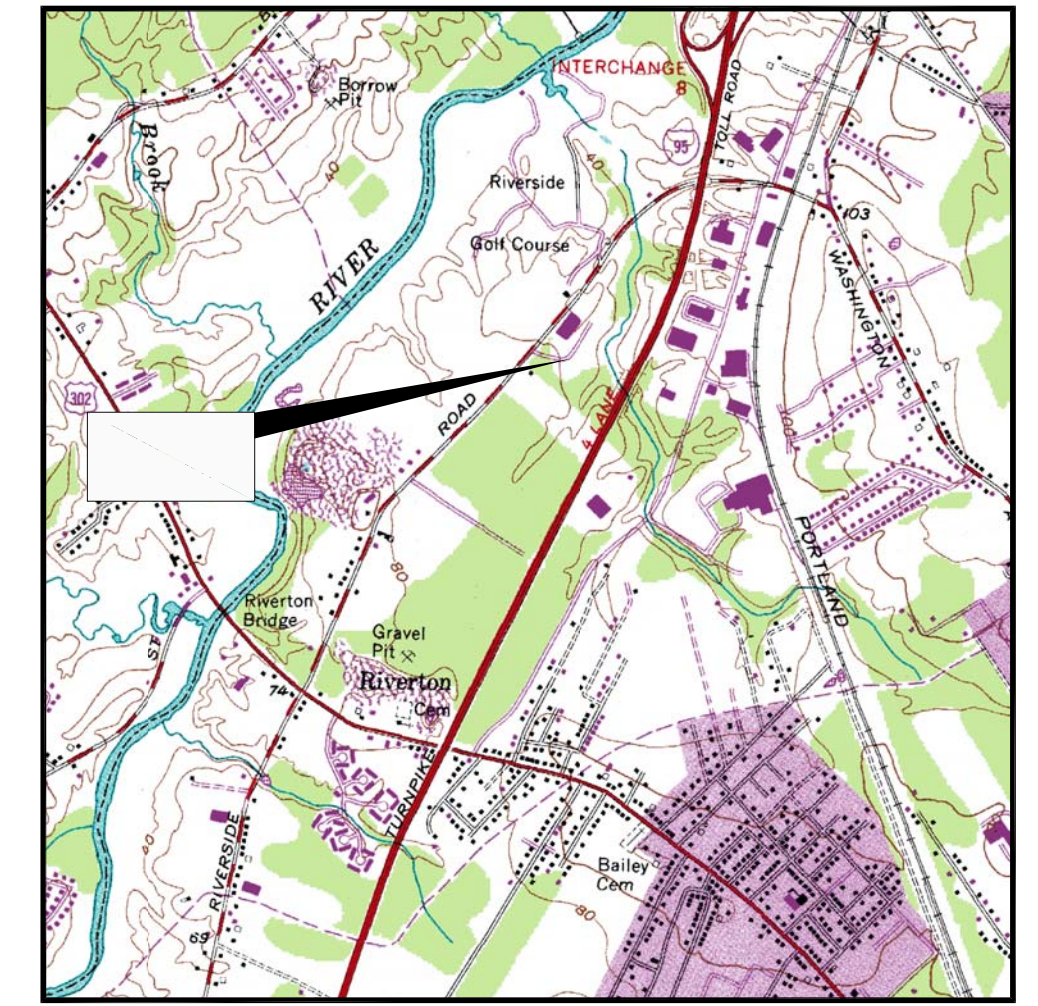


SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK 1039 RIVERSIDE STREET PORTLAND, MAINE (AMENDMENT APPLICATION UNIT 11)



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
C-3A	THIRD AMENDED CONDOMINIUM PLAT
C-3B	PROPOSED FOURTH AMENDMENT CONDOMINIUM PLAT*
C-3C	OVERALL CONDITIONS PLAN
C-4	UNIT 11 SITE LAYOUT AND UTILITY PLAN
C-5	UNIT 11 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 11:
1039 RIVERSIDE LLC
ATTN: BOB GAUDREAU
c/o HARDY POND CONSTRUCTION
7 TEE DRIVE
PORTLAND, ME 04103

UTILITIES

SEWER

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

WATER

ATTN: GLISSEN HAVU
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
P.O. BOX 3553
PORTLAND, MAINE 04102-3553
(207) 774-6961 EXT. 3035

ELECTRIC

ATTN: PAUL DUPERRÉ
CENTRAL MAINE POWER COMPANY
162 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)8884.8699
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.

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																											
<table border="1"> <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> </table>	2	07.17.15	REVISED SUBMISSION TO CITY	1	06.12.15	AMENDED SITE PLAN SUBMISSION	CLIENT 1039 RIVERSIDE LLC	<table border="1"> <tr><td>DRAWN:</td><td>DED</td><td>DATE:</td><td>MAY 2015</td></tr> <tr><td>DESIGNED:</td><td>SRB</td><td>SCALE:</td><td>AS NOTED</td></tr> <tr><td>CHECKED:</td><td>SRB</td><td>JOB NO.:</td><td>SP-M164</td></tr> <tr><td>FILE NAME:</td><td colspan="3">SP-M168 COVER</td></tr> <tr><td>SHEET</td><td colspan="3">C-1</td></tr> </table>	DRAWN:	DED	DATE:	MAY 2015	DESIGNED:	SRB	SCALE:	AS NOTED	CHECKED:	SRB	JOB NO.:	SP-M164	FILE NAME:	SP-M168 COVER			SHEET	C-1		
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