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

LOCATION MAP
N.T.S.

INDEX

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C-4 UNIT 11 SITE LAYOUT AND UTILITY PLAN
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C-7 SITE DETAILS
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C-11 EROSION CONTROL NOTES

NOTE: SHEET C-6 MISSING ON PURPOSE

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

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

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) 253-2262 (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

	GOVERNING BODY	STATUS
LOCAL SITE PERMIT APPROVAL (DELEGATED AUTHORITY FOR SITE LAW REVIEW)	DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT CITY OF PORTLAND PLANNING AUTHORITY CITY HALL CONGRESS STREET PORTLAND, MAINE 04102 (207)874.8728 ATTN: JEAN FRASER	FINAL APPROVAL GRANTED JANUARY 10, 2006 AMENDED SITE PLAN AND CONDOMINIUM PLAT SUBMITTED JUNE 12, 2015 - REVISED SUBMISSION JULY 17, 2015 UNIT 9 APPROVED NOVEMBER 3, 2015
BUILDING PERMIT/DEMOLITION PERMIT/ CERTIFICATE OF OCCUPANCY	BUILDINGS AND CODE ENFORCEMENT OFFICE CITY OF PORTLAND, CITY HALL CONGRESS STREET (207)874-8715 ATTN: JEANIE BOURKE	TO BE SUBMITTED BY OWNER/GENERAL CONTRACTOR
STATE NRPA WETLAND ALTERATION PERMIT	MEDEP 312 CANCO ROAD PORTLAND, MAINE 04101 (207)822-6300	TIER 1 - PERMIT APPROVAL #L-21677-TB-E-N
MAINE CONSTRUCTION GENERAL PERMIT		
FEDERAL SECTION 404 WETLAND PERMIT	US ARMY CORPS OF ENGINEERS RR2 BOX 1855 MANCHESTER, MAINE 04351 (207)623-8367	CORPS PERMIT NAE-2004003851

LEGEND

EXISTING	PROPOSED
IRON PIPE FOUND	CONTOUR LINE
MONUMENT FOUND	EDGE OF PAVEMENT
NOW OR FORMERLY	SILT FENCE
UTILITY POLE	BUILDING
SIGN	SIGN
TELEPHONE MANHOLE	BOLLARD
SEWER MANHOLE	CATCH BASIN
DRAIN MANHOLE	INLET SEDIMENT BARRIER
CURB	STORM DRAIN MANHOLE
WATER VALVE	STORM DRAIN LINE
TREELINE	EXISTING TREE TO BE REMOVED
LIGHT POLE (UNLESS NOTED)	EXISTING TREE TO REMAIN
EXISTING BUILDING	CURB (SEE SITE LAYOUT PLAN FOR TYPE)
CATCH BASIN	PROPOSED BUILDING NUMBER
EXISTING CONTOUR	SANITARY SEWER LINE
SEWER LINE	WATER LINE
STORM DRAIN LINE	
WATER LINE	
GAS LINE	
EDGE OF PAVEMENT	
STREAM	

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.

REV	DATE	DESCRIPTION
3	12.09.15	RELEASED FOR CONSTRUCTION - FINAL PLANS TO CITY
2	07.17.15	REVISED SUBMISSION TO CITY
1	06.12.15	AMENDED SITE PLAN SUBMISSION

REVISIONS

STATE OF MAINE
STEPHEN L. BUSHEY
No. 7429
LICENSED
PROFESSIONAL ENGINEER
7/21/15

P.E. STEPHEN BUSHEY
LIC. #7429

PROJECT
SECOND TEE CONDOMINIUM ASSOCIATION
BUSINESS PARK EXPANSION

SHEET TITLE
COVER SHEET

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:	AS NOTED
CHECKED:	SRB	JOB NO.	SP-M164
FILE NAME:	SP-M168 COVER		
SHEET	C-1		