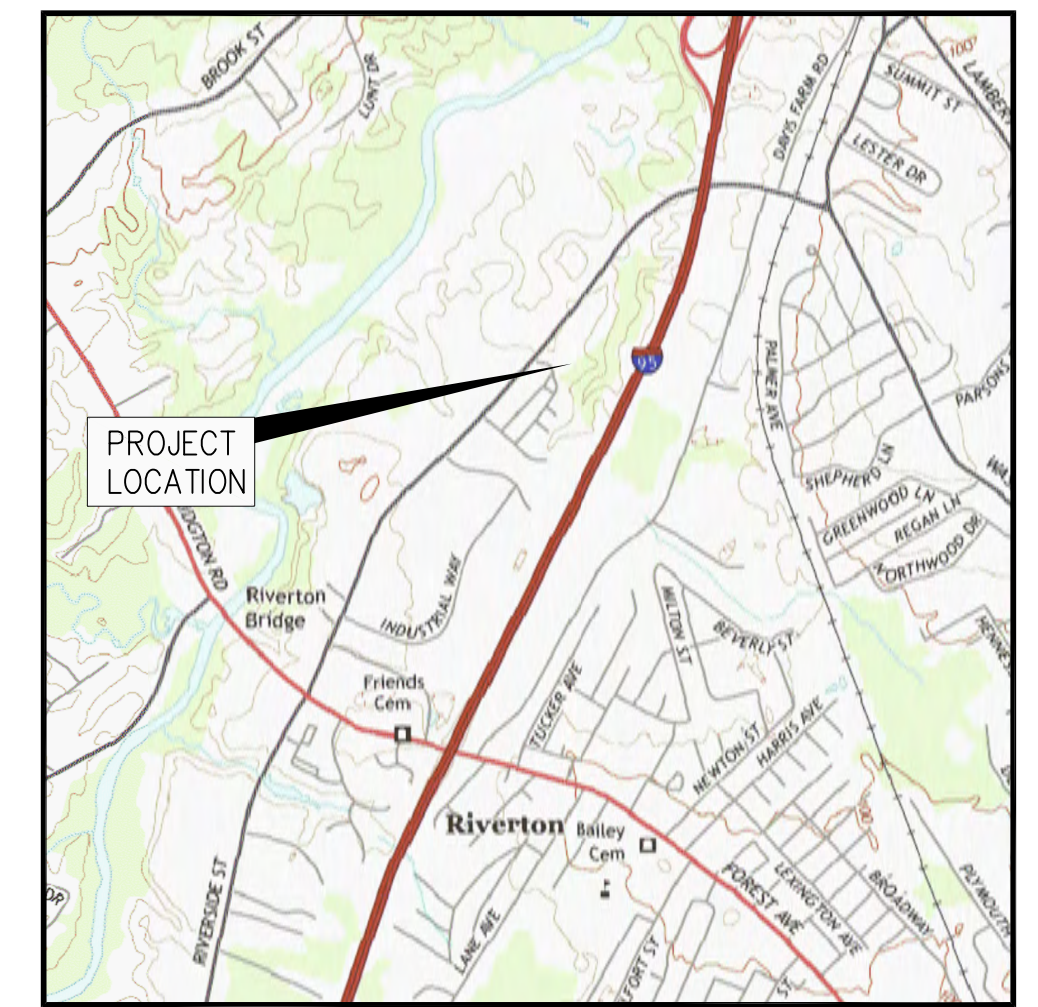


IMMUCELL CORP. UNIT 11 SECOND TEE BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK 1039 RIVERSIDE STREET PORTLAND, MAINE



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 |

(AMENDMENT APPLICATION UNIT 11) (RELEASED FOR BIDDING)

CIVIL DRAWING INDEX

- C-1 COVER SHEET
- C-2 GENERAL NOTES
- C-3A FOURTH AMENDED CONDOMINIUM PLAT *
- C-3B 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

NOTE: SHEET C-6 MISSING INTENTIONALLY

* SUBJECT TO APPROVAL OF THE FIFTH AMENDED CONDOMINIUM PLAT UNDER REVIEW BY THE CITY AS OF THIS "RELEASED FOR BIDDING" DATE

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

GEOTECHNICAL ENGINEER:

S.W. COLE ENGINEERING

286 PORTLAND ROAD
GRAY, MAINE 04039
(207) 657-2866

ATTN: TIM BOYCE

ORIGINAL OWNER:

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

APPLICANT LOT 11:

IMMUCELL CORP
ATTN: MICHAEL BRIGHAM, CEO
56 EVERGREEN 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: BRAD ROLAND
PORTLAND PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04104
(207) 874-8846

WATER

ATTN: JAY ARNOLD
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) 823-2862

GAS

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

TELEPHONE

ATTN: SCOTT DERRIG
FAIRPOINT COMMUNICATIONS
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1866

CABLE

ATTN: MARK PELLETIER
CONSTRUCTION COORDINATOR
TIME WARNER CABLE
115 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2324

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

DEVELOPMENT REVIEW COORDINATOR

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)874.8728
ATTN: JEAN FRASER

BUILDINGS AND CODE ENFORCEMENT OFFICE

CITY OF PORTLAND, CITY HALL
CONGRESS STREET
(207)874-8715
ATTN: JEANIE BOURKE

PHIL DIPIERRO
(207)874-8632

MEDEP
312 CANCO ROAD
PORTLAND, MAINE 04101
(207)623-6300

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
UNIT 11 APPROVED NOVEMBER 3, 2015
REVISED SUBMISSION JULY 27, 2016

TO BE SUBMITTED BY OWNER/GENERAL
CONTRACTOR

TIER 1 - PERMIT APPROVAL
#L-21677-TB-E-N

CORPS PERMIT NAE-2004003851

THE FOLLOWING CONDITIONS OF APPROVAL WERE ISSUED ON NOVEMBER 3, 2015. THESE CONDITIONS ARE SUBJECT TO UPDATING BY THE CITY BASED ON THE JULY 27, 2016 SUBMISSION WHICH IS UNDER REVIEW AS OF THE "RELEASE FOR BIDDING" DATE

CONDITIONS OF APPROVAL

SUBDIVISION REVIEW

The Planning Authority found the plan is in conformance with the Subdivision Standards of the Land Use Code subject to the following condition of approval and the standard condition of approval:

- i. That the draft fourth amended subdivision plat shall be revised to address staff comments and update notes in respect of MDEP, TMP and Site Plan permits prior to signature.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

- i. That the applicant shall submit a copy of the signed and recorded fourth amended subdivision plat (In this case titled a Condominium Plat; that shows the expanded building footprint), prior to the issuance of a building permit; and
Status: Recorded at CCRD Book 215, Page 477
- ii. That the applicant shall submit the City of Portland Water District confirmation of ability to serve, prior to the issuance of a building permit; and
Status: Pending as of 08/03/2016
- iii. Storm Water Management: The developer/contractor/subcontractor shall comply with conditions of the submitted construction Stormwater Management Plan, Sediment and Erosion Control Plan and Inspection and Maintenance Plan dated October, 2016 and prepared by Fay, Spofford & Thordike, and based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted, signed and recorded prior to the issuance of a building permit with a copy to the Department of Public Services.
Status: Pending as of 08/03/2016

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Mylar Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. The performance guarantee must be issued prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.
2. **Develop Site According to Plan:** The site shall be developed and maintained as described on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
3. **Separate Building Permits are Required:** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
4. **Subdivision Expiration:** The subdivision approval is valid for three (3) years.
5. **Modifications to an Approved Subdivision:** The subdivision shall be constructed in accordance with the approved plans. Modification of an approved subdivision plan requires the prior review and approval of an amended subdivision plan by the Planning Board or Planning Authority.
6. **Site Plan Expiration:** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
7. **Performance Guarantee and Inspection Fees:** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a signed subdivision plat, building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

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

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 | REVISIONS |
|-----|----------|---|-----------|
| 5 | 08.03.16 | RELEASED FOR BIDDING | |
| 4 | 07.27.16 | REVISED SUBMISSION TO CITY | |
| 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 | |

| | | | |
|-----------------------------------|--|--|--|
| | | PROJECT UNIT 11 - IMMUCELL SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION | STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM |
| SHEET TITLE COVER SHEET | | CLIENT IMMUCELL CORP. | DRAWN: DED DATE: MAY 2015 DESIGNED: SRB SCALE: AS NOTED CHECKED: SRB JOB NO. SP-M164/195350148 FILE NAME: SP-M168 COVER SHEET C-1 |