

321-A-4

470-470 Riverside

Sani-clean Distributor Building

Pende Associates Inc

LAND USE CONSULTANTS
 207-875-2315
 988 FOREST STREET
 PORTLAND, MAINE 04103

DATE: APRIL 30, 1996
JOB NO.: 1796
FIELD BK.: 26
SHEET: 1 OF 1
SCALE: 1" = 100'
DRN.: W.P.
CHK.: [Signature]
DATE: APRIL 30, 1996
WESTBROOK, MAINE 04098
DELAWARE PROPERTIES
 400 WYOMING STREET
 PORTLAND, MAINE
OWNER OF RECORD:
DONALD O. BUTLER
SUBDIVISION
RIVERSIDE STREET
THIRD
AMENDED
RECORDING PLAT

LEGEND

- IRON FOUND
- IRON TO BE SET
- MOVEMENT FOUND
- UTILITY POLE
- CATCH BASIN
- MANHOLE
- TREE
- WETLAND
- DRAINAGE SWALE
- WATER LINE
- WIRE FENCE
- PROPERTY LINE
- RIGHT OF WAY
- WATERGATE
- BUILDING
- ELECTRICAL LINE
- SOIL TEST PIT
- GAS LINE
- CONTOUR LINE
- HYDRANT
- ADJUTTER'S SIDELINE

GENERAL NOTES

1. Record owner of property is Donald O. Butler as shown in Cumberland County Registry Books, Book 2213, pg. 251.
2. Project Area is 86.8 Acres.
3. Street Sidelines are based upon Town Monumentation and City of Portland Property Acquisition Plans, sheets 23 of 7.
4. Project is located in the I-1 Industrial Zone.
5. Lots 1, 2, 3 & 5 reserve easements for drainage easements over existing swales through Lot 4 as they presently exist and as shown on the plan.
6. Test Pit locations are approximate only and should be verified prior to construction.
7. No future subdivision of land will take place within lots 1-5 without prior Planning Board approval.
8. At least two trees shall be conserved on each lot.
9. Easements to Lot 6 shall be off easement over Lot 4.
10. Topographic information from the Department of Public Works, Portland, Me.
11. Amended Recording Plat prepared to reflect revision to boundary line between lots 4 & 5 owned by Delta Realty Co. reference is made to final subdivision plat recorded in Cumberland County Registry Book 1321, pg. 15, Oct. 1, 1981.
12. Second Amended Recording Plat prepared to reflect revision to boundary line between lots 5 & 6 of Butler subdivision owned by Delta Realty Co. reference is made to final subdivision plat recorded in Cumberland County Registry Book 1321, pg. 15, Oct. 1, 1981.

RECORDED APRIL 4, 1997
BOOK 197 PAGE 115

STATE OF MAINE
DEPARTMENT OF LAND SURVEY
 1997
 II
 DIVISION

SURVEYOR'S STATEMENT OF ALTERATION

I, HERBERT STILES TO ROBERT BILLINGS, THE RECORD OWNER OF LOTS 1, 4 AND 5 DEPICTED HEREON, EXCLUSIVELY, THAT WE HAVE ALTERED THE ORIGINAL RECORDING PLAT AND SUBSEQUENT APPROVED AMENDED RECORDING PLATS BY:

1. ADJUSTING THE COMMON LINE BETWEEN LOT 1 AND LOT 4, AND
2. UPDATING AND ADDING RECORD OWNERS.

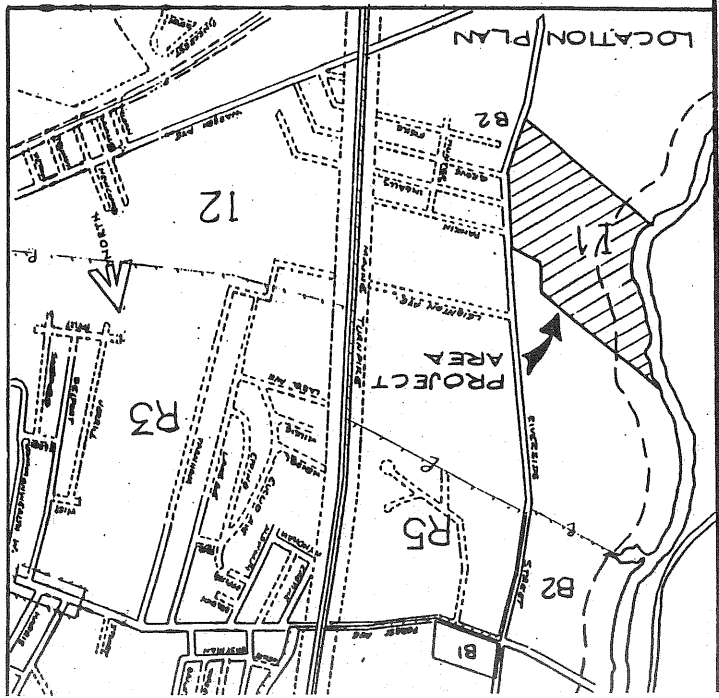
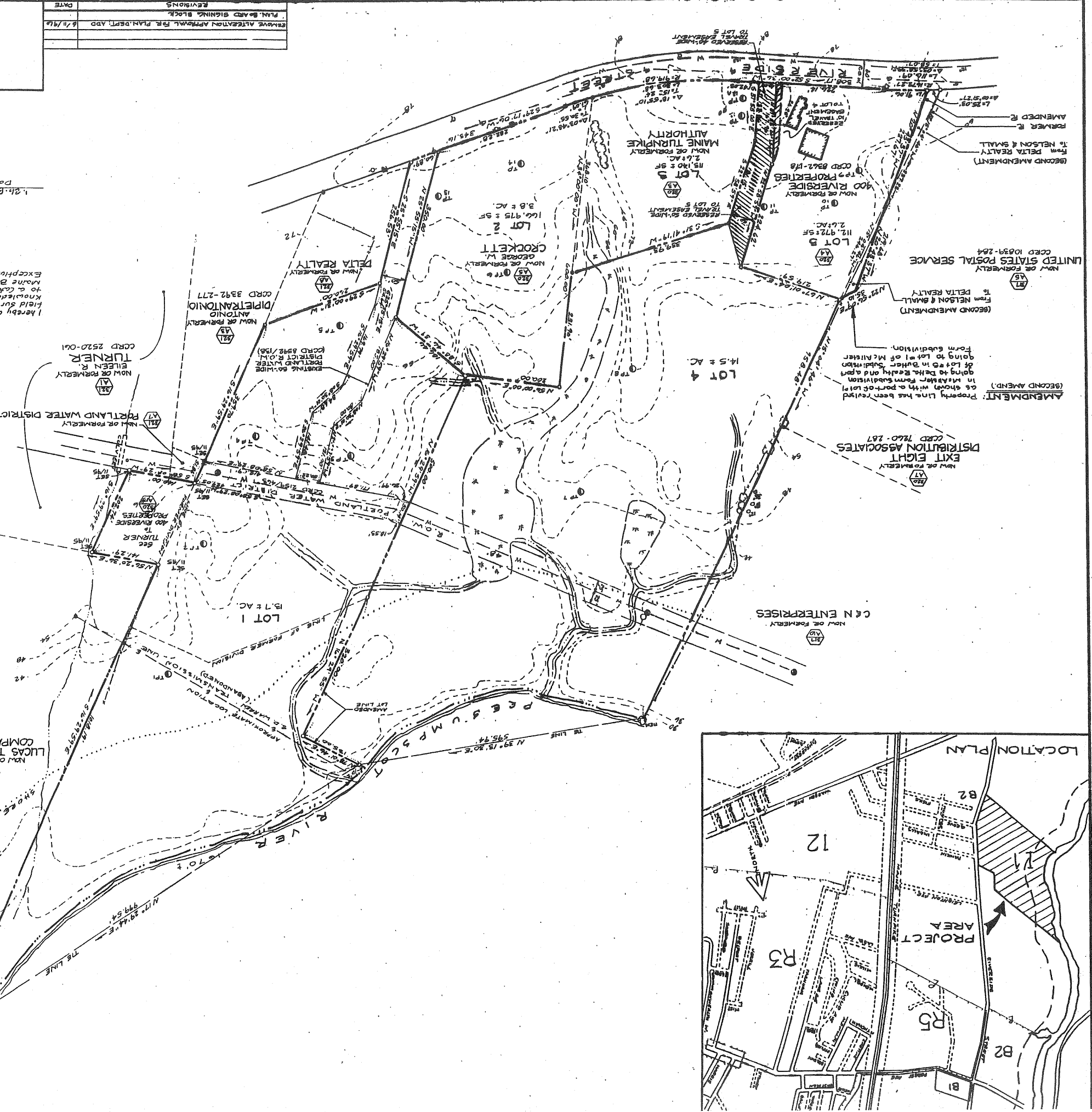
DATE: 6-11-96

CHIEF: [Signature]

DATE: 6-11-96

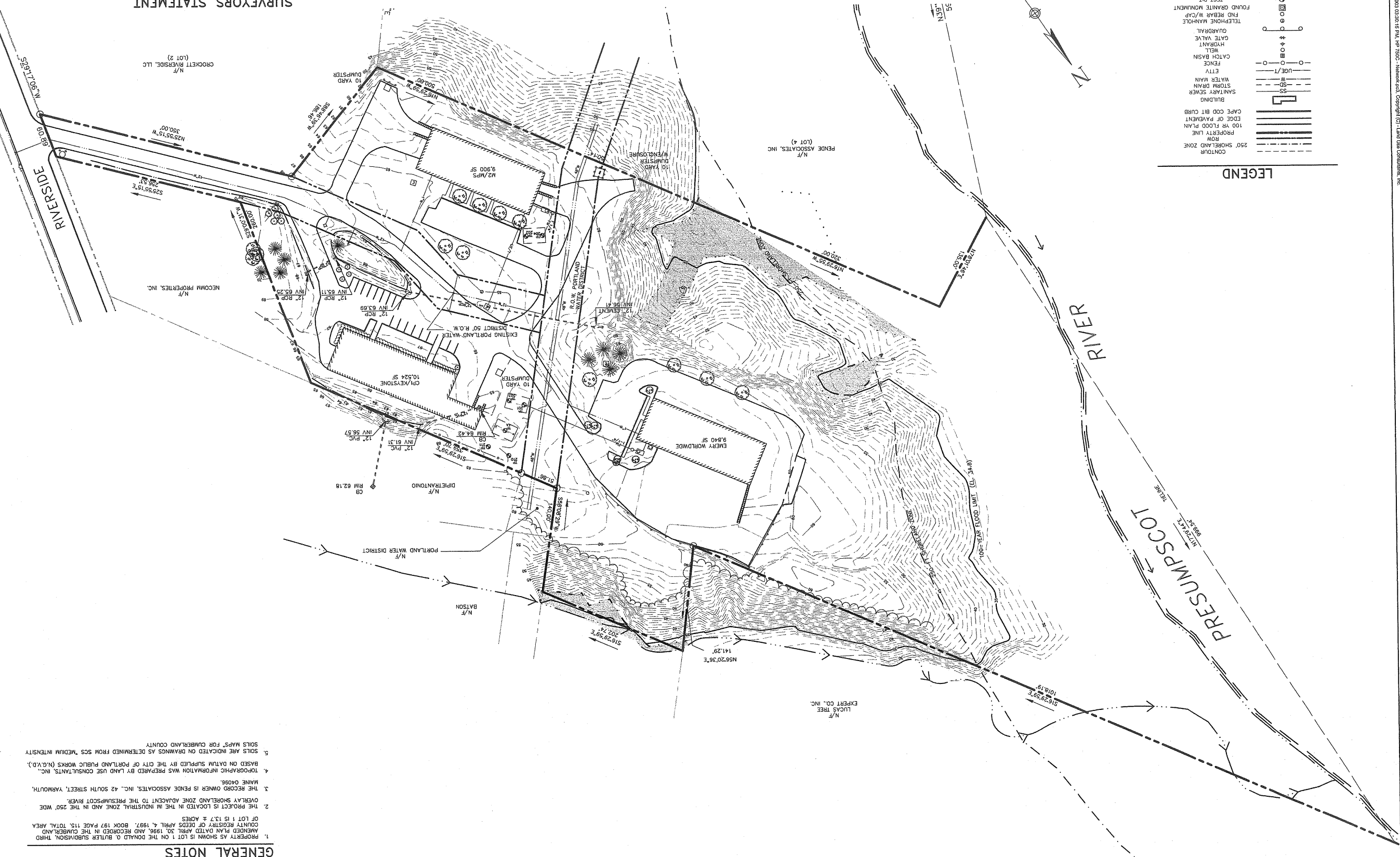
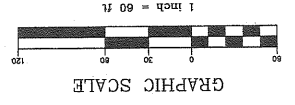
SURVEYOR'S STATEMENT OF ALTERATION

I HEREBY CERTIFY TO Delta Realty exclusively that this plan depicts the results of a field survey made Nov 1986 and is correct according to the best of my knowledge and belief and that this plan and survey conform to a category I condition as set forth in the standards of the Maine Board of Registration for Land Surveyors. I, the undersigned, a duly licensed land surveyor, certify that I am a duly licensed land surveyor in the State of Maine and that I am duly qualified to perform the duties of a land surveyor. I have read the above and certify that it is a true and correct copy of the original survey and that it conforms to the standards of the Maine Board of Registration for Land Surveyors. I have read the above and certify that it is a true and correct copy of the original survey and that it conforms to the standards of the Maine Board of Registration for Land Surveyors.



REVISIONS	DATE
REMOVE ALTERNATION APPROVAL FOR PLAN, DEPT. APP	6/11/96
PLAN, BOARD SIGNING BLOCK	

LEGEND	
	CONTOUR
	250' SHORELAND ZONE
	ROW
	PROPERTY LINE
	EDGE OF PAVEMENT
	100 YR FLOOD PLAIN
	CAPE COD BIT CURB
	BUILDING
	SANITARY SEWER
	STORM DRAIN
	WATER MAIN
	ETV
	FENCE
	CATCH BASIN
	WELL
	HYDRANT
	GATE VALVE
	QUADRANT
	TELEPHONE MANHOLE
	FOUND GRANITE MONUMENT
	TEST PIT
	CULVERT
	TRANSFORMER
	WETLANDS
	STREAM-PERENNIAL
	STONE WALL
	OAK TREE CONIFER
	PINE TREE CONIFER
	ASH TREE
	TREELINE



SURVEYORS STATEMENT
 I HEREBY STATE TO LAND USE CONSULTANTS, INC. THAT THE BOUNDARY OF THE PARCEL DEPICTED HEREON IS THE SAME AS THE BOUNDARY OF LOT #1 AS SHOWN ON DONALD O. BUTLER SUBDIVISION THIRD AMENDED RECORDING PLAT DATED APRIL 30, 1986, REVIEWED AND APPROVED BY THE PORTLAND PLANNING BOARD AT ITS MEETING ON MAY 11, 1986, AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 197, PAGE 115. I FURTHER STATE THAT THIS PLAN REFLECTS THE RESULTS OF THE GROUND INSTRUMENT SURVEYS BY LAND USE CONSULTANTS, INC. IN NOVEMBER 1988 AND AGAIN IN APRIL 1989 UNDER MY SUPERVISION. THE LOT LINES AS DEPICTED ON THIS PLAN DO NOT ALTER THE BOUNDARY OF LOT 1 AS APPROVED AND ARE CORRECT TO THE BEST OF MY INFORMATION AND BELIEF. NO FIELD WORK WAS CONDUCTED AS A RESULT OF THIS PLAN AND NO REPRESENTATION IS MADE AS TO THE EXISTENCE OR ABSENCE OF MONUMENTATION. THIS PLAN DEPICTS OWNERS OF RECORD AS SHOWN PRESENTLY IN THE PUBLIC RECORD.
 Date December 10, 2003
 John D. Roberts
 Maine Professional Land Surveyor #1155

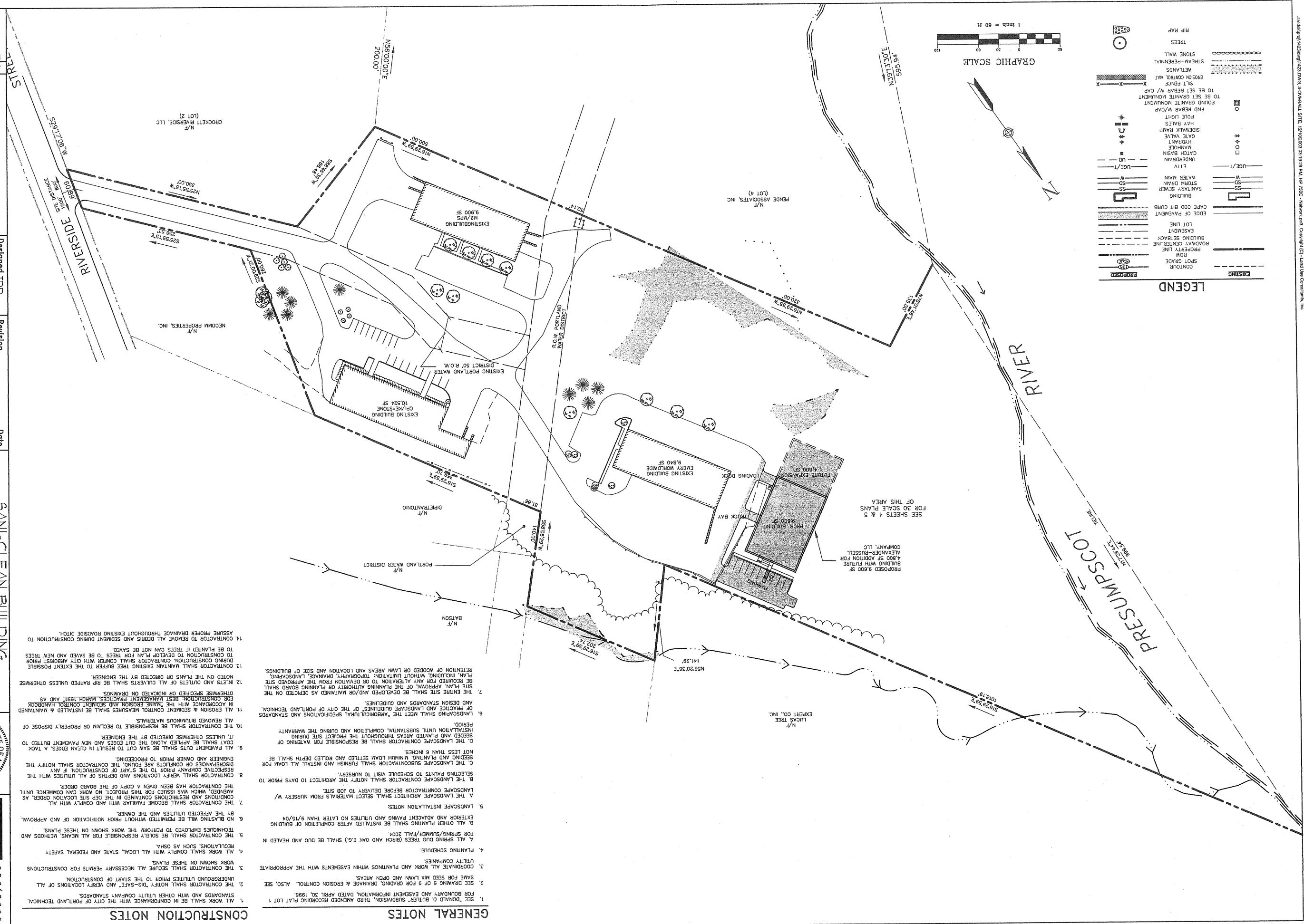
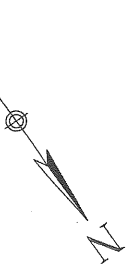
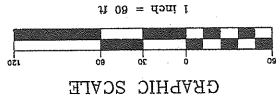
GENERAL NOTES
 1. PROPERTY AS SHOWN IS LOT 1 ON THE DONALD O. BUTLER SUBDIVISION, THIRD AMENDED PLAN DATED APRIL 30, 1986, AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS APRIL 4, 1987. BOOK 197, PAGE 115. TOTAL AREA OF LOT 1 IS 137 ± ACRES.
 2. THE PROJECT IS LOCATED IN THE M INDUSTRIAL ZONE AND IN THE 250' WIDE OVERLAY SHORELAND ZONE ADJACENT TO THE PRESUMPSCOT RIVER.
 3. THE RECORD OWNER IS PENEDE ASSOCIATES, INC., 42 SOUTH STREET, YARMOUTH, MAINE 04086.
 4. TOPOGRAPHIC INFORMATION WAS PREPARED BY LAND USE CONSULTANTS, INC. BASED ON DATUM SUPPLIED BY THE CITY OF PORTLAND PUBLIC WORKS (N.A.D.).
 5. SOILS ARE INDICATED ON DRAWINGS AS DETERMINED FROM SCS MEDIUM INTENSITY SOILS MAPS FOR CUMBERLAND COUNTY.

Drawing No. 1231 2 of 9	Job No. 1231 EXISTING CONDITIONS	Designed TDD Drawn TDD Checked DAK Scale 1" = 60' Date 12-12-03	Revision Date	5ANI-CLEAN BUILDING LOT 1, BUTLER SUBDIVISION 470 RIVERSIDE STREET, PORTLAND, ME PREPARED FOR RECORD OWNER: ALEXANDER-RUSSELL CO., LLC 595 RIVERSIDE STREET PORTLAND, ME 04103	TUC Land Use Consultants, Inc. 996 RIVERSIDE STREET PORTLAND, MAINE 04103 Phone (207) 878-3313 Fax (207) 878-3315 Website www.tuc.com
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LANDSCAPE ARCHITECTURE AND SITE PLANNING CONSULTANTS, INC. 121002001 03/18/2014, 11P 10:50 - Worksheet 03d Copyright (C) Land Use Consultants, Inc.

LEGEND

EXISTING	PROPOSED
CONTOUR	SPOT GRADE
ROADWAY CENTERLINE	PROPERTY LINE
BUILDING SETBACK	EASEMENT
LOT LINE	EDGE OF PAVEMENT
CAPE COD BIT CURB	BUILDING
SANITARY SEWER	WATER MAIN
UTILITY	ETTU
UNDERDRAN	GATE VALVE
HYDRAULIC RAMPS	POLE LIGHT
FOUND GRANITE MONUMENT TO BE SET REBAR W/ CAP	FOUND REBAR W/ CAP
SPLIT FENCE	EROSION CONTROL MAT
STONEM-PERENNIAL	WETLANDS
TREES	RIP RAP



CONSTRUCTION NOTES

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND WITH OTHER UTILITY COMPANY STANDARDS.
2. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" AND EMERY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTIONS WORK SHOWN ON THESE PLANS.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, SUCH AS OSHA.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
6. NO BLASTING WILL BE PERMITTED WITHOUT PRIOR NOTIFICATION OF AND APPROVAL BY THE AFFECTED UTILITIES AND THE OWNER.
7. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEP SITE LOCATION ORDER, AS AMENDED, WHICH WAS ISSUED FOR THIS PROJECT, AND WORK SHALL COMMENCE UNTIL THE CONTRACTOR HAS BEEN GIVEN A COPY OF THE BOARD ORDER.
8. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
9. ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED BITUMINOUS MATERIALS.
11. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE "SAME REASON AND SIMILAR CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES, MARCH 1991, AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
12. INLETS AND OUTLETS OF ALL CULVERTS SHALL BE RIP RAPPED UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.
13. CONTRACTOR SHALL MAINTAIN EXISTING TREE BUFFER TO THE EXTENT POSSIBLE DURING CONSTRUCTION. CONTRACTOR SHALL CONFER WITH CITY ARBORIST PRIOR TO CONSTRUCTION TO DEVELOP PLAN FOR TREES TO BE SAVED AND NEW TREES TO BE PLANTED IF TREES CAN NOT BE SAVED.
14. CONTRACTOR TO REMOVE ALL DEBRIS AND SEDIMENT DURING CONSTRUCTION TO ASSURE PROPER DRAINAGE THROUGHOUT EXISTING ROADSIDE DITCH.

1. SEE DONALD O. BUTLER SUBDIVISION, THIRD AMENDED RECORDING PLAT LOT 1 AMENDED RECORDED INFORMATION, DATED APRIL 30, 1998.
2. SEE DRAWING 5 OF 9 FOR GRADING, DRAINAGE & EROSION CONTROL. ALSO, SEE SAME FOR SEED MIX LAWN AND OPEN AREAS.
3. COORDINATE ALL WORK AND PLANTINGS WITHIN EASEMENTS WITH THE APPROPRIATE UTILITY COMPANIES.
4. PLANTING SCHEDULE:
 - A. ALL SPRING DIG TREES (BIRCH AND OAK E.G.) SHALL BE DIG AND HEALED IN FOR SPRING/SUMMER/FALL 2004.
 - B. ALL OTHER PLANTING SHALL BE INSTALLED AFTER COMPLETION OF BUILDING EXTERIOR AND ADJACENT PAVING AND UTILITIES NO LATER THAN 9/15/04.
5. LANDSCAPE INSTALLATION NOTES:
 - A. THE LANDSCAPE ARCHITECT SHALL SELECT MATERIALS FROM NURSERY W/ AMENDED, WHICH WAS ISSUED FOR THIS PROJECT, AND WORK SHALL COMMENCE UNTIL THE CONTRACTOR HAS BEEN GIVEN A COPY OF THE BOARD ORDER.
 - B. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT 10 DAYS PRIOR TO SELECTING PLANTS TO SCHEDULE VISIT TO NURSERY.
 - C. THE LANDSCAPE SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL LAWN FOR SEEDING AND PLANTING. MINIMUM LOAM SETTLED AND ROLLED DEPTH SHALL BE NOT LESS THAN 6 INCHES.
 - D. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF SEED AND PLANTED AREAS THROUGHOUT THE PROJECT SITE DURING PERIOD.
6. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS AND LOCATION AND SIZE OF BUILDINGS.

Job No. 14231	Drawing
OVERALL SITE PLAN	
3 OF 9	
Drawn TDD	Designed TDD
Checked DAK	Checked DAK
Date 12-12-03	Scale 1" = 60'

SANI-CLEAN BUILDING
LOT 1, BUTLER SUBDIVISION
410 RIVERSIDE STREET, PORTLAND, ME
PREPARED FOR RECORD OWNER:
ALEXANDER-RUSSELL CO., LLC
585 RIVERSIDE STREET
PORTLAND, ME 04103

DAVID A. KILIA, 3187
PROFESSIONAL REGISTERED
LANDSCAPE ARCHITECT

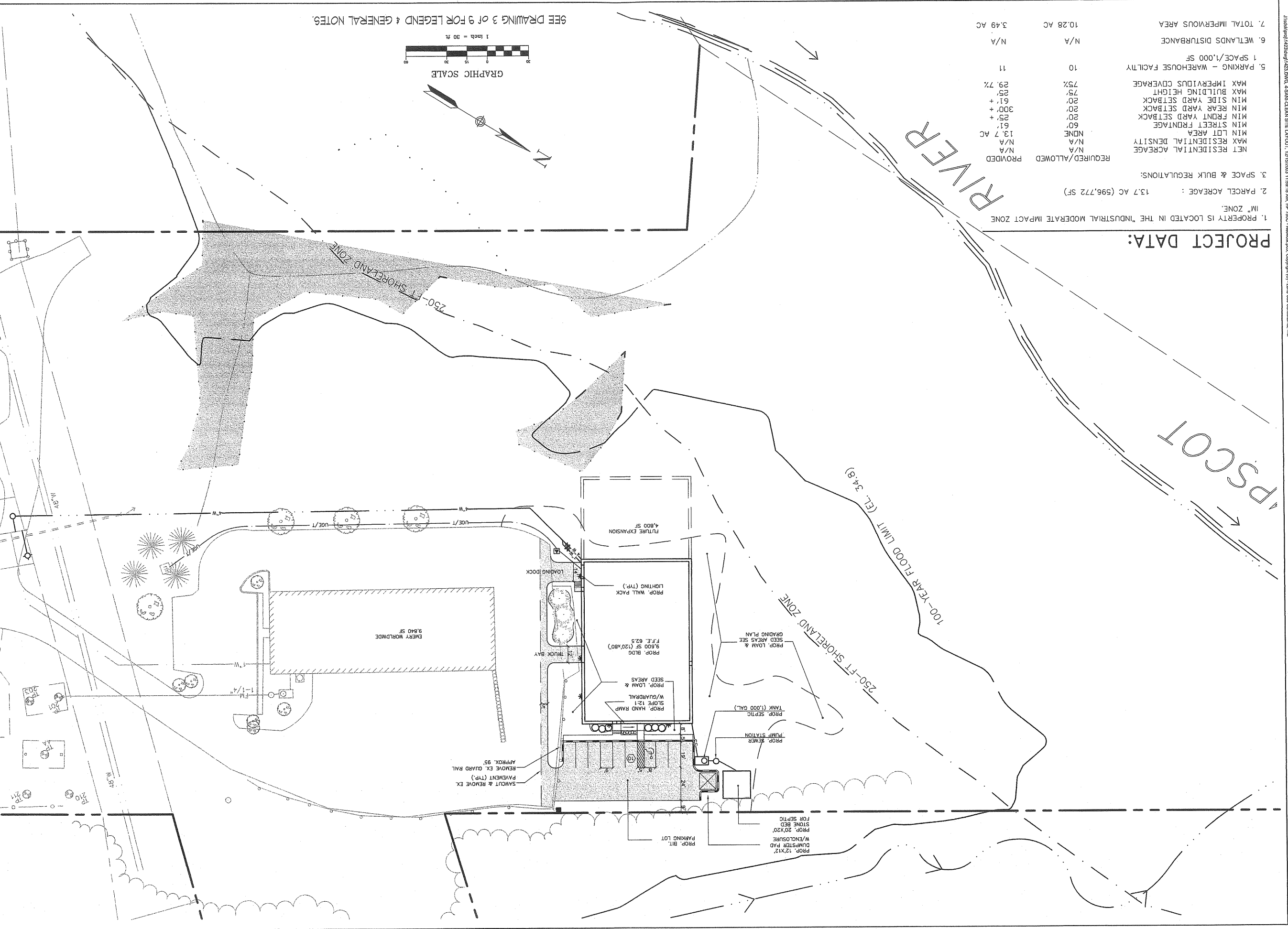
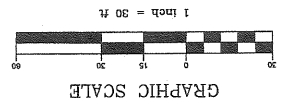
LU
LAND USE CONSULTANTS, INC.
842 WINGWALK DRIVE
PORTLAND, MAINE 04103
PHONE (207) 878-3313
FAX (207) 878-3311
WWW.LUCONLINE.COM

PROJECT DATA:

- PROPERTY IS LOCATED IN THE "INDUSTRIAL MODERATE IMPACT ZONE IM" ZONE.
- PARCEL ACREAGE : 13.7 AC (596,772 SF)
- SPACE & BULK REGULATIONS:

REQUIRED/ALLOWED	PROVIDED	N/A	N/A
NET RESIDENTIAL ACREAGE	N/A	N/A	N/A
MAX RESIDENTIAL DENSITY	N/A	N/A	N/A
MIN LOT AREA	NONE	60'	60'
MIN STREET FRONTAGE	60'	20'	20'
MIN FRONT YARD SETBACK	25' +	20'	20'
MIN REAR YARD SETBACK	300' +	20'	20'
MAX BUILDING HEIGHT	25'	75'	75'
MAX IMPERVIOUS COVERAGE	29.7%	75%	75%
1 SPACE/1,000 SF	11	10	10
5. PARKING - WAREHOUSE FACILITY			
6. WETLANDS DISTURBANCE	N/A	N/A	N/A
7. TOTAL IMPERVIOUS AREA	3.49 AC	10.28 AC	10.28 AC

SEE DRAWING 3 OF 9 FOR LEGEND & GENERAL NOTES.



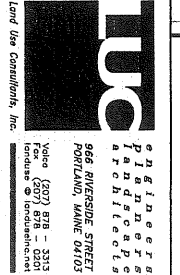
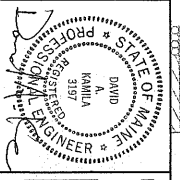
SITE LAYOUT AND UTILITIES PLAN

Job No. 14231

Drawing 4 of 9

Designed TDD	Revision	Date
Drawn TDD		
Checked DAK		
Scale 1" = 30'		
Date 12-12-03		

SANI-CLEAN BUILDING
 LOT 1 BUTLER SUBDIVISION
 470 RIVERSIDE STREET, PORTLAND, ME
 PREPARED FOR RECORDED OWNER:
 ALEXANDER-RUSSELL CO., LLC
 505 RIVERSIDE STREET
 PORTLAND, ME 04103



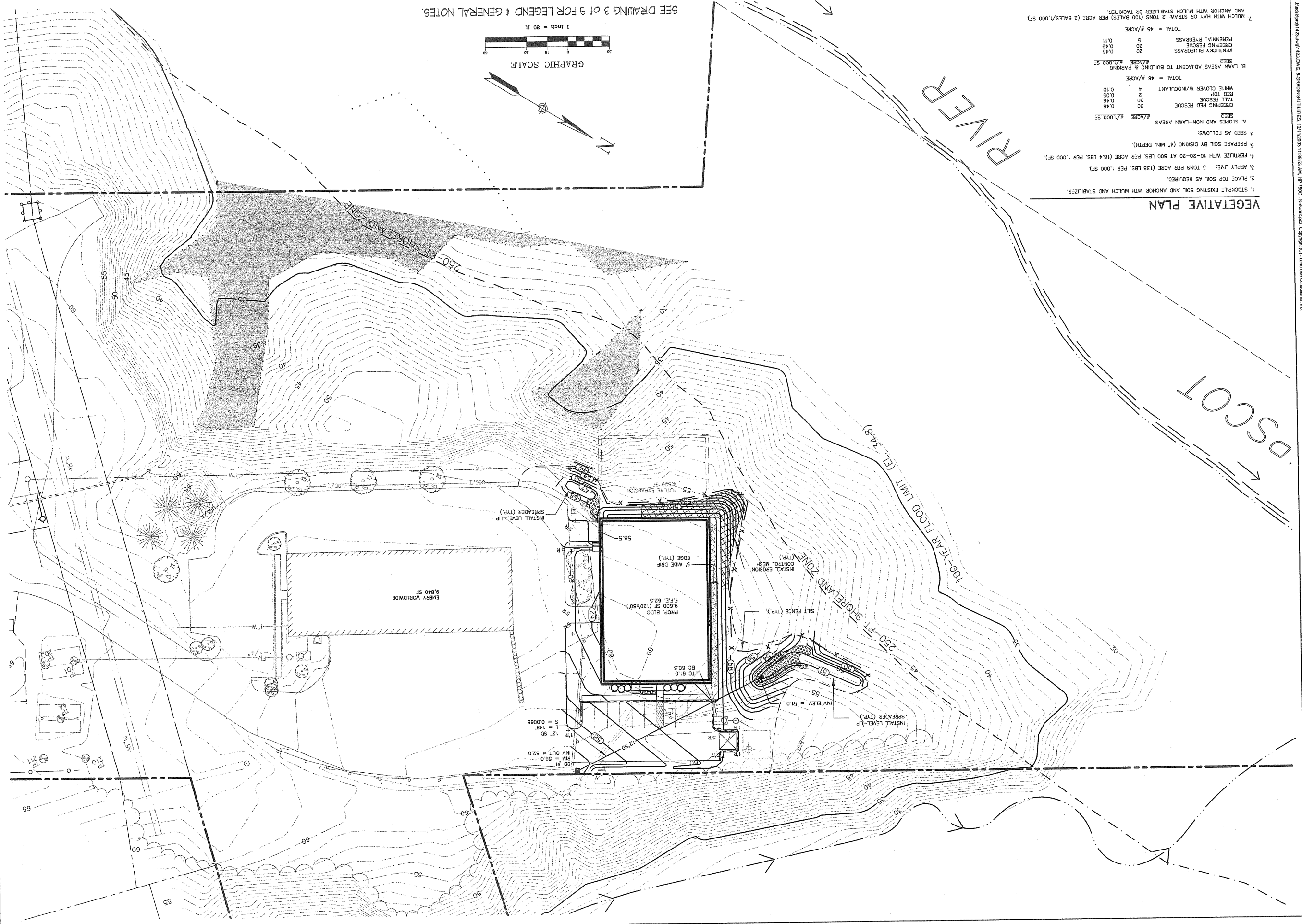
VEGETATIVE PLAN

1. STOCKPILE EXISTING SOIL AND ANCHOR WITH MULCH AND STABILIZER.
2. PLACE TOP SOIL AS REQUIRED.
3. APPLY LIME: 3 TONS PER ACRE (138 LBS. PER 1,000 SF).
4. FERTILIZE WITH 10-20-20 AT 800 LBS. PER ACRE (18.4 LBS. PER 1,000 SF).
5. PREPARE SOIL BY DISKING (4" MIN. DEPTH).
6. SEED AS FOLLOWS:

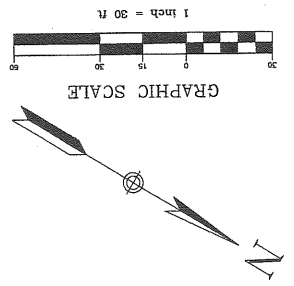
SEED	#/ACRE
GREENING RED FESCUE	20
TALL FESCUE	2
CREeping RED FESCUE	0.46
PERENNIAL RYEGRASS	5
TOTAL	= 46 #/ACRE

SEED	#/ACRE
GREENING RED FESCUE	20
TALL FESCUE	2
CREeping RED FESCUE	0.46
PERENNIAL RYEGRASS	5
TOTAL	= 45 #/ACRE

7. MULCH WITH HAY OR STRAW: 2 TONS (100 BALES) PER ACRE (2 BALES/1,000 SF) AND ANCHOR WITH MULCH STABILIZER OR TACKLER.



SEE DRAWING 3 OF 9 FOR LEGEND & GENERAL NOTES.

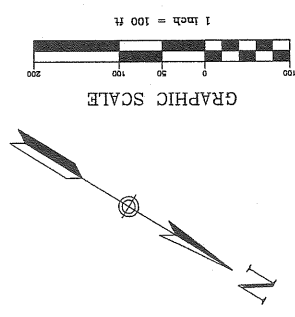
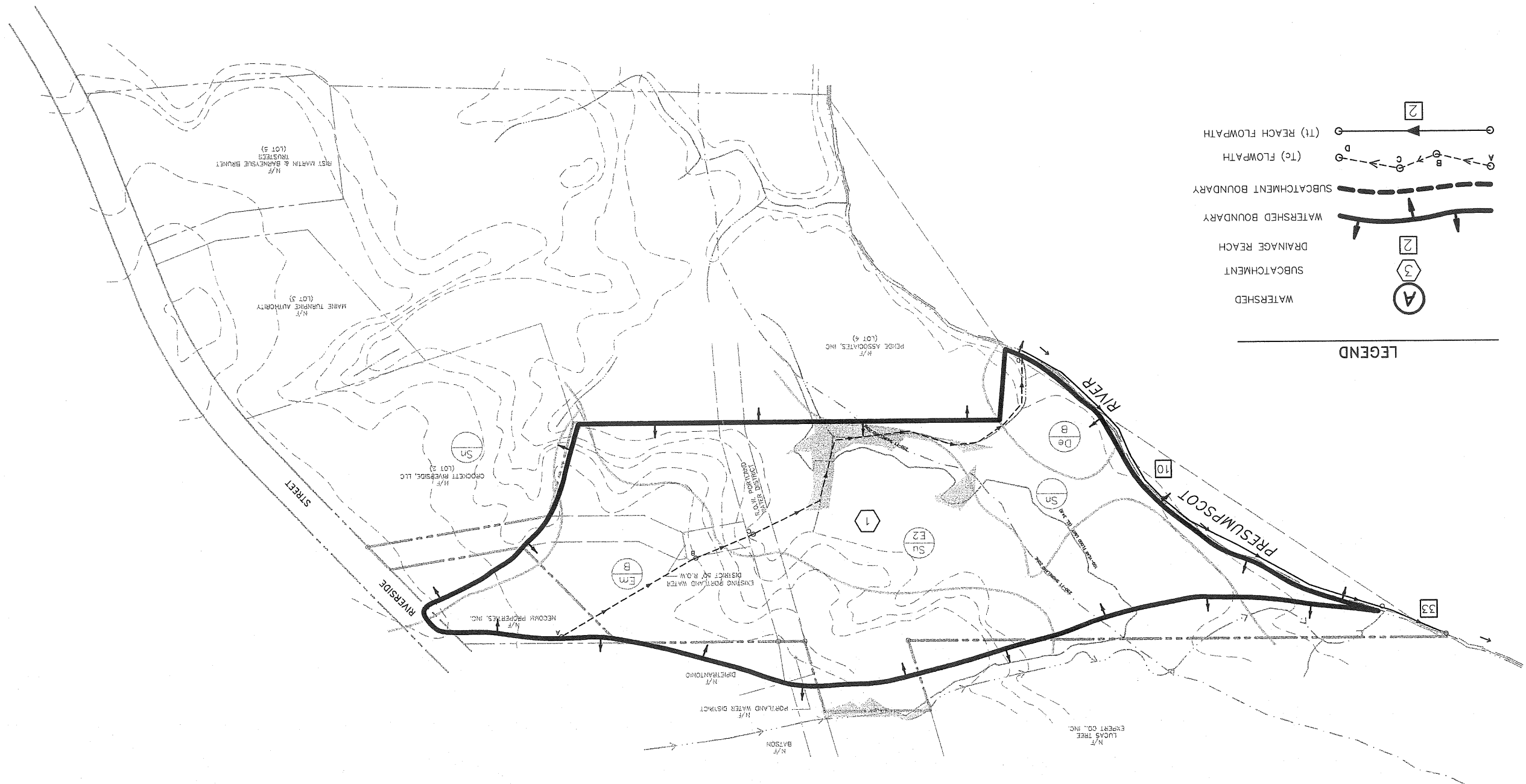
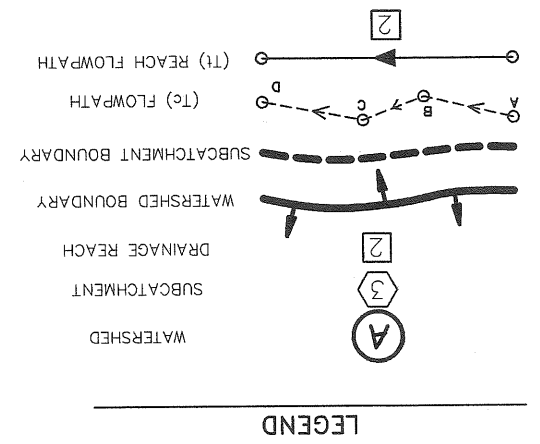


<p>GRADING, DRAINAGE & EROSION CONTROL PLAN</p> <p>Job No. 14231</p> <p>Drawing 5 of 9</p>	<p>SANI-CLEAN BUILDING LOT 1, BUTLER SUBDIVISION 410 RIVERSIDE STREET, PORTLAND, ME PREPARED FOR RECORD OWNER: ALEXANDER-RUSSELL CO., LLC 585 RIVERSIDE STREET PORTLAND, ME 04103</p>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Revision	Date							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Designed TDD</td> <td>Drawn</td> <td>TDD</td> </tr> <tr> <td>Checked DAK</td> <td>Scale</td> <td>1" = 30'</td> </tr> <tr> <td>Date</td> <td colspan="2">12-12-03</td> </tr> </table>	Designed TDD	Drawn	TDD	Checked DAK	Scale	1" = 30'	Date	12-12-03	
Revision	Date																	
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SOILS LEGEND:

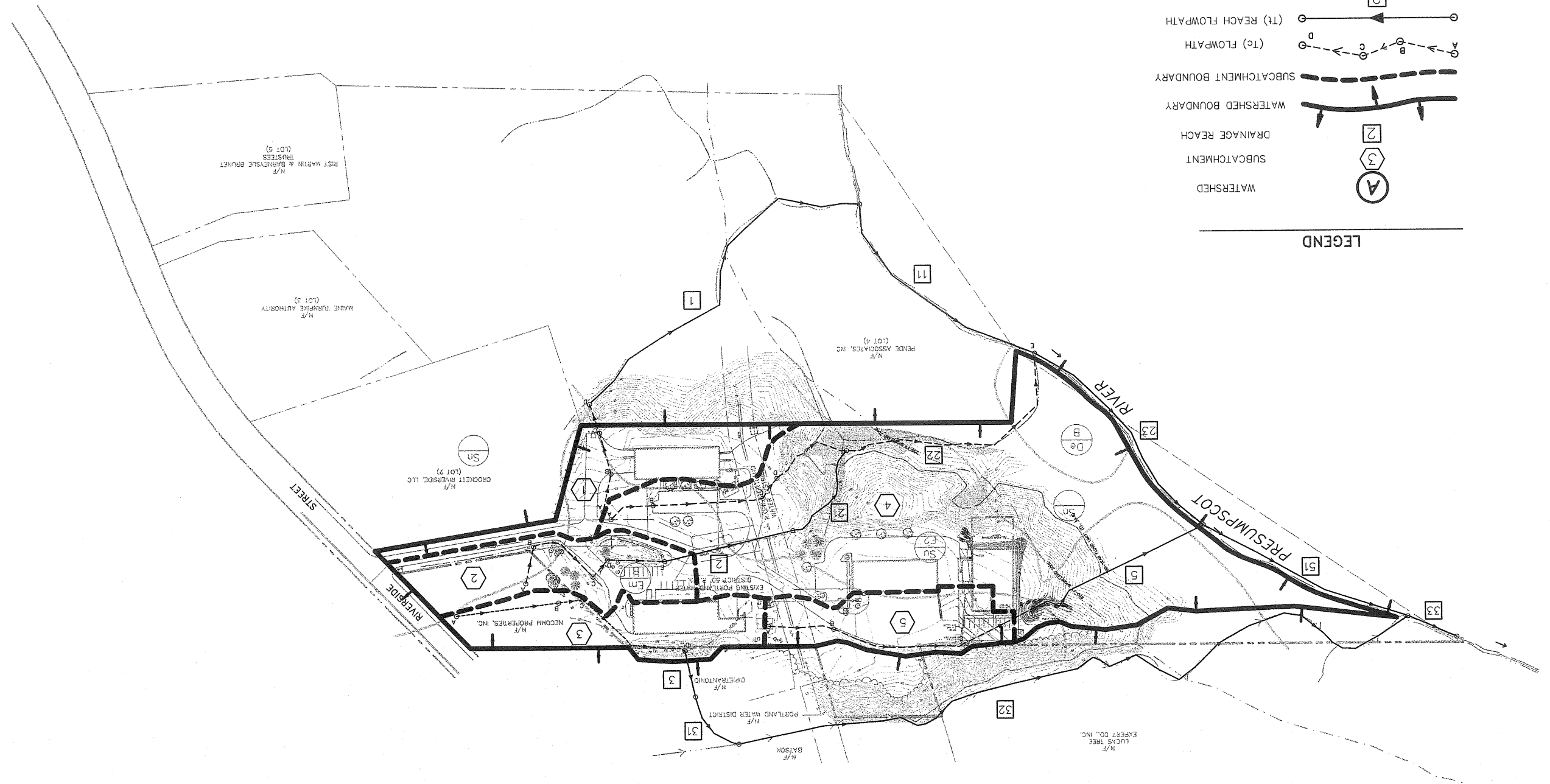
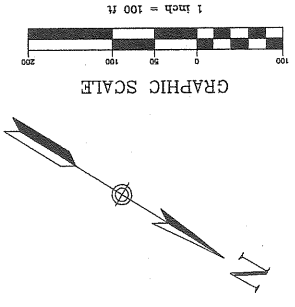
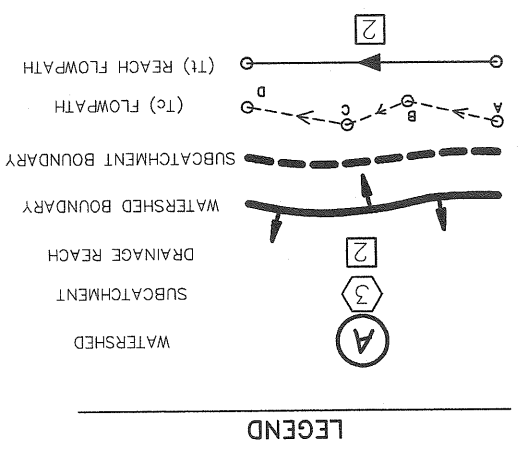
NOTE: SOILS BOUNDARIES ARE APPROXIMATE BASED ON
MEDIUM INTENSITY SOILS MAPS BY SCS SOIL SURVEY FOR
CUMBERLAND COUNTY,

- De DEERFIELD LOAMY SAND (3-8%)
HYDROLOGIC SOILS GROUP "B"
- B HYDROLOGIC SOILS GROUP "C"
- EM ELWOOD FINE SANDY LOAM (0-8%)
HYDROLOGIC SOILS GROUP "C"
- Sn SCANTIC SILT LOAM
HYDROLOGIC SOILS GROUP "D"
- Su SUFFIELD SILT LOAM (25-45%)
HYDROLOGIC SOILS GROUP "C"

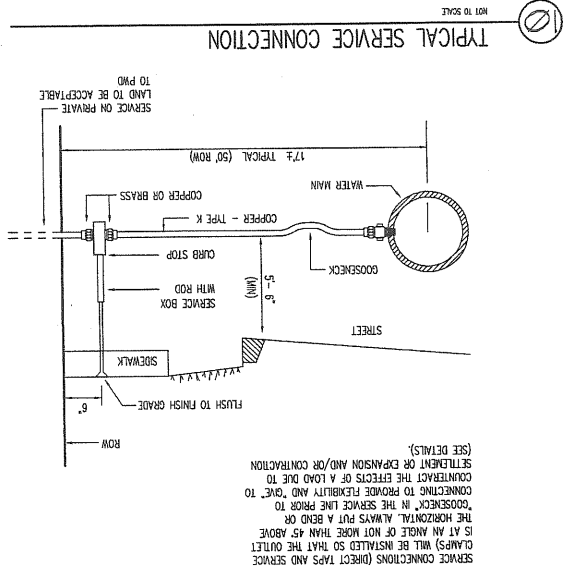


<p>PRE-DEVELOPMENT WATERSHED</p>	<p>Job No. 14231 Drawing</p>	<p>6 of 9</p>										
<table border="1"> <tr> <th>Revision</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Revision	Date			<table border="1"> <tr> <th>Designed TDD</th> <th>Drawn TDD</th> <th>Checked DAK</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>Scale 1" = 100' Date 12-12-03</p>	Designed TDD	Drawn TDD	Checked DAK				<p>SANI-CLEAN BUILDING LOT 1, BUTLER SUBDIVISION 410 RIVERSIDE STREET, PORTLAND, ME PREPARED FOR RECORD OWNER: ALEXANDER-RUSSELL CO., LLC 585 RIVERSIDE STREET PORTLAND, ME 04103</p>
Revision	Date											
Designed TDD	Drawn TDD	Checked DAK										
		<p>0761 966 RIVERSIDE STREET PORTLAND, MAINE 04103 Voice (207) 878-5373 Fax (207) 878-5375 tanduse@aol.com</p>										

- SOILS LEGEND:**
- NOTE: SOILS BOUNDARIES ARE APPROXIMATE BASED ON
MEDIUM INTENSITY SOILS MAPS BY SCS SOIL SURVEY FOR
CAMBERLAND COUNTY.
- De DEERFIELD LOAMY SAND (3-8%)
HYDROLOGIC SOILS GROUP B₂
 - Em ELMWOOD FINE SANDY LOAM (0-8%)
HYDROLOGIC SOILS GROUP C₂
 - Sc SCANTIC SILT LOAM
HYDROLOGIC SOILS GROUP D₂
 - Su SUFFIELD SILT LOAM (25-45%)
HYDROLOGIC SOILS GROUP C₃
- SOILS BOUNDARY



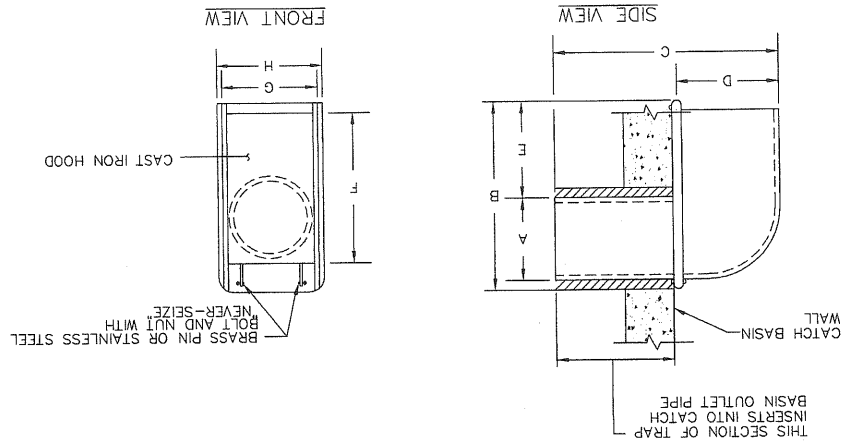
POST-DEVELOPMENT WATERSHED Job No. 14231 Drawing	Designed TDD Drawn TDD Checked DAK Scale 1" = 100' Date 12-12-03	Revision Date	SANI-CLEAN BUILDING LOT 1, BUTLER SUBDIVISION 470 RIVERSIDE STREET, PORTLAND, ME PREPARED FOR RECORD OWNER: ALEXANDER-RUSSELL CO., LLC 585 RIVERSIDE STREET PORTLAND, ME 04103		
	7 of 9			626 AUGUSTINE STREET PORTLAND, MAINE 04103 Voice (207) 878-3313 Fax (207) 878-3311 E-mail info@landuse.com	



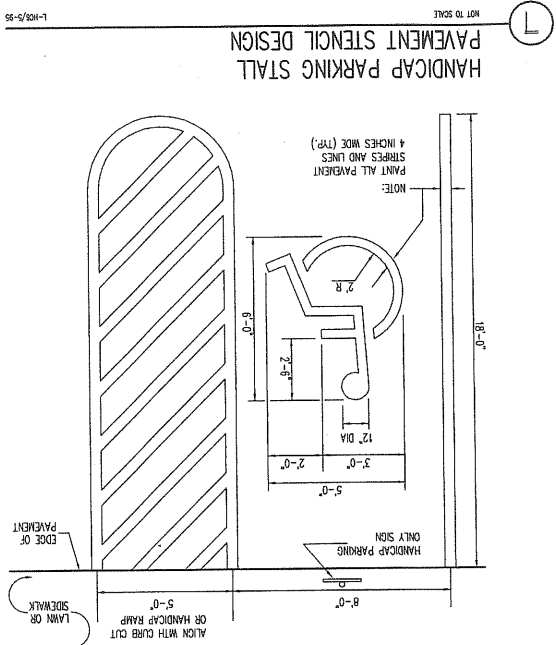
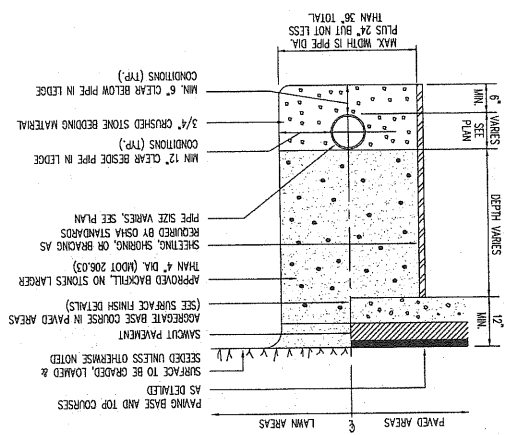
8 TYPICAL SERVICE CONNECTION

9 CASCO TRAP DETAIL
 NOTE: CONTRACTOR UTILIZE THE "CASCO TRAP" AS MANUFACTURED BY THE LEBARON FOUNDRY, MODEL # L 202 "STANDARD CATCH BASIN TRAP". APPROVED EQUIVALENT AS SUPPLIED BY THE LEBARON FOUNDRY, MODEL # L 202 "STANDARD CATCH BASIN TRAP".
 (AS MANUFACTURED BY THE ETHERIDGE FOUNDRY IN PORTLAND, ME.)

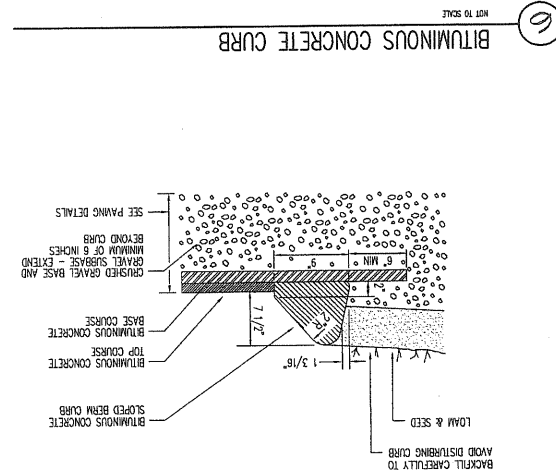
SIZE	A	B	C	D	E	F	G	H
12 in.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	9 3/8"
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	7 1/4"



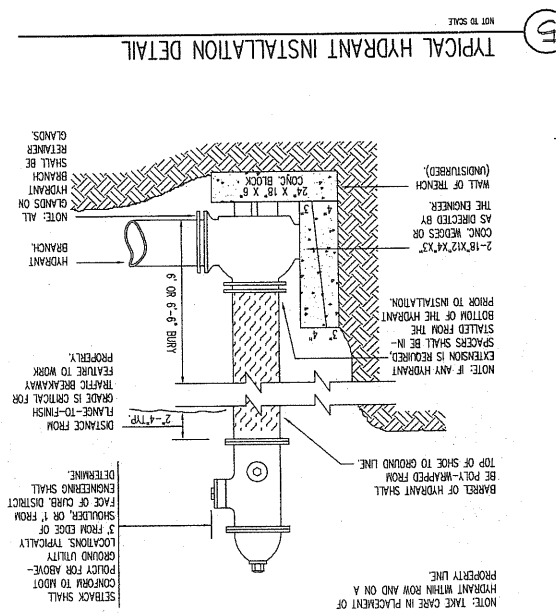
10 TYPICAL PIPE BEDDING DETAIL



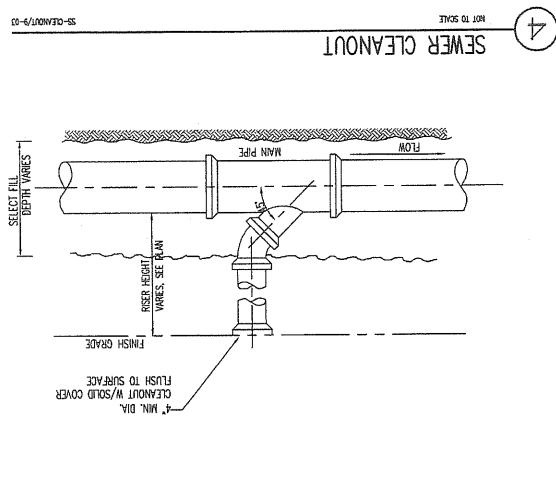
7 HANDICAP PARKING STALL
 PAVEMENT STENCIL DESIGN



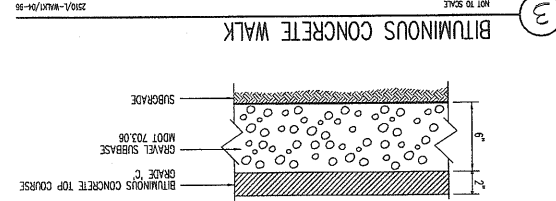
6 BITUMINOUS CONCRETE CURB



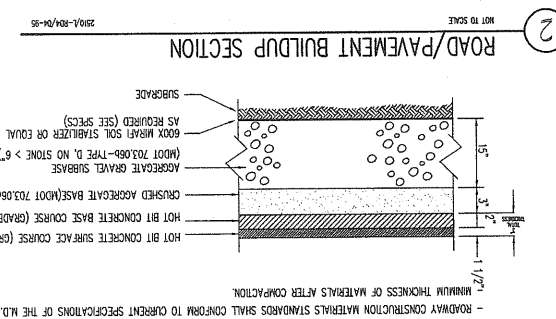
5 TYPICAL HYDRANT INSTALLATION DETAIL



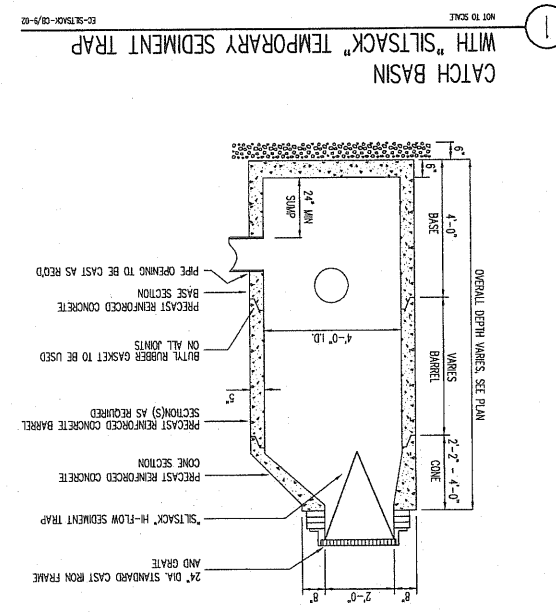
4 SEWER CLEANOUT



3 BITUMINOUS CONCRETE WALK



2 ROAD/PAVEMENT BUILDUP SECTION



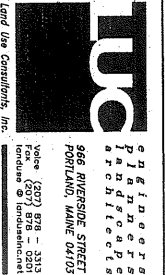
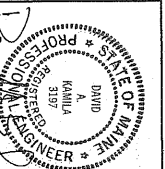
1 CATCH BASIN WITH "SILT-SACK" TEMPORARY SEDIMENT TRAP

8 of 9
 Job No. 14231
 Sheet
 DETAILS

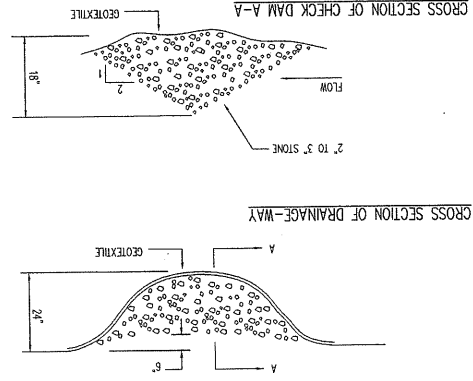
DESIGNED TDD
 DRAWN TDD
 CHECKED DAK
 SCALE AS NOTED
 DATE 12-12-03

REVISION
 DATE

SANI-CLEAN BUILDING
 LOT 1, BUTLER SUBDIVISION
 470 RIVERSIDE STREET, PORTLAND, ME
 PREPARED FOR RECORD OWNER:
 ALEXANDER-RUSSELL CO., LLC
 585 RIVERSIDE STREET
 PORTLAND, ME 04103

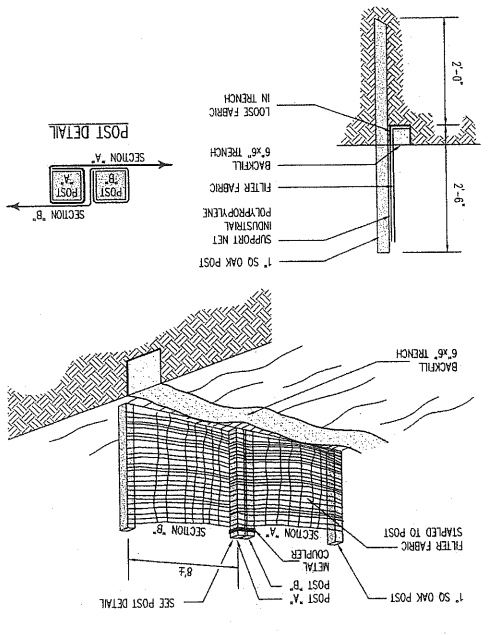


TEMPORARY STONE CHECK DAM IN DRAINAGE-WAY
 NOT TO SCALE

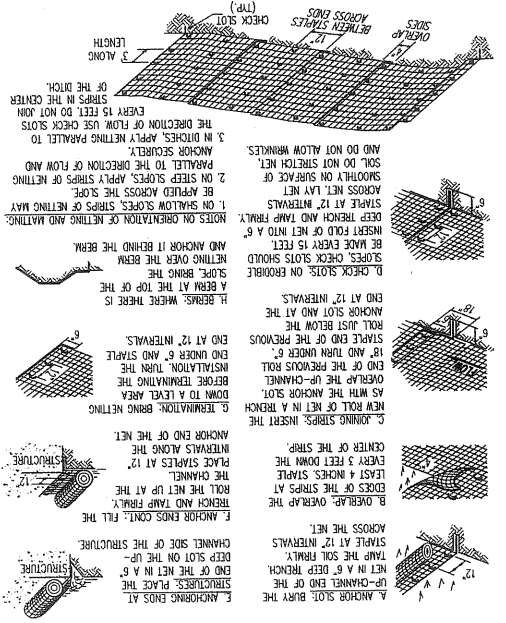


- NOTES:**
- 1) ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND/WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERSTANDING THE CHANNEL.
 - 2) THE CHECK DAMS SHALL BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE. (GEOTEXTILE MUST BE REMOVED).
 - 3) THE GEOTEXTILE SHALL BE DISPOSED OF OFF-SITE.
 - 4) THE AREA CONTRIBUTING TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES.

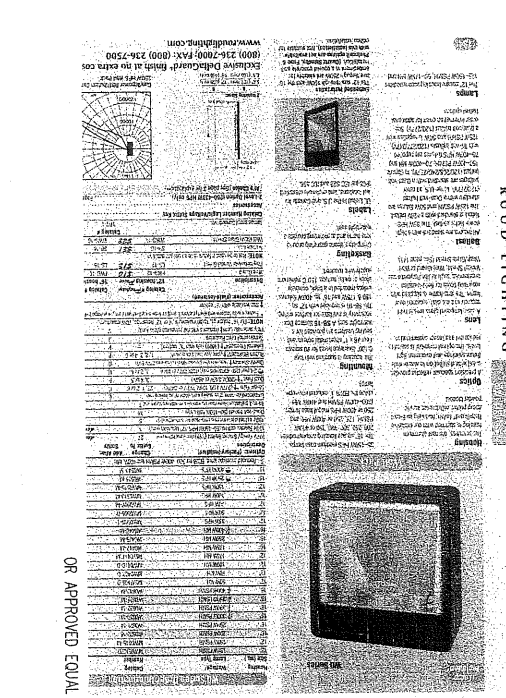
PREFABRICATED SILT FENCE
 NOT TO SCALE



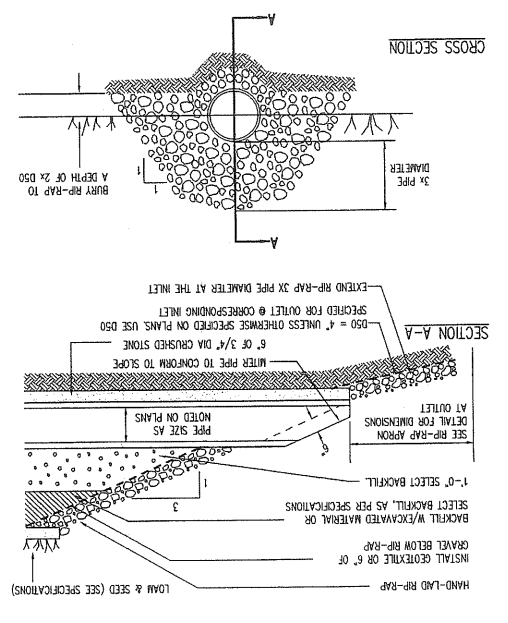
GENERAL INSTALLATION OF EROSION CONTROL NETTING & MATTING
 NOT TO SCALE



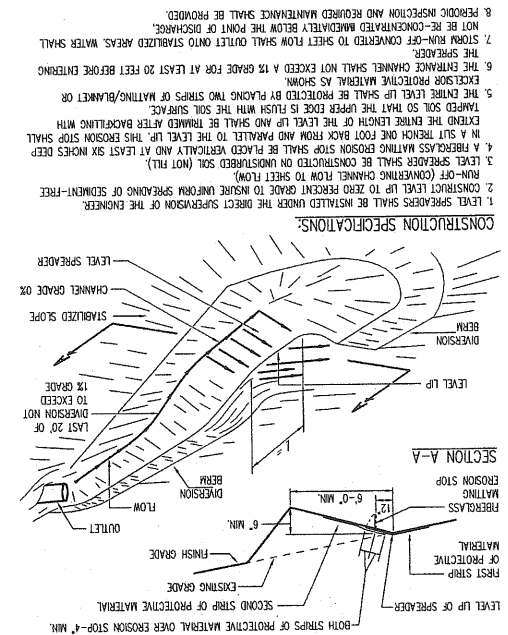
WALL PACK LIGHT WITH SHIELD
 NOT TO SCALE



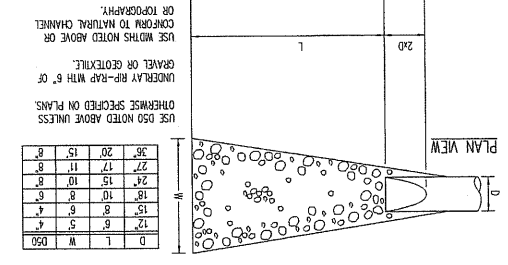
RIP-RAP HEADWALL
 NOT TO SCALE



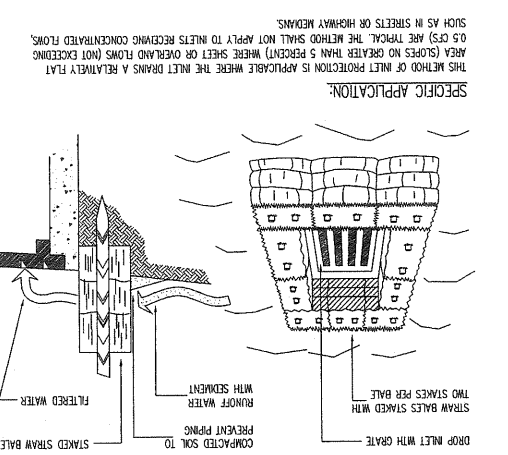
LEVEL LIP SPREADER
 NOT TO SCALE



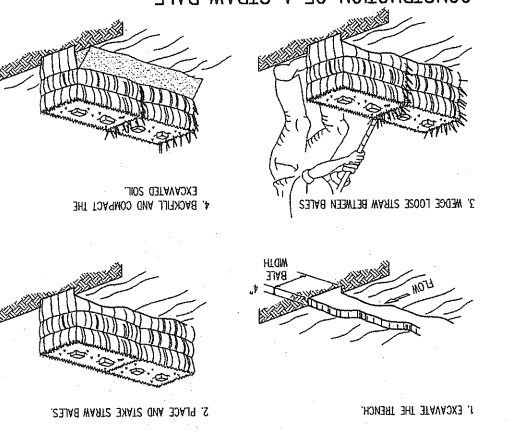
RIP-RAP APRON
 NOT TO SCALE



STRAW BALE DROP INLET SEDIMENT FILTER
 NOT TO SCALE



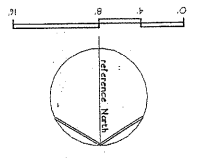
SEDIMENT FILTER BARRIER
 NOT TO SCALE



NOTES:
 STRAW BALE BARRIERS MAY BE USED AS A SUBSTITUTE FOR SILT FENCE BUT ARE NOT TO BE USED ON DRAINAGE AREAS LARGER THAN ONE-HALF ACRE.

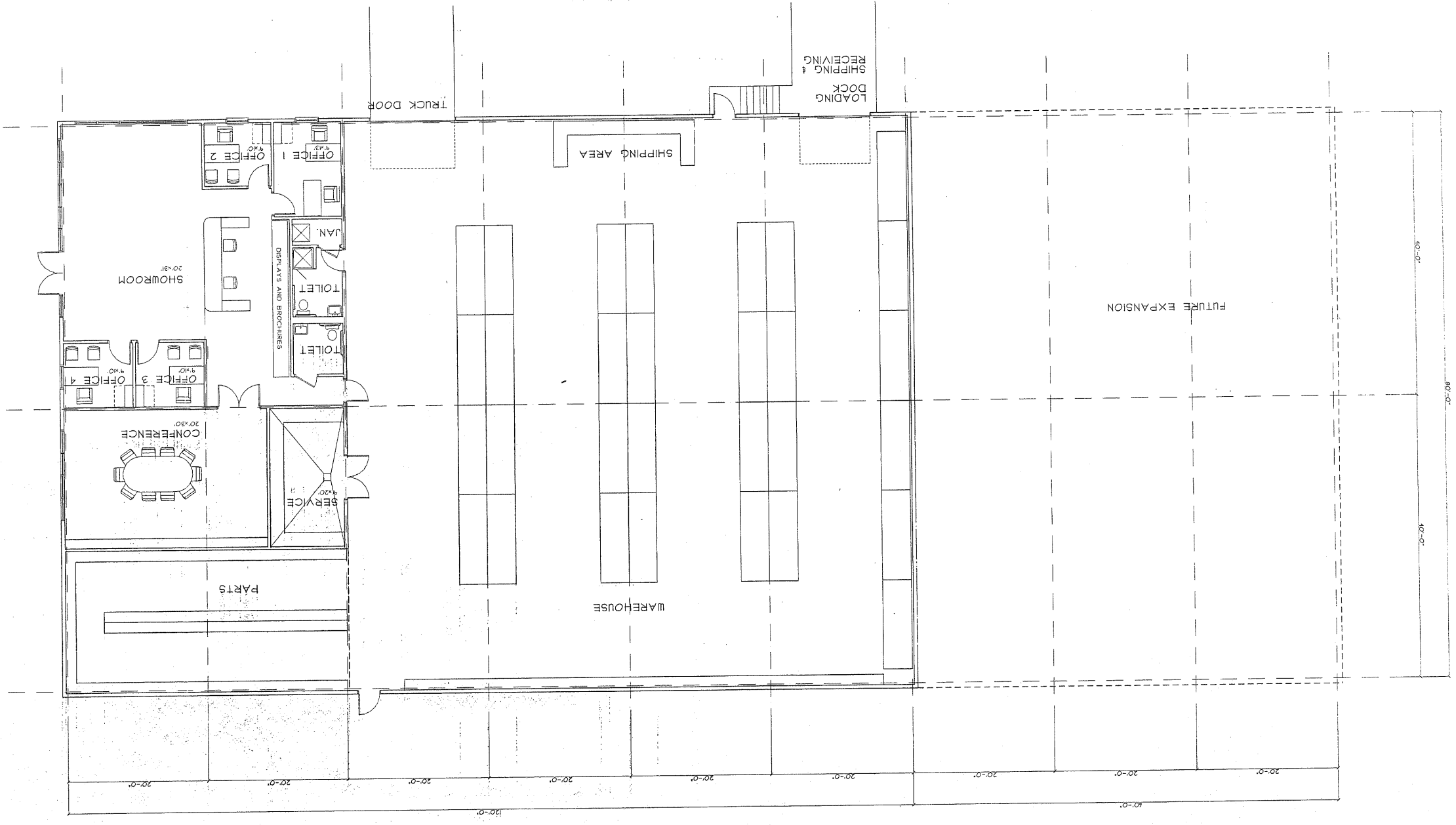
Job No. 14231
 Sheet 9 of 9
DETAILS
 Designed TDD
 Drawn TDD
 Checked DAK
 Scale AS NOTED
 Date 12-12-03
SANI-CLEAN BUILDING
 LOT 1, BUTLER SUBDIVISION
 470 RIVERSIDE STREET, PORTLAND, ME
 PREPARED FOR RECORD OWNER
 ALEXANDER-RUSSELL CO., LLC
 585 RIVERSIDE STREET
 PORTLAND, ME 04103
 State of Maine
 DANIEL A. HANNA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 1317
 TWC
 Land Use Consultants, Inc.
 998 RIVERSIDE STREET
 PORTLAND, ME 04103
 Phone: (207) 878-3333
 Fax: (207) 878-0201
 Website: www.twcinc.com

SD 4
 Title: FIRST FLOOR PLAN
 Sheet No.
 Scale: 1/8" = 1'-0"
 Date: NOVEMBER 11, 2003
 Revised:

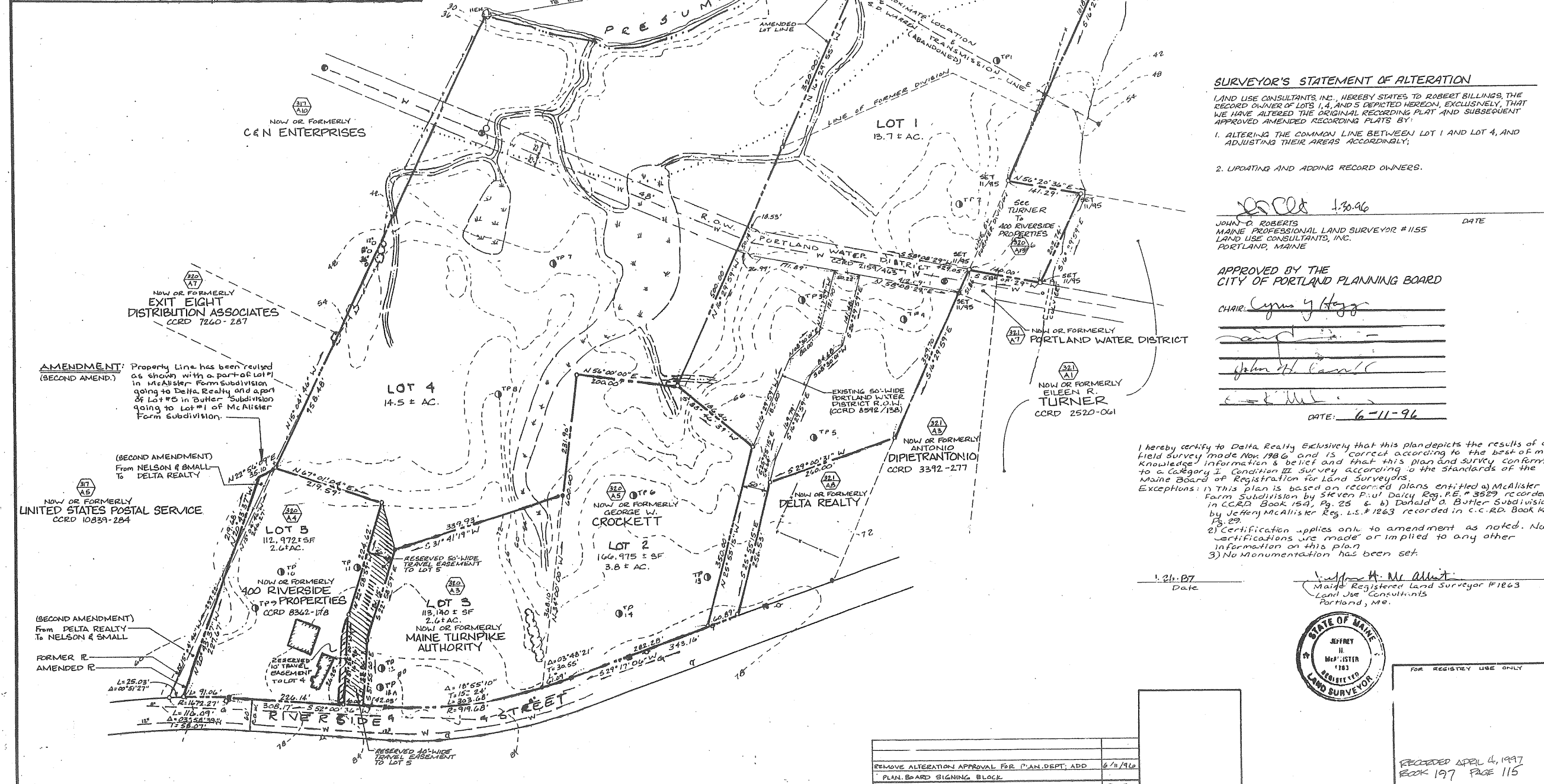
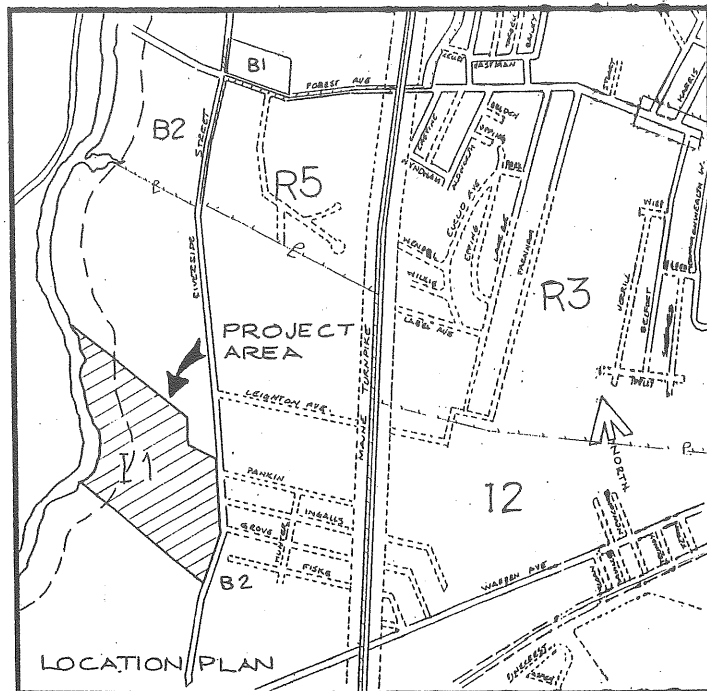


NEW FACILITY FOR
Sani-Clean
 470 RIVERSIDE DRIVE
 PORTLAND, MAINE
 ALLIED CONSTRUCTION
 NOV 11 2003
 RECEIVED
 NOV 14 2003
 RECEIVED
WUC

FIRST FLOOR PLAN
 1/8"=1'-0"



REED & CO ARCHITECTURE
 30 PLEASANT STREET
 PORTLAND, ME 04101
 207 871 5678 FAX 207 871 5055
 STRUCTURAL ENGINEER
 SWIFT ENGINEERING
 331 MAIN STREET
 NORWAY, ME 04268
 T-207 745 8885
 F-207 743 9525



- GENERAL NOTES**
- Record owner of property is Donald O. Butler, recorded in Cumberland County Registry of deeds, Book 2273, Pg. 251
 - Project Area is 36.8 Acres ±
 - Street sidelines are based upon found monumentation and City of Portland Property Acquisition Plans, Sheets 2p.3 of 7.
 - Project is located in the I-1 Industrial Zone.
 - Lots 1, 2, 3 & 5 reserve stormwater drainage easements over existing swales through Lot 4 as they presently exist and as shown on the plan.
 - Test Pit locations are approximate only and should be verified prior to construction.
 - No future subdivision of land will take place within lots 1-5 without prior Planning Board approval.
 - At least two trees shall be conserved on each lot.
 - Entrance to Lot 5 shall be off easement over Lot 4.
 - Topographical information from the Department of Public Works, Portland Me.
 - Amended Recording Plat prepared to reflect revision to boundary line between lots 1 & 5 both owned by Delta Realty Co. Reference is made to Final Subdivision Plat recorded in C.C.R.D. Book 132, Pg. 13, Oct. 1, 1991
 - Second Amended Recording Plat prepared to reflect revision to boundary line between lots 5 of Butler Subdivision owned by Delta Realty & Lot of McAlister Farm Subdivision owned by C & N Enterprises as shown. Recorded in C.C.R.D. Book 161, Page 15.

- LEGEND**
- IRON FOUND
 - IRON TO BE SET
 - MONUMENT FOUND
 - ⊕ UTILITY POLE
 - CATCH BASIN
 - MANHOLE
 - TREE
 - WETLAND
 - DRAINAGE SWALE
 - WATER LINE
 - WIRE FENCE
 - PROPERTY LINE
 - RIGHT OF WAY
 - WATERGATE
 - BUILDING
 - ELECTRIC LINE
 - SOIL TEST PIT
 - GAS LINE
 - CONTOUR LINE
 - HYDRANT
 - ABUTTER'S SIDELINE

SURVEYOR'S STATEMENT OF ALTERATION

LAND USE CONSULTANTS INC., HEREBY STATES TO ROBERT BILLINGS, THE RECORD OWNER OF LOTS 1, 4, AND 5 DEPICTED HEREON, EXCLUSIVELY, THAT WE HAVE ALTERED THE ORIGINAL RECORDING PLAT AND SUBSEQUENT APPROVED AMENDED RECORDING PLATS BY:

- ALTERING THE COMMON LINE BETWEEN LOT 1 AND LOT 4, AND ADJUSTING THEIR AREAS ACCORDINGLY;
- UPDATING AND ADDING RECORD OWNERS.

John D. Roberts 1-30-96
 JOHN D. ROBERTS
 MAINE PROFESSIONAL LAND SURVEYOR #1155
 LAND USE CONSULTANTS, INC.
 PORTLAND, MAINE

APPROVED BY THE
 CITY OF PORTLAND PLANNING BOARD

CHAIR: *Cyrus J. Hogg*
John H. Caswell
 DATE: 6-11-96

I hereby certify to Delta Realty exclusively that this plan depicts the results of a field survey made Nov. 1986 and is correct according to the best of my knowledge, information & belief and that this plan and survey conform to a Category 2, Condition III Survey according to the standards of the Maine Board of Registration for Land Surveyors.
 Exceptions: 1) This plan is based on recorded plans entitled a) McAlister Farm Subdivision by Steven Paul Daily Reg. P.E. # 3529 recorded in C.C.R.D. Book 154, Pg. 25 & b) Donald O. Butler Subdivision by Jeffrey McAlister Reg. L.S. # 1263 recorded in C.C.R.D. Book 142 Pg. 29.
 2) Certification applies only to amendment as noted. No certifications are made or implied to any other information on this plan.
 3) No Monumentation has been set.

1-21-97 Date
 Maine Registered Land Surveyor #1263
 Land Use Consultants
 Portland, Me.



DONALD O. BUTLER SUBDIVISION
 RIVERSIDE STREET
 PORTLAND, MAINE

THIRD AMENDED RECORDING PLAT

ORIGINAL OWNER: DELTA REALTY CO.
 400 RIVERSIDE PROPERTIES
 P. O. BOX 334
 PORTLAND, MAINE

DATE: APRIL 30, 1996
 JOB NO: 1396

DRN: uof
 CHK: [initials]
 FIELD BK: 26

SCALE: 1" = 100'
 SHEET 1 OF 1

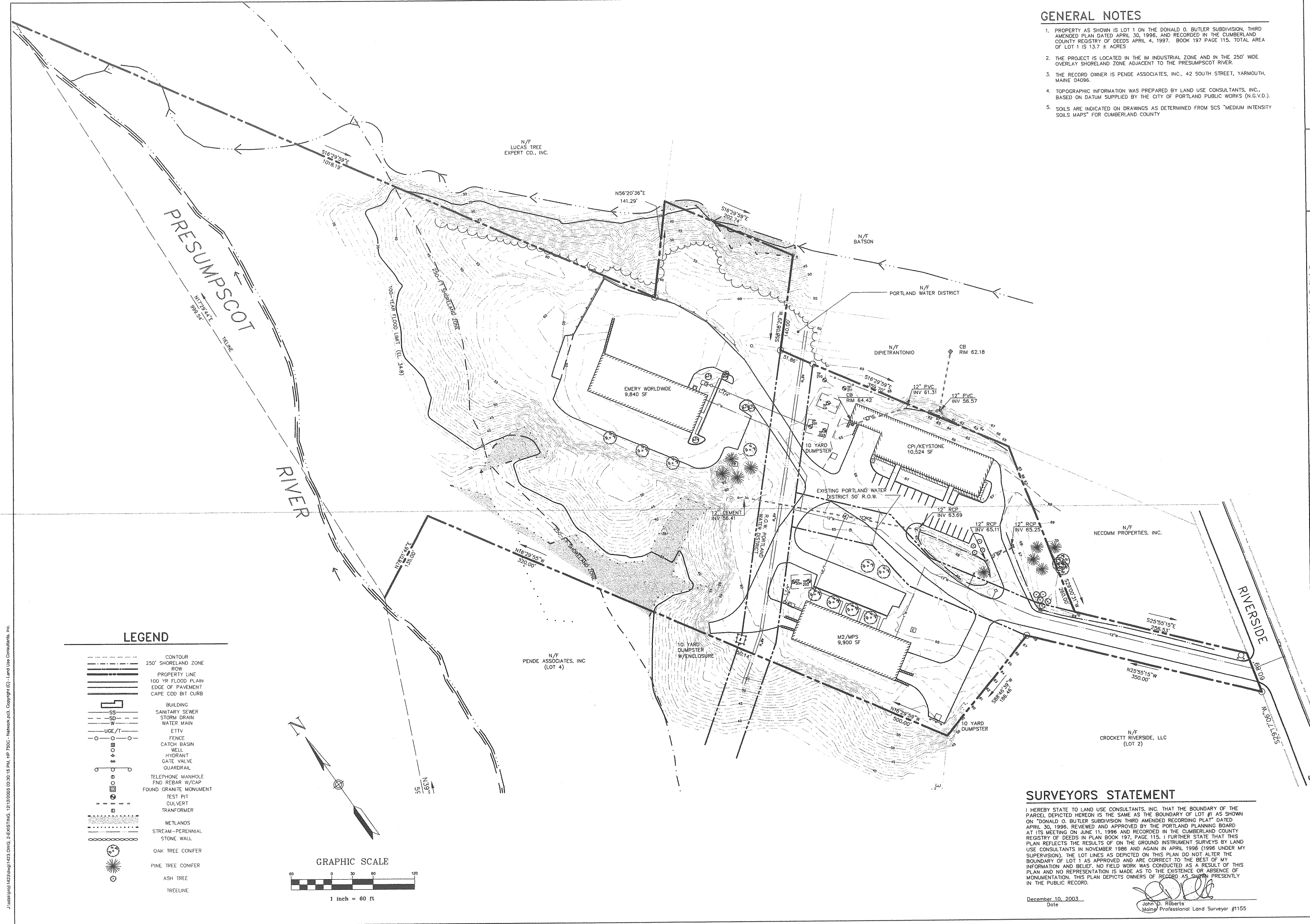
FOR REGISTRY USE ONLY

RECORDED APRIL 4, 1997
 BOOK 197 PAGE 115

LAND USE CONSULTANTS
 Land Planners • Engineers • Surveyors
 966 RIVERSIDE STREET
 PORTLAND, MAINE 04103
 207-878-3313

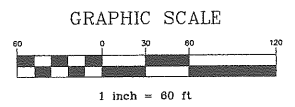
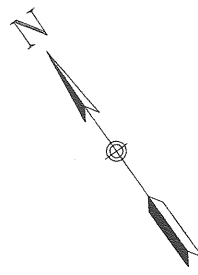
REVISIONS	DATE
REMOVE ALTERATION APPROVAL FOR PLAN DEPT. ADD	6/11/96
PLAN BOARD SIGNING BLOCK	

J:\work\proj\1423\map\1423.dwg, 2-EXISTS.DWG, 2-EXISTS.DWG, 12/12/2003 10:30:15 PM, HP 756C, Network.scd, Copyright (C) Land Use Consultants, Inc.



LEGEND

- CONTOUR
- 250' SHORELAND ZONE
- R.O.W.
- PROPERTY LINE
- 100 YR FLOOD PLAIN
- EDGE OF PAVEMENT
- CAPE COD BIT CURB
- BUILDING
- SANITARY SEWER
- STORM DRAIN
- WATER MAIN
- ETTV
- FENCE
- CATCH BASIN
- WELL
- HYDRANT
- GATE VALVE
- QUADRANT
- TELEPHONE MANHOLE
- PND REPAIR W/CAP
- FOUND GRANITE MONUMENT
- TEST PIT
- CULVERT
- TRANSFORMER
- WETLANDS
- STREAM-PERENNIAL
- STONE WALL
- OAK TREE CONIFER
- PINE TREE CONIFER
- ASH TREE
- TREELINE



GENERAL NOTES

1. PROPERTY AS SHOWN IS LOT 1 ON THE DONALD O. BUTLER SUBDIVISION, THIRD AMENDED PLAN DATED APRIL 30, 1996, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS APRIL 4, 1997. BOOK 197 PAGE 115. TOTAL AREA OF LOT 1 IS 13.7 ± ACRES.
2. THE PROJECT IS LOCATED IN THE M INDUSTRIAL ZONE AND IN THE 250' WIDE OVERLAY SHORELAND ZONE ADJACENT TO THE PRESUMPSCOT RIVER.
3. THE RECORD OWNER IS PENDE ASSOCIATES, INC., 42 SOUTH STREET, YARMOUTH, MAINE 04096.
4. TOPOGRAPHIC INFORMATION WAS PREPARED BY LAND USE CONSULTANTS, INC., BASED ON DATUM SUPPLIED BY THE CITY OF PORTLAND PUBLIC WORKS (N.G.V.D.).
5. SOILS ARE INDICATED ON DRAWINGS AS DETERMINED FROM SCS "MEDIUM INTENSITY SOILS MAPS" FOR CUMBERLAND COUNTY.

PENDE ASSOCIATES, INC.
 866 RIVERSIDE STREET
 PORTLAND, MAINE 04103
 Phone (207) 874-0501
 Fax (207) 874-0501
 Internet: pen@landuseinc.com

SANI-CLEAN BUILDING
 LOT 1 BUTLER SUBDIVISION
 410 RIVERSIDE STREET, PORTLAND, ME
 PREPARED FOR RECORD OWNER:
 ALEXANDER-RUSSELL CO., LLC
 585 RIVERSIDE STREET
 PORTLAND, ME 04103

Designed TDD	Date
Drawn TDD	
Checked DAK	
Scale 1" = 60'	
Date 12-12-03	

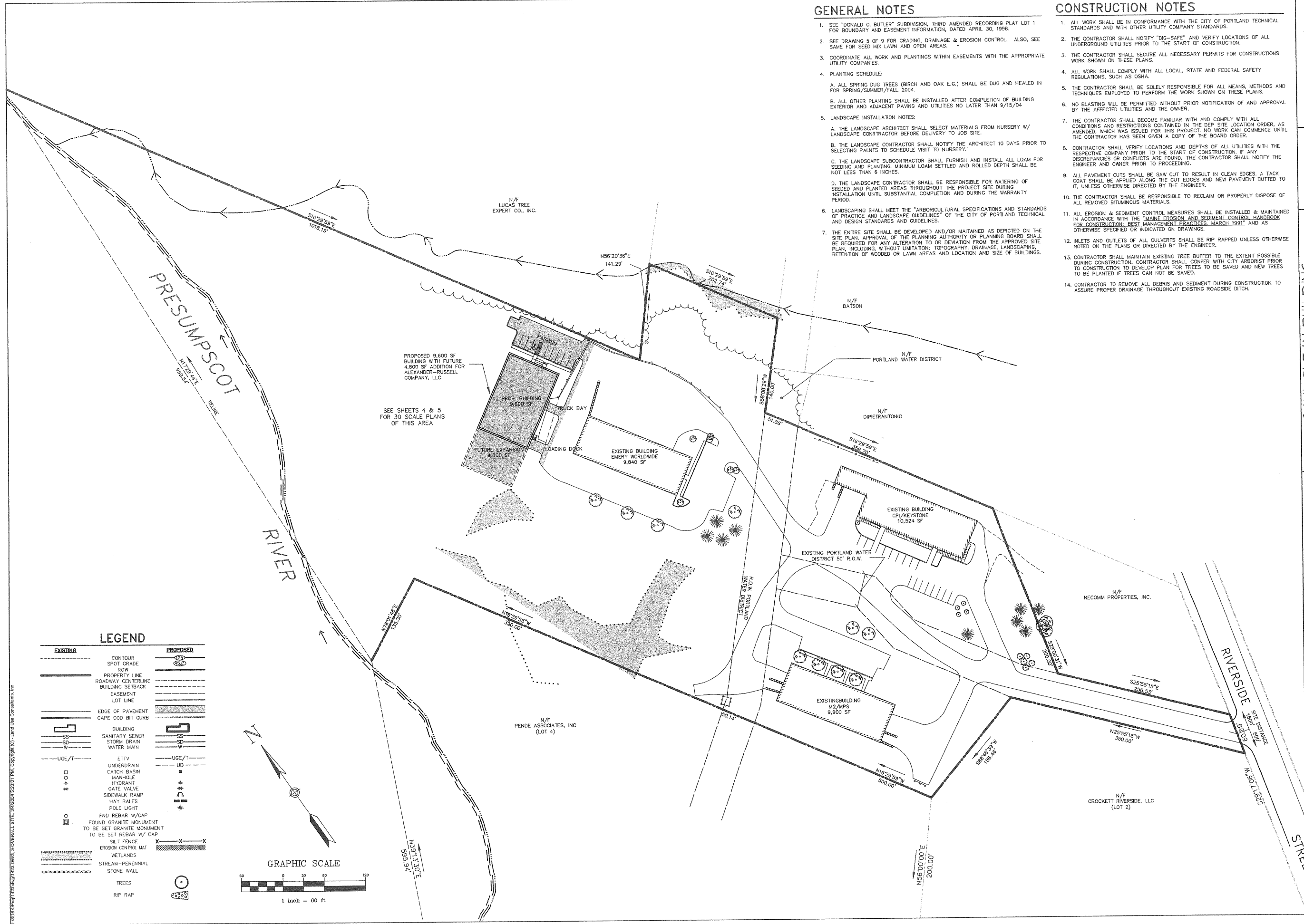
EXISTING CONDITIONS
 Job No. 1423.1
 Drawing
 2 of 9

SURVEYORS STATEMENT

I HEREBY STATE TO LAND USE CONSULTANTS, INC. THAT THE BOUNDARY OF THE PARCEL DEPICTED HEREON IS THE SAME AS THE BOUNDARY OF LOT #1 AS SHOWN ON "DONALD O. BUTLER SUBDIVISION THIRD AMENDED RECORDING PLAN" DATED APRIL 30, 1996, REVIEWED AND APPROVED BY THE PORTLAND PLANNING BOARD AT ITS MEETING ON JUNE 11, 1996 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 197, PAGE 115. I FURTHER STATE THAT THIS PLAN REFLECTS THE RESULTS OF ON THE GROUND INSTRUMENT SURVEYS BY LAND USE CONSULTANTS IN NOVEMBER 1986 AND AGAIN IN APRIL 1996 (1996 UNDER MY SUPERVISION). THE LOT LINES AS DEPICTED ON THIS PLAN DO NOT ALTER THE BOUNDARY OF LOT 1 AS APPROVED AND ARE CORRECT TO THE BEST OF MY INFORMATION AND BELIEF. NO FIELD WORK WAS CONDUCTED AS A RESULT OF THIS PLAN AND NO REPRESENTATION IS MADE AS TO THE EXISTENCE OR ABSENCE OF MONUMENTATION. THIS PLAN DEPICTS OWNERS OF RECORD AS SHOWN PRESENTLY IN THE PUBLIC RECORD.

December 10, 2003
 Date

 John D. Roberts
 Maine Professional Land Surveyor #1155



GENERAL NOTES

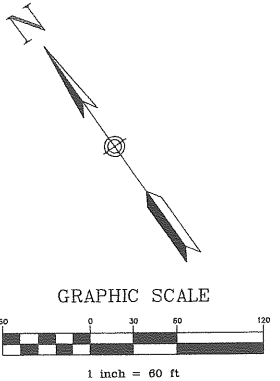
- SEE "DONALD O. BUTLER" SUBDIVISION, THIRD AMENDED RECORDING PLAT LOT 1 FOR BOUNDARY AND EASEMENT INFORMATION, DATED APRIL 30, 1996.
- SEE DRAWING 5 OF 9 FOR GRADING, DRAINAGE & EROSION CONTROL. ALSO, SEE SAME FOR SEED MIX LAWN AND OPEN AREAS.
- COORDINATE ALL WORK AND PLANTINGS WITHIN EASEMENTS WITH THE APPROPRIATE UTILITY COMPANIES.
- PLANTING SCHEDULE:
 - A. ALL SPRING DUG TREES (BIRCH AND OAK E.G.) SHALL BE DUG AND HEALED IN FOR SPRING/SUMMER/FALL 2004.
 - B. ALL OTHER PLANTING SHALL BE INSTALLED AFTER COMPLETION OF BUILDING EXTERIOR AND ADJACENT PAVING AND UTILITIES NO LATER THAN 8/15/04
- LANDSCAPE INSTALLATION NOTES:
 - A. THE LANDSCAPE ARCHITECT SHALL SELECT MATERIALS FROM NURSERY W/ LANDSCAPE CONTRACTOR BEFORE DELIVERY TO JOB SITE.
 - B. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT 10 DAYS PRIOR TO SELECTING PALNTS TO SCHEDULE VISIT TO NURSERY.
 - C. THE LANDSCAPE SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL LOAM FOR SEEDING AND PLANTING. MINIMUM LOAM SETTLED AND ROLLED DEPTH SHALL BE NOT LESS THAN 6 INCHES.
 - D. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF SEEDED AND PLANTED AREAS THROUGHOUT THE PROJECT SITE DURING INSTALLATION UNTIL SUBSTANTIAL COMPLETION AND DURING THE WARRANTY PERIOD.
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS AND LOCATION AND SIZE OF BUILDINGS.

CONSTRUCTION NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND WITH OTHER UTILITY COMPANY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" AND VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTIONS WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, SUCH AS OSHA.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- NO BLASTING WILL BE PERMITTED WITHOUT PRIOR NOTIFICATION OF AND APPROVAL BY THE AFFECTED UTILITIES AND THE OWNER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEP SITE LOCATION ORDER, AS AMENDED, WHICH WAS ISSUED FOR THIS PROJECT. NO WORK CAN COMMENCE UNTIL THE CONTRACTOR HAS BEEN GIVEN A COPY OF THE BOARD ORDER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED BITUMINOUS MATERIALS.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION- BEST MANAGEMENT PRACTICES, MARCH 1991" AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- INLETS AND OUTLETS OF ALL CULVERTS SHALL BE RIP RAPPED UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN EXISTING TREE BUFFER TO THE EXTENT POSSIBLE DURING CONSTRUCTION. CONTRACTOR SHALL CONFER WITH CITY ARBORIST PRIOR TO CONSTRUCTION TO DEVELOP PLAN FOR TREES TO BE SAVED AND NEW TREES TO BE PLANTED IF TREES CAN NOT BE SAVED.
- CONTRACTOR TO REMOVE ALL DEBRIS AND SEDIMENT DURING CONSTRUCTION TO ASSURE PROPER DRAINAGE THROUGHOUT EXISTING ROADSIDE DITCH.

LEGEND

EXISTING	PROPOSED



engineers
planners
architects

966 RIVERSIDE STREET
PORTLAND, MAINE 04106
Voice (207) 878-3315
Fax (207) 878-2201
E-mail: info@lucasc.com

LUCAS
Land Use Consultants, Inc.

DAVID
NATHAN
REGISTERED PROFESSIONAL ENGINEERS

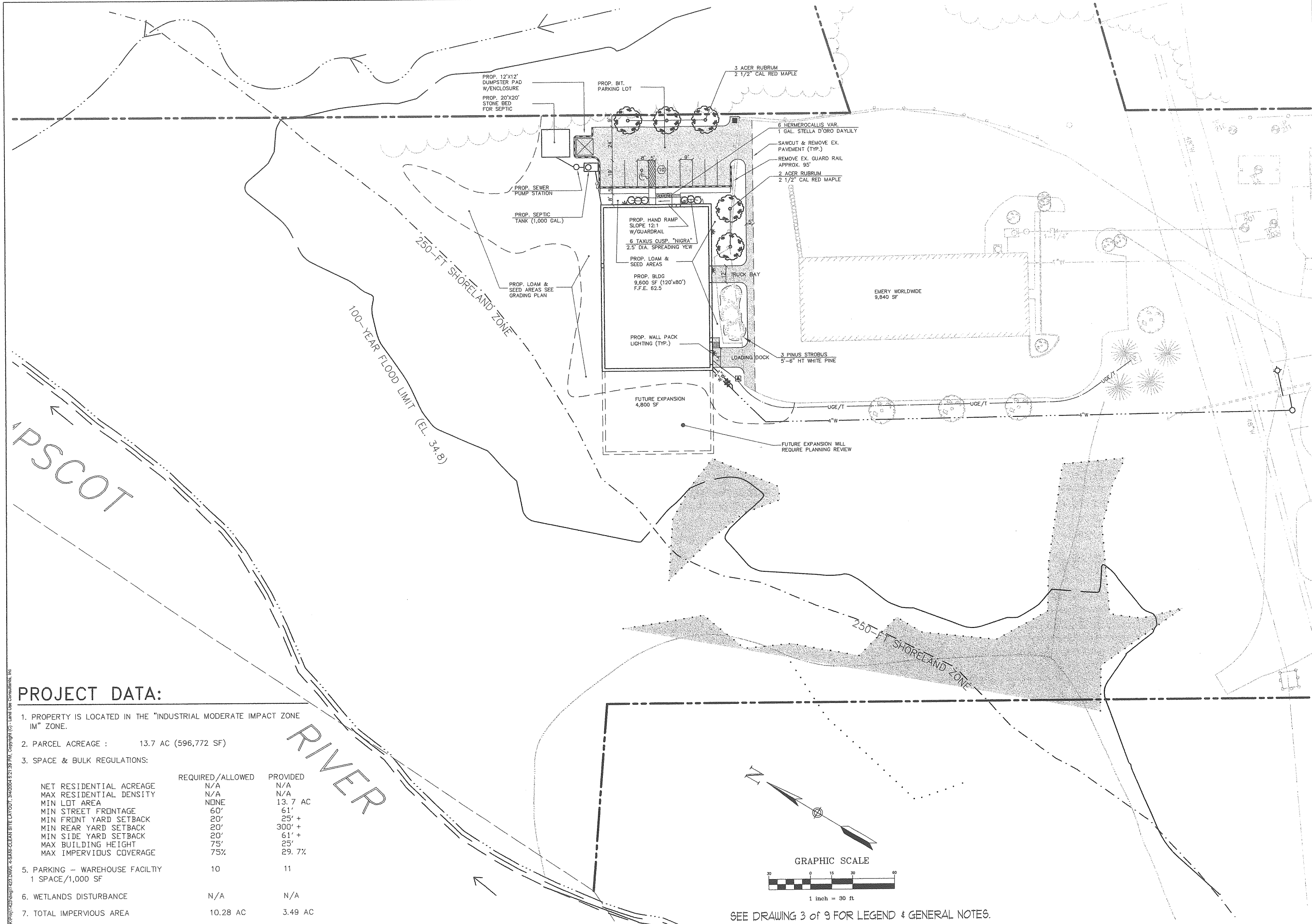
SANI-CLEAN BUILDING
LOT 1, BUTLER SUBDIVISION
470 RIVERSIDE STREET, PORTLAND, ME
PREPARED FOR RECORD OWNER:
ALEXANDER-RUSSELL CO. LLC
585 RIVERSIDE STREET
PORTLAND, ME 04103

Revision	Date
NO REVISIONS	03/05/04

Designed TDD	
Drawn TDD	
Checked DAK	
Scale	1" = 60'
Date	12-12-03

OVERALL SITE PLAN

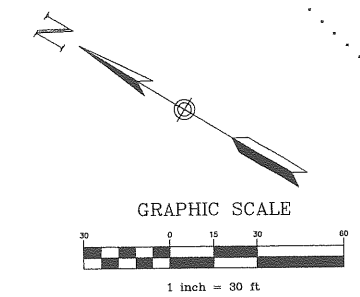
Job No. 1423.1
Drawing
3 of 9



PROJECT DATA:

- PROPERTY IS LOCATED IN THE "INDUSTRIAL MODERATE IMPACT ZONE IM" ZONE.
- PARCEL ACREAGE : 13.7 AC (596,772 SF)
- SPACE & BULK REGULATIONS:

	REQUIRED/ALLOWED	PROVIDED
NET RESIDENTIAL ACREAGE	N/A	N/A
MAX RESIDENTIAL DENSITY	N/A	N/A
MIN LOT AREA	NONE	13.7 AC
MIN STREET FRONTAGE	60'	61'
MIN FRONT YARD SETBACK	20'	25' +
MIN REAR YARD SETBACK	20'	300' +
MIN SIDE YARD SETBACK	20'	61' +
MAX BUILDING HEIGHT	75'	25'
MAX IMPERVIOUS COVERAGE	75%	29.7%
- PARKING - WAREHOUSE FACILITY
1 SPACE/1,000 SF 10 11
- WETLANDS DISTURBANCE N/A N/A
- TOTAL IMPERVIOUS AREA 10.28 AC 3.49 AC



SEE DRAWING 3 OF 9 FOR LEGEND & GENERAL NOTES.

TUC
Land Use Consultants, Inc.

engineers
planners
landscape architects

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

Phone: (207) 878-3333
Fax: (207) 878-5200
Internet: tuc@tucmail.com

STATE OF MAINE PROFESSIONAL SEAL

DAVID M. TUCKER
LANDSCAPE ARCHITECT
NO. 3197

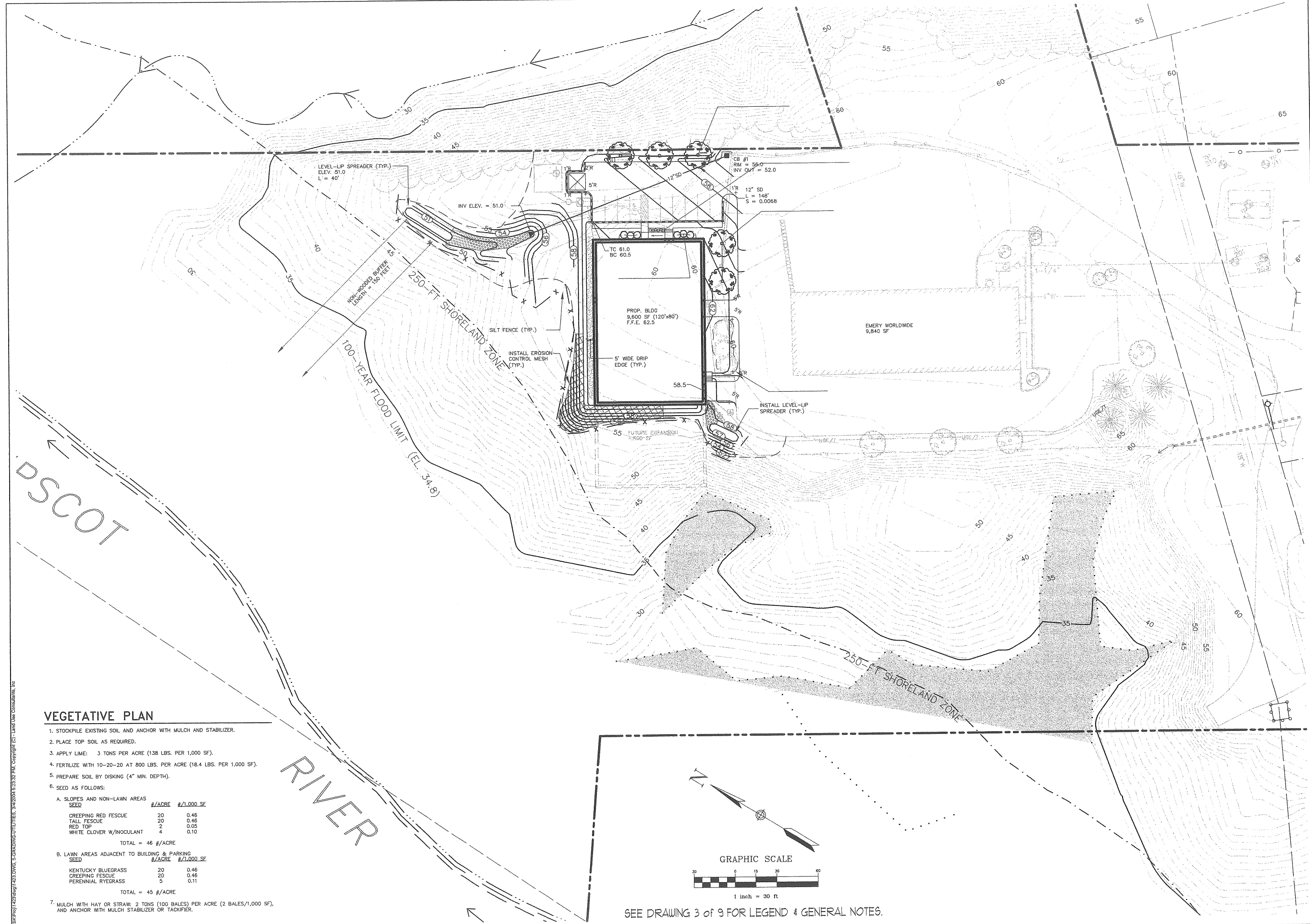
SANI-CLEAN BUILDING
LOT 1 BUTLER SUBDIVISION
410 RIVERSIDE STREET, PORTLAND, ME
PREPARED FOR RECORD OWNER:
ALEXANDER-RUSSELL CO, LLC
585 RIVERSIDE STREET
PORTLAND, ME 04103

Revision	Date
LANDSCAPING ADDED ALONG PROP. LINE W/ SPECIES PER SEBAGO TECHNICS, INC. DESIGN COMMENTS	03/05/04

Designed TDD	12-12-03
Drawn TDD	
Checked DAK	
Scale	1" = 30'
Date	12-12-03

SITE LAYOUT AND UTILITIES PLAN

Job No. 1423J
Drawing
4 of 9

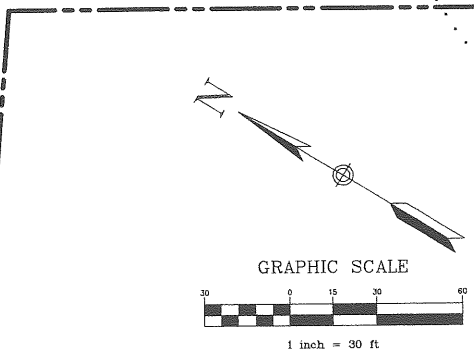


VEGETATIVE PLAN

- STOCKPILE EXISTING SOIL AND ANCHOR WITH MULCH AND STABILIZER.
- PLACE TOP SOIL AS REQUIRED.
- APPLY LIME: 3 TONS PER ACRE (138 LBS. PER 1,000 SF).
- FERTILIZE WITH 10-20-20 AT 800 LBS. PER ACRE (18.4 LBS. PER 1,000 SF).
- PREPARE SOIL BY DISKING (4" MIN. DEPTH).
- SEED AS FOLLOWS:

A. SLOPES AND NON-LAWN AREAS		
SEED	#/ACRE	#/1,000 SF
CREEPING RED FESCUE	20	0.46
TALL FESCUE	20	0.46
RED TOP	2	0.05
WHITE CLOVER W/INOCULANT	4	0.10
TOTAL = 46 #/ACRE		

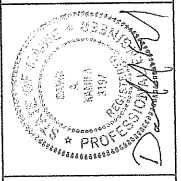
B. LAWN AREAS ADJACENT TO BUILDING & PARKING		
SEED	#/ACRE	#/1,000 SF
KENTUCKY BLUEGRASS	20	0.46
CREEPING FESCUE	20	0.46
PERENNIAL RYEGRASS	5	0.11
TOTAL = 45 #/ACRE		
- MULCH WITH HAY OR STRAW: 2 TONS (100 BALES) PER ACRE (2 BALES/1,000 SF), AND ANCHOR WITH MULCH STABILIZER OR TACKIFIER.



SEE DRAWING 3 of 9 FOR LEGEND & GENERAL NOTES.

LUC
 Land Use Consultants, Inc.
 engineers
 planners
 architects

966 AVENUE STREET
 PORTLAND, MAINE 04103
 Voice (207) 878-3332
 Fax (207) 878-3301
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SANI-CLEAN BUILDING
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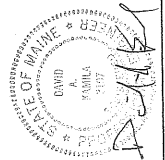
Revision	Date
CB #1 AND LEVEL-UP SPREADER SHIFTED & MINOR GRADING CHANGES PEET SEBAGO TECHNICUS DESIGN COMMENTS	03/25/04

Designed TDD	Date
Drawn TDD	12-12-03
Checked DAK	
Scale 1" = 30'	

GRADING, DRAINAGE & EROSION CONTROL PLAN

Job No. 14231
 Drawing 5 of 9

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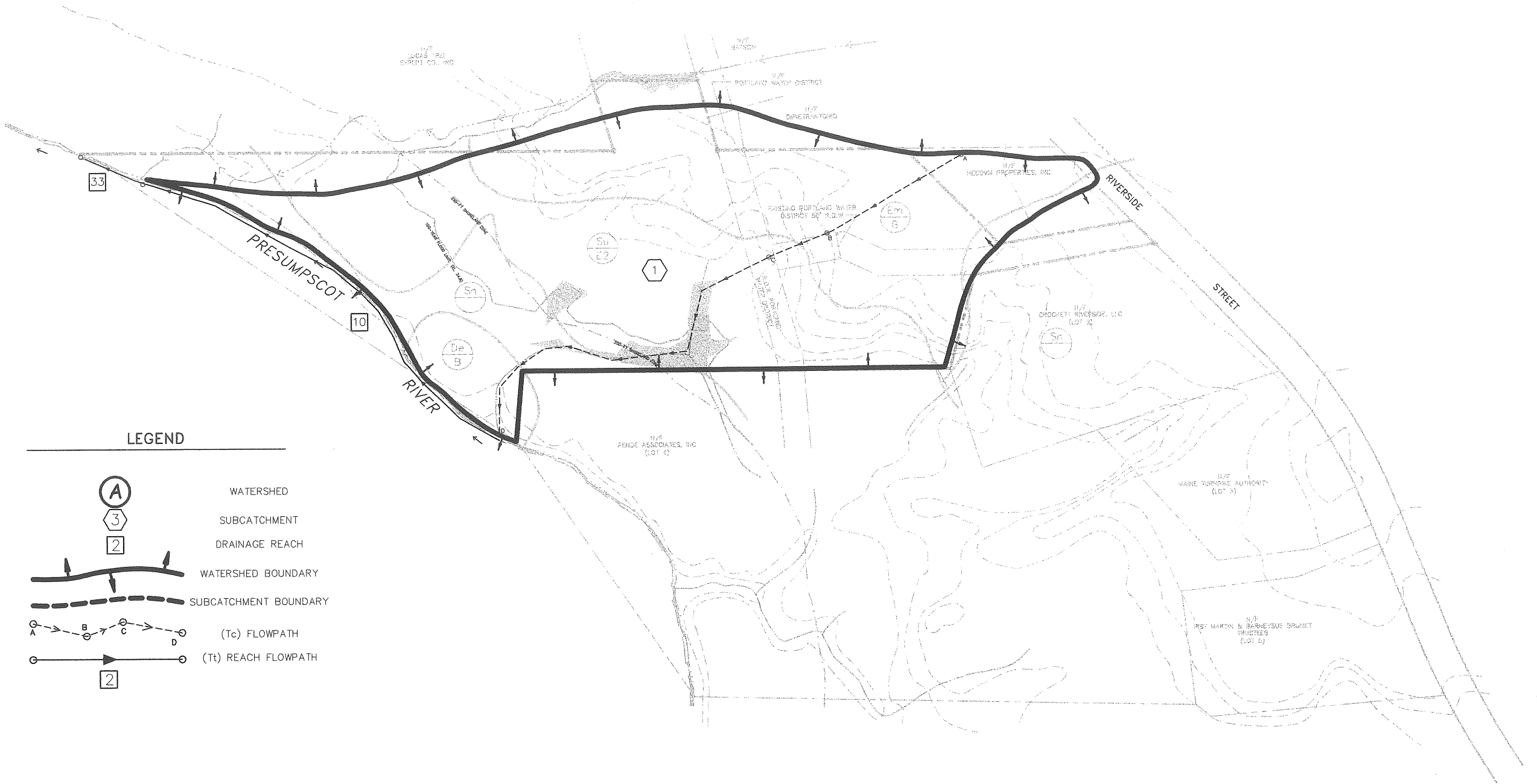


SANI-CLEAN BUILDING
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 410 RIVERSIDE STREET, PORTLAND, ME
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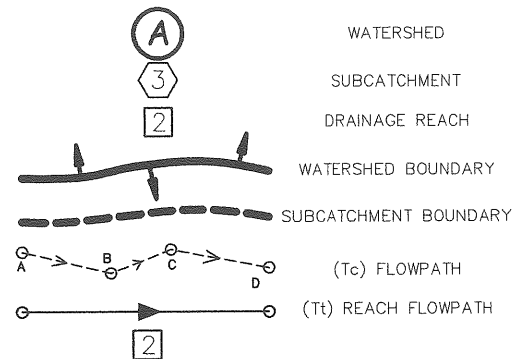
Revision	Date
NO REVISIONS	03/05/04

PRE-DEVELOPMENT WATERSHED

Job No. 1423.1
 Drawing 6 of 9

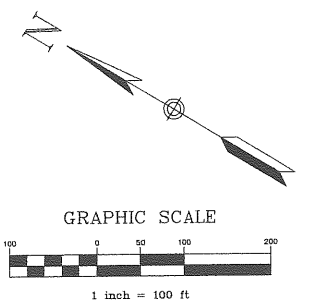


LEGEND

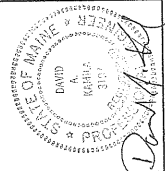


SOILS LEGEND:

- NOTE: SOILS BOUNDARIES ARE APPROXIMATE BASED ON MEDIUM INTENSITY SOILS MAPS BY SCS SOIL SURVEY FOR CUMBERLAND COUNTY.
- DEERFIELD LOAMY SAND (3-8%)
HYDROLOGIC SOILS GROUP "B"
 - ELMWOOD FINE SANDY LOAM (0-8%)
HYDROLOGIC SOILS GROUP "C"
 - SCANTIC SILT LOAM
HYDROLOGIC SOILS GROUP "D"
 - SUFFIELD SILT LOAM (25-45%)
HYDROLOGIC SOILS GROUP "C"
 - SOILS BOUNDARY



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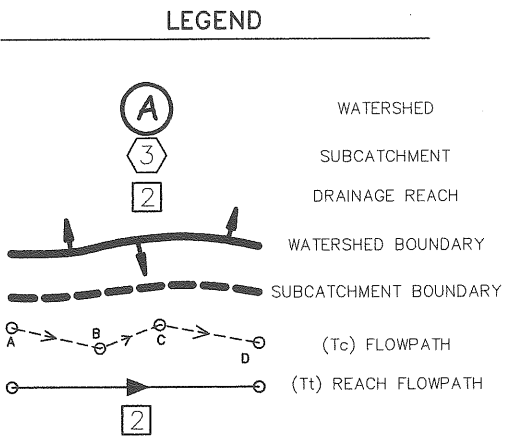
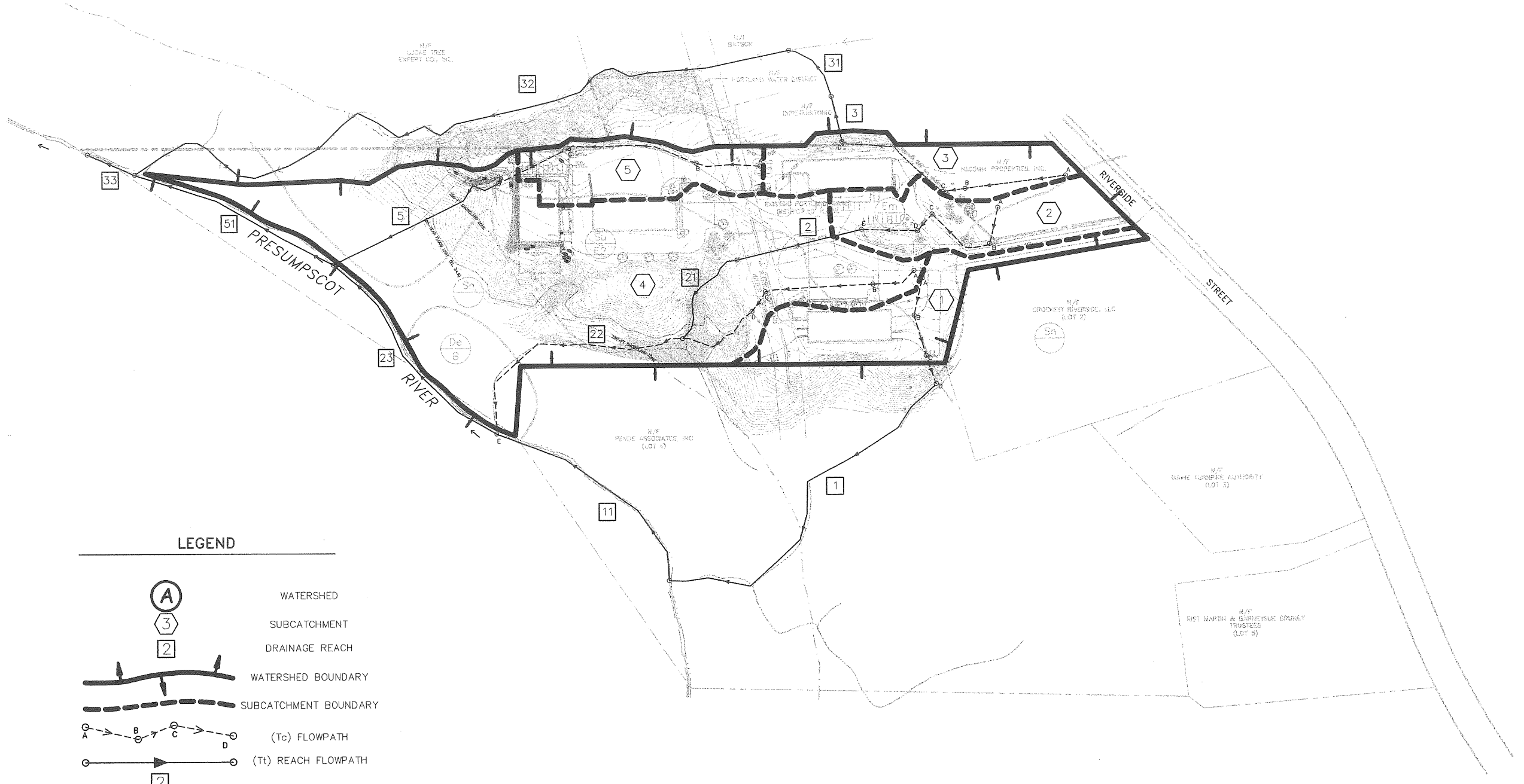


SANI-CLEAN BUILDING
 LOT 1, BUTLER SUBDIVISION
 410 RIVERSIDE STREET, PORTLAND, ME
 PREPARED FOR RECORD OWNER:
 ALEXANDER-RUSSELL CO., LLC
 585 RIVERSIDE STREET
 PORTLAND, ME 04103

Revision	Date
NO REVISIONS	07/05/04

Designed TDD
 Drawn TDD
 Checked DAK
 Scale 1" = 100'
 Date 12-12-03

POST-DEVELOPMENT
 WATERSHED
 Job No. 1423.1
 Drawing
 7 of 9

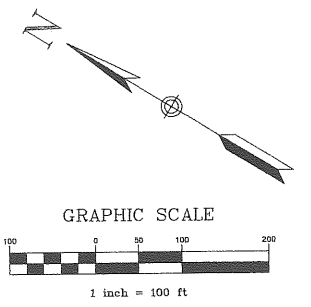


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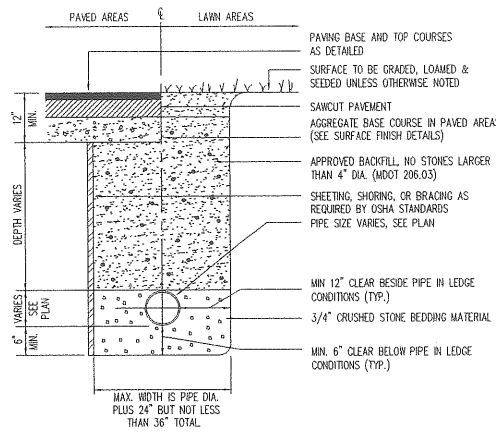
NOTE: SOILS BOUNDARIES ARE APPROXIMATE BASED ON MEDIUM INTENSITY SOILS MAPS BY SCS SOIL SURVEY FOR CUMBERLAND COUNTY.

- (Da/B) DEERFIELD LOAMY SAND (3-8%)
HYDROLOGIC SOILS GROUP "B"
- (Eh/B) ELMWOOD FINE SANDY LOAM (0-8%)
HYDROLOGIC SOILS GROUP "C"
- (Sh) SCANTIC SILT LOAM
HYDROLOGIC SOILS GROUP "D"
- (Su/B) SUFFIELD SILT LOAM (25-45%)
HYDROLOGIC SOILS GROUP "C"

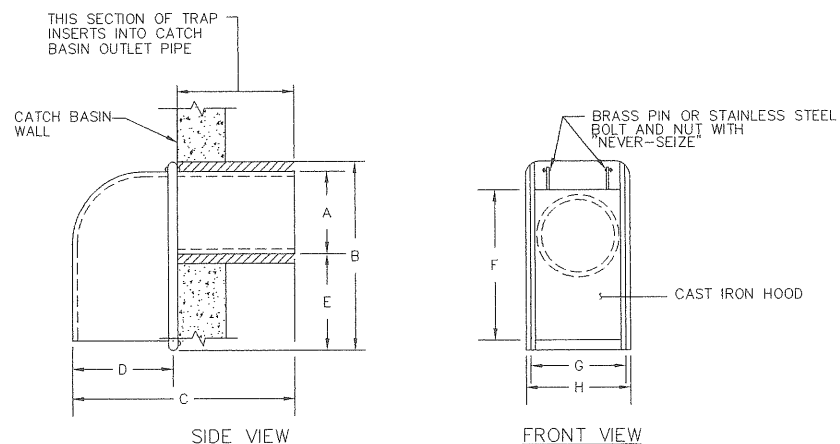
SOILS BOUNDARY



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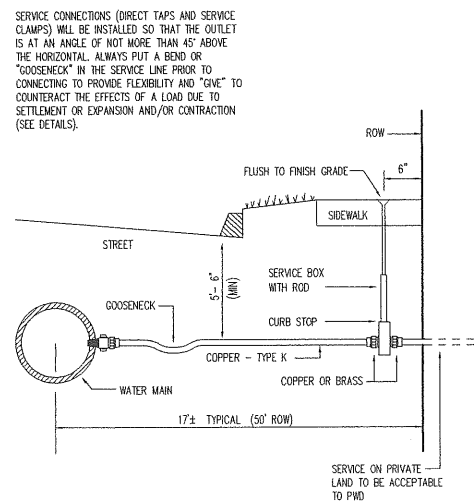
8 TYPICAL PIPE BEDDING DETAIL
NOT TO SCALE



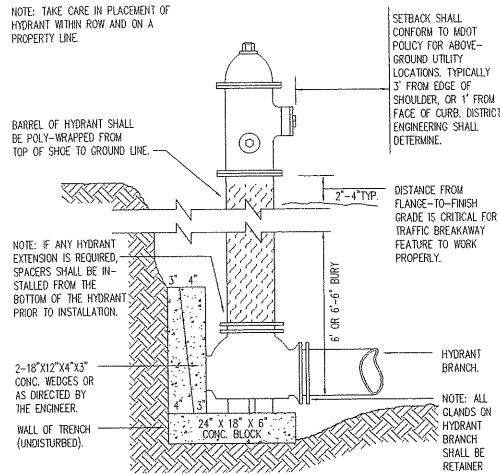
SIZE	A	B	C	D	E	F	G	H
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	7 1/4"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	9 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 in.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"

(AS MANUFACTURED BY THE ETHERIDGE FOUNDRY IN PORTLAND, ME.)
NOTE: CONTRACTOR UTILIZE THE "CASCO TRAP" AS MANUFACTURED BY THE ETHERIDGE FOUNDRY OR AN APPROVED EQUIVALENT AS SUPPLIED BY THE LEBARON FOUNDRY, MODEL # L 202 "STANDARD CATCH BASIN TRAP"

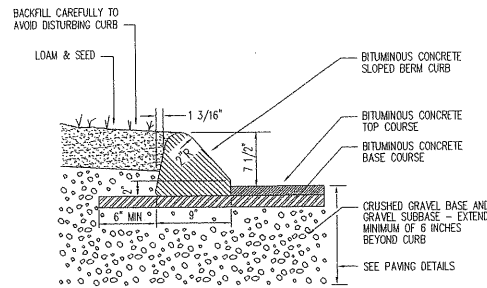
9 CASCO TRAP DETAIL
NOT TO SCALE



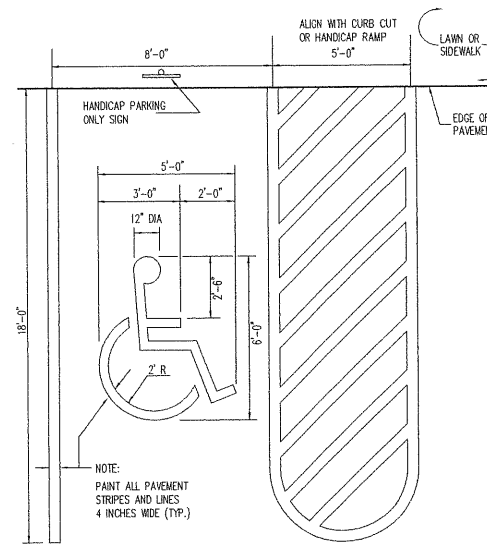
10 TYPICAL SERVICE CONNECTION
NOT TO SCALE



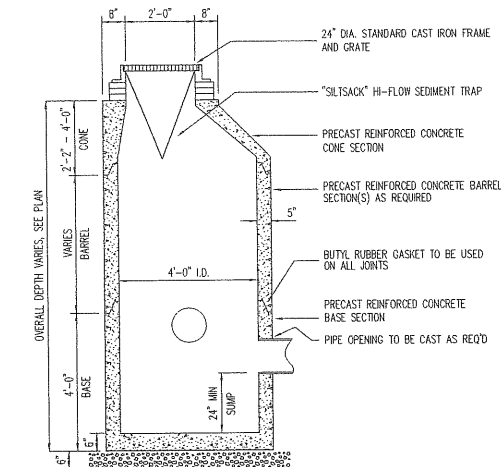
5 TYPICAL HYDRANT INSTALLATION DETAIL
NOT TO SCALE



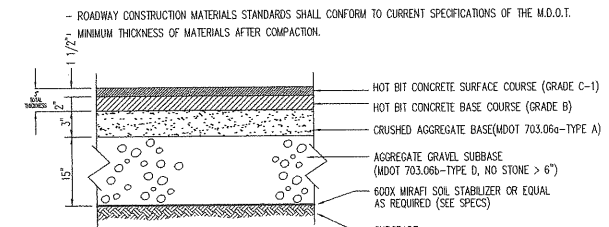
6 BITUMINOUS CONCRETE CURB
NOT TO SCALE



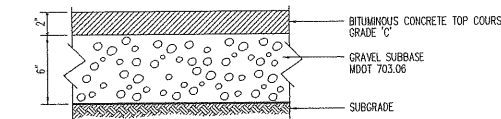
7 HANDICAP PARKING STALL PAVEMENT STENCIL DESIGN
NOT TO SCALE



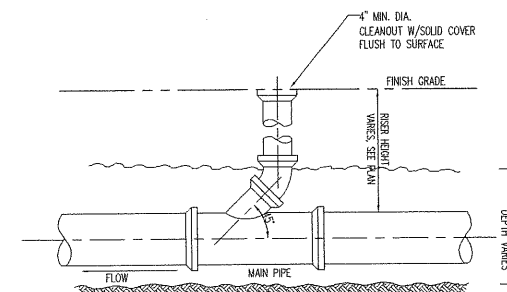
1 CATCH BASIN WITH "SILTSACK" TEMPORARY SEDIMENT TRAP
NOT TO SCALE



2 ROAD/PAVEMENT BUILDUP SECTION
NOT TO SCALE

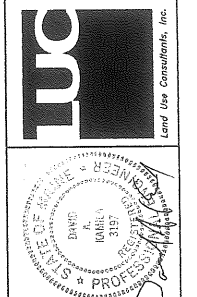


3 BITUMINOUS CONCRETE WALK
NOT TO SCALE



4 SEWER CLEANOUT
NOT TO SCALE

Engineering
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Architecture
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PORTLAND, MAINE 04103
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landuse@landuseinc.com



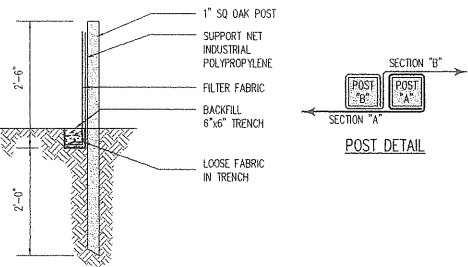
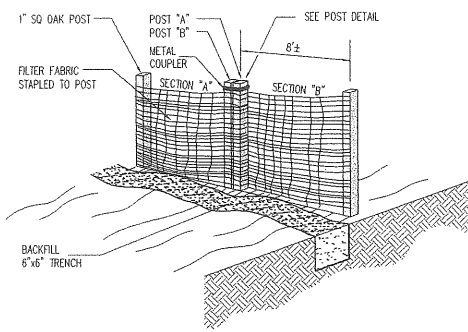
SANI-CLEAN BUILDING
LOT 1, BUTLER SUBDIVISION
470 RIVERSIDE STREET, PORTLAND, ME
PREPARED FOR RECORD OWNER:
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585 RIVERSIDE STREET
PORTLAND, ME 04103

Date	Revision
3/05/04	NO REVISIONS

Designed TDD
Drawn TDD
Checked DAK
Scale AS NOTED
Date 12-12-03

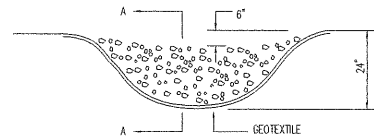
DETAILS
Job No. 1423J
Sheet

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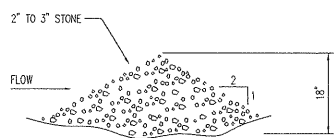


8 PREFABRICATED SILT FENCE

NOT TO SCALE 2275A-ES1/09-08



CROSS SECTION OF DRAINAGE-WAY



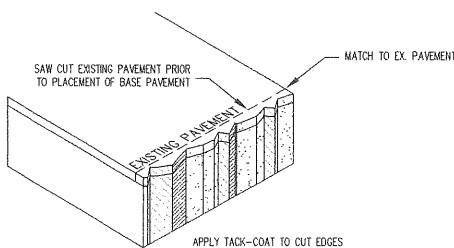
CROSS SECTION OF CHECK DAM A-A

NOTES:

- 1) ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND/WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.
- 2) THE CHECK DAMS SHALL BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE. (GEOTEXTILE MUST BE REMOVED).
- 3) THE GEOTEXTILE SHALL BE DISPOSED OF OFFSITE.
- 4) THE AREA CONTRIBUTORY TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES.

9 TEMPORARY STONE CHECK DAM IN DRAINAGE-WAY

NOT TO SCALE ED-CHECKDAM-STONE/10-05



10 PAVEMENT SAWCUT

NOT TO SCALE

ROAD LIGHTING

OR APPROVED EQUAL

Mounting
 1. Mounting hardware shall be stainless steel or galvanized steel with a minimum thickness of 1/8\"/>

Options
 1. The lighting fixture shall be a high pressure sodium (HPS) or metal halide (MH) fixture with a minimum wattage of 100 watts.
 2. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.
 3. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.

Labels
 1. The lighting fixture shall be a high pressure sodium (HPS) or metal halide (MH) fixture with a minimum wattage of 100 watts.
 2. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.
 3. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.

Backlighting
 1. Backlighting shall be provided for all lighting fixtures.
 2. Backlighting shall be provided for all lighting fixtures.

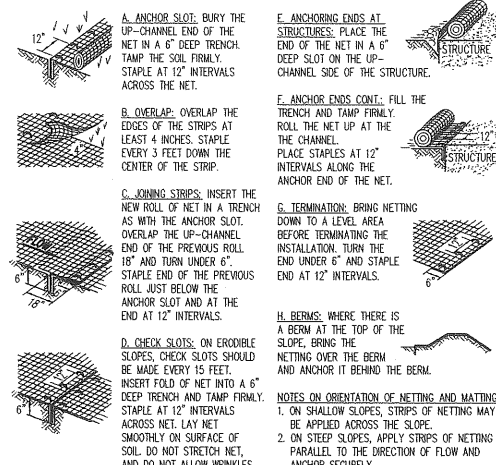
Labels
 1. The lighting fixture shall be a high pressure sodium (HPS) or metal halide (MH) fixture with a minimum wattage of 100 watts.
 2. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.
 3. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.

Lamps
 1. The lighting fixture shall be a high pressure sodium (HPS) or metal halide (MH) fixture with a minimum wattage of 100 watts.
 2. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.
 3. The lighting fixture shall be a street lighting fixture with a minimum height of 10 feet.

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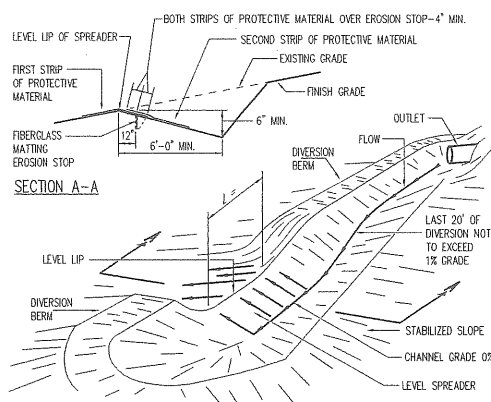
6 WALL PACK LIGHT WITH SHIELD

NOT TO SCALE



7 GENERAL INSTALLATION OF EROSION CONTROL NETTING & MATTING

NOT TO SCALE 2275A-ES12/04-05

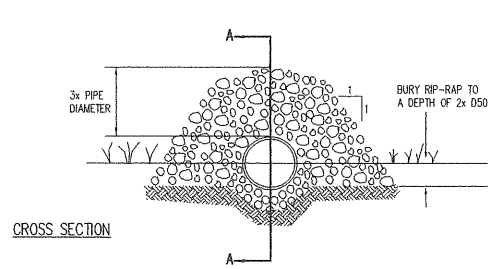
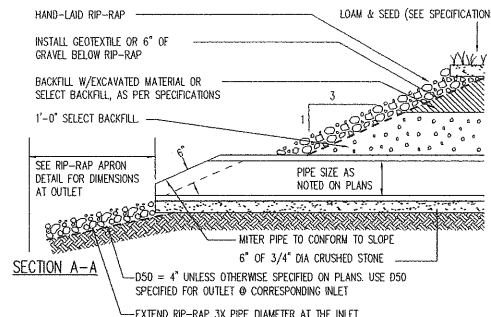


CONSTRUCTION SPECIFICATIONS:

1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP TO ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUN-OFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL).
4. A FIBERGLASS MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK FROM AND PARALLEL TO THE LEVEL LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACKFILLING WITH TAMPED SOIL SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.
5. THE ENTIRE LEVEL LIP SHALL BE PROTECTED BY PLACING TWO STRIPS OF MATTING/BLANKET OR EXCESSOR PROTECTIVE MATERIAL AS SHOWN.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
7. STORM RUN-OFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RE-CONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

4 LEVEL LIP SPREADER

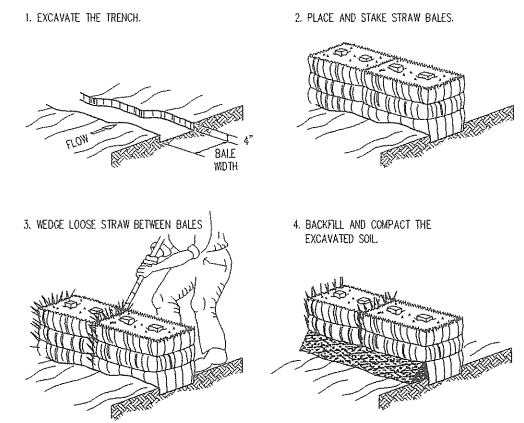
NOT TO SCALE 2275A-ES8/03-05



5 RIP-RAP HEADWALL

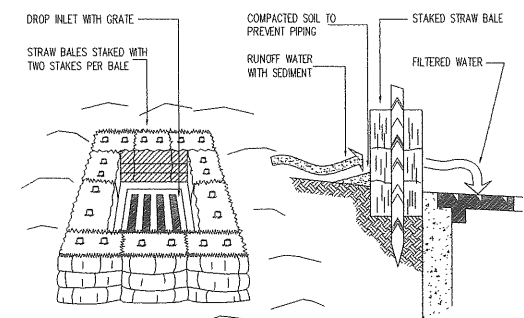
NOT TO SCALE L-SP14/04-04

NOTES:
 STRAW BALE BARRIERS MAY BE USED AS A SUBSTITUTE FOR SILT FENCE BUT ARE NOT TO BE USED ON DRAINAGE AREAS LARGER THAN ONE-HALF ACRE.



CONSTRUCTION OF A STRAW BALE SEDIMENT FILTER BARRIER

NOT TO SCALE 2275A-ES10/04-04

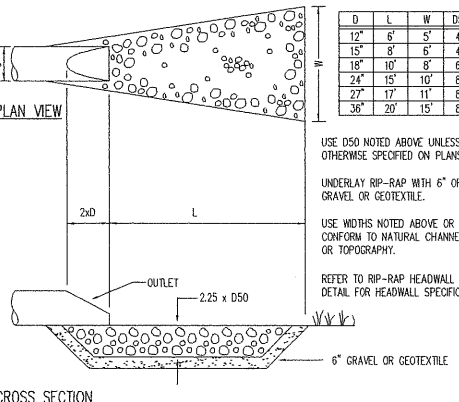


SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREETS OR HIGHWAY MEDIANS.

2 STRAW BALE DROP INLET SEDIMENT FILTER

NOT TO SCALE 2275A-ES10/06-04



3 RIP-RAP APRON

NOT TO SCALE L-SP14/04-04

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 PORTLAND, MAINE 04103
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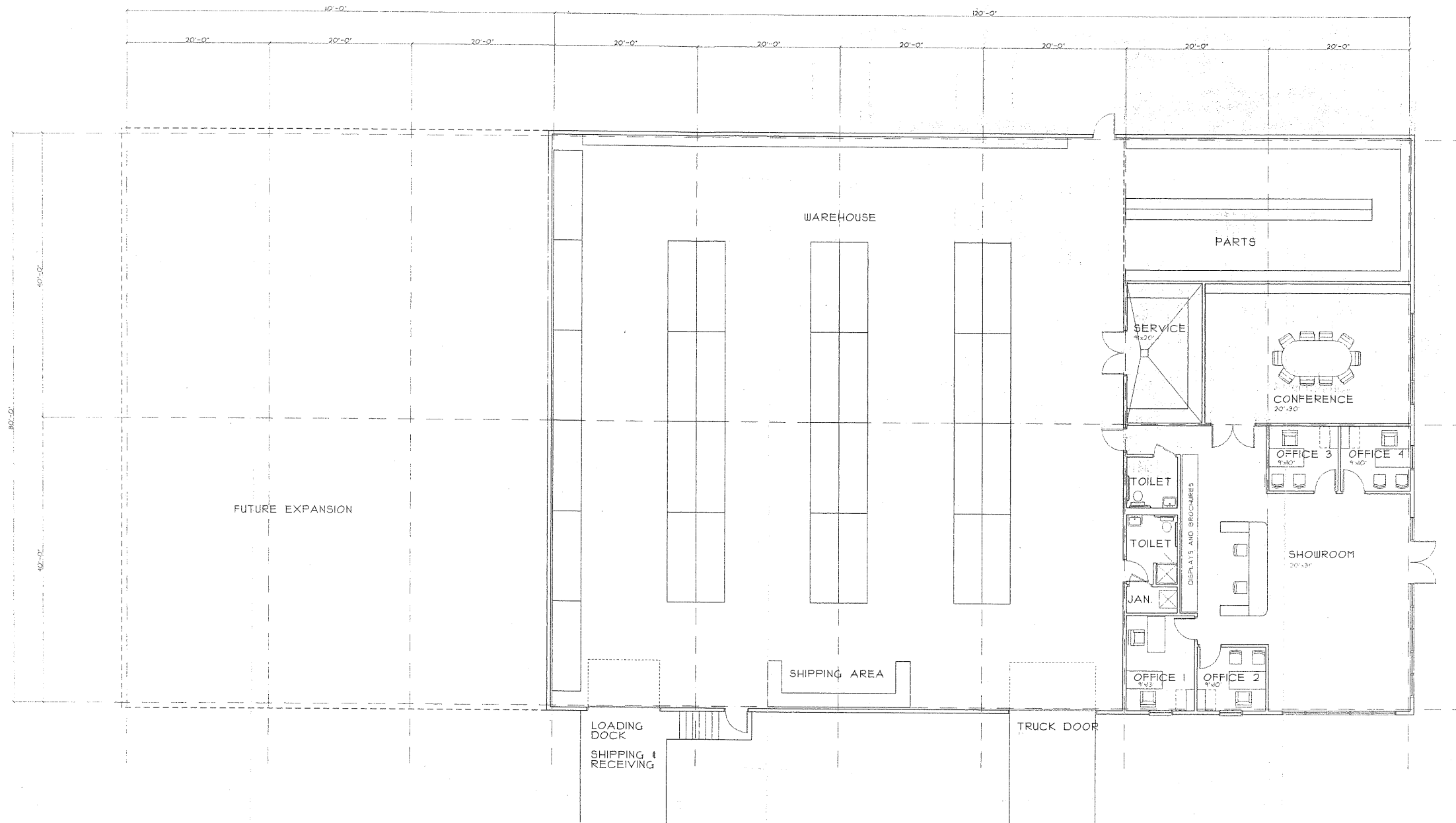
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 585 RIVERSIDE STREET
 PORTLAND, ME 04103

Date	Revision
3/05/04	1. SANICUT DETAIL ADDED PER SEBAGO TECHNIQUES DESIGN REVIEW COMMENTS

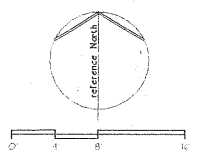
Designed TDD	Checked DAK	Scale	Date
		AS NOTED	12-12-03

DETAILS

Job No. 1423.1
 Sheet



FIRST FLOOR PLAN
1/8" = 1'-0"



REED & CO. ARCHITECTURE
30 PLEASANT STREET
PORTLAND, ME 04101
207 871 5878 FAX 207 871 5065

STRUCTURAL ENGINEER
SWIFT ENGINEERING
331 MAIN STREET
NORWAY, ME 04268
T : 207 743 5865
F : 207 743 9525

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NOV 11 2003
ALLIED CONSTRUCTION

NEW FACILITY FOR
Sani-Clean
470 RIVERSIDE DRIVE
PORTLAND, MAINE

Title: FIRST FLOOR PLAN
Sheet No:
SD 4
Scale: 1/8" = 1'-0"
Date: NOVEMBER 11, 2003
Revised: