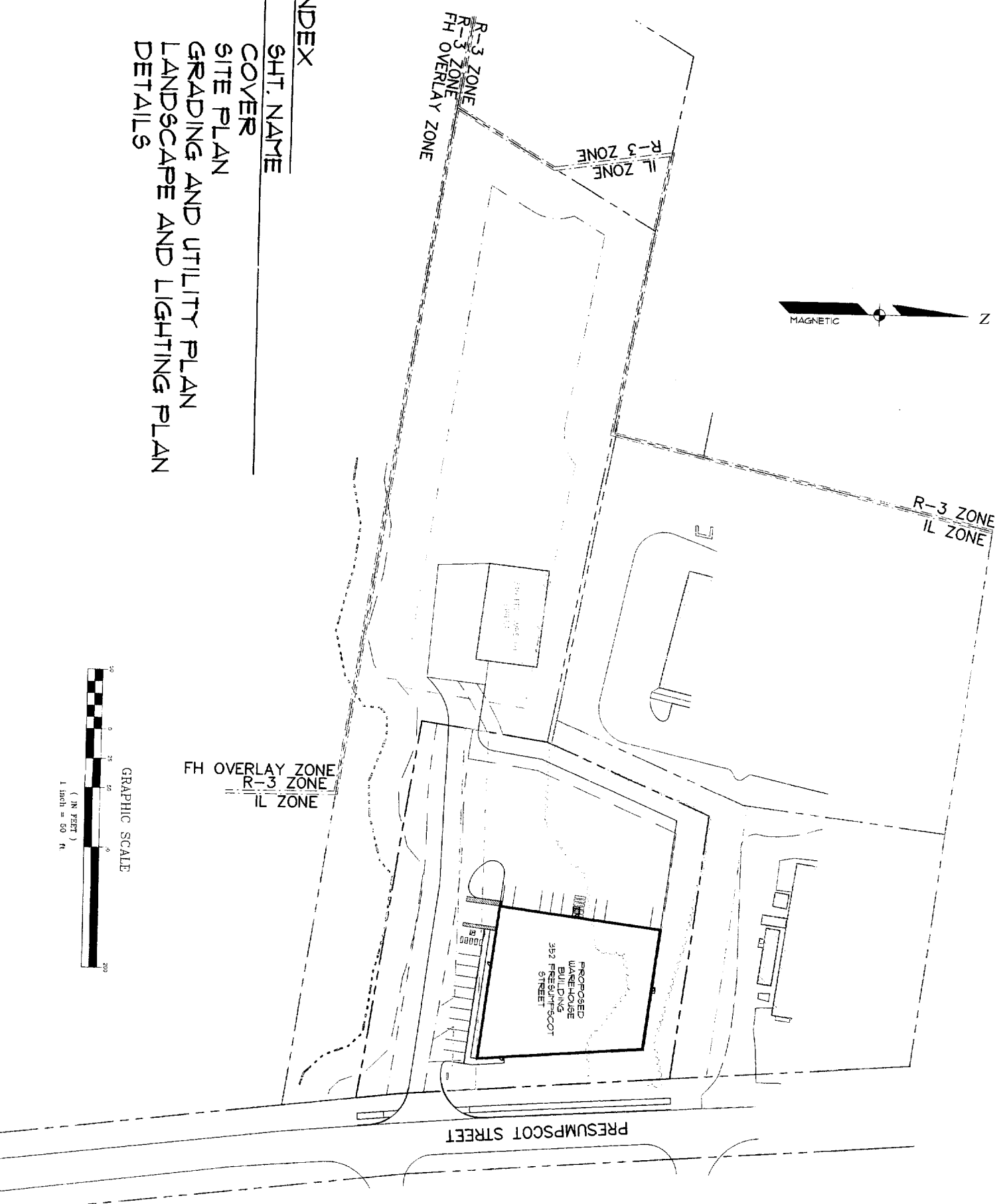
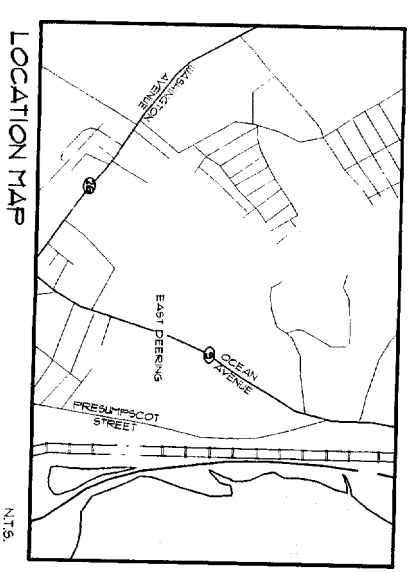


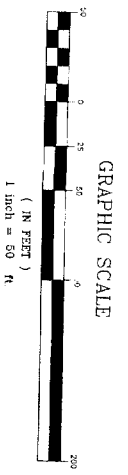
# PROPOSED WAREHOUSE BUILDING

## 352 PRESUMPSCOT STREET PORTLAND, MAINE



**SHEET INDEX**

SHT. NO.	SHT. NAME
1	COVER
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPE AND LIGHTING PLAN
5	DETAILS

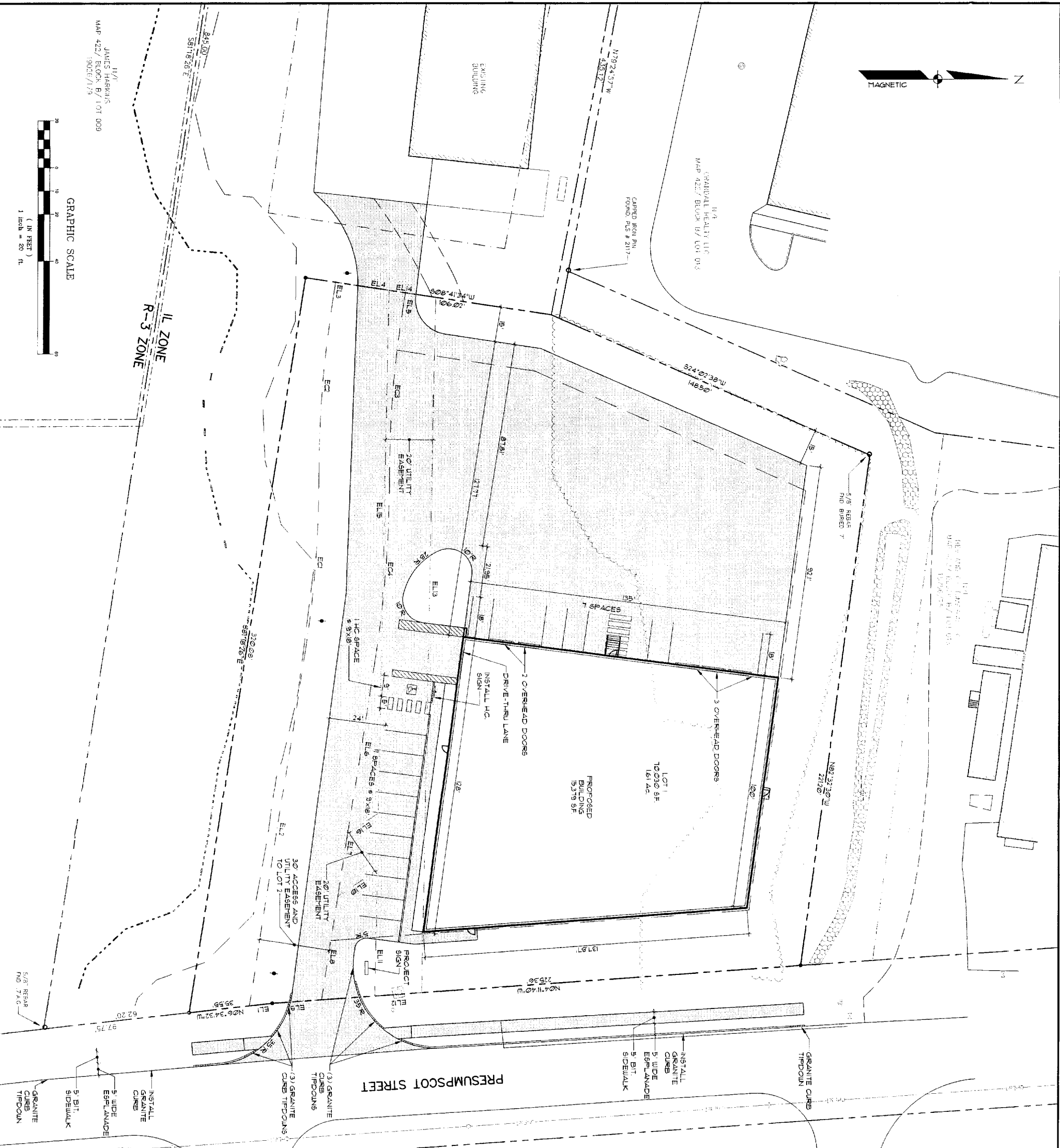
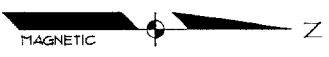


**OWNER/APPLICANT:**  
**PATCO CONSTRUCTION, INC.**  
 1293 MAIN STREET  
 SANFORD, ME. 04073

**ENGINEER/SURVEYOR:**

**Sebago Technics**  
 Engineering Expertise You Can Build On  
 One Chubb Street  
 Westbrook, Me 04095-1339  
 Tel (207) 856-0277





H/I  
 JAMES HARKINS  
 MAP 4227 BLOCK B/ LOT 009  
 19026/1/12

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	OVERHEAD ELEC. # TEL.	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	ZONE LINE	---

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS JIM PROPERTIES IN ACCORDANCE WITH A DEED DATED APRIL 1, 2007 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2323 PAGE 195-197.
- THE PROPERTY IS SHOWN AS LOT B-8 ON THE CITY OF PORTLAND TAX MAP 422 AND IS LOCATED IN THE IL ZONE.
- SPACE AND BULK CRITERIA FOR THE IL ZONE ARE AS FOLLOWS:  
 MAXIMUM IMPERVIOUS SURFACE RATIO: 65%  
 MIN. LOT SIZE: NONE  
 MIN. STREET FRONTAGE: 60 FEET.  
 MIN. FRONT YARD: 25 FEET.  
 MIN. SIDE YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE.  
 MIN. REAR YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE.  
 MAX. BUILDING HEIGHT: 45 FEET.  
 PAVEMENT SETBACK FROM LOT BOUNDARY: 15 FEET.
- TOTAL AREA OF PARCEL: 10,030 S. F. (1.61 ACRES).
- PARKING SUMMARY: 1 SPACE REQUIRED PER 400 SF OFFICE SPACE = (1,000 / 400) SF = 3 SPACES  
 1 SPACE REQUIRED PER 1000 SF WAREHOUSE = (14,179 / 1000) SF = 15 SPACES  
 PARKING PROVIDED: 18 SPACES (INCLUDING 1 HC SPACE)
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. ALL SPOTS ARE TO BE SPOT ELEVATION DATA = NAVD 1983. A BOUNDARY SURVEY (LANS) DETERMINED BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 1A.
- PLAN REFERENCES:  
 A. TOPOGRAHIC SURVEY BY PRESUMPSCOT STREET PORTLAND MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYOR.  
 B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC. 279 PRESUMPSCOT ST., PORTLAND, MAINE FOR GRANDALL REALTY LLC. BY SEBAGO TECHNICS, INC. DATED 5-30-02

**EASEMENT LINE DATA**

LINE	DIRECTION	DISTANCE
EL1	S02°34'37"E	9.81
EL2	S81°07'16"E	15.466
EL3	S81°07'16"E	6.59
EL4	S08°41'34"W	30.000
EL5	S81°07'16"E	6.59
EL6	S81°07'16"E	15.371
EL7	S81°07'16"E	21.23
EL8	S81°07'16"E	44.17
EL9	S04°11'40"E	21.000
EL10	N34°03'07"W	20.72
EL11	N83°03'25"W	53.93
EL12	S04°11'40"E	20.000
EL13	N83°03'25"W	299.23
EL14	N08°41'34"E	20.000
EL15	N83°03'25"W	225.41
EL16	N34°03'07"W	15.74

**EASEMENT LINE CURVE DATA**

CURVE	LENGTH	RAD. US	CRD. BEARING	CRD. DIST.
EC1	74.95'	485.00'	N85°44'04"W	74.88
EC2	17.13'	503.00'	S85°44'04"E	17.06
EC3	13.00'	413.00'	S85°44'04"E	13.05
EC4	19.93'	516.00'	N85°44'04"W	19.91

**SITE PLAN**  
 OF  
**PROPOSED WAREHOUSE BUILDING**  
 352 PRESUMPSCOT STREET  
 PORTLAND, MAINE  
 FOR  
**PATCO CONSTRUCTION, INC.**  
 1293 MAIN STREET  
 SANFORD, ME 04073

DATE: 2.15.06  
 SCALE: 1"=20'

**Sebago Technics**  
 Engineering Expertise You Can Build On  
 One Chaunt Street  
 Westbrook Me 04098-1339  
 Tel (207) 856-0277

PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
02237	772	SMF	SMF	ASB

REV.	BY:	DATE:	STATUS:
A	SMF	5-24-06	SUBMIT FOR PLANNING STAFF REVIEW

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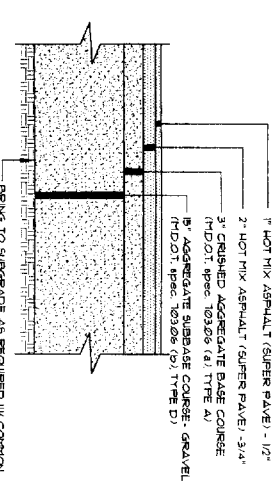
OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR  
 SHAWN & FRANK  
 6350  
 1000 BROADWAY  
 PORTLAND, ME 04101

Seal of Shawn & Frank, Registered Professional Surveyors, State of Maine.





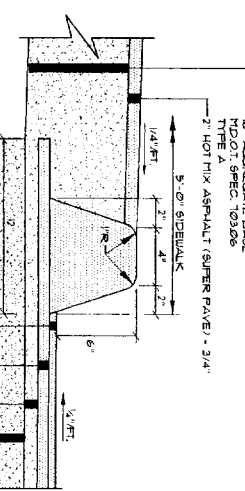




**TYP. PAVED PARKING LOT SECTION**  
NOT TO SCALE

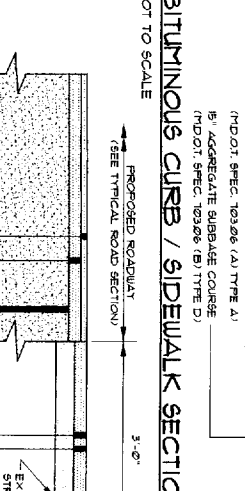
1. COMPACT GRAVEL SUBBASE BASE COURSE TO 5% OR MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION  
2. FINISH GRADE ELEVATION FOR CONSTRUCTION REFERENCE

**NOTES:**  
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2. FINISH GRADE ELEVATION FOR CONSTRUCTION REFERENCE



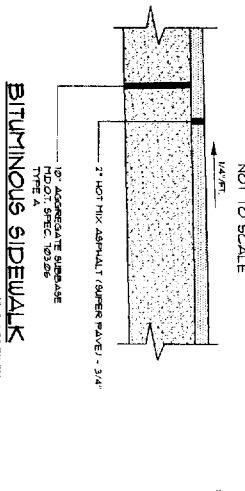
**BITUMINOUS CURB / SIDEWALK SECTION**  
NOT TO SCALE

1. HOT MIX ASPHALT (SUPER PAVE) - 1/2"  
2. HOT MIX ASPHALT (SUPER PAVE) - 3/4"  
3. CRUSHED AGGREGATE BASE COURSE (DOT SPEC. 103.06 (A) TYPE A)  
4. AGGREGATE SUBBASE COURSE - GRAVEL (DOT SPEC. 103.06 (B) TYPE D)



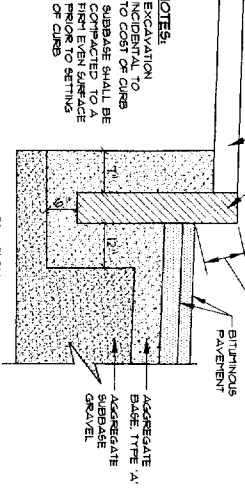
**TYPICAL PAVEMENT JOINT**  
NOT TO SCALE

1. HOT MIX ASPHALT (SUPER PAVE) - 3/4"  
2. HOT MIX ASPHALT (SUPER PAVE) - 3/4"  
3. CRUSHED AGGREGATE BASE COURSE - GRAVEL (DOT SPEC. 103.06 (B) TYPE D)



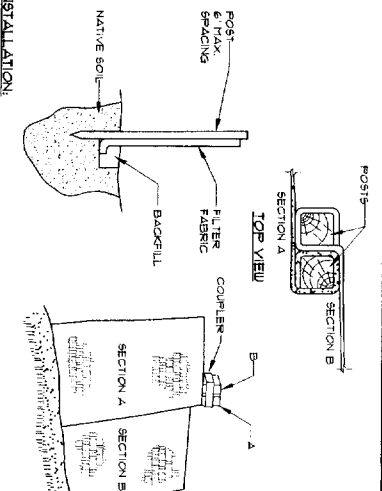
**BITUMINOUS SIDEWALK**  
NOT TO SCALE

1. HOT MIX ASPHALT (SUPER PAVE) - 3/4"  
2. HOT MIX ASPHALT (SUPER PAVE) - 3/4"  
3. CRUSHED AGGREGATE BASE COURSE - GRAVEL (DOT SPEC. 103.06 (B) TYPE D)



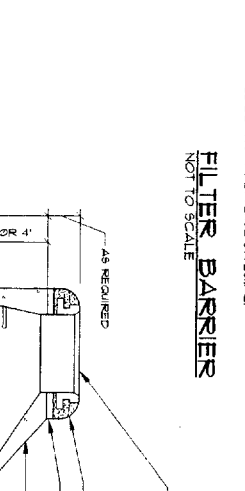
**VERTICAL GRANITE CURB / ENTRANCE SECTION**  
NOT TO SCALE

1. EXCAVATION INCIDENTAL TO CURB TO 1/2" DEPTH  
2. SUBBASE SHALL BE 4" GRANITE CURB TO 1/2" DEPTH  
3. GRANITE CURB SHALL BE 4" HIGH AND 1/2" WIDE  
4. GRANITE CURB SHALL BE 1/2" WIDE AT TOP AND 1/2" WIDE AT BOTTOM  
5. GRANITE CURB SHALL BE 1/2" WIDE AT TOP AND 1/2" WIDE AT BOTTOM



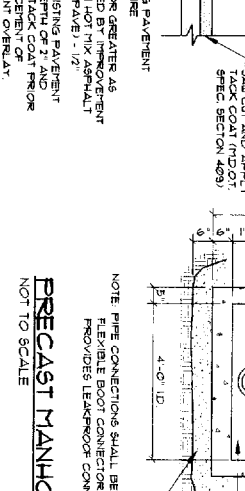
**FILTER BARRIER**  
NOT TO SCALE

1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER  
2. INSTALL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH  
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE SURFACE OF THE GROUND  
4. USE THE TRENCH AS A GUIDE TO POSITION THE FABRIC ON THE SURFACE OF THE GROUND  
5. LAY THE FABRIC FLAT ON UNDISTURBED GROUND AND FLING AND TAMPING FLAT BY HAND  
6. JOIN SECTION AS SHOWN ABOVE  
7. BARRIER SHALL BE MINIMUM 2' HIGH ON EQUAL



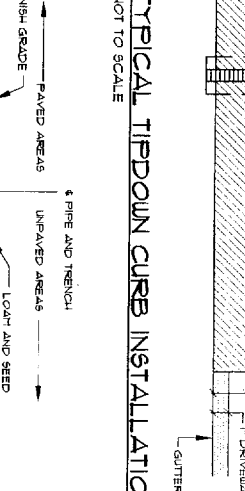
**PRECAST MANHOLE**  
NOT TO SCALE

1. PRECAST CONCRETE CONE  
2. PRECAST CONCRETE MANHOLE SECTION  
3. ALUMINUM OR HIGH IMPACT PLASTIC MANHOLE STEPS  
4. 8" TO 10" DEPTH  
5. 1" STRIPS BUTYL RUBBER SEALANT (IN SOLUTION) ALL SECTIONS  
6. PRECAST CONCRETE BASE SECTION  
7. PRECAST CONCRETE BASE MANHOLE AT THE PIPE



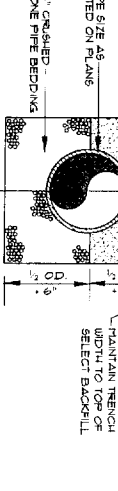
**TYPICAL TIPPDOWN CURB INSTALLATION**  
NOT TO SCALE

1. FINISH GRADE  
2. GRANITE TIPPDOWN  
3. 2" REVEAL  
4. DRIVEWAY LIP  
5. GUTTER LINE



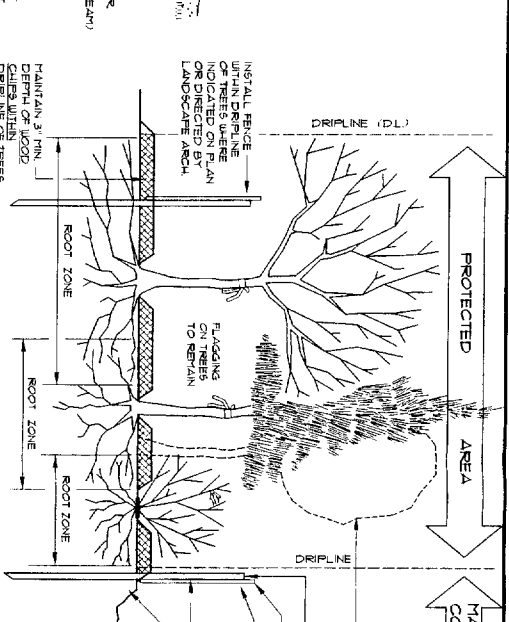
**TYPICAL TRENCH SECTION**  
NOT TO SCALE

1. FINISH GRADE  
2. PAVED AREAS  
3. UNPAVED AREAS  
4. PIPE AND TRENCH  
5. LOAM AND SEED



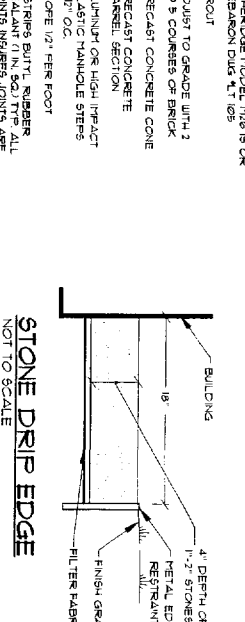
**RIPRAP APRON**  
NOT TO SCALE

1. FINISH GRADE  
2. RIPRAP APRON  
3. RIPRAP - 2 1/2' X 3' X 3" THICKNESS  
4. GEOTEXTILE FABRIC (MIL) 300 G/SYD OR EQUAL  
5. RIPRAP TO BE FINISHED ANGULAR ROCK



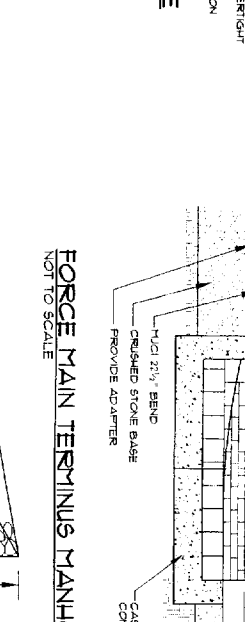
**TREE PROTECTION DETAIL**  
NOT TO SCALE

1. PROTECTED AREA  
2. MATERIAL STORAGE AREA  
3. TREE  
4. PROTECTED AREA  
5. MATERIAL STORAGE AREA



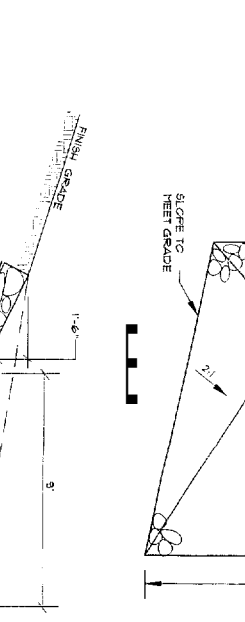
**STONE DRIP EDGE**  
NOT TO SCALE

1. 4" DEPTH OF 1-2" STONES  
2. METAL EDGE  
3. FINISH GRADE  
4. FILTER FABRIC



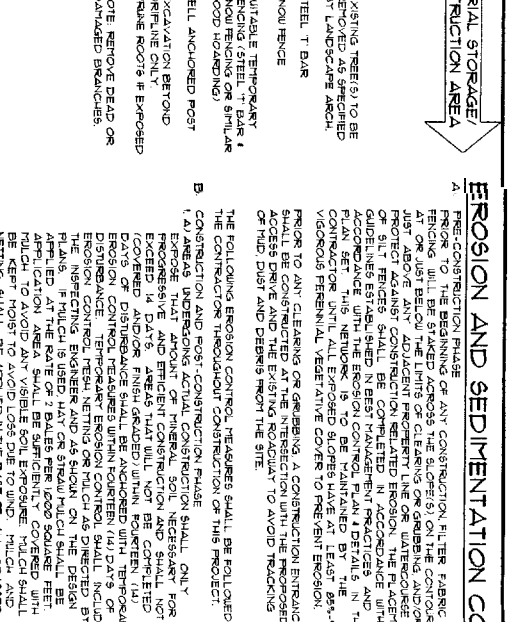
**FORCE MAIN TERMINUS MANHOLE**  
NOT TO SCALE

1. 4" FORCE MAIN  
2. 1/2" X 2 1/2" BEND  
3. CAST-IN-PLACE CONCRETE BASE  
4. FINISH GRADE



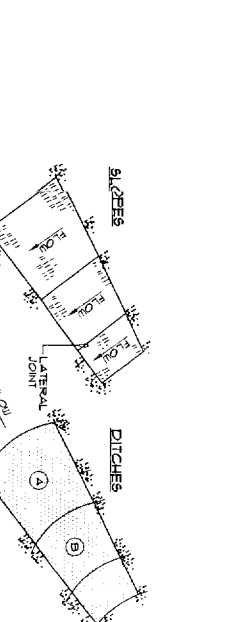
**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

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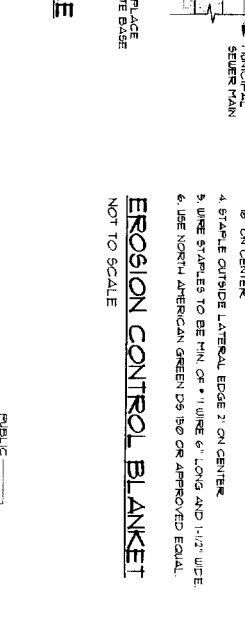
**EROSION AND SEDIMENTATION CONTROL PLAN**  
NOT TO SCALE

1. PRE-CONSTRUCTION PHASE  
2. CONSTRUCTION PHASE  
3. POST-CONSTRUCTION PHASE



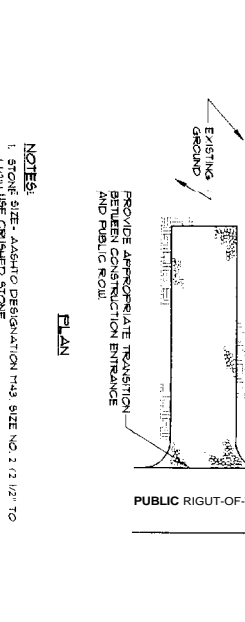
**EROSION CONTROL BLANKET**  
NOT TO SCALE

1. PUBLIC RIGHT-OF-WAY  
2. CONSTRUCTION AREA  
3. RIPRAP APRON



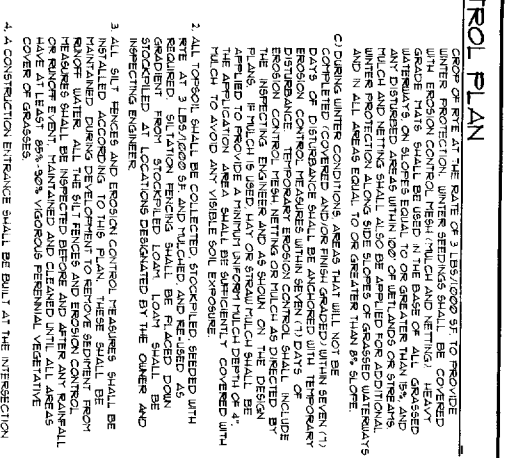
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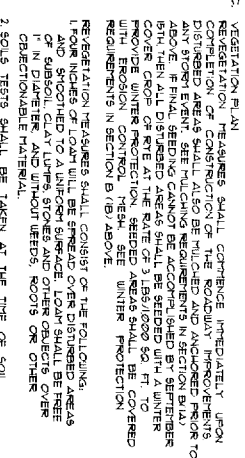
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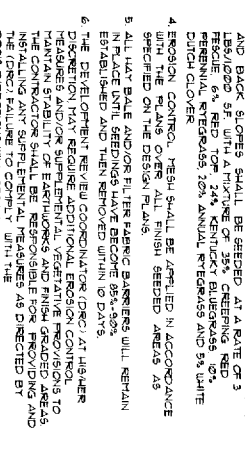
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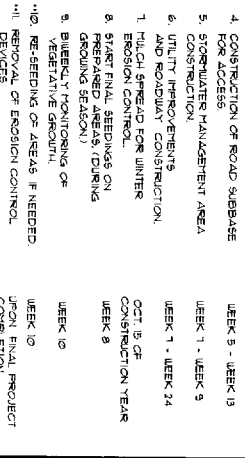
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Westbrook, ME 04090-1339  
Tel (207) 856-0277

PROJECT NO. 02237 FIELD BOOK 772 DESIGN SMF CHKD SMF DRAWN ASB

DATE 6/7/06 SCALE N.T.S.

FOR PATCO CONSTRUCTION, INC.  
1293 MAIN STREET  
SANFORD, ME 04073

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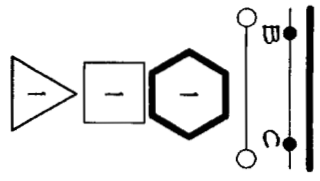
**PROPOSED WAREHOUSE BUILDING**  
352 PRESUMPCOT STREET  
PORTLAND, MAINE

FOR PATCO CONSTRUCTION, INC.  
1293 MAIN STREET  
SANFORD, ME 04073

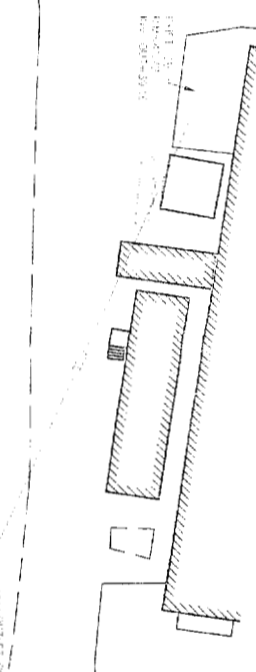
DATE 6/7/06 SCALE N.T.S.

SHEET 5 OF 5

**LEGEND**



EAST CB  
RIVER  
RIV DIST=25  
RIV DIST=25  
RIV DIST=25



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
[Symbol]	BUILDING	[Symbol]
[Symbol]	PROPERTY/ROW	[Symbol]
[Symbol]	EDGE PAVEMENT	[Symbol]
[Symbol]	CURBLINE	[Symbol]
[Symbol]	GRAVEL ROAD	[Symbol]
[Symbol]	TREELINE	[Symbol]
[Symbol]	STORM DRAIN	[Symbol]
[Symbol]	UNDERDRAIN	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	CULVERT	[Symbol]

**TIME OF CONCENTRATION**

WATERSHED	LENGTH	SLOPE
SF	150 (A TO B)	0.061
SCF	200 (B TO C)	0.05
CF	40 (C TO D)	0.01
CF	105 (D TO E)	0.055

3/2 SHEET FLOW  
OF CHANNEL FLOW CONCENTRATED FLOW  
TCP: TRANSFERENTIAL CHANNEL FLOW

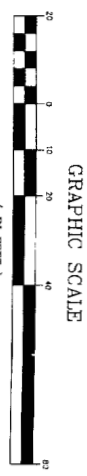
**SOILS LEGEND**

MAP UNIT	LENGTH
BUB	150 (A TO B)
H/B	82 (B TO C)
H/C	73 (C TO D)

PRESUMPSCOT STREET

EXISTING BUILDINGS

EAST CB  
RIV DIST=25  
RIV DIST=25  
RIV DIST=25



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

**PRE-DEVELOPMENT WATERSHED MAP**  
OF:  
**PROPOSED WAREHOUSE BUILDING**  
352 PRESUMPSCOT STREET  
PORTLAND, MAINE  
FOR:  
**PATCO CONSTRUCTION, INC.**  
1293 MAIN STREET  
SANFORD, ME 04073

DATE: 3/17/06  
SCALE: 1"=20'

SHEET 1 OF 2

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Tel: (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02237	772	ASB	SMF	ASB

REV.	BY:	DATE:	STATUS:

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STATE OF MAINE  
SHAWN M. FRANK  
REGISTERED PROFESSIONAL ENGINEER  
No. 11111