

SCHEDULE OF AREAS

STATION AND OFFSET

UNIT	AREA (S.F.)	ID	STATION	OFFSET	
1.	7,500	1.	0+35.57	467.09	L
2.	7,500	2.	2+00.73	427.74	L
3.	7,500	3.	1+41.65	192.51	L
4.	12,185.19	4.	0+38.28	31.30	L
5.	29,755.25	5.	7+28.02	123.77	L
6.	DELETED	6.	10+87.34	59.27	L
7.	30,000	7.	10+23.29	116.73	R
8.	9,800	8.	8+49.24	24.51	R
9.	10,925	9.	9+00.66	369.73	L
10.	4,800	10.	5+78.49	387.23	L
11.	12,625	11.	3+82.09	82.15	L
12.	53,120	12.	8+92.28	530.43	L
13.	4,800	13.	2+62.63	694.04	L
14.	14,028.13	14.	9+00.71	601.86	L
15.	8,000				

LCE (UNITS 1-4):	78,105.32 S.F.
LCE (UNITS 1-4 & 12):	7,514.19 S.F.
LCE (UNIT 5):	41,478.06 S.F.
LCE (UNITS 7-9):	113,485.55 S.F.
LCE (UNIT 10):	8,544.97 S.F.
LCE (UNITS 10, 13 & 15):	24,305.13 S.F.
LCE (UNIT 11):	20,308.18 S.F.
LCE (UNIT 12):	42,280.90 S.F.
LCE (UNIT 13):	19,827.86 S.F.
LCE (UNIT 14):	32,323.68 S.F.
LCE (UNIT 15):	17,037.31 S.F.
CE:	210,759.48 S.F.
TOTAL AREA:	822,884 S.F. OR 18.89 ACRES

NOTES

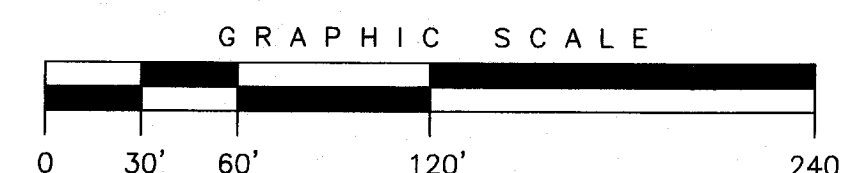
- OWNER OF RECORD: 1039 RIVERSIDE LLC, 55 HARDY ROAD, FALMOUTH, MAINE 04105 C.C.R.D. BOOK 19196 PAGE 308.
- LOCUS IS SHOWN AS LOT A-1 ON PORTLAND ASSESSORS' MAP 131.
- BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
- BOUNDARY IS TAKEN FROM LOCUS DEED AND PLAN REF. 1 ON WHICH THE DEED IS BASED.
- UTILITIES TAKEN FROM PLAN REFERENCE 2 AND INFORMATION PROVIDED BY OWNER.
- ELEVATION TAKEN FROM PLAN REFERENCE 2 (CITY DATUM).
- ORIGINAL CONDOMINIUM PLAT - UNITS 12 AND 13 ARE EXISTING BUILDINGS. UNITS 1-11 NEED NOT BE BUILT. APPROVED 4/15/04 CCRD BOOK 204, PAGE 262
- AMENDED CONDOMINIUM PLAT - DELETE UNIT 6. REVISE UNITS 5, 7, 8, 10, AND 11. APPROVED 12/16/04 CCRD BOOK 204, PAGE 916
- SECOND AMENDED CONDOMINIUM PLAT - REVISE UNITS 4 AND 10 LCE AREAS FOR UNITS, 10, 13, AND 10 AND 13. APPROVED 6/2/05 CCRD BOOK 205, PAGE 459
- THIRD AMENDED CONDOMINIUM PLAT - ADD UNITS 14 AND 15 AND LCE'S. APPROVED 9/5/06 CCRD BOOK 206, PAGE 565
- FOURTH AMENDED CONDOMINIUM PLAT - REVISE UNITS 9, 11 AND 15, LCE UNIT 10, 13, & 15. ADD EASEMENT TO IMMUCELL CORP. SHOW OUTPARCEL TO SUSAN ELICHAA.
- THE BUSINESS PARK WAS SUBJECT TO THE SITE LOCATION OF DEVELOPMENT ACT (SLODA) REVIEW IN 2004 (DELEGATED TO THE CITY OF PORTLAND PLANNING AUTHORITY BY MEDEP) AND ANY FUTURE AMENDMENTS NEED TO BE ADVISED TO THE MEDEP, IN ADDITION TO THE PLANNING AUTHORITY. THE SITE IS ALSO SUBJECT TO A MEDEP NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT ORDER (DEP #L-21677-TB-E-N) FOR WETLAND FILL. ANY ADDITIONAL WETLAND FILL SHALL REQUIRE AN AMENDMENT TO THE DEP / USACOE PERMITS.

PLAN REFERENCES

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RIVERSIDE INDUSTRIAL PARK INC. 5-19, 1977 H.I. & E.C. JORDAN - SURVEYORS".
- "EXISTING CONDITIONS SITE PLAN DOUGLAS BROTHERS DIV. ROBERT MITCHELL CO., INC. MAY 1994" BY BH2M.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SUBDIVISION PLAT NOV. 2, 1984 LAND USE CONSULTANTS" RECORDED IN PLAN BOOK 146 PAGE 57.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SECOND AMENDED SUBDIVISION PLAT FEB. 3, 1987" RECORDED IN PLAN BOOK 160 PAGE 66.
- "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTE LOT 1, EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET, PORTLAND, MAINE 1/13/87 SEBAGO TECHNIQS, INC." RECORDED IN PLAN BOOK 164 PAGE 11.
- "RIVERSIDE GOLF COURSE - DRIVING RANGE" BY PINKHAM AND GREER CONSULTING ENGINEERS, INC. DATE 8/7/91
- "SECOND TEE BUSINESS PARK WAREHOUSE / OFFICE PARK SITE DEVELOPMENT PLANS DRAWINGS 1-10 JANUARY 2004 BY DELUCA-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON APRIL 15, 2004.
- "SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK DEVELOPMENT PLANS, DRAWINGS 1-11 JULY 2005 BY DELUCA-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON JANUARY 10, 2006.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

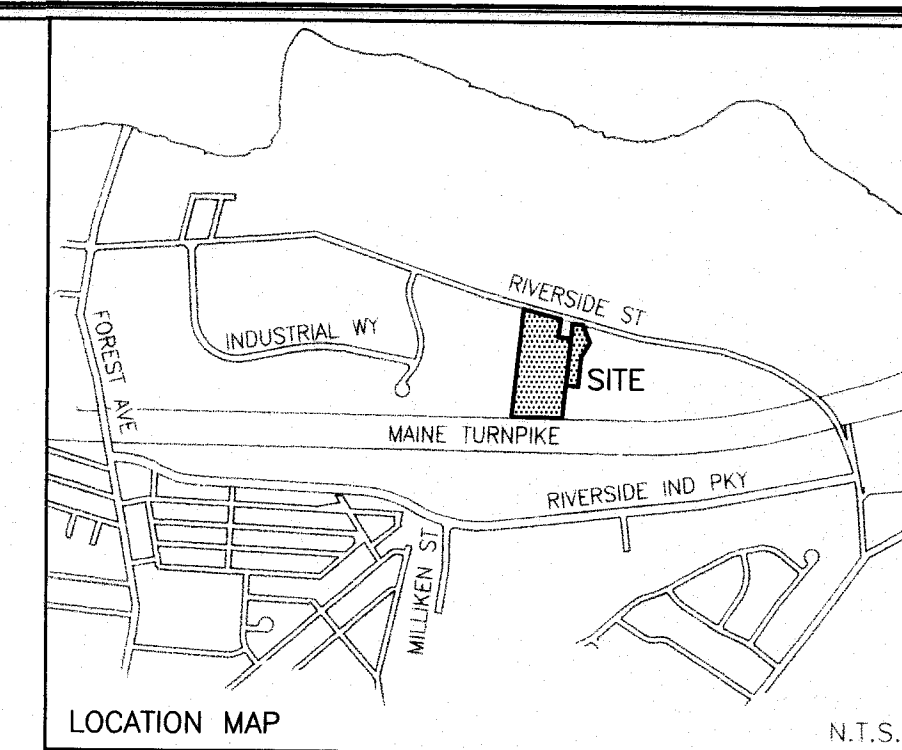
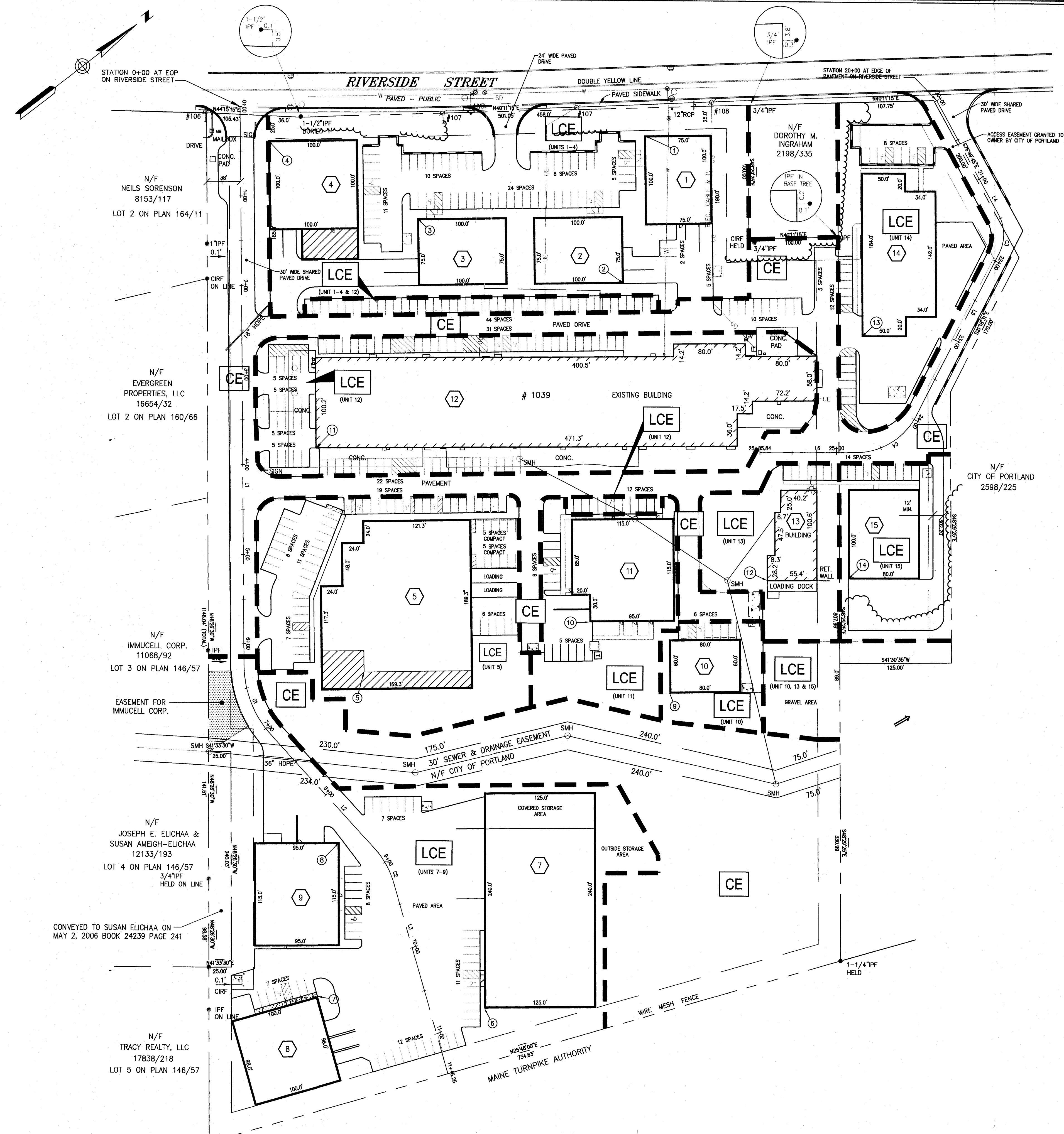


LINE TABLE

#	DISTANCE	COURSE
L1	624.54'	N 48°40' 13" W
L2	170.93'	S 89°15' 34" W
L3	220.05'	S 64°12' 48" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STATION	PT STATION
C1	84.44	115.0	42°04'13"	44.23	6+24.54	7+08.98
C2	46.30	100.0	26°31'38"	23.57	8+79.91	9+26.21



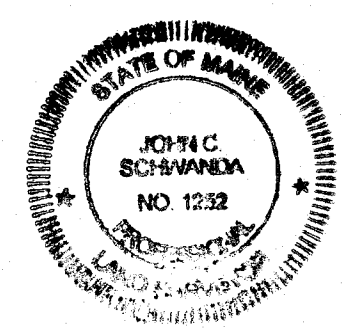
LEGEND:

- IRON PIPE OR ROD FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- SIGN
- TRANSFORMER
- FENCE
- CURB
- UNDERGROUND ELECTRIC
- WATER LINE
- STORM DRAIN
- EXISTING BUILDING
- PROPOSED UNIT AREAS
- LCE (UNITS) LIMITED COMMON ELEMENT (APPLICABLE UNITS)
- CE COMMON ELEMENT
- UNIT NUMBER
- DIVISION LINE BETWEEN ELEMENTS
- POSSIBLE BUILDING EXPANSION WITHIN UNIT BOUNDARY

APPROVAL - CITY OF PORTLAND
PLANNING AUTHORITY

DATE _____
PLANNING DIVISION DIRECTOR _____
Approved by
Puck
11-24-2015

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____ REGISTER
ATTEST _____



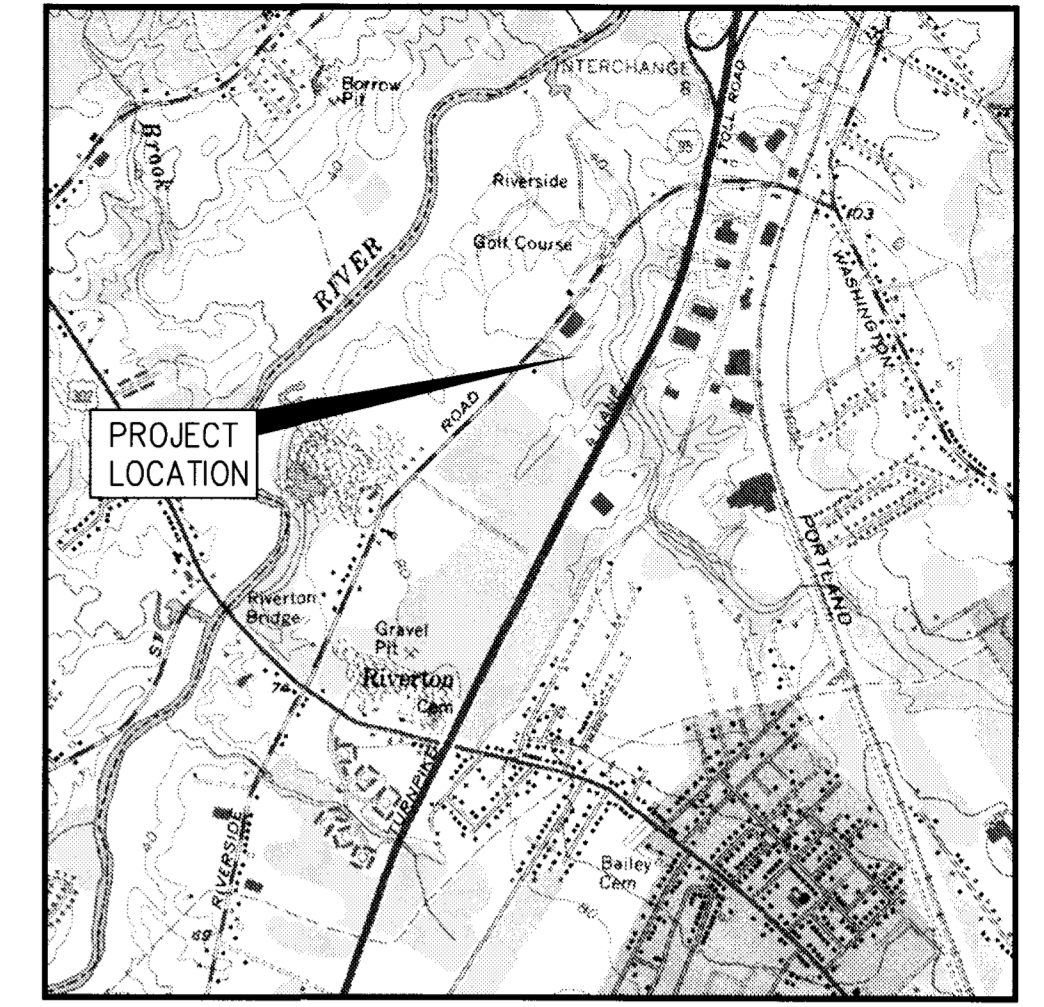
John C. Schwanda
JOHN C. SCHWANDA, PLS #1252
DATE: 11-16-2015

FOURTH AMENDED CONDOMINIUM PLAT
OF
SECOND TEE BUSINESS PARK CONDOMINIUM
#1039 RIVERSIDE STREET, PORTLAND, MAINE
MADE FOR OWNER OF RECORD
1039 RIVERSIDE LLC
1039 RIVERSIDE STREET, PORTLAND, ME 04102

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS
Drwn By RS Date REVISD NOV. 16, 2015 Job No.
Trace By JLW NOV. 19, 2004 2003-283P
Check By JCS Scale 1" = 60' Drwg. No.
Book No. 983 1

THIS PLAT AMENDS THE THIRD AMENDED CONDOMINIUM PLAT AS APPROVED BY THE PLANNING AUTHORITY ON SEPTEMBER 5, 2006 AND RECORDED IN PLAN BOOK 206, PAGE 565 ON SEPTEMBER 6, 2006.

SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK 1039 RIVERSIDE STREET PORTLAND, MAINE (AMENDMENT APPLICATION UNIT 9)



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

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- C-1 COVER SHEET
- C-2 GENERAL NOTES
- C-3A THIRD AMENDED CONDOMINIUM PLAT
- C-3B PROPOSED FOURTH AMENDMENT CONDOMINIUM PLAT*
- C-3C OVERALL CONDITIONS PLAN
- C-4 UNIT 9 SITE LAYOUT AND UTILITY PLAN
- C-5 UNIT 9 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C-7 SITE DETAILS
- C-8 UTILITY DETAILS
- C-9 UTILITY DETAILS
- C-10 EROSION CONTROL DETAILS
- C-11 EROSION CONTROL NOTES

* PENDING COMPLETION FOR INITIAL SUBMISSION 07.17.15

PREPARED BY

CIVIL ENGINEER:

FST
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
ATTN: STEPHEN BUSHEY

SURVEYOR:

OWEN HASKELL, INC.
390 U.S. ROUTE 1, SUITE 10
FALMOUTH, MAINE 04105
(207) 774-0424

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

APPLICANT LOT 9:
MOONGATE PROPERTIES, LLC
ATTN: PAT KEELEY
58 STURDIVANT DRIVE
PORTLAND, ME 04103

UTILITIES

SEWER
ATTN: FRANK BRANCELY
PORTLAND PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04104
(207) 874-8300

WATER
ATTN: GLISSON HAVU
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
P.O. BOX 3553
PORTLAND, MAINE 04102-3553
(207) 774-5961 EXT. 3035

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

GAS
ATTN: KELLY FOWLER
NORTHERN UTILITIES, INC.
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 541-2505

TELEPHONE
ATTN: JOHN CAPRIO
FAIRPOINT COMMUNICATIONS
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1788

CABLE
ATTN: DEBRA PAIEMENT AND/OR
DON JOHNSON
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2262 (DEBRA)
(207) 253-2291 (DON)

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) 8894-8699
ATTN: BARBARA BARHYDT

BUILDINGS AND CODE ENFORCEMENT OFFICE
CITY OF PORTLAND, CITY HALL
CONGRESS STREET
PORTLAND, MAINE 04102
(207) 874-8300
ATTN: MIKE NUGENT

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
FINAL APPROVAL GRANTED JANUARY 10, 2006
AMENDED SITE PLAN AND CONDOMINIUM PLAT
SUBMITTED JUNE 12, 2015 - REVISED SUBMISSION
JULY 17, 2015

TO BE SUBMITTED BY OWNER/GENERAL
CONTRACTOR

TIER 1 - PERMIT APPROVAL
#L-21677-TC-C-N

CORPS PERMIT #200400088

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.

THIRD AMENDED CONDOMINIUM PLAT BY OWEN HASKELL, INC. RECORDED CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 206, PAGE 565.

*as submitted Unit #9
not approved*

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.

PRELIMINARY - NOT FOR CONSTRUCTION

			PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION	FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
SHEET TITLE COVER SHEET			DRAWN: DED DATE: MAY 2015 DESIGNED: SRB SCALE: AS NOTED CHECKED: SRB JOB NO. SP-M164 FILE NAME: SP-M168 COVER SHEET C-1	
CLIENT 1039 RIVERSIDE LLC	REVISIONS	P.E. STEPHEN BUSHEY LIC. #7429		
2 07.17.15 REVISED SUBMISSION TO CITY 1 06.12.15 AMENDED SITE PLAN SUBMISSION	REV DATE DESCRIPTION			

GENERAL NOTES:

- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
- THE CONTRACTOR SHALL REFER TO THE DESIGN-BUILD PLANS OF UNIT #1 FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
- EXISTING CONDITIONS AND TOPOGRAPHIC SURVEYS ARE BASED ON BASE MAPPING AND BOUNDARY SURVEY DEPICTED ON PLAN TITLED "EXISTING CONDITIONS SITE PLAN" BY BH2M, GORHAM, ME 04038 DATED MAY 1994, JOB 94-060.
- 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.

SITE LAYOUT NOTES:

- ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID WHITE LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
- ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:

GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.

- ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
- EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
- BUILDING SUMMARY: SEE FOURTH AMENDED CONDOMINIUM PLAT
- ZONING DATA**
IM INDUSTRIAL-MODERATE IMPACT ZONE

SPACE AND BULK REGULATIONS	REQUIRED	ACTUAL
MINIMUM LOT AREA	NONE	816,314 S.F.
MINIMUM STREET FRONTAGE	60'	716.48'
MINIMUM PAVEMENT SETBACKS	10'	18'
MINIMUM STRUCTURE SETBACKS		
FRONT YARD	25'	25'
SIDE/REAR YARD	25'	28'
MAXIMUM IMPERVIOUS SURFACE RATIO	75%	60%
MAXIMUM BUILDING HEIGHT	75'	SINGLE STORY
- OFF STREET PARKING**

PARKING STALL DIMENSION	9x18'	9x18'
PARKING SPACES	208	322±
- THE FACILITIES WILL BE SERVICED BY CITY SEWER, PUBLIC WATER AND A COMBINATION OF OVERHEAD AND UNDERGROUND UTILITIES.
- ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFIRM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MDOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON RIVERSIDE STREET AS NECESSARY.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS SEWER DIVISION.
- A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- RETAINING WALLS WITHIN LOADING DOCK AREAS SHALL BE CAST-IN-PLACE OR PRECAST MODULAR BLOCK SUBJECT TO GEOTECHNICAL REVIEW AND DESIGN BY THE CONTRACTOR OR PRECAST MODULAR BLOCK SUPPLIER.

UTILITY NOTES:

- ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE DIVISION 2 CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS. AT A LOCATION COORDINATED WITH THE DIVISION 15 OR 16 CONTRACTOR AND THE BUILDING PLANS. DIVISION 2 WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH FAIRPOINT. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
- ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND PUBLIC WORKS.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
- COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS.
- THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY.
- UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
- A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
- THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOBSITE. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.

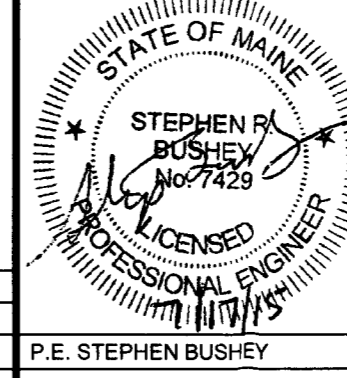

GRADING AND DRAINAGE NOTES:

- ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF n = 0.013 OR LESS. UNLESS A SPECIFIC PIPE MATERIAL IS CALLED FOR ON THE CONTRACT DRAWINGS, CPV AND PVC PIPING SHALL NOT BE USED IN AREAS OF EXPOSED SUNLIGHT.
- ALL SLOPES STEEPER THAN 3:1 ARE TO RECEIVE RIPRAP SLOPE PROTECTION OR TURF REINFORCEMENT.
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- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- EXTERIOR GRADES AROUND PROPOSED STRUCTURES SHALL BE COORDINATED WITH FINAL BUILDING PLANS AND PROVIDE FOR ALL ACCESS OPENINGS INCLUDING MANDOORS, OVERHEAD DOORS AND LOADING DOCKS.

EROSION CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE STABILIZED CONSTRUCTION ENTRANCES.
- ALL GROUND AREAS DISTURBED DURING CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE.
- SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.
- THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION AND SHALL KEEP RIVERSIDE STREET CLEAR OF DIRT AND MUD.
- SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
- CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST THREE (3) BUT NOT MORE THAN (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL SERVICES IN CONDUIT TO SIGHT LIGHTING, COMPLYING WITH APPLICABLE CODES. COORDINATE WITH OWNER AND ARCHITECTURAL AND CMP PLANS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM WITH CMP, CABLE AND TELEPHONE COMPANIES INDIVIDUAL UTILITY REQUIREMENTS FOR INSTALLATION AND LOCATIONS OF UTILITIES.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUBGRADE CONSTRUCTION. EXCAVATED ON-SITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER GRANULAR BORROW AND COMMON BORROW SHALL COMPLY WITH THE MDOT SPECIFICATIONS.
- ALL FILLS SHALL BE PLACED LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AS SPECIFIED ON PLANS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

PRELIMINARY - NOT FOR CONSTRUCTION

	PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION	 FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106																						
	SHEET TITLE GENERAL NOTES																							
<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>2</td> <td>07.17.15</td> <td>REVISED SUBMISSION TO CITY</td> </tr> <tr> <td>1</td> <td>06.12.15</td> <td>AMENDED SITE PLAN SUBMISSION</td> </tr> <tr> <td>REV</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> </table>	REV	DATE	DESCRIPTION	2	07.17.15	REVISED SUBMISSION TO CITY	1	06.12.15	AMENDED SITE PLAN SUBMISSION	REV	DATE	DESCRIPTION	CLIENT 1039 RIVERSIDE LLC	<table border="1"> <tr> <td>DRAWN: DED</td> <td>DATE: MAY 2015</td> </tr> <tr> <td>DESIGNED: SRB</td> <td>SCALE: N.T.S.</td> </tr> <tr> <td>CHECKED: SRB</td> <td>JOB NO. SP-M164</td> </tr> <tr> <td>FILE NAME: SP-M168 GENERAL NOTES</td> <td></td> </tr> <tr> <td>SHEET</td> <td>C-2</td> </tr> </table>	DRAWN: DED	DATE: MAY 2015	DESIGNED: SRB	SCALE: N.T.S.	CHECKED: SRB	JOB NO. SP-M164	FILE NAME: SP-M168 GENERAL NOTES		SHEET	C-2
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SCHEDULE OF AREAS STATION AND OFFSET

UNIT	AREA (S.F.)	UNIT	STATION	OFFSET
1.	7,500	1.	0+35.746	09L
2.	7,500	2.	2+00.342	74L
3.	7,500	3.	1+41.519	51L
4.	12,185.19	4.	0+38.83	30L
5.	29,755.25	5.	7+28.212	77L
6.	DELETED	6.	10+87.45	27L
7.	30,000	7.	10+23.911	73R
8.	9,800	8.	8+64.63	43R
9.	10,010	9.	9+00.636	73L
10.	4,800	10.	8+70.736	31L
11.	8,400	11.	3+82.98	15L
12.	53,120	12.	8+92.853	43L
13.	4,800	13.	2+62.369	04L
14.	14,028.13	14.	9+00.160	86L
15.	8,780			

LCE (UNITS 1-4):	78,105.32 S.F.
LCE (UNITS 1-4 & 12):	7,514.19 S.F.
LCE (UNIT 5):	41,478.06 S.F.
LCE (UNITS 7-9):	114,400.55 S.F.
LCE (UNIT 10):	8,544.97 S.F.
LCE (UNITS 10, 13 & 15):	17,900.13 S.F.
LCE (UNIT 11):	24,533.18 S.F.
LCE (UNIT 12):	42,280.90 S.F.
LCE (UNIT 13):	19,827.66 S.F.
LCE (UNIT 14):	32,323.68 S.F.
LCE (UNIT 15):	10,632.31 S.F.
CE:	210,759.48 S.F.
TOTAL AREA:	816,479 S.F. OR 18.74 ACRES

NOTES

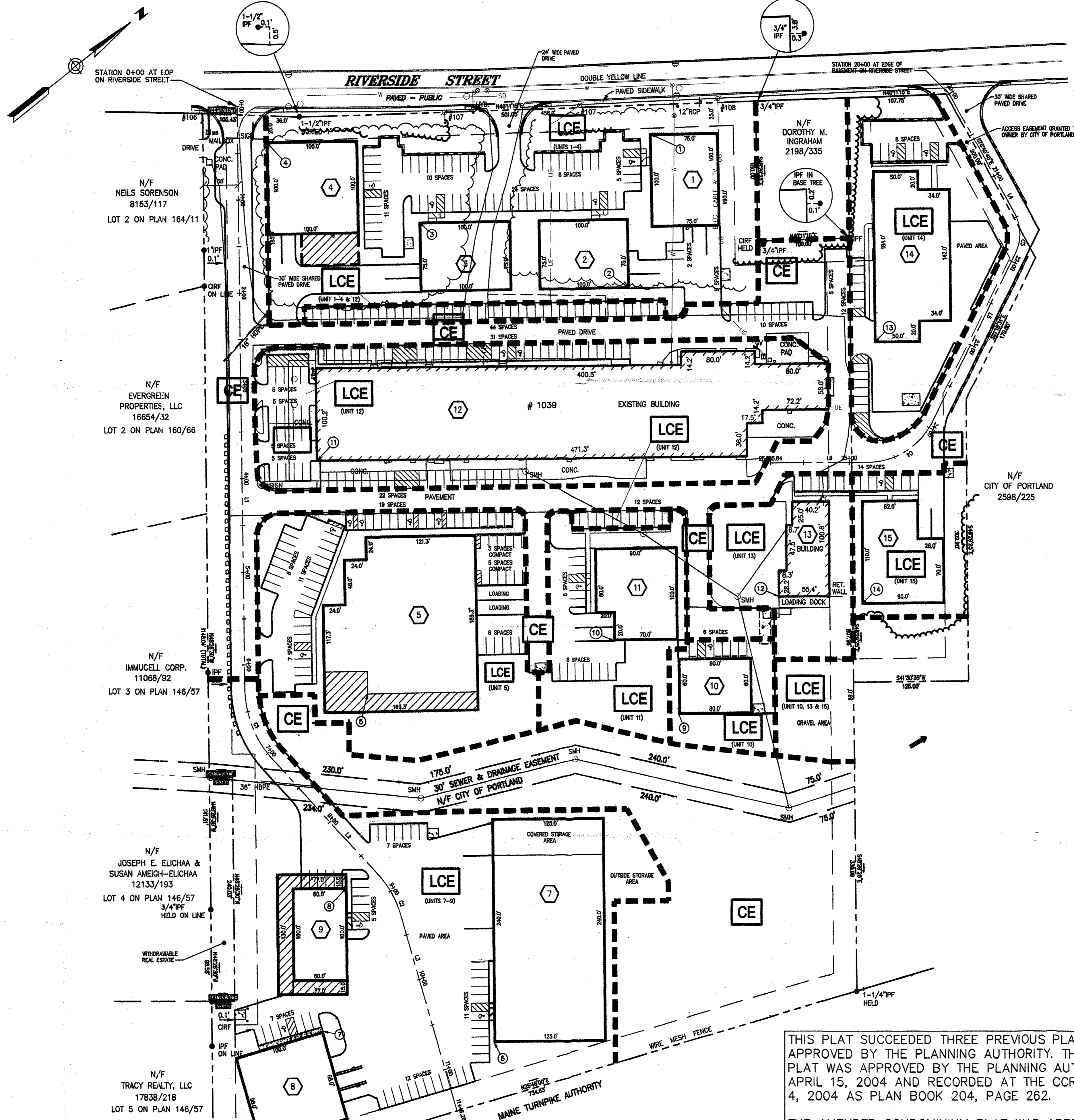
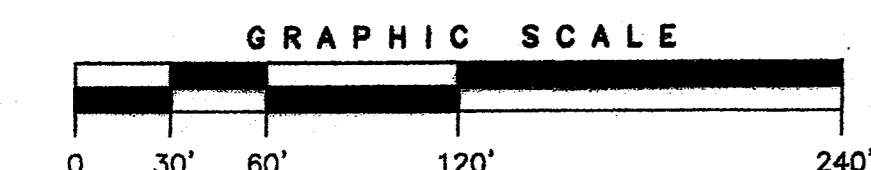
- OWNER OF RECORD: 1039 RIVERSIDE LLC, 55 HARDY ROAD, FALMOUTH, MAINE 04105 C.C.R.D. BOOK 19196 PAGE 308.
- LOCUS IS SHOWN AS LOT A-1 ON PORTLAND ASSESSORS' MAP 131.
- BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
- BOUNDARY IS TAKEN FROM LOCUS DEED AND PLAN REF. 1 ON WHICH THE DEED IS BASED.
- UTILITIES TAKEN FROM PLAN REFERENCE 2 AND INFORMATION PROVIDED BY OWNER.
- ELEVATION TAKEN FROM PLAN REFERENCE 2 (CITY DATUM).
- UNIT 12 AND UNIT 13 ARE EXISTING BUILDINGS.
- UNITS 1, 2, 3, 4, 7, 8, 9, 10, 11, 14 AND 15 ARE UNDEVELOPED REAL ESTATE DESIGNATED FOR SEPARATE OWNERSHIP BY THE UNIT OWNER AND ANY IMPROVEMENT ON SAID UNITS "NEED NOT BE BUILT" BY THE DECLARANT.
- AMENDED CONDOMINIUM PLAT WAS PREPARED TO REFLECT REVISION TO UNITS 5, 7, 8, 10 AND 11.
- AMENDED CONDOMINIUM PLAT REVISED BY DELETING UNIT 6.
- SECOND AMENDED CONDOMINIUM PLAT PREPARED TO REFLECT REVISIONS TO UNITS 4 AND 10 AND LCE AREAS FOR UNITS 10 AND 13
- THIRD AMENDED CONDOMINIUM PLAT WAS PREPARED TO REFLECT REVISIONS TO UNIT 14 AND ITS LCE AREA.

PLAN REFERENCES

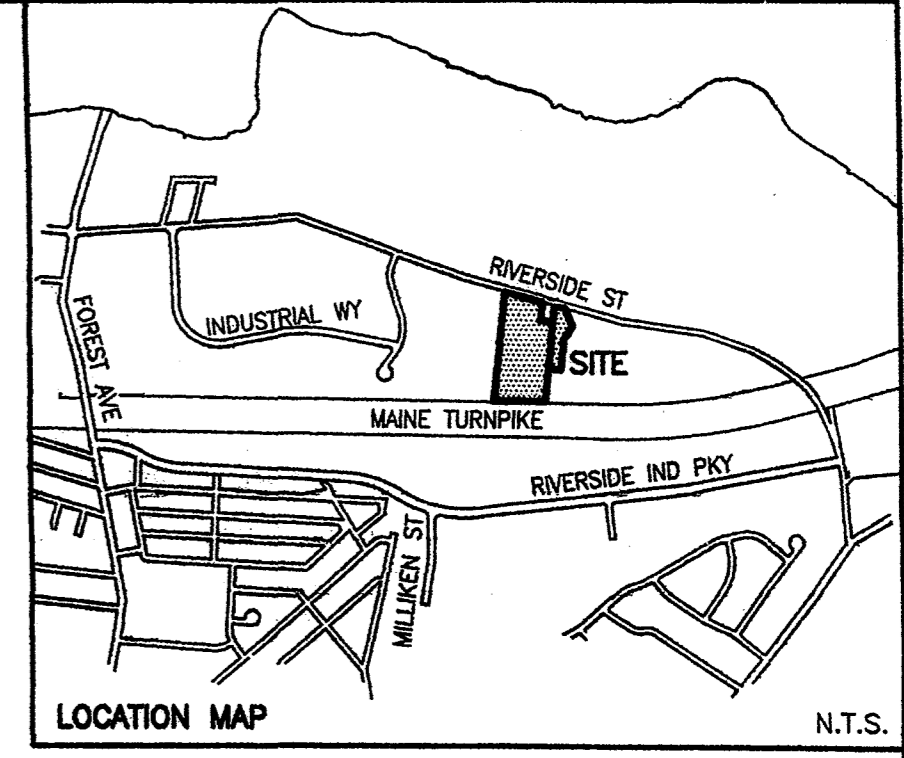
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RIVERSIDE INDUSTRIAL PARK INC. 5-19, 1977 H.I. & E.C. JORDAN - SURVEYORS".
- "EXISTING CONDITIONS SITE PLAN DOUGLAS BROTHERS DIV. ROBERT MITCHELL CO., INC. MAY 1994" BY BH2M.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SUBDIVISION PLAN NOV. 2, 1984 LAND USE CONSULTANTS" RECORDED IN PLAN BOOK 146 PAGE 57.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SECOND AMENDED SUBDIVISION PLAN FEB. 3, 1987" RECORDED IN PLAN BOOK 160 PAGE 66.
- "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTE LOT 1, EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET, PORTLAND, MAINE 1/13/87 SEBAGO TECHNICS, INC." RECORDED IN PLAN BOOK 164 PAGE 11.
- "RIVERSIDE GOLF COURSE - DRIVING RANGE" BY PINKHAM AND GREER CONSULTING ENGINEERS, INC. DATE 8/7/91
- "SECOND TEE BUSINESS PARK WAREHOUSE / OFFICE PARK SITE DEVELOPMENT PLANS DRAWINGS 1-10 JANUARY 2004 BY DELUCA-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON APRIL 15, 2004.
- "SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK DEVELOPMENT PLANS, DRAWINGS 1-11 JULY 2005 BY DELUCA-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON JANUARY 10, 2006.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



LINE TABLE			CURVE TABLE				
#	DISTANCE	BEARING	CURVE	LENGTH	DELTA	TANGENT	STATIONING
L1	624.5	N 48°40' 13" W	C1	84.41	5.042°	41' 44"	36+24.547+08.98
L2	170.9	S 89°15' 34" W	C2	46.01	0.026°	1' 3" 23"	78+79.919+26.21
L3	220.0	S 64°12' 48" E					



- LEGEND:**
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - TRANSFORMER
 - FENCE
 - CURB
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - STORM DRAIN
 - EXISTING BUILDING
 - PROPOSED UNIT AREAS
 - LCE (UNITS) LIMITED COMMON ELEMENT (APPLICABLE UNITS)
 - CE COMMON ELEMENT
 - 13 UNIT NUMBER
 - DIVISION LINE BETWEEN ELEMENTS
 - POSSIBLE BUILDING EXPANSION WITHIN UNIT BOUNDARY

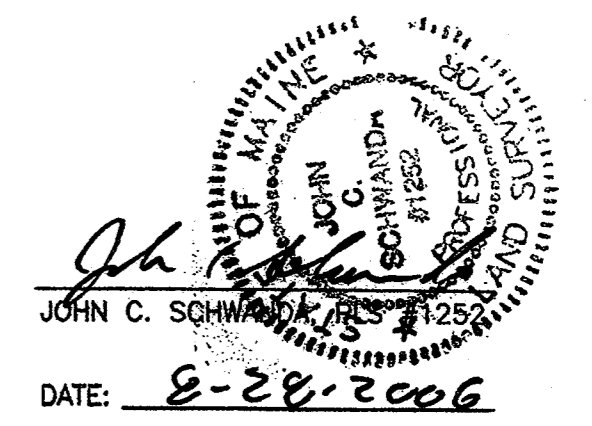
APPROVAL-CITY OF PORTLAND PLANNING AUTHORITY

Alvan Dagen Sept 5, 2006 DATE
PLANNING DIVISION DIRECTOR

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED SEPT 6, 2006
AT 10 h 43 m A.M. AND RECORDED IN
PLAN BOOK 206 PAGE 565
ATTEST REGISTER

John B. O'Brien REGISTER



THIS PLAT SUCCEEDED THREE PREVIOUS PLATS APPROVED BY THE PLANNING AUTHORITY. THE ORIGINAL PLAT WAS APPROVED BY THE PLANNING AUTHORITY ON APRIL 15, 2004 AND RECORDED AT THE CCDR ON MAY 4, 2004 AS PLAN BOOK 204, PAGE 262.

THE AMENDED CONDOMINIUM PLAT WAS APPROVED BY THE PLANNING AUTHORITY ON DECEMBER 16, 2004 AND RECORDED AT THE CCDR ON DECEMBER 17, 2004 AS PLAN BOOK 204, PAGE 916.

THE SECOND AMENDED CONDOMINIUM PLAT WAS APPROVED BY THE PLANNING AUTHORITY ON JUNE 2, 2005 AND RECORDED AT THE CCDR ON JULY 20, 2005 AS PLAN BOOK 205, PAGE 459.

THIRD AMENDED CONDOMINIUM PLAT

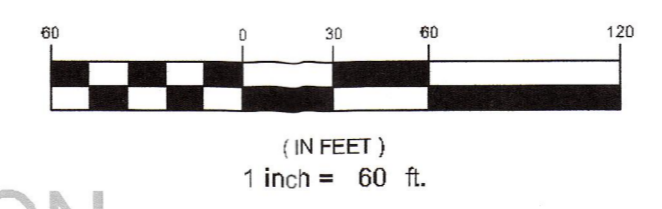
OF
SECOND TEE BUSINESS PARK CONDOMINIUM
#1039 RIVERSIDE STREET, PORTLAND, MAINE
MADE FOR
1039 RIVERSIDE LLC
1039 RIVERSIDE STREET, PORTLAND, ME 04102
OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0484
PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	JLW	NOV. 18, 2004	2003-283P
Check By	JCS	Scale	Drwg. No.
Book No.	983	1" = 60'	C-3A

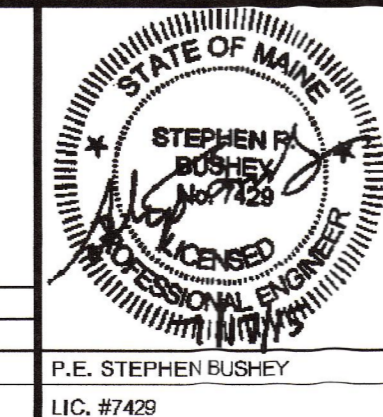
2360.01/3



PRELIMINARY - NOT FOR CONSTRUCTION

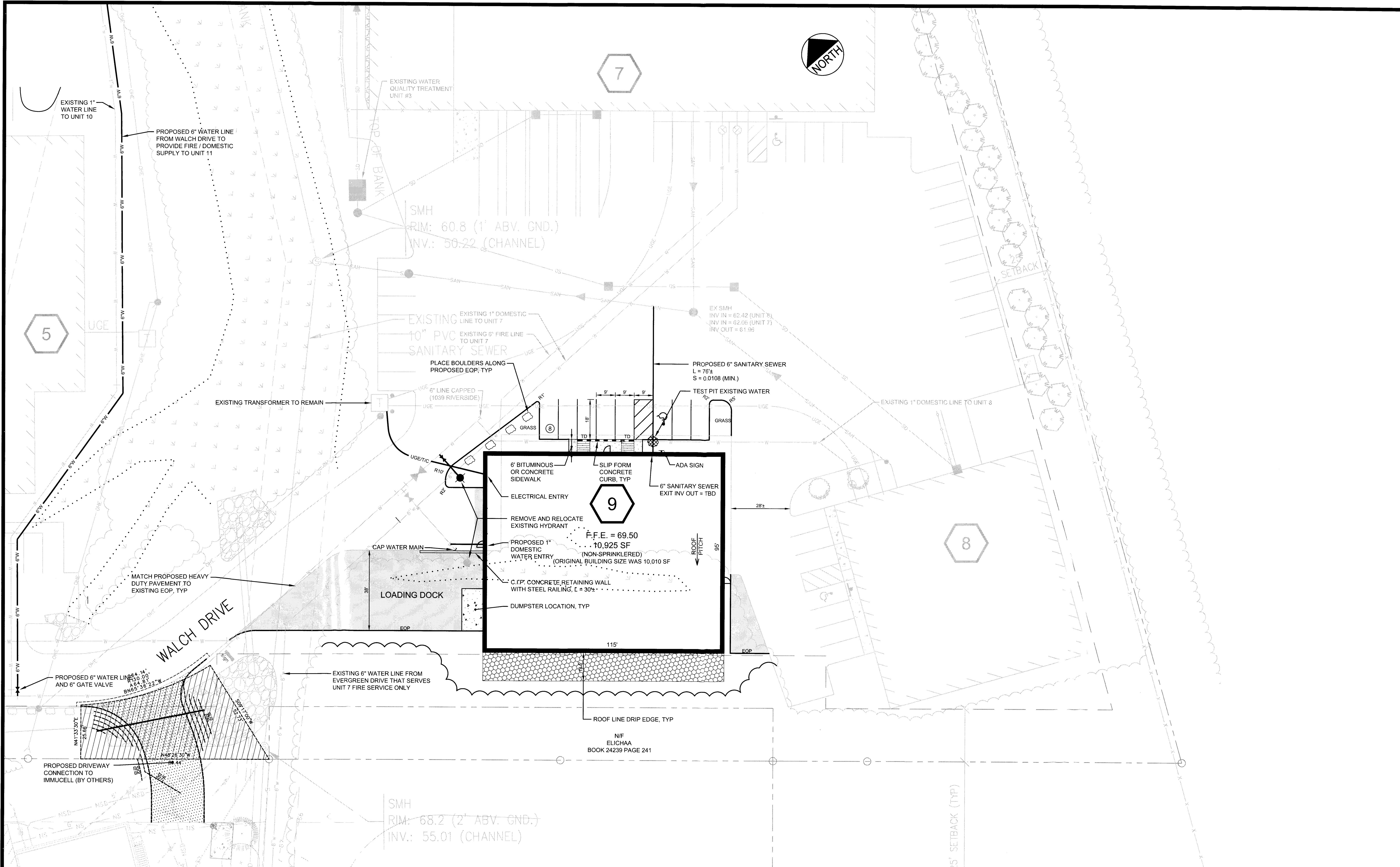


REV	DATE	DESCRIPTION	REVISIONS
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1	06.12.15	AMENDED SITE PLAN SUBMISSION	

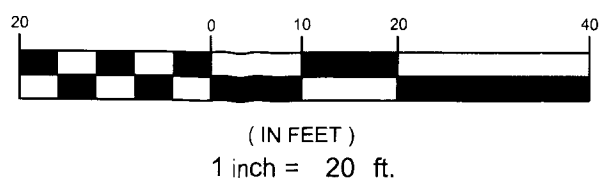


PROJECT	SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION
SHEET TITLE	OVERALL CONDITIONS PLAN
CLIENT	1039 RIVERSIDE LLC

FST FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: DED	DATE: MAY 2015
DESIGNED: SRB	SCALE: 1" = 60'
CHECKED: SRB	JOB NO. SP-M164
FILE NAME: SP-M164 AERIAL	
SHEET	C-3C



PRELIMINARY - NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
2	07.17.15	REVISED SUBMISSION TO CITY
1	06.12.15	AMENDED SITE PLAN SUBMISSION

STATE OF MAINE
 LICENSED PROFESSIONAL ENGINEER
 STEPHEN B. BUSHEY
 No. 7429
 P.E. STEPHEN BUSHEY
 LIC. #7429

PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION
SHEET TITLE UNIT 9 SITE LAYOUT AND UTILITY PLAN
CLIENT 1039 RIVERSIDE LLC

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
 ENGINEERS · PLANNERS · SCIENTISTS
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

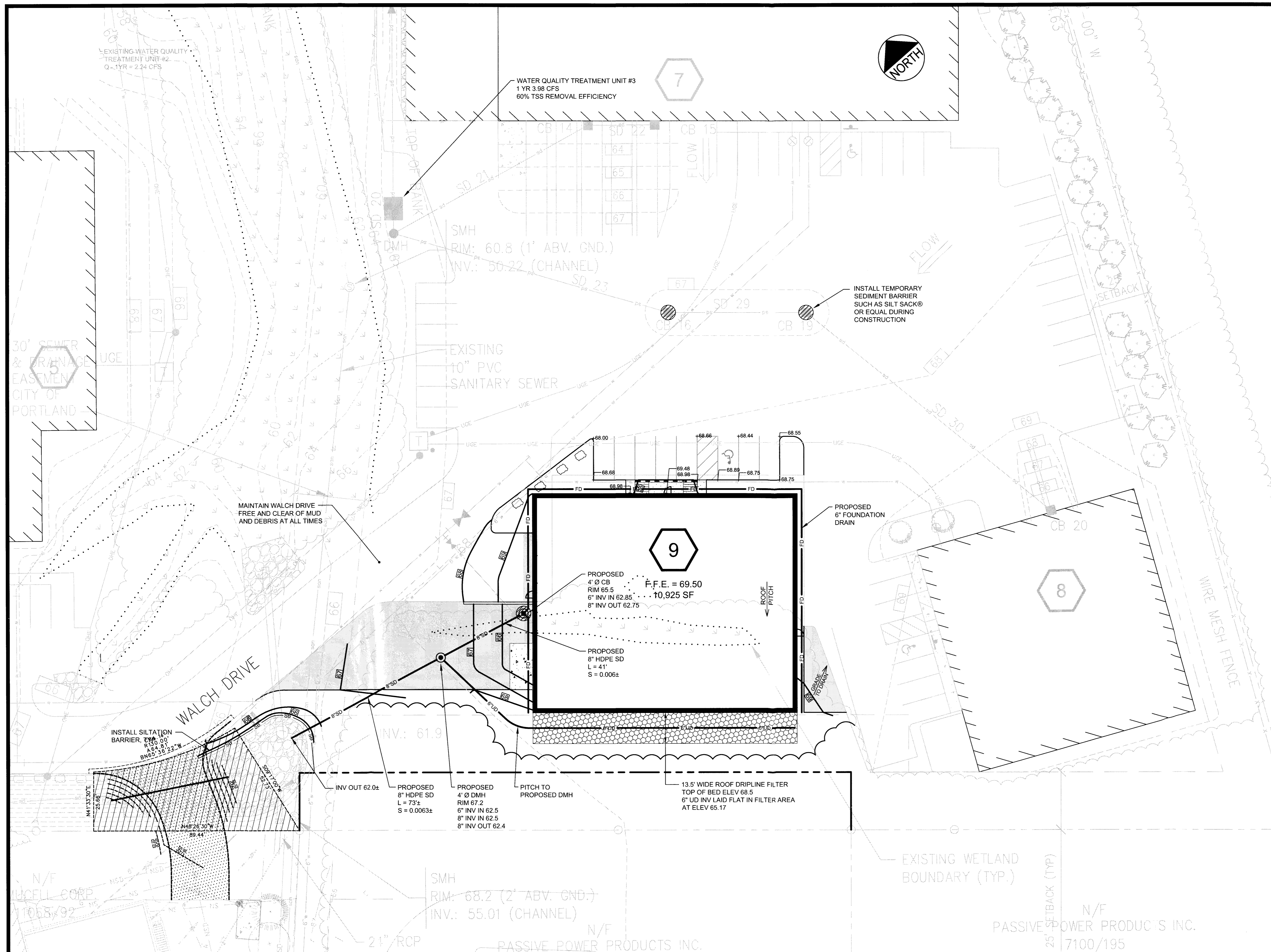
DRAWN: DED	DATE: MAY 2015
DESIGNED: SRB	SCALE: 1" = 20'
CHECKED: SRB	JOB NO. SP-M164
FILE NAME: SP-M164 SITE	
SHEET	C-4

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EROSION CONTROL NOTES:

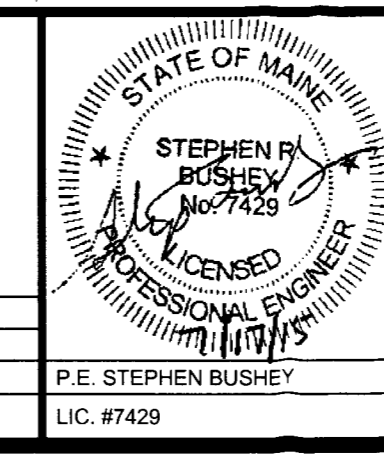
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8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL SERVICES IN CONDUIT TO SIGHT LIGHTING, COMPLYING WITH APPLICABLE CODES. COORDINATE WITH OWNER AND ARCHITECTURAL AND MEP PLANS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM WITH CMP, CABLE AND TELEPHONE COMPANIES INDIVIDUAL UTILITY REQUIREMENTS FOR INSTALLATION AND LOCATIONS OF UTILITIES.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
10. FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERSHABLE RUBBLE, FEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUBGRADE CONSTRUCTION. EXCAVATED ON-SITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER GRANULAR BORROW AND COMMON BORROW SHALL COMPLY WITH THE MDT SPECIFICATIONS.
11. ALL FILLS SHALL BE PLACED LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
12. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AS SPECIFIED ON PLANS.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CHAMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.



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REV	DATE	DESCRIPTION
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1	06.12.15	AMENDED SITE PLAN SUBMISSION



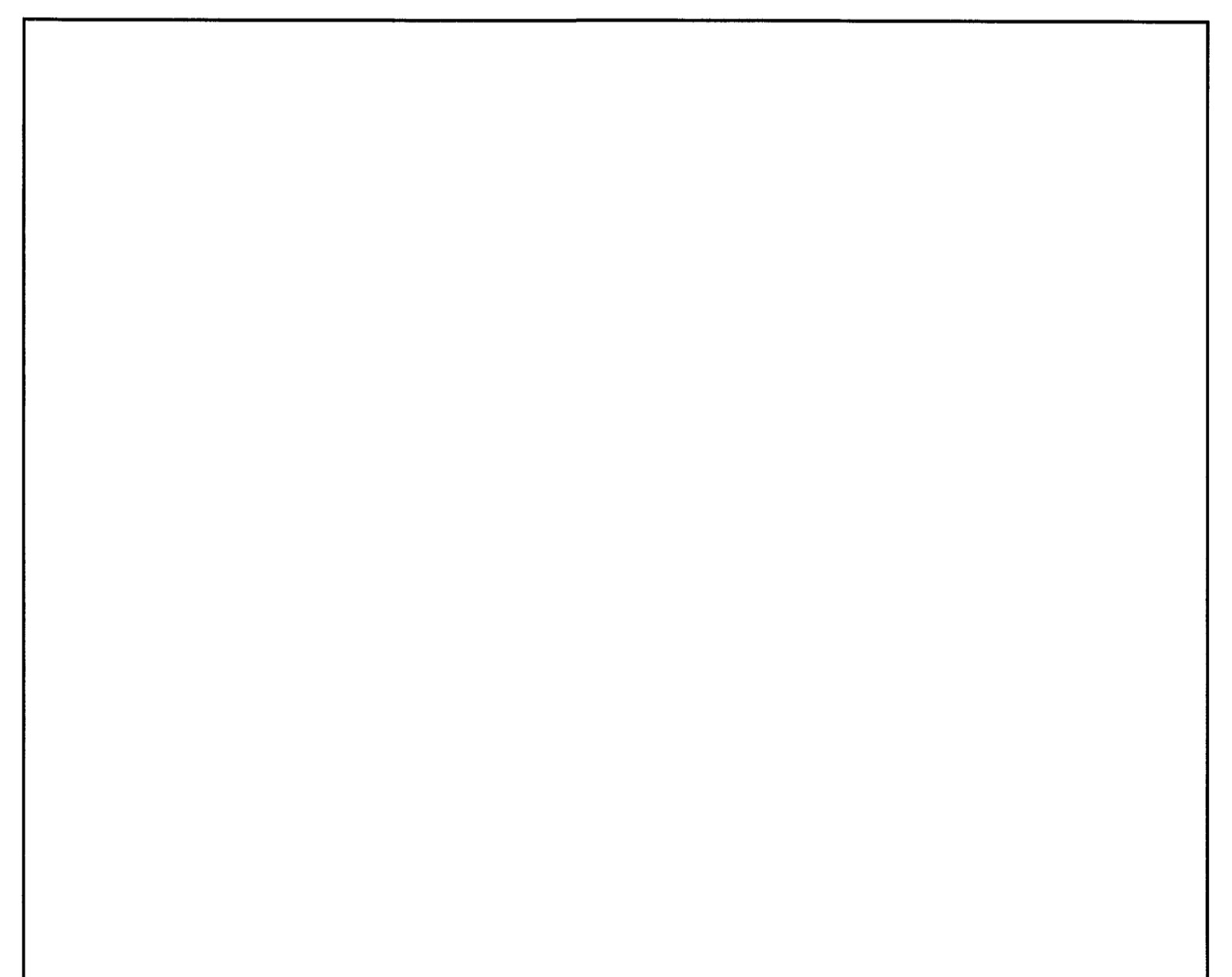
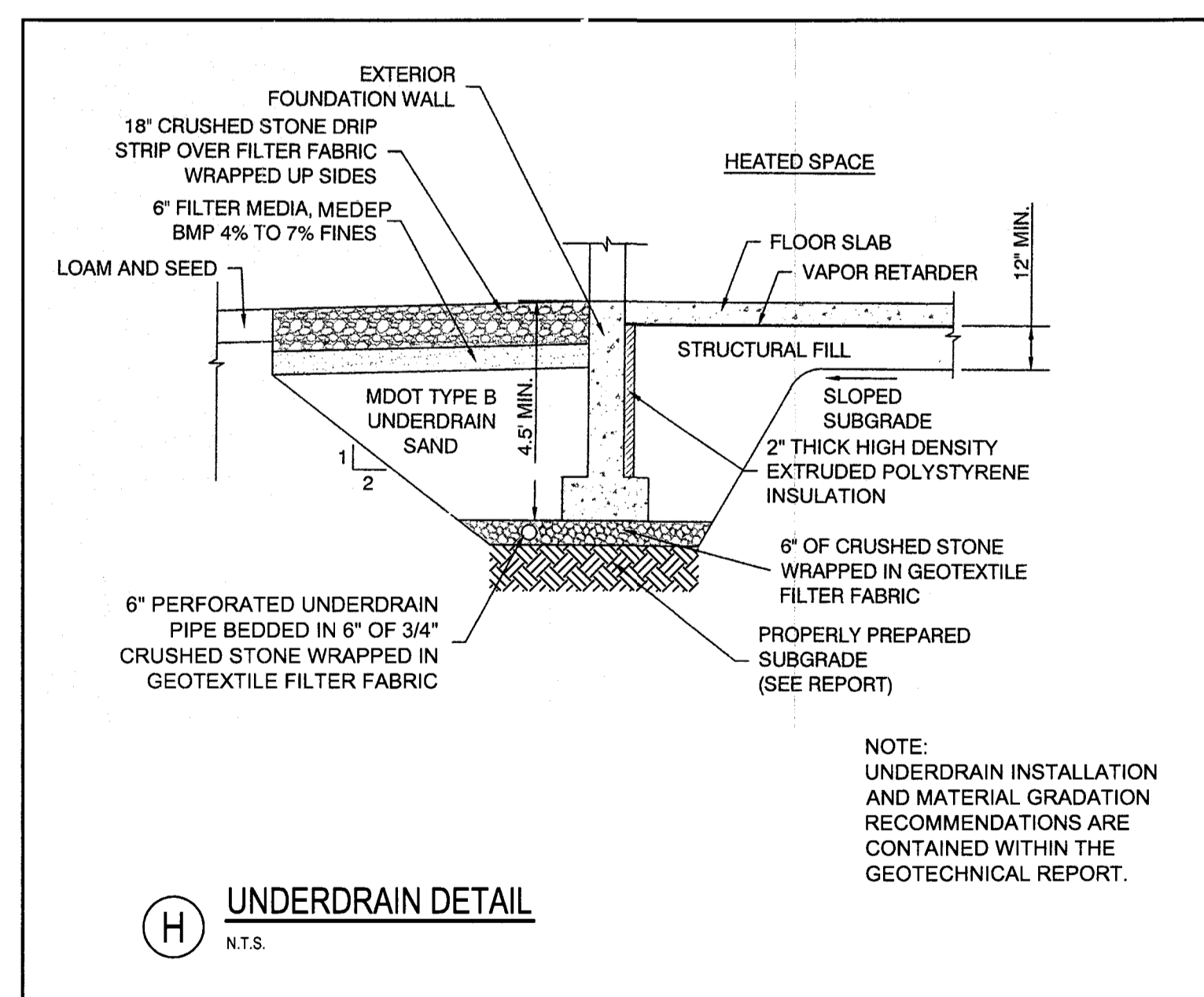
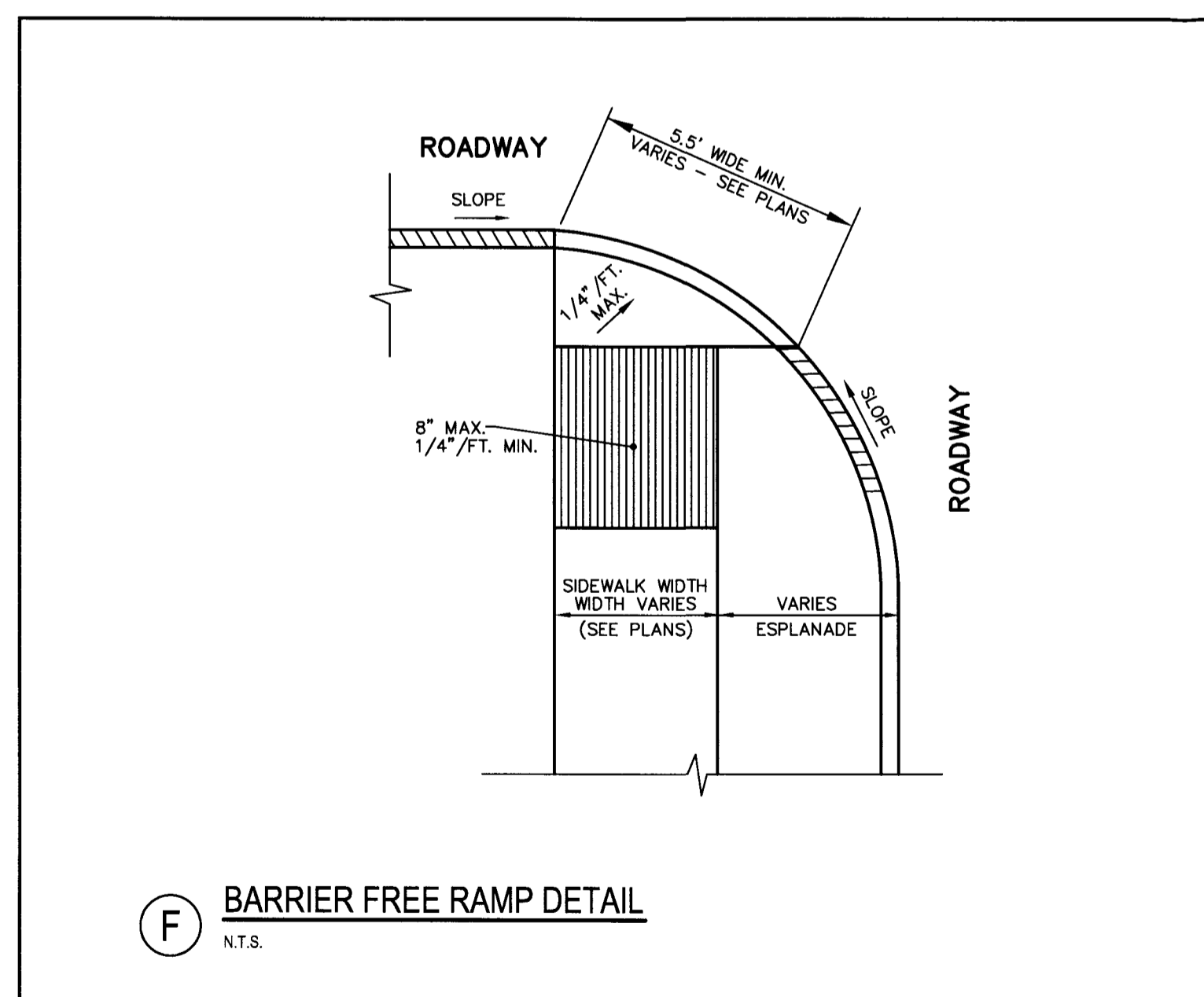
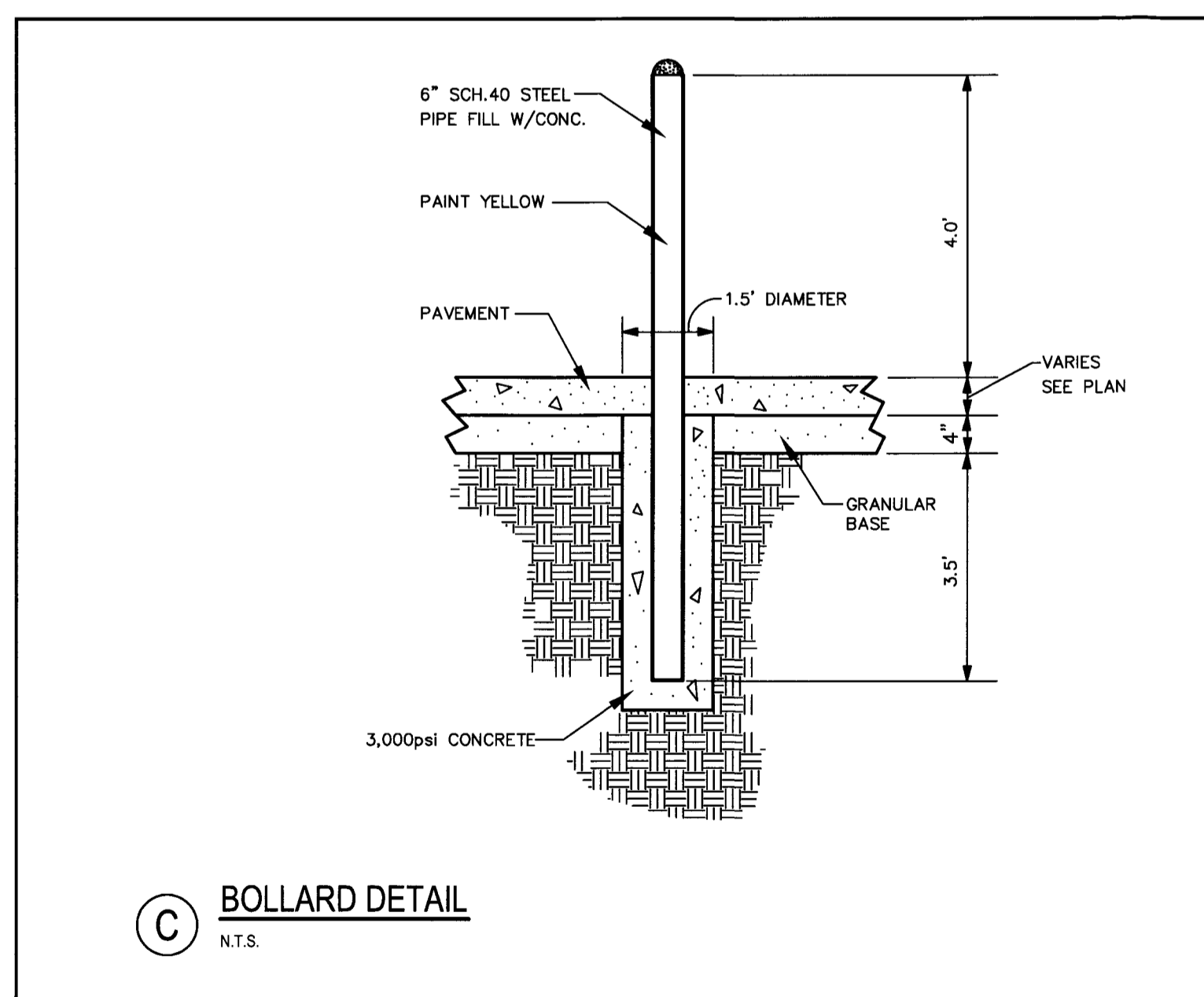
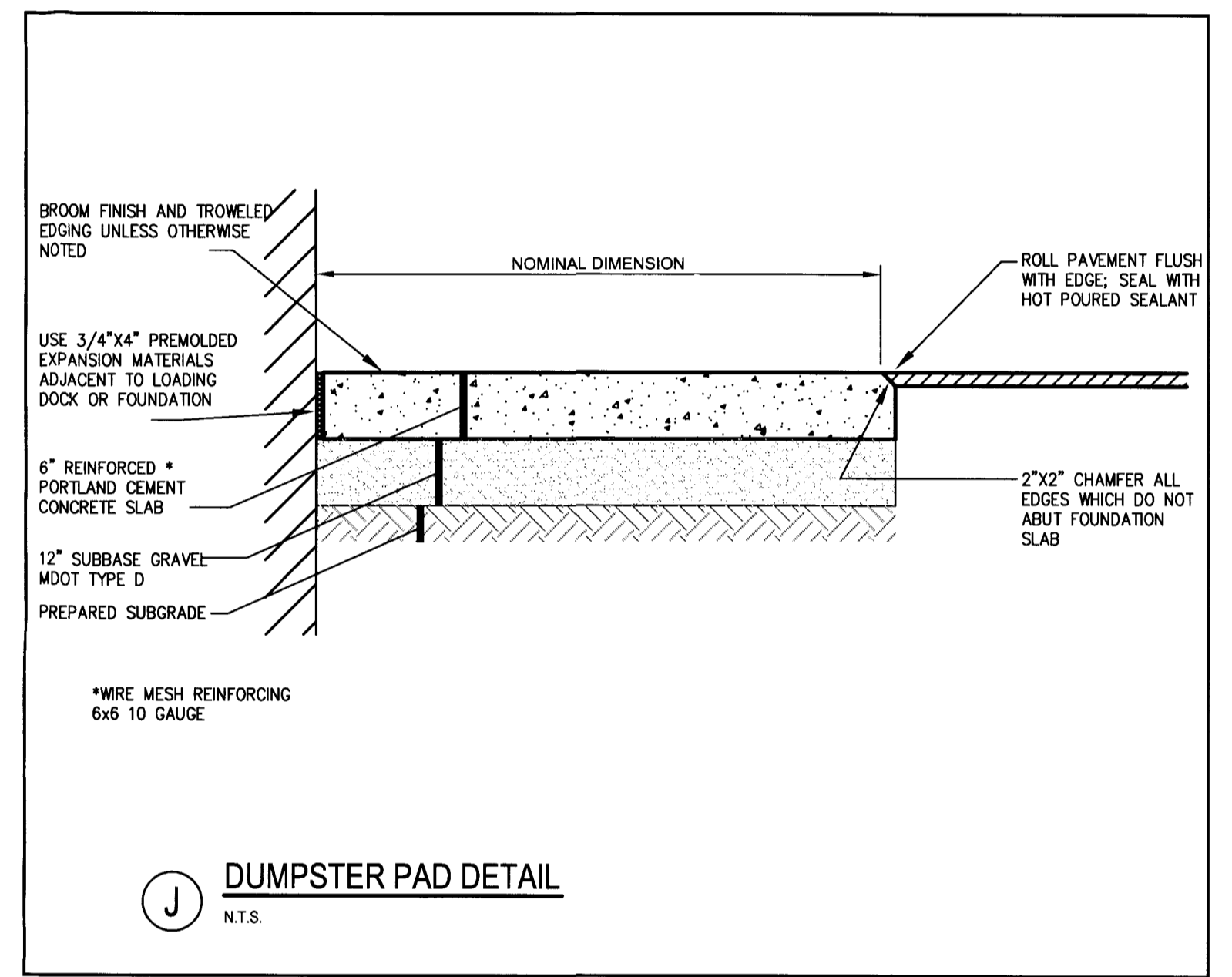
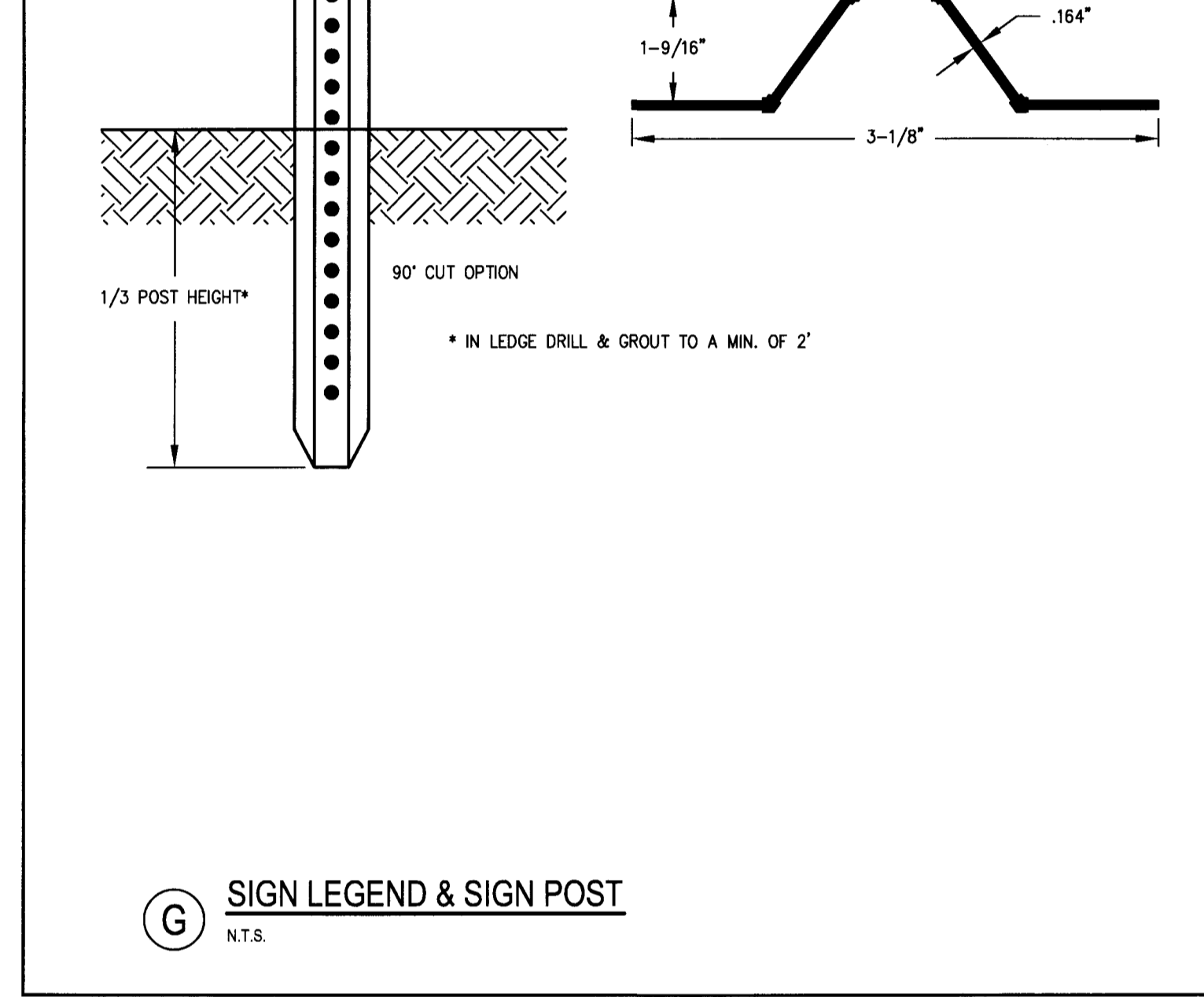
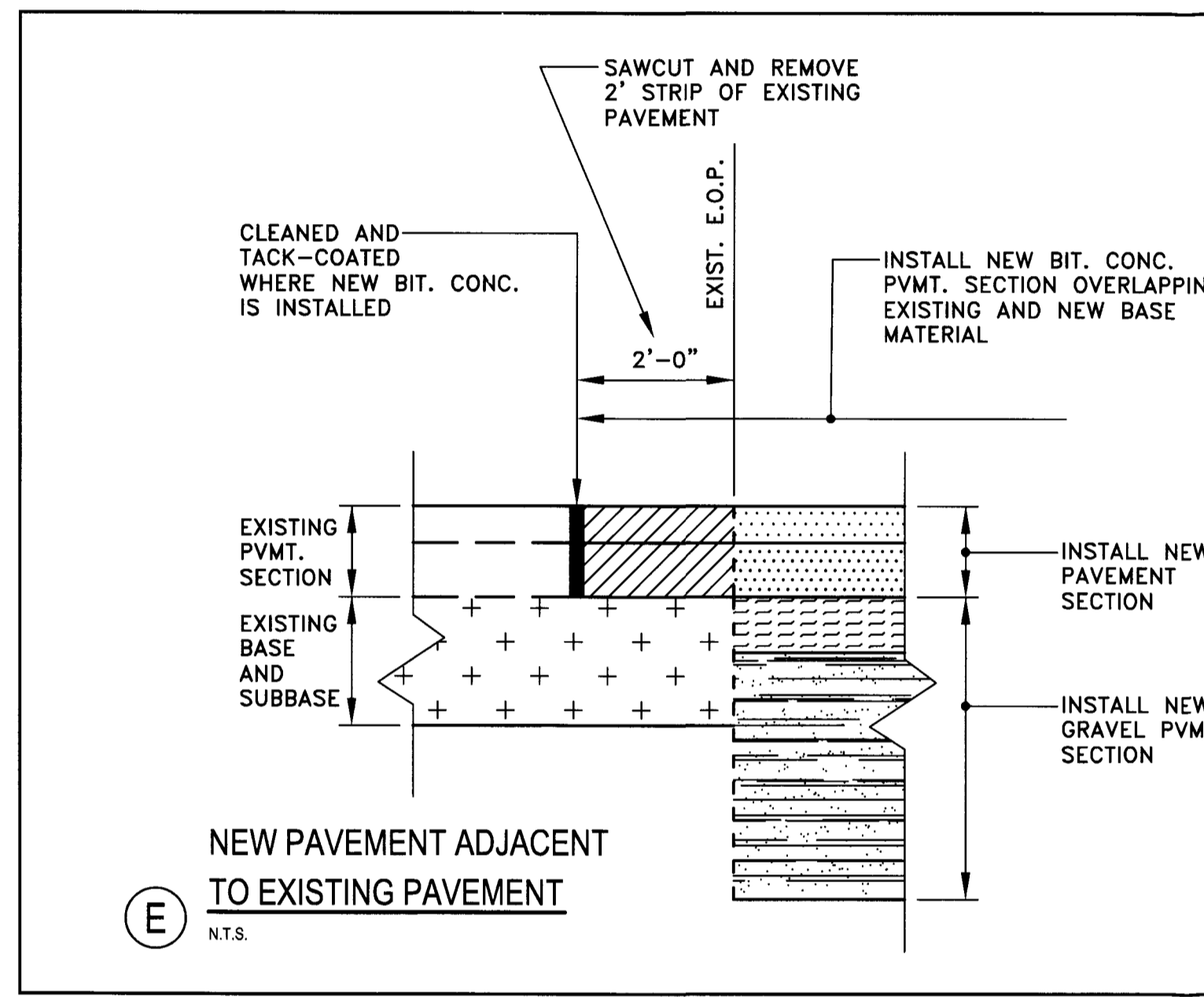
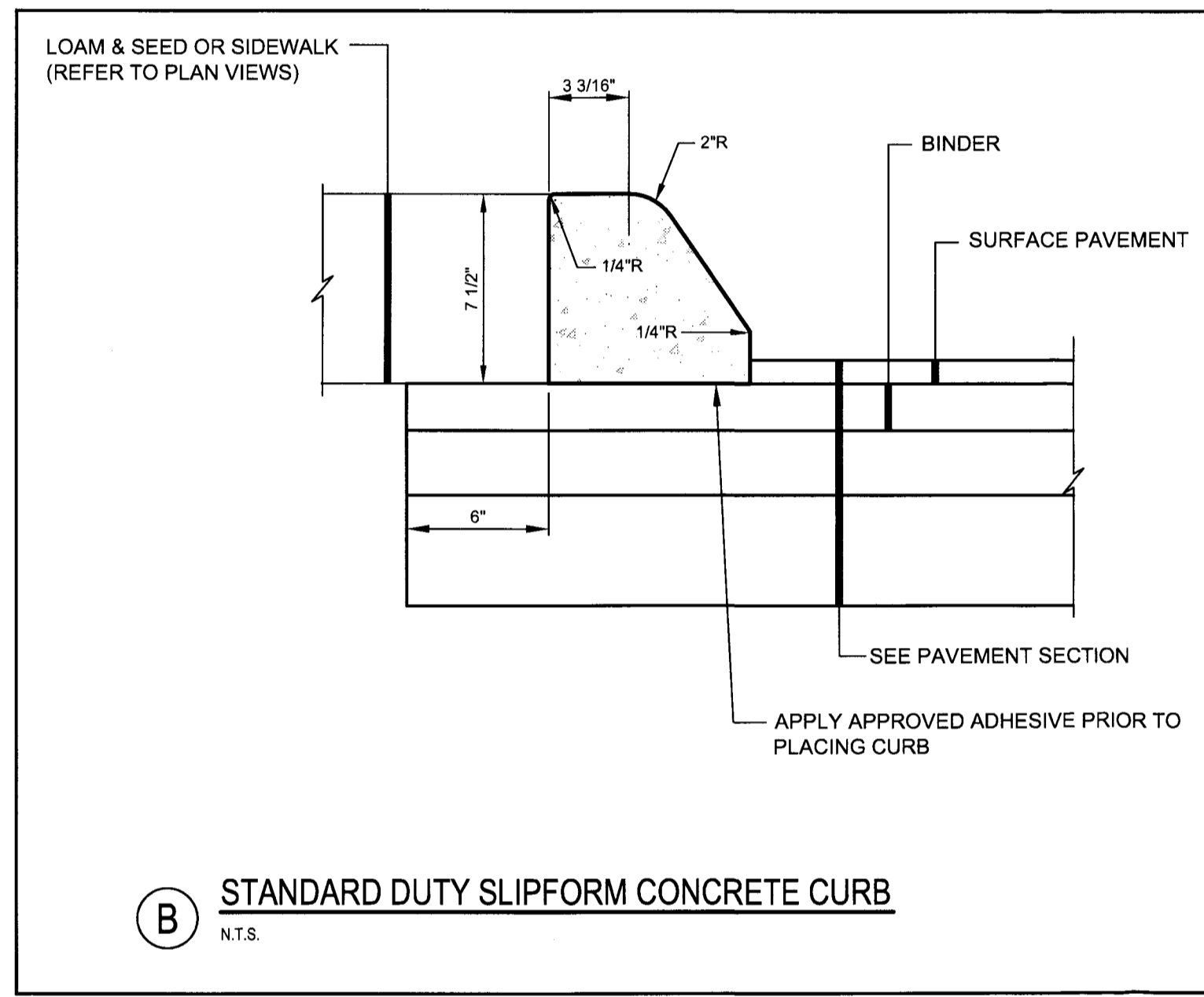
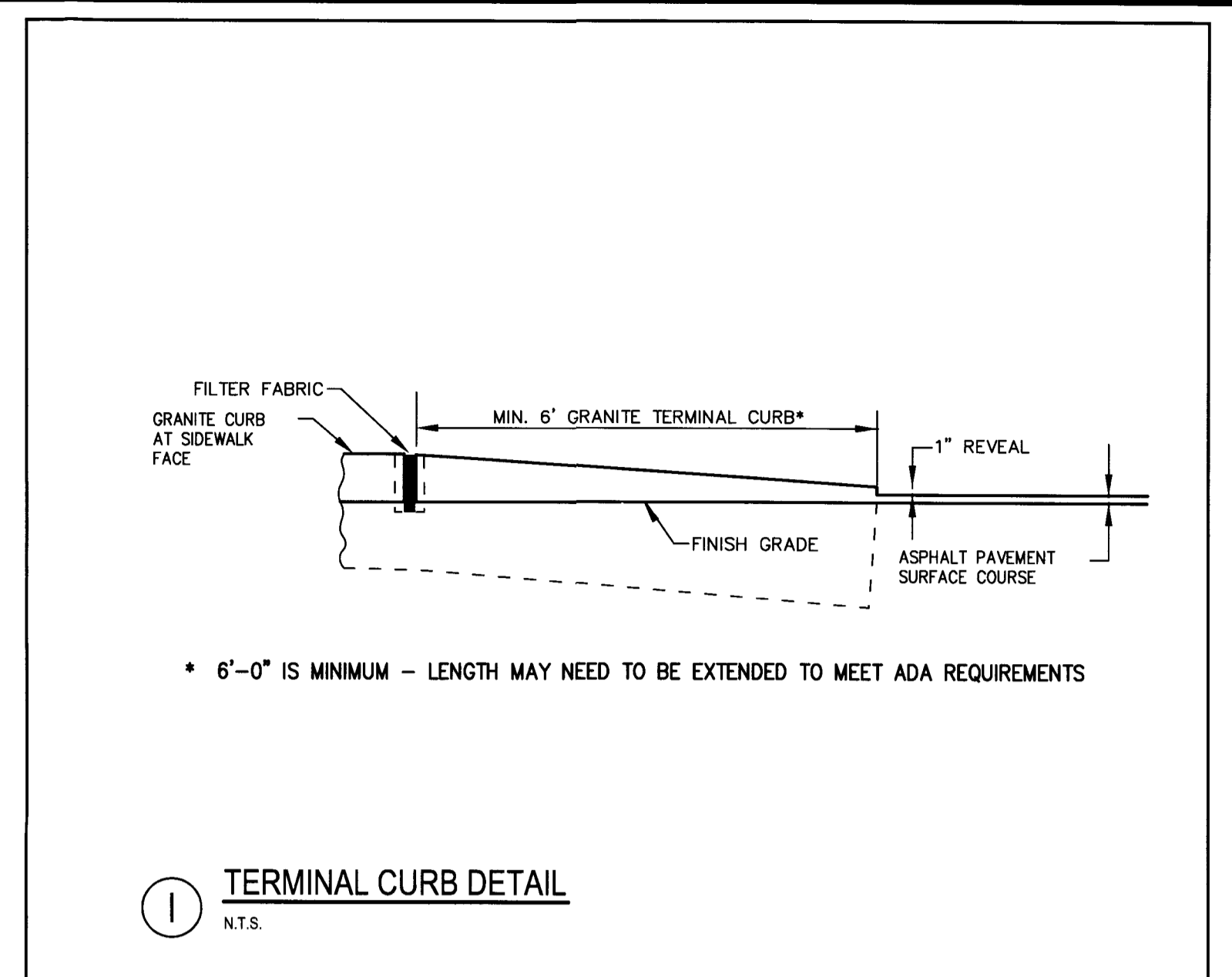
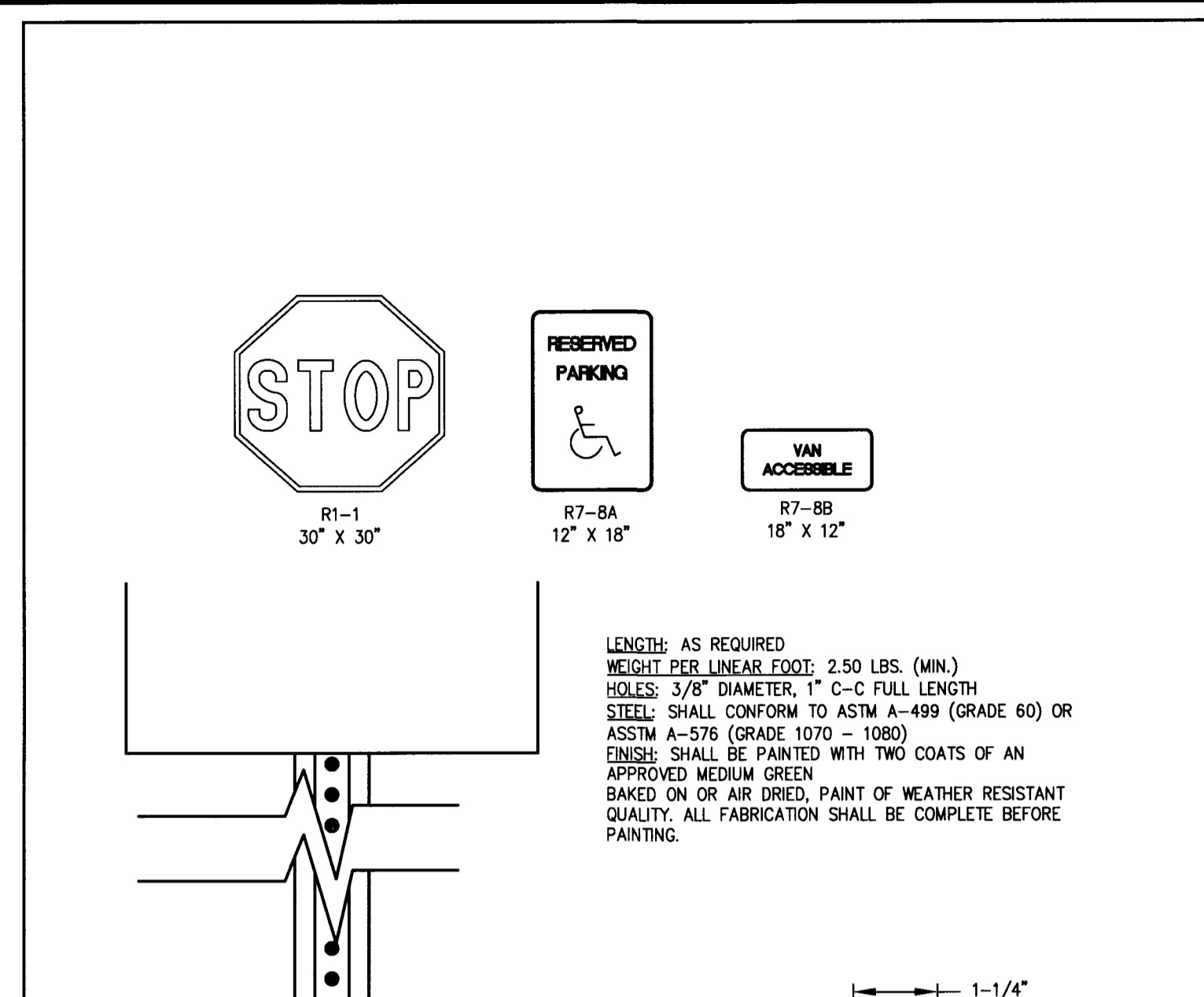
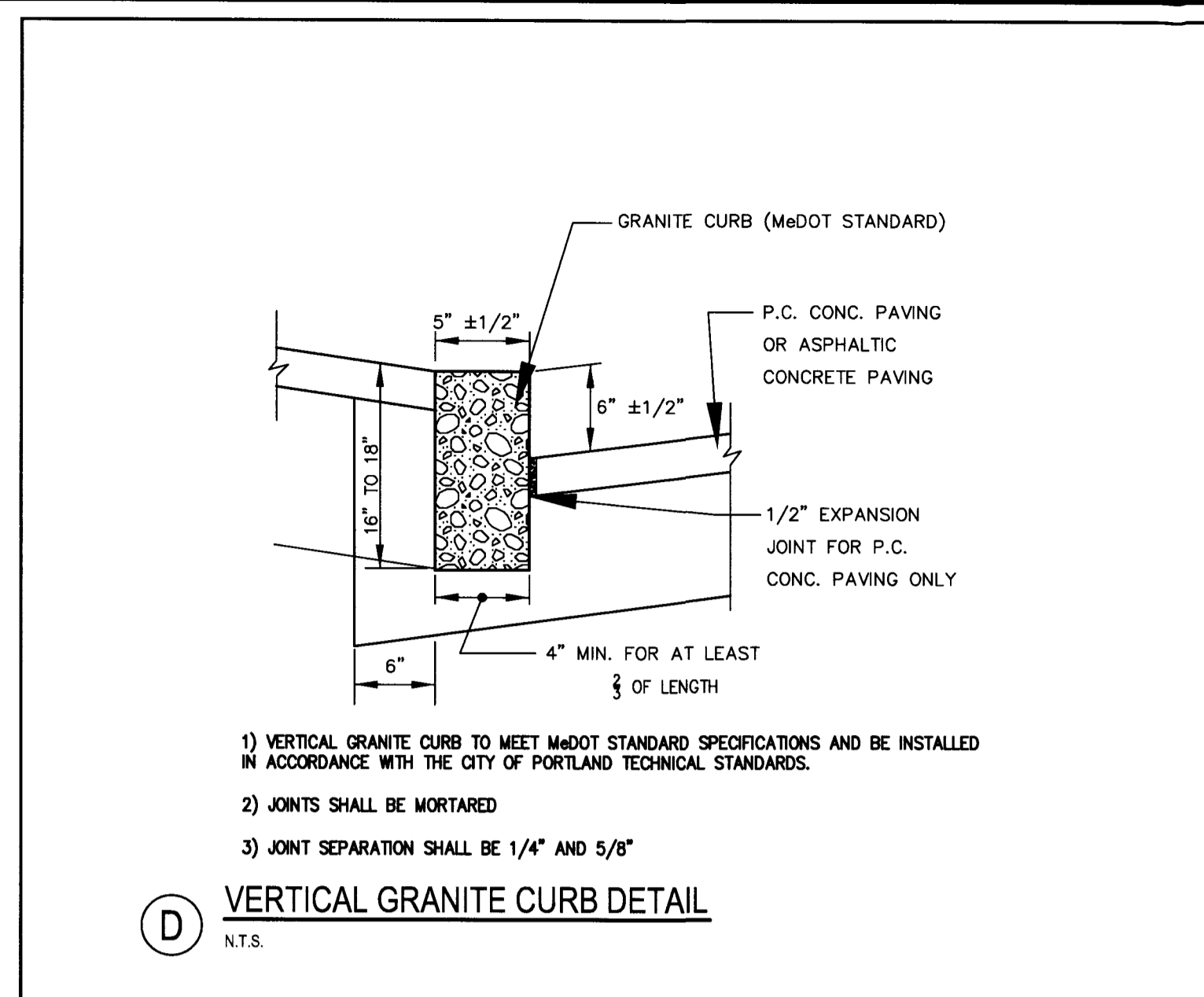
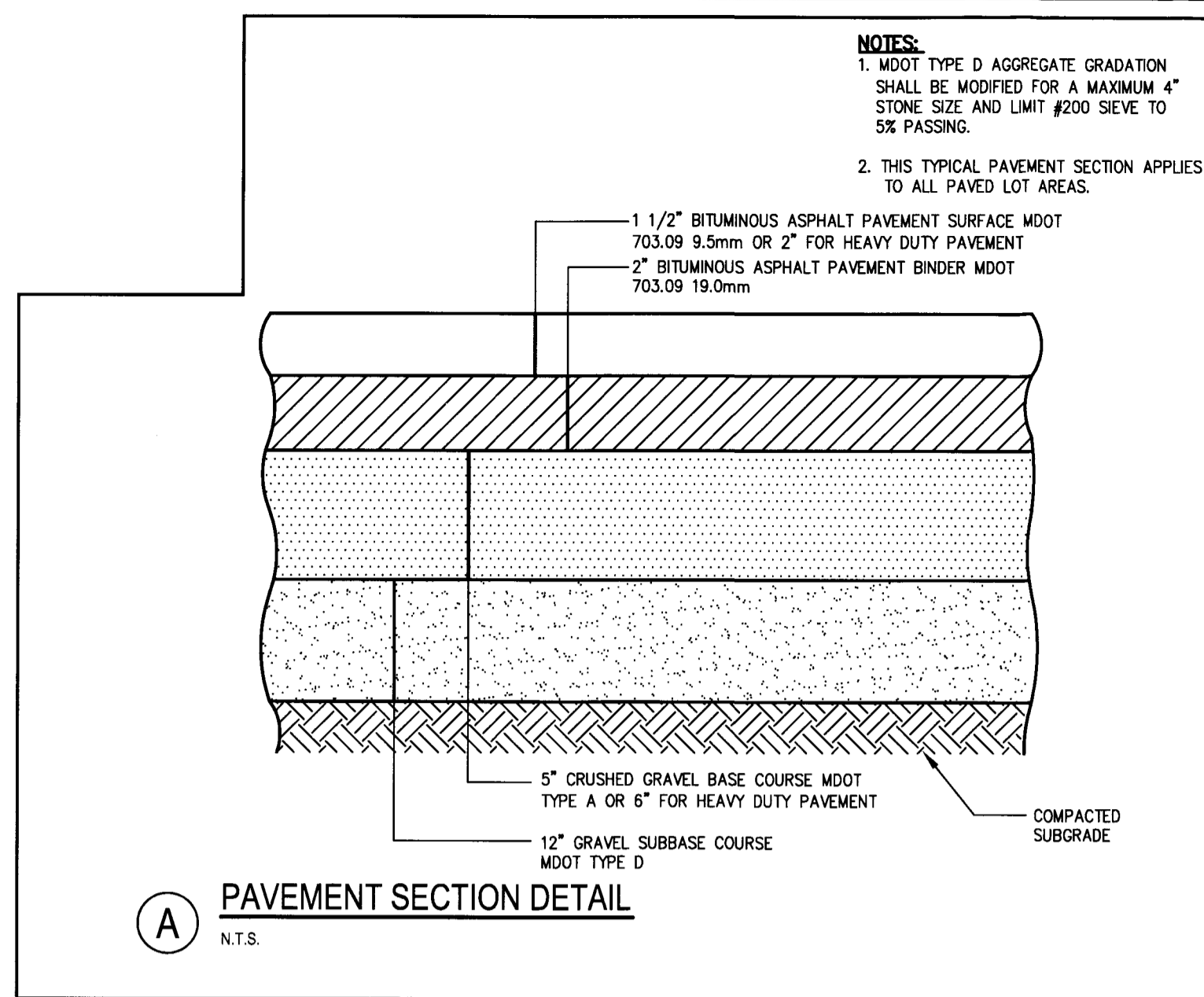
PROJECT
SECOND TEE CONDOMINIUM ASSOCIATION
BUSINESS PARK EXPANSION

SHEET TITLE
**UNIT 9
GRADING, DRAINAGE AND
EROSION CONTROL PLAN**

CLIENT
1039 RIVERSIDE LLC

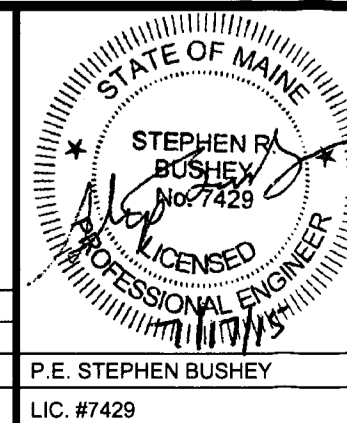
FST
FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: MAY 2015
DESIGNED: SRB SCALE: 1" = 20'
CHECKED: SRB JOB NO. SP-M164
FILE NAME: SP-M164 GRADING
SHEET C-5



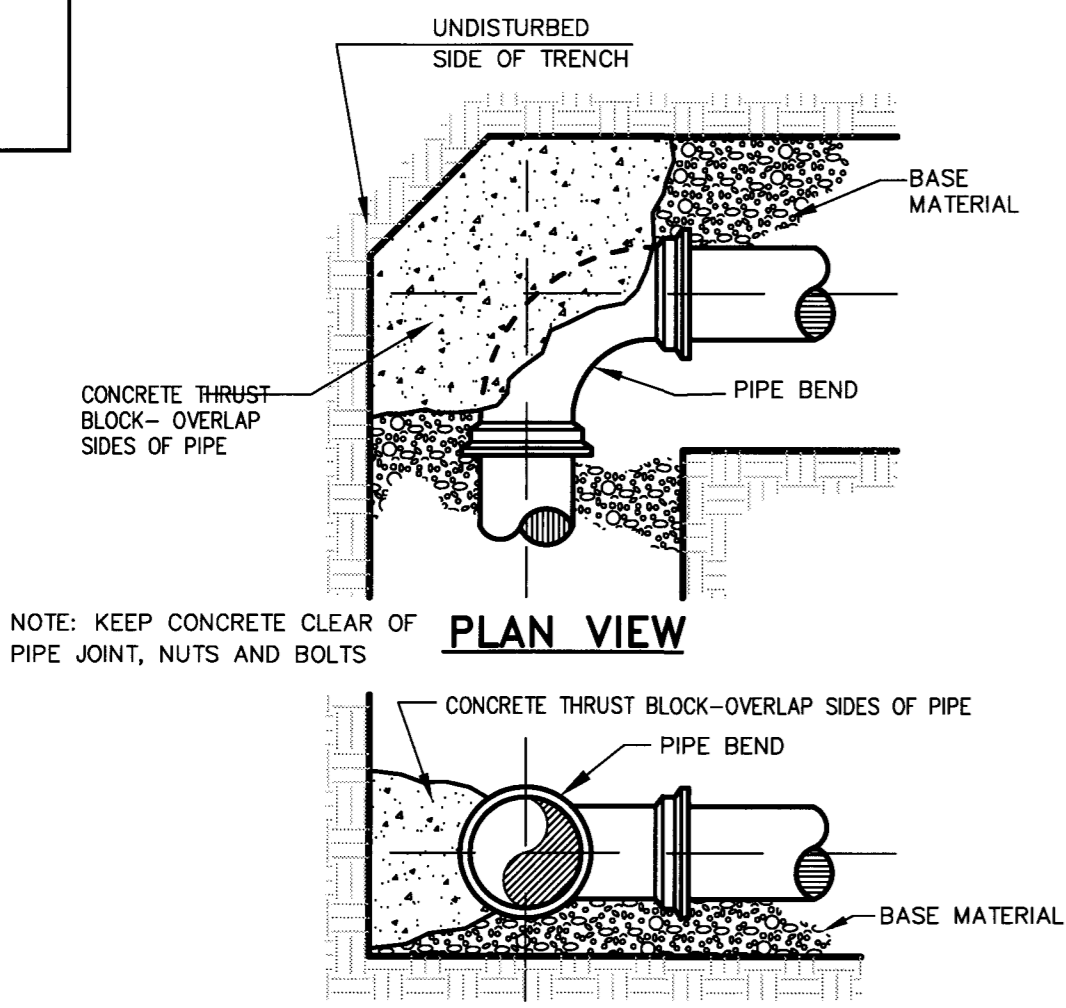
PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
2	07.17.15	REVISED SUBMISSION TO CITY	
1	06.12.15	AMENDED SITE PLAN SUBMISSION	



PROJECT	SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION
SHEET TITLE	SITE DETAILS
CLIENT	1039 RIVERSIDE LLC

FST FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: DED	DATE: MAY 2015
CHECKED: SRB	SCALE: AS NOTED
FILE NAME: SP-M168 DETAILS	JOB NO. SP-M164
SHEET	C-7

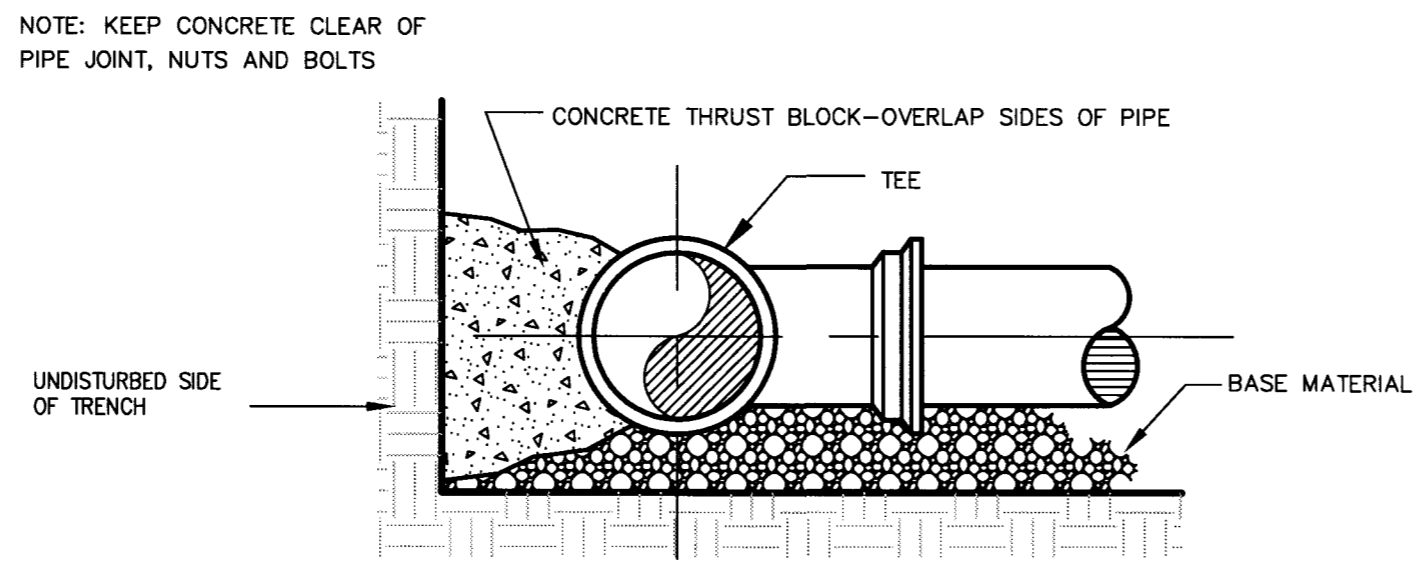
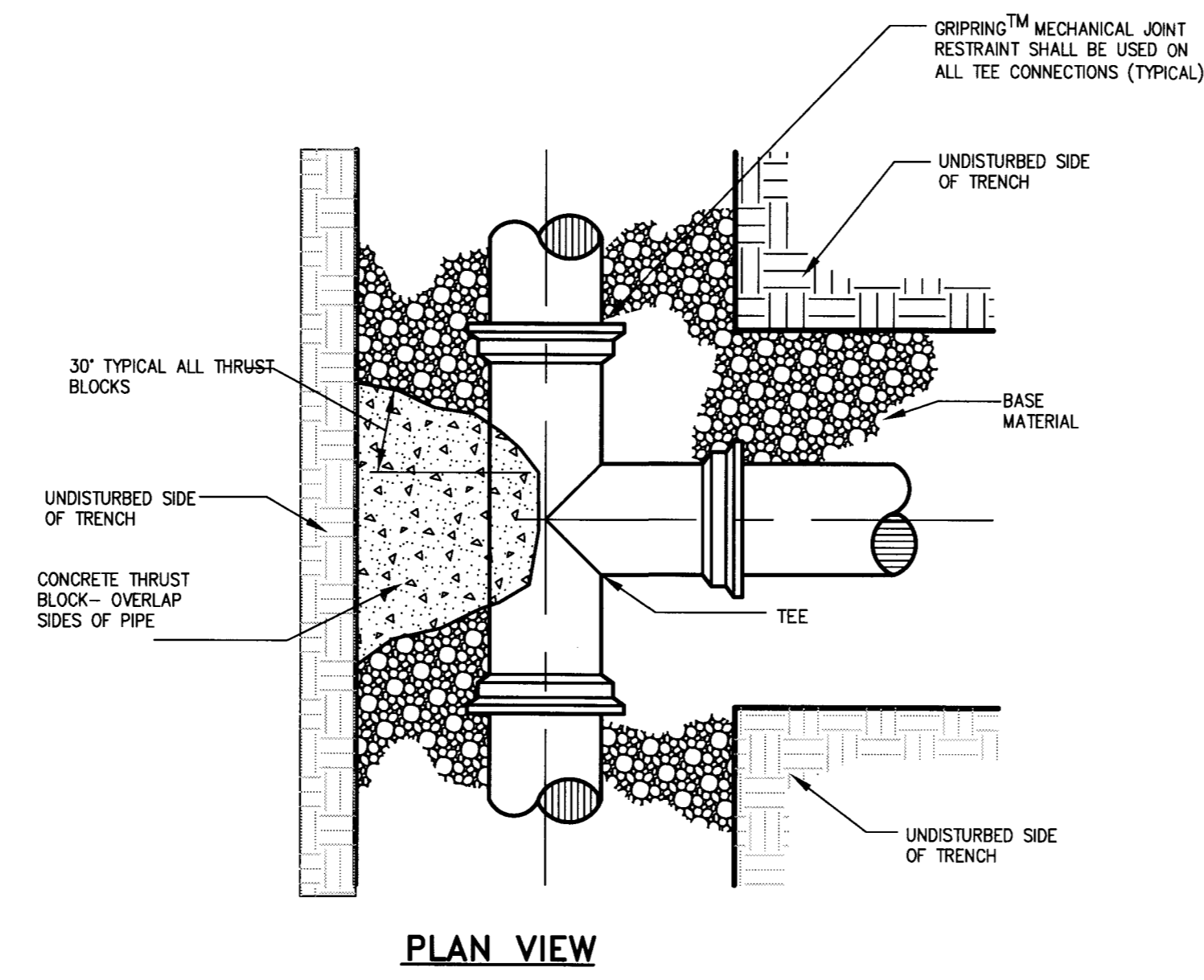


THRUST/RETAINER GLAND SCHEDULE		
1/4 BEND	(90°)	USE POURED-IN-PLACE THRUST BLOCK WITH GRIPRING™ MECHANICAL JOINT RESTRAINT
1/8 BEND	(45°)	THRUST BLOCK w/ GRIPRING™
1/16 BEND	(22 1/2°)	THRUST BLOCK w/ GRIPRING™
1/32 BEND	(11 1/4°)	THRUST BLOCK w/ GRIPRING™

THE ABOVE SCHEDULE IS SUBJECT TO THE APPROVAL OF THE ON-SITE INSPECTOR DUE TO SOILS AND WORKING PRESSURES IN THE AREA.

- NOTES:
- 1) THE PORTLAND WATER DISTRICT MAY HAVE INSPECTION FEES AND REQUIRE OBSERVATION OF ALL PIPING INSTALLATION BEFORE BURIAL. REFER TO SPECIFICATIONS.
 - 2) REFER TO PORTLAND WATER DISTRICT SPECIFICATIONS FOR TESTING AND CHLORINATION REQUIREMENTS.
 - 3) ALL HYDRANTS AND VALVES TO BE EPOXY COATED, NUTS & BOLTS TO BE STAINLESS STEEL.
 - 4) SERVICE RODS FOR DOMESTIC SERVICE OR AIR VALVES TO BE STAINLESS STEEL.

A TYPICAL THRUST BLOCK PLACEMENT BENDS
N.T.S.



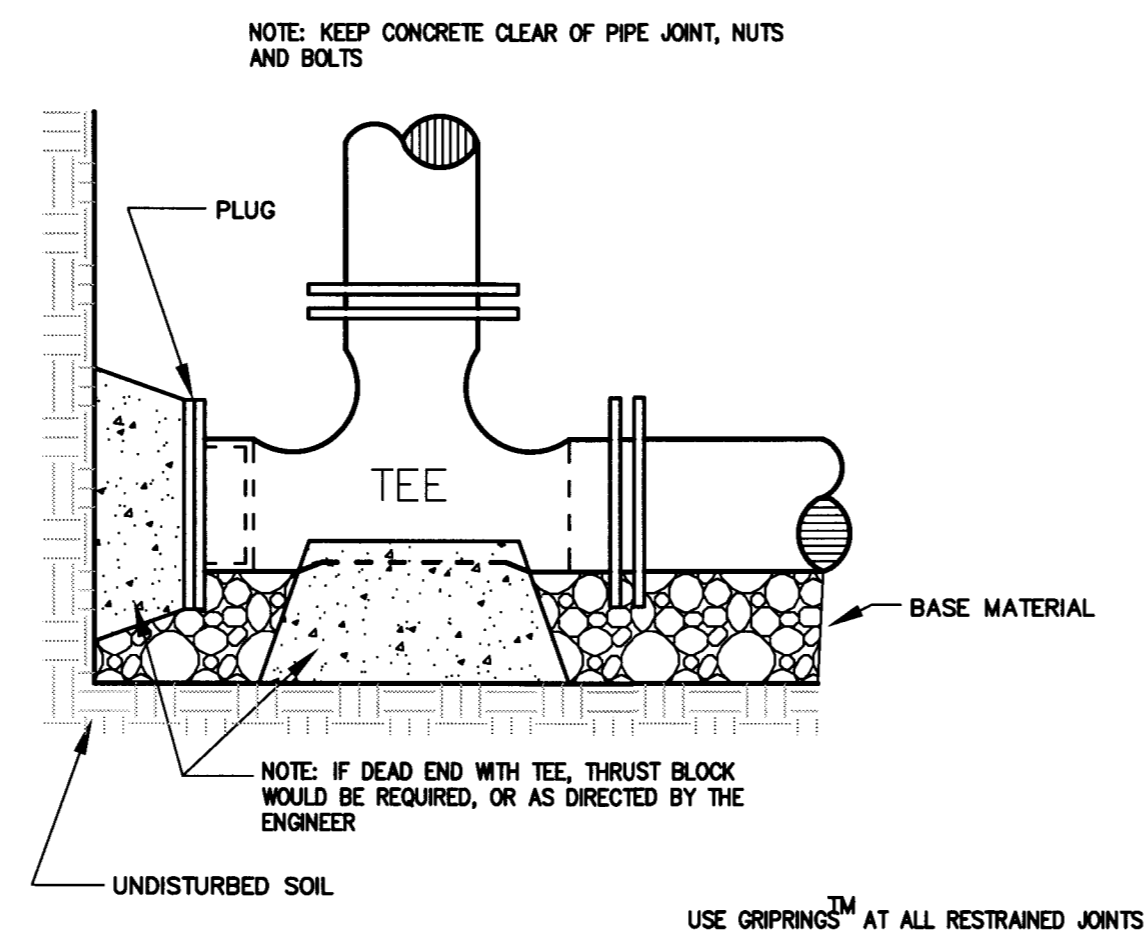
C TYPICAL THRUST BLOCK PLACEMENT ON TEES
N.T.S.

1. INSTALL POLY BARRIER BETWEEN PIPE AND ALL THRUST BLOCKS.
2. ANY MODIFICATION TO THRUST BLOCK SIZING OR PIPE RESTRAINT REVISIONS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO IMPLEMENTATION IN THE FIELD.
3. ANY WORK RELATING TO WATER PIPING OR DETAILS SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS.
4. ALL RESTRAINED JOINTS MUST HAVE GRIPRING™

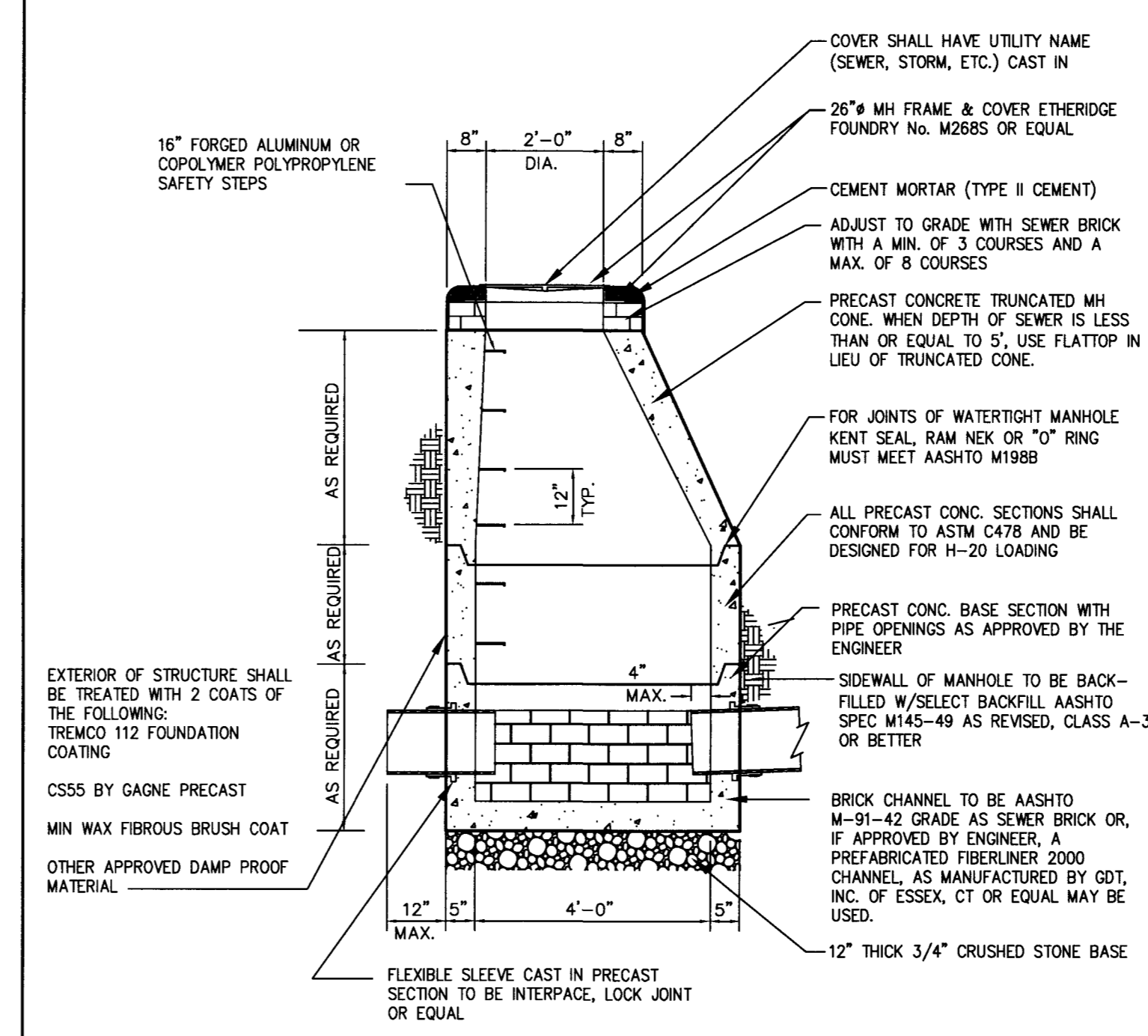
BEARING SURFACE REQUIRED IN SQUARE FEET

PIPE SIZE	1/32 BEND	1/16 BEND	1/8 BEND	1/4 BEND	TEES/CAPS
6" / 8"	5.0	5.0	5.0	6.5	5.0
12"	11.5	11.5	11.5	20.0	22.0

B THRUST BLOCK NOTES
N.T.S.

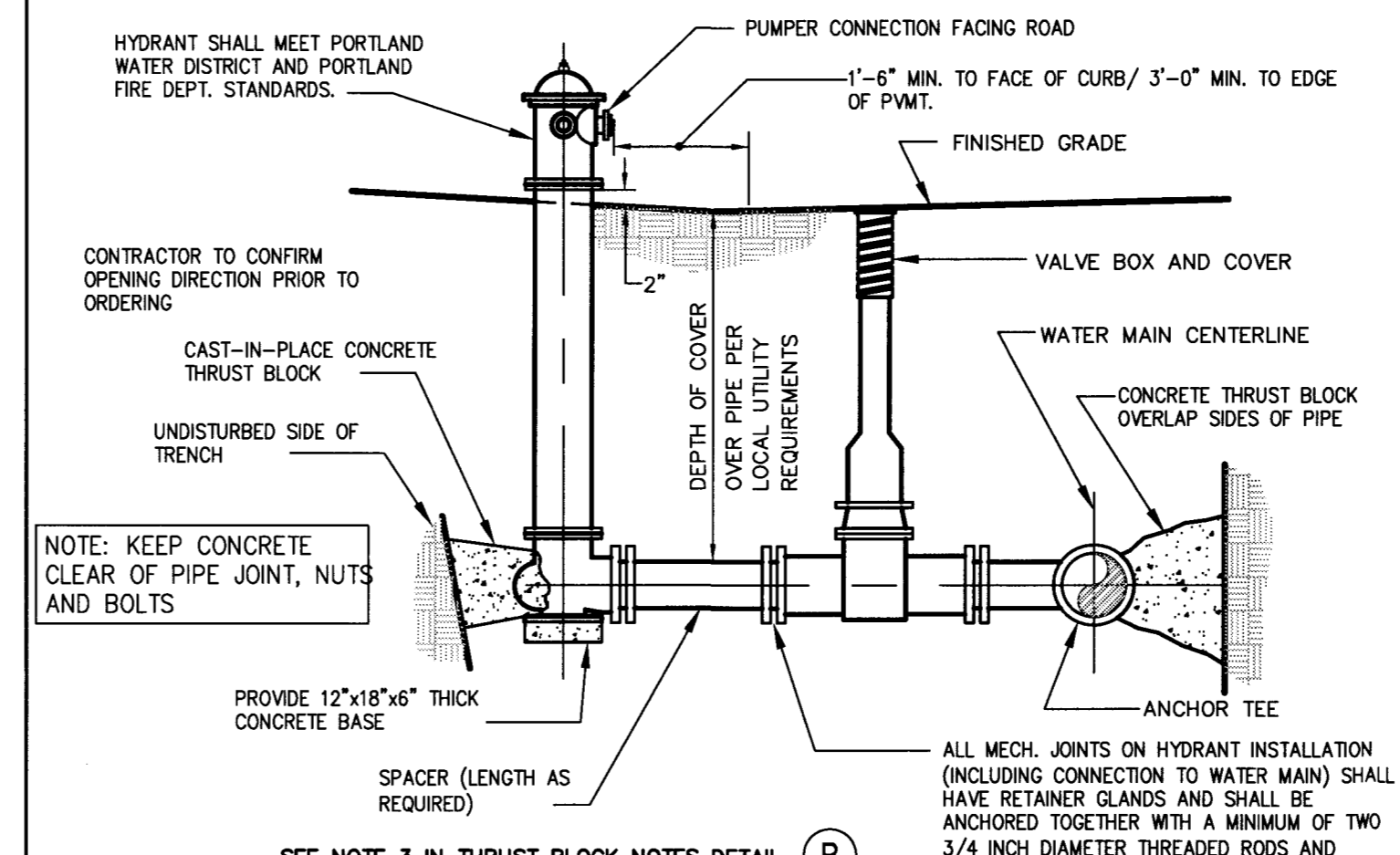


D STANDARD TEE BLOCKING
N.T.S.
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL **B**

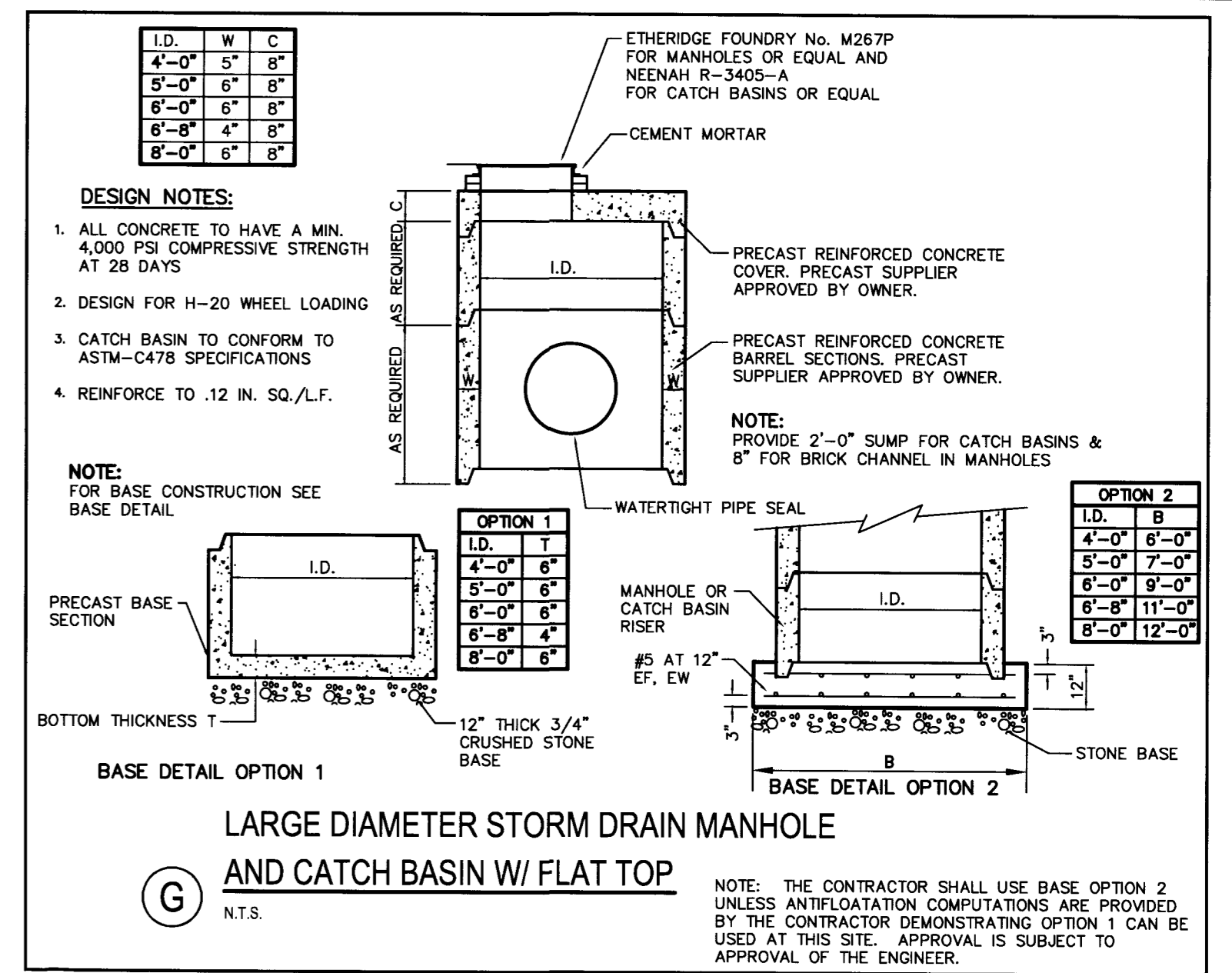


- NOTES:
- 1) THE HEIGHT OF THE TRUNCATED CONE SHALL BE 2'-0"
 - 2) A POLYFROST BARRIER CONSISTING OF A MINIMUM OF 4 LAYERS, (EACH 6 MIL) SHALL BE PLACED AROUND THE STRUCTURE FROM THE SURFACE TO 5'-0" MIN. BELOW GRADE.
 - 3) THE BACKFILL AROUND THE MANHOLE SHALL BE COMPACTED GRAVEL, A MINIMUM OF 24" OUTSIDE THE STRUCTURE.
 - 4) THE CASTING SHALL BE GASKETED.

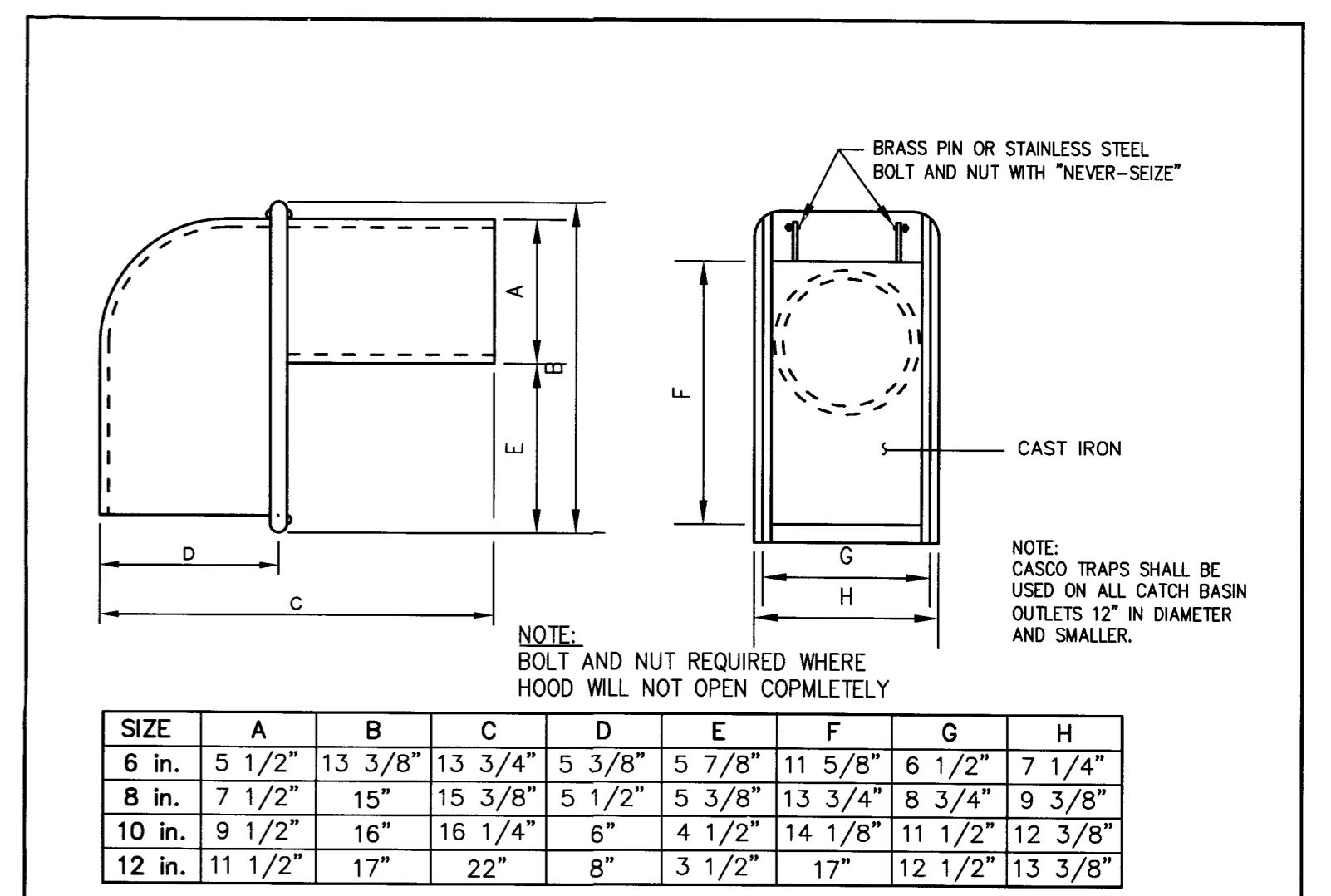
E 4'-0" PRECAST SANITARY SEWER & STORM DRAIN MANHOLE
N.T.S.



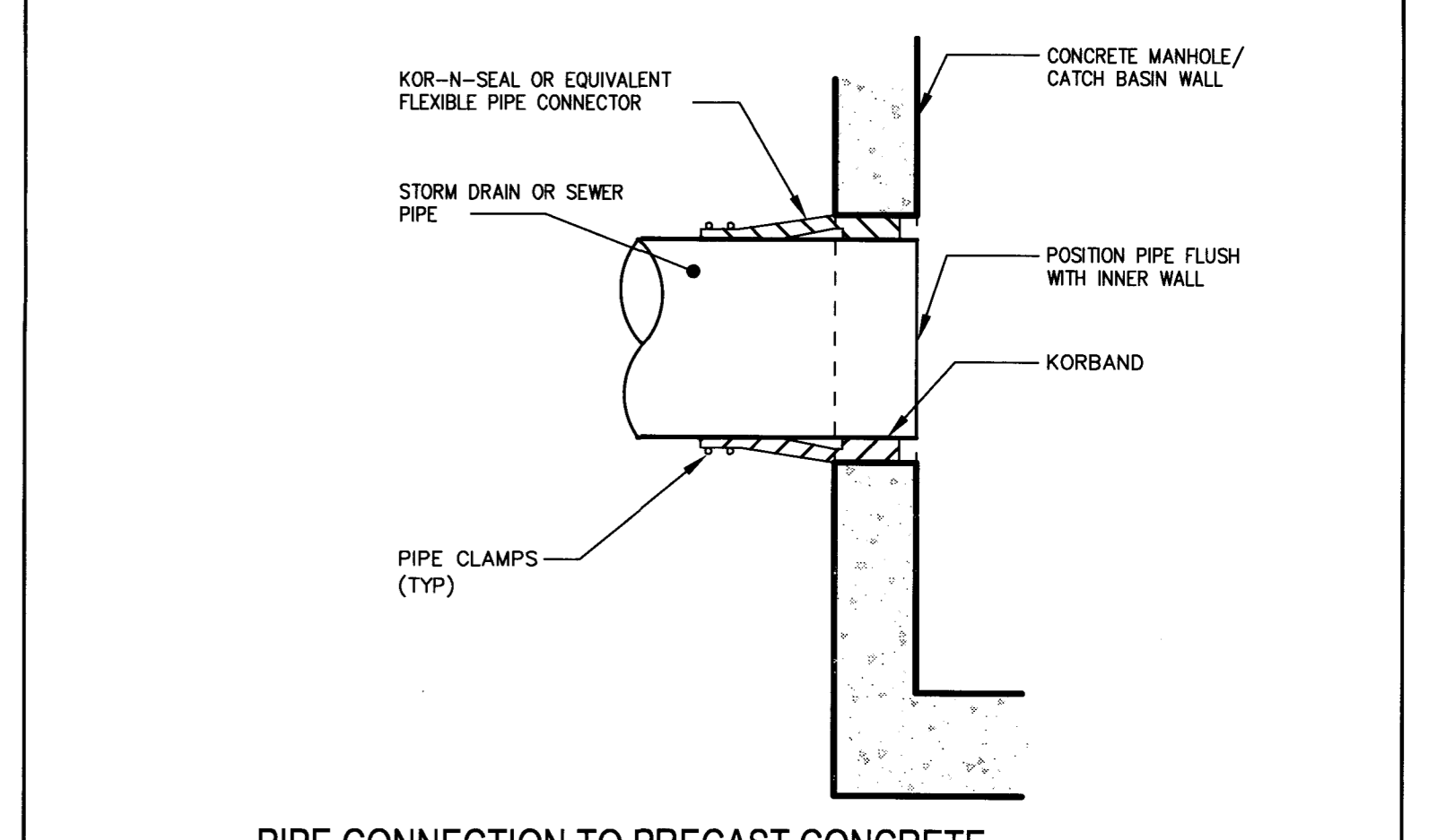
F FIRE HYDRANT INSTALLATION DETAIL
N.T.S.



G LARGE DIAMETER STORM DRAIN MANHOLE AND CATCH BASIN W/ FLAT TOP
N.T.S.



H CASCO TRAP DETAIL
N.T.S.



I PIPE CONNECTION TO PRECAST CONCRETE SANITARY SEWER AND STORM DRAINAGE STRUCTURE
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

STATE OF MAINE
STEPHEN R. BUSHEY
LICENSED PROFESSIONAL ENGINEER
LIC. #7429

REV	DATE	DESCRIPTION
2	07.17.15	REVISED SUBMISSION TO CITY
1	06.12.15	AMENDED SITE PLAN SUBMISSION

REVISIONS

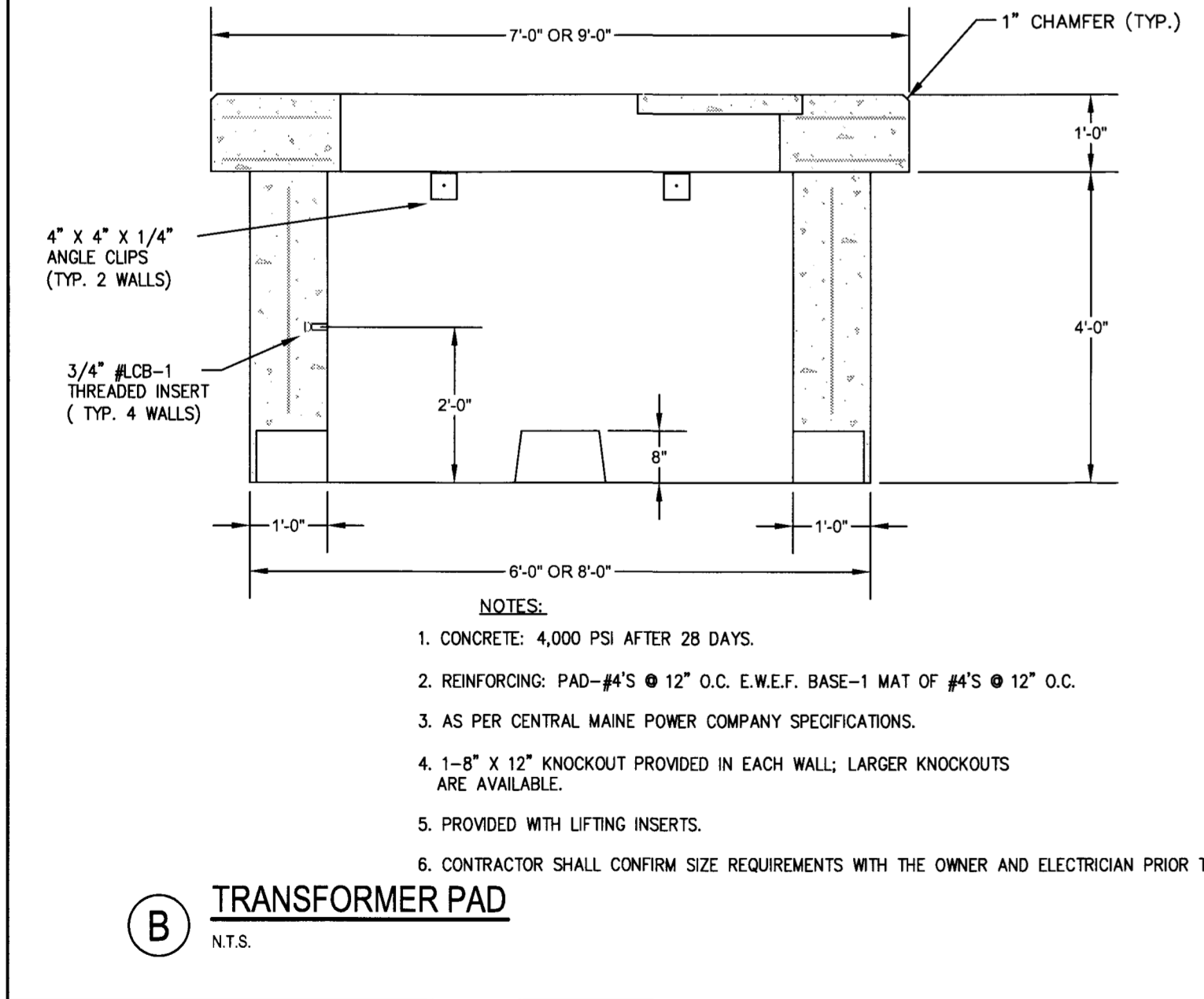
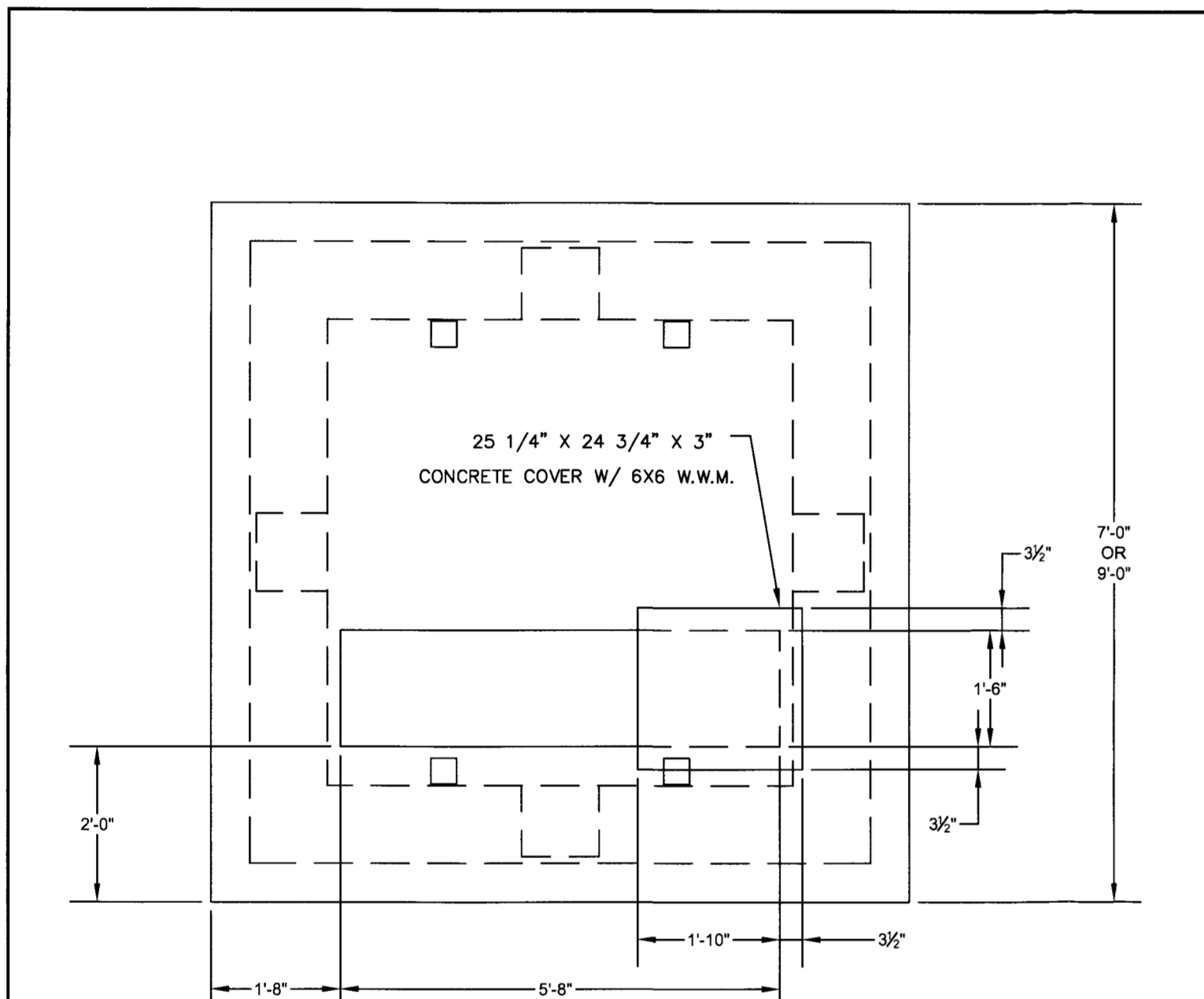
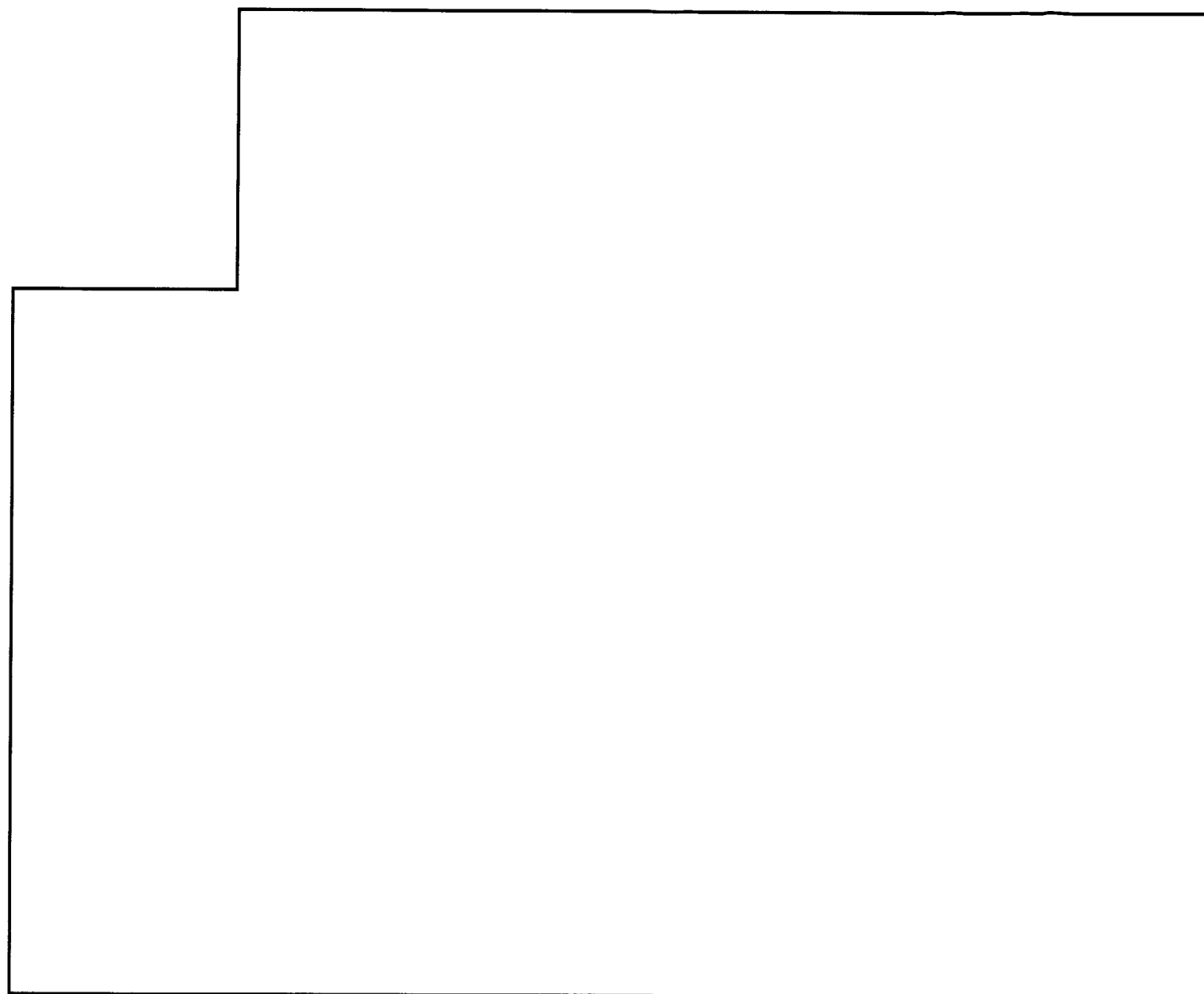
PROJECT
SECOND TEE CONDOMINIUM ASSOCIATION
BUSINESS PARK EXPANSION

SHEET TITLE
UTILITY DETAILS

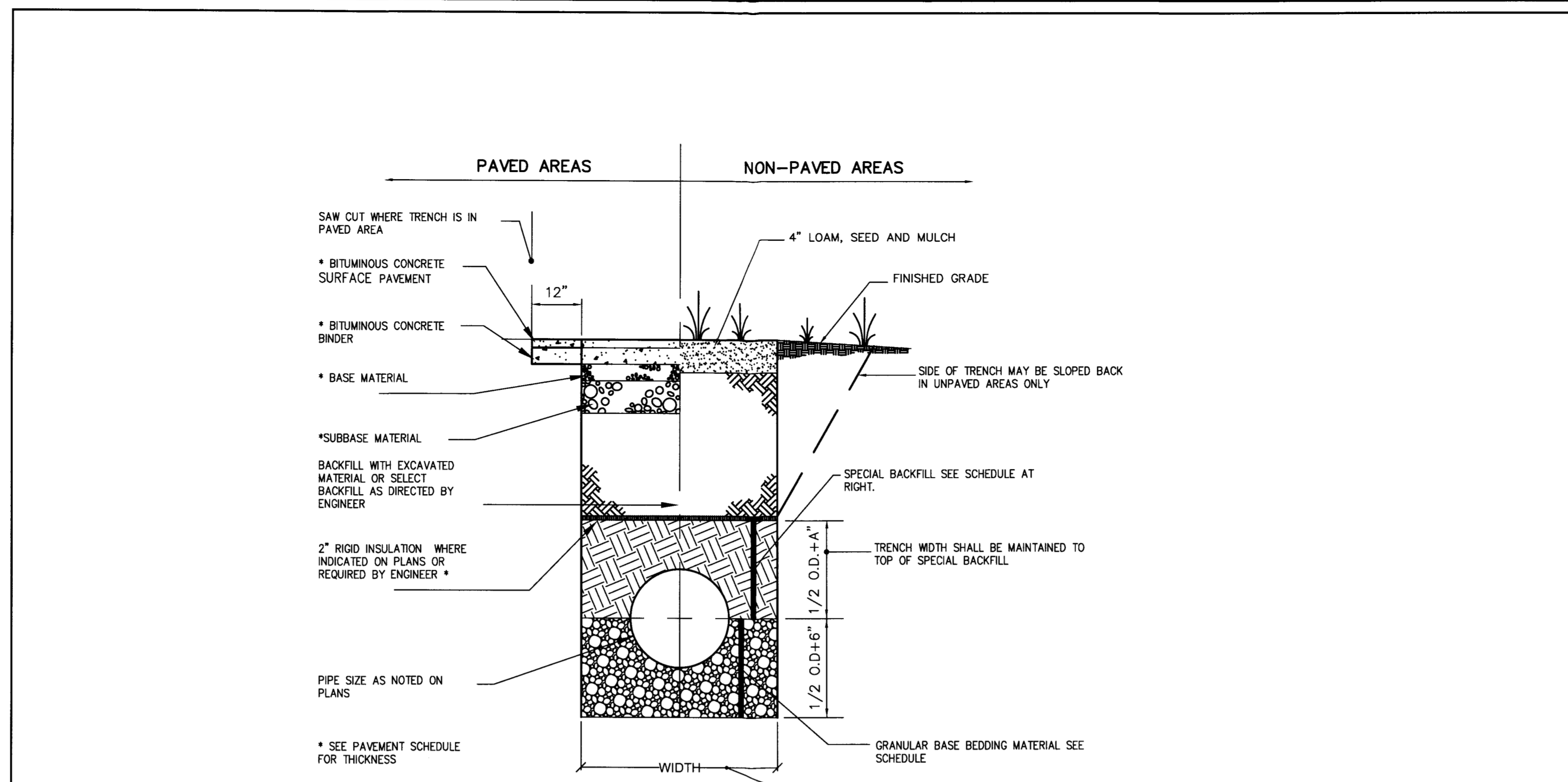
CLIENT
1039 RIVERSIDE LLC

FST
FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: MAY 2015
DESIGNED: SRB SCALE: AS NOTED
CHECKED: SRB JOB NO. SP-M164
FILE NAME: SP-M164 DETAILS
SHEET C-8



(B) TRANSFORMER PAD
N.T.S.



SCHEDULE OF BASE BACKFILL FOR NON-SANITARY INSTALLATIONS

TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER "A" (IN)	SELECT BACKFILL
CONCRETE	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	12	GRANULAR AASHTO M145-49 A-3 OR BETTER
PVC	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER
CMP	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER
DUCTILE IRON	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER

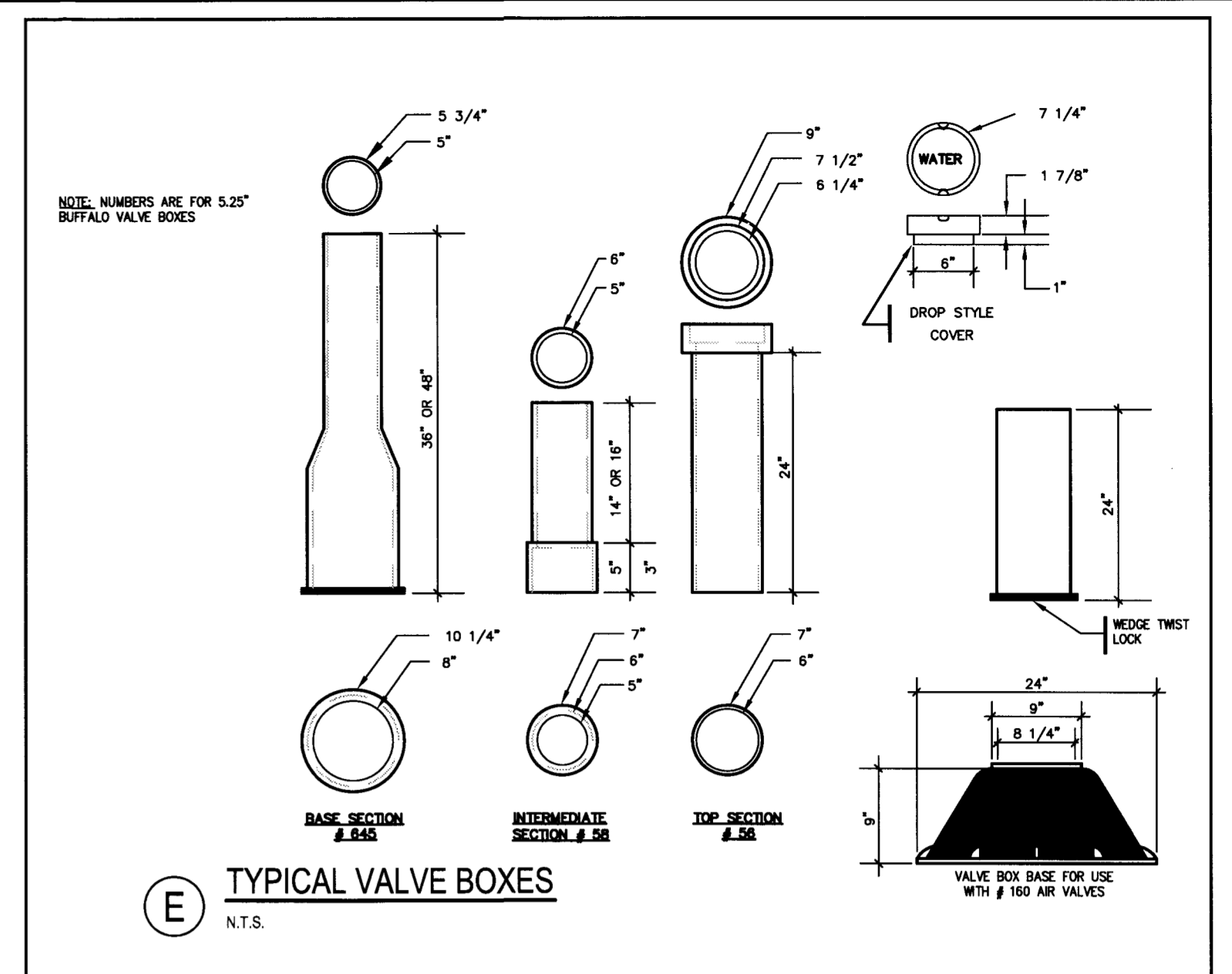
SCHEDULE OF BASE BACKFILL FOR SANITARY INSTALLATIONS

TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER "A" (IN)	SELECT BACKFILL
PVC PRESSURE	3/4" CRUSHED STONE	3/4" CRUSHED STONE	6	GRANULAR AASHTO M145-49 A-3 OR BETTER
PVC GRAVITY	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6	GRANULAR AASHTO M145-49 A-3 OR BETTER
DUCTILE IRON	3/4" CRUSHED STONE	3/4" CRUSHED STONE	6	GRANULAR AASHTO M145-49 A-3 OR BETTER

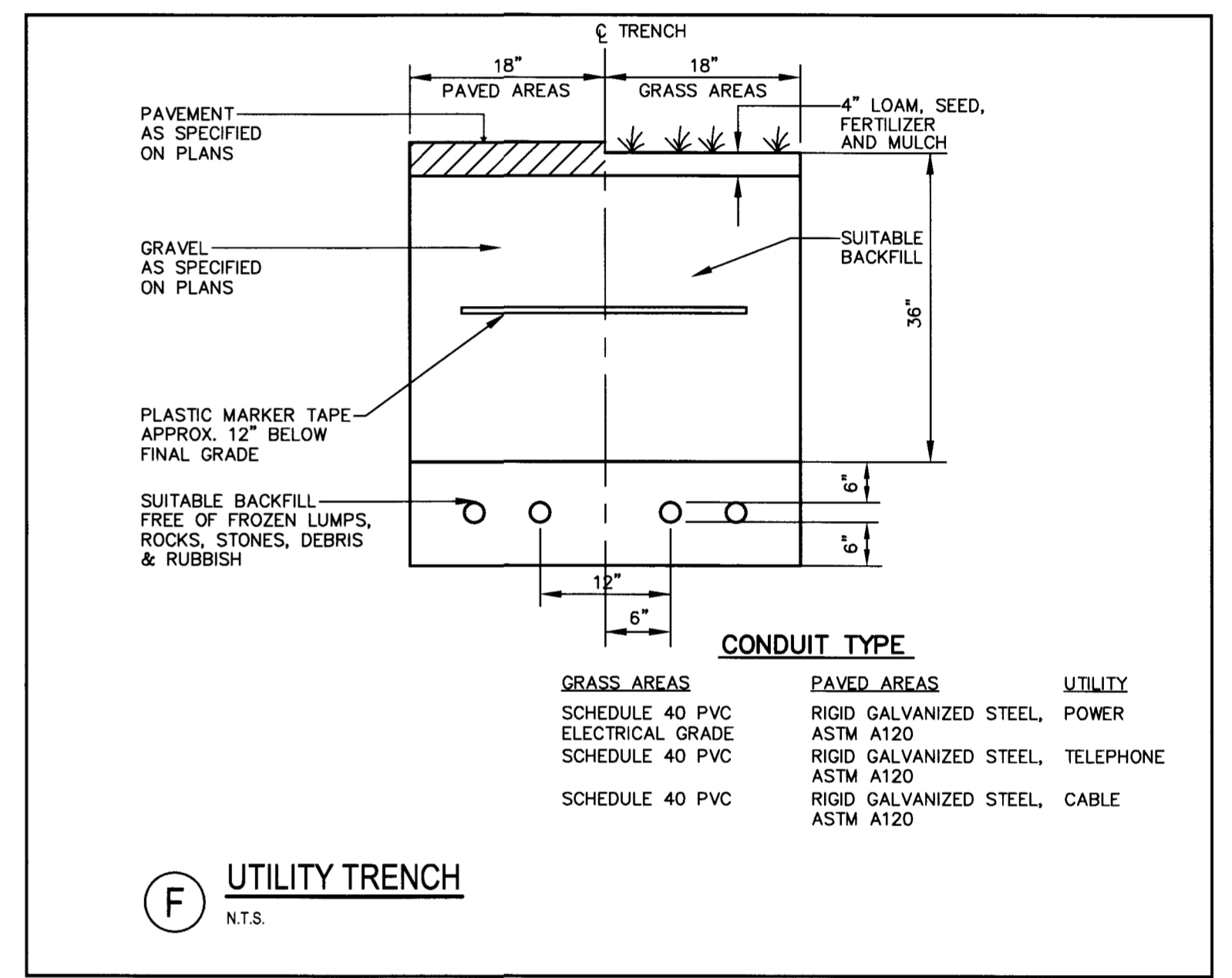
MAXIMUM ALLOWABLE TRENCH WIDTHS FOR SEWERS

PIPE SIZE 10" OR LESS	MAXIMUM WIDTH
12 TO 15	4'-0"
18	4'-6"
24	5'-6"
30	6'-0"
36	6'-9"
42	7'-3"
48	8'-0"

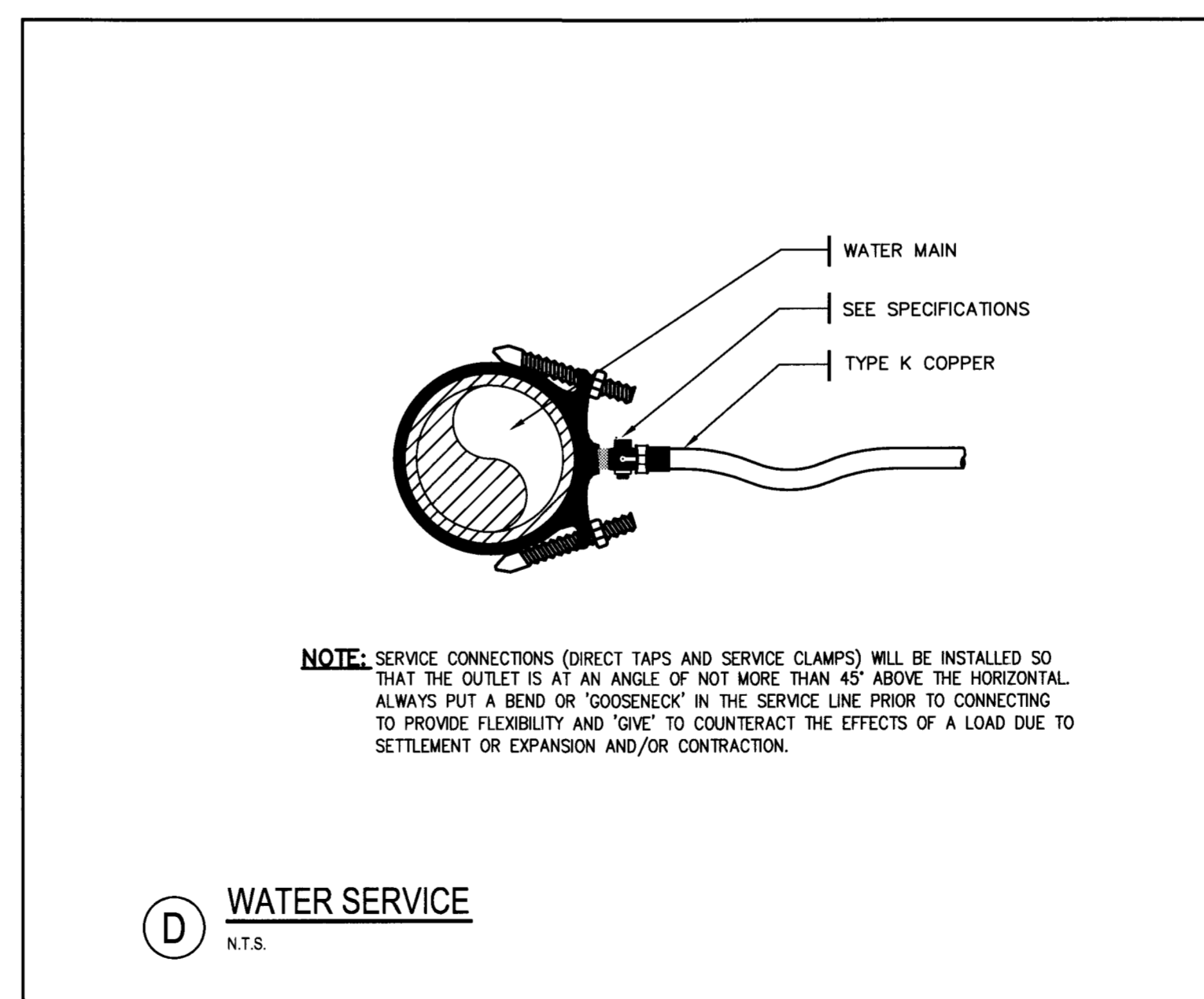
(C) TYPICAL SEWER, WATER MAIN, & STORM DRAIN TRENCH SECTION
N.T.S.



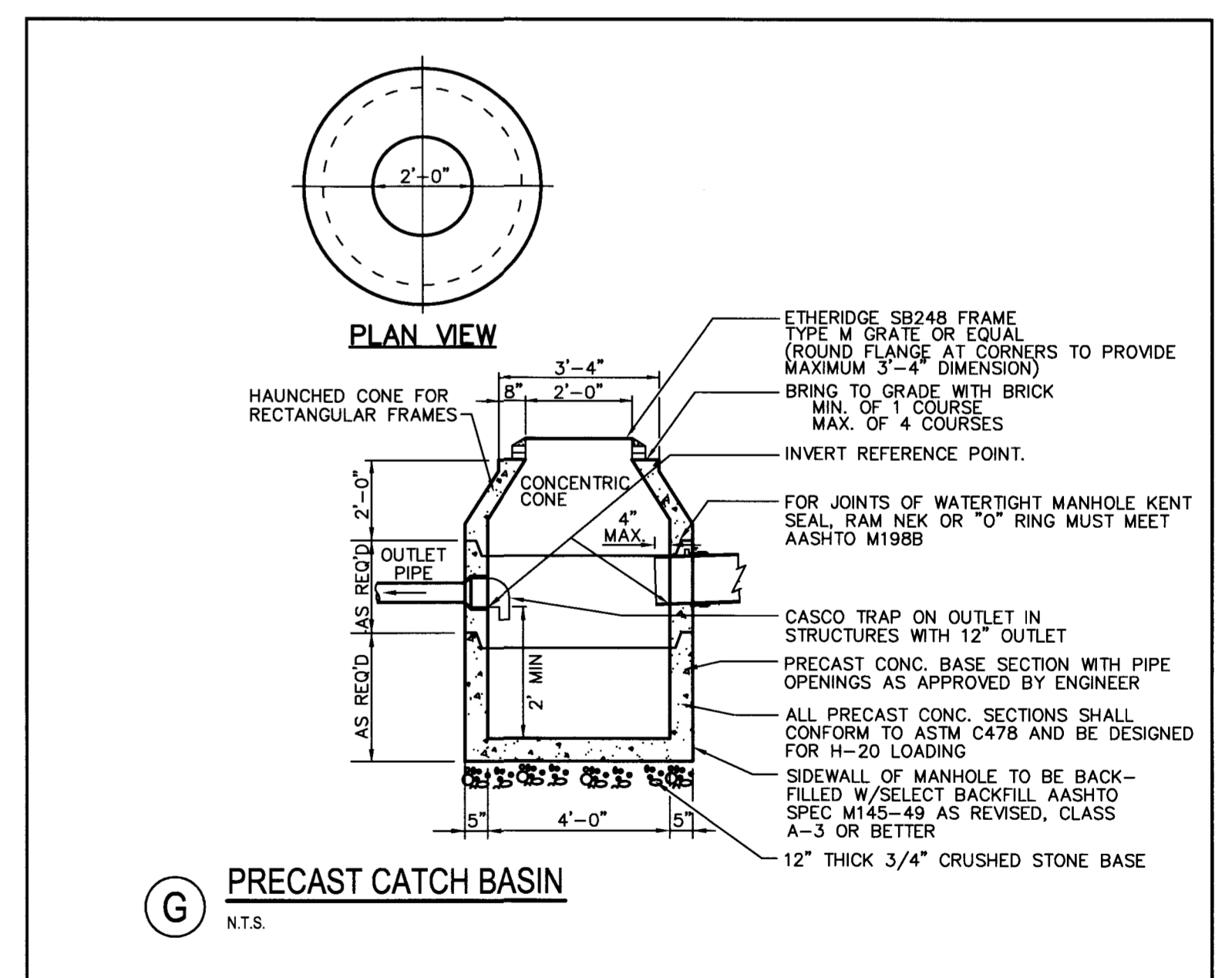
(E) TYPICAL VALVE BOXES
N.T.S.



(F) UTILITY TRENCH
N.T.S.



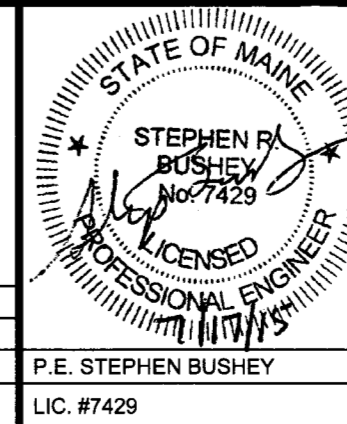
(D) WATER SERVICE
N.T.S.



(G) PRECAST CATCH BASIN
N.T.S.

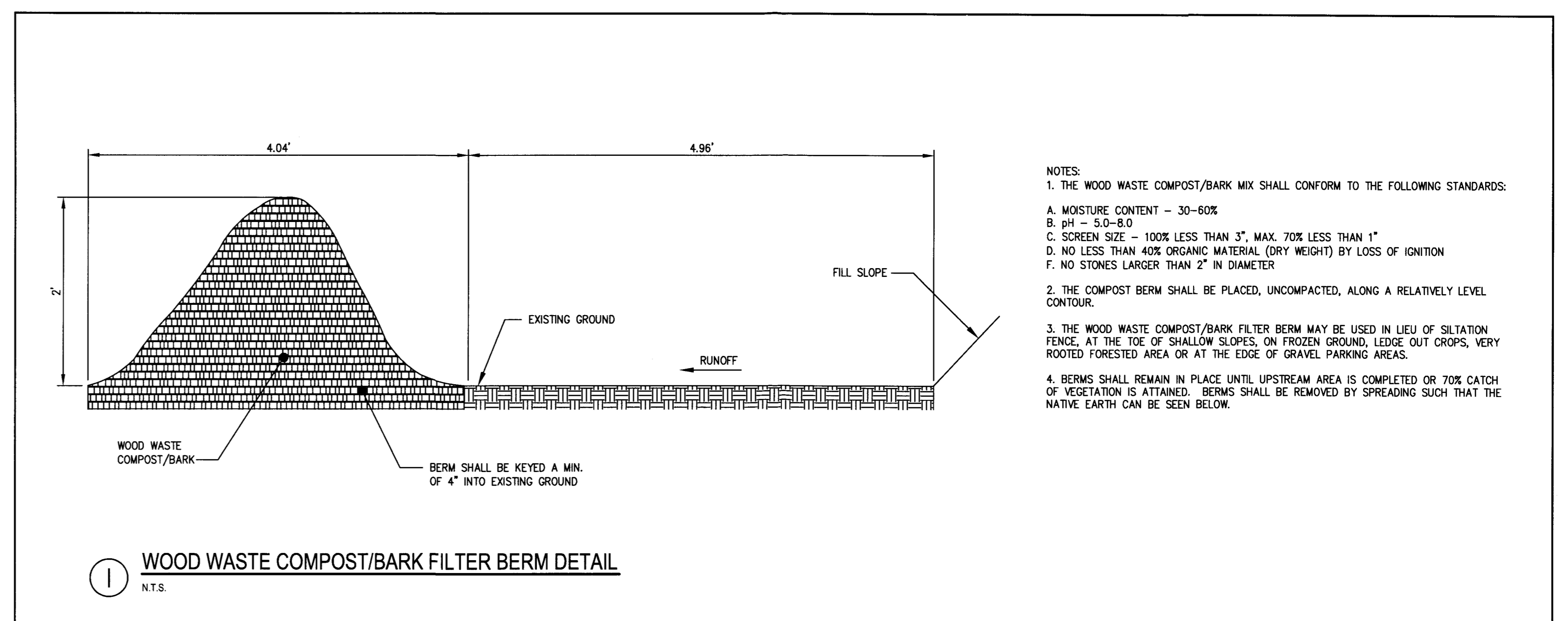
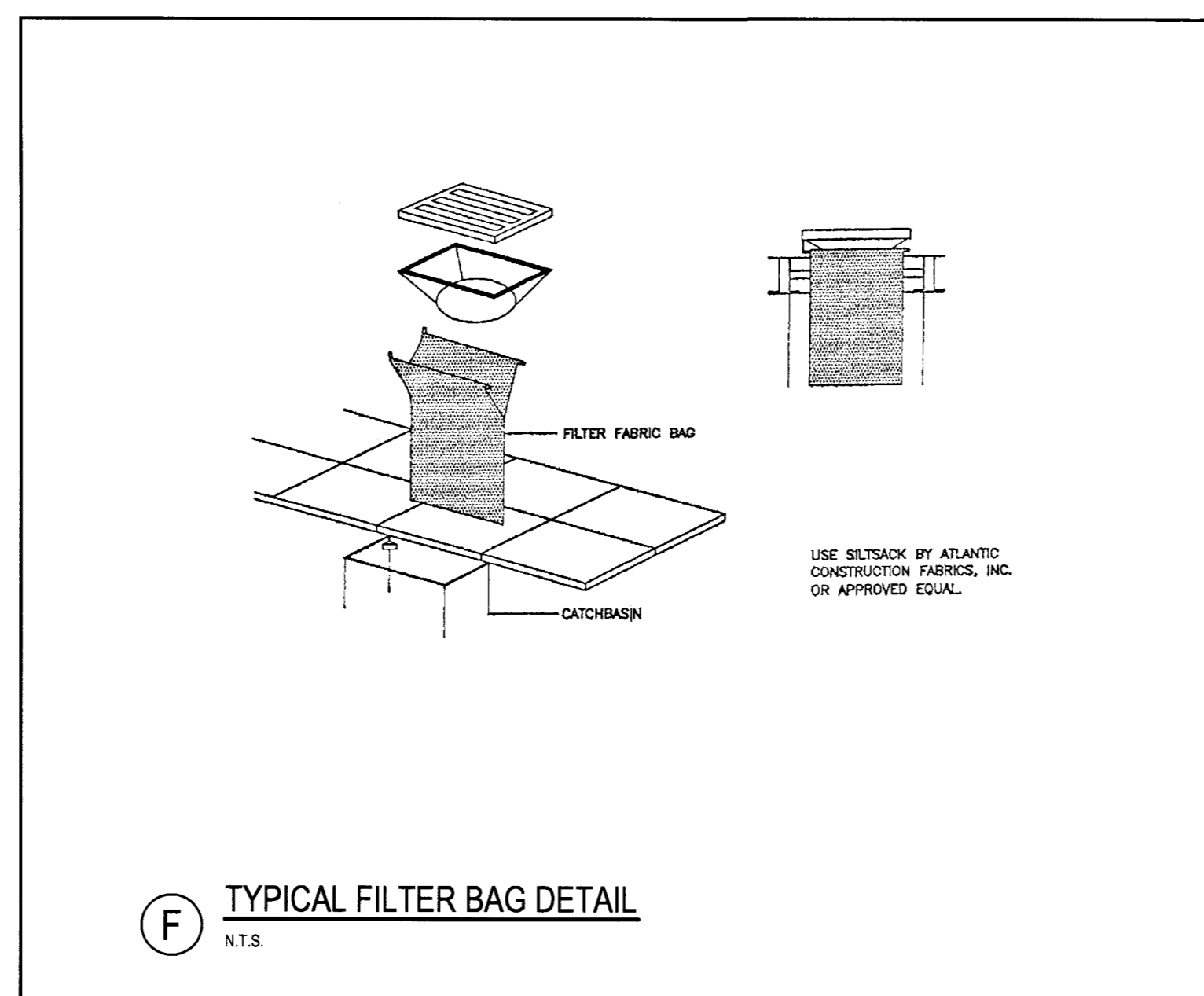
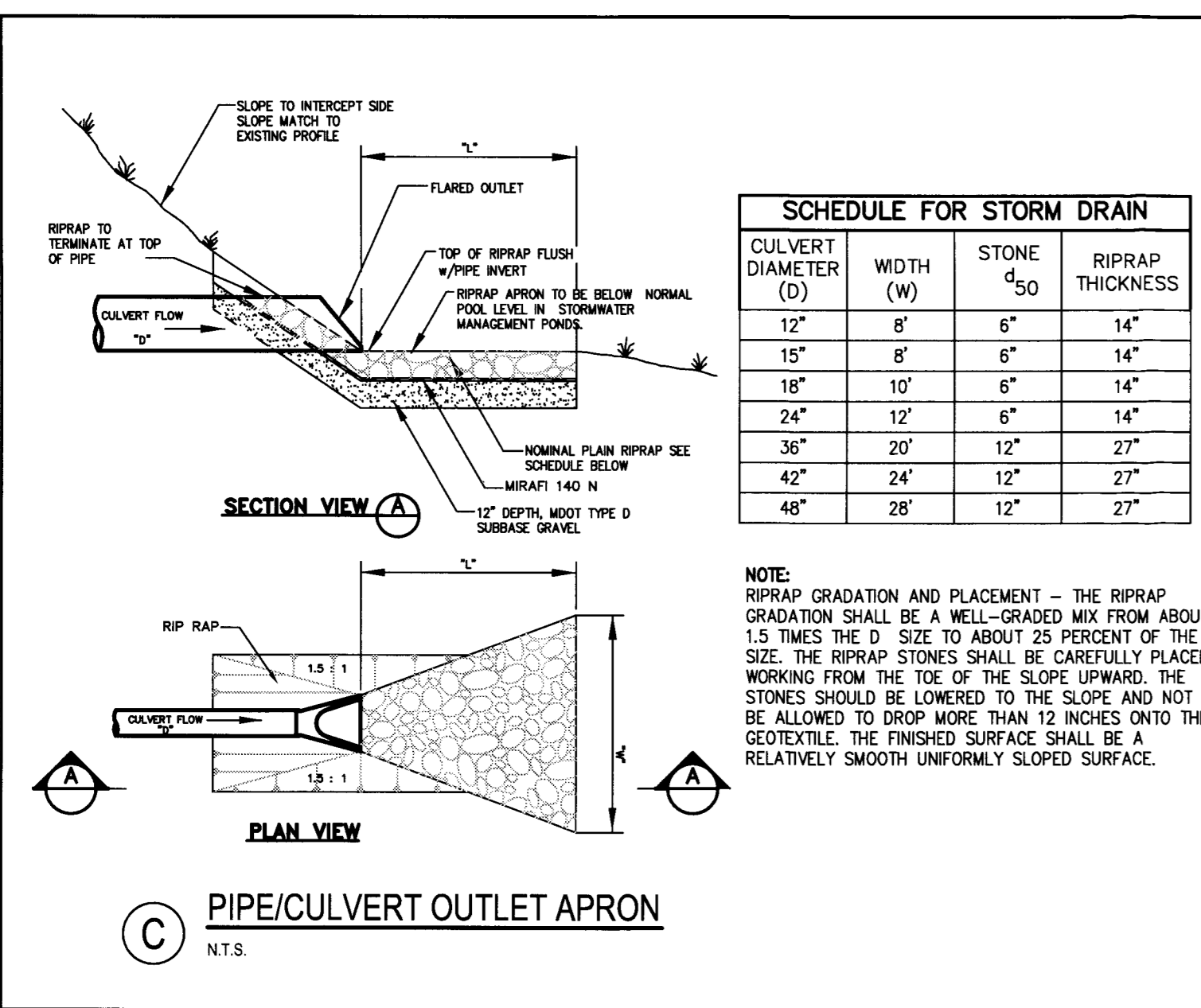
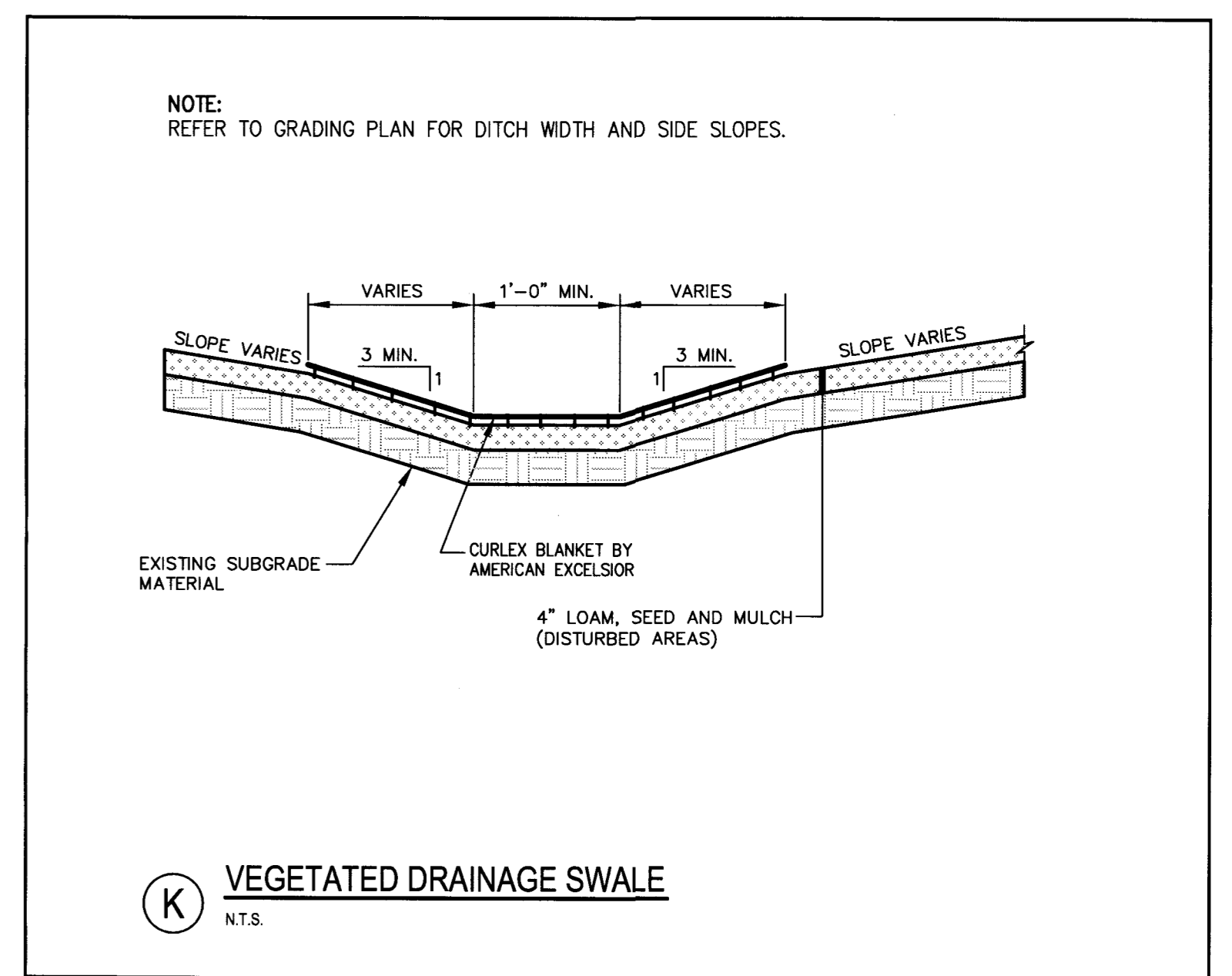
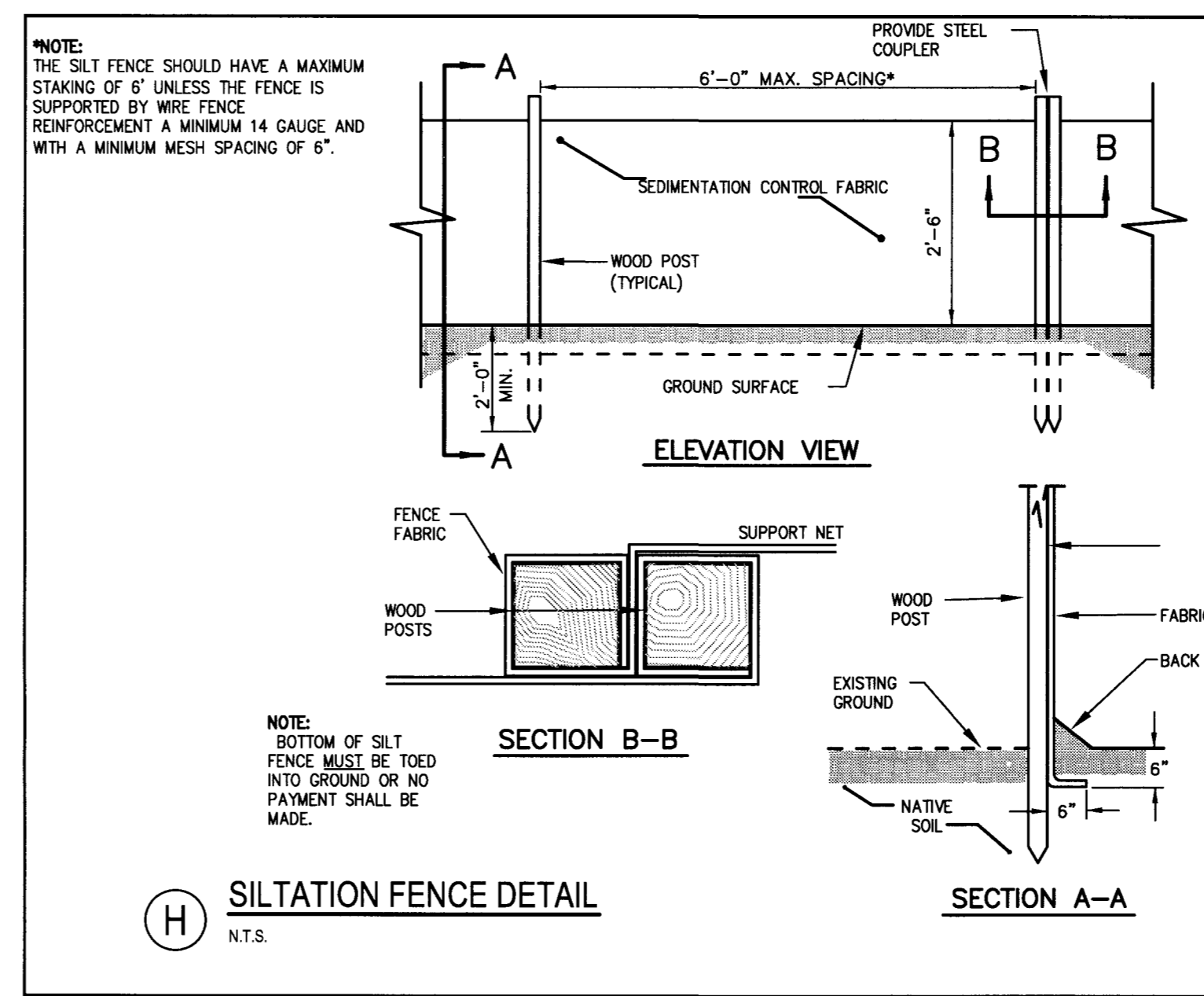
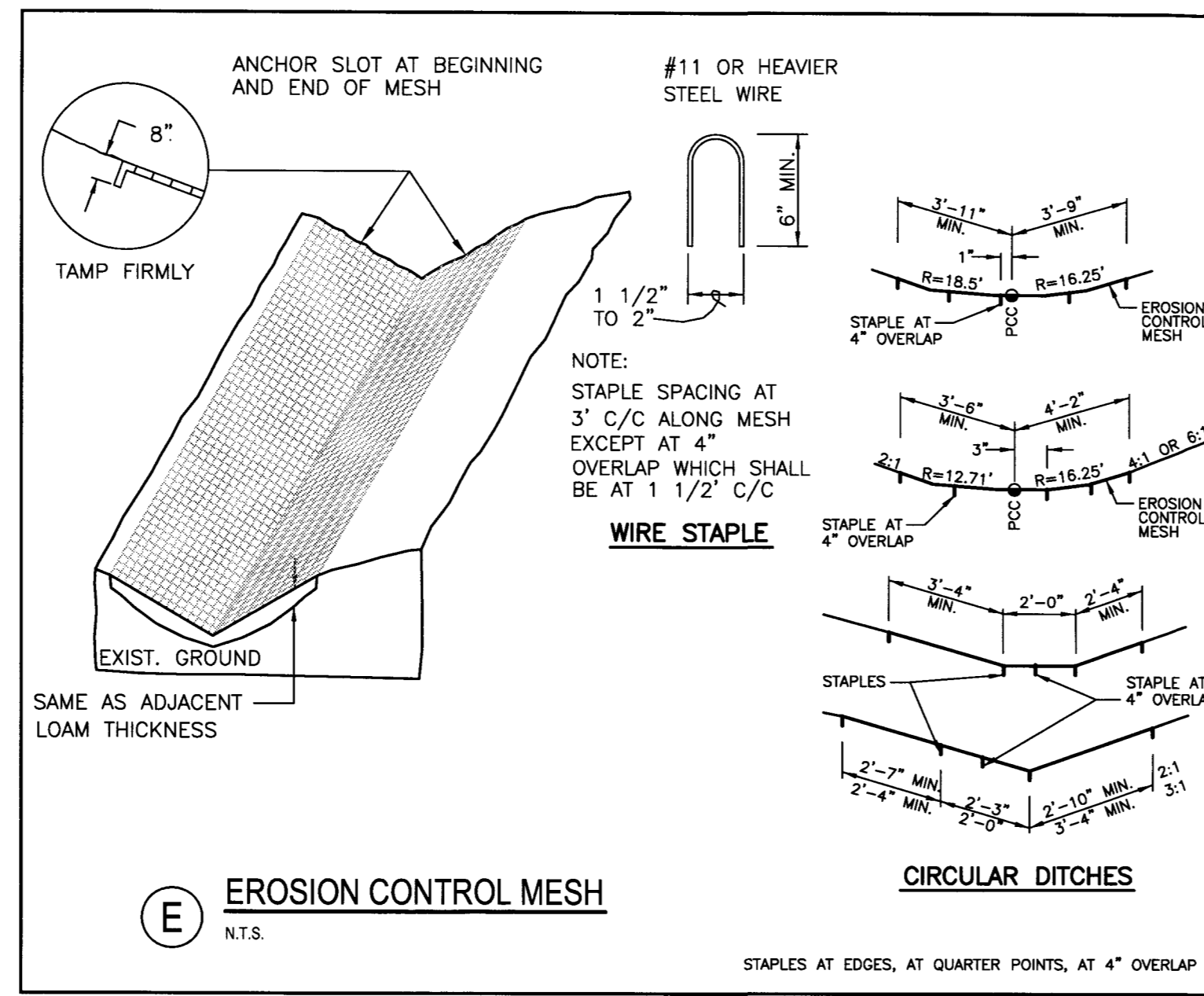
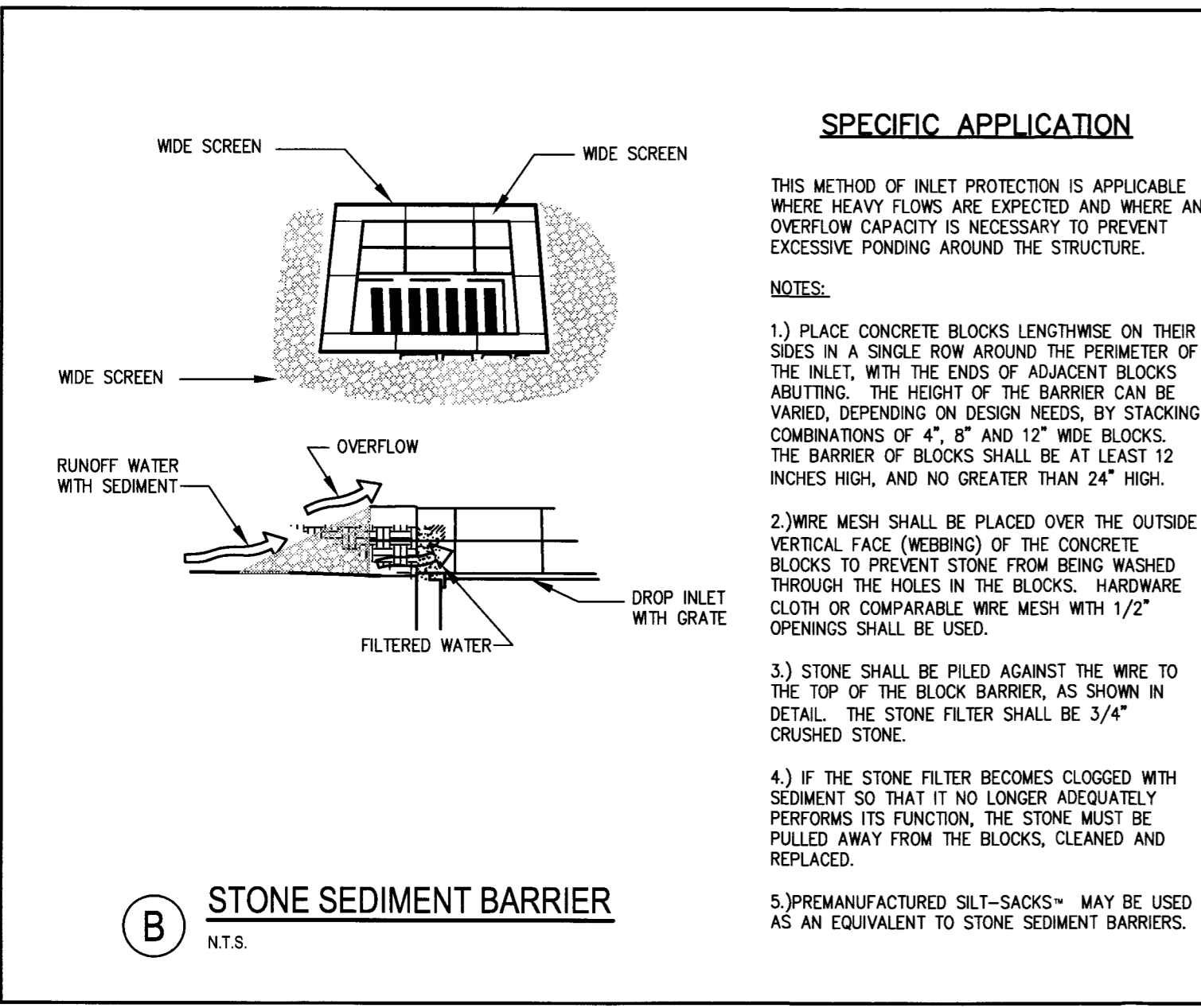
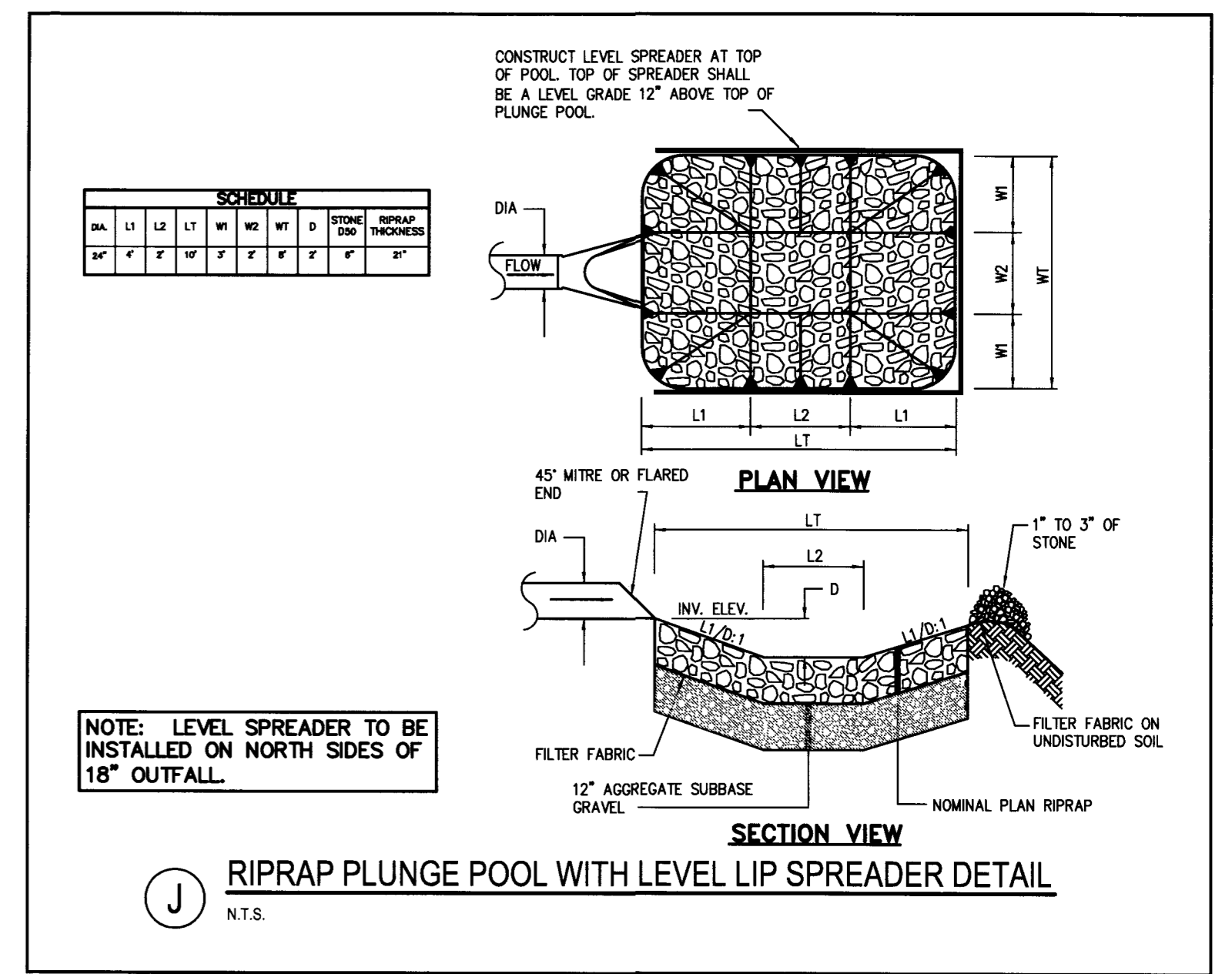
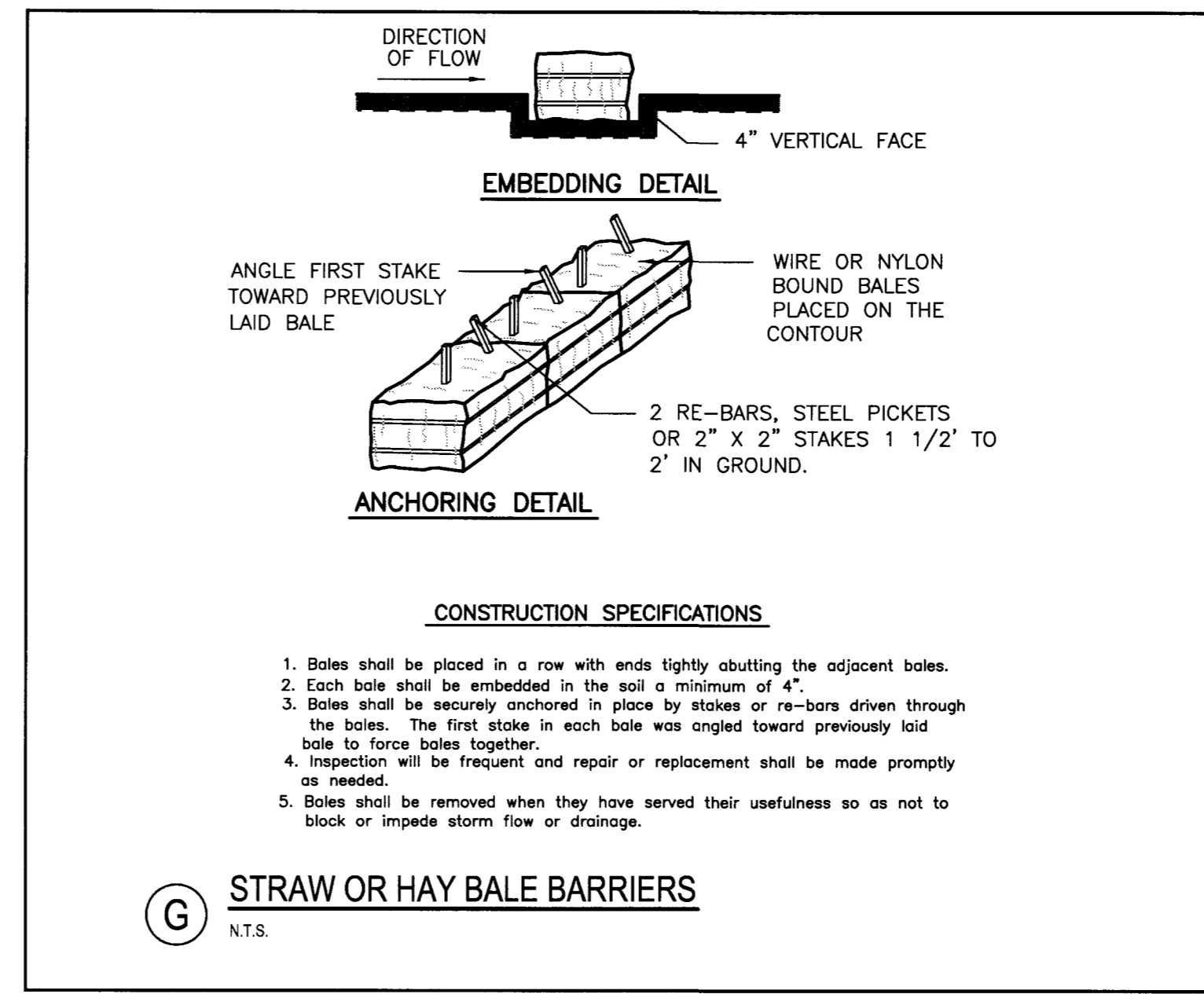
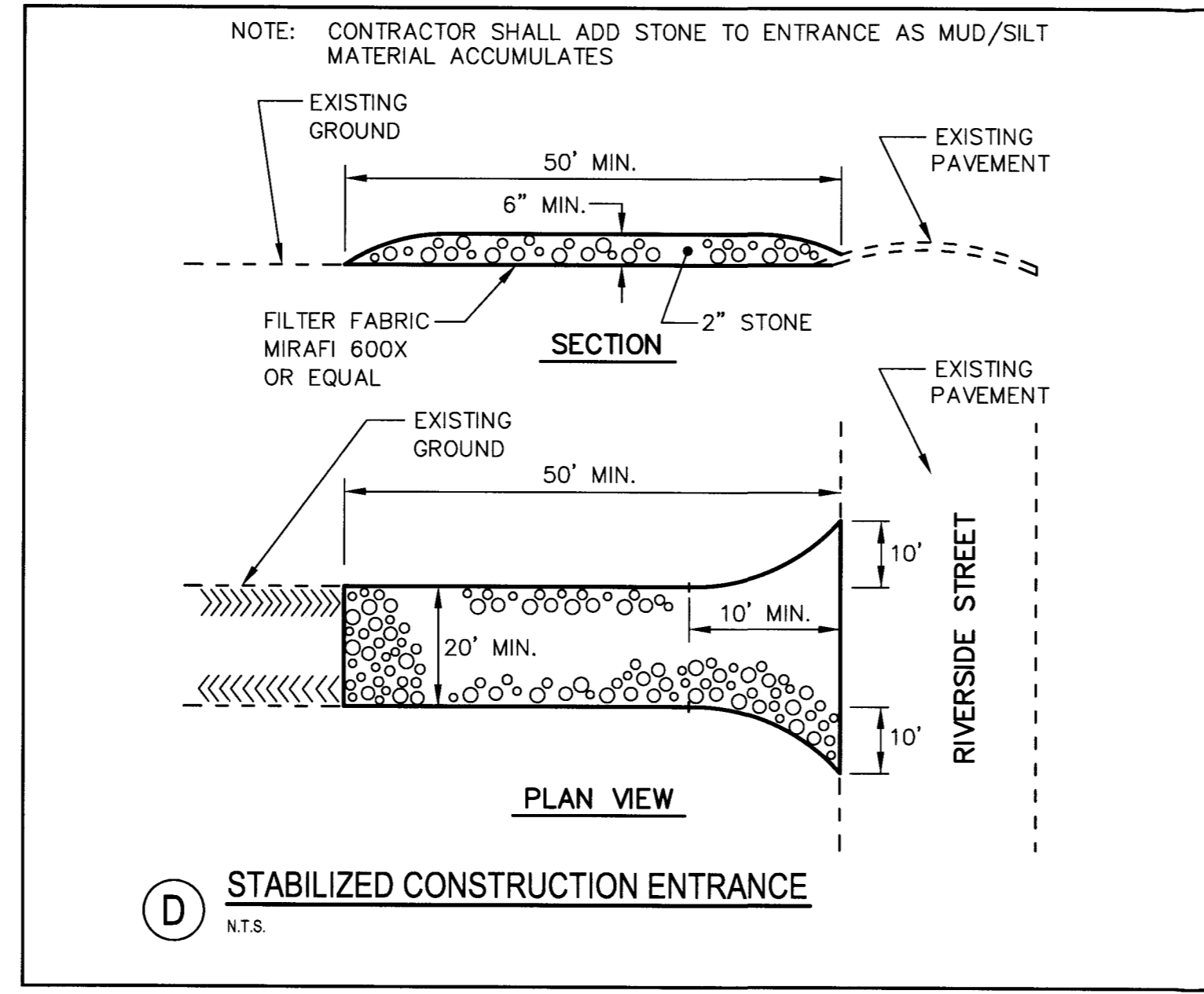
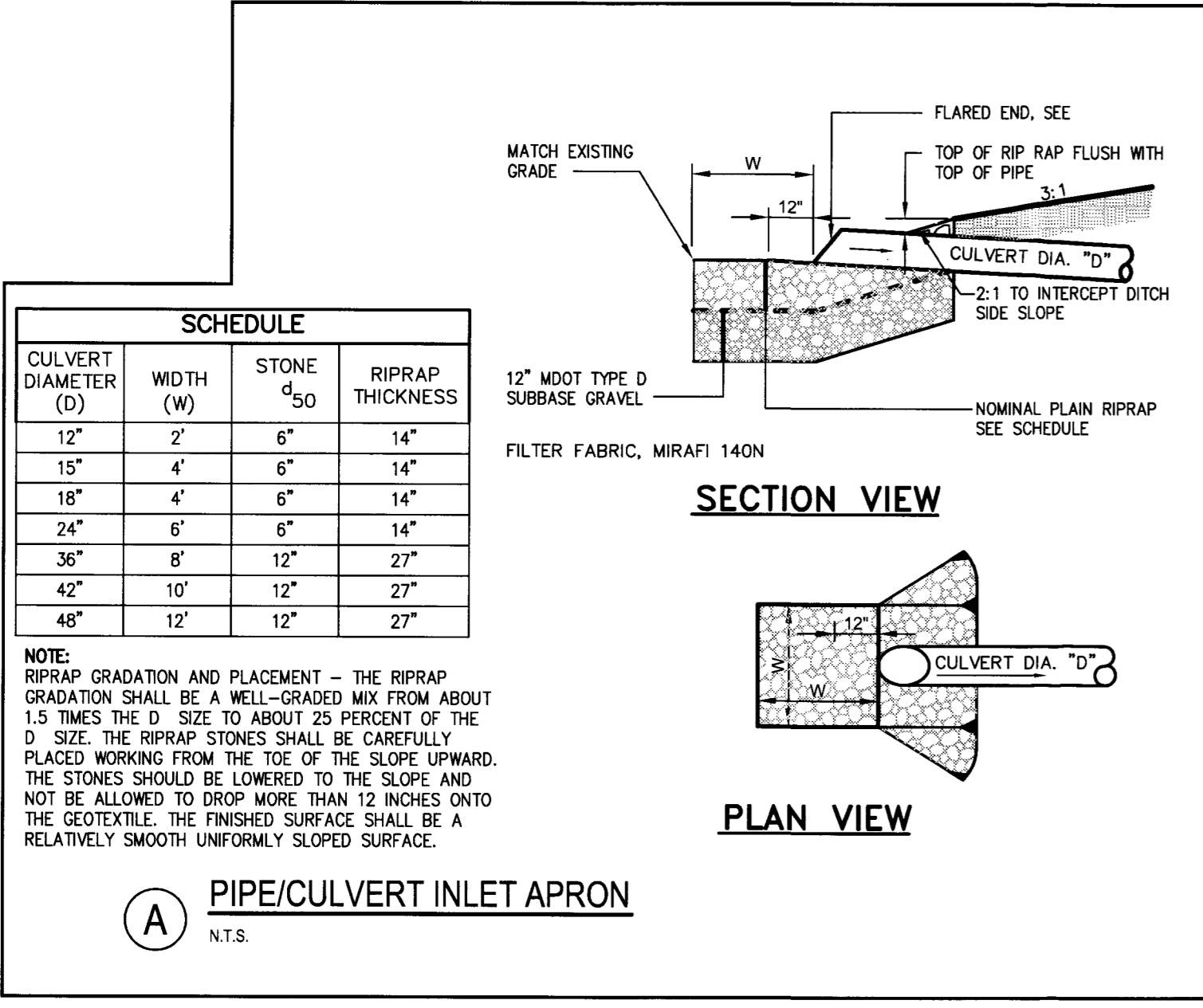
PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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1	06.12.15	AMENDED SITE PLAN SUBMISSION



PROJECT	SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION
SHEET TITLE	UTILITY DETAILS
CLIENT	1039 RIVERSIDE LLC

FST FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS	
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: DED	DATE: MAY 2015
DESIGNED: SRB	SCALE: AS NOTED
CHECKED: SRB	JOB NO. SP-M164
FILE NAME: SP-M168 DETAILS	
SHEET	C-9



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION			DRAWN: DED DESIGNED: SRB CHECKED: SRB FILE NAME: SP-M168 DETAILS SHEET: C-10
SHEET TITLE EROSION CONTROL DETAILS			
CLIENT 1039 RIVERSIDE LLC		P.E. STEPHEN BUSHEY LIC. #7429	

EROSION AND SEDIMENT CONTROL NOTES

The primary emphasis of the erosion/sedimentation control plan to be implemented for this project are as follows:
Development of a careful construction sequence. Rapid revegetation of denuded areas to minimize the period of soil exposure. Rapid stabilization of drainage paths to avoid rill and gully erosion. The use of onsite measures to capture sediment (hay bales/silt fence, etc.) The provisions for long term erosion/sediment and pollutant treatment by the incorporation of permanent Best Management Practices.

Description and Location of Limits of All Proposed Earth Movements

The construction of the development will require the following on-site improvements.

Earthwork activity including cuts and fills to bring the paved and gravel areas to subgrade.

Construction of stormwater measures.
Construction of parking lots, drive aisles, walkways and installation of underground utilities and storm drains for the buildings and paved areas.

Erosion/Sedimentation Control Devices

The following erosion and sediment control devices will be implemented by the Contractor as part of the site development. These devices shall be installed as indicated on the plans. For further reference, see the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices.

Siltation fence shall be installed downstream of any disturbed areas to trap runoff borne sediments until the site is revegetated. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made immediately by the Contractor if there are any signs of erosion or sedimentation below the fence line. Proper placement of stakes and fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam.
Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed on slopes of less than 10 percent shall be anchored by applying water; mulch placed on slopes steeper than 10 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than 3:1 which are to be revegetated shall receive curlex blankets by American Excelsior or equal. Mulch application rates are provided in Attachment A of this section. Hay mulch shall be available on site at all times in order to provide immediate temporary stabilization when necessary.
Riprap slopes, ditch linings, stone check dams, hay bale barriers and culvert outlet aprons are intended to reduce runoff velocities and protect denuded soil surfaces from concentrated flows. Installation details and stone sizes are provided in the construction plan set on the erosion control detail sheets.
A construction entrance will be constructed at all access points onto the site to prevent tracking of soil onto Riverside Street.
Storm drain catch basin inlet protection shall be provided through the use of stone sediment barriers or a premanufactured SiltSack™ as distributed by A. H. Harris. Stone sediment barrier installation details are provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to ½ the design depth of the barrier. The barrier shall be removed when the tributary drainage area has been stabilized.
Loam and seed is intended to serve as the primary permanent revegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Specific areas as shown on the landscape plan will receive sod. Application rates are provided for temporary and permanent seeding in non-wetland areas.

Temporary Erosion/Sedimentation Control Measures

The following are planned as temporary erosion/sedimentation control measures during construction:

A crushed stone stabilized construction entrance(s) shall be placed at the site access onto Riverside Street.

Siltation fence or an organic filter barrier shall be installed along the downgradient side of the and of all fill sections. The siltation barrier will remain in place and properly maintained until the site is acceptably revegetated.

Temporary stockpiles of stumps, grubblings, or common excavation will be protected as follows:

Temporary stockpiles shall not be located within 100 feet of the wetlands or 25' from the top of bank and shall be located away from drainage swales.

Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile with a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch.

All denuded areas that are within 100 feet of a wetland which have been rough graded and are not located within the building pad or pavement subbase area, shall receive mulch or erosion control mesh fabric within 7 days of initial disturbance of soil. In other areas, the time period may be extended to 14 days.

For work which is conducted between November 1 and April 15 of any calendar year, all denuded areas will be covered with hay mulch, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 7 days for all areas or immediately in advance of a predicted rainfall event.

Riverside Street shall be swept to control mud and dust as necessary. A street sweeper shall be available on immediate notice.

During grubbing operations stone check dams or hay bale barriers will be installed at any evident concentrated flow discharge points.

Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Any silt fence identified by the owner or reviewing agencies as not being properly installed during construction shall be immediately repaired in accordance with the installation details.

Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

All storm drain pipes shall have riprap aprons and plunge pools at their outlet to protect the outlet and receiving channel of the culverts from scour and deterioration. Installation details are provided in the plan set. The aprons and plunge pools shall be installed and stabilized prior to directing runoff to the tributary pipe or culvert.

The water quality units will discharge through a riprap outlet apron and level lip spreader which will direct sheet flow toward the existing drainageway.

All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas where the finish grade slope is greater than 10 percent. All areas within 100' of a wetland shall receive protection within 7 days. Native topsoil shall be stockpiled temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality.

Catch basins will be provided with 2' sediment sumps and Casco traps over the outlet pipe. (12" or smaller)

Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to insure the effectiveness of the erosion and sedimentation control measures are optimized. The sequence applies to all phases of construction.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site by limiting the disturbed area.
Install crushed stone stabilized construction entrance as shown on plans.
Install perimeter siltation barrier as indicated on the plans.
Clear and grub areas necessary for the stormwater system.
Begin excavation.
Excess material shall be stockpiled and stabilized for use as fill for later grading operations. Install silt barrier at toe of berm for erosion protection.
Perform earthwork to bring pavement areas to subgrade.
Begin installation of drainage appurtenances and piping.
Foundation preparation area shall be excavated for installation of the building footings.
Commence additional earthwork in fill areas of the parking area.
Complete earthwork and grading to subgrade as necessary for parking areas.
Complete installation of storm drainage appurtenances within paved areas.
Structures within the parking area shall be temporarily set to subgrade and shall be reset upon placement of gravel and asphalt during a future phase.
Commence installation of utilities from the street.
Commence installation of remaining portions of sanitary sewer and other utilities.
Commence installation of underground power, and utilities.
Complete installation of underground utilities to within 5' of building.
Install dumpster pad.
Complete all remaining earthwork operations including fine grading of slopes.
Install subbase and base gravels within paved and gravel areas.
Install base course paving for parking area.
Loam, lime, fertilize, seed and mulch disturbed areas, parking area and complete all landscaping.
Install surface course paving for pavement areas. Stripe per plans.
Remove accumulated sediment from ahead of any sediment barriers as necessary.
Once the site is stabilized and a 75% catch of vegetation has been obtained, remove all temporary erosion control measures.
Touch up loam and seed.
Note: All denuded areas not subject to final paving, riprap or gravel, shall be revegetated. Due to the timing and size of the project, completion of the facility within a summer construction season may not occur. For all work which will be conducted between November 1 and April 15 of the calendar year, the Contractor shall submit a schedule which will satisfy the following criteria:

Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 15 days.
During the construction process, all disturbed areas shall be covered with mulch within 7 days of final grading.
Once final grade has been established, the contractor may choose to dormant seed the disturbed areas prior to placement of mulch and placement of fabric netting anchored with staples.
If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5#/1000 s.f.

NOTE:
Earthwork activities performed after October 15, shall be completed in accordance with the MeDEP Standards for stabilizing sites for the winter.

All areas seeded during the winter months will be inspected in the spring for adequate catch. All areas sufficiently vegetated (less than 75 percent catch) shall be revegetated by replacing loam, seed and mulch.
If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.
The area of denuded non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in parking areas, the base slab gravel is installed in building areas, or the areas of future loam and seed have been loamed, seeded, and mulched. The mulch rate shall be twice the rate specified. [For example, 115#/1,000 s.f. x 2 = 230#/s.f.] Within the exposed work area, temporary sedimentation sumps shall be provided at the interface between parking areas and graded slopes. This shall be accomplished by creating an area 18" below adjacent temporary grades. The sedimentation area shall have a bottom width of 3' and 3:1 side slopes. Culverts to allow access shall be installed by the Contractor. Along the sedimentation sumps, barriers shall be provided at sufficient intervals to permit runoff to be accumulated to a minimum depth of 12" before overflowing. The schedule shall be subject to the approval of the Owner.

The Contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

The Contractor shall note that no area within 100 feet of a wetland shall remain denuded for a period of over 7 days before it is temporarily stabilized. Temporary stabilization shall be the installation of gravel or mulching. All other areas shall be stabilized within 14 days. For construction between November 1 and April 15 of any calendar year, all areas shall be temporarily stabilized within 7 days or prior to a forecasted rainfall event.

PERMANENT SEEDING PLAN NON-WETLAND AREAS

Project Second Tee Condominium Association Business Park Expansion
Site Location Portland, Maine
Permanent Seeding
1.Area to be seeded: <1 acre
2.Instructions on preparation of soil: Prepare a good seed bed for planting method used.
3.Apply lime as follows: 138#/M Sq. Ft.
4.Fertilize with pounds of N-P-K/ac. OR
18.4 pounds of 10 - 20 - 20 N-P-K/M Sq. Ft.
5.Method of applying lime and fertilizer: Spread and work into the soil before seeding.
6.Seed with the following mixture:
45% Kentucky Bluegrass
45% Creeping Red Fescue
10% Perennial Ryegrass
When using small grain as nurse crop seed it at one-half the normal seeding rate.
7.Mulching instructions: Apply at the rate of
115 pounds per M. Sq. Ft.
Amount Unit #, Tons, Etc.
8.TOTAL LIME 138 #/1000 sq. ft.
9.TOTAL FERTILIZER 18.4 #/1000 sq. ft.
10.TOTAL SEED 8 #/1000 sq. ft.
11.TOTAL MULCH 115 #/1000 sq. ft.
12.TOTAL other materials, seeds, etc.
13.REMARKS
Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner.

TEMPORARY SEEDING PLAN NON-WETLAND AREAS

Project Second Tee Condominium Association Business Park Expansion
Site Location Portland, Maine
Temporary Seeding
1.Area to be seeded: <1 acre
2.Instructions on preparation of soil: Prepare a good seed bed for planting method used.
3.Apply lime as follows: 138#/M Sq. Ft.
4.Fertilize with pounds of N-P-K/ac. OR
18.4 pounds of 10 - 20 - 20 N-P-K/M Sq. Ft.
5.Method of applying lime and fertilizer: Spread and work into the soil before seeding.
6.Seed with the following mixture:
50% Perennial Ryegrass
50% Winter Rye
When using small grain as nurse crop seed it at one-half the normal seeding rate.
7.Mulching instructions: Apply at the rate of
180 pounds per M. Sq. Ft.
AmountUnit #, Tons, Etc.
8.TOTAL LIME 138 #/1000 sq. ft.
9.TOTAL FERTILIZER 18.4 #/1000 sq. ft.
10.TOTAL SEED 6 #/1000 sq. ft.
11.TOTAL MULCH 180 #/1000 sq. ft.
12.TOTAL other materials, seeds, etc.
13.REMARKS
Recommended seeding dates after August 15.
For areas with slopes >10%, waterways, areas within 100 feet of wetlands, and fall and winter erosion control areas, mulch netting shall be used per manufacturer's specifications.

Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner

PRELIMINARY - NOT FOR CONSTRUCTION

2 07.17.15 REVISED SUBMISSION TO CITY			PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION	
1 06.12.15 AMENDED SITE PLAN SUBMISSION			SHEET TITLE EROSION CONTROL NOTES	
REV	DATE		DESCRIPTION	CLIENT 1039 RIVERSIDE LLC
			FILE NAME: SP-M168 DETAILS	SHEET C-11