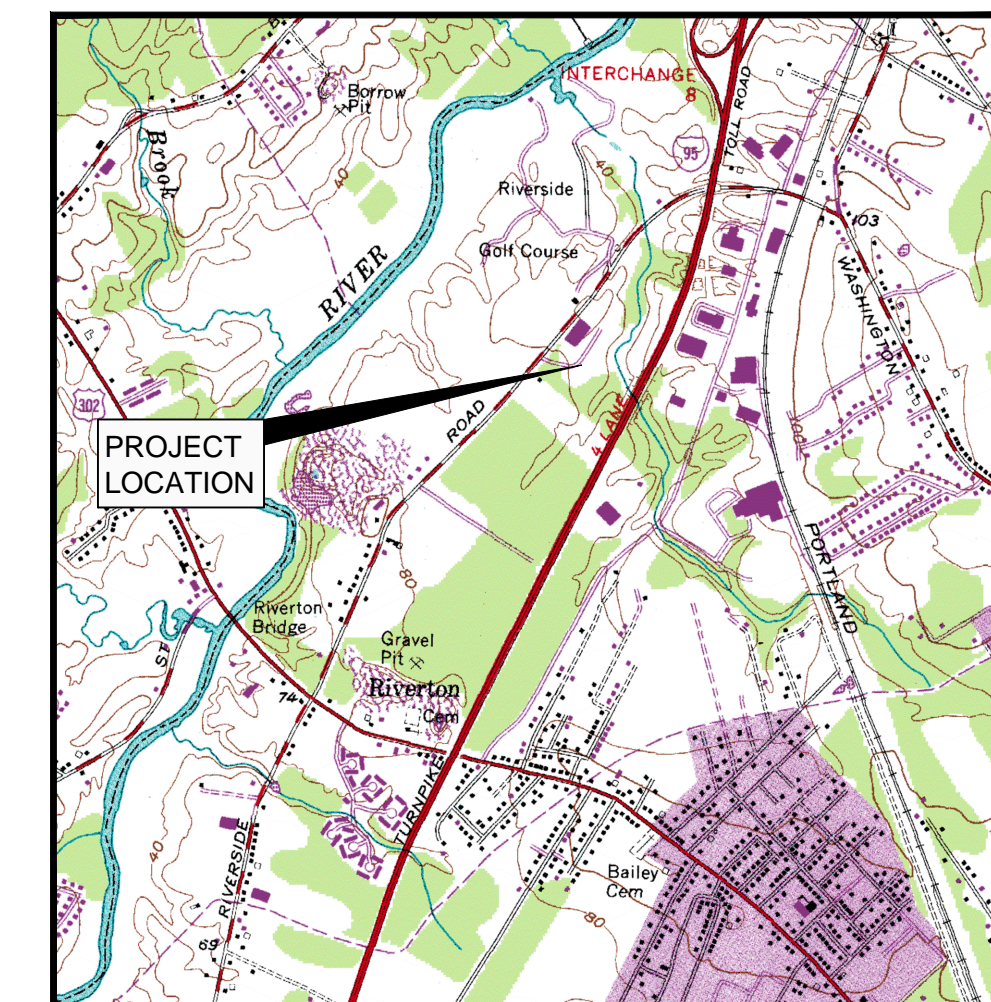


SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK 1039 RIVERSIDE STREET PORTLAND, MAINE (LEVEL II AMENDMENT APPLICATION FOR UNIT 1)



LOCATION MAP
N.T.S.

PROJECT PARCEL SITE CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT AND BLOCK NUMBERS		
MAP	BLOCK	LOT
331	A	1
355	A	2

INDEX

- C-1 COVER SHEET
- C-2 GENERAL NOTES
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- C-5 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C-6 SITE DETAILS
- C-7 UTILITY DETAILS
- C-8 UTILITY DETAILS
- C-9 EROSION CONTROL DETAILS
- C-10 EROSION CONTROL NOTES

PREPARED BY

CIVIL ENGINEER: STANTEC

482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04074-8929
(207) 887.3478
ATTN: STEPHEN BUSHEY, P.E.

SURVEYOR: OWEN HASKELL, INC.

390 U.S. ROUTE 1, SUITE 10
FALMOUTH, MAINE 04105
(207) 774-0424
ATTN: JOHN SCHWANDA

OWNER:
1039 RIVERSIDE LLC
ATTN: BOB GAUDREAU
c/o HARDY POND CONSTRUCTION
7 TEE DRIVE
PORTLAND, ME 04103

APPLICANT LOT 1:
1039 RIVERSIDE LLC
ATTN: BOB GAUDREAU
c/o HARDY POND CONSTRUCTION
7 TEE DRIVE
PORTLAND, ME 04103

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

UTILITIES

SEWER
ATTN: BRAD ROLAND
PORTLAND PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04104
(207) 874-8850

WATER
ATTN: JAY ARNOLD
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
P.O. BOX 3553
PORTLAND, MAINE 04102-3553
(207) 774-5961

ELECTRIC
ATTN: PAUL DUPERRÉ
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
P.O. BOX 1801
PORTLAND, MAINE 04104
(207) 823-2882

GAS
ATTN: CRAIG CAMPBELL
NORTHERN UTILITIES, INC.
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 541-2570
(207) 650-6716 CELL

TELEPHONE
ATTN: SCOTT DERRIG
FAIRPOINT COMMUNICATIONS
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1866

CABLE
ATTN: MARK PELLITIER
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2324

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

DIG SAFE
1-800-225-4977

PERMITS

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

BUILDING PERMIT/DEMOLITION PERMIT/
CERTIFICATE OF OCCUPANCY

STATE
NRPA
WETLAND ALTERATION PERMIT

MAINE CONSTRUCTION GENERAL PERMIT

FEDERAL
SECTION 404
WETLAND PERMIT

GOVERNING BODY
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT
CITY OF PORTLAND PLANNING AUTHORITY
CITY HALL
CONGRESS STREET
PORTLAND, MAINE 04102
(207) 884.8699
ATTN: BARBARA BARHYDT
BAB@PORTLANDMAINE.GOV

BUILDINGS AND CODE ENFORCEMENT OFFICE
CITY OF PORTLAND, CITY HALL
CONGRESS STREET
(207) 874-8715
ATTN: JEANNIE BOURKE
JMB@PORTLANDMAINE.GOV

MEDEP
312 CANCO ROAD
PORTLAND, MAINE 04101
(207)822-6300

US ARMY CORPS OF ENGINEERS
RR2 BOX 1855
MANCHESTER, MAINE 04351
(207)623-8367

STATUS
AMENDED SITE PLAN - 02.16.17

TO BE SUBMITTED BY OWNER/GENERAL
CONTRACTOR

TIER 1 - PERMIT APPROVAL
#L-21677-TC-C-N
(NOT APPLICABLE TO UNIT 1 SITE AREA)

CORPS PERMIT #200400098
(NOT APPLICABLE TO UNIT 1 SITE AREA)

LEGEND

EXISTING

- IRON PIPE FOUND
- MONUMENT FOUND
- NOW OR FORMERLY UTILITY POLE
- SIGN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CURB
- WATER VALVE
- TREELINE
- LIGHT POLE (UNLESS NOTED)
- EXISTING BUILDING
- CATCH BASIN
- EXISTING CONTOUR
- SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- EDGE OF PAVEMENT
- STREAM

PROPOSED

- CONTOUR LINE
- EDGE OF PAVEMENT
- SILT FENCE
- BUILDING
- SIGN
- BOLLARD
- CATCH BASIN
- INLET SEDIMENT BARRIER
- STORM DRAIN MANHOLE
- STORM DRAIN LINE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- CURB (SEE SITE LAYOUT PLAN FOR TYPE)
- PROPOSED BUILDING NUMBER
- SANITARY SEWER LINE
- WATER LINE

PLAN REFERENCES:

"SECOND TEE BUSINESS PARK WAREHOUSE / OFFICE PARK, 1039 RIVERSIDE STREET" PREPARED BY DeLUCA-HOFFMAN ASSOCIATES, INC. AND DATED 09.28.04, REVISION NO. 4.

AS-BUILT DRAWINGS TITLED, "EVERGREEN INDUSTRIAL PARK" PREPARED BY LAND USE CONSULTANTS AND DATED 08.25.89.

BASE MAPPING AND BOUNDARY SURVEY FOR SECOND TEE BUSINESS PARK AT 1039 RIVERSIDE STREET DEPICTED ON DRAWINGS SHOWN ON A PLAN TITLED "EXISTING CONDITIONS SITE PLAN" BY BH2M, GORHAM, MAINE DATED MAY 1994, JOB NO. 94-060

ADDITIONAL BOUNDARY SURVEY INFORMATION PROVIDED BY OWEN HASKELL OF PORTLAND, MAINE AND SHOWN ON A PLAN TITLED "AMENDED CONDOMINIUM PLAT" DATED 11.18.04 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS ON DECEMBER 16, 2004 AS PLAN BOOK 204, PAGE 262.

AMENDED CONDOMINIUM PLAT BY OWEN HASKELL, INC. RECORDED CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 215, PAGE 477.

FIFTH AMENDED CONDOMINIUM PLAT BY OWEN HASKELL, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 217, PAGE 20

THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.

PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION - UNIT 1	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM	
		SHEET TITLE COVER SHEET		DRAWN: DED DATE: JANUARY 2017 DESIGNED: SRB SCALE: AS NOTED CHECKED: SRB JOB NO. 195350348 FILE NAME: 195350146 COVER SHEET C-1
1	02.16.17	LEVEL II AMENDED SITE PLAN SUBMISSION	CLIENT 1039 RIVERSIDE LLC 7 TEE DRIVE PORTLAND, MAINE 04101	
REV	DATE	DESCRIPTION	REVISIONS	