BOUNDARY
- WATERSHED FLOW PATH
- SUBCATCHMENT
- REACH
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW
- CIRCULAR CHANNEL
- WETLANDS
- SCANTIC SILTY LOAM
- BELGRADE FINE SILTY LOAM
- SUFFIELD SILTY LOAM
- SOIL BOUNDARY



RESERVED EASEMENT 7559/222

55'00" W
167.96'
181.15'
S22°58'59"E
224.62'

55'00" E
S31°41'18"W
359.93'

55'00" E
S31°41'18"W
359.93'

55'00" E
S31°41'18"W
359.93'

55'00" E
S31°41'18"W
359.93'

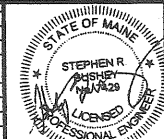
55'00" E
S31°41'18"W
359.93'

55'00" E
S31°41'18"W
359.93'

GRAPHIC SCALE



9	10.03.07	RESUBMISSION TO PLANNING AUTHORITY
8	08.08.07	RESUBMISSION TO PLANNING AUTHORITY
7	06.18.07	RESUBMISSION TO PLANNING AUTHORITY
6	03.30.07	RESUBMISSION TO PLANNING AUTHORITY DUE TO PERMIT EXPIRATION
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2	10.04.04	RESUBMITTED TO PLANNING AUTHORITY



PROJECT
LOT 4, 410 RIVERSIDE STREET
PORTLAND, MAINE

SHEET TITLE
POSTDEVELOPMENT WATERSHED PLAN
LOT 4 - 400 RIVERSIDE STREET PROPERTIES

DH DELUCA-HOFFMAN ASSOCIATES, INC.
770 MAIN STREET, SUITE 6
SOUTH PORTLAND, ME 04106
207.776.1102
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: JUNE 2005
DESIGNED: TJM SCALE: 1" = 40'
CHECKED: SSR FOR: NO 7314