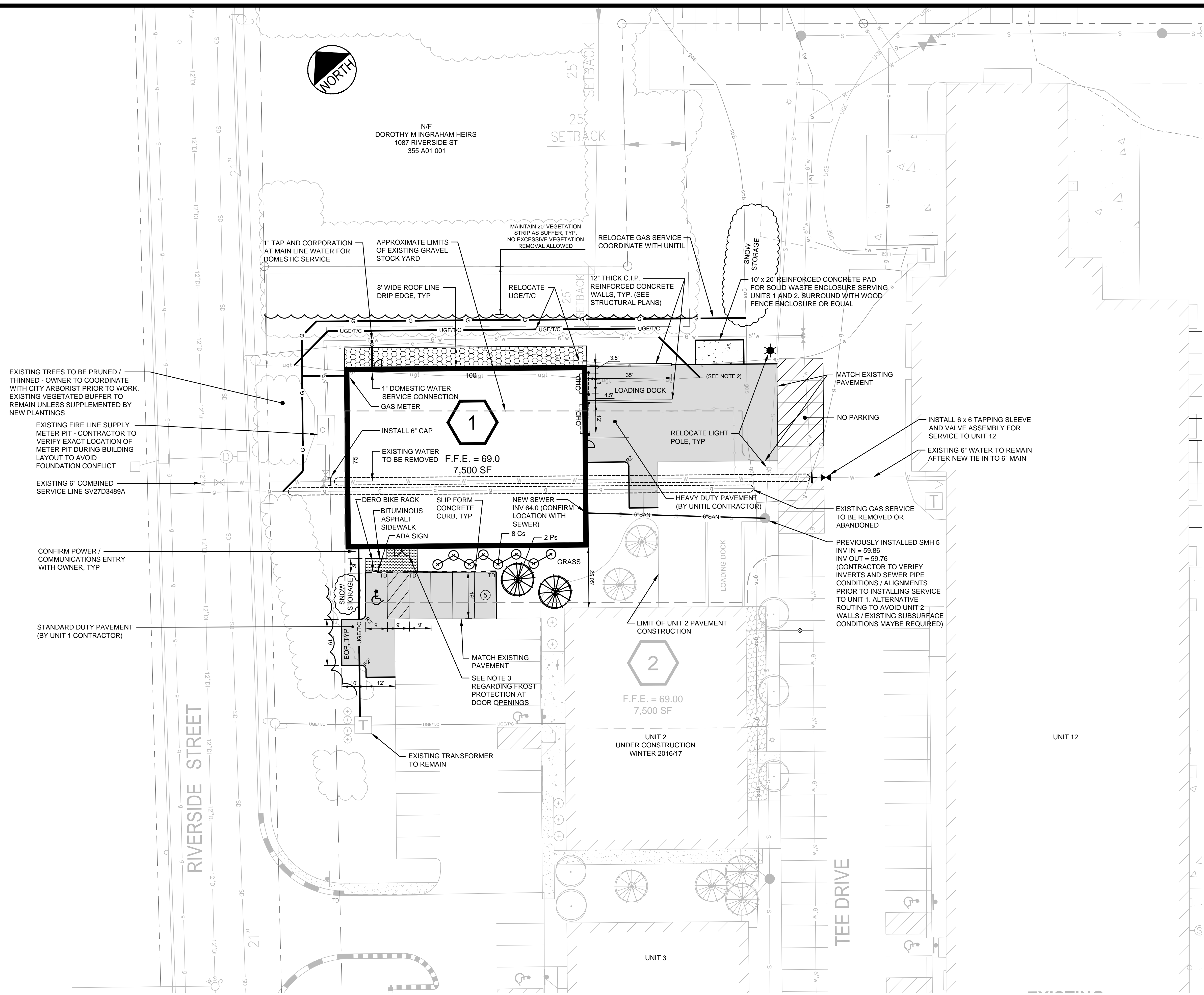


N/F
DOROTHY M INGRAHAM HEIRS
1087 RIVERSIDE ST
355 A01 001

25' SETBACK
25' SETBACK



PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	DESCRIPTION
Cs	CORNUS SERICEA	RED TWIG DOGWOOD	8	2 GAL.
Ps	PINUS STROBUS	WHITE PINE	2	6' HT

NOTE:
THE BUFFERS ALONG RIVERSIDE STREET AND THE PROPERTY TO THE NORTH SHALL BE MAINTAINED WITH MINIMAL VEGETATION REMOVAL. IF TREES ARE REMOVED, THEN SUPPLEMENTAL TREE PLANTINGS OR A FENCE MAY BE REQUIRED AS DETERMINED BY THE CITY ARBORIST.

EXISTING TREES TO BE PRUNED / THINNED - OWNER TO COORDINATE WITH CITY ARBORIST PRIOR TO WORK. EXISTING VEGETATED BUFFER TO REMAIN UNLESS SUPPLEMENTED BY NEW PLANTINGS

EXISTING FIRE LINE SUPPLY METER PIT - CONTRACTOR TO VERIFY EXACT LOCATION OF METER PIT DURING BUILDING LAYOUT TO AVOID FOUNDATION CONFLICT

EXISTING 6" COMBINED SERVICE LINE SV27D3489A

CONFIRM POWER / COMMUNICATIONS ENTRY WITH OWNER, TYP

STANDARD DUTY PAVEMENT (BY UNIT 1 CONTRACTOR)

1" TAP AND CORPORATION AT MAIN LINE WATER FOR DOMESTIC SERVICE
APPROXIMATE LIMITS OF EXISTING GRAVEL STOCK YARD
MAINTAIN 20' VEGETATION STRIP AS BUFFER, TYP. NO EXCESSIVE VEGETATION REMOVAL ALLOWED
RELOCATE GAS SERVICE COORDINATE WITH UNITIL

8" WIDE ROOF LINE DRIP EDGE, TYP
RELOCATE UGE/T/C
12" THICK C.I.P. REINFORCED CONCRETE WALLS, TYP. (SEE STRUCTURAL PLANS)
10' x 20' REINFORCED CONCRETE PAD FOR SOLID WASTE ENCLOSURE SERVING UNITS 1 AND 2. SURROUND WITH WOOD FENCE ENCLOSURE OR EQUAL

1" DOMESTIC WATER SERVICE CONNECTION
GAS METER
INSTALL 6" CAP
EXISTING WATER TO BE REMOVED
F.F.E. = 69.0
7,500 SF

DERO BIKE RACK
BITUMINOUS ASPHALT SIDEWALK
ADA SIGN
SLIP FORM CONCRETE CURB, TYP
NEW SEWER INV 64.0 (CONFIRM LOCATION WITH SEWER)
8 Cs 2 Ps
GRASS

RELOCATE LIGHT POLE, TYP
HEAVY DUTY PAVEMENT (BY UNITIL CONTRACTOR)
EXISTING GAS SERVICE TO BE REMOVED OR ABANDONED
PREVIOUSLY INSTALLED SMH 5 INV IN = 59.86 INV OUT = 59.76 (CONTRACTOR TO VERIFY INVERTS AND SEWER PIPE CONDITIONS / ALIGNMENTS PRIOR TO INSTALLING SERVICE TO UNIT 1. ALTERNATIVE ROUTING TO AVOID UNIT 2 WALLS / EXISTING SUBSURFACE CONDITIONS MAYBE REQUIRED)

NO PARKING
INSTALL 6 x 6 TAPPING SLEEVE AND VALVE ASSEMBLY FOR SERVICE TO UNIT 12
EXISTING 6" WATER TO REMAIN AFTER NEW TIE IN TO 6" MAIN

EXISTING TRANSFORMER TO REMAIN
MATCH EXISTING PAVEMENT
SEE NOTE 3 REGARDING FROST PROTECTION AT DOOR OPENINGS

LIMIT OF UNIT 2 PAVEMENT CONSTRUCTION
UNIT 2 UNDER CONSTRUCTION WINTER 2016/17

UNIT 1
UNIT 2
UNIT 3

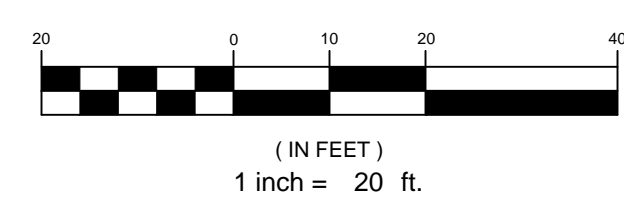
RIVERSIDE STREET

TEE DRIVE

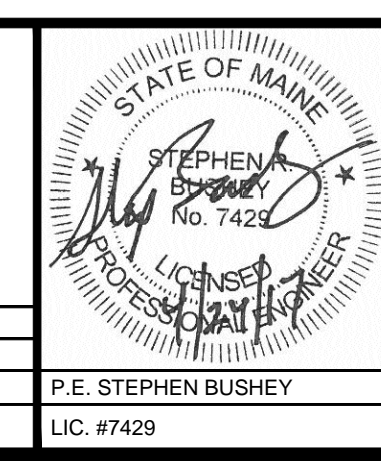
- PLAN NOTES**
- SEE BUILDING PLAN FOR EXACT BUILDING DIMENSIONS, ENTRY DOORS, OVERHEAD DOORS, BUILDING LIGHTING AND ENTRY LOCATIONS
 - EXACT LOCATION OF EXISTING UNDERGROUND ELECTRIC TO BE DETERMINED IN FIELD
 - STRUCTURAL FILL SHALL BE PLACED TO A DEPTH OF FIVE FEET BELOW AND FIVE FEET BEYOND ALL DOOR OPENINGS FOR FROST PROTECTION OR AS DIRECTED BY THE OWNER

- PLAN REFERENCES**
- FIFTH AMENDED CONDOMINIUM PLAT BY OWEN HASKELL, INC. CCRD BOOK 217, PAGE 20
 - SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION - UNIT 2, DATED 02.25.16 BY STANTEC.

PRELIMINARY - NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	REVISIONS
2	04.24.17	REVISED AND RESUBMITTED TO CITY	
1	02.22.17	LEVEL II AMENDED SITE PLAN SUBMISSION	



PROJECT
SECOND TEE CONDOMINIUM ASSOCIATION
BUSINESS PARK EXPANSION - UNIT 1

SHEET TITLE
SITE LAYOUT, UTILITY AND
LANDSCAPE PLAN

CLIENT
1039 RIVERSIDE LLC
7 TEE DRIVE
PORTLAND, MAINE 04101

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

DESIGNED: SRB
CHECKED: SRB
FILE NAME: 195350146-SITE
SHEET

DATE: JANUARY 2017
SCALE: 1" = 20'
JOB NO. 195350348

C-4