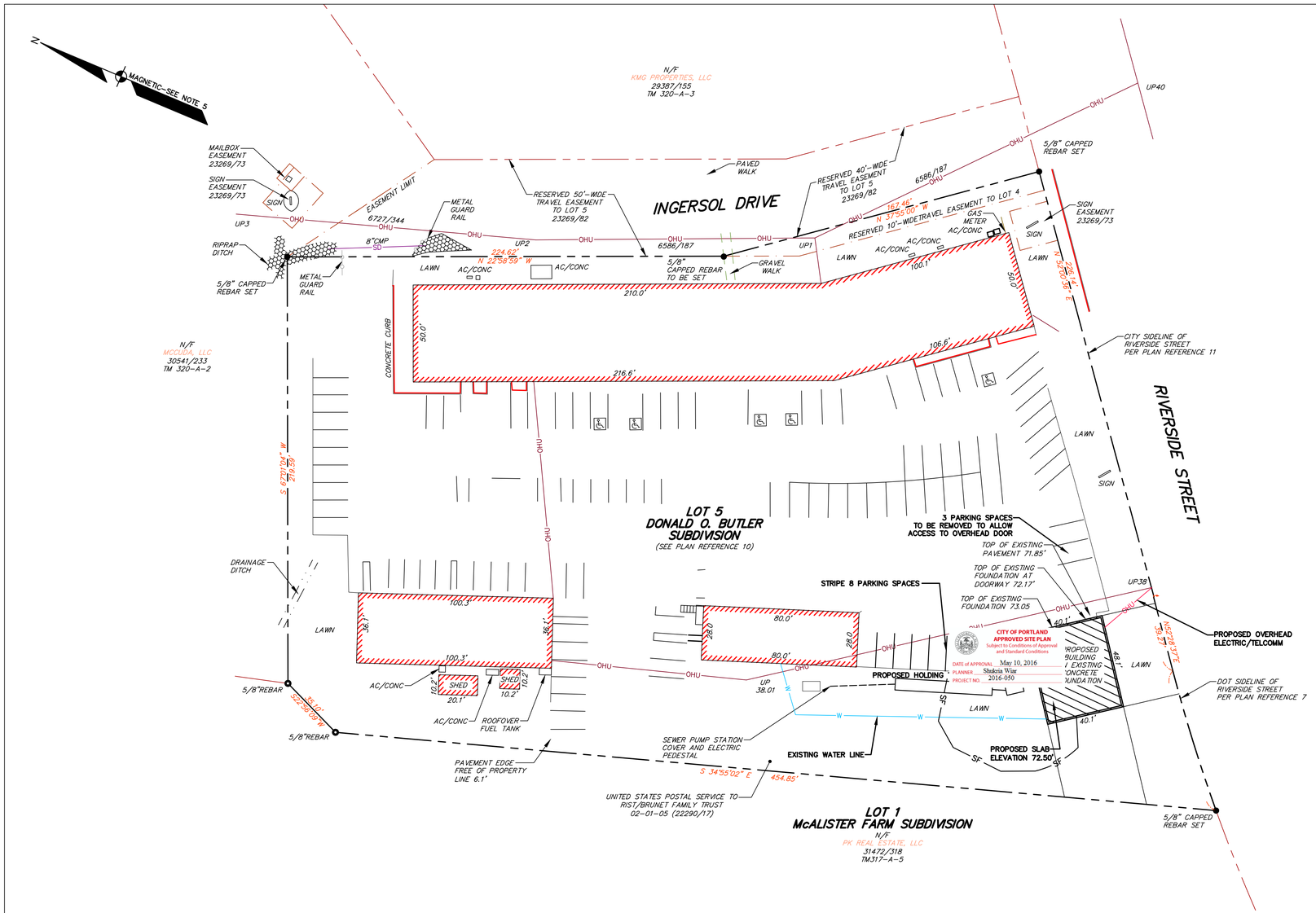
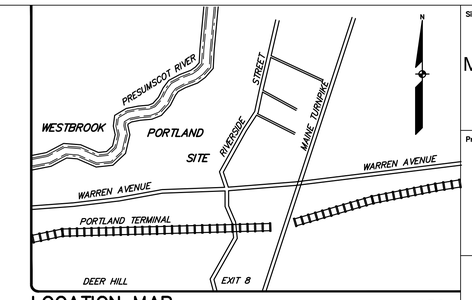




LOCATION MAP N.T.S.

DETAIL

SCALE: 1" = 1'-0"

GENERAL NOTES

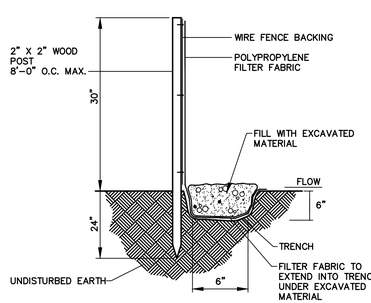
1. THE RECORD OWNER OF LOT 5 DONALD O. BUTLER SUBDIVSION IS ORMAN F. CUMMINGS BY DEED DATED OCTOBER 13, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23269 PAGE 82. THE RECORD OWNER OF LOT 1 McALISTER FARM SUBDIVISION IS PK REAL ESTATE, LLC, BY DEED DATED APRIL 30, 2014 AND RECORDED IN THE CCRD IN BOOK 31472 PAGE 318.
2. THE PARCEL IS SHOWN AS LOT 4, BLOCK A ON THE CITY OF PORTLAND ASSESSOR'S MAP 320.
3. THE TOTAL AREA OF THE PARCEL IS APPROXIMATELY 118,030 SQUARE FEET, MORE OR LESS (2.71 ACRES MORE OR LESS).
4. BOUNDARY AND LOCATION INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICS DURING JUNE OF 2015.
5. BEARINGS SHOWN HEREON ARE BASED ON MONUMENTATION FOUND AS SHOWN ON PLAN REFERENCE 10.
6. REFERENCE IS MADE TO A LETTER DATED JUNE 2, 2015 FROM JENSEN, BAIRD, GARDNER AND HENRY REGARDING TITLE TO THE SURVEYED PREMISES.
7. THE SIDELINE OF RIVERSIDE STREET IS RECREATED, IN PART, FROM COORDINATES SUPPLIED BY THE MAINE DEPARTMENT OF TRANSPORTATION (METRIC) CONVERTED TO US FEET THROUGH CORPSCON. THE REMAINDER OF THE FRONTAGE IS BASED ON PLAN REFERENCE 10.
8. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE X (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) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND MAINE COMMUNITY PANEL NO. 230051-0006-C WITH AN EFFECTIVE DATE OF DECEMBER 8, 1998.

PLAN REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY OF: BISSON MOVING 401 RIVERSIDE STREET PORTLAND, MAINE FOR: HARVEY INDUSTRIES, INC. DATED 11-09-01 AND REVISED THROUGH 12-14-01 BY SEBAGO TECHNICS.
2. ALTA SURVEY AT 400 RIVERSIDE STREET IN PORTLAND, CUMBERLAND COUNTY MAINE PREPARED FOR BONNIE BRUNET AND MARTIN RIST DATED JANUARY 28, 1999 AND REVISED THROUGH FEBRUARY 2, 1999 BY DESLAURIERS & ASSOCIATES, INC.
3. ALTA/ACSM LAND TTLE SURVEY 380 RIVERSIDE STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR THE DUNHAM GROUP DATED APRIL 24, 2014 BY OWEN HASKELL, INC.
4. SUBDIVISION - REVISED LOT 6 OF: LOTS 1, 1A, & 6 MCALISTER FARM & LOT 4 DONALD O. BUTLER SUBDIVISION RIVERSIDE ST. AND MCALISTER DRIVE, PORTLAND, MAINE PREPARED FOR DEVELOPER: RIO TIERRA LLC AND OWNER OF RECORD: MARTIN RIST & BARNYSUE J. BRUNET DATED 5-6-05 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 205 PAGE 399 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
5. MCALISTER FARM SUBDIVISION RIVERSIDE STREET PORTLAND, ME AMENDED FINAL SUBDIVISION RECORDING PLAT DATED JANUARY 26, 1987 AND RECORDED IN PLAN BOOK 161, PAGE 16 CCRD.
6. MCALISTER FARM SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE FINAL SUBDIVISION RECORDING PLAT DATED MARCH 1, 1988 AND RECORDED IN PLAN BOOK 176, PAGE 17 CCRD.
7. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY NO. 18 PORTLAND CUMBERLAND COUNTY DATED DECEMBER 1998 SHEET 3 OF 11 DOT FILE NO. 3-444 AND RECORDED IN PLAN BOOK 207 PAGE 177 CCRD.
8. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE AMENDED RECORDING PLAT DATED MAY 7, 1984 AND RECORDED IN PLAN BOOK 142 PAGE 29 CCRD.
9. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE FINAL SUBDIVISION RECORDING PLAT DATED MARCH 14, 1986 AND RECORDED IN PLAN BOOK 154 PAGE 25 CCRD.
10. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE THIRD AMENDED RECORDING PLAT DATED APRIL 30, 1996 AND RECORDED IN PLAN BOOK 197 PAGE 115 CCRD.
11. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS RIVERSIDE STREET GUARD RAIL DATED MAY 1984 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT PLAN FILE 709/12.
12. SUBDIVISION AMENDMENT OF LOTS 1, 1A, & 6 McALISTER FARM & LOT 4 DONALD O. BUTLER SUBDIVISION, FOR MARTIN RIST & BONNIE BRUNET, BY SEBAGO TECHNICS, INC. DATED APRIL 27, 2005, AND RECORDED IN PLAN BOOK 205 PAGE 398.

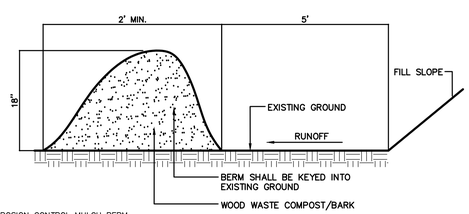
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	EASEMENT	
	IRON PIPE/ROD	
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURB LINE	
	SIGN	
GM	GAS METER	
WV	WATER GATE VALVE	
	HYDRANT	
S	SANITARY MANHOLE	
SD	STORM DRAIN	
D	DRAINAGE MANHOLE	
	CATCH BASIN	
OHU	OVERHEAD UTILITY	OHU
EM	ELECTRC METER	
	UTILITY POLE	
	GUY WIRE	
	DRAINAGE DITCH	
	RIPRAP	
	WATER	W
	SANITARY SEWER	S
	FORCE MAIN	



EROSION CONTROL FENCE

NOT TO SCALE



EROSION CONTROL MULCH BERM

EROSION CONTROL MULCH CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

COMPOSITION

EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100 % PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
- THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.
- EROSION CONTROL MULCH BERM TO BE REMOVED AFTER SITE IS STABILIZED.

EROSION CONTROL MULCH BERM

NOT TO SCALE

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions
DATE of APPROVAL May 10, 2016
PLANNER Shakeria Wair
PROJECT NO. 2016-050

Site:

400 RIVERSIDE MAINTENANCE BUILDING

PORTLAND, MAINE

Prepared for:

DELTA REALTY

PRELIMINARY - NOT FOR CONSTRUCTION

STATE OF MAINE
STEPHEN J. BRADSTREET
#5740
LICENSED
PROFESSIONAL ENGINEER

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

RANSOM Consulting, Inc.
400 Commercial Street
Portland, ME 04101
Tel. (207) 772-2891
www.ransomenv.com
with offices in:
ME, NH, MA, RI, & NJ

Site Plan

No.	Revision/Issue	Date

Design by:	Checked by: SJB
Drawn by:	Approved by: SJB
Project: 151.06176	Date: 2/24/2016

Sheet: C2

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