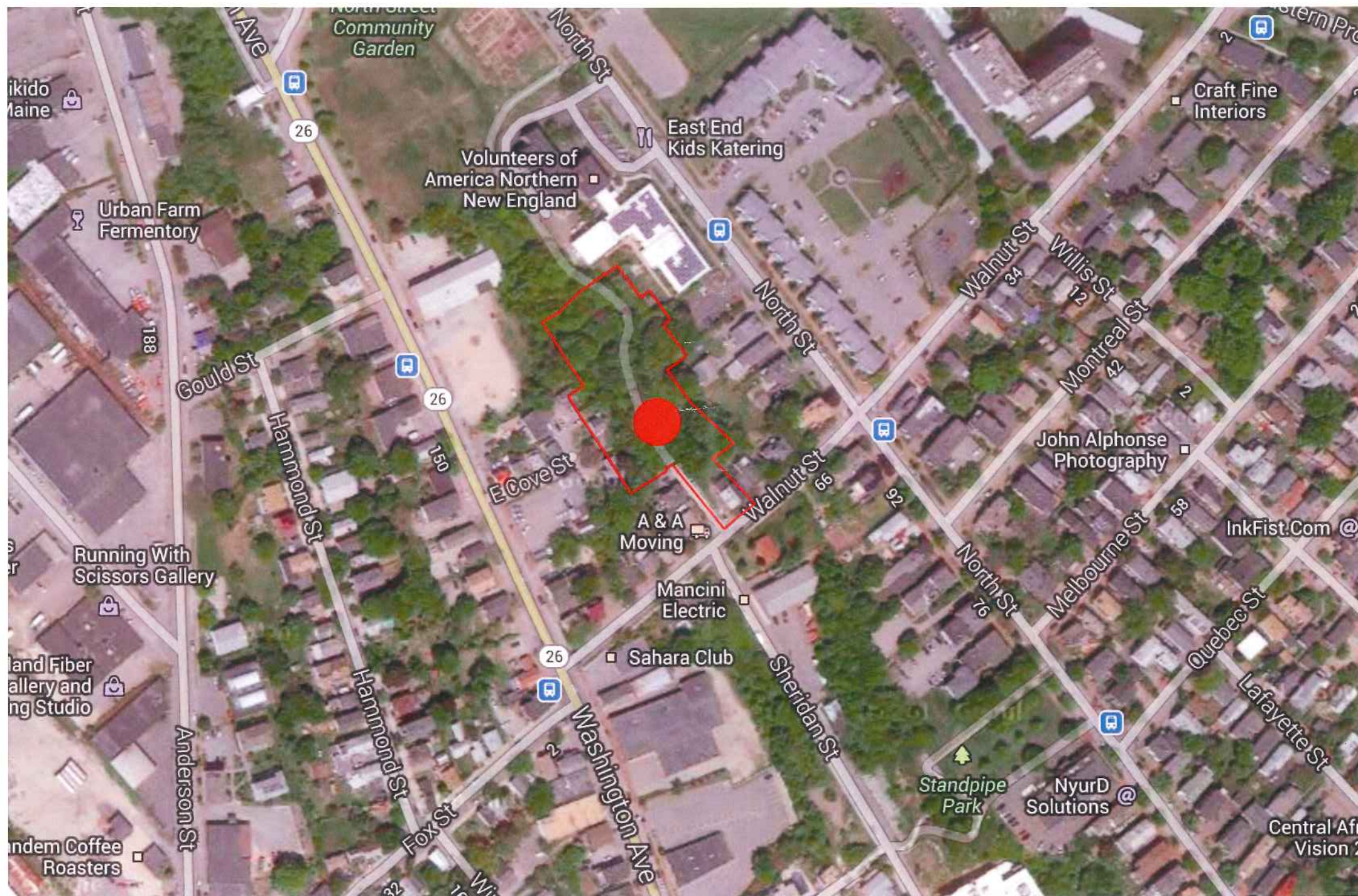


MUNJOY HEIGHTS

MAY 15, 2013



PLAN 2

MUNJOY HEIGHTS

79 WALNUT STREET
PORTLAND, MAINE

INDEX:

- C-01 COVER SHEET, GENERAL NOTES & LEGEND
- C-02 EXISTING CONDITIONS PLAN - NADEAU LAND SURVEYS
- C-10 SITE PLAN
- C-20 UTILITY PLAN
- C-30 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-31 GRADING AND ROADWAY PROFILE PLAN
- C-32 WALL 1 & 2 PROFILE PLAN
- C-33 WALL 3 PROFILE PLAN

UTILITIES

SEWER:

PUBLIC SERVICES ENGINEERING DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04101
ATTN: RICO MARGOLIS-PINEO, P.E.
(207) 874-8850

WATER:

PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: RICO SPUGNARDI, PE
(207) 761-8310

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: JAMIE COUGH
(207) 842-2367

TELEPHONE:

FAIRPOINT COMMUNICATIONS
45 FOREST AVE
PORTLAND MAINE 04101
SUE SERRETTE
(207) 797-1842

CABLE:

TIVE WARNER CABLE
116 JOHNSON ROAD
PORTLAND, MAINE 04102
(877) 546-0562

NATURAL GAS:

UNITIL SERVICE CORP
PO BOX 3586
PORTLAND, MAINE 04104
CONTACT: BRIDGET MATHERS
(207) 541-2536

CALL BEFORE YOU DIG

1-888-DIG-SAFE
1-888-344-7233

PRELIMINARY
DRAWINGS

LEGEND:

EXISTING

REFER TO THE
EXISTING CONDITIONS
PLAN FOR ADDITIONAL
INFORMATION

- PAVEMENT
- HEAVY DUTY CONCRETE
- STORM DRAIN
- UNDERDRAIN
- SEDIMENTATION BARRIER
- EDGE OF PAVEMENT
- CURB
- SIGN
- LAMP OR LIGHT POLE
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- MINOR CONTOURS (1 FT)
- MAJOR CONTOURS (5 FT)
- TRAIL LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EXISTING BUILDING
- PROPERTY LINE

PROPOSED



ABBREVIATIONS:

PARTIAL LIST OF ABBREVIATIONS AND THEIR
CORRESPONDING MEANINGS. PLEASE CONTACT THE
ENGINEER FOR ANY CLARIFICATION:

- EX = EXISTING
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE
- SDR = STANDARD DIMENSION RATIO
- PE = PROFESSIONAL ENGINEER
- PLS = PROFESSIONAL LAND SURVEYOR
- TYP = TYPICAL
- ELEV. = ELEVATION
- INV. = INVERT
- H.P. = HORSEPOWER
- BOT. = BOTTOM
- MAX. = MAXIMUM
- CB = CATCH BASIN
- MH = MAN-HOLE
- S = SLOPE
- L = LENGTH
- ID = INNER DIMENSION
- DIA. = DIAMETER
- IN. = INCH
- FT. = FEET
- PSI = POUNDS PER SQUARE INCH
- OHE/T/C = OVERHEAD ELECTRIC/TELEPHONE/CABLE
- RD = ROOT DRAIN
- UD = UNDERDRAIN
- PERF. SD = PERFORATED STORMDRAIN

GENERAL NOTES:

- THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 4 DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
- ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
- THE SITE CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS STAMPED "AS-BUILT".
- THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS AND 2) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, MICH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
- EXISTING CONDITIONS, BOUNDARY SURVEY AND PROPOSED BOUNDARY FROM THE PLAN TITLED "REDFERN PROPERTIES LLC, SHERIDAN STREET AND EAST COVE STREET, PORTLAND, MAINE" BY NADEAU LAND SURVEYS DATED AUGUST 9, 2013.

LAYOUT NOTES:

- MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A REGISTERED LAND SURVEYOR.
- ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM.
- SIGNAGE, STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE.

PERMITTING NOTES:

- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN - LEVEL III AND SUBDIVISION PERMIT FROM THE CITY OF PORTLAND.
- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE CONSTRUCTION GENERAL PERMIT FROM THE MAINE DEP.
- THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

GRADING AND DRAINAGE NOTES:

- TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY LOAM WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.

- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT PREPARED BY SUMMIT GEOENGINEERING SERVICES FOR REDFERN PROPERTIES, LLC.

EROSION CONTROL NOTES:

- ALL ROUTINE MAINTENANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
- PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER Silt FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
- ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOANED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST IT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS, AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
- COORDINATE EXIT POINT FOR SECONDARY SERVICE WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN ENGINEERING WITHIN THE UTILITY PLAN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.

DEMOLITION NOTES:

- THE EXISTING ASPHALT SHOULD BE STRIPPED AND EITHER PROCESSED ONSITE, REMOVED FROM THE SITE OR DISPOSED OF ONSITE.
- REFER TO THE FINAL GEOTECHNICAL REPORT PREPARED BY SUMMIT GEOENGINEERING SERVICES FOR REDFERN PROPERTIES, LLC, FOR BORING LOG INFORMATION.
- ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
- SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

| | |
|-----------------|---------|
| ISSUED FOR | BY |
| CITY SUBMISSION | WHS |
| | 9/24/13 |
| REVISION | REV |
| | DATE |

| | |
|---------------|--------------------------------------|
| DRAWING NAME: | COVER SHEET |
| PROJECT NAME: | MUNJOY HEIGHTS |
| CLIENT: | REFERN PROPERTIES, LLC |
| | P.O. BOX 8816, PORTLAND, MAINE 04104 |

ACORN ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
STATE OF MAINE
NO. 10000
P.O. BOX 3372, PORTLAND, MAINE 04104
(207) 775-2855

| | |
|-------------|------------|
| FILE: | 1047 COVER |
| DATE: | 9/24/13 |
| JN: | 1047 |
| SCALE: | NIS |
| DESIGN BY: | WHS |
| DRAWN BY: | JRJ |
| CHECKED BY: | HPS |

DRAWING NO.
C-01

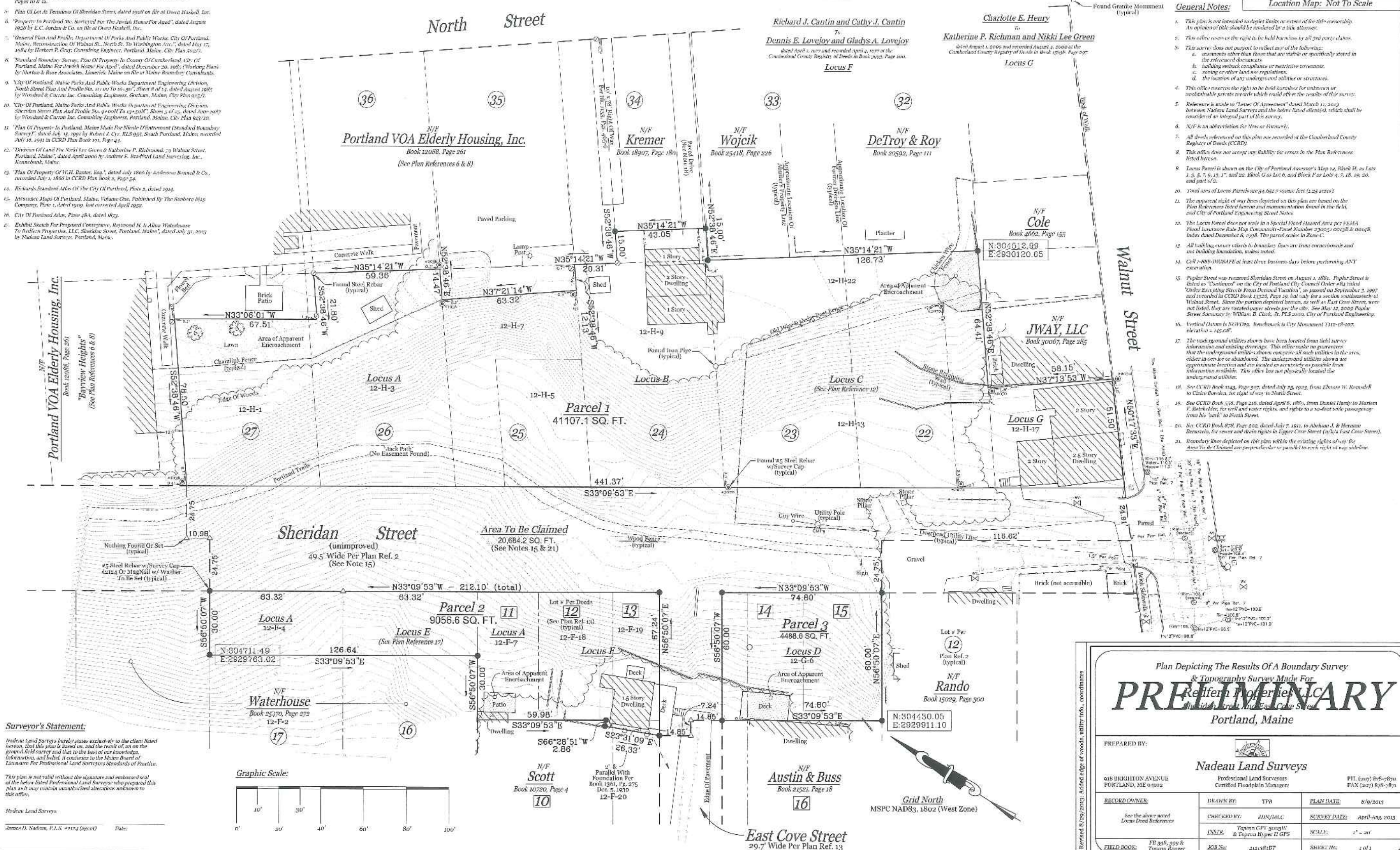


Plan References:

- 1. Subdivision of Lot #1 On Mountain's Neck For Little, Weeks, and Mendy, dated February 17, 1867 and recorded March 25, 1868 in CCRD Book 16, Page 242.
2. Re-Survey of Plan Reference 1, dated June 1876 by E.C. Jordan, C.E., City Plan 507 9 and 586 25.
3. Subdivision of Elisha Kedge Lot, dated April 20, 1802 and recorded February 18, 1807 in CCRD Book 1, Page 277, and traced June 1925 by City Plan 406 78.
4. City of Portland Revitalization Plan, Sheet 10 & 11, dated 1882 by William A. Goodrich, C.E., Engineer, recorded October 24, 1882 in CCRD Plan Book 3, Page 10 & 11.
5. Plan Of Lot At Terminus Of Sheridan Street, dated 1908 on file at Owen Haskell, Inc.
6. Property In Portland Me., Surveyed For The Jewish Home For Aged, dated August 1928 by E.C. Jordan & Co. on file at Owen Haskell, Inc.
7. General Plan And Profile, Department Of Public Works, City Of Portland, Maine, Reconstruction Of Walnut St., North To Washington Ave., dated May 17, 1934 by Herbert P. Gray, Consulting Engineer, Portland, Maine, City Plan 102 75.
8. Standard Boundary Survey, Plan Of Property In County Of Cumberland, City Of Portland, Maine, For Jewish Home For Aged, dated December 20, 1937 (Working Plan) by Morton & Rose Associates, Limited, Maine on file at Maine Boundary Consultants.
9. City Of Portland, Maine Parks And Public Works Department Engineering Division, North Street Plan And Profile Sta. 111 00 To 201 00, Sheet 8 of 12, dated August 1987 by Woodard & Curran Inc. Consulting Engineers, Gorham, Maine, City Plan 913 75.
10. City Of Portland, Maine Parks And Public Works Department Engineering Division, Sheridan Street Plan And Profile Sta. 410 00 To 419 00, Sheet 3 of 22, dated June 1987 by Woodard & Curran Inc. Consulting Engineers, Portland, Maine, City Plan 923 10.
11. Plan Of Property In Portland, Maine Main Pier Number D Enticement (Standard Boundary Survey), dated July 13, 1991 by Robert J. Cyr, RLS 957, South Portland, Maine, recorded July 16, 1991 in CCRD Plan Book 101, Page 42.
12. Division Of Land For North Lee Green & Katherine P. Richman, 79 Walnut Street, Portland, Maine, dated April 2000 by Andrew F. Bradford Land Surveying, Inc., Kennebunk, Maine.
13. Plan Of Property Of W.H. Baxter, Esq., dated July 1866 by Andrews, Bennett & Co., recorded July 1, 1866 in CCRD Plan Book 17, Page 24.
14. Richards Standard Atlas Of The City Of Portland, Plate 2, dated 1874.
15. Jurisdiction Maps Of Portland, Maine, Volume One, Published by The Sanborn Map Company, Plate 1, dated 1909 last corrected April 1922.
16. City Of Portland Atlas, Plate 28A, dated 1875.
17. Exhibit Sketch For Proposed Contiguous, Raymond H. & Alina Waterhouse To Robbin Properties, LLC, Sheridan Street, Portland, Maine, dated July 31, 2013 by Nadreau Land Surveys, Portland, Maine.

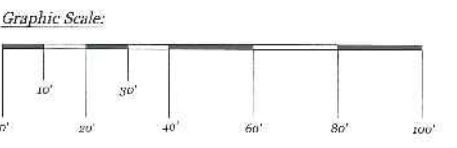
Locus Deed References:

- Leonard J. Regan and Francis J. Regan To North Street Realty Trust dated September 8, 1987 and recorded September 28, 1987 at the Cumberland County Registry of Deeds in Book 2052, Page 246. Locus A
Chester L. Miller To Earl Maxwell and Cecilia Maxwell dated September 20, 1993 and recorded September 28, 1993 at the Cumberland County Registry of Deeds in Book 2052, Page 246. Locus B
Katherine P. Richman and Nikki Lee Green To Four Sills, LLC dated July 16, 2010 and recorded July 20, 2010 at the Cumberland County Registry of Deeds in Book 2418, Page 65. Locus C
Estate of Maybelle K. Haley To Marjorie H. Norton - Personal Representative of Nelson Nadeau and Francis O'Connor dated June 15, 1988 and recorded July 17, 1988 at the Cumberland County Registry of Deeds in Book 2076, Page 86. Locus D
Raymond H. Waterhouse and Alina Waterhouse To Raymond H. Waterhouse and Alina Waterhouse dated September 12, 2007 and recorded September 17, 2007 at the Cumberland County Registry of Deeds in Book 2420, Page 272. Locus E
Charlotte E. Henry To Katherine P. Richman and Nikki Lee Green dated August 2, 2005 and recorded August 3, 2005 at the Cumberland County Registry of Deeds in Book 2398, Page 307. Locus G
Richard J. Cantin and Cathy J. Cantin To Dennis E. Lovejoy and Gladys A. Lovejoy dated April 1, 1977 and recorded April 2, 1977 at the Cumberland County Registry of Deeds in Book 2002, Page 300. Locus F



- General Notes:
1. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be received by a title attorney.
2. This office reserves the right to hold business for all 2nd party claims.
3. This survey does not purport to reflect any of the following:
a. assessments other than those that are visible or specifically stated in the referenced documents.
b. building setback compliance or restrictive covenants.
c. zoning or other land use regulations.
d. the location of any underground utilities or structures.
4. This office reserves the right to hold business for unknown or unidentifiable parties records which could affect the results of this survey.
5. Reference is made to 'Letter Of Agreement' dated March 11, 2013 between Nadreau Land Surveys and the below stated client, which shall be considered an integral part of this survey.
6. N/F is an abbreviation for New or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References listed herein.
9. Locus Parcel is shown on the City of Portland Assessor's Map 12, Block H, as Lots 1, 3, 5, 7, 9, 13, 17, and 22, Block G as Lot 6, and Block F as Lots 4, 7, 18, 19, 20, and part of 2.
10. Total area of Locus parcels are 24,662.7 square feet (1.25 acres).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed herein and monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not exist in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community Flood Number 22060210001B, index dated December 8, 1998. The parcel is in Zone C.
13. All building, corner, utility or boundary lines are from construction and not building foundation, unless noted.
14. Call 1-888-4MSAFE at least three business days before performing ANY excavation.
15. Poplar Street was reworked Sheridan Street on August 4, 1881. Poplar Street is listed as 'Continued' on the City of Portland City Council Order 284 titled 'Order Extending Street From Decatur Vacation', as passed on September 2, 1897 and recorded in CCRD Book 1226, Page 20, but only for a section southwesterly of Walnut Street. Since the portion depicted herein, as well as East Cove Street, were not listed, they are treated as separate streets per the city. See May 12, 2009 Poplar Street Survey by William B. Clark, Jr. PLS 2009, City of Portland Engineering.
16. Vertical datum is NAVD83. Benchmark is City Monument 1112-18-107, elevation = 142.68'.
17. The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantee that the underground utilities shown cover all such utilities in the area, either in place or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
18. See CCRD Book 1242, Page 307, dated July 25, 1922, from Ebenezer W. Knowlton to Claire Bowditch, for right of way to North Street.
19. See CCRD Book 1378, Page 216, dated April 6, 1881, from Daniel Thedy to Marjorie F. Bowditch, for 100' wide easement and right to a 10-foot wide passageway from his yard to North Street.
20. See CCRD Book 878, Page 202, dated July 7, 1911, to Abraham J. & Herman Barnstable, for sewer and drain rights in Upper Cove Street (1/2 x East Cove Street).
21. Boundary lines depicted on this plan within the existing rights of way for Area To Be Claimed are perpendicular to parallel to each right of way abutting.

Surveyor's Statement:
Nadreau Land Surveys hereby states exclusively to the client listed herein, that this plan is based on, and the result of, an on-the-ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.
This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain uncorrected alterations unknown to this office.
Nadreau Land Surveys
James D. Nadreau, P.L.S. #0154 (2001) Date:



Plan Depicting The Results Of A Boundary Survey & Topography Survey Made For Retiree Properties, LLC. PRELIMINARY. Portland, Maine.
PREPARED BY: Nadreau Land Surveys
015 BRIGHTON AVENUE PORTLAND, ME 04102
RECORD OWNER: See the above noted Locus Deed References
DRAWN BY: CHRIS/MLC
CHECKED BY: JDN/MLC
INSR: Topcon GPT 3005W & Topcon Hyper II GPS
JOB No: 2123R07
PLAN DATE: 8/9/2013
SURVEY DATE: April-May 2013
SCALE: 1" = 20'
SHEET No: 2 of 2

| SPACE AND BULK STANDARDS | | |
|--------------------------|------------------------|------------------------|
| ZONE: R6 RESIDENTIAL | REQUIRED | PROVIDED |
| MINIMUM LOT SIZE | 4,500 S.F. | 67,288 S.F. |
| MINIMUM FRONTAGE | 40' | 76.4' |
| MINIMUM YARD DIMENSIONS | | |
| FRONT YARD | 10' | 10' |
| REAR YARD | 20' | 20' |
| SIDE YARD | | |
| | 10' - 3 STORY BUILDING | 10' - 3 STORY BUILDING |
| | 12' - 4 STORY BUILDING | 12' - 4 STORY BUILDING |
| MAXIMUM LOT COVERAGE | 40% | 33% |
| MINIMUM LOT WIDTH | 40' | 71.8' |
| MAXIMUM BUILDING HEIGHT | 45' | 45'* |
| OPEN SPACE RATIO | 30% | 48% |
| PARKING REQUIREMENTS | 1 SPACE PER UNIT (20) | 34 |

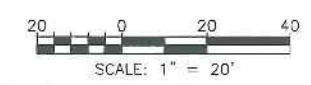
* A FRONT YARD NET NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
 ** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS

LEGEND

- PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- CURBING



PRELIMINARY DRAWING



| ISSUED FOR | BY |
|-----------------|---------|
| CITY SUBMISSION | WHS |
| | 9/23/13 |

| REVISION | REV. | DATE |
|----------|------|------|
| | | |

ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 P.O. BOX 3372 PORTLAND, MAINE 04104
 (207) 775-2958

| | |
|-------------|------------|
| FILE: | 1047_CIVIL |
| DATE: | 9/23/13 |
| JN: | 1047 |
| SCALE: | 1"=20' |
| DESIGN BY: | WHS |
| DRAWN BY: | ZRJ |
| CHECKED BY: | WHS |

DRAWING NO.
C-10

DRAWING NAME: **SITE LAYOUT PLAN**
 PROJECT NAME: **MUNJOY HEIGHTS**
 CLIENT: **REDFERN PROPERTIES, LLC**
 P.O. BOX 6616, PORTLAND, MAINE 04104

| SPACE AND BULK STANDARDS | | |
|--------------------------|-----------------------|------------------------|
| ZONE: R6 RESIDENTIAL | REQUIRED | PROVIDED |
| MINIMUM LOT SIZE | 4,500 S.F. | 67,236 S.F. |
| MINIMUM FRONTAGE | 45' | 76.4' |
| MINIMUM YARD DIMENSIONS | | |
| FRONT YARD | 10' | 10' |
| REAR YARD | 25' | 20' |
| SIDE YARD | | |
| 10' - 1 STORY BUILDING | 12' | 12' - 4 STORY BUILDING |
| LOT COVERAGE | 40% | 33% |
| LOT WIDTH | 30' | 71.8' |
| BUILDING HEIGHT | 35' | 46'4" |
| FACE RATIO | 30% | 48% |
| REQUIREMENTS | 1 SPACE PER UNIT (19) | 34 |

YARD MUST NOT EXCEED THE AVERAGE 10% OF FRONT EITHER SIDE OF THE LOT TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS



PRELIMINARY DRAWING

| ISSUED FOR | |
|-----------------|---------|
| CITY SUBMISSION | DATE |
| | 9/23/13 |

| REVISION | |
|----------|------|
| NO. | DATE |
| | |

DRAWING NAME: **SITE LAYOUT PLAN**

PROJECT NAME: **MUNJOY HEIGHTS**

CLIENT: **REDFERN PROPERTIES, LLC**
P.O. BOX 8816, PORTLAND, MAINE 04104

ACORN ENGINEERING, INC. ENGINEERING, INC.
P.O. BOX 1047, PORTLAND, MAINE 04104
(207) 775-2655

| | |
|-------------|------------|
| FILE: | 1047_CIVIL |
| DATE: | 9/23/13 |
| JN: | 1047 |
| SCALE: | 1"=20' |
| DESIGN BY: | WHS |
| DRAWN BY: | ZRJ |
| CHECKED BY: | WHS |

DRAWING NO.
C-10

| SPACE AND BULK STANDARDS | | |
|--------------------------|--|------------------------|
| ZONE: R6 RESIDENTIAL | REQUIRED | PROVIDED |
| MINIMUM LOT SIZE | 4,500 S.F. | 57,299 S.F. |
| MINIMUM FRONTAGE | 40' | 75'-4" |
| MINIMUM YARD DIMENSIONS | | |
| FRONT YARD | 10' | 10' |
| REAR YARD | 20' | 20' |
| BUILDINGS | 10' - 3 STORY BUILDING 12' - 4 STORY BUILDING | 12' - 4 STORY BUILDING |
| LOT COVERAGE | 40% | 35% |
| LOT WIDTH | 40' | 71.6' |
| BUILDING HEIGHT | 40' | <45' H |
| SPACE RATIO | 30% | 46% |
| REQUIREMENTS | 1 SPACE PER UNIT (22) | 34 |

YARD MUST NOT EXCEED THE AVERAGE DEPTH OF FRONT EITHER SIDE OF THE LOT
TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS



PRELIMINARY DRAWING

| ISSUED FOR | DATE |
|-----------------|-----------|
| CITY SUBMISSION | 9/23/13 |
| | |
| | |
| | |
| | |
| REVISION | REV. DATE |
| | |
| | |
| | |

DRAWING NAME: **SITE LAYOUT PLAN**
 PROJECT NAME: **MUNJOY HEIGHTS**
 CLIENT: **REDFERN PROPERTIES, LLC**
 P.O. BOX 8816, PORTLAND, MAINE 04104

A C O R N
ENGINEERING, INC.

1047 CIVIL

P.O. BOX 1047, PORTLAND, MAINE 04104
(207) 776-2825

FILE: 1047_CIVIL
 DATE: 9/23/13
 JN: 1047
 SCALE: 1"=20'
 DESIGN BY: WHS
 DRAWN BY: ZRJ
 CHECKED BY: WHS

DRAWING NO.
C-10

- NOTES:
1. UTILITY NOTES WITHIN WALNUT STREET FROM PLAN TITLED SHERIDAN STREET SANITARY SEWER AND STREET RECONSTRUCTION BY WOODARD & CURRAN CONSULTING ENGINEERS, SHEET 5, STAMPED AS-BUILTS 6-20-89.
 2. COORDINATE ALL UTILITY ENTRY POINTS WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.
 3. THE CONDOMINIUM ASSOCIATION DOCUMENTS SHALL PROVIDE A HYDRANT MAINTENANCE AGREEMENT IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL MANUAL SECTION 3.2.3 REVISED 6/17/11.
 4. PLUGGING OF ABANDONED SEWER LATERALS SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL MANUAL SECTION 2.6.11 REVISED 6/7/11.
 5. UNITS TO HAVE INDIVIDUAL SERVICE CONNECTIONS. CONNECTIONS NOT DEPICTED FOR CLARITY.

| | |
|-----------------|---------|
| ISSUED FOR | BY |
| CITY SUBMISSION | WHS |
| | 9/23/13 |
| REVISION | REV |
| | DATE |

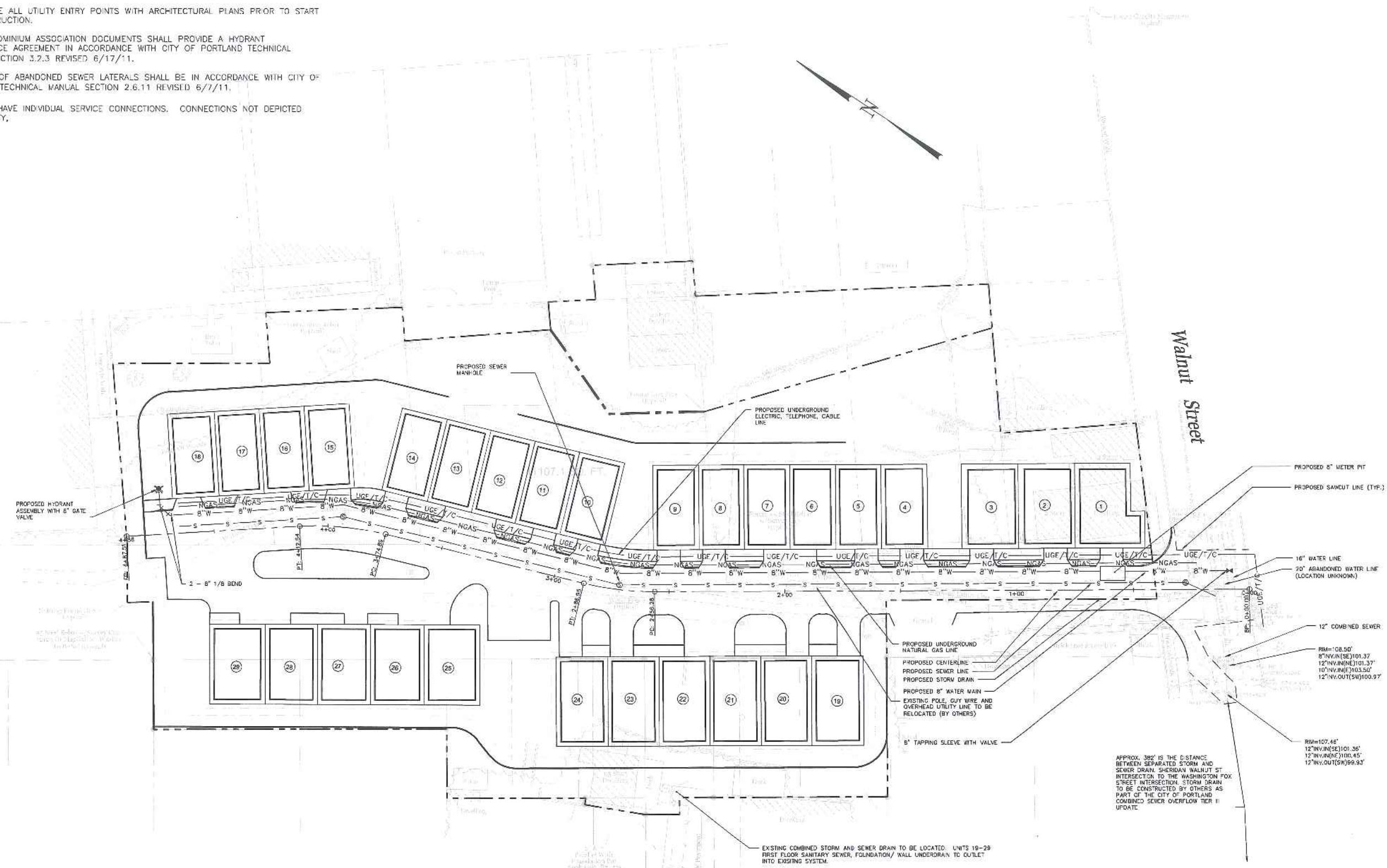
UTILITY PLAN
 MUNJOY HEIGHTS
 REDFERN PROPERTIES, LLC
 CLIENT: P.O. BOX 8816, PORTLAND, MAINE 04104

ACORN ENGINEERING, INC.
 1047 WALNUT STREET, PORTLAND, MAINE 04104
 (207) 775-2655

ENGINEERING, INC.
 A
 C
 O
 R
 N

FILE: 1047_CV11
 DATE: 9/23/13
 JUN: 1047
 SCALE: 1" = 20'
 DESIGN BY: WHS
 DRAWN BY: ZRJ
 CHECKED BY: WHS

DRAWING NO.
C-20



PRELIMINARY
 DRAWING

20 0 20 40
 SCALE: 1" = 20'

East
 Cove
 Street

Walnut
 Street

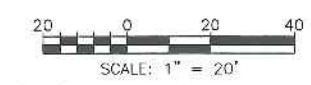
APPROX. 382' IS THE DISTANCE
 BETWEEN SEPARATED STORM AND
 SEWER DRAIN, SHERIDAN WALNUT ST
 INTERSECTION TO THE WASHINGTON FOX
 STREET INTERSECTION. STORM DRAIN
 TO BE CONSTRUCTED BY OTHERS AS
 PART OF THE CITY OF PORTLAND
 COMBINED SEWER OVERFLOW TIER II
 UPGRADE.

| FINISH FLOOR ELEVATIONS | | |
|-------------------------|-----------------------|------------------------|
| UNIT NUMBER | FIRST FLOOR ELEVATION | SECOND FLOOR ELEVATION |
| UNITS 1-3 | 114' | 124' |
| UNITS 4-9 | 113' | 123' |
| UNITS 10-14 | 112.25' | 122.25' |
| UNITS 15-18 | 112' | 112' |
| UNITS 19-24 | 102.25' | 112.25' |
| UNITS 25-29 | 101.50' | 111.50' |

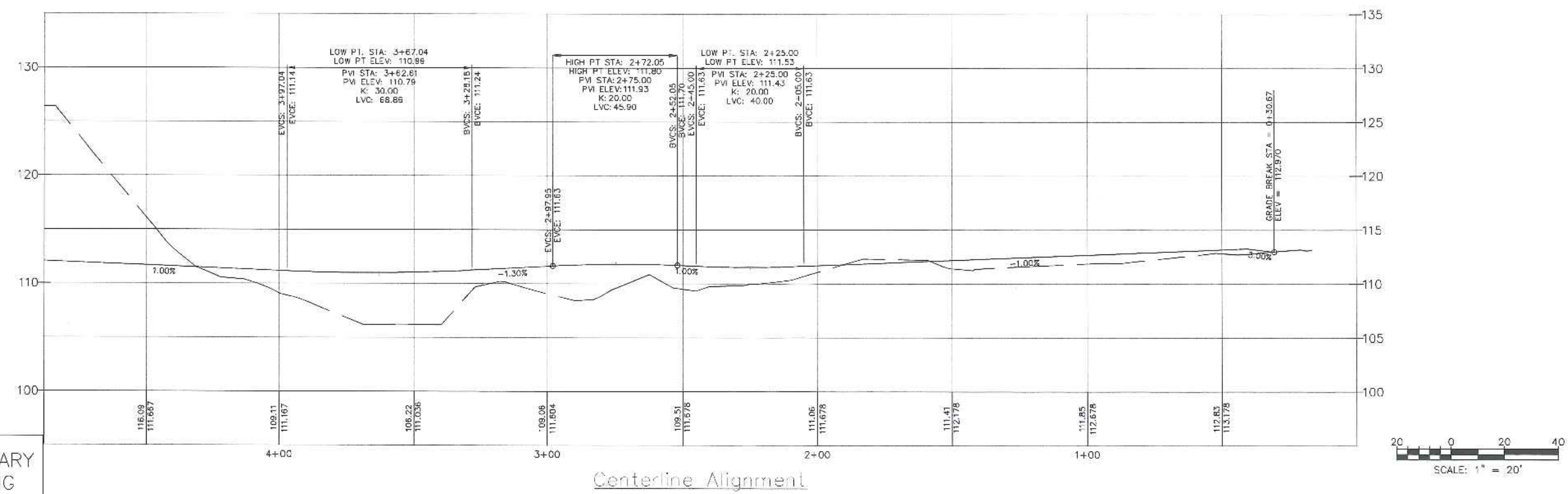
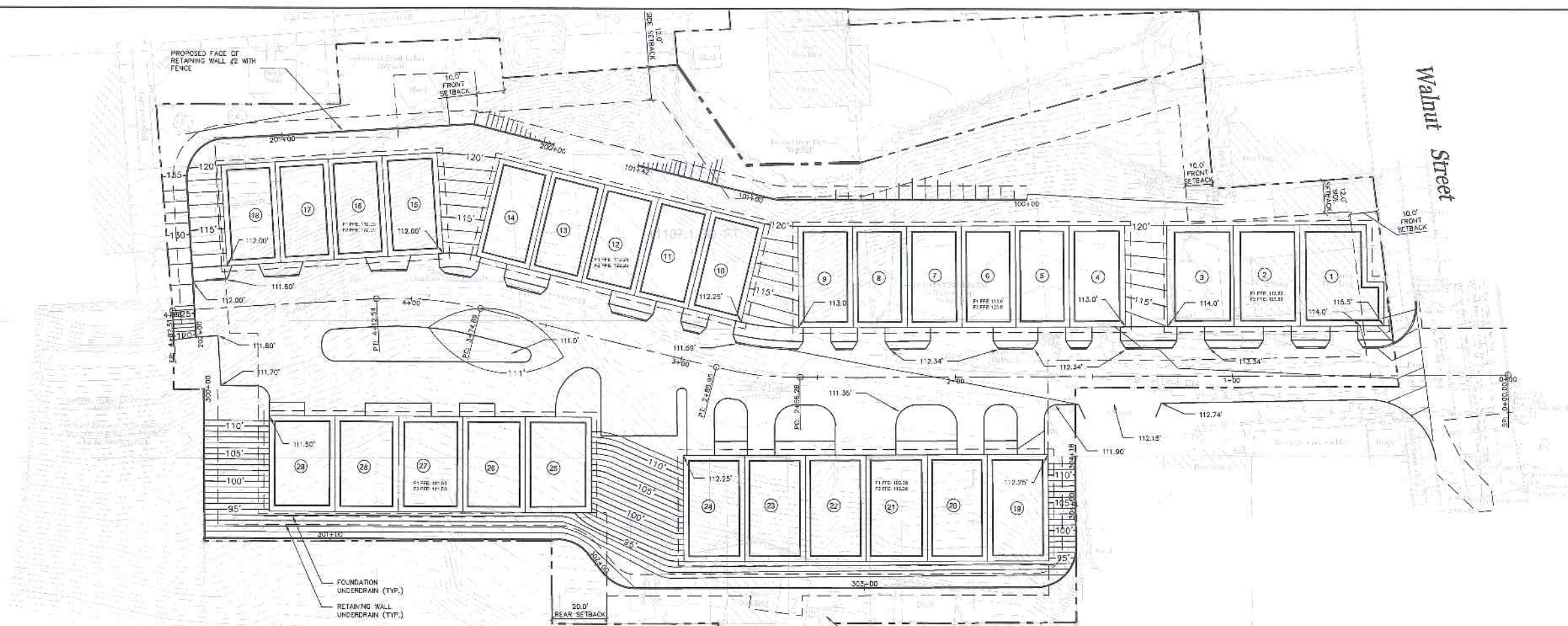
NOTE:
 1. ALL DISTURBED AND PROPOSED SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH 4" OF LOAM SEED AND EROSION CONTROL BLANKETS SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQJAL.



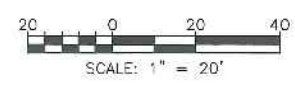
PRELIMINARY
DRAWING



| | |
|---|------------|
| ISSUED FOR: | BY: |
| CITY SUBMISSION | DATE: |
| | 9/23/13 |
| REVISION: | REV. DATE: |
| | |
| DRAWING NAME: GRADING, DRAINAGE & EROSION CONTROL PLAN | |
| PROJECT NAME: MUNJOY HEIGHTS | |
| CLIENT: REDFERN PROPERTIES, LLC | |
| P.O. BOX 8816, PORTLAND, MAINE 04104 | |
| | |
| AACOR ENGINEERING, INC. 1000 W. 10TH ST. SUITE 100 PORTLAND, ME 04104 (207) 775-2855 | |
| FILE: | 1047_CML |
| DATE: | 9/23/13 |
| JN: | 1047 |
| SCALE: | 1"=20' |
| DESIGN BY: | WHS |
| DRAWN BY: | ZRJ |
| CHECKED BY: | WHS |
| DRAWING NO. C-30 | |



PRELIMINARY DRAWING



| | |
|--|---------|
| ISSUED FOR | BY |
| CITY SUBMISSION | WHS |
| | 9/23/13 |
| REVISION | REV |
| | DATE |
| DRAWING NAME: GRADING AND ROADWAY PROFILE PLAN | |
| PROJECT NAME: MUNJOY HEIGHTS | |
| CLIENT: REDFERN PROPERTIES, LLC | |
| P.O. BOX 8816, PORTLAND, MAINE 04104 | |

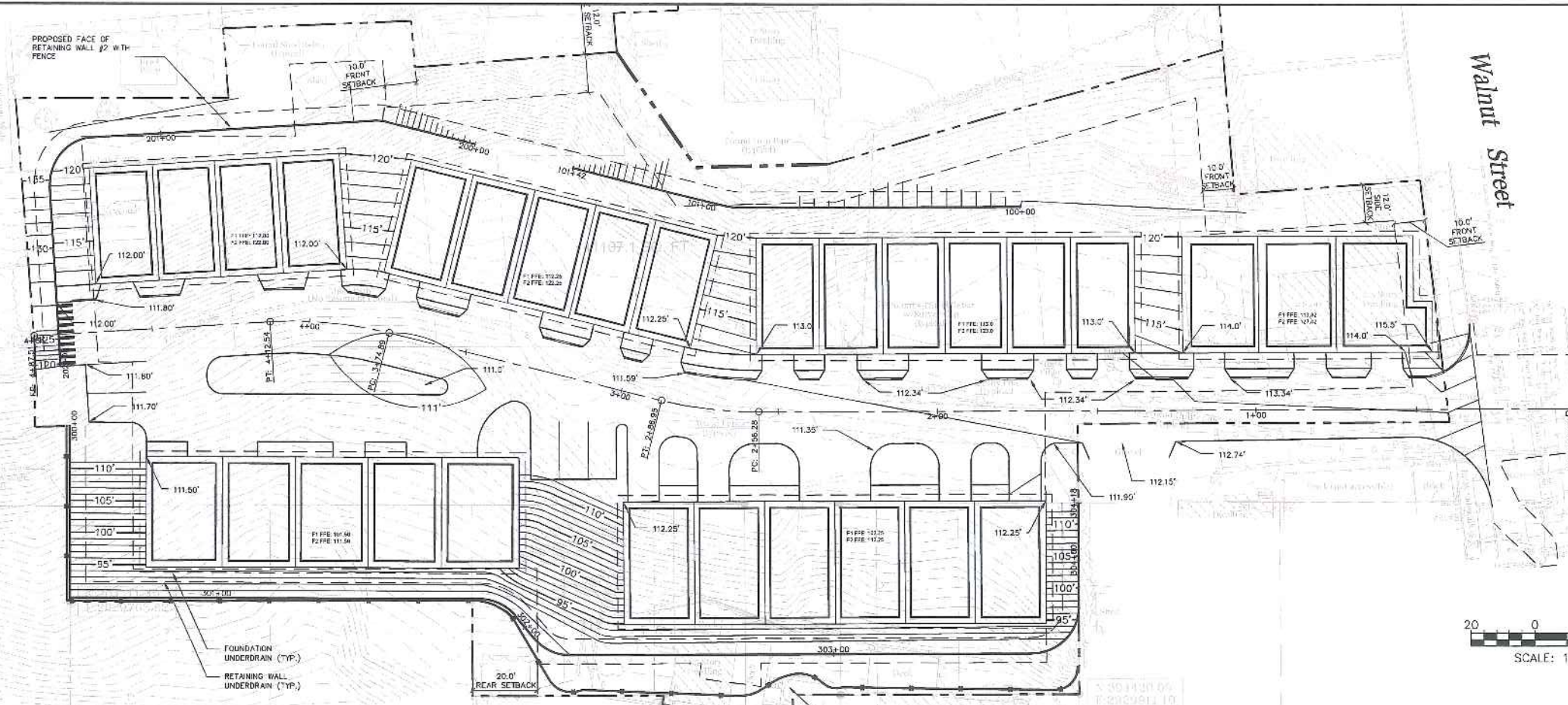
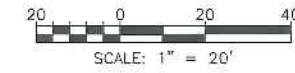
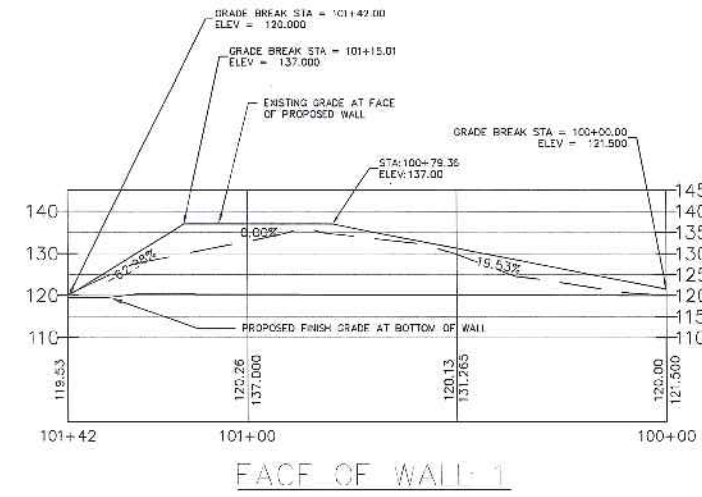
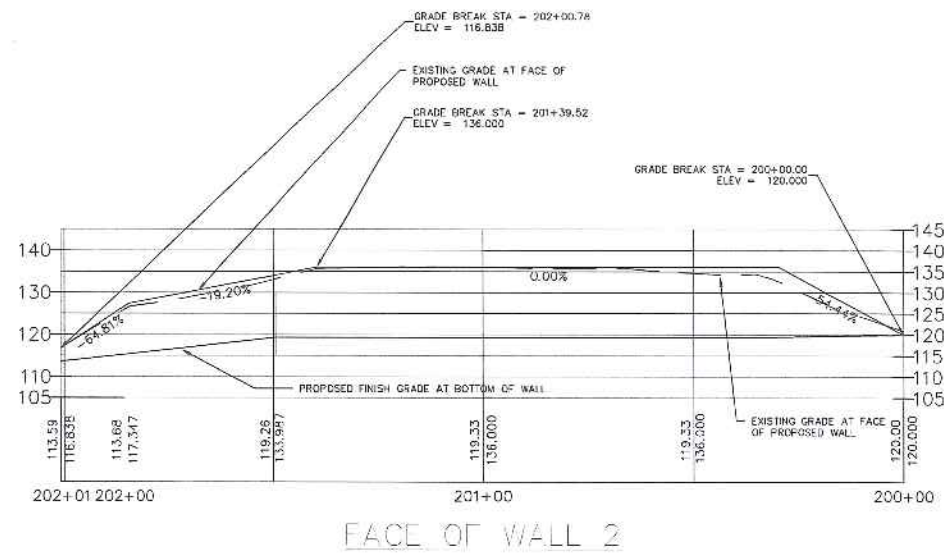
A C O R N
ENGINEERING, INC.

1000 S. BROADWAY, 10TH FLOOR
P.O. BOX 3372 PORTLAND, MAINE 04104
(207) 773-2855

| |
|------------------|
| FILE: 1047_CIVIL |
| DATE: 9/23/13 |
| JN: 1047 |
| SCALE: 1"=20' |
| DESIGN BY: WHS |
| DRAWN BY: ZRJ |
| CHECKED BY: WHS |

DRAWING NO.
C-31

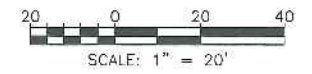
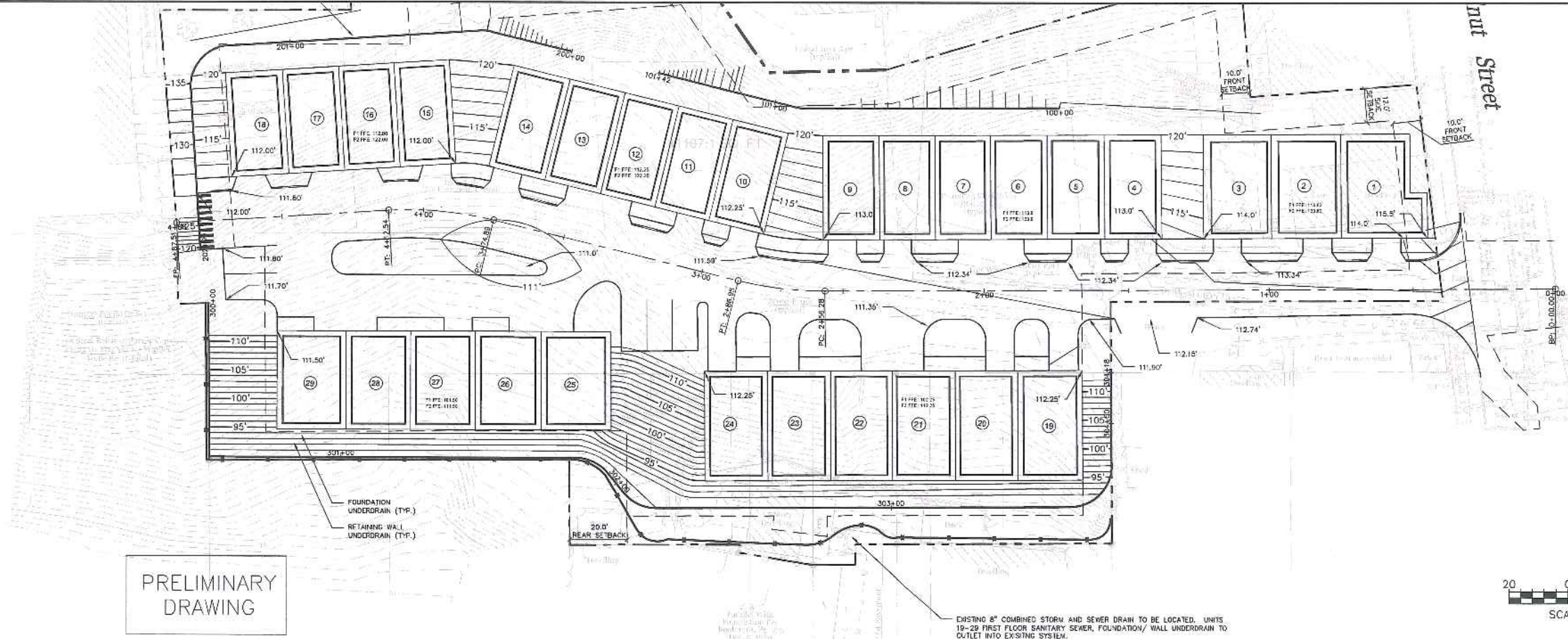
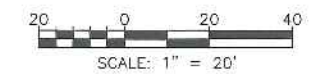
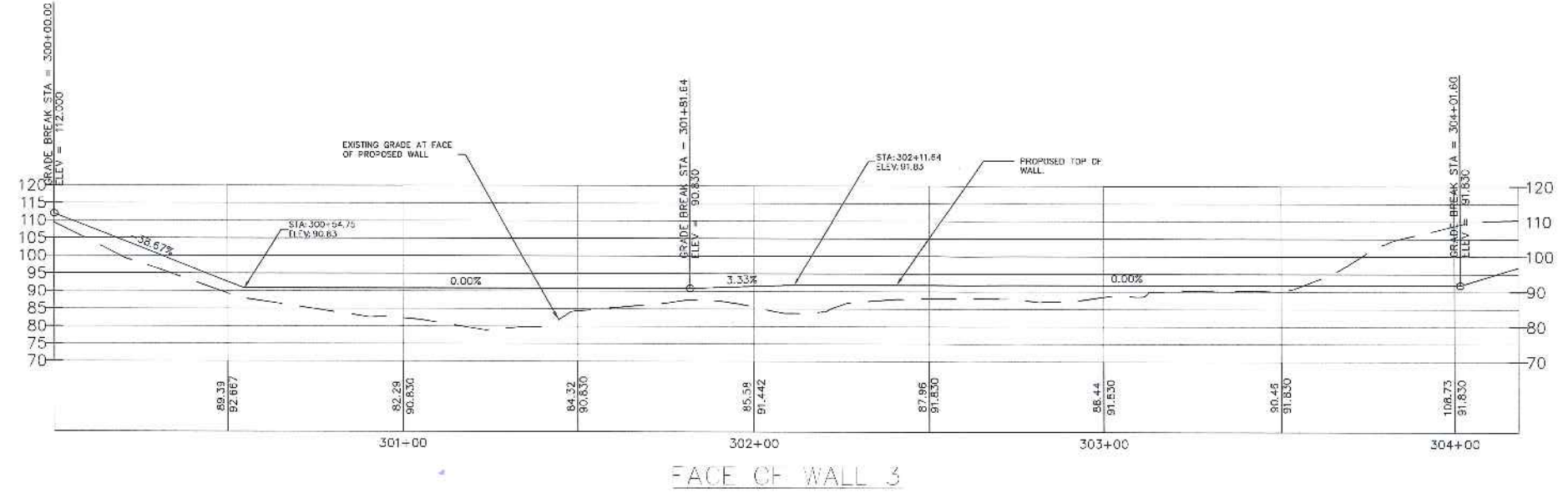
NOTES:
 1. SUMMIT GEOENGINEERING SERVICES IN COORDINATION WITH STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC. SHALL PROVIDE THE RETAINING WALL DESIGN, GLOBAL STABILITY ANALYSIS, AND THE DESIGN OF THE TEMPORARY SOIL RESTRAINT MEASURES, AS REQUIRED.



PRELIMINARY
DRAWING

| | |
|--|------------|
| ISSUED FOR | BY |
| CITY SUBMISSION | 9/23/13 |
| REVISION | REV DATE |
| DRAWING NAME: WALL 1 & 2 PROFILE PLAN | |
| PROJECT NAME: MUNJOY HEIGHTS | |
| CLIENT: REDFERN PROPERTIES, LLC | |
| P.O. BOX 8816, PORTLAND, MAINE 04104 | |
| | |
| AACOR ENGINEERING, INC. 1000 S. MAIN ST. 2ND FL. PORTLAND, ME 04104 P.O. BOX 3000 PORTLAND, ME 04104 (207) 775-2800 | |
| FILE: | 1047_CIVIL |
| DATE: | 9/23/13 |
| JN: | 1047 |
| SCALE: | 1"=20' |
| DESIGN BY: | WHS |
| DRAWN BY: | ZRJ |
| CHECKED BY: | WHS |
| DRAWING NO. | C-32 |

NOTES:
 1. SUMMIT GEOENGINEERING SERVICES IN COORDINATION WITH STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC. SHALL PROVIDE THE RETAINING WALL DESIGN, GLOBAL STABILITY ANALYSIS, AND THE DESIGN OF THE TEMPORARY SOIL RESTRAINT MEASURES, AS REQUIRED.



| ISSUED FOR | DATE | BY |
|-----------------|---------|-----|
| CITY SUBMISSION | 9/23/13 | WHS |

| REVISION | DATE | BY |
|----------|------|----|
| | | |

DRAWING NAME: WALL 3 PROFILE PLAN
 PROJECT NAME: MUNJOY HEIGHTS
 CLIENT: REDFERN PROPERTIES, LLC
 P.O. BOX 8816, PORTLAND, MAINE 04104

ACORN ENGINEERING, INC.
 125 WASHINGTON ST., PORTLAND, MAINE 04104
 P.O. BOX 33300, PORTLAND, MAINE 04104
 (207) 775-2655

ACORN ENGINEERING, INC.
 ENGINEERING, INC.

| | |
|-------------|-----------|
| FILE: | 1047_CIVL |
| DATE: | 9/23/13 |
| JN: | 1047 |
| SCALE: | 1"=20' |
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| DRAWN BY: | ZRJ |
| CHECKED BY: | WHS |

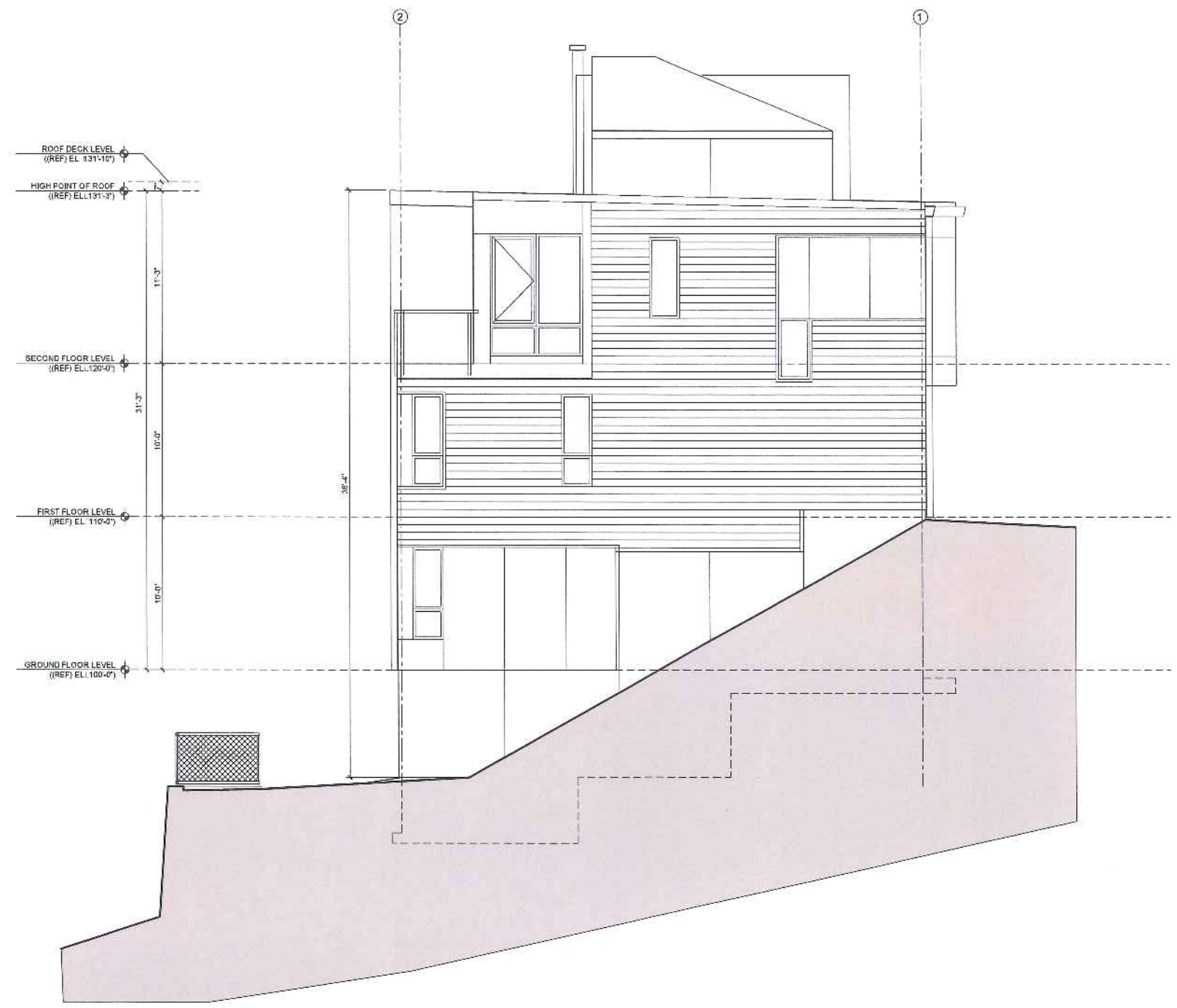
DRAWING NO.
C-33



WALNUT STREETSCAPE

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PLAN 13



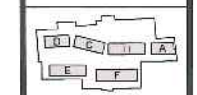
1 EAST ELEVATION
12-1-13

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MUNJOY HEIGHTS
79 WALNUT STREET
PORTLAND, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
565 CONGRESS ST SUITE 304
PORTLAND, MAINE 04101
207-435-0814
www.rsaarch.com

CONSULTANTS:
STRUCTURAL
SPECIALISTS
77 OCEAN
AVENUE
PORTLAND, ME 04101
207-776-8114



SITE KEY PLAN

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
SEPTEMBER 5, 2013

DATE:

PROJECT N°: 1303

DRAWN BY:

CHECKED BY: RAS

SCALE: AS NOTED

SHEET TITLE:
EAST ELEVATION

A2-0E

PLAN 1A



1 SOUTH ELEVATION - PART A
1/8" = 1'-0"

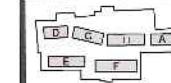
© 2013 RYAN SENATORE ARCHITECTURE

MUNJOY HEIGHTS
79 WALNUT STREET
PORTLAND, MAINE



RYAN SENATORE ARCHITECTURE
595 US HIGHWAY 90T SUITE 304
PORTLAND, MAINE 04107
207-252-5414
207-774-4114

CONSULTANTS:
STRUCTURAL: Structural Integrity, Inc. 207-774-4114
MECHANICAL: F. J. McLaughlin & Co. 207-774-4114



SITE KEY PLAN

REVISIONS:

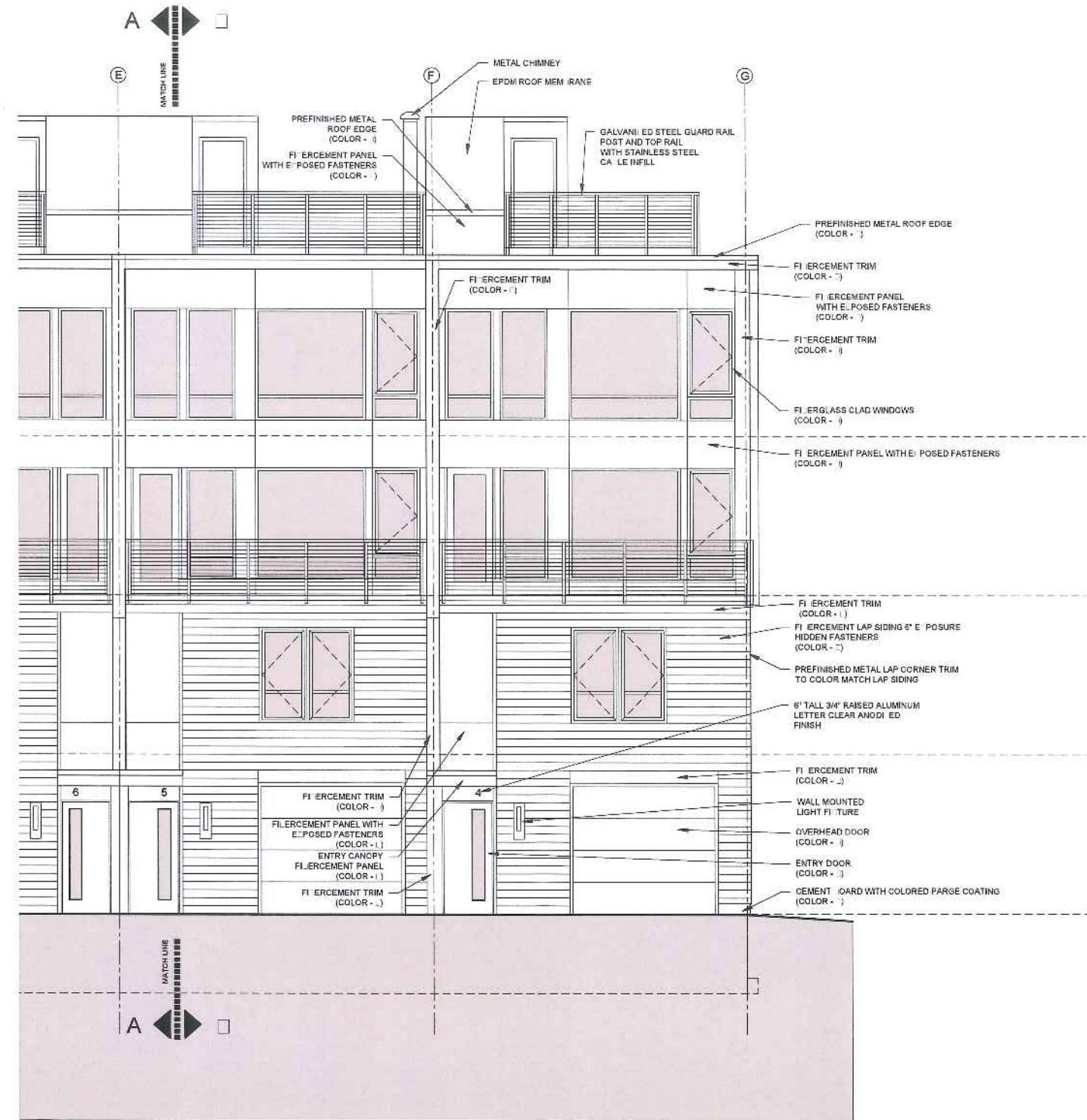
DATE: _____
PROJECT N°: 1303
DRAWN: Y11
CHECKED: Y11 RJS
SCALE: AS NOTED

SHEET TITLE:
SOUTH ELEVATION - PART A

A2-2

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PLAN 15



1 SOUTH ELEVATION - PART 1

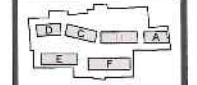
© 2013 RYAN SENATORE ARCHITECTURE

MUNJOY HEIGHTS
79 WALNUT STREET
PORTLAND, MAINE



RYAN SENATORE ARCHITECTURE
585 CONGRESS ST. SUITE 504
PORTLAND, MAINE 04101
207-850-9414

CONSULTANTS:
STRUCTURAL: [unreadable]
MECHANICAL: [unreadable]
ELECTRICAL: [unreadable]



SITE KEY PLAN

REVISIONS:

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SEPTEMBER 5, 2013

DATE: _____
PROJECT NUMBER: 1303
DRAWN BY: _____
CHECKED BY: RJS
SCALE: AS NOTED

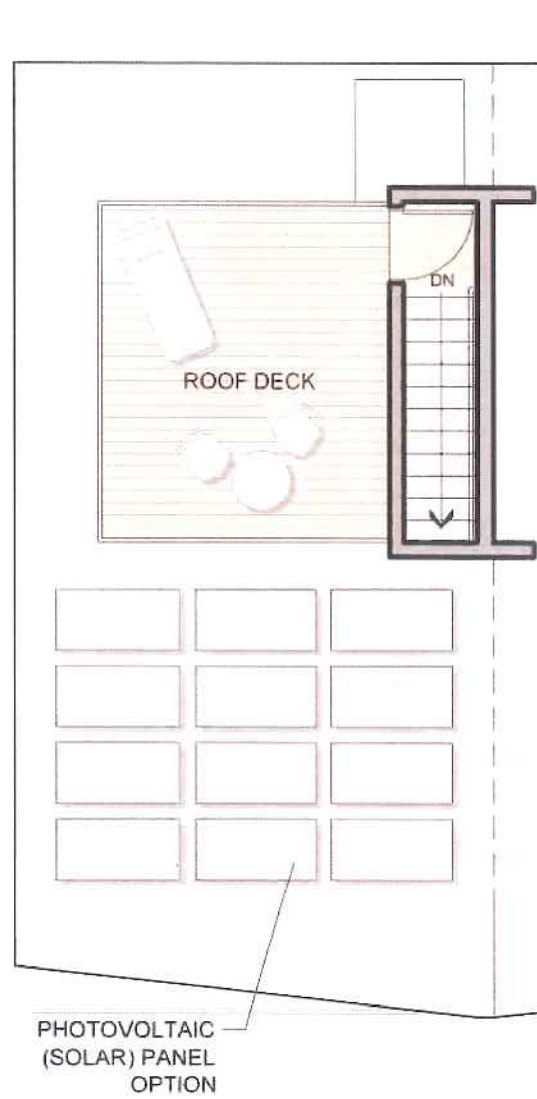
SHEET TITLE:
SOUTH ELEVATION - PART 1

A2-2

UNIT A

CORNER

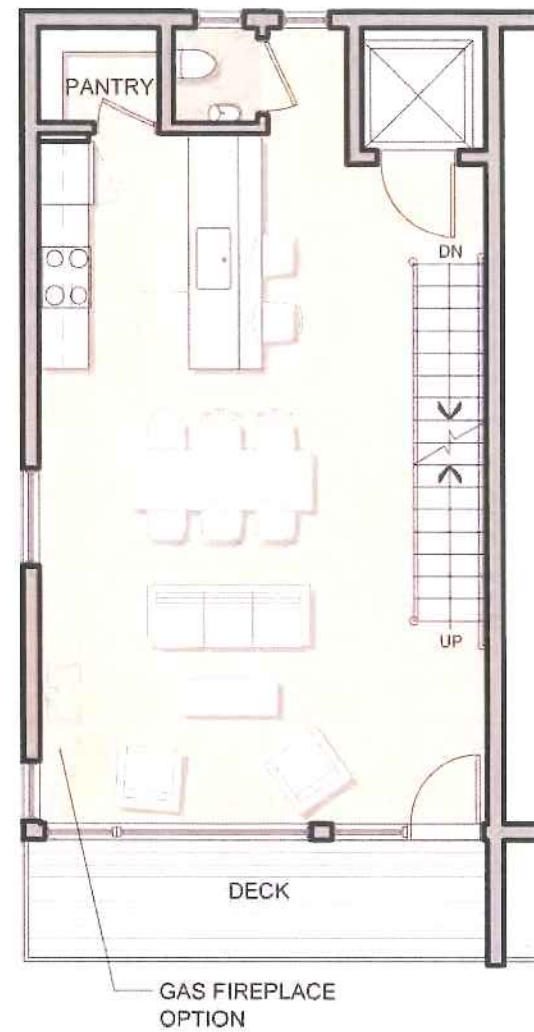
PLAN 16



ROOF PLAN



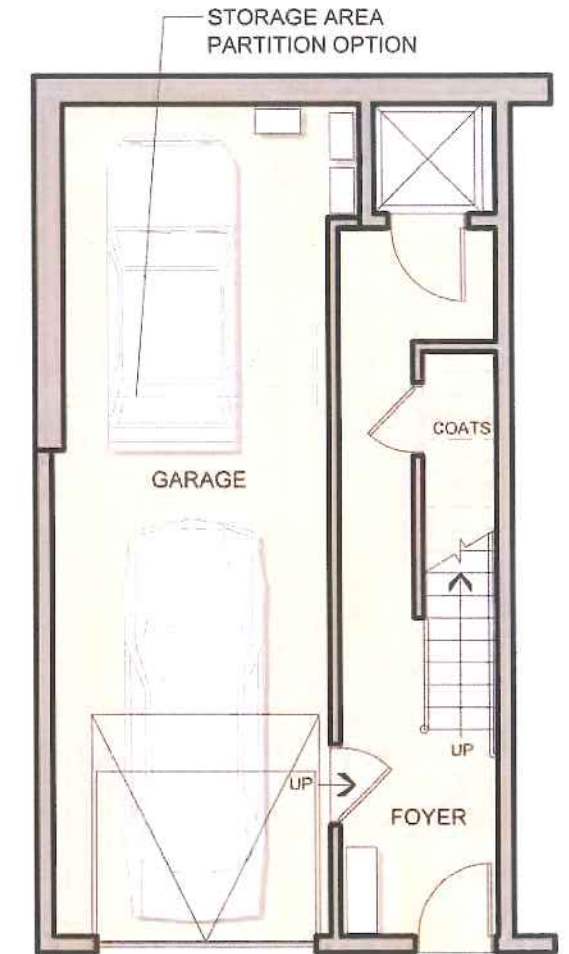
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

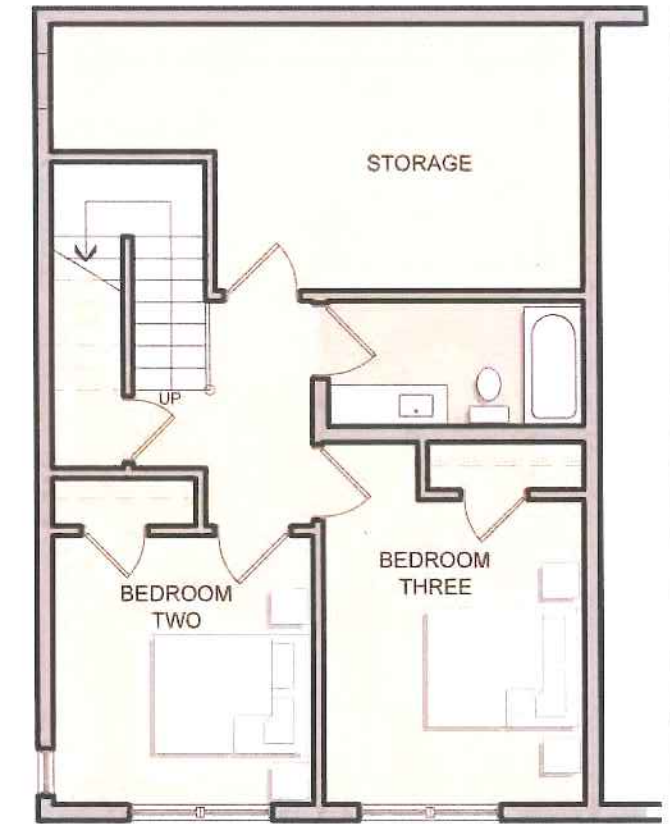
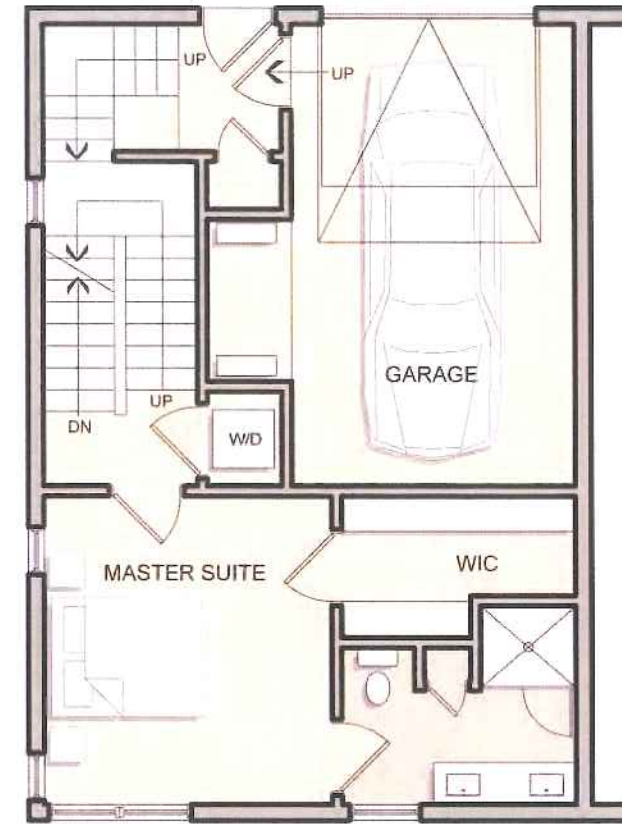
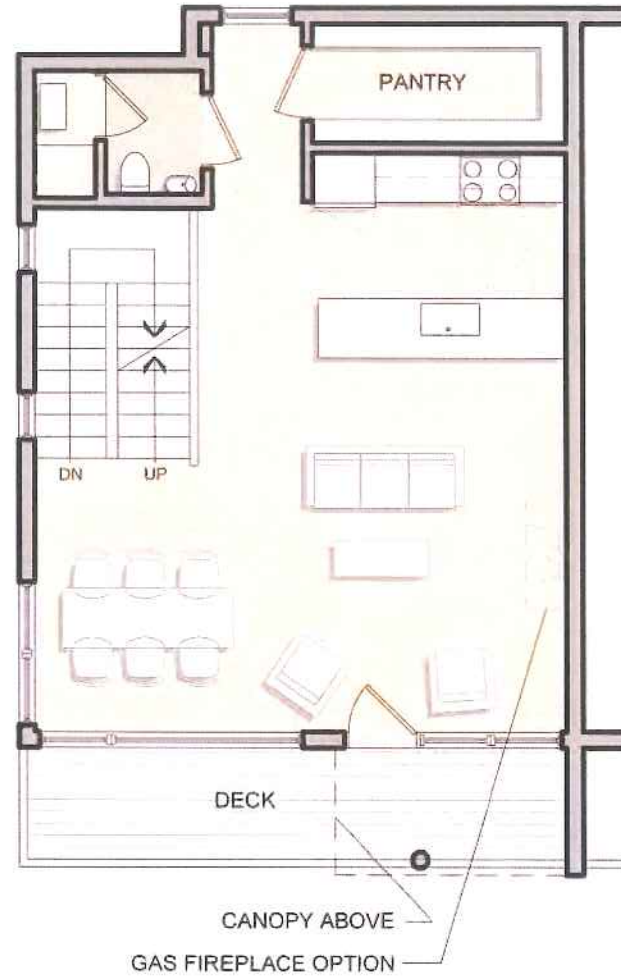
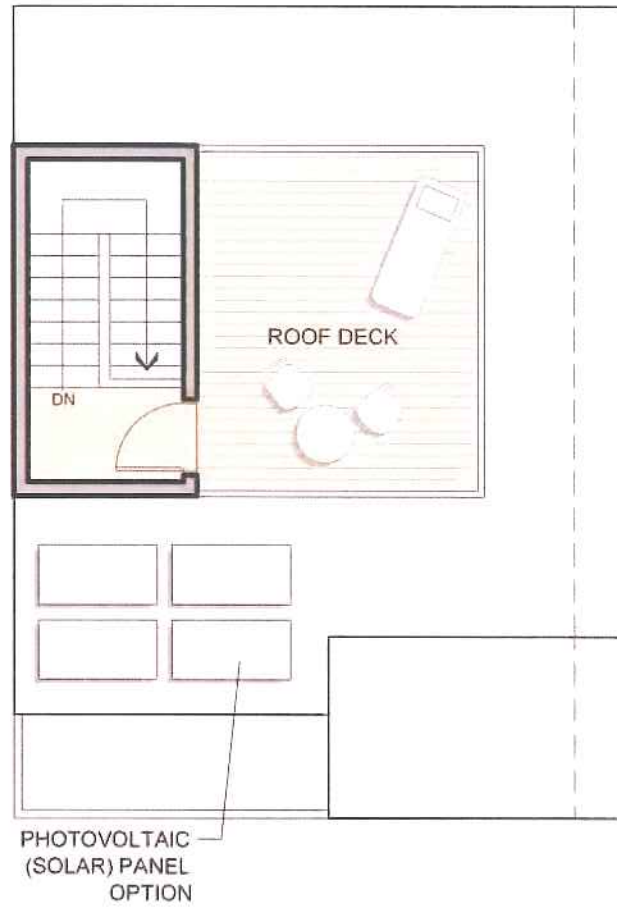
| SQUARE FOOTAGE UNIT A - CORNER | |
|-----------------------------------|----------|
| LIVING | 2,315 SF |
| GARAGE | 451 SF |
| DECKS | 268 SF |

FLOOR PLANS
SCALE 1/8" = 1'-0"

UNIT B

CORNER

PLAN 17



| SQUARE FOOTAGE | |
|-----------------|----------|
| UNIT B - CORNER | |
| LIVING | 2,134 SF |
| GARAGE | 277 SF |
| DECKS | 295 SF |

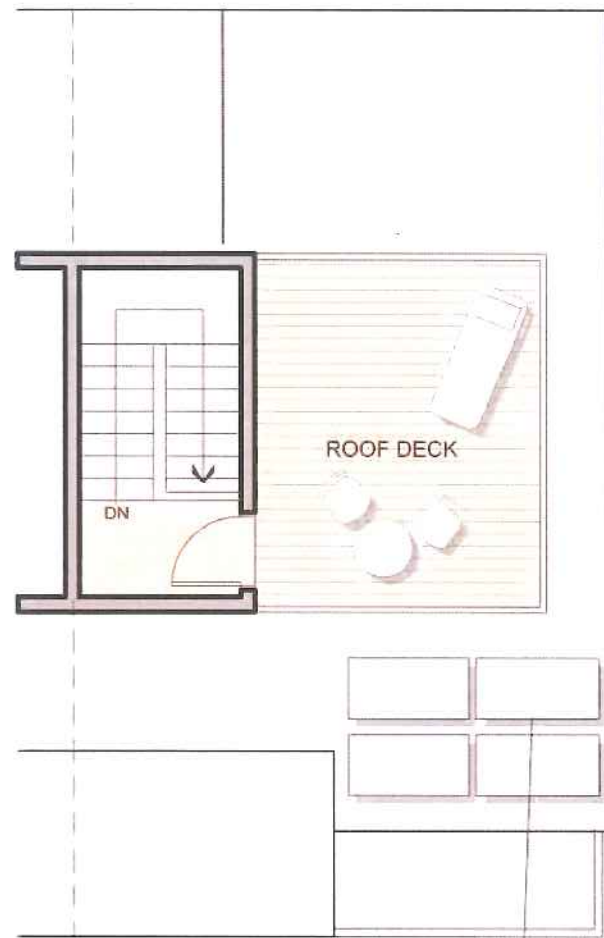
FLOOR PLANS
SCALE 1/8" = 1'-0"

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UNIT C

PLAN 18



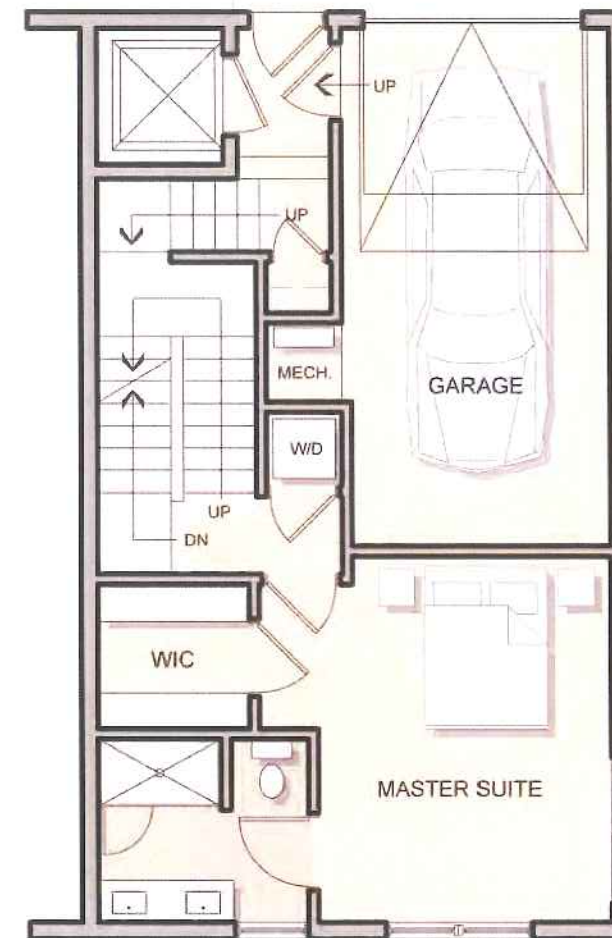
PHOTOVOLTAIC (SOLAR) PANEL OPTION

ROOF PLAN



CANOPY ABOVE
GAS FIREPLACE OPTION

SECOND FLOOR PLAN



FIRST FLOOR PLAN

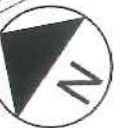


GROUND FLOOR PLAN

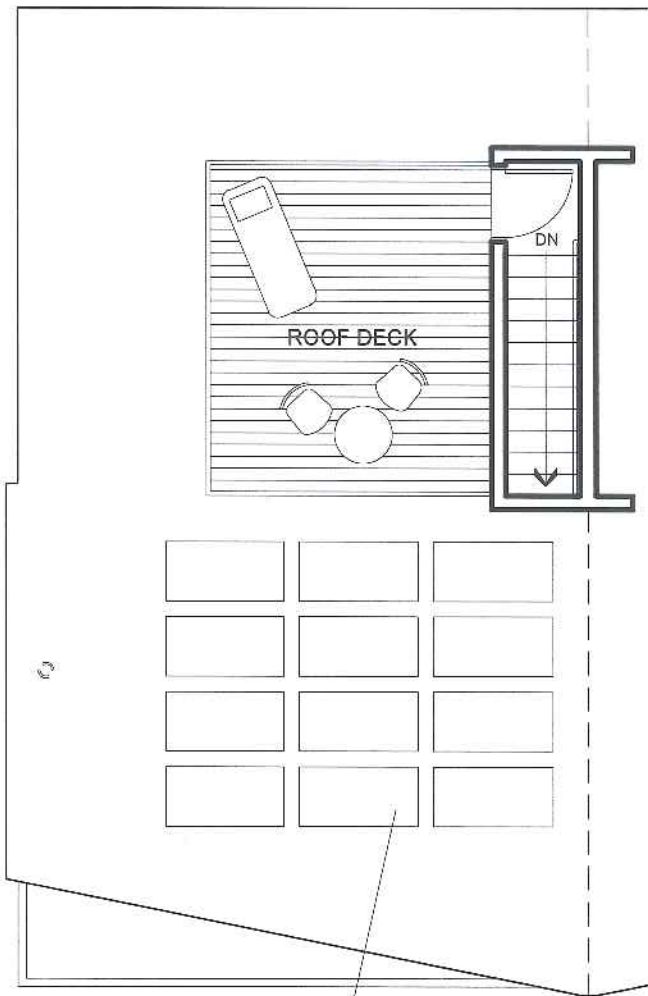
| SQUARE FOOTAGE UNIT C | |
|--------------------------|----------|
| LIVING | 2,255 SF |
| GARAGE | 272 SF |
| DECKS | 286 SF |

FLOOR PLANS
SCALE 1/8" = 1'-0"

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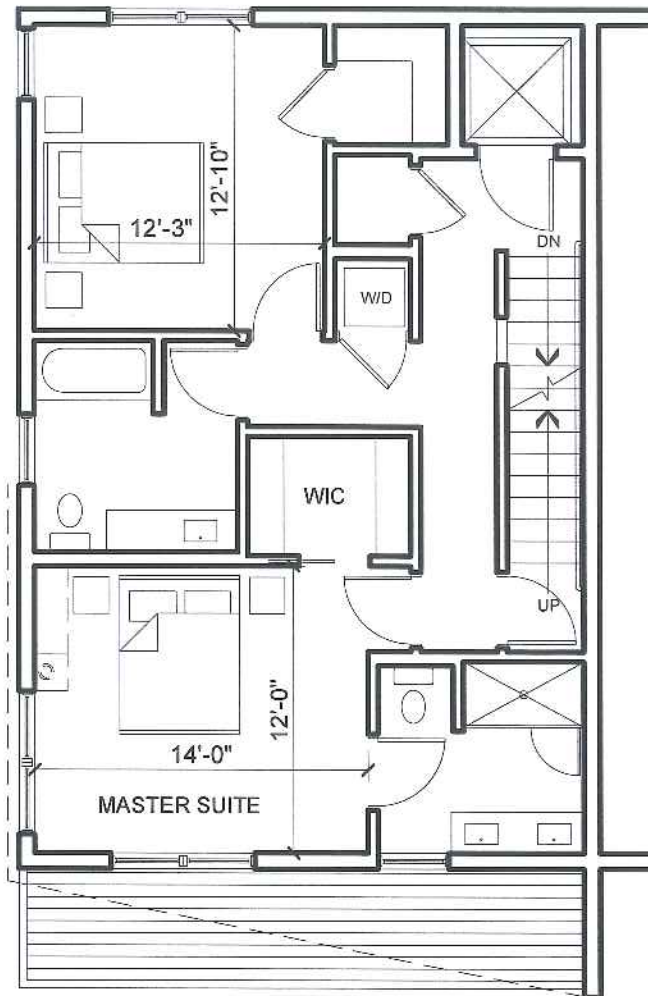


PLAN 19

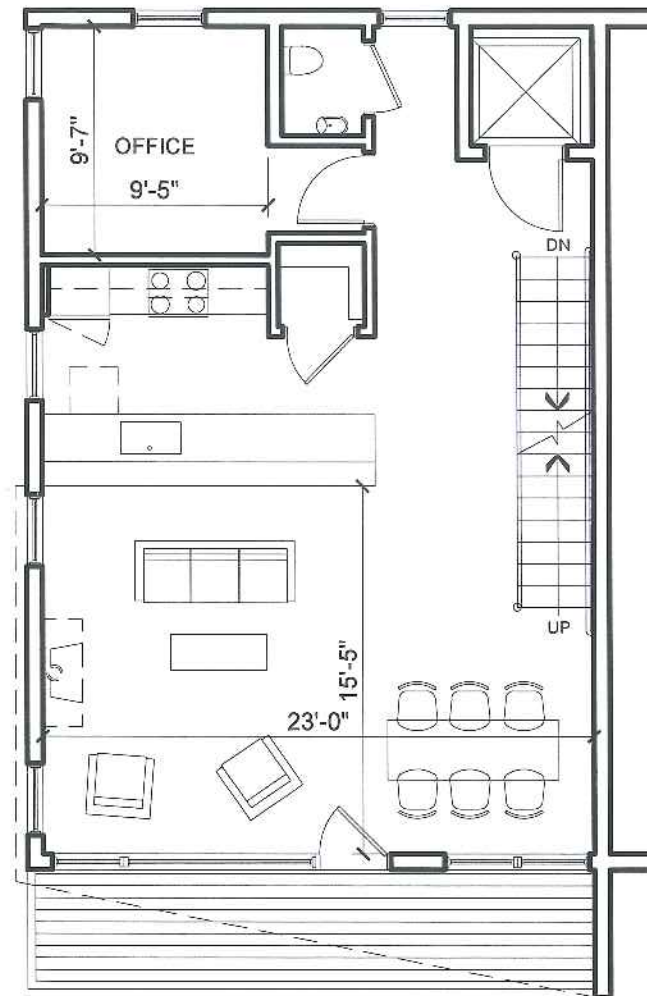


PHOTOVOLTAIC (SOLAR) PANEL OPTION

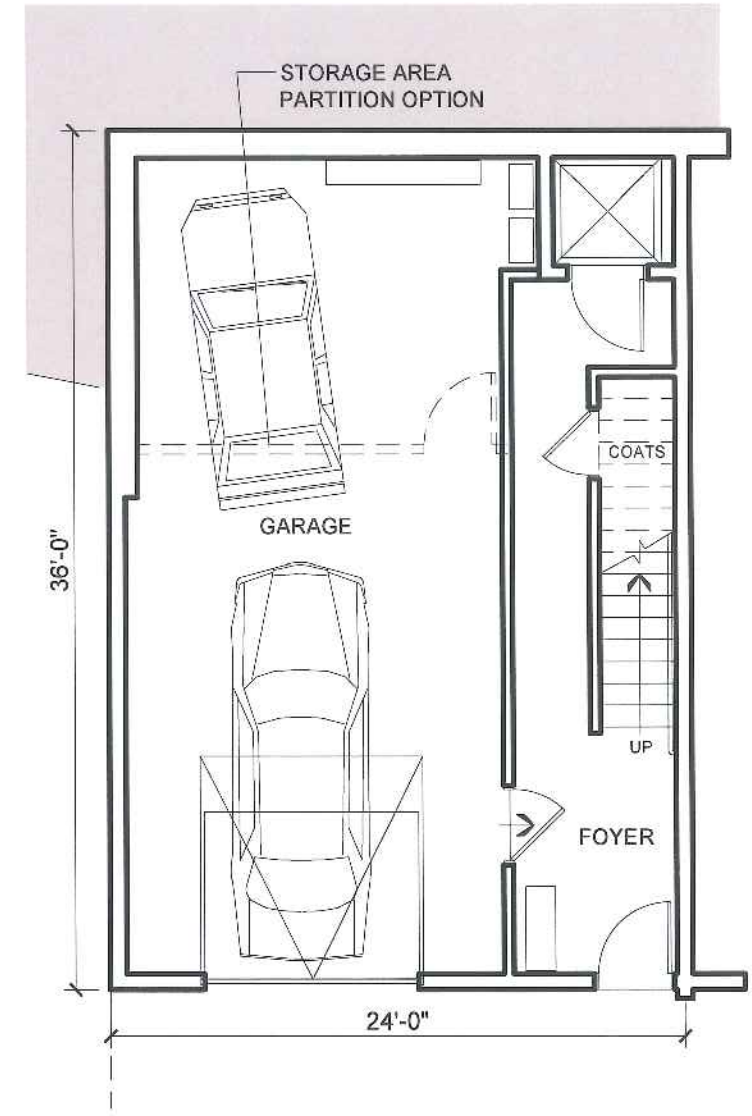
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT D (WEST) FLOOR PLANS
SCALE 1/8" = 1'-0"

| SQUARE FOOTAGE UNIT D - WEST | |
|---------------------------------|----------|
| LIVING | 1,981 SF |
| GARAGE | 611 SF |
| DECKS | 286 SF |

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MEWS / WOONURF

- 'LIVING STREET'
- PEDESTRIAN FOCUSED
- GARDEN SCALE (SITE FURNISHINGS / PLANTINGS)



BUILDING SUSTAINABILITY

- LOCAL / DURABLE MATERIALS
- ALTERNATIVE ENERGY (SOLAR)
- EFFICIENT BUILDING ENVELOPS



CONNECTIVITY

- MAINTAIN CONNECTIONS TO CITY TRAILS
- REINFORCE TRAIL PRESENCE WITH SIGNAGE AND NODES
- LINK NEIGHBORHOOD WITH WASHINGTON / NORTH / WALNUT STREETS)



NEIGHBORHOOD SCALE

- PEDESTRIAN STREETScape
- BUILDING MASSINGS
- REVEGETATE WITH HIGH VALUE PLANTS



BEAUTIFY INFRASTRUCTURE

- UTILIZE PAINTINGS TO REDUCE SCALE OF MASONRY WALLS



IMPROVE URBAN ECOLOGICAL HEALTH

- REMOVAL OF INVASIVE PLANT SPECIES
- REVEGETATE WITH NATIVE PLANTS
- SMART STORMWATER TREATMENT
- RAINGARDENS / PERMEABLE PAVING



700'

