

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 783 Riverside ST.		Owner: Bell Atlantic		Phone: 797-1785		Permit No: 000136		
Owner Address: 5 Davis Farm RD. 04103		Lessee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name: On Target Utility Services		Address: 52 Canco RD. 04103		Phone: 791-1041		Permit Issued: 2000		
Past Use: Vacant		Proposed Use: Utility Easement		COST OF WORK: \$ 25,000.00			PERMIT FEE: \$174.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied			INSPECTION: Use Group: U Type: Signature: [Signature]	
Proposed Project Description: Utility & Access Easement		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: B-2 CBL: 327A-A-012		
Permit Taken By: GD		Date Applied For: GD February 17, 2000		Signature: _____ Date: _____		Zoning Approval: [Signature] 2/23/00 Special Zone or Reviews: NA <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone [Signature] <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

***** Please Call Catherine Greene***
856-0277 For Pickup

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

February 17, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED
WITH REQUIREMENTS**

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: [Signature]

**PERMIT ISSUED
WITH
CEO DISTRIBUTMENTS**

8/17/00 Set Backs OK COMMENTS OK

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

#783

Location/Address of Construction (include Portion of Building): <u>Riverside Street, Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>198 sq. ft.</u>	Square Footage of Lot <u>2,364 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>327A</u> Block# <u>A</u> Lot# <u>12</u>	Owner: <u>Bell Atlantic</u>	Telephone#: <u>207-797-1785</u>
Owner's Address: <u>5 Davis Farm Road Portland ME 04103</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$25,000-</u> Fee: <u>\$174-</u>
Proposed Project Description: (Please be as specific as possible) <u>Utility and access easement For a fiber optic switching facility.</u>		
Contractor's Name, Address & Telephone <u>On Target Utility Services, 52 Conco Road, Portland ME 04103</u>		207-791-1041 Rec'd By <u>BD</u>
Current Use: <u>Vacant</u>	Proposed Use: <u>utility easement</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Charles F. Brown</u>	Date: <u>2/14/00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





Sebago Technics

Engineering & Planning for the Future

February 14, 2000
99060

Mr. Samuel Hoffses
Inspections Department
City of Portland
389 Congress Street
Portland, ME 04101

Riverside Street, Portland, Maine

Dear Mr. Hoffses:

Enclosed you will find a building permit application along with the necessary attachments for the above referenced site. I have also enclosed the application fee in the amount of One Hundred and Seventy-Four Dollars (\$174.00) for the building permit.

If you should have any questions or need additional information, please feel free to contact Charles Brown or me at (207) 856-0277.

Sincerely,

SEBAGO TECHNICS, INC.

Cathy Greene
Paralegal

CEG:ceg/jc
Enc.

cc: Troy McDonald

EASEMENT OPTION
Fiber Optic Switching Facility
Riverside Street, Portland, Maine

For and in consideration of the sum on One Dollar (\$1.00) and other valuable consideration, a non refundable amount, to be paid by *New England Telephone and Telegraph Company (DBA Bell Atlantic)*, a corporation duly organized under the laws of the state of New York, whose address in 125 High Street, Boston, Massachusetts 02110, the receipt of which is hereby acknowledged, **Heldco, Inc., of South Portland, Maine** hereby agree that they shall grant unto said Company, its successors and assigns, the right and easement to place, construct and maintain underground communications cables, conduits and appurtenances upon an easement over a parcel of land located on the southeasterly side of **Riverside Street** in the **City of Portland, Cumberland County, State of Maine**, generally bounded and described as shown on the attached Exhibit B and described in Exhibit A.

Said easement is further described as being a portion of **Tax Map 327, Block A, Lot 12**, as identified by the Assessors Maps for the **City of Portland, County of Cumberland, and State of Maine**, and a portion of property owned by *Heldco, Inc.*, as described in **Book 11461, Page 181**, of the **Cumberland County Registry of Deeds**.

Further rights are herein granted to construct, place and maintain a grounding system consisting of ground rods, mats and/or wells for protection of said telecommunication equipment. The right to cut trees, trim brush and grade said easement area is also granted with permission to enter upon said property for the above purposes.

Further rights are herein granted to **Central Maine Power Company**, a corporation duly organized under the laws of the State of Maine, whose address is Edison Drive, Augusta, Maine 04330, to place and maintain conduit, electrical cables, and appurtenances to provide electrical services to the above referenced facility and to enter upon my property for the above purposes.

New England Telephone Company agrees to the following:

- 1) Assume any and all taxes associated with this terminal;
- 2) Indemnify and save harmless the Grantor, her heirs and assigns from any claim costs and liability arising from use of said premises;
- 3) Utilize a standard masonry or metal exterior facade for the equipment shelter with a earth tone color (clay or medium brown);

- 6) The Grantor represents and warrants that he has good and marketable title to the easement area, free and clear of all liens and encumbrances, except mortgage(s) which the Grantor agrees to disclose prior to the execution of this agreement. All municipal liens attached to the subject property will be paid in full by the grantor. The access easement may be subject to an existing right-of-way access easement to a lot northwest of the proposed PCH easement area.
- 7) The Grantor represents and warrants that this agreement is not contrary to the terms of any such mortgage(s). Further, the Grantor agrees to use all reasonable efforts to assist Bell Atlantic in obtaining any mortgage subordinations, if applicable;
- 8) Access would be granted to the utility easement over a Forty foot (40') right of way and maintained by the Grantor.

Witness my hand a common seal this 24th day of November, 1999.

Ramela J. Mallet
Witness

Ladd L. Heldenbrand
Heldco, Inc.
Ladd L. Heldenbrand, D.V.M.

State of Maine, County of Cumberland ss., No. 24, 1999

Then personally appeared the above named Ladd L. Heldenbrand DVM and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Catherine Greene
Notary Public

My Commission Expires:

7/6/05

CATHERINE GREENE
Notary Public, Maine
My Commission Expires July 6, 2005

/ceg
October 8, 1999

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, southeasterly of Riverside Street, and being bounded and described as follows:

Beginning at a 5/8 inch iron rebar to be set at the northwesterly corner of land now or formerly of Heldco, Inc. as described in Quitclaim Deed dated June 1, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11461, Page 181, and modified by a Notice of Taking by the State of Maine, Department of Transportation dated April 1, 1998, and recorded at the Cumberland County Registry of Deeds, Book 13755, Page 184;

Thence S 57°-07'-58" E, by and along land of said Heldco, Inc., a distance of 190.00 feet to a 5/8 inch iron rebar to be set at the TRUE POINT OF BEGINNING;

Thence N 32°-52'-02" E, by and along land of Heldco, Inc., a distance of 38.39 feet to a 5/8 inch iron rebar to be set at the southerly side of the 40.00 foot right of way;

Thence S 83°-36'-35" E, by and along said right-of-way, a distance of 26.04 feet to a 5/8 inch iron rebar to be set;

Thence S 57°-07'-58" E, by and along land of Heldco, Inc., a distance of 26.69 feet to a 5/8 inch iron rebar to be set;

Thence S 32°-52'-02" W, by and along land of Heldco, Inc., a distance of 50.00 feet to a 5/8 inch iron rebar to be set in the northeasterly sideline of land now or formerly of Antonio Dipietrantonio;

Thence N 57°-07'-58" W, by and along the northwest corner of land of Antonio Dipietrantonio and the southeast corner of land now or formerly of Kenneth L. Jack, a distance of 50.00 feet to the point of beginning.

Meaning and intending to describe a utility easement lot.

Also describing an easement over a 40.00 foot right-of-way more particularly described as follows:

Beginning at a 5/8 inch iron rebar to be set, located N 35°-58'-57" E, 17.00 feet northeast of the northeasterly corner of land now or formerly of Kenneth L. Jack, as modified by a Notice of Taking by the State of Maine, Department of Transportation dated April 1, 1998, and recorded at the Cumberland County Registry of Deeds, Book 13755, Page 184;

Thence along Riverside Street N 35°-58'-57" E, a distance of 40.00 feet to a 5/8 inch iron rebar to be set;

Thence S 54°-06'-35" E, by and along land now or formerly of Heldco, Inc., a distance of 121.66 feet to a 5/8 inch iron rebar to be set;

Thence S 83°-36'-35" E, by and along land now or formerly of Heldco, Inc., a distance of 79.19 feet to a 5/8 inch iron rebar to be set;

Thence S 06°-23'-25" W, 40.00 feet southerly across the right-of-way to 5/8 inch iron rebar to be set;

Thence N 83°-36'-35" W, a distance of 26.04 feet along the northerly side of the previously described utility easement to a 5/8 inch iron rebar to be set;

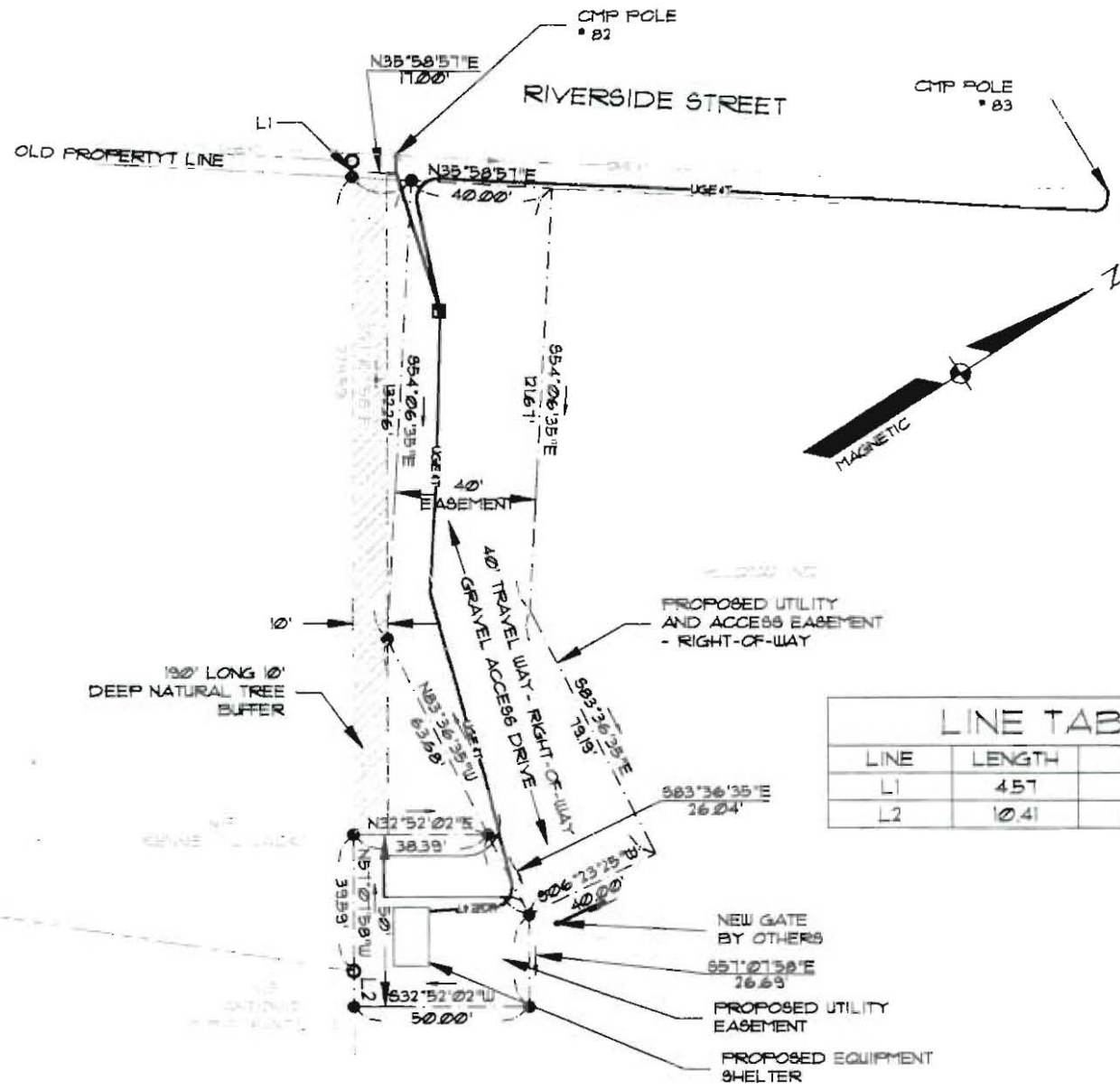
Thence along the same bearing, a distance of 63.68 feet to a 5/8 inch iron rebar to be set at the angle in said right-of-way;

Thence N 54°-06'-35" W, a distance of 132.26 feet to the point of beginning.

Meaning and intending to describe a 40.00 foot wide access and utility easement and right-of-way for the purpose of ingress and egress and installation and maintenance of utility lines from the southwesterly side of said Riverside Street to the herein described utility easement lot. Said way currently has a gravel access drive to the above described utility easement lot.

CEG:ceg/jc

November 12, 1999



LINE TABLE

LINE	LENGTH	BEARING
L1	457	S51°07'58\"E
L2	1041	N51°07'58\"W

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.


Sebago Technics
Engineering & Planning for the Future
 1 CHASOT DRIVE
 WESTBROOK, ME 04090-1338
 TEL (207) 856-0277

**NEW ENGLAND TELEPHONE
& TELEGRAPH COMPANY**
 5 DAVIS FARM ROAD
 PORTLAND, MAINE 04105
 (207) 797-1785

**RIVERSIDE STREET CELL SITE
EXHIBIT B
RIVERSIDE STREET**

DRAWN BY: MEJ	PROJ. NO: 99060
DATE: 1-21-00	DRAWING: 99060EXB
SCALE: 1"=50'	

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jairney Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson
Janice E. Tevanian

September 17, 2003

Ms. Mary Gamage
Hannaford Bros. Co.
145 Pleasant Hill Road
Scarborough, ME 04074

RE: Hannaford, 779 Riverside Street
ID #2003-0106, CBL #327A-A-012

Dear Ms. Gamage:

On September 9, 2003, the Portland Planning Board voted to approve the site plan for the Hannaford Supermarket proposed at 779 Riverside Street. The approval was granted for the project with the following motions and conditions:

- i. The Planning Board voted 5-1 (Beal opposed, Lowry absent) that the plan is in conformance with 23MRSA 704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movements Permits with the following conditions:
 1. that the turning radii into the development from Riverside Street be further reviewed by the City's Traffic Engineer and Gorrill-Palmer for truck access and be approved by the City's Traffic Engineer.
 2. that the plans be revised to show a 5 ft. esplanade between the proposed sidewalk and Forest Avenue.
 3. that Hannaford Bros. install video detection at the intersection of Forest Avenue/Riverside Street prior to issuance of a certificate of occupancy.
- ii. The Planning Board voted unanimously 6-0 (Lowry absent) that the proposed development is in conformance with the Site Location of Development Review.
- iii. The Planning Board voted 5-1 (Caron opposed, Lowry absent) that the proposed use demonstrates a need to exceed the specific site lighting limits for pole height, fixture wattage and maximum illumination levels (shown in Section XV (4) of the City of Portland Technical and Design Standards and Guidelines) for safe and reasonable exercise of the proposed use, and the applicant has provided a plan to address the IESNA recommendations for the proposed use with the following condition:

1. that the applicant work with the Planning Authority on the lighting plan to address the maximum illumination levels and to reduce or eliminate light trespass onto abutting properties. The lighting plan shall be reviewed and approved by the Planning Authority subject to peer review by the City's Lighting Consultant.
- iv. The Planning Board voted 5-1 (Beal opposed, Lowry absent) that the plan is in conformance with the site plan standards of the land use code with the following conditions:
1. that the applicant provide the Planning Authority with a maintenance plan for the stamped pavement surface.
 2. that the plans be revised to address the comments in the Development Review Coordinator's memo dated September 5, 2003.
 3. that the applicant agrees to the conditions contained within the September 5, 2003 letter from Verizon indicating their review and acceptance of the site improvements within the vicinity of their utility building and underground facilities prior to issuance of a building permit.
 4. that the Development Review Coordinator review and approve the applicant's snow dump plan and its impact on gravel pit.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #39-03, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Jaime Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Mr. Joseph A. Laverriere, P.E., Senior Engineer, DeLuca-Hoffman Associates, Inc., 778 Main Street, Suite 8, South Portland, ME 04106

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Rec'd 12/23/99

Bell Atlantic

12-13-99

Applicant

Application Date

5 Davis Farm Rd Portland 04103

Telephone Switching Hse.

Applicant's Mailing Address

Project Name/Description

Sebago Technics 856-0277

Riverside St. Portland

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:

Improvement to existing access easement and installation of utility switching station - see plans

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
NO	
NO	✓
NO	✓
N/A	✓
NO	✓
N/A	✓
YES	w/conditions.
YES	✓

Planning Office Use Only:

Exemption Granted

Partial Exemption

Exemption Denied



SEBAGO TECHNICS, INC.

12 Westbrook Common
 P.O. Box 1339
 WESTBROOK, ME 04098-1339

LETTER OF TRANSMITTAL

Phone (207) 856-0277 FAX (207) 856-2206

TO Planning Department
389 Congress Street
Portland Maine 04101

DATE	12-16-99	JOB NO	99040
ATTENTION			
RE	Riverside St. Portland		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	12/16	#	Application for Exemption from Site Plan Review
1	12/16		Site plans

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

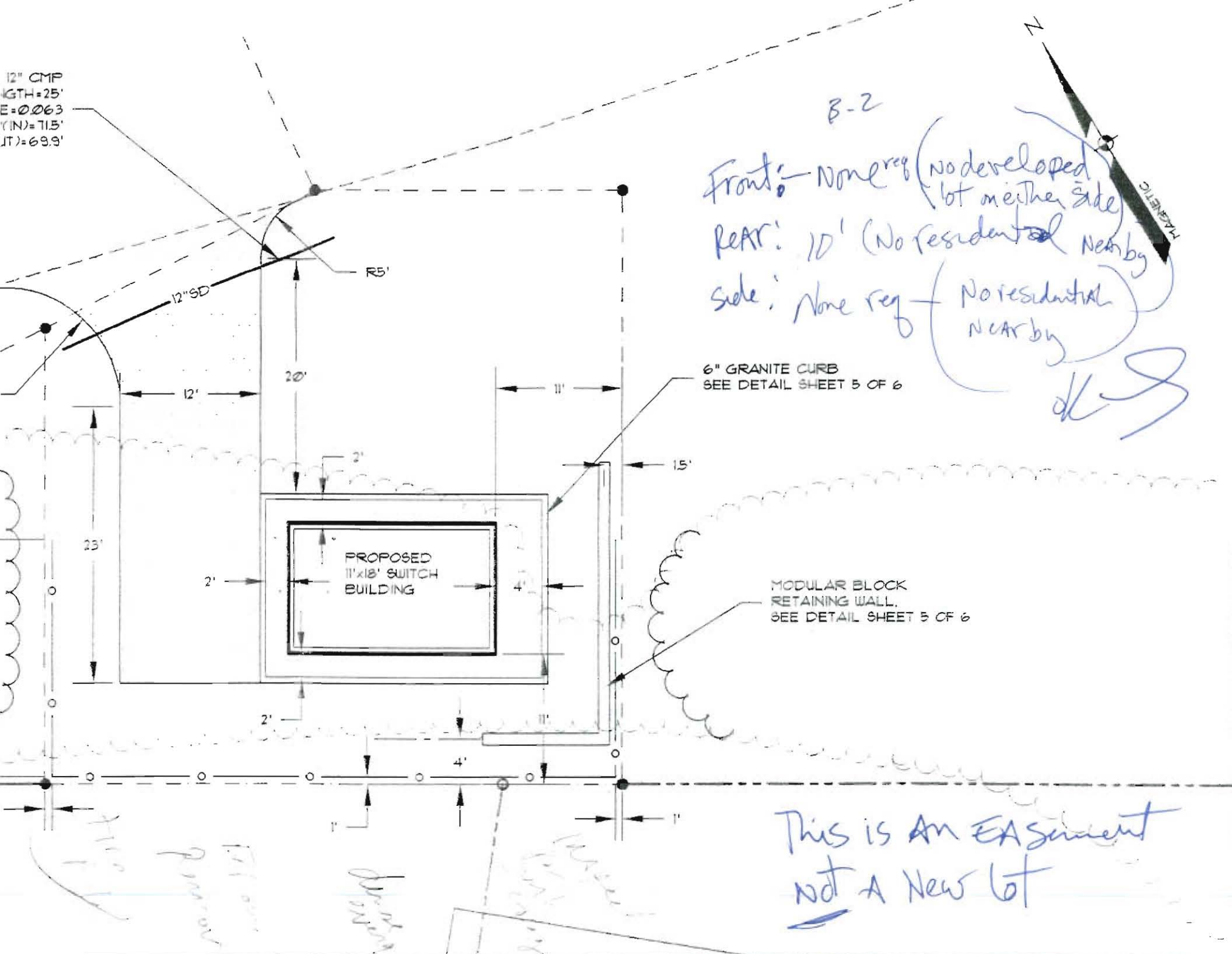
Please call me if you have any questions.

Transfer - the conditions of approval should
 be typed up - the stapled note blocks the
 duplicate message on yellow copy -

COPY TO Troy McDonald, Bell Atlantic

SIGNED: Cathy Greene

12" CMP
LENGTH=25'
E=0063
(N)=71.5'
(T)=69.9'



6" GRANITE CURB
SEE DETAIL SHEET 5 OF 6

MODULAR BLOCK
RETAINING WALL.
SEE DETAIL SHEET 5 OF 6

B-2
Front: None req (no developed lot on either side)
REAR: 10' (No residential nearby)
Side: None req (No residential nearby)
dk

This is an EASMENT
not a New lot

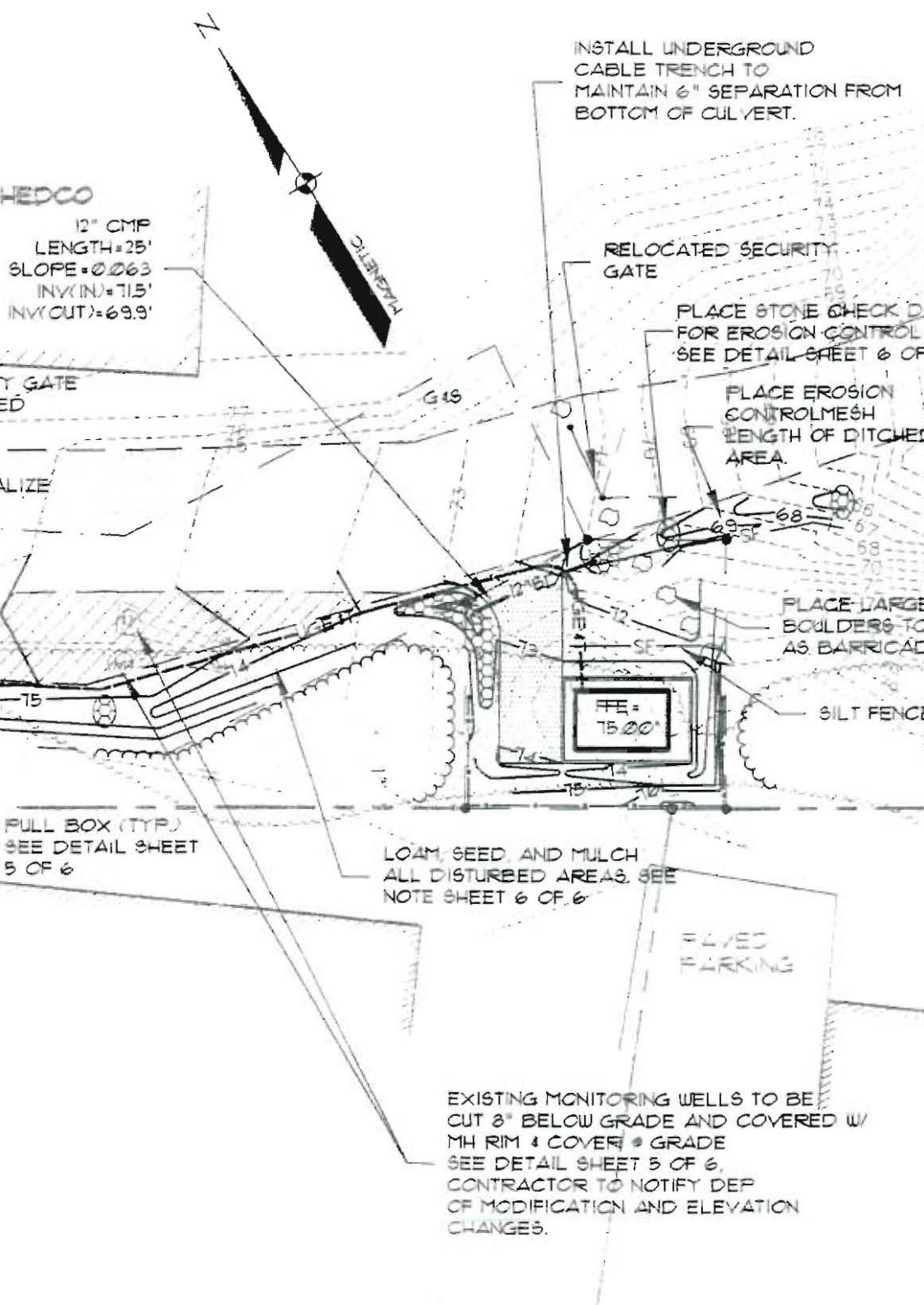
LAYOUT PLAN
SIDE FACILITY
STREET
MAINE

ATLANTIC
ARM ROAD
MAINE 04103

DESIGN BY:	CLB
DRAWN BY:	MEJ
CHECKED BY:	CLB/SMF
DATE:	12/14/99
SCALE:	1"=30'
FIELD BK:	625
PROJ. NO:	99060
DRAWING:	99060SP
SHEET 3 OF 6	



B-2 Zone



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW EASEMENT	---
—□—	MONUMENT	■
—○—	IRON PIPE/ROD	●
▨	BUILDING	▨
—	EDGE PAVEMENT	—
—	GRAVEL ROAD	—
—	CURBLINE	—
—	TREELINE	—
—124—	CONTOURS	—124—
—6"G—	GAS	—6"G—
—8"W—	WATER	—8"W—
—8"S—	SEWER	—8"S—
—12"SD—	STORM DRAIN	—12"SD—
—4"FM—	FORCE MAIN	—4"FM—
—4"UD—	UNDERDRAIN	—4"UD—
—OHE—	OVERHEAD ELEC. & TEL.	—OHE & T—
—UGE—	UNDERGROUND ELEC. & TEL.	—UGE & T—
—	UTILITY POLE	●
—	CATCH BASIN	■
—	MANHOLE	●
—	CULVERT	—12"SD—
—	SPOT GRADE	30x20
—	CHAIN LINK FENCE	—○—
—	DECIDUOUS TREE	○ x
—	CONIFEROUS TREE	○ x
—	SILT FENCE	—SF—
—	BENCHMARK	—
—	RIPRAP	—

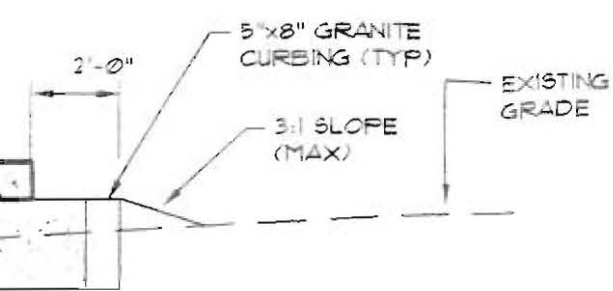
GRADING & UTILITY PLAN

WASTE FACILITY
STREET
MAINE

ATLANTIC
ARM ROAD
MAINE 04107

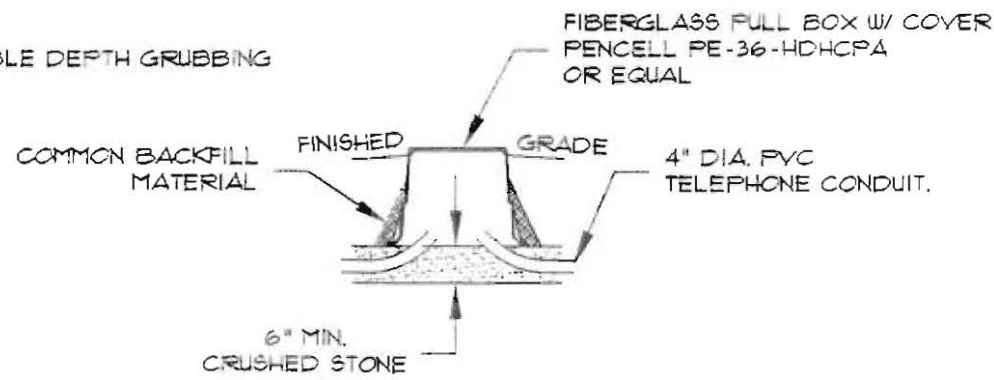
DESIGN BY:	CLB
DRAWN BY:	MEJ
CHECKED BY:	CLB/SMF
DATE:	12/14/99
SCALE:	1"=30'
FIELD BK:	625
PROJ. NO:	99060
DRAWING:	99060GU
SHEET:	4 OF 6



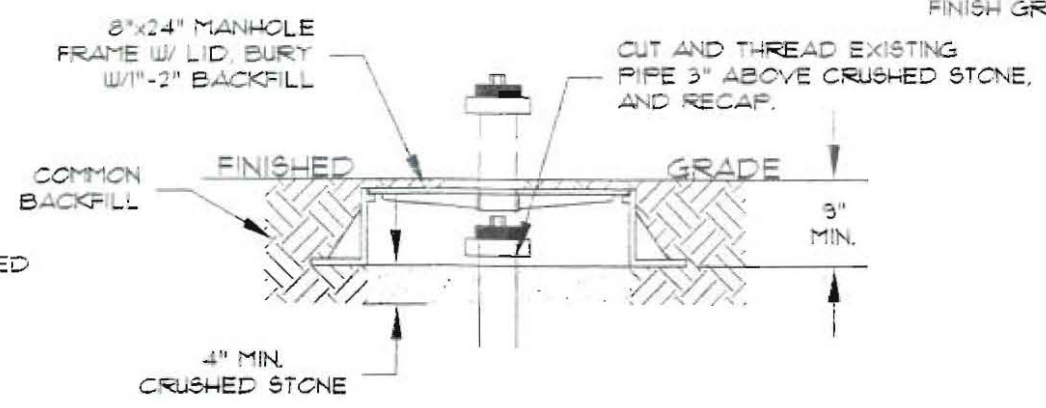


PRECAST CONCRETE
 36" OF 3/4" CRUSHED STONE
 VARIABLE DEPTH GRUBBING

ION



PULL BOX DETAIL
NOT TO SCALE

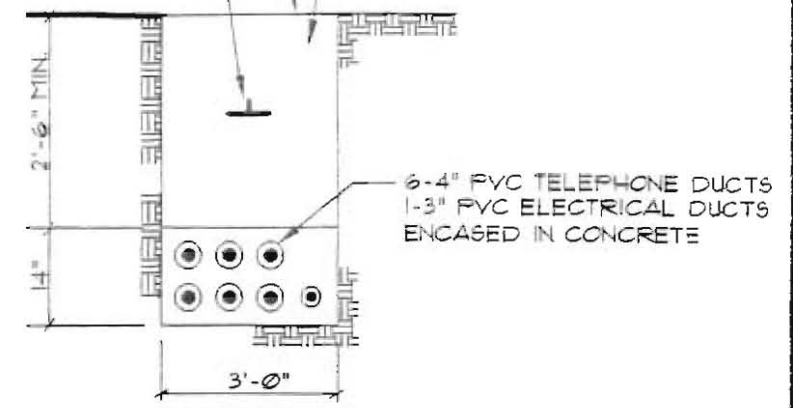


MONITORING WELL DETAIL
NOT TO SCALE

MATCH PROPOSED PAVEMENT, STRUCTURE OR LOAM AND SEED AS REQUIRED

PLASTIC MARKER TAPE PLACED IN CENTER OF TRENCH APPROXIMATELY 12" BELOW FINISH GRADE

CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 5" IN DIAMETER

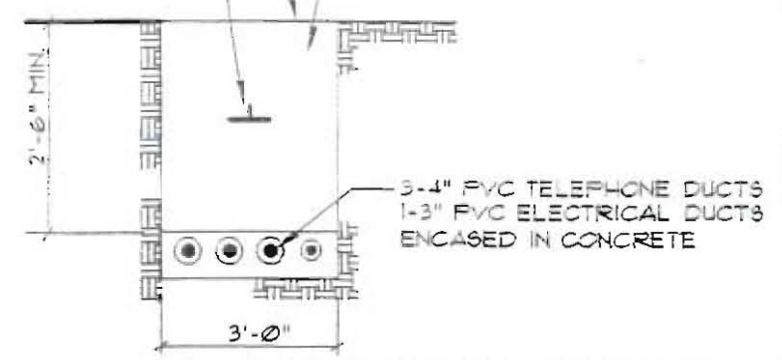


CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

MATCH PROPOSED PAVEMENT, STRUCTURE OR LOAM AND SEED AS REQUIRED

PLASTIC MARKER TAPE PLACED IN CENTER OF TRENCH APPROXIMATELY 12" BELOW FINISH GRADE

CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 5" IN DIAMETER



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

SHEET
 IDE FACILITY
 STREET
 MAINE

ATLANTIC
 RM ROAD

DESIGN BY:	CLB
DRAWN BY:	MEJ
CHECKED BY:	CLB
DATE:	12/14/99
SCALE:	AS SHOWN
FIELD BK:	665
PROJ. NO:	99060
DRAWING:	9906001
SHEET 5 OF 6	

EROSION AND SEDIMENT CONTROL PLAN

This plan has been developed to provide a strategy for dealing with soil erosion and sedimentation during and after the construction of the proposed antenna and equipment shelter for Bell Atlantic (BA) Telephone Switching Facility in Portland, Maine. This plan is based on the Standards and Specifications for Erosion Prevention as contained in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (dated March 1991).

The project site will entail construction of a 11 foot by 18 foot equipment shelter. In addition, the proposed grading will allow positive and stable drainage conditions away from the building. The existing tree vegetation around the perimeter of the site will have minimal disturbance during the construction of this facility.

Construction Phase

In order to protect the soil, water, wetland, and wildlife resources of this development and adjacent lands, only those areas necessary to install the utilities, and equipment shelter will be disturbed.

Equipment anticipated to be used for construction includes backhoe(s), truck(s), loader(s), cement trucks, and roller. The following actions will be taken:

1. Areas undergoing actual construction that will be left in an untreated or unvegetated condition for a maximum of 14 days will be protected with temporary erosion control. Areas within 100 feet of drainage courses and wetlands will be stabilized within 7 days of disturbance. Temporary erosion control will include erosion control mesh, netting or mulch as directed by Grants, (BA), or inspecting engineer.
2. All topsoil will be stockpiled for future use and protected from any erosion. Silt fencing will be placed down gradient from the topsoil stockpile. The location of topsoil stockpiles will be determined by the contractor at the time of construction.
3. Prior to clearing and grubbing the site, siltation fence will be installed and staked across/along points of concentration and/or grades in excess of 3%, and at the inlets of all existing culverts.
4. Prior to clearing and grubbing, siltation fencing will be staked across the slope(s), on the contour, at or just below the limits of clearing or grubbing, and/or just above any adjacent property line or wetland to protect against construction related erosion.
5. All silt fencing will be inspected, replaced and/or repaired weekly, as well as immediately following any significant rainfall or snow melt. Sediment will be removed and returned to the site when it reaches 1/3 the fence height.
6. Any fill used on the site will meet DOT Standard 703.18 for common borrow and DOT Standard 703.26(b) for subbase aggregate.

7. If final seeding of the disturbed areas is not completed by September 15th of the year of the construction, then on that date these areas will be graded and smoothed, then prepared to be seeded to a winter cover crop of Rye at the rate of 112 lbs/acre or 3 lbs/1000 sq. ft. The Rye seeding will be preceded by an application of 3 tons of lime and 1,000 lbs. of 10-10-10 fertilizer or its equivalent. If the Rye seeding cannot be completed by October 1st, then on that date, hay mulch will be applied at the rate of 2 tons per acre to provide winter protection. If Rye does not make adequate growth by December 1st, then on that date, hay mulch will be applied at the rates specified under Vegetation Plan #4.
8. During the construction phase, intercepted sediment will be returned to the site and regraded onto open areas. Post seeding sediment, if any, will be hauled to a disposal area approved by the Town Engineer or Code Enforcement Officer.

Vegetation Plan

Revegetation measures will commence immediately upon completion of construction except as noted under paragraph 7 above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.
2. In lieu of soil tests, agricultural limestone will be spread at the rate of three tons per acre. 10-20-20 fertilizer will follow at the rate of 800 lbs. per acre. These two soil amendments will be incorporated into the soil prior to seeding.
3. Following seed bed preparation, any sediment-stormwater detention structures, swale areas, fill areas, and back slopes will be seeded to a mixture of 35% Creeping Red Fescue, 6% Red Top, 24% Kentucky Bluegrass, 10% Perennial Ryegrass, 20% Annual Ryegrass, and 5% White Dutch Clover. The lawn areas will be seeded to a premium turf mixture of bluegrass and/or Fescue with a seeding rate of 2-3 lbs. per 1,000 square feet.
* Lawn quality sod may be substituted for seed only.
4. Hay mulch at the rate of 100 lbs. per 1,000 square feet or a hydro-application of asphalt, wood, or paper fiber will be applied following seeding. A suitable binder, such as Curasol or Terratack, will be used on hay mulch for wind control. At a minimum, the soil must be covered.
5. All erosion control measures will remain in place until seedlings have become 90% established and then removed within 10 days.

Monitoring

Maintenance measures will be applied as needed during the entire construction cycle. Weekly and after each rainfall, a visual inspection will be made of all installed erosion control measures and repairs will be made as needed to insure their continuing function as designed. Following the final seedings, the site will be inspected every fifteen days until the seedlings have been established. Established means a minimum of 90% of area vegetated with vigorous growth. Reseeding will be carried out, with follow-up inspections, in the event of any failures. All erosion control measures will be removed within 10 days when vegetation is adequately established.



ON CONTROL SHEET

IDE FACILITY

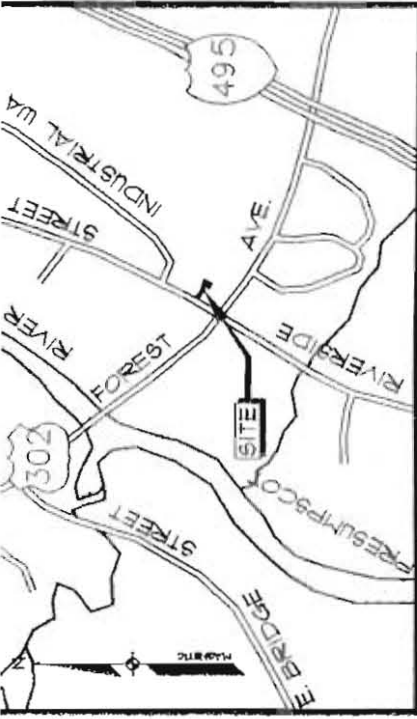
STREET
MAINE

ATLANTIC

ARM ROAD

DESIGN BY:	CLB
DRAWN BY:	MEJ
CHECKED BY:	CLB
DATE:	12/14/99
SCALE:	AS SHOWN
FIELD BK:	665
PROJ. NO:	99060
DRAWING:	99060D2
SHEET	6 OF 6

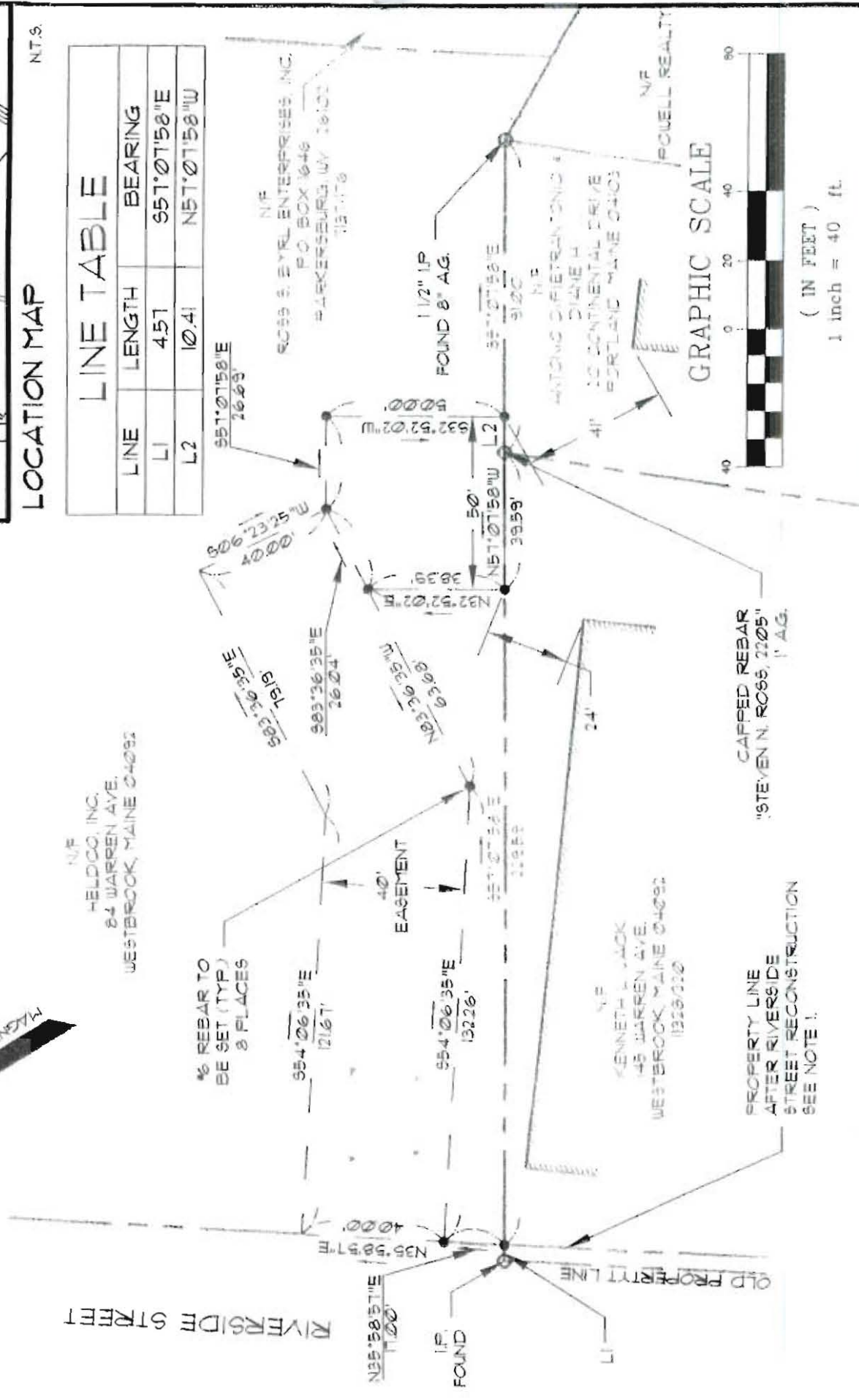




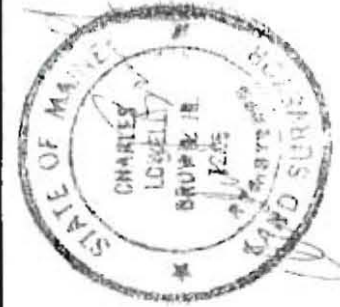
LOCATION MAP

N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.51	S51°07'58"E
L2	10.41	N51°07'58"W



GRAPHIC SCALE



DESIGN BY:	CLB
DRAWN BY:	MEJ
CHECKED BY:	CLB
DATE:	12/14/99
SCALE:	1" = 40'
FIELD BK:	625
PROJ. NO:	99060
DRAWING:	99060R

RD PLAN
SIDE FACILITY
 STREET
 MAINE
ATLANTIC
 ARM ROAD
 WESTBROOK, ME

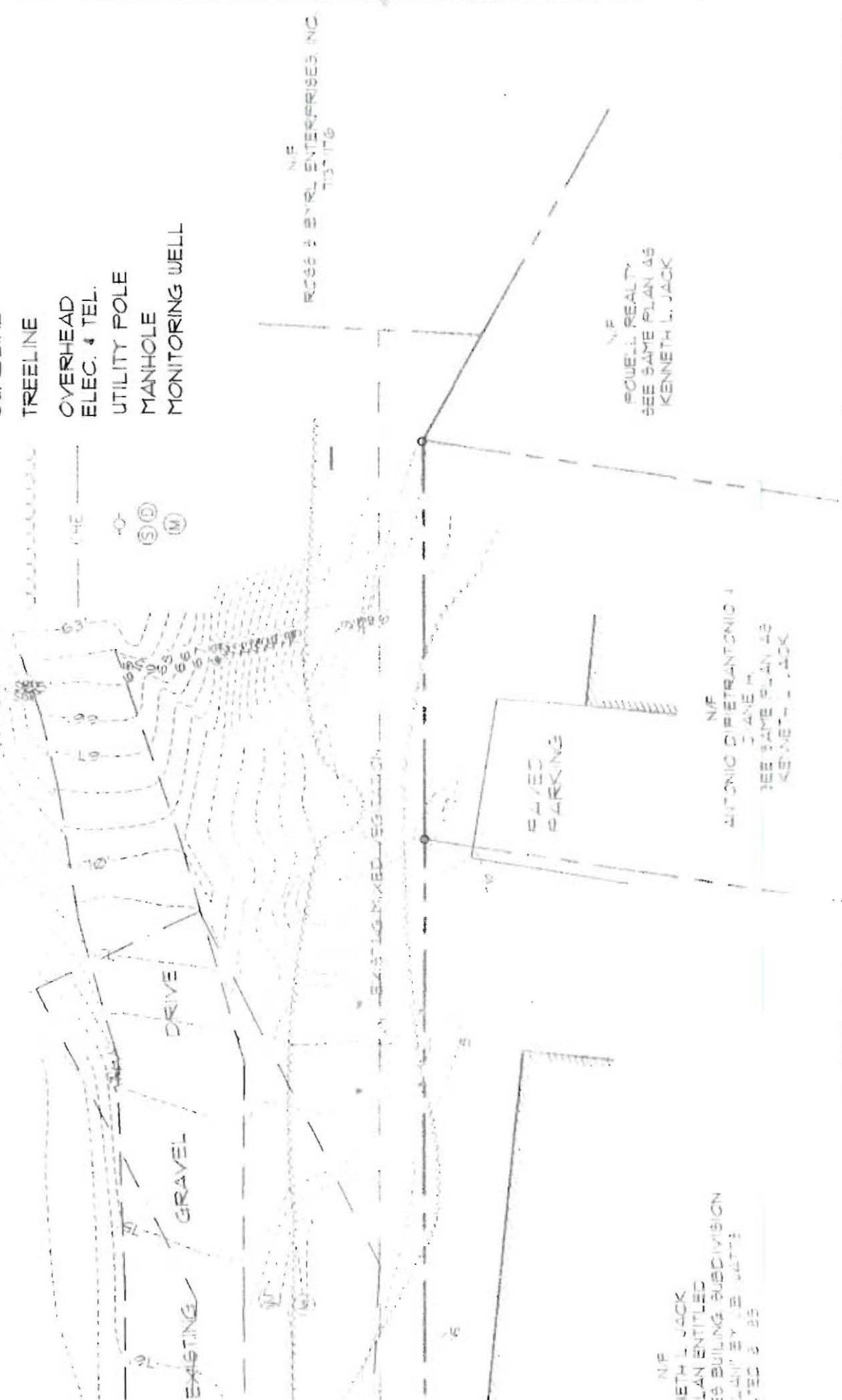
RECORD OWNER:
 HELDICO, INC.
 84 WARREN AVE.
 WESTBROOK, ME 04092

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
—○—	IRON PIPE/ROD	—○—
—	BUILDING	—
—	EDGE PAVEMENT	—
—	GRAVEL ROAD	—
—	CURBLINE	—
—	TREELINE	—
—	OVERHEAD ELEC. & TEL.	—
—○—	UTILITY POLE	—○—
(S)	MANHOLE	(S)
(M)	MONITORING WELL	(M)

SEE APPROVED PLAN 99-00001
 GRADING UTIL. VERG. 1/11/99
 LAND OF HELD CO. INC. 5/1/99
 1-888-8-GRAY DATE: 3-1-99

EXISTING SECUR. GATE



NIP
 ROUSELL REALTY
 SEE SAME PLAN AS
 KENNETH L. JACK

NIP
 ROUSELL REALTY
 SEE SAME PLAN AS
 KENNETH L. JACK

NIP
 ANTONIO DIETRANTONIO
 SEE SAME PLAN AS
 KENNETH L. JACK

NIP
 KENNETH L. JACK
 PLAN ENTITLED
 1999 BUILDING SUBDIVISION
 DRAWN BY J.E. WATTE
 DATE: 3-25-99

EXISTING CONDITIONS PLAN

SECUR. GATE FACILITY

100 STREET
 MAINE

ATLANTIC
 100 RM ROAD

DESIGN BY:	CLB
DRAWN BY:	MEJ
CHECKED BY:	CLB/SMF
DATE:	12/14/99
SCALE:	1" = 30'
FIELD BK:	625
PROJ. NO:	99060
DRAWING:	99060EC

