

354-A-3

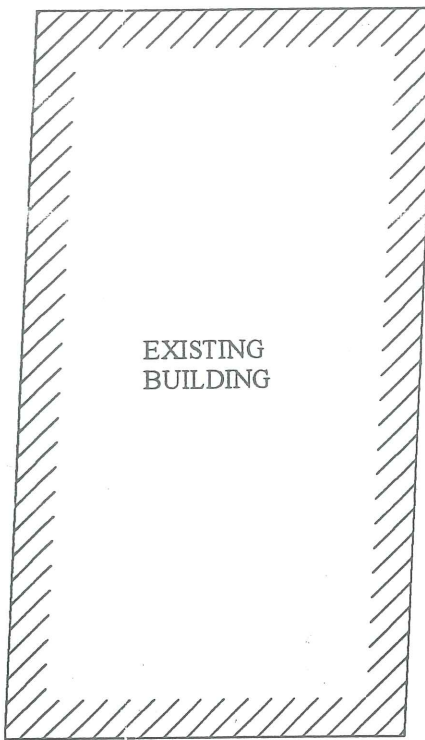
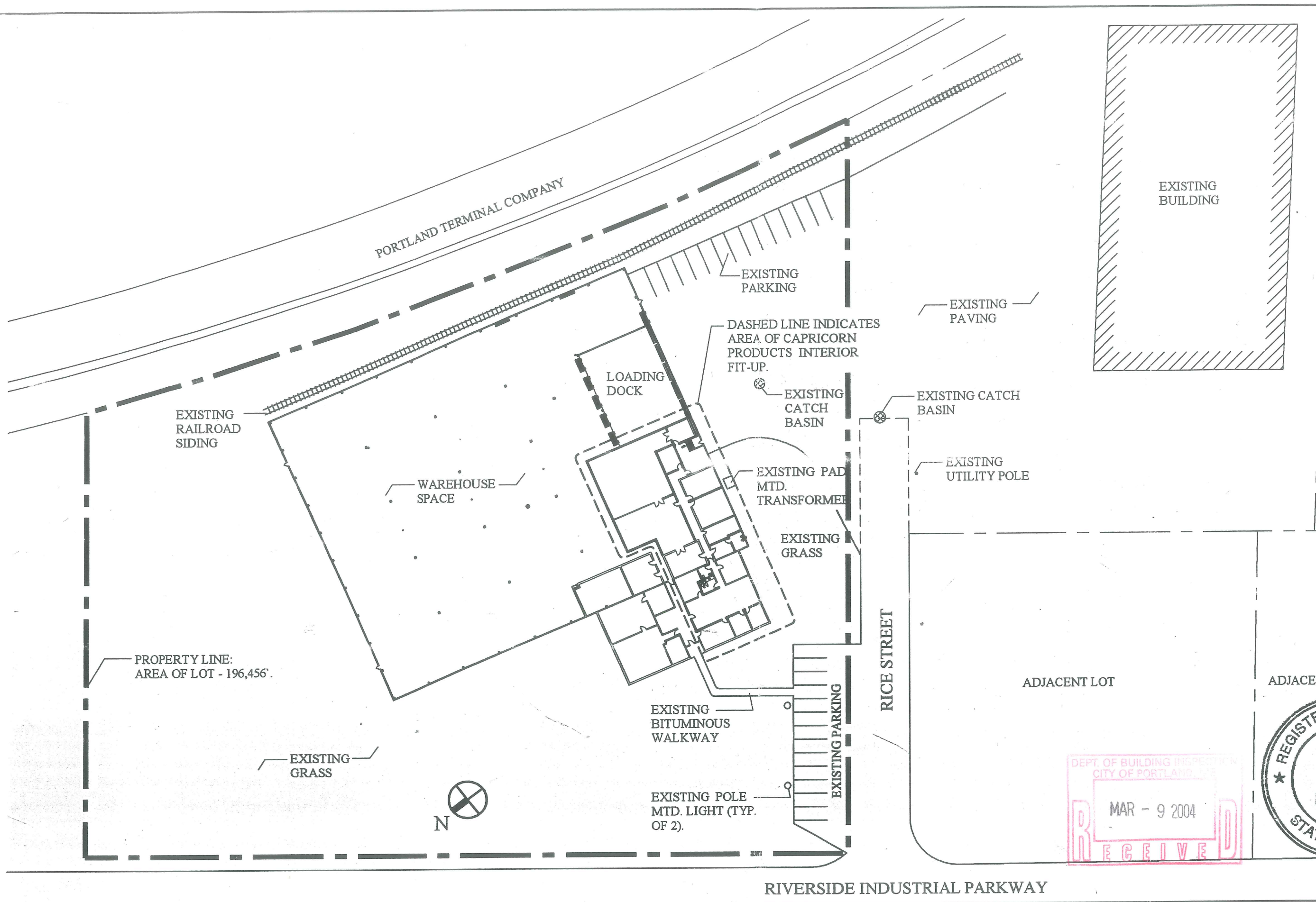
2004-0040

1 Rice Street

Capricorn Products

Alpine Realty Corp.

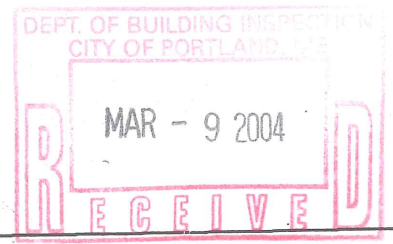
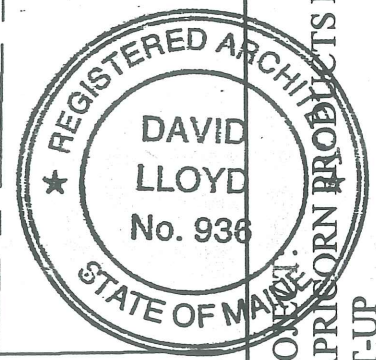
on spreadsheet



SD-1

SCALE: 1" = 60'-0"
DATE: MARCH 8, 2004

ARCHITECT:
ARCHETY PE, P.A.
48 UNION WHARF
PORTLAND, MAINE



PROJECT:
CAPRICORN PRODUCTS INTERIOR
FIT-UP

DRAWING:
SITE PLAN

PROPERTY LINE:
AREA OF LOT - 196,456'

PORTLAND TERMINAL COMPANY

RICE STREET

RIVERSIDE INDUSTRIAL PARKWAY

N

EXISTING RAILROAD SIDING

WAREHOUSE SPACE

EXISTING GRASS

EXISTING PARKING

DASHED LINE INDICATES AREA OF CAPRICORN PRODUCTS INTERIOR FIT-UP.

EXISTING PAVING

LOADING DOCK

EXISTING CATCH BASIN

EXISTING CATCH BASIN

EXISTING UTILITY POLE

EXISTING PAD MTD. TRANSFORMER

EXISTING GRASS

EXISTING BITUMINOUS WALKWAY

EXISTING PARKING

EXISTING POLE MTD. LIGHT (TYP. OF 2).

ADJACENT LOT

ADJACENT LOT

ARE FOOTAGES OF USES

EXISTIN PAVING

DASHED LINE INDICATES AREA OF CAPRICORN PRODUCTS INTERIOR FIT-UP.

Pipe Flow LOADING DOCK

WAREHOUSE SPACE

Watershed Boundary

RIVER STREET

1" = 40'

40'

Predevelopment Subwatersheds

Tc Path

Channel Flow

Riverside Ind. Pkwy

RIVERSIDE INDUSTRIAL PARKWAY POI 1

1

2

CB

CB

Pipe Flow

Sheet Flow

Sheet Flow

+B

A

A

B

18"

18"

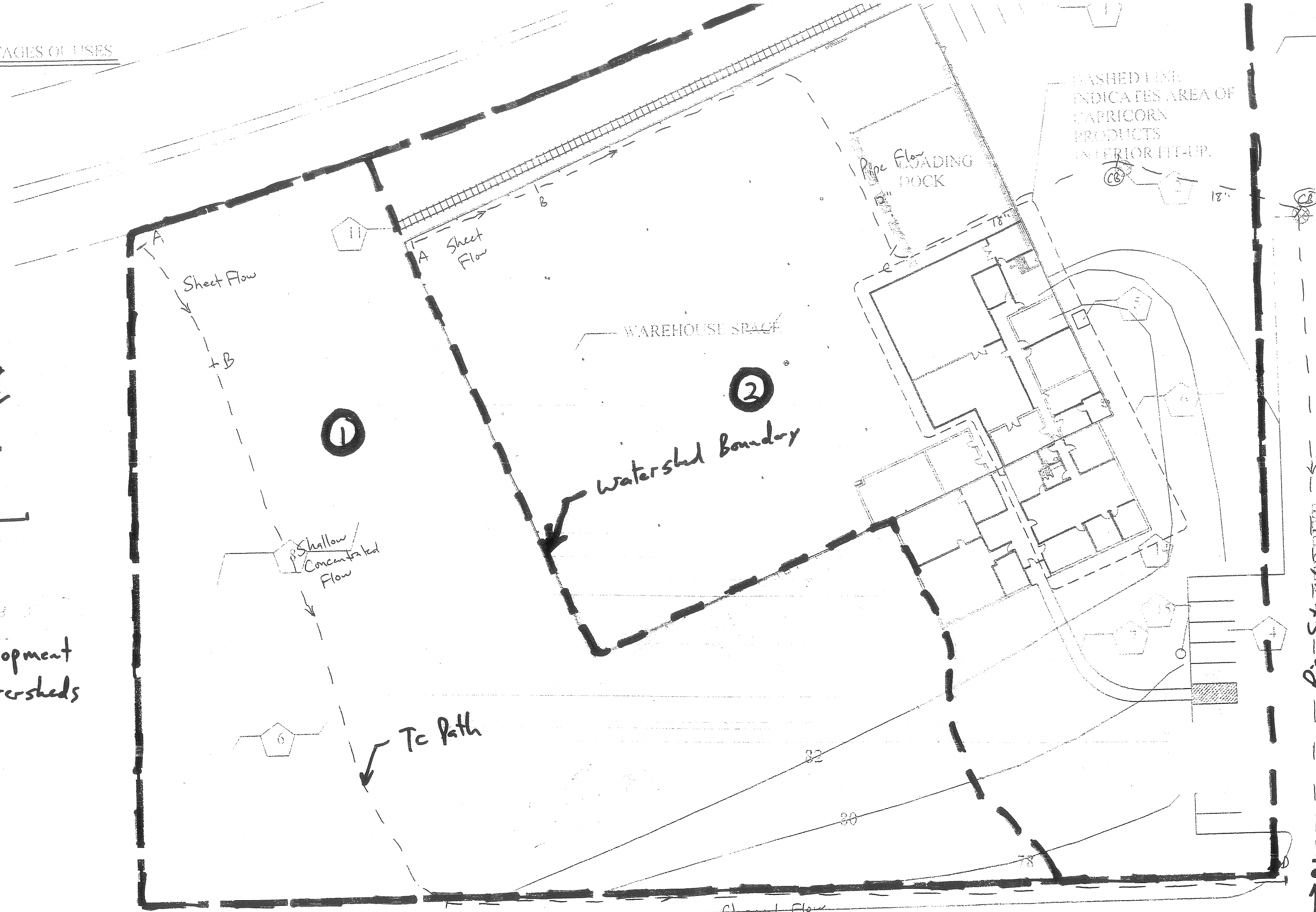
18"

82

80

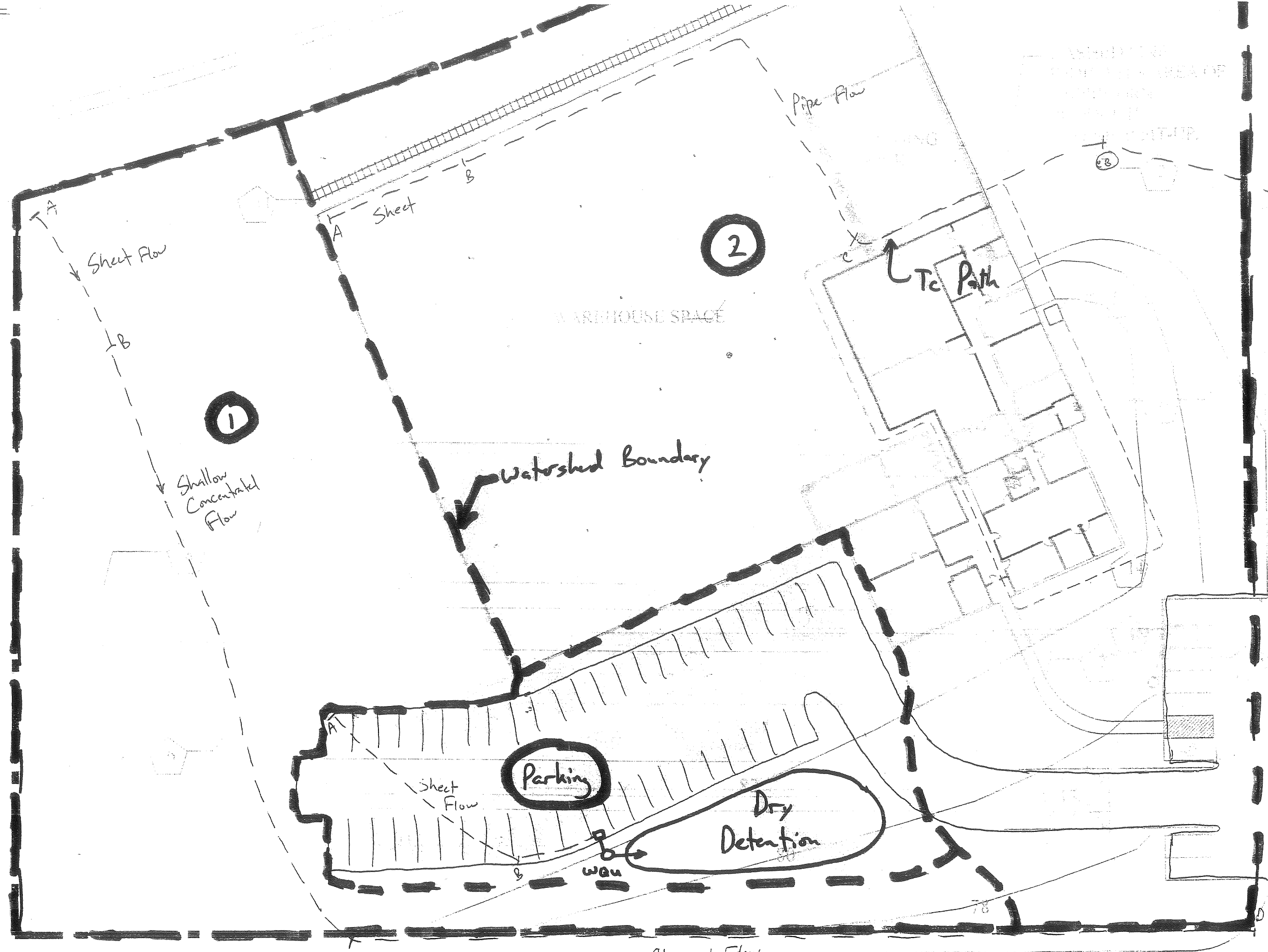
78

Shallow Concentrated Flow



EXISTING PAVING

UNSHED TOE
CONCRETE AREA OF
CONCRETE
WALL CENTER



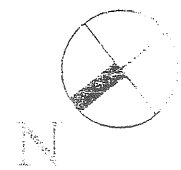
RIVERSIDE STREET

WINTERSIDE INDUSTRIAL PARKWAY

POI 1

SITE PLAN

1" = 40'



Post development
Subwatersheds

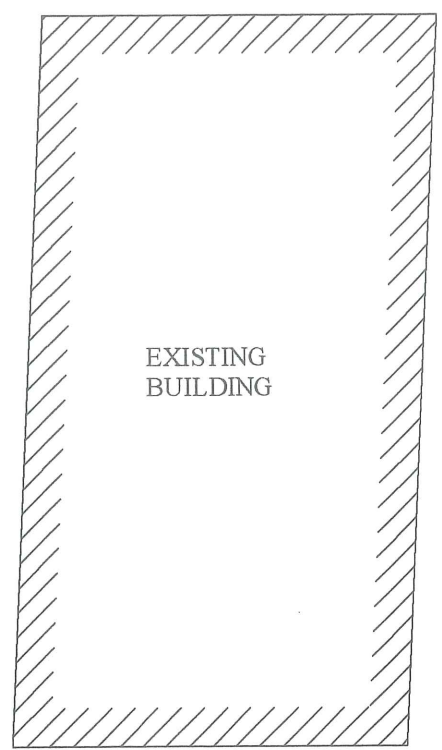
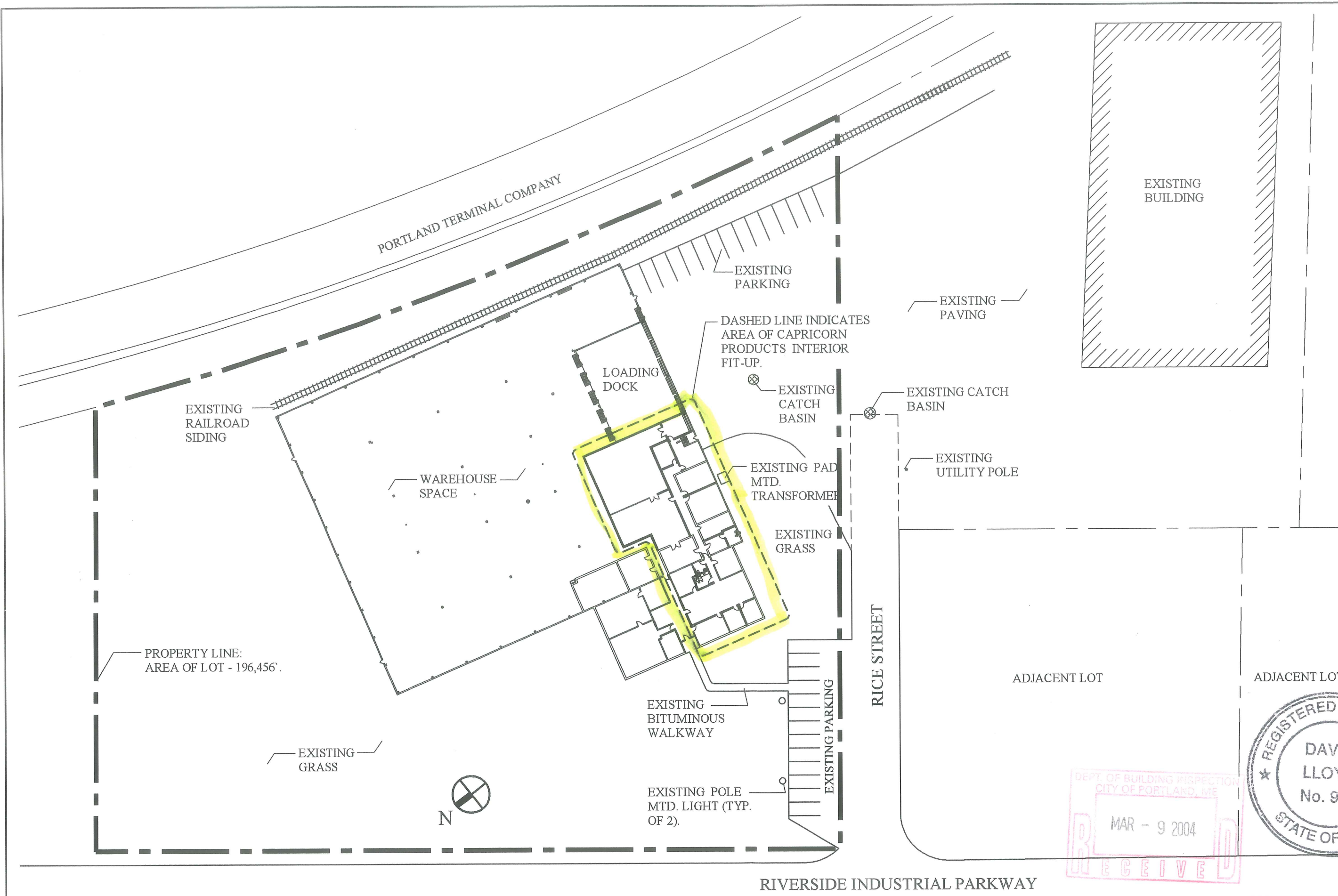
40'

1" = 40'



1

2



SD-1

SCALE: 1" = 60'-0"
DATE: MARCH 8, 2004

ARCHITECT:
ARCHETYPE, P.A.
48 UNION WHARF
PORTLAND, MAINE

PROJECT:
CAPRICORN PRODUCTS INTERIOR
FIT-UP

DRAWING:
SITE PLAN

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 9 2004
RECEIVED

REGISTERED ARCHITECT
★ DAVID LLOYD
No. 936
STATE OF MAINE

RIVERSIDE INDUSTRIAL PARKWAY

RICE STREET

PORTLAND TERMINAL COMPANY

PROPERTY LINE:
AREA OF LOT - 196,456'



ADJACENT LOT

ADJACENT LOT

EXISTING BUILDING

EXISTING PARKING

EXISTING PAVING

DASHED LINE INDICATES
AREA OF CAPRICORN
PRODUCTS INTERIOR
FIT-UP.

LOADING DOCK

EXISTING CATCH BASIN

EXISTING CATCH BASIN

EXISTING RAILROAD SIDING

WAREHOUSE SPACE

EXISTING UTILITY POLE

EXISTING PAD MTD. TRANSFORMER

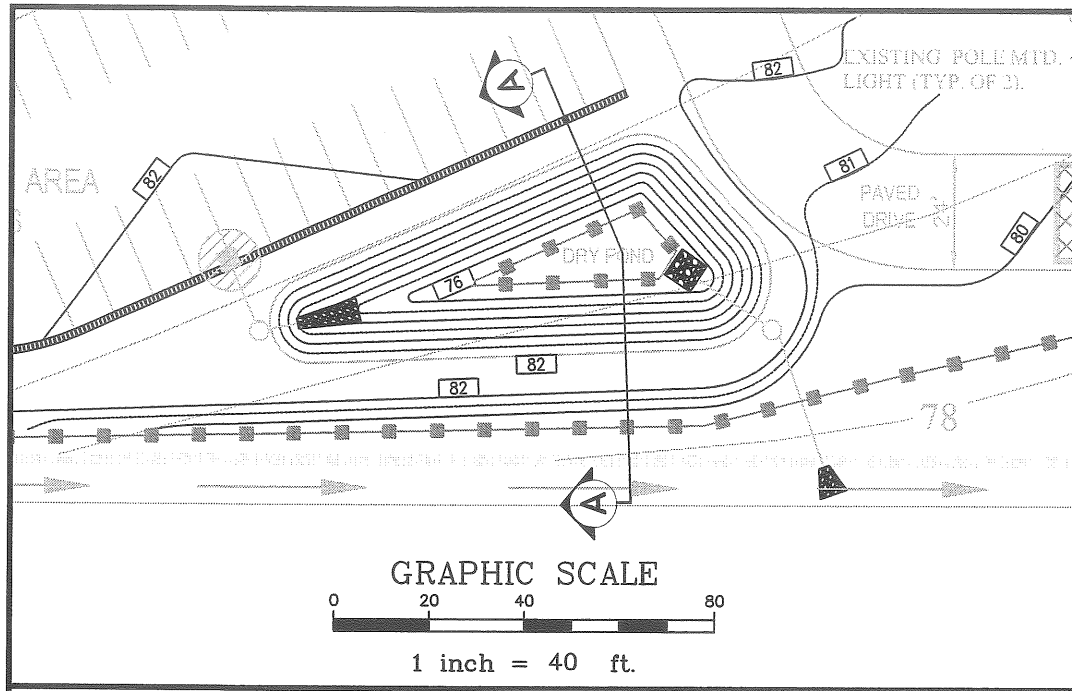
EXISTING GRASS

EXISTING BITUMINOUS WALKWAY

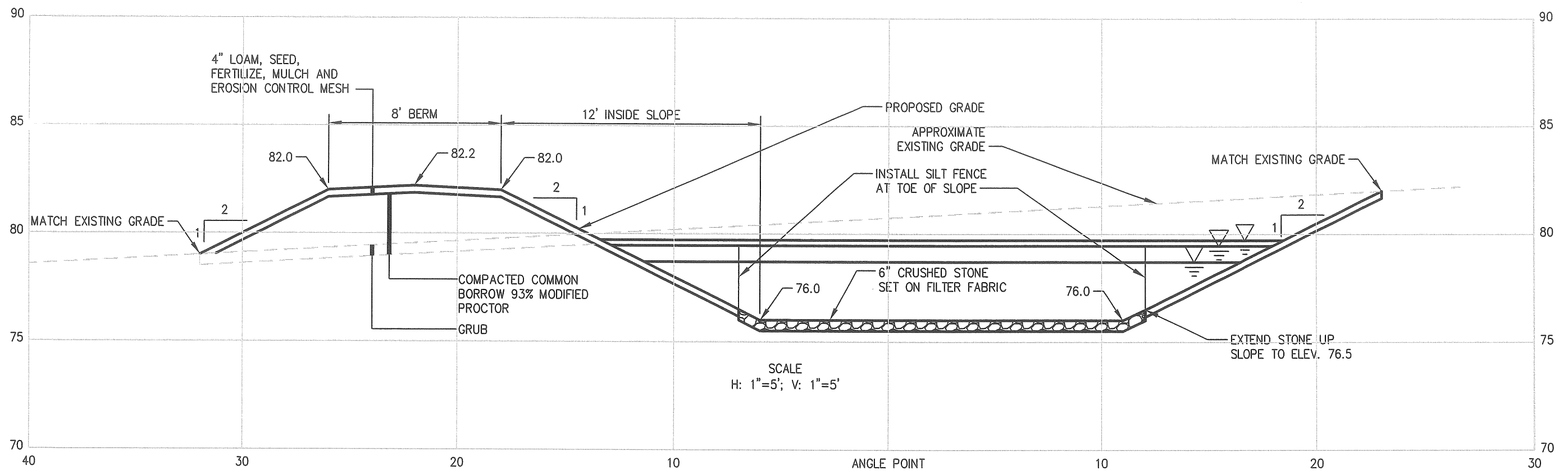
EXISTING PARKING

EXISTING POLE MTD. LIGHT (TYP. OF 2).

EXISTING GRASS



POND STAGES	
2 YR.	78.70
10 YR.	79.45
25 YR.	79.71



DH
 DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

DRAWN:	CMW	DATE:	5.14.04
DESIGNED:	WGH	SCALE:	1"=5'
CHECKED:	WGH	JOB NO.:	2472
FILE NAME:	2472-SK-1		

**CAPRICORN PRODUCTS
 PORTLAND, MAINE**

**DETENTION BASIN SECTION
 SECTION A-A**

FIGURE
SK-1