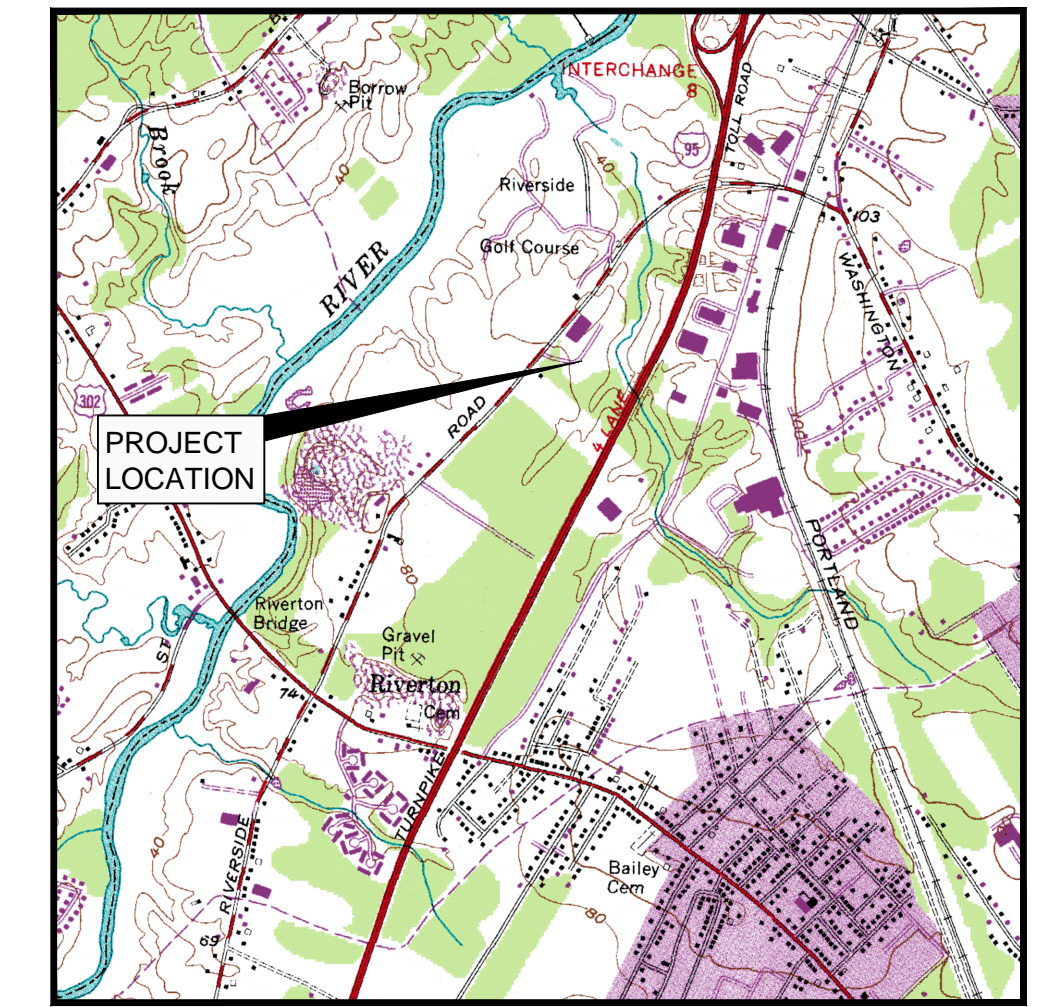


SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK 1039 RIVERSIDE STREET PORTLAND, MAINE (AMENDMENT APPLICATION UNIT 2)



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-3 FOURTH AMENDED CONDOMINIUM PLAT
- C-4 SITE LAYOUT, UTILITY AND LANDSCAPE PLAN
- C-5 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C-6 SITE DETAILS
- C-7 UTILITY DETAILS
- C-8 SITE AND 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
(207) 883-3355
ATTN: STEPHEN BUSHEY

SURVEYOR:

OWEN HASKELL, INC.

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

BUILDING CONTRACTOR:

BISKUP CONSTRUCTION

16 DANIELLE DRIVE
WINDHAM, MAINE 04062
(207) 892-9800

OWNER:

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

APPLICANT LOT 2:

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: DAVID MARGOLIS-PINEO
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 DUPERRE
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) 253-2282 (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) 874-8699
ATTN: BARBARA BARHYDT

BUILDINGS AND CODE ENFORCEMENT OFFICE
CITY OF PORTLAND, CITY HALL
CONGRESS STREET
(207) 874-8300
ATTN: TAMMY MUNSON

MEDEP

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

US ARMY CORPS OF ENGINEERS

RR2 BOX 1855
MANCHESTER, MAINE 04351
(207) 623-6367

STATUS

AMENDED SITE PLAN - 02.25.16

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.

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

				PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION - UNIT 2	STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM
				SHEET TITLE COVER SHEET	DRAWN: DED DATE: FEB 2016 DESIGNED: SRB SCALE: AS NOTED CHECKED: SRB JOB NO. 195350348 FILE NAME: SP-M168 COVER SHEET C-1
3	05.04.16	SUBMITTED FOR FINAL APPROVAL		CLIENT 1039 RIVERSIDE LLC	
2	04.14.16	REVISED SUBMISSION TO CITY OF PORTLAND			
1	02.25.16	AMENDED SITE PLAN SUBMISSION			
REV	DATE	DESCRIPTION	REVISIONS		