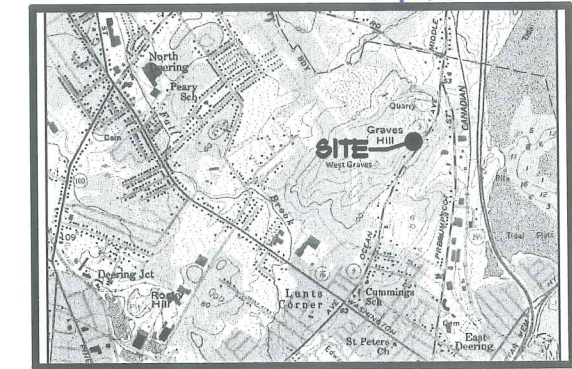


OCEAN RIDGE CONDOMINIUMS

A 46 UNIT CONDOMINIUM DEVELOPMENT
OCEAN AVENUE, PORTLAND, MAINE

AH. 15



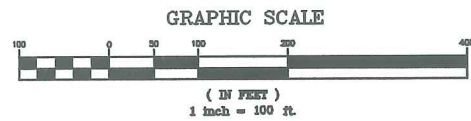
LOCATION MAP

N.T.S.



LEGEND (TYPICAL ALL SHEETS)

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CI/LI	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	EDGE WATER	---
---	TREELINE	---
---	TEST PIT	---
---	MONITORING WELL	---
---	BORING	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	UNDERDRAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	UNDERGROUND ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	POTABLE WELL	---
---	CULVERT	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	BARB WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RAILROAD	---
---	SOILS BOUNDARY	---
---	MATCH LINE	---
---	ZONE LINE	---
---	BENCHMARK	---
---	SURVEY CONTROL	---
---	RIPRAP	---



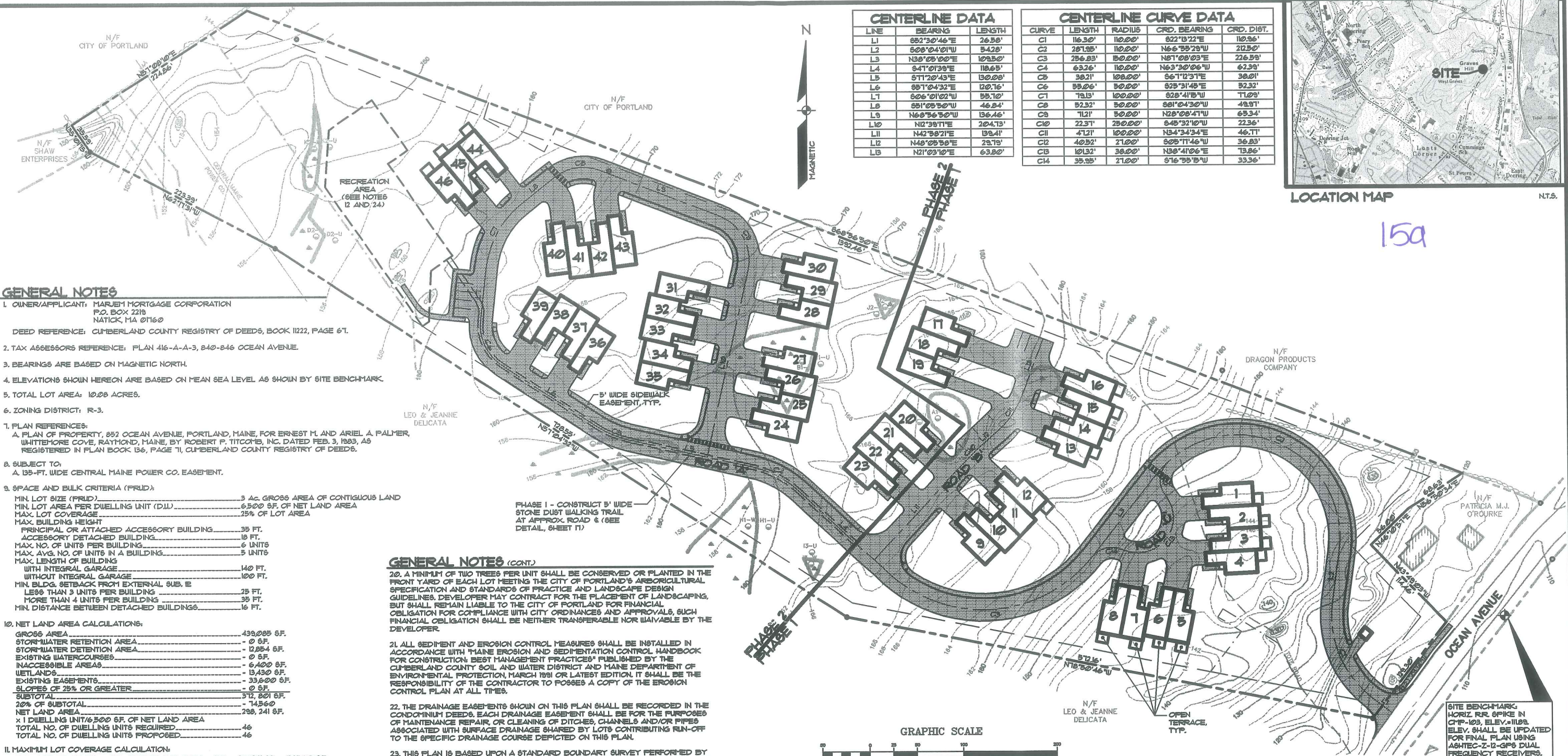
APPLICANT:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

PREPARED BY:

Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

SHEET INDEX

- 1 COVER SHEET
- 2 SUBDIVISION PLAN
- 3 SITE PLAN - 1
- 4 SITE PLAN - 2
- 5 GRADING AND UTILITY PLAN - 1
- 6 GRADING AND UTILITY PLAN - 2
- 7 LANDSCAPE PLAN - 1
- 8 LANDSCAPE PLAN - 2
- 9 TYPICAL BUILDING LANDSCAPE PLAN AND DETAILS
- 10 PROFILE: ROAD 'A' (STA. -0+2.87 TO STA. 9+00)
- 11 PROFILE: ROAD 'A' (STA. 9+00 TO STA. 16+00)
- 12 PROFILE: ROAD 'A' (STA. 16+00 TO STA. 20+11)
ROAD 'B' (STA. 0+00 TO STA. 3+02.57)
- 13 PLAN AND PROFILE: ON-SITE SEWER
(STA. 0+00 TO STA. 5+50)
- 14 PLAN AND PROFILE: ON-SITE SEWER
(STA. 5+50 TO STA. 10+62)
- 15 OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION
- 16 OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION
- 17 DETAILS
- 18 DETAILS



CENTERLINE DATA

LINE	BEARING	LENGTH
L1	85°30'46"E	26.58'
L2	60°04'01"W	54.28'
L3	N58°05'00"E	109.50'
L4	S41°01'33"E	110.63'
L5	S11°20'43"E	130.00'
L6	S01°04'32"E	120.16'
L7	S06°01'02"W	55.17'
L8	S51°05'30"W	46.24'
L9	N68°36'30"W	136.46'
L10	N2°38'11"E	204.73'
L11	N42°58'21"E	139.41'
L12	N48°05'58"E	29.19'
L13	N21°03'10"E	63.80'

CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	116.30'	110.00'	S22°13'22"E	110.96'
C2	281.85'	110.00'	N66°55'20"W	212.50'
C3	256.83'	50.00'	N51°08'03"E	226.59'
C4	63.26'	110.00'	N63°30'06"W	62.99'
C5	38.21'	100.00'	S67°12'31"E	38.01'
C6	55.06'	50.00'	S25°31'45"E	52.32'
C7	79.15'	100.00'	S28°41'15"W	71.09'
C8	52.32'	50.00'	S61°04'30"W	49.91'
C9	71.21'	50.00'	N28°08'41"W	69.34'
C10	22.31'	25.000'	S45°32'10"W	22.36'
C11	47.21'	100.00'	N54°34'34"E	46.11'
C12	40.52'	27.00'	S05°11'46"W	36.83'
C13	101.32'	38.00'	N58°41'06"E	13.86'
C14	35.95'	27.00'	S76°55'15"W	33.36'



GENERAL NOTES

- OWNER/APPLICANT: MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760
- DEED REFERENCE: CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 1122, PAGE 67.
- TAX ASSESSORS REFERENCE: PLAN 416-A-A-3, 840-846 OCEAN AVENUE.
- BEARINGS ARE BASED ON MAGNETIC NORTH.
- ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL AS SHOWN BY SITE BENCHMARK.
- TOTAL LOT AREA: 10.00 ACRES.
- ZONING DISTRICT: R-3.
- PLAN REFERENCES:
A. PLAN OF PROPERTY, 852 OCEAN AVENUE, PORTLAND, MAINE, FOR ERNEST M. AND ARIEL A. PALMER, WHITEHORE COVE, RAYMOND, MAINE, BY ROBERT P. TITCOMB, INC. DATED FEB. 3, 1993, AS REGISTERED IN PLAN BOOK 136, PAGE 71, CUMBERLAND COUNTY REGISTRY OF DEEDS.
- SUBJECT TO:
A. 135-FT. WIDE CENTRAL MAINE POWER CO. EASEMENT.
- SPACE AND BULK CRITERIA (FRUD):
MIN. LOT SIZE (FRUD) 3 AC. GROSS AREA OF CONTIGUOUS LAND
MIN. LOT AREA PER DWELLING UNIT (D.U.) 6,500 SF. OF NET LAND AREA
MAX. LOT COVERAGE 25% OF LOT AREA
MAX. BUILDING HEIGHT
PRINCIPAL OR ATTACHED ACCESSORY BUILDING 35 FT.
ACCESSORY DETACHED BUILDING 18 FT.
MAX. NO. OF UNITS PER BUILDING 6 UNITS
MAX. AVG. NO. OF UNITS IN A BUILDING 5 UNITS
MAX. LENGTH OF BUILDING
WITH INTEGRAL GARAGE 140 FT.
WITHOUT INTEGRAL GARAGE 100 FT.
MIN. BLDG. SETBACK FROM EXTERNAL SUB. 12
LESS THAN 3 UNITS PER BUILDING 25 FT.
MORE THAN 4 UNITS PER BUILDING 35 FT.
MIN. DISTANCE BETWEEN DETACHED BUILDINGS 16 FT.

10. NET LAND AREA CALCULATIONS:

GROSS AREA	439,205 SF.
STORMWATER RETENTION AREA	0 SF.
STORMWATER DETENTION AREA	12,854 SF.
EXISTING WATERCOURSES	0 SF.
INACCESSIBLE AREAS	6,400 SF.
WETLANDS	15,430 SF.
EXISTING EASEMENTS	33,600 SF.
SLOPES OF 25% OR GREATER	0 SF.
SUBTOTAL	372,801 SF.
20% OF SUBTOTAL	74,560 SF.
NET LAND AREA	298,241 SF.
x 1 DWELLING UNIT/6,500 SF. OF NET LAND AREA	
TOTAL NO. OF DWELLING UNITS REQUIRED	46
TOTAL NO. OF DWELLING UNITS PROPOSED	46

11. MAXIMUM LOT COVERAGE CALCULATION:
MAX. LOT COVERAGE = 25% OF NET LAND AREA = 25% x 298,241 SF. = 74,560 SF.
PROPOSED LOT COVERAGE = 46 D.U. x 1,000 SF./D.U. = 46,000 SF.

12. MINIMUM RECREATION OPEN SPACE REQUIREMENTS:
300 SF. PER DWELLING UNIT x 46 DWELLING UNITS = 13,800 SF. (OF WHICH A MINIMUM OF 6,000 SF. MUST BE A MULTI-PURPOSE OPEN FIELD).
TOTAL OPEN PROVIDED = 13,800 SF.

13. THE BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY SEBAGO TECHNICS, INC.

14. WETLANDS SHOWN AS DELINEATED BY SEBAGO TECHNICS, INC. ON AUGUST 14, 2000 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DELINEATION MANUAL (WETLANDS REPORT DATED APRIL 3, 2000)

15. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

16. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, SUBJECT TO WAIVERS AS APPROVED BY PLANNING AUTHORITY. AT THIS TIME.

17. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND GUIDELINES.

18. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.

19. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

GENERAL NOTES (CONT.)

20. A MINIMUM OF TWO TREES PER UNIT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.

21. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

22. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE CUMBERLAND COUNTY DEEDS. EACH DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE, REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR PIPES ASSOCIATED WITH SURFACE DRAINAGE SHARED BY LOTS CONTRIBUTING RUN-OFF TO THE SPECIFIC DRAINAGE COURSE DEPICTED ON THIS PLAN.

23. THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSURE FOR LAND SURVEYORS, CATEGORY I, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
A. THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THE PLAN.
B. MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
C. DEED DESCRIPTIONS WERE NOT PREPARED AT THIS TIME.

24. RECREATION AREA AND 5-FT. WIDE STONE DUST WALKING TRAIL LOCATED AT THE ROAD CENTERLINE ARE INCLUDED IN THE PHASE I CONSTRUCTION.

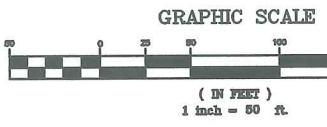
25. OCEAN RIDGE CONDOMINIUMS IS A PRIVATE DEVELOPMENT. LIGHTING, TRASH REMOVAL, SNOUPLING AND STREET MAINTENANCE WILL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.

26. THE FOLLOWING IS A LIST OF WAIVERS BEING REQUESTED FOR THIS PROJECT AND THE SPECIFIC ACTIONS TAKEN ON EACH REQUEST:
REQUEST: WAIVE GRANITE CURBS TO ALLOW TYPE 3 BITUMINOUS CURBS.
ACTION:

REQUEST: WAIVE THE MAXIMUM GRADE FOR THE CENTERLINE OF ALL STREETS SHALL NOT BE 2% TO ALLOW MAXIMUM 10% GRADE.
ACTION:

REQUEST: WAIVE "STREET GRADES AT AN INTERSECTION SHALL NOT BE MORE THAN 3% FOR A DISTANCE OF NOT LESS THAN 100 FEET FROM THE CENTER OF THE INTERSECTION ON EACH INTERSECTING STREET," TO ALLOW A DISTANCE OF 75 FEET.
ACTION:

28. SOLID WASTE REMOVAL SHALL BE CURB SIDE PICK-UP BY PRIVATE CONTRACTOR.



**APPROVAL-
CITY OF PORTLAND
PLANNING BOARD**

DATE _____
CHAIRPERSON _____

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____ REGISTER

B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

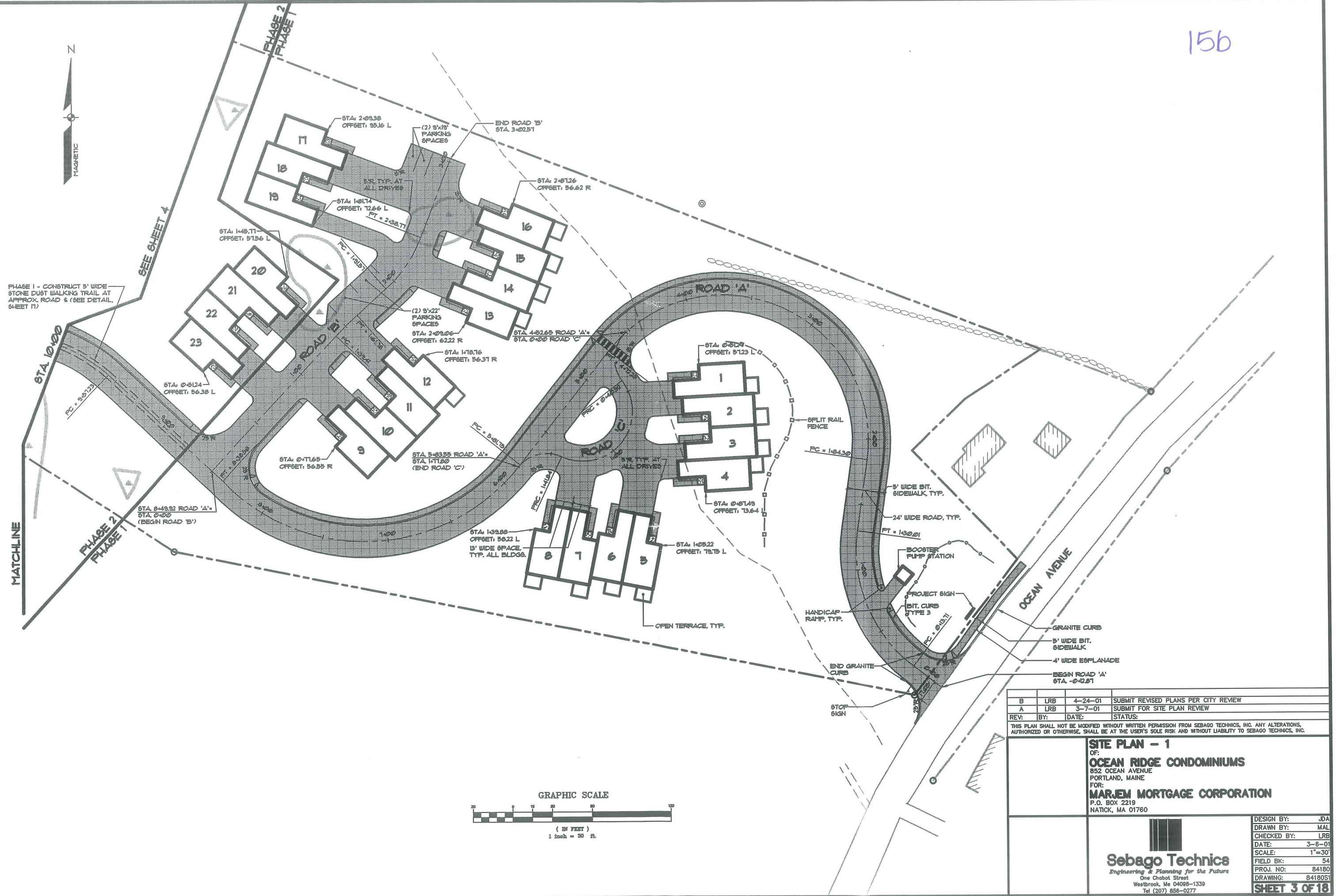
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SUBDIVISION PLAN
OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

Sebago Technics
Engineering & Planning for the Future
One Chobert Street
Westbrook, Me 04090-1339
Tel (207) 856-0277

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=50'
FIELD BK:	54
PROJ. NO.:	84180
DRAWING:	84180SB

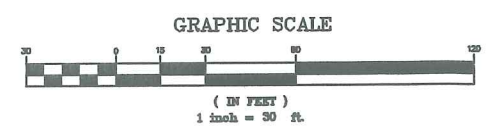
SHEET 2 OF 18



PHASE 1 - CONSTRUCT 5' WIDE STONE DUST WALKING TRAIL AT APPROX. ROAD 'E' (SEE DETAIL, SHEET 11)

SEE SHEET 4

MATCHLINE



B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

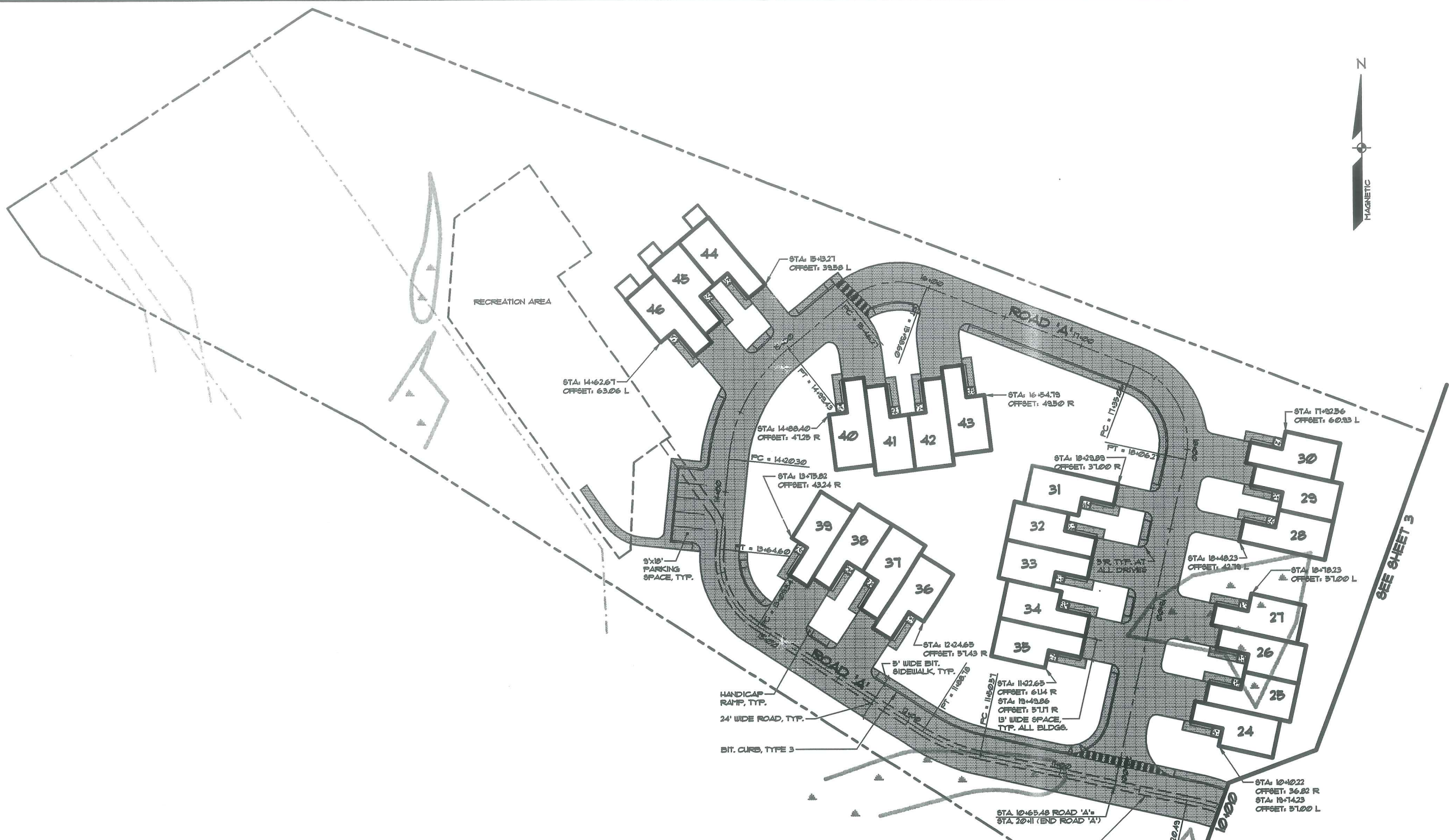
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SITE PLAN - 1
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760



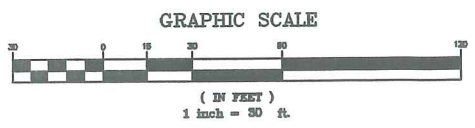
DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180S1

15c



HANDICAP RAMP, TYP.
24' WIDE ROAD, TYP.
BIT. CURB, TYPE 3

PHASE I - CONSTRUCT 5' WIDE STONE DUST WALKING TRAIL AT APPROX. ROAD 'B' (SEE DETAIL, SHEET 11)



B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV.	BY:	DATE:	STATUS:

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SITE PLAN - 2
OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760



DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO.:	84180
DRAWING:	84180S2
SHEET 4 OF 18	

MATCHLINE

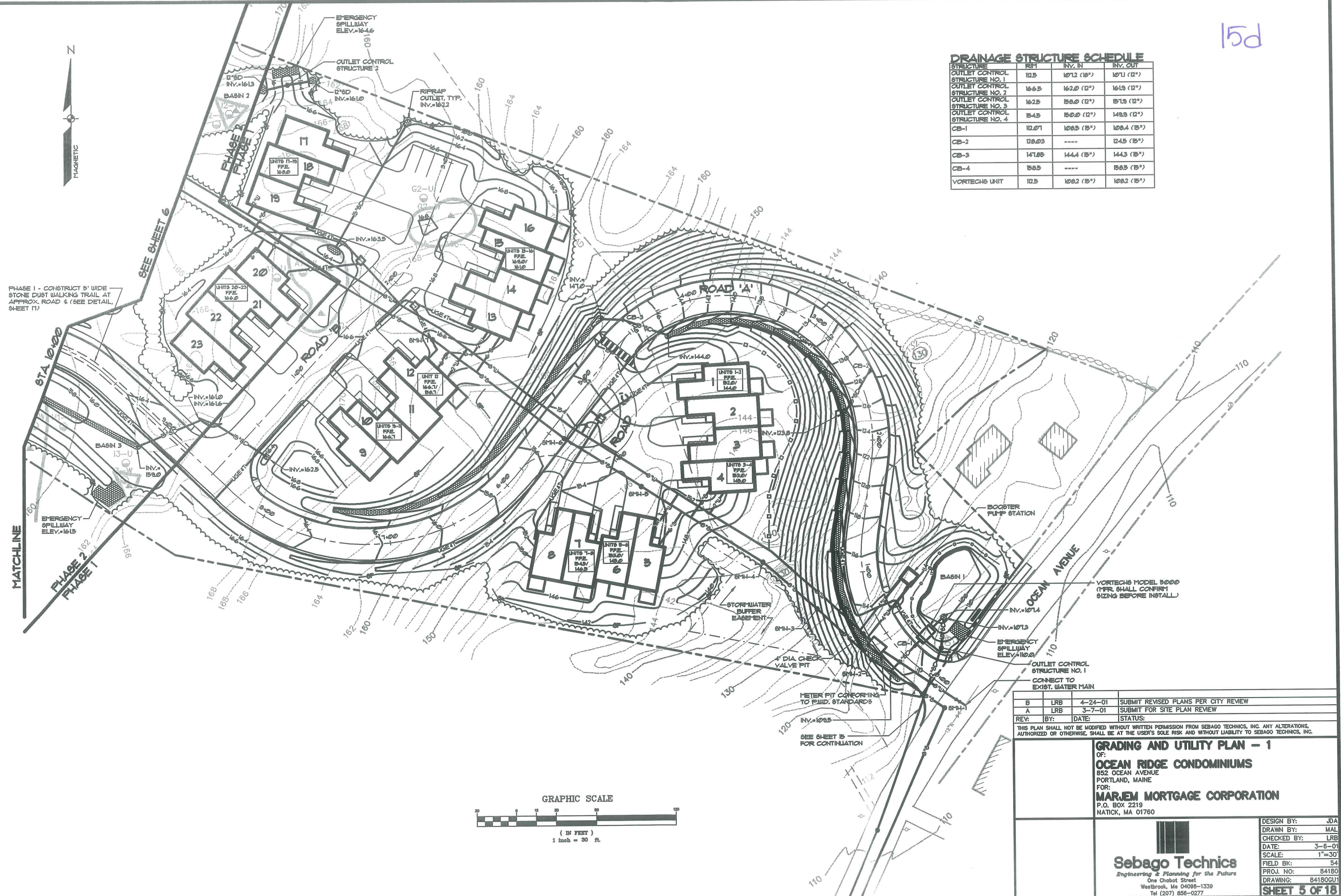
SEE SHEET 3

15d

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RIM	INV. IN	INV. OUT
OUTLET CONTROL STRUCTURE NO. 1	102.5	107.2 (10")	107.1 (12")
OUTLET CONTROL STRUCTURE NO. 2	166.5	162.0 (12")	161.9 (12")
OUTLET CONTROL STRUCTURE NO. 3	162.5	158.0 (12")	157.9 (12")
OUTLET CONTROL STRUCTURE NO. 4	154.5	150.0 (12")	149.9 (12")
CB-1	102.07	100.5 (15")	100.4 (15")
CB-2	128.03	----	124.5 (15")
CB-3	147.85	144.4 (15")	144.3 (15")
CB-4	150.5	----	150.5 (15")
VORTECHS UNIT	102.5	100.2 (15")	100.2 (15")

PHASE I - CONSTRUCT 5' WIDE STONE DUST WALKING TRAIL AT APPROX. ROAD 6 (SEE DETAIL SHEET 17)



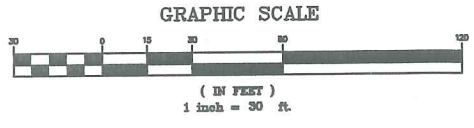
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV.	BY:	DATE:	STATUS:

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GRADING AND UTILITY PLAN - 1
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760



DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180GU1



MATCHLINE

SEE SHEET 6

STA. 10+00

PHASE 2
PHASE 1

SEE SHEET 15 FOR CONTINUATION

VORTECHS MODEL 5000 (MFR. SHALL CONFIRM SIZING BEFORE INSTALL)

OUTLET CONTROL STRUCTURE NO. 1 CONNECT TO EXIST. WATER MAIN

METER PIT CONFORMING TO P.W.D. STANDARDS

4" DIA. CHECK VALVE PIT

STORMWATER BUFFER EASEMENT

BOOSTER PUMP STATION

EMERGENCY SPILLWAY ELEV. 107.4

EMERGENCY SPILLWAY ELEV. 107.3

EMERGENCY SPILLWAY ELEV. 107.2

EMERGENCY SPILLWAY ELEV. 107.1

EMERGENCY SPILLWAY ELEV. 107.0

EMERGENCY SPILLWAY ELEV. 106.9

EMERGENCY SPILLWAY ELEV. 106.8

EMERGENCY SPILLWAY ELEV. 106.7

EMERGENCY SPILLWAY ELEV. 106.6

EMERGENCY SPILLWAY ELEV. 106.5

EMERGENCY SPILLWAY ELEV. 106.4

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EMERGENCY SPILLWAY ELEV. 105.9

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EMERGENCY SPILLWAY ELEV. 105.7

EMERGENCY SPILLWAY ELEV. 105.6

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EMERGENCY SPILLWAY ELEV. 105.4

EMERGENCY SPILLWAY ELEV. 105.3

EMERGENCY SPILLWAY ELEV. 105.2

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EMERGENCY SPILLWAY ELEV. 103.9

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EMERGENCY SPILLWAY ELEV. 102.7

EMERGENCY SPILLWAY ELEV. 102.6

EMERGENCY SPILLWAY ELEV. 102.5

EMERGENCY SPILLWAY ELEV. 102.4

EMERGENCY SPILLWAY ELEV. 102.3

EMERGENCY SPILLWAY ELEV. 102.2

EMERGENCY SPILLWAY ELEV. 102.1

EMERGENCY SPILLWAY ELEV. 102.0

EMERGENCY SPILLWAY ELEV. 101.9

EMERGENCY SPILLWAY ELEV. 101.8

EMERGENCY SPILLWAY ELEV. 101.7

EMERGENCY SPILLWAY ELEV. 101.6

EMERGENCY SPILLWAY ELEV. 101.5

EMERGENCY SPILLWAY ELEV. 101.4

EMERGENCY SPILLWAY ELEV. 101.3

EMERGENCY SPILLWAY ELEV. 101.2

EMERGENCY SPILLWAY ELEV. 101.1

EMERGENCY SPILLWAY ELEV. 101.0

EMERGENCY SPILLWAY ELEV. 100.9

EMERGENCY SPILLWAY ELEV. 100.8

EMERGENCY SPILLWAY ELEV. 100.7

EMERGENCY SPILLWAY ELEV. 100.6

EMERGENCY SPILLWAY ELEV. 100.5

EMERGENCY SPILLWAY ELEV. 100.4

EMERGENCY SPILLWAY ELEV. 100.3

EMERGENCY SPILLWAY ELEV. 100.2

EMERGENCY SPILLWAY ELEV. 100.1

EMERGENCY SPILLWAY ELEV. 100.0

EMERGENCY SPILLWAY ELEV. 99.9

EMERGENCY SPILLWAY ELEV. 99.8

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EMERGENCY SPILLWAY ELEV. 99.6

EMERGENCY SPILLWAY ELEV. 99.5

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EMERGENCY SPILLWAY ELEV. 99.3

EMERGENCY SPILLWAY ELEV. 99.2

EMERGENCY SPILLWAY ELEV. 99.1

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EMERGENCY SPILLWAY ELEV. 97.9

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EMERGENCY SPILLWAY ELEV. 97.3

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EMERGENCY SPILLWAY ELEV. 97.0

EMERGENCY SPILLWAY ELEV. 96.9

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EMERGENCY SPILLWAY ELEV. 95.9

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EMERGENCY SPILLWAY ELEV. 91.3

EMERGENCY SPILLWAY ELEV. 91.2

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EMERGENCY SPILLWAY ELEV. 90.8

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EMERGENCY SPILLWAY ELEV. 90.1

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EMERGENCY SPILLWAY ELEV. 89.9

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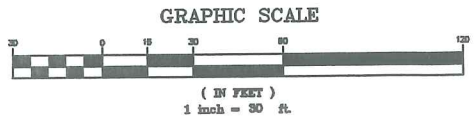
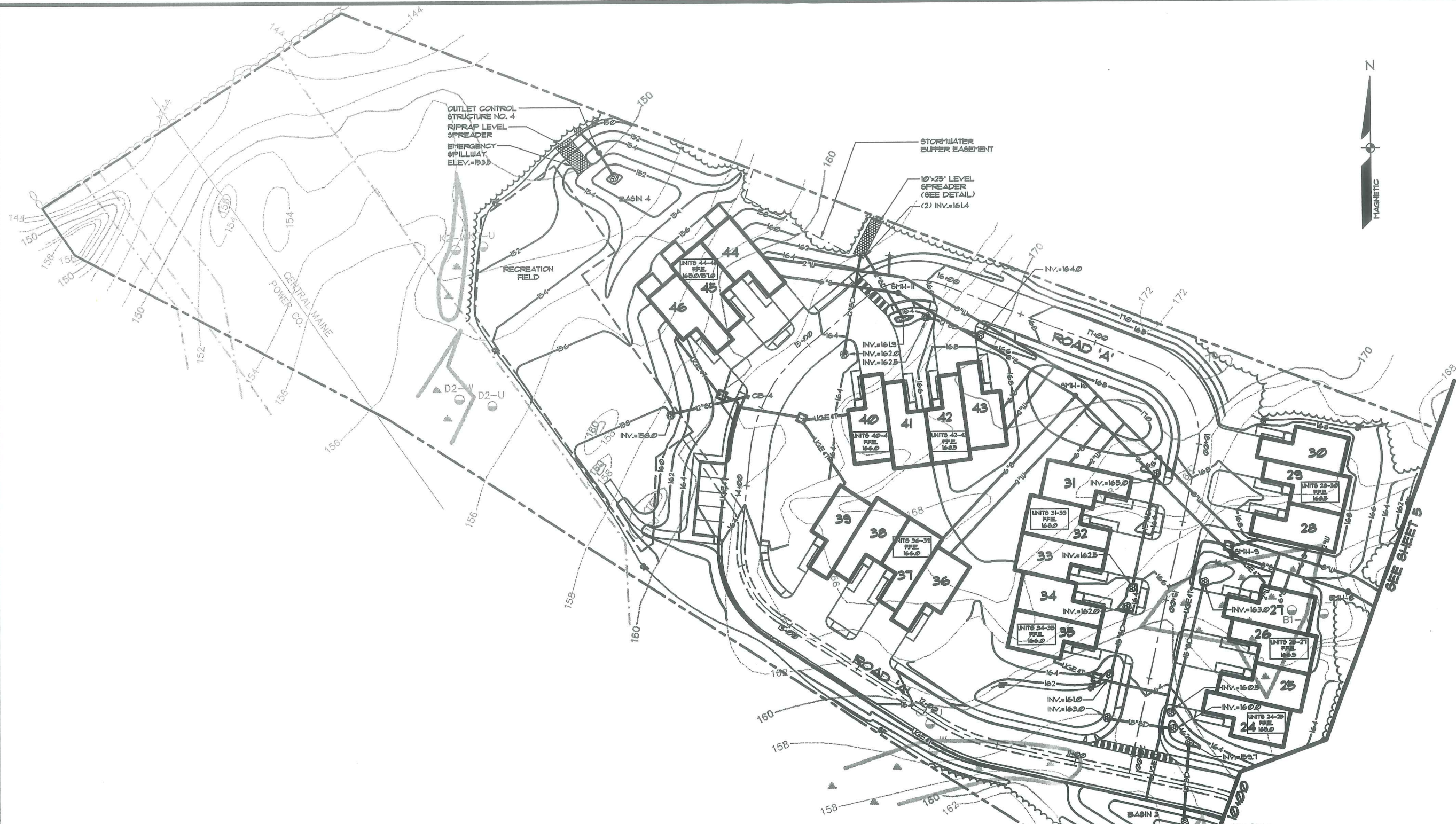
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EMERGENCY SPILLWAY ELEV. 89.4

EMERGENCY SPILLWAY ELEV. 89.3

EMERGENCY SPILLWAY ELEV. 89.2

15e



B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

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GRADING AND UTILITY PLAN - 2
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

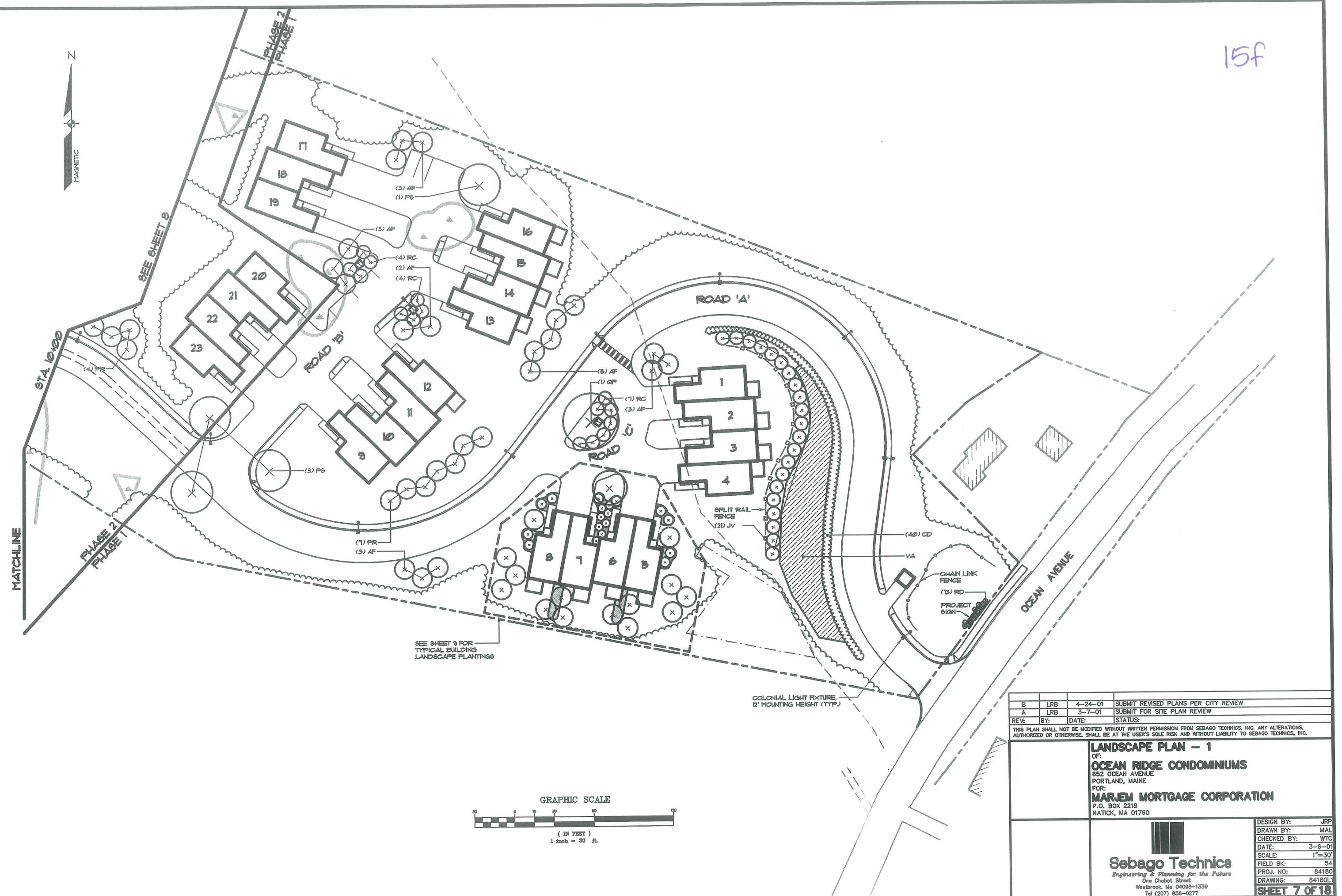


DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180GJ2
SHEET 6 OF 18	

MATCHLINE

SEE SHEET 5

15f



MATCHLINE

STA. 10+00

SEE SHEET 8

PHASE 2
PHASE 1

PHASE 2
PHASE 1

ROAD 'B'

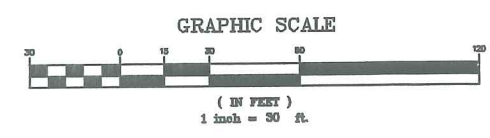
ROAD 'A'

ROAD 'C'

OCEAN AVENUE

SEE SHEET 9 FOR
TYPICAL BUILDING
LANDSCAPE PLANTINGS

COLONIAL LIGHT FIXTURE,
12' MOUNTING HEIGHT (TYP.)



B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

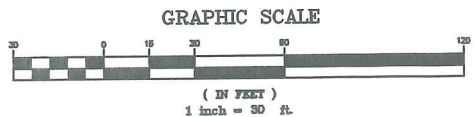
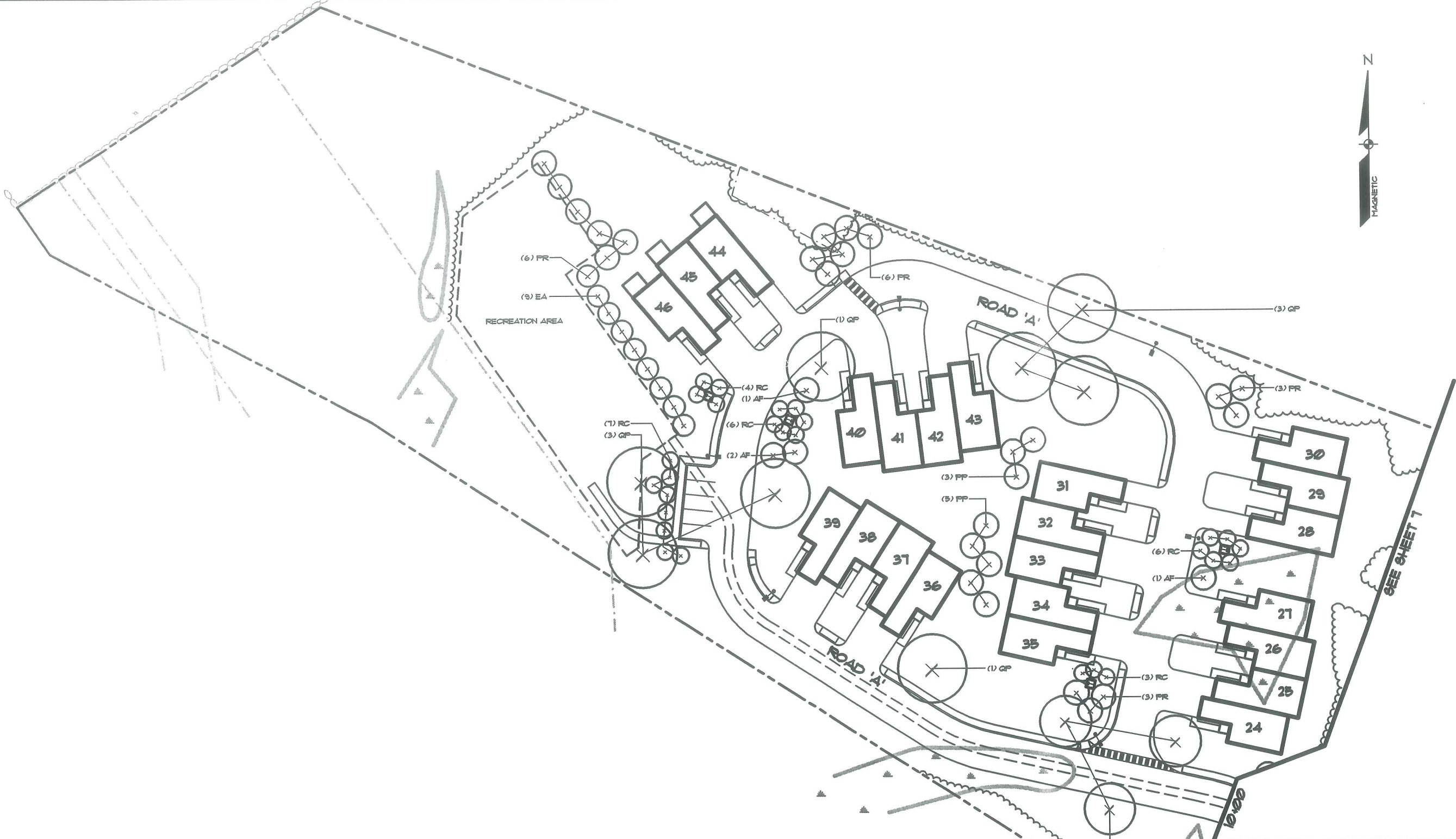
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LANDSCAPE PLAN - 1
OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760



DESIGN BY:	JRP
DRAWN BY:	MAL
CHECKED BY:	WTC
DATE:	3-6-01
SCALE:	1"=30'
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180L1
SHEET 7 OF 18	

15g



B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

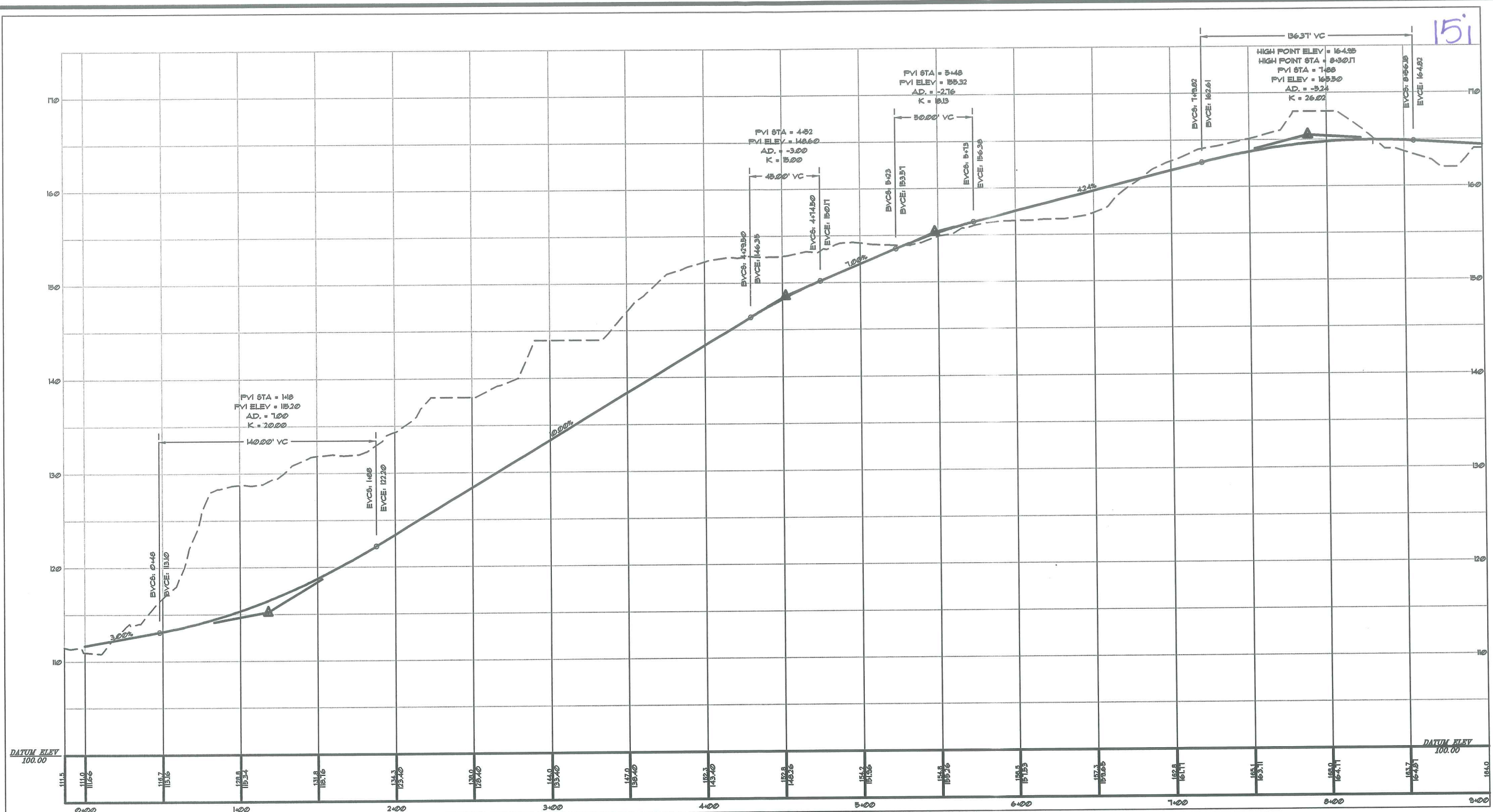
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LANDSCAPE PLAN - 2
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

 Sebago Technics <i>Engineering & Planning for the Future</i> One Chabot Street Westbrook, Me 04098-1339 Tel (207) 858-0277	DESIGN BY: JDA DRAWN BY: MAL/PLS CHECKED BY: LRB DATE: 3-6-01 SCALE: 1"=30' FIELD BK: 54 PROJ. NO: 84180 DRAWING: 84180L2
	SHEET 8 OF 18

MATCHLINE

SEE SHEET 7



151

PROFILE: ROAD 'A' (STA. -0+12.87 TO STA. 9+00)
 SCALE: 1"=30' HORIZ.
 1"=5' VERT.

B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

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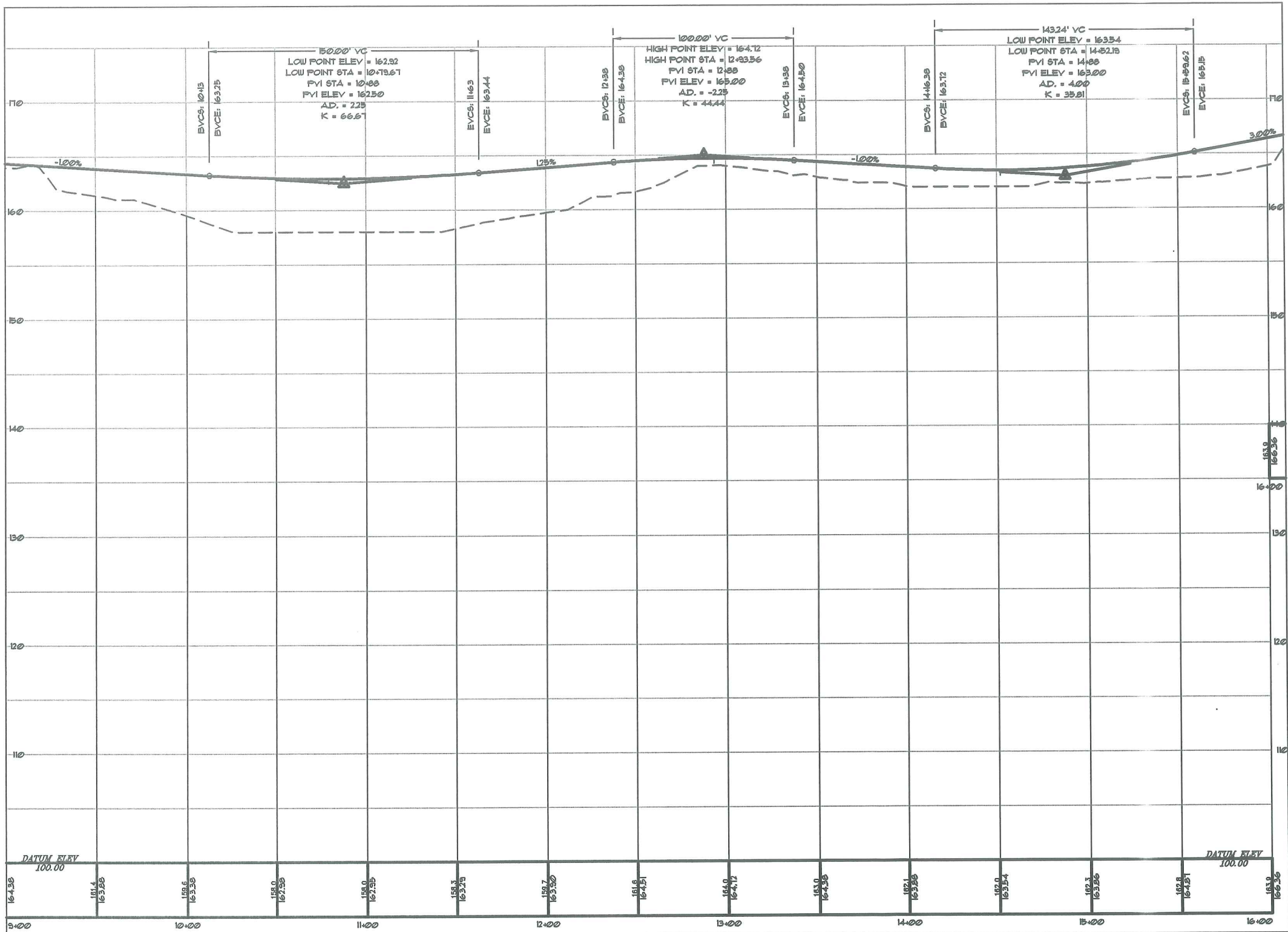
PROFILE: ROAD 'A' (STA. -0+12.87 TO STA. 9+00)
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	AS SHOWN
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180P1

SHEET 10 OF 18



15j



PROFILE: ROAD 'A' (STA. 9+00 TO STA. 16+00)
 SCALE: 1"=30' HORIZ
 1"=5' VERT.

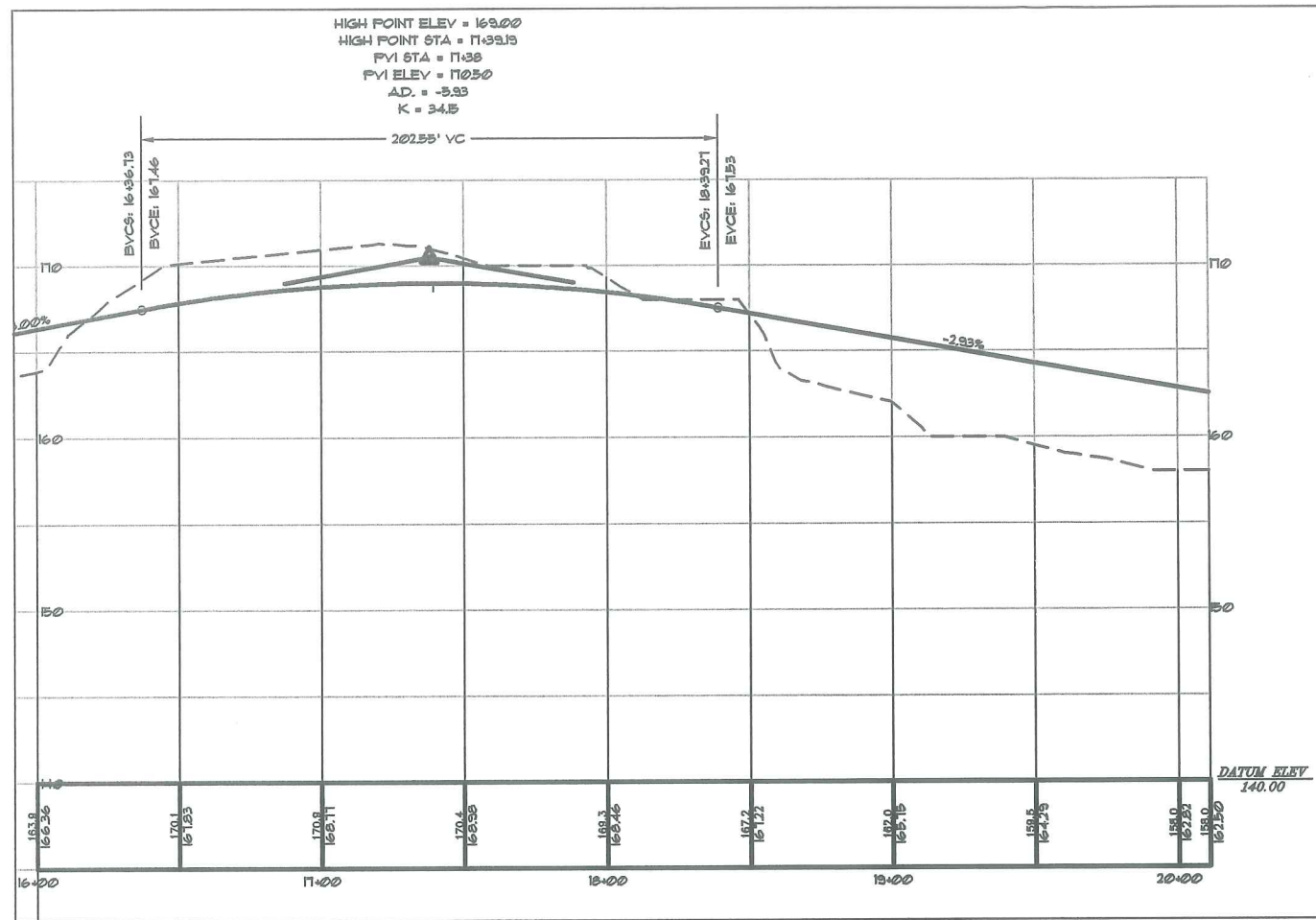
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

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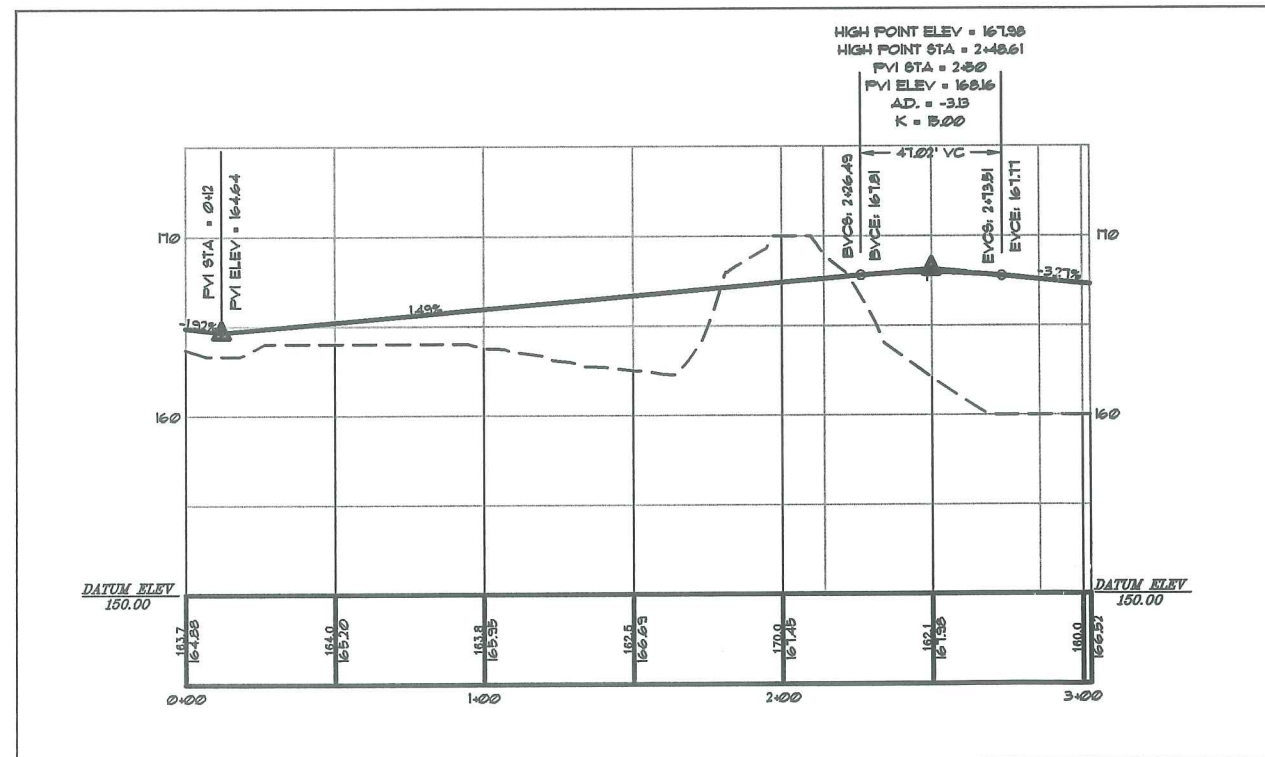
PROFILE: ROAD 'A' (STA. 9+00 TO STA. 16+00)
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

 Sebago Technics <i>Engineering & Planning for the Future</i> One Chobot Street Westbrook, Me 04090-1339 Tel (207) 856-0277	DESIGN BY: JDA DRAWN BY: MAL CHECKED BY: LRB DATE: 3-6-01 SCALE: AS SHOWN FIELD BK: 54 PROJ. NO: 84180 DRAWING: 84180P1
	SHEET 11 OF 18

15K



PROFILE: ROAD 'A' (STA. 16+00 TO STA. 20+11)
SCALE: 1"=30' HORIZ
1"=5' VERT.



PROFILE: ROAD 'B' (STA. 0+00 TO STA. 3+02.57)
SCALE: 1"=30' HORIZ
1"=5' VERT.

B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

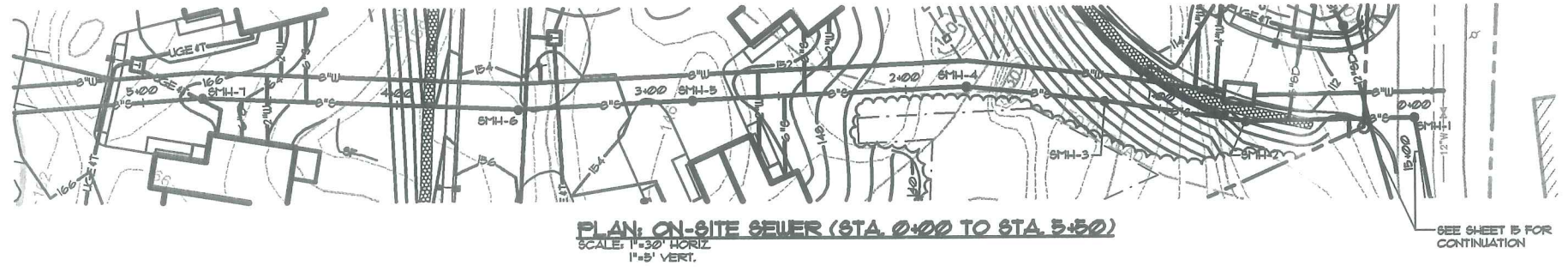
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PROFILE: ROAD 'A' (STA. 16+00 TO STA. 20+11)
OF:
ROAD 'B' (STA. 0+00 TO STA. 3+02.57)
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04095-1339
Tel (207) 856-0277

DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	AS SHOWN
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180P1
SHEET 12 OF 18	

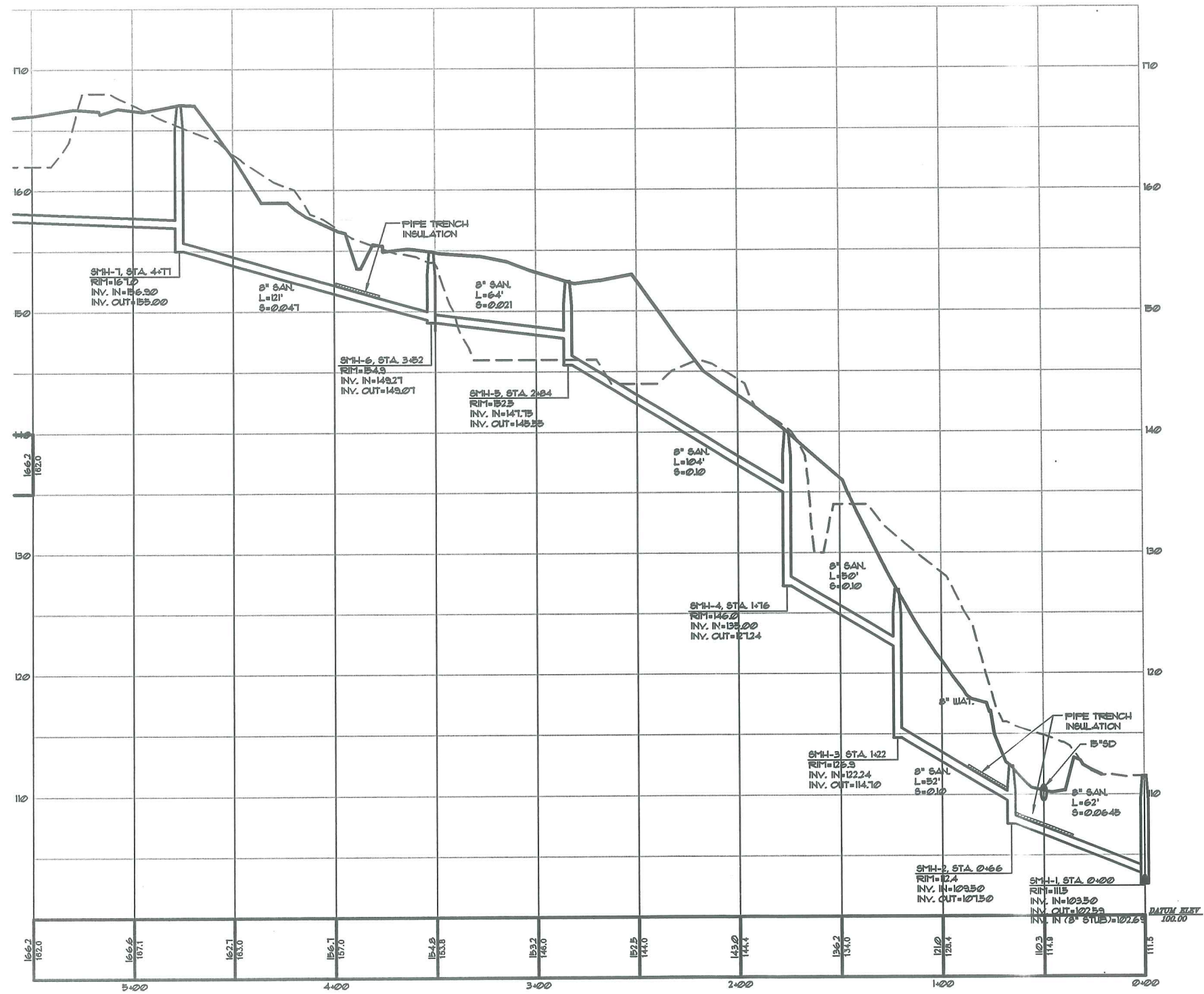
15L



PLAN: ON-SITE SEWER (STA. 0+00 TO STA. 5+50)
 SCALE: 1"=30' HORIZ.
 1"=5' VERT.

SEE SHEET 15 FOR CONTINUATION

- NOTES:**
1. CONSTRUCT DROP MANHOLES FOR ALL STRUCTURES WITH 2 FEET DROP FROM INLET TO OUTLET PIPE.
 2. INSTALL WATER MAIN WITH MIN 5' COVER FROM FINISH GRADE.
 3. MAXIMUM DEFLECTION AT WATER MAIN PIPE JOINTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDED MAXIMUM LIMITS.
 4. WATER MAIN TO BE INSULATED IN ALL AREAS WITH LESS THAN 4 FEET OF COVER.
 5. INSTALL CONCRETE THRUST BLOCKS AT ALL WATER MAIN FITTINGS.



PROFILE: ON-SITE SEWER (STA. 0+00 TO STA. 5+50)
 SCALE: 1"=30' HORIZ.
 1"=5' VERT.

B	LRB	4-24-01	SUBMITTED FOR CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

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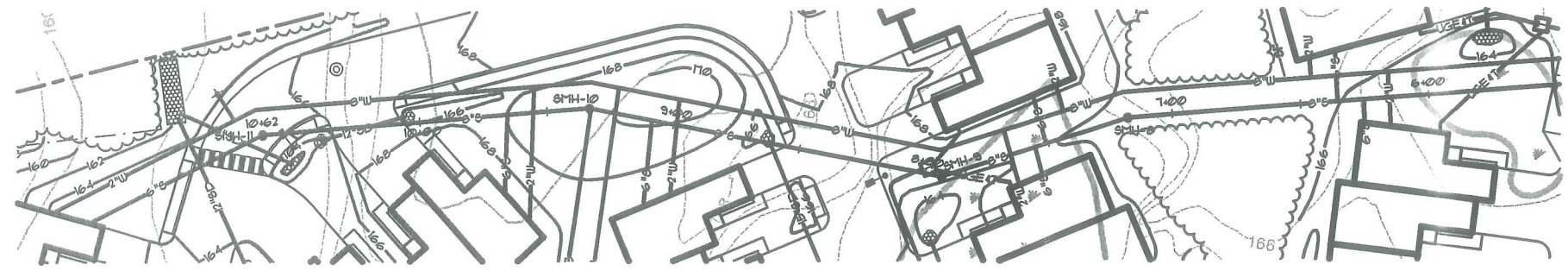
PLAN AND PROFILE: ON-SITE SEWER
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: 84180P2

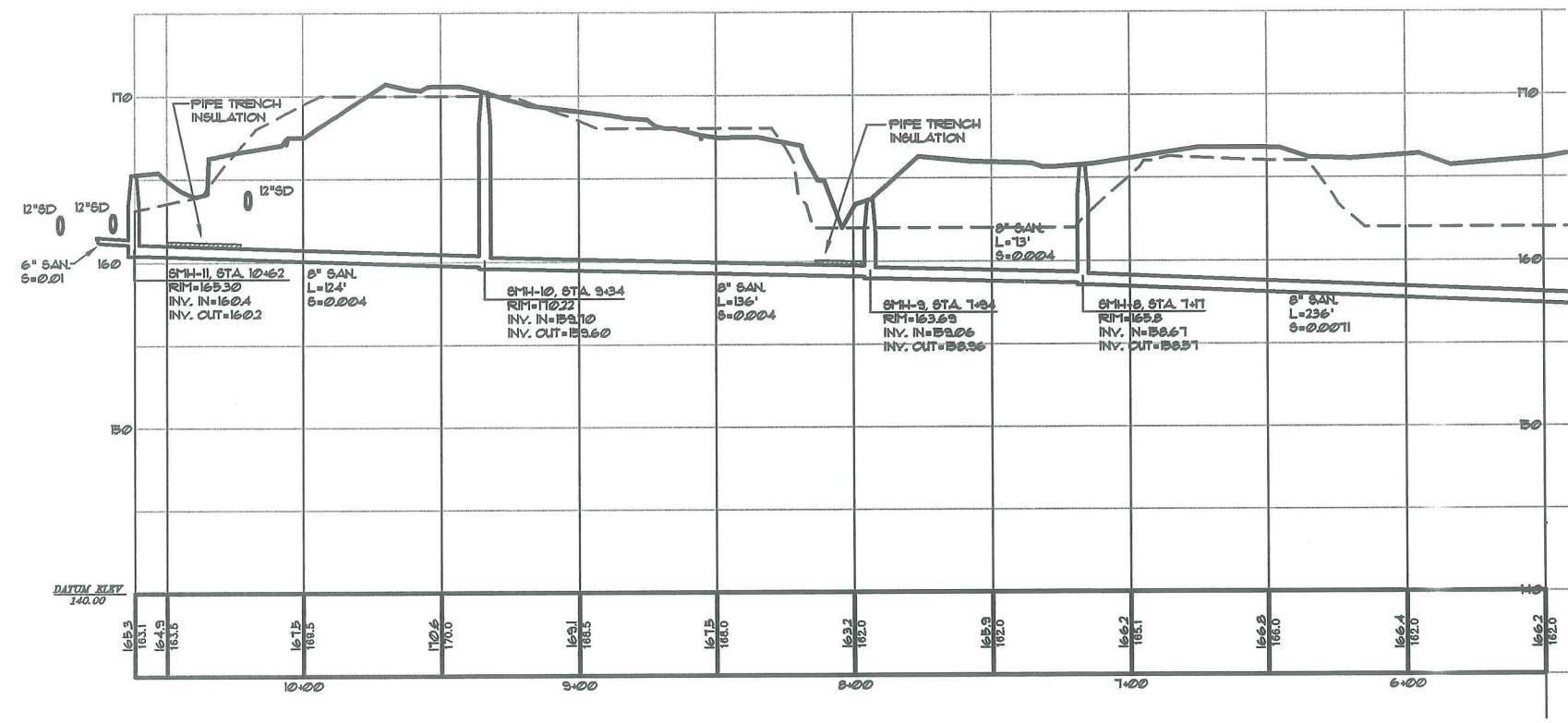
Sebago Technics
 Engineering & Planning for the Future
 One Chobot Street
 Westbrook, Me 04095-1339
 Tel (207) 856-0277

SHEET 13 OF 18

15m



PLAN: ON-SITE SEWER (STA. 5+50 TO STA. 10+62)
 SCALE: 1"=30' HORIZ
 1"=5' VERT.



PROFILE: ON-SITE SEWER (STA. 5+50 TO STA. 10+62)
 SCALE: 1"=30' HORIZ
 1"=5' VERT.

B	LRB	4-24-01	SUBMITTED FOR CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

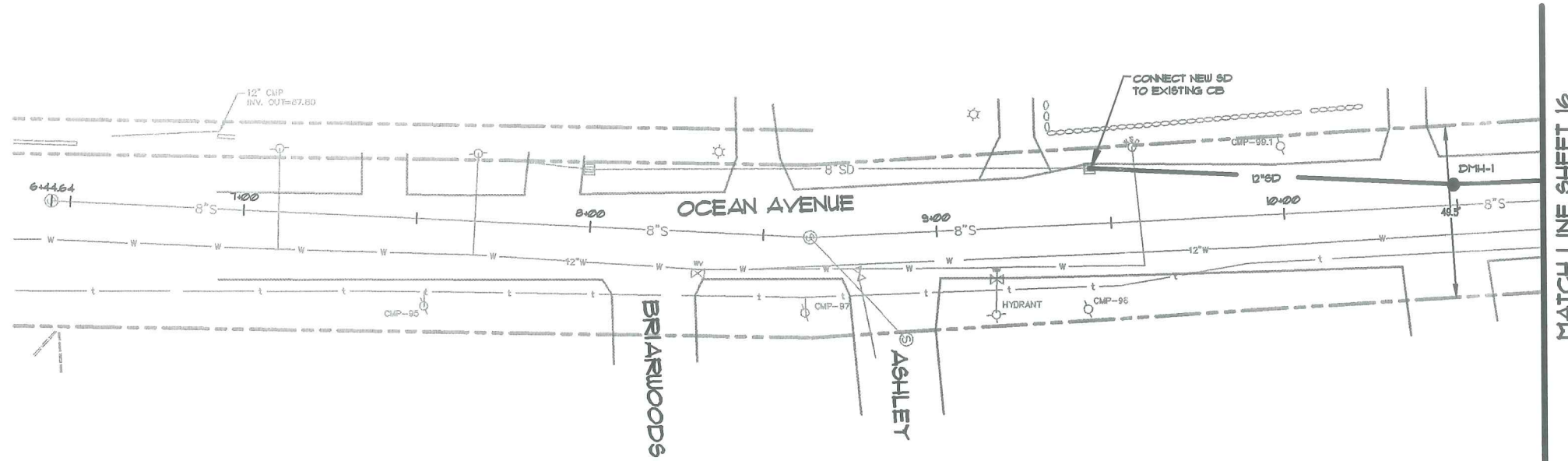
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PLAN AND PROFILE: ON-SITE SEWER
 OF: (STA. 5+50 TO STA. 10+62)
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

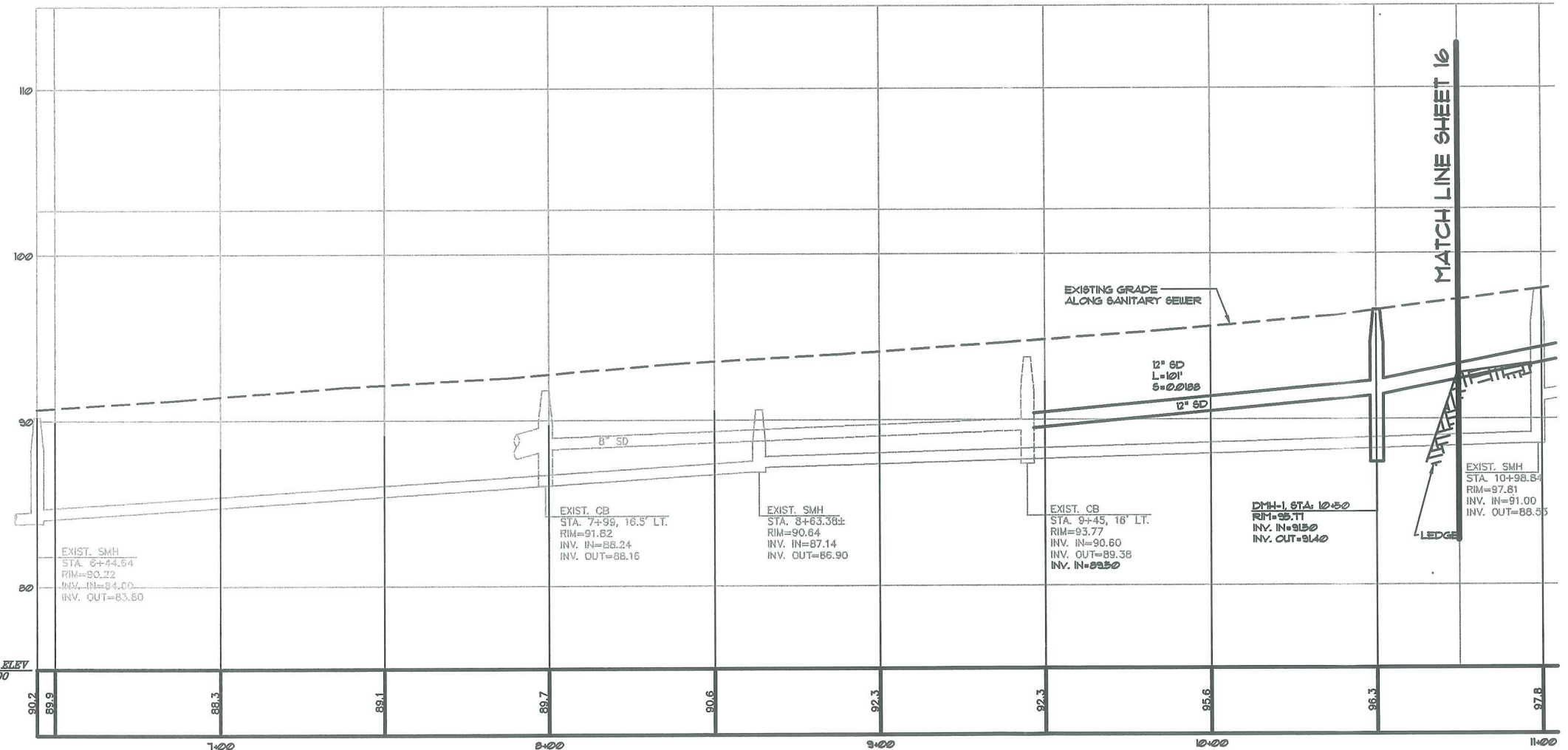
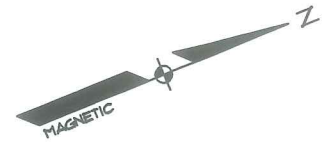


DESIGN BY:	JDA
DRAWN BY:	MAL
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	AS SHOWN
FIELD BK:	54
PROJ. NO:	84180
DRAWING:	84180P2

15n



PLAN: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 9+40± TO STA. 10+75)
SCALE: 1"=20'



PROFILE: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 9+40± TO STA. 10+75)
SCALE: 1"=20' HORIZ.
1"=4' VERT.

- NOTES:**
- FIELD CHECK EXISTING SANITARY MH AT STATION 10+46± BEFORE CONSTRUCTION TO DETERMINE ELEVATION, SIZE AND LOCATION OF ALL EXISTING PIPE CONNECTIONS. CONTACT ENGINEER FOR DIRECTION BEFORE PROCEEDING IF CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
 - RIGHT-OF-WAY LINES, DRIVES, AND EXISTING UNDERGROUND UTILITIES FROM STATION 7+00± TO 12+00± OBTAINED FROM CITY OF PORTLAND PRELIMINARY PLANS OCEAN AVENUE PHASE III RECONSTRUCTION, JULY 2000.
 - RIGHT-OF-WAY LINES FROM STA. 12+00± TO 15+00± OBTAINED FROM CITY OF PORTLAND PLANS, OCEAN AVE, SANITARY SEWER, SHEET 3 OF 8, AS-BUILT, 7-15-11.
 - EXISTING CONDITIONS SURVEY BY SEBAGO TECHNICS, INC., JANUARY 2000.
 - ALL MANHOLE ELEVATIONS SHALL MATCH EXISTING PAVEMENT GRADE.

A	LRB	4-24-01	SUBMITTED FOR CITY REVIEW
REV:	BY:	DATE:	STATUS:

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OCEAN AVE STORM DRAIN AND SANITARY SEWER EXTENSION
OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

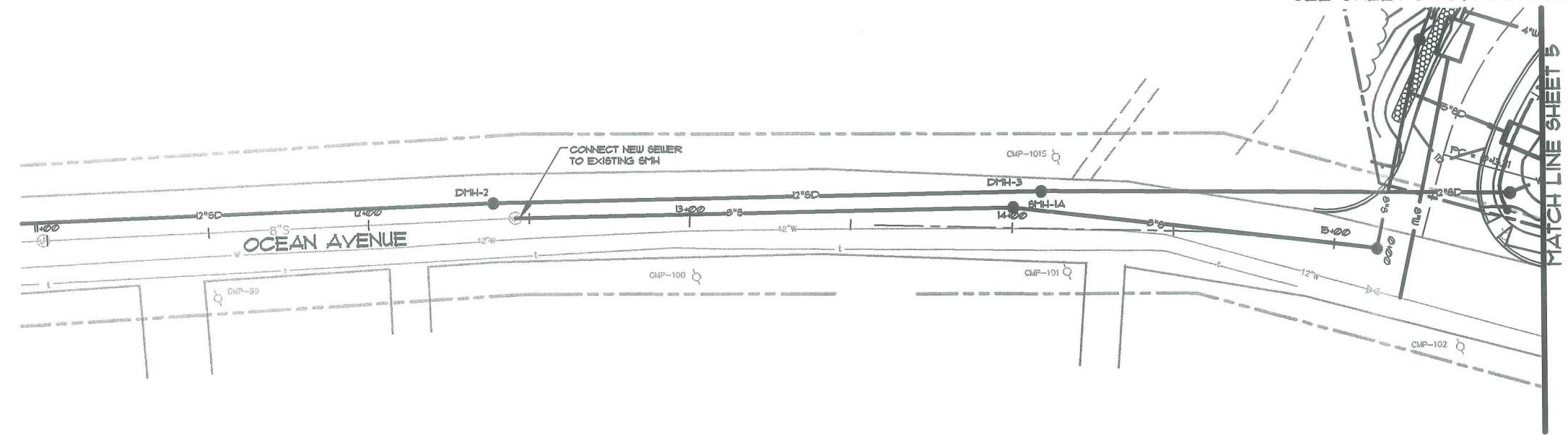
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DRAWN BY: KAP
CHECKED BY: LRB
DATE: 4-3-01
SCALE: AS SHOWN
FIELD BK: 54
PROJ. NO: 84180
DRAWING: 84180P3

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04090-1339
Tel (207) 856-0277

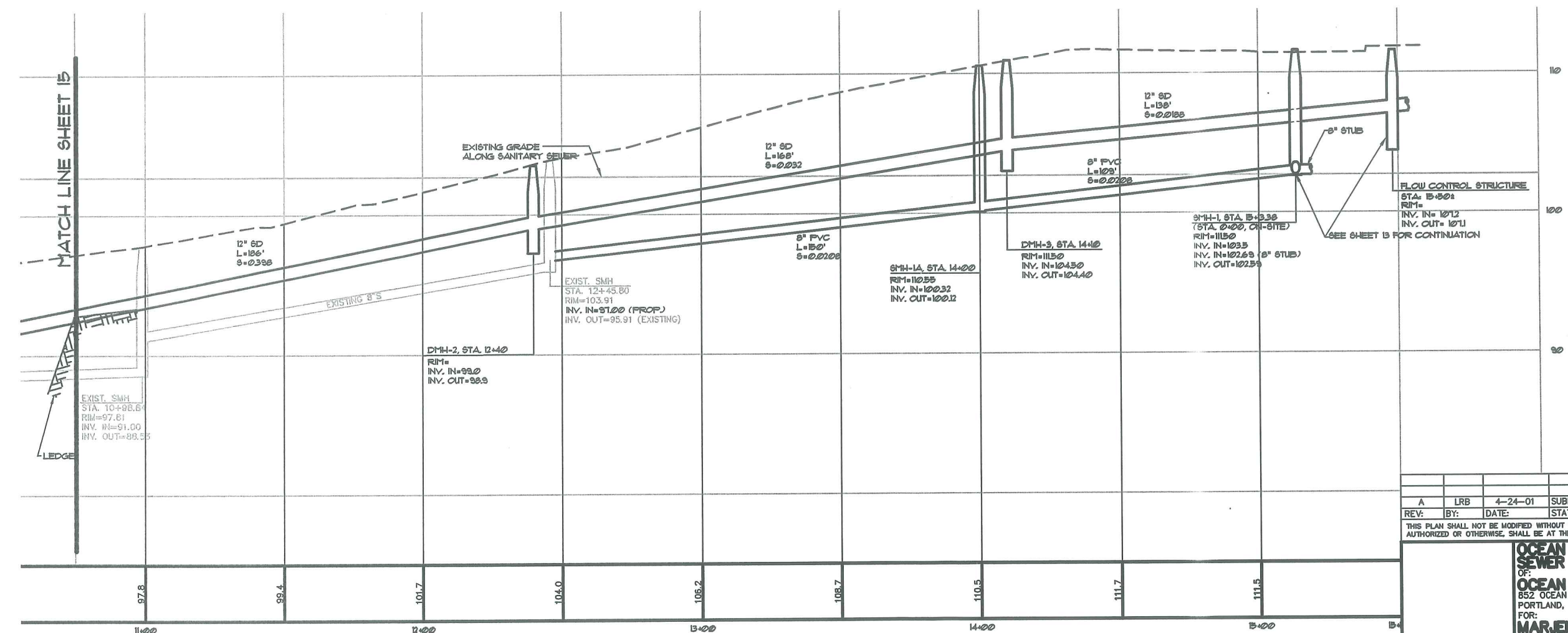
SHEET 15 OF 18

150

SEE SHEET 5 FOR CONTINUATION



PLAN: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 10+75 TO STA. 15+20±)
SCALE: 1"=20'



PROFILE: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 10+75 TO STA. 15+20±)
SCALE: 1"=20' HORIZ.
1"=4' VERT.

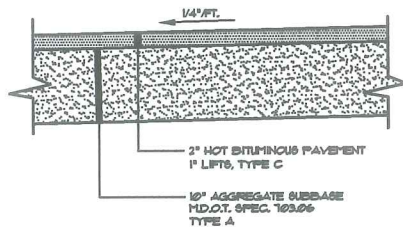
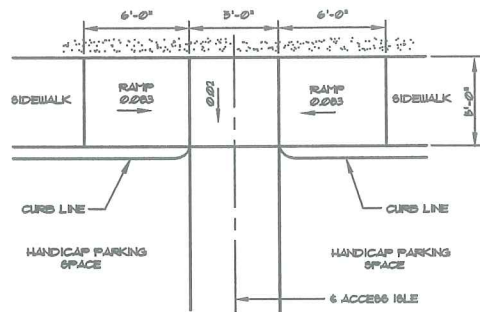
REV:	BY:	DATE:	STATUS:
A	LRB	4-24-01	SUBMITTED FOR CITY REVIEW

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OCEAN AVE. STORM DRAIN AND SANITARY SEWER EXTENSION
OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

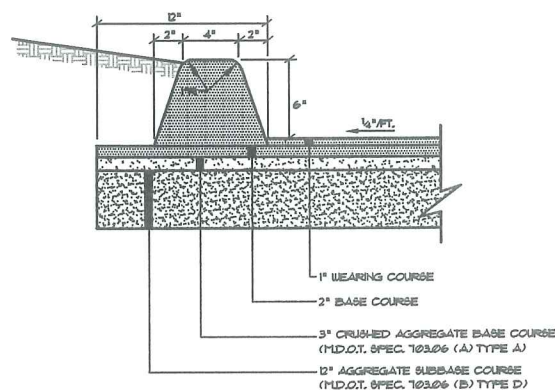
DESIGN BY: JDA
DRAWN BY: KAP
CHECKED BY: LRB
DATE: 4-3-01
SCALE: AS SHOWN
FIELD BK: 54
PROJ. NO: 84180
DRAWING: 84180P3
SHEET 16 OF 18

Sebago Technics
Engineering & Planning for the Future
One Chubot Street
Westbrook, Me 04098-1339
Tel (207) 858-0277

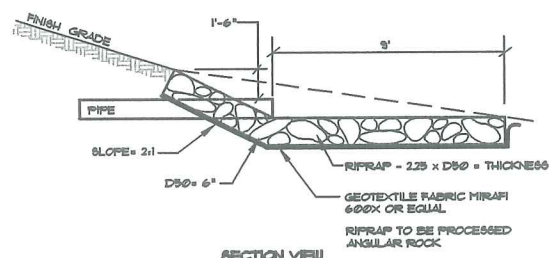
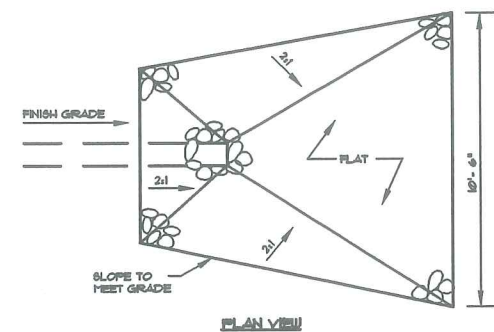


BITUMINOUS SIDEWALK
NOT TO SCALE

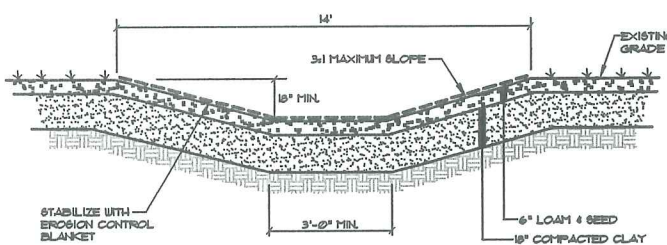
HANDICAP RAMP
NOT TO SCALE



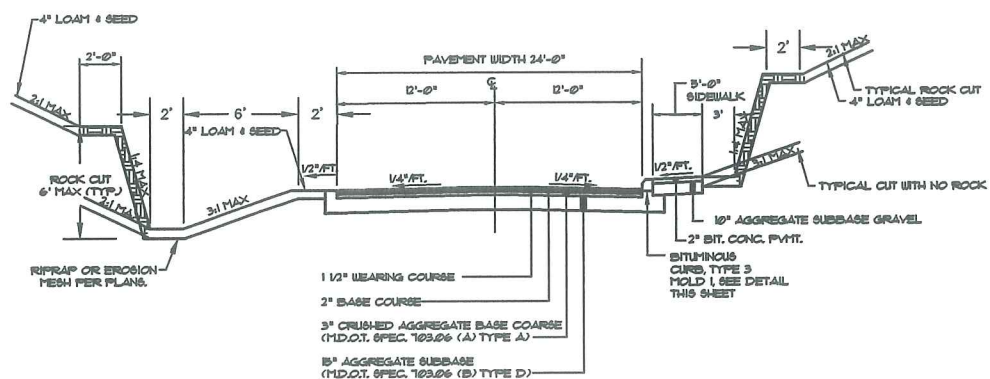
BITUMINOUS CURB SECTION
NOT TO SCALE



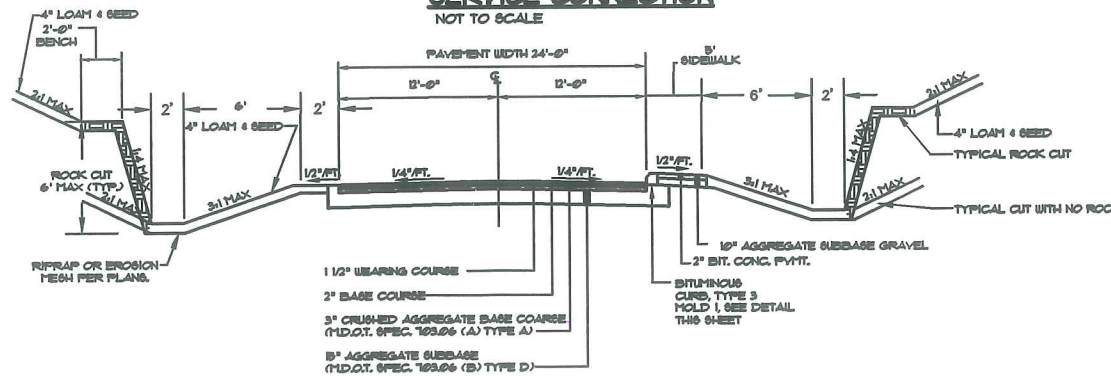
RIPRAP APRON
NOT TO SCALE



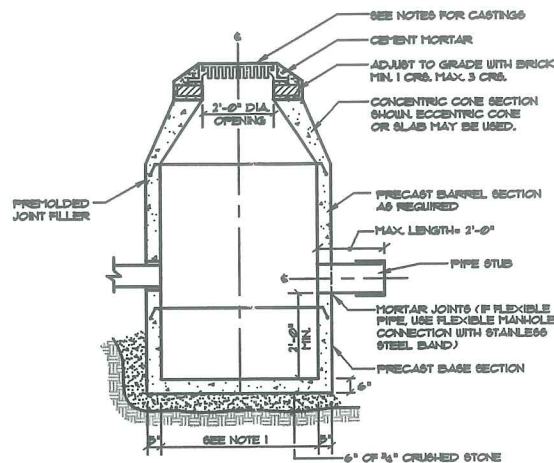
GRASSED SWALE
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE

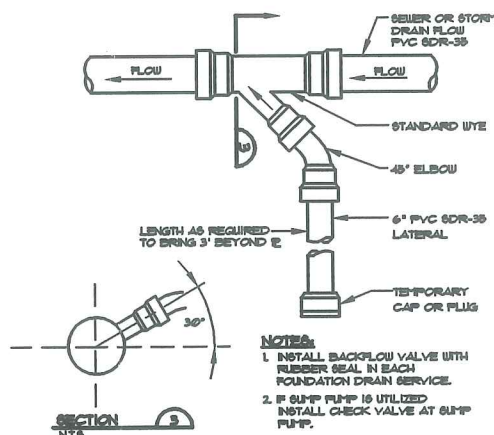


TYPICAL ROADWAY SECTION
NOT TO SCALE



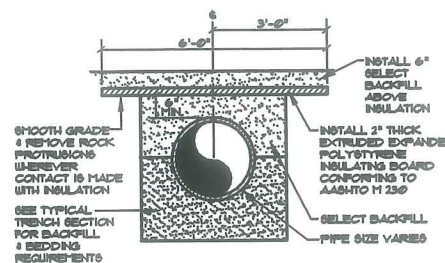
- NOTES:**
- 4'-0" ID. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER ID. PROVIDE SHOP DRAWINGS.
 - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADINGS.
 - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 - CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY 6A24S, TYPE H OR C OR APPROVED EQUAL.
 - DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY H24S6 OR APPROVED EQUAL. COVER SHALL BE HAIRED TRAM.

TYPICAL CATCH BASIN
NOT TO SCALE

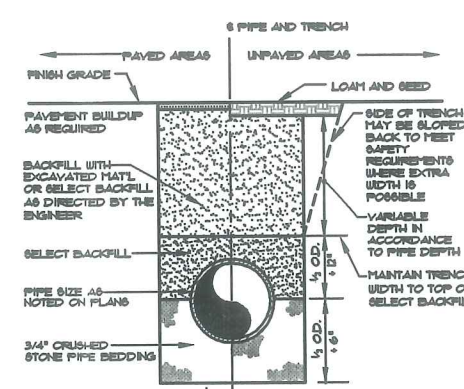


- NOTES:**
- INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
 - IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

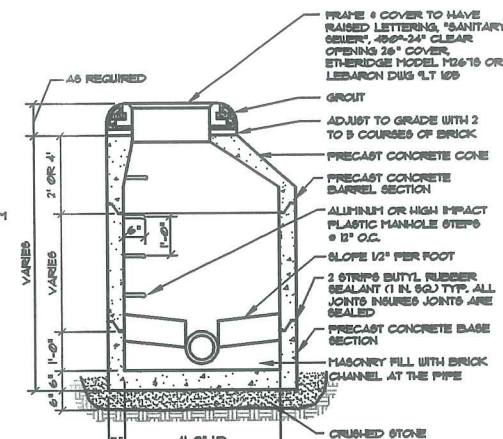
SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE



PIPE INSULATION DETAIL
NOT TO SCALE

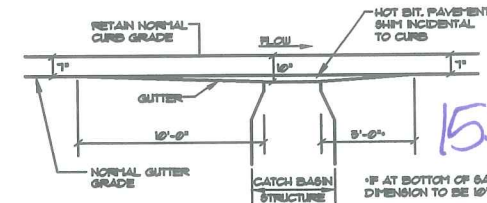


TYPICAL TRENCH SECTION
NOT TO SCALE

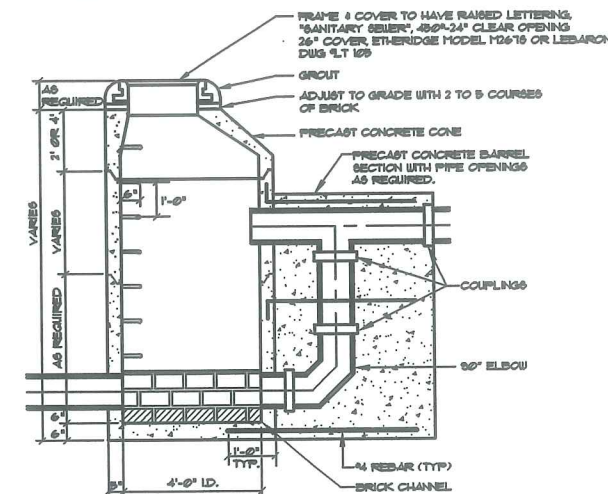


- NOTES:** PIPE CONNECTIONS SHALL BE WATER-TIGHT FLEXIBLE BOOT CONNECTIONS PROVIDES LEAK-PROOF CONNECTION

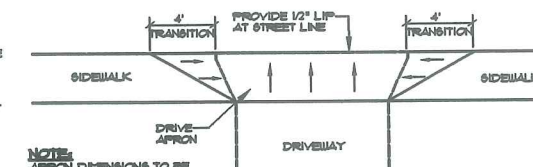
PRECAST MANHOLE
NOT TO SCALE



GUTTER GRADE TRANSITION AT CATCH BASIN
NOT TO SCALE

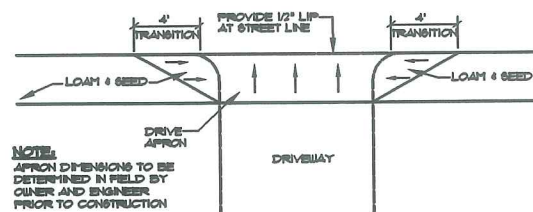


TYPICAL SANITARY DROP MANHOLE
NOT TO SCALE



- NOTE:** APRON DIMENSIONS TO BE DETERMINED IN FIELD BY OWNER AND ENGINEER PRIOR TO CONSTRUCTION

TYPICAL DRIVE APRON WITH SIDEWALKS
NOT TO SCALE



- NOTE:** APRON DIMENSIONS TO BE DETERMINED IN FIELD BY OWNER AND ENGINEER PRIOR TO CONSTRUCTION

TYPICAL DRIVE APRON WITHOUT SIDEWALKS
NOT TO SCALE

B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

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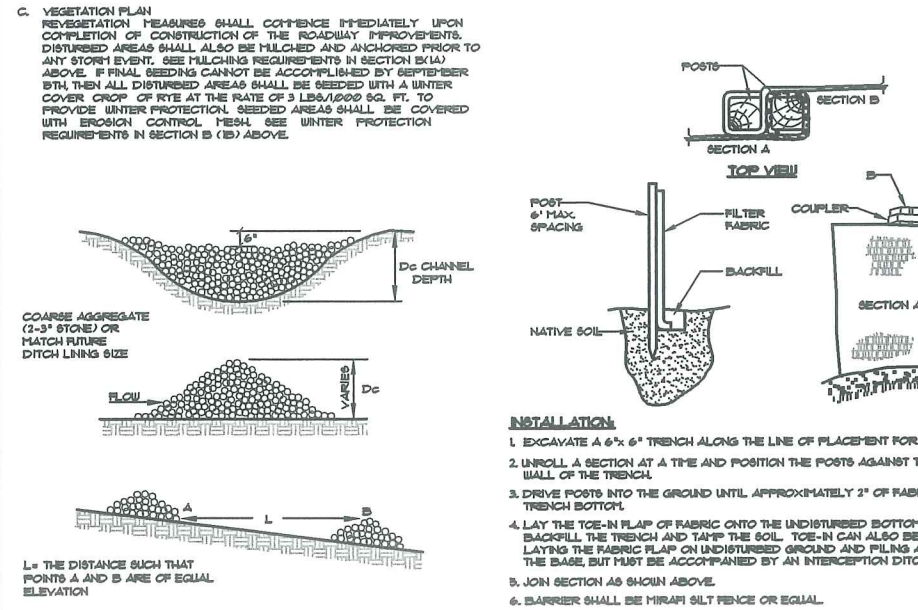
DETAILS OF:
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARJEM MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 858-0277

DESIGN BY:	JDA
DRAWN BY:	PLS
CHECKED BY:	LRB
DATE:	3-6-01
SCALE:	AS SHOWN
FIELD BK:	54
PROJ. NO.:	84180
DRAWING:	8418001
SHEET 17 OF 18	

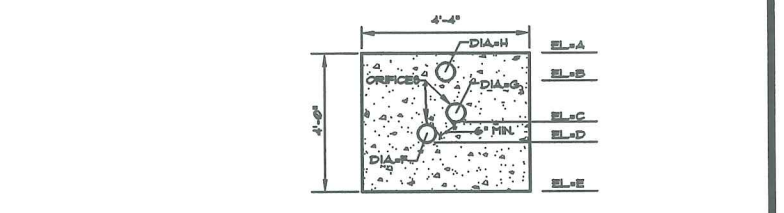
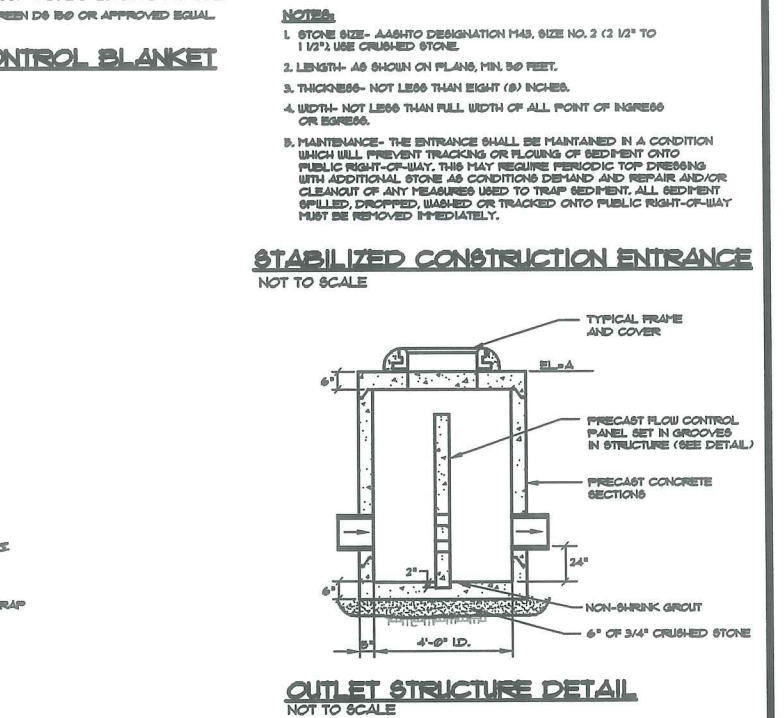
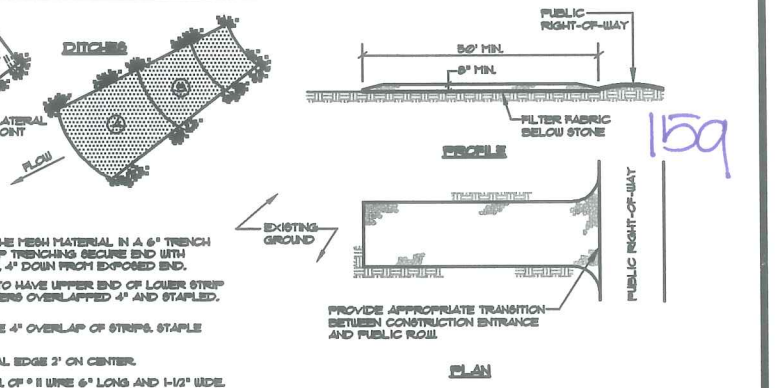
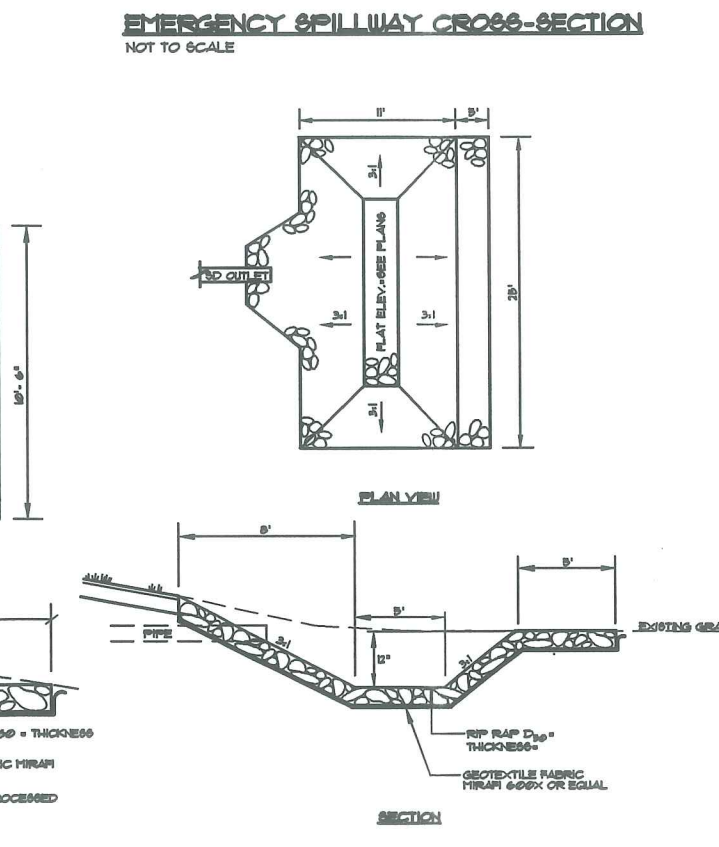
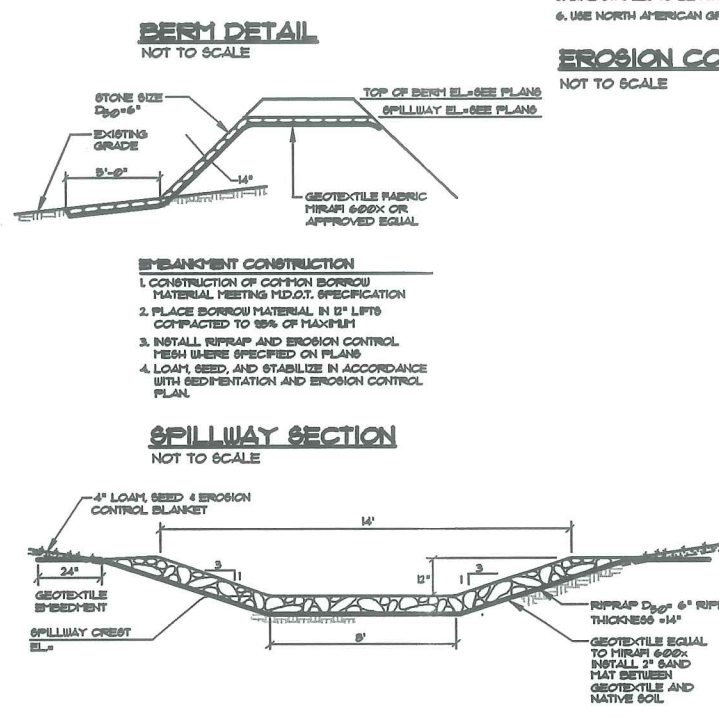
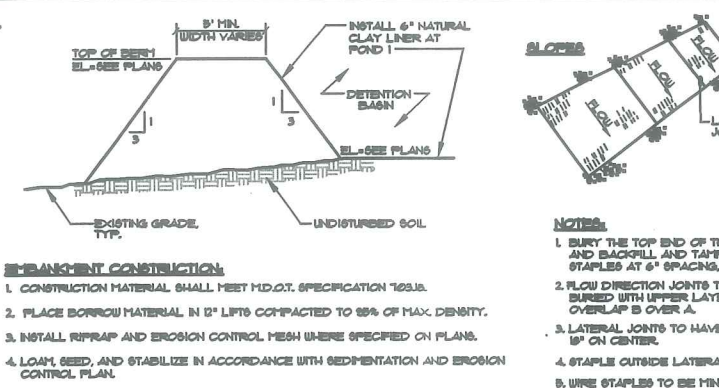
EROSION AND SEDIMENTATION CONTROL PLAN

- A. PRE-CONSTRUCTION PHASE**
 - 1. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-95% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.
 - 2. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH COUNTY ROAD AND THE EXTENSION OF RIVER WOODS DRIVE TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.
 - 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.
 - 4. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- B. CONSTRUCTION AND POST-CONSTRUCTION PHASE**
 - 1. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COVERED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL FESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST AND NOT ALLOW TO DRY. MULCH SHALL BE NETTED SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (IE, ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 8% AND ANY DISTURBED AREAS WITHIN 100' OF BETA LANS OR STREAMS.
 - 2. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 31ST OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1000 SQ. FT. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL FESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 8%, AND ANY DISTURBED AREAS WITHIN 100' OF BETA LANS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.
 - 3. DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL FESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.
 - 4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS/1000 SQ. FT. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT PRIOR TO STOCKPILING. TOPSOIL SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.
 - 5. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-95% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.
 - 6. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVE. ROADWAY AREAS SHALL BE PERIODICALLY SUPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.
 - 7. STONE CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85% TO 95% OF VIGOROUS PERENNIAL GROWTH.
 - 8. ALL AREAS SHALL BE SEED AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.
- C. VEGETATION PLAN**
 - 1. REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(4) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 31ST, THEN ALL DISTURBED AREAS SHALL BE SEED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1000 SQ. FT. TO PROVIDE WINTER PROTECTION. SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL FESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B (8) ABOVE.



CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DISCREPANCIES AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAY(S) DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CONNECTICUT AND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MADE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1981 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DISTURBANCE TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAUCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
- THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE CONTRACTOR RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER. ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBstantial COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN CONSTRUCTED BY HIS OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



CONTROL STRUCTURE SCHEDULE

DRAINAGE BASIN	ELEVATION (ft)								ORIFICE # (ft)	
	A	B	C	D	E	F	G	H		
I	112	109.6	109.6	107.2	107.2	10.0	12.0	6.3		
II	166.0	N/A	165.3	162.0	162.0	7.0	8.0	N/A		
III	162.0	161.0	160.0	158.0	158.0	8.0	10.0	4.5		
IV	84.0	82.5	81.0	80.0	80.0	6.0	6.5	4.5		

B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

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DETAILS OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR: **MARJEM MORTGAGE CORPORATION**
 P.O. BOX 2219
 NATICK, MA 01760

CLAPBOARD SIDING



RIGHT ELEVATION

ASPHALT SHINGLES



LEFT ELEVATION

ASPHALT SHINGLES



TERRACE ELEVATION
SCALE: 1/8" = 1'-0"

ASPHALT SHINGLES



ENTRY ELEVATION

Att. 14

Marjem Mortgage Corporation



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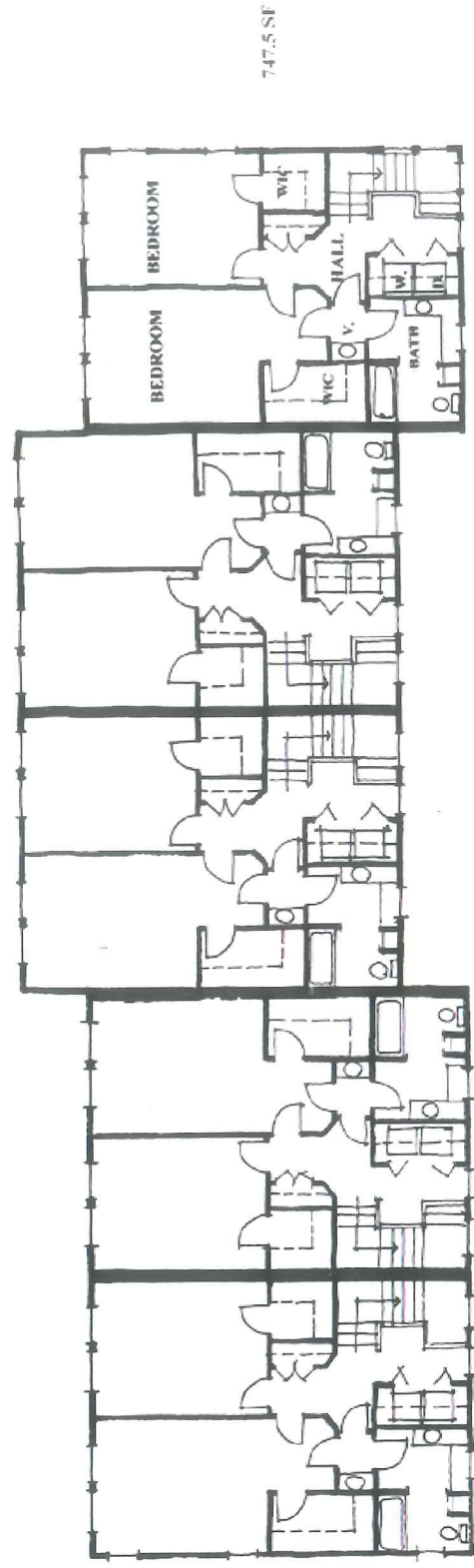
Natick, Massachusetts



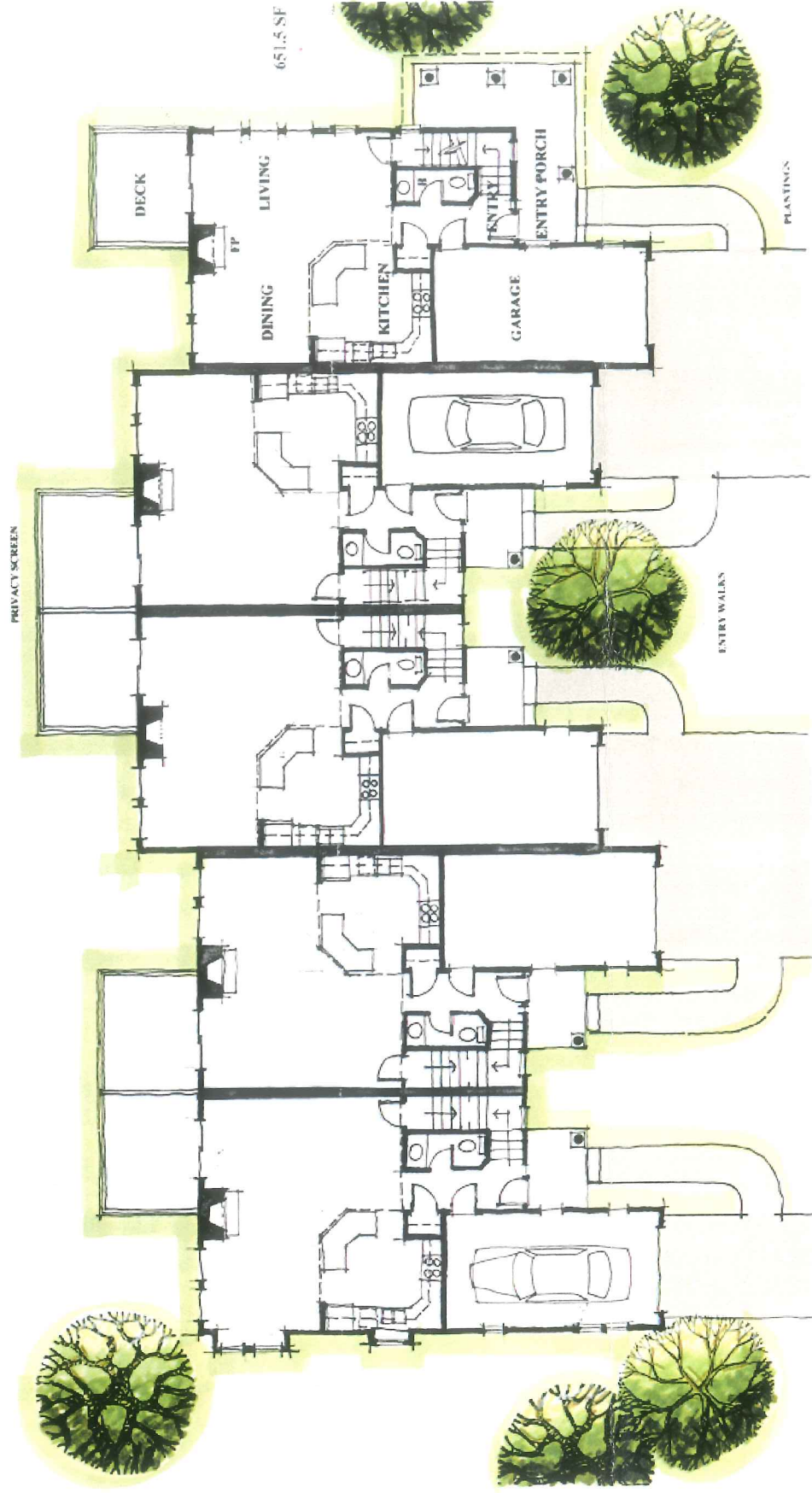
OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE

PORTLAND, MAINE

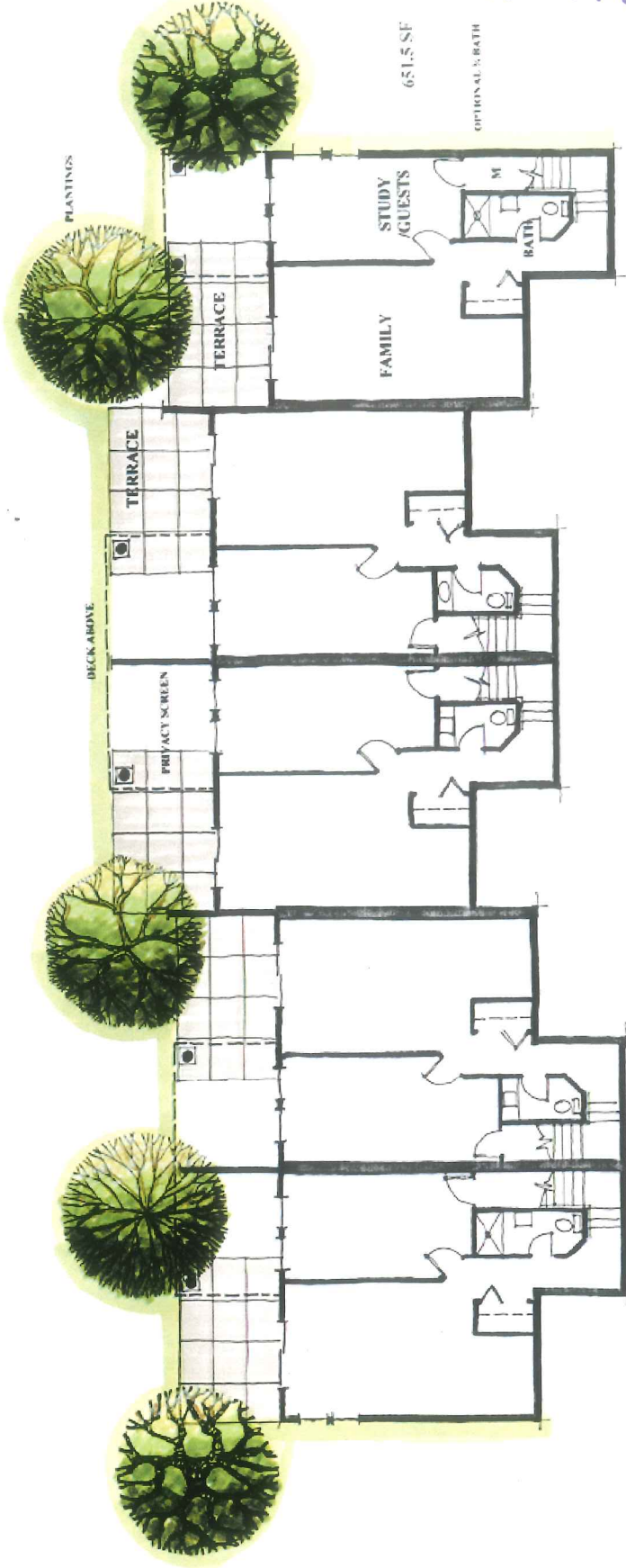


SECOND FLOOR PLAN



ENTRY LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



TERRACE LEVEL FLOOR PLAN

Att. 14a

Marjem Mortgage Corporation

Natick, Massachusetts



Sebago Technics
Engineering & Planning for the Future

OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE

PORTLAND, MAINE



GAWRON
ARCHITECTS

CLAPBOARD SIDING



RIGHT ELEVATION



LEFT ELEVATION

ASPHALT SHINGLES



TERRACE ELEVATION
SCALE: 1/8" = 1'-0"

ASPHALT SHINGLES



ENTRY ELEVATION

Marjem Mortgage Corporation

Natick, Massachusetts



Sebago Technics
Engineering & Planning for the Future

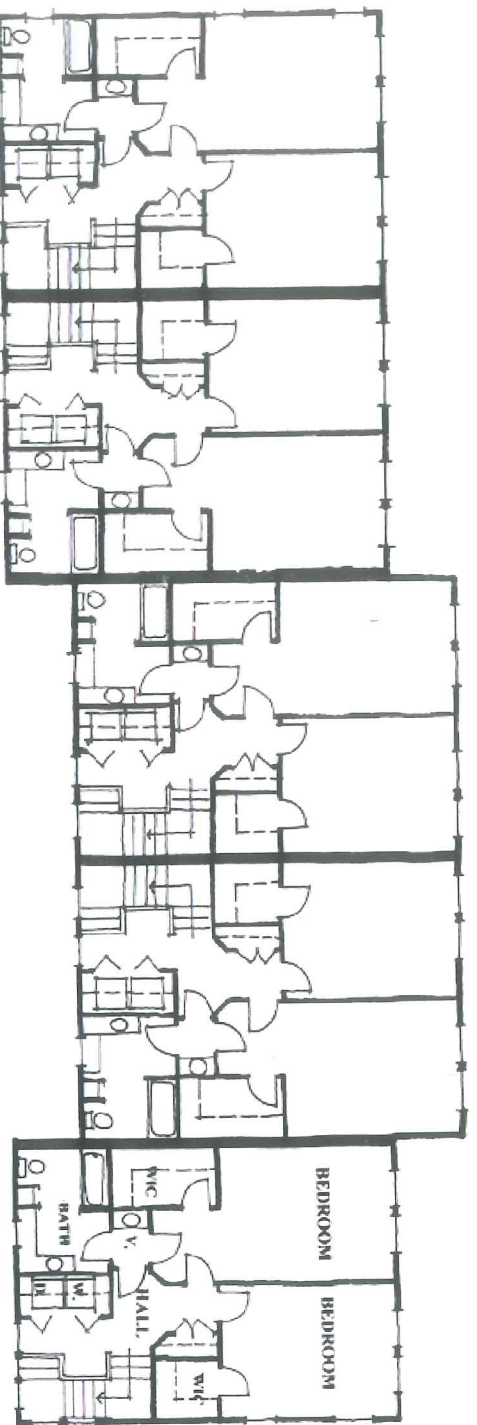


GAWRON
ARCHITECTS

OCEAN RIDGE CONDOMINIUMS

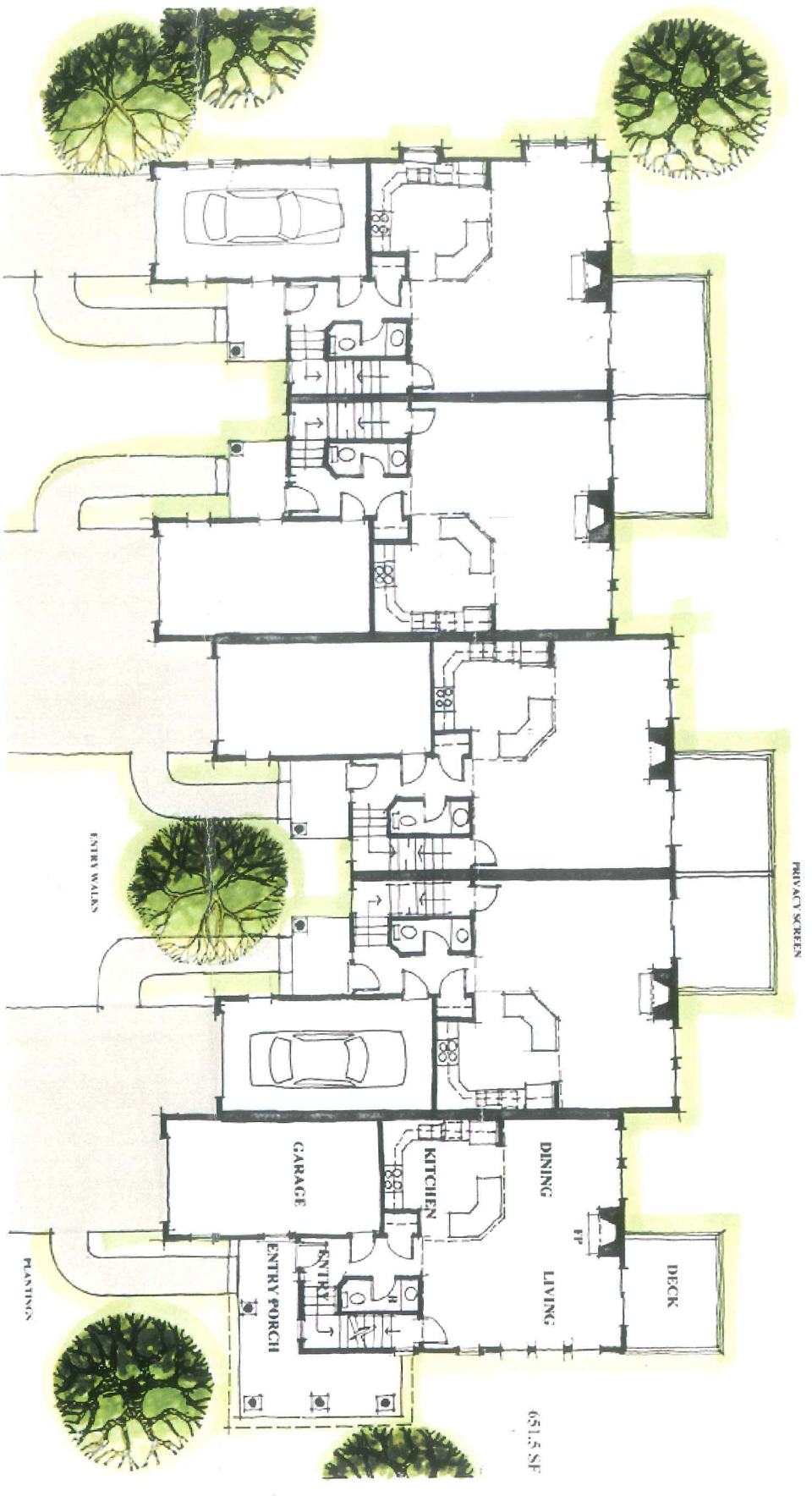
852 OCEAN AVENUE

PORTLAND, MAINE



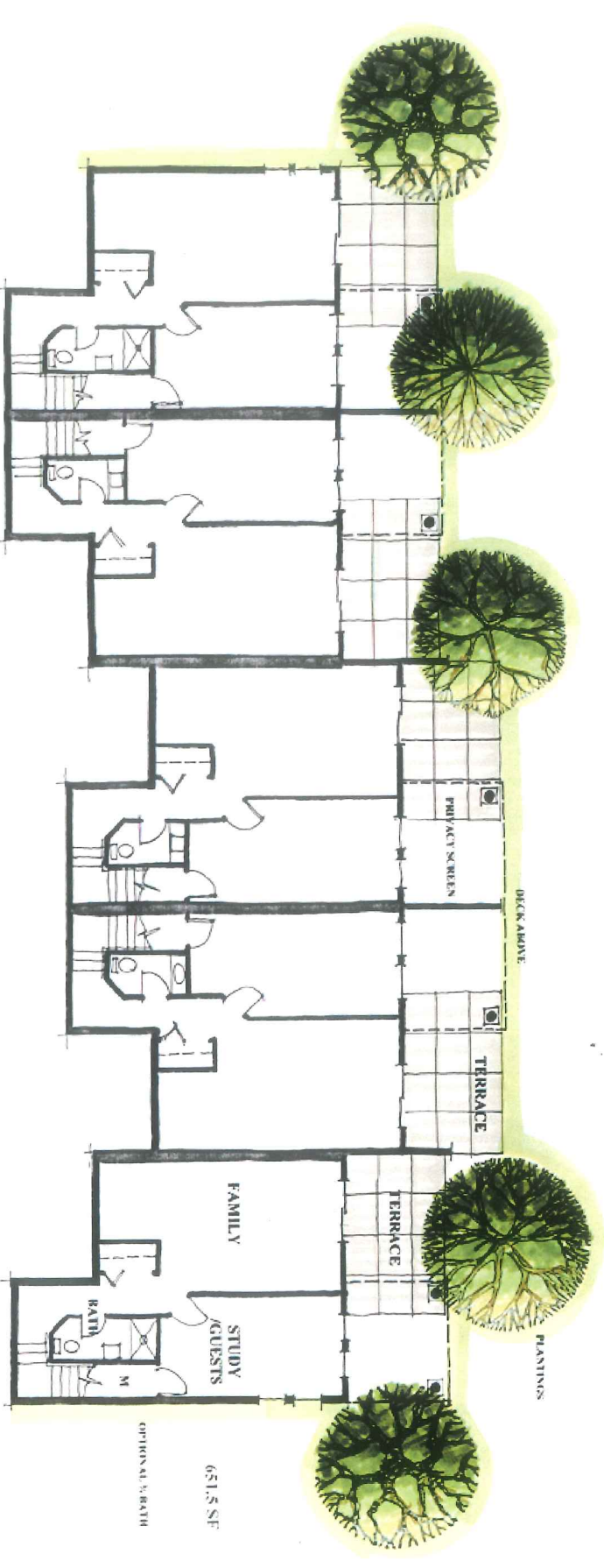
747.5 SF

SECOND FLOOR PLAN



651.5 SF

ENTRY LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



651.5 SF

OPTIONAL BATH

TERRACE LEVEL FLOOR PLAN

Marjem Mortgage Corporation

Natick, Massachusetts



Sebago Technics
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OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE

PORTLAND, MAINE

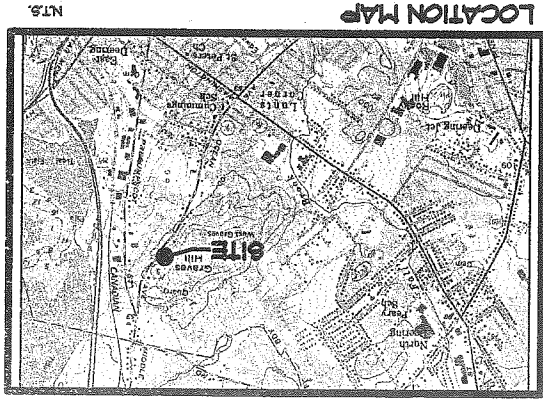


GAWRON ARCHITECTS

OCEAN RIDGE CONDOMINIUMS


A 46 UNIT CONDOMINIUM DEVELOPMENT

OCEAN AVENUE, PORTLAND, MAINE



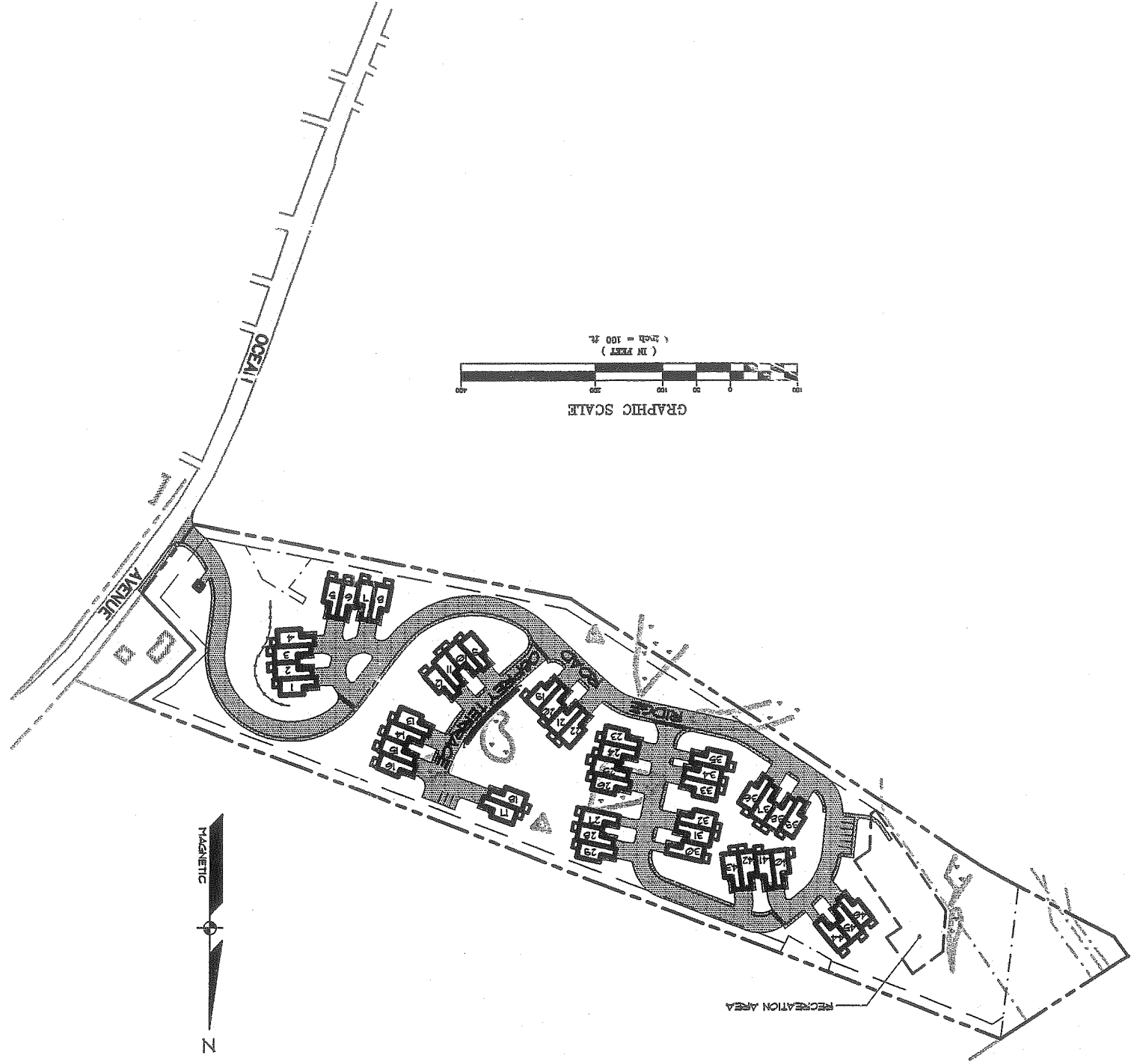
LOCATION MAP
NTS.

APPLICANT:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01660

PREPARED BY:

Sebago Technics
Engineering & Planning for the Future
 ONE CHABOT STREET
 WESTBROOK, ME 04098-1339
 TEL (207) 856-0277

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LEGEND (TYPICAL ALL SHEETS)

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTRALINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	C/L / L/I	---
---	BUILDINGS	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	EDGE WATER	---
---	TREELINE	---
---	TEST PIT	---
---	MONITORING WELL	---
---	BORING	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	UNDERGROUND ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	POTABLE WELL	---
---	F-1 HOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	BARE WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RAILROAD	---
---	SOILS BOUNDARY	---
---	MATCH LINE	---
---	ZONE LINE	---
---	BENCHMARK	---
---	SURVEY CONTROL	---
---	REPAIR	---

SHEET 1 OF 1
 DRAWING: 8418052
 PROJ. NO.: 84180
 FIELD BK.: 54
 SCALE: 1"=50'
 DATE: 3-6-01
 CHECKED BY: LRB
 DRAWN BY: MAL
 DESIGN BY: JVA

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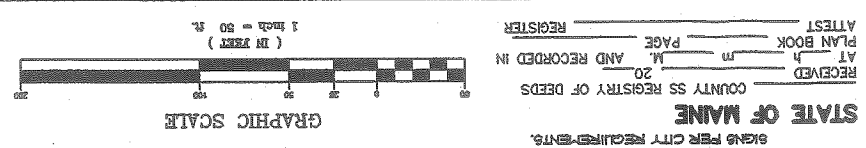
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 FOR RECORD OWNER:
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 852 OCEAN AVENUE
 P.O. BOX 2219
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MARLEN MORTGAGE CORPORATION

SUBDIVISION PLAN - PHASE I

REV.	BY:	DATE:	STATUS:
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
C	LRB	6-04-01	REVISED PER CITY COMMENTS
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
E	LRB	8-8-01	PHASE I CONSTRUCTION

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GENERAL NOTES (CONT)

23. ALL EXISTING VEGETATION SHALL BE PRESERVED IN AREAS SHOWN ON THIS SITE PLAN OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DUMP-LINE OF INDIVIDUAL GROUPS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. PRESERVATION SHALL NOT TAKE PLACE WITHIN THE DUMP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DUMP-LINE OF TREES TO BE PRESERVED.

22. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MANUAL OF BEST MANAGEMENT PRACTICES" PUBLISHED BY THE PORTLAND AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

24. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADE.

25. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES.

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 B. MONUMENTATION WAS NOT SET AT THE LOCATIONS ON THIS PLAN.
 C. DEED DESCRIPTIONS WERE NOT PREPARED AT THIS TIME.

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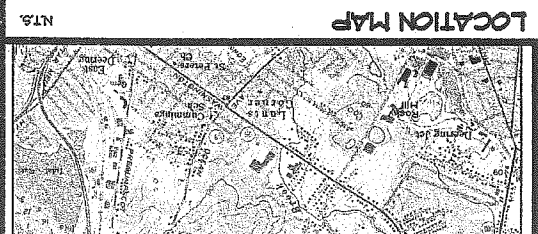
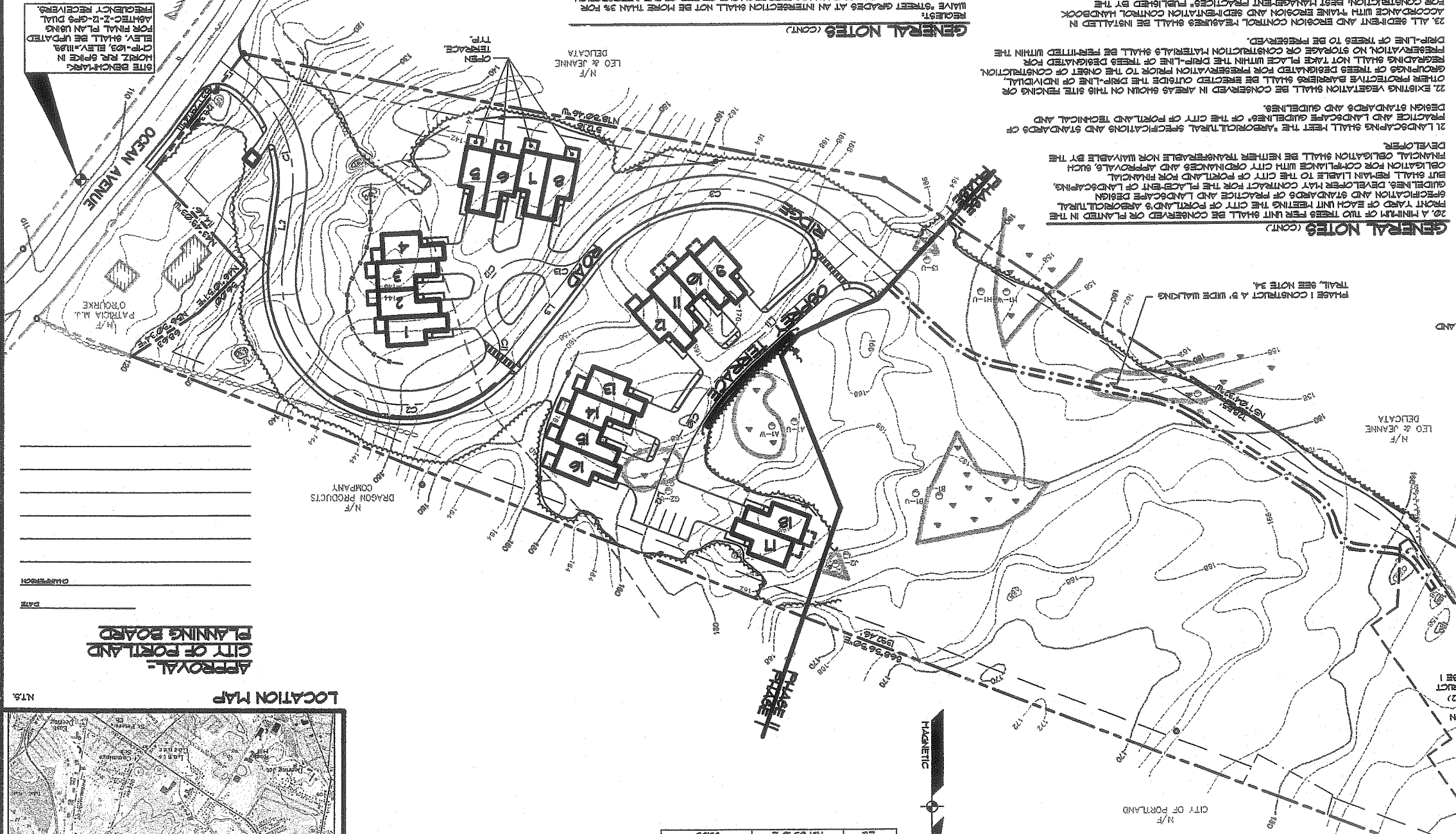
29. THE FOLLOWING IS A LIST OF WAIVERS BEING REQUESTED FOR THIS PROJECT AND THE SPECIFIC ACTIONS TAKEN ON EACH REQUEST:
 REQUEST:
 1. TO ALLOW MAXIMUM 10% GRADE.
 2. TO MAINTAIN GRADE FOR THE CENTERLINE OF ALL STREETS SHALL NOT BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

30. SOLID WASTE REMOVAL SHALL BE CURB SIDE PICK-UP BY PRIVATE CONTRACTOR.
 31. ALL LOTS SHOULD BE PROVIDED WITH AN APPROVED SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH M.P.A. 24.
 32. ENGINEERING DESIGNS FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONTAINED IN PLANS TITLED "OCEAN RIDGE CONDOMINIUMS," SHEETS 1 THROUGH 18, DATED 3-6-01, REVISED 7-10-01 AND 8-8-01.
 33. PRIOR TO CONSTRUCTION, A PRE CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER, REVIEWING PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE WORK. AT THAT TIME, THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE CONSTRUCTION MEETING.

34. LOCATE WALKING TRAIL AT APPROXIMATE CENTERLINE OF PROPOSED ROAD AND WALKWAY TO REGAIN AREA. ADJUST LOCATION AS REQUIRED TO COMPLETE EXISTING TOPOGRAPHY AND TREES, WITHIN TRAIL LIMITS, CUT EXISTING VEGETATION AT GROUND LEVEL AND PLACE 4" LAYER OF WOOD CHIPS.
 35. PARKING IS TO BE LIMITED TO ONE SIDE OF THE STREET ONLY, ON RIDGE ROAD AND CORNER SIDE PER CITY REGULATIONS.
 36. PER CITY REGULATIONS.

GENERAL NOTES

1. PLAN REFERENCES:
 A. PLAN OF PROPERTY, 857 OCEAN AVENUE, PORTLAND, MAINE, FOR ERBERT M. AND ABEL A. PALMER WHITE-CORE COVER, RAYMOND H. MAINE, BY ROBERT P. THOMPSON, INC., DATED FEBRUARY 3, 1993, AND RECORDED IN THE CORP. IN PLAN BOOK 86, PAGE 71.
 2. TAX ASSESSOR'S REFERENCE: PLAN 416-A-3, 840-846 OCEAN AVENUE.
 3. BEARINGS ARE BASED ON MAGNETIC NORTH.
 4. ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL AS SHOWN BY SITE BENCHMARK.
 5. TOTAL LOT AREA: 10.08 ACRES.
 6. ZONING DISTRICT: R-2.
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 A. 193-FT. WIDE CENTRAL MAINE POWER CO. EASEMENT.
 9. SPACE AND BULK CRITERIA (FRPD).
 10. NET LAND AREA CALCULATIONS:
 43,905 SF.
 11. MIN. LOT AREA PER DWELLING UNIT (DLU): 6,500 SF. OF NET LAND AREA.
 12. MAX. LOT COVERAGE: 25% OF LOT AREA.
 13. MAX. BUILDING HEIGHT: 35 FT.
 14. MAX. LENGTH OF BUILDING: 140 FT.
 15. MAX. NO. OF UNITS IN A BUILDING: 8 UNITS.
 16. MAX. NO. OF DWELLING UNITS PROPOSED: 46.
 17. MIN. DISTANCE BETWEEN DETACHED BUILDINGS: 16 FT.
 18. MIN. BLDG. SETBACK FROM EXTERNAL SUB. E: LESS THAN 4 UNITS PER BUILDING: 25 FT.
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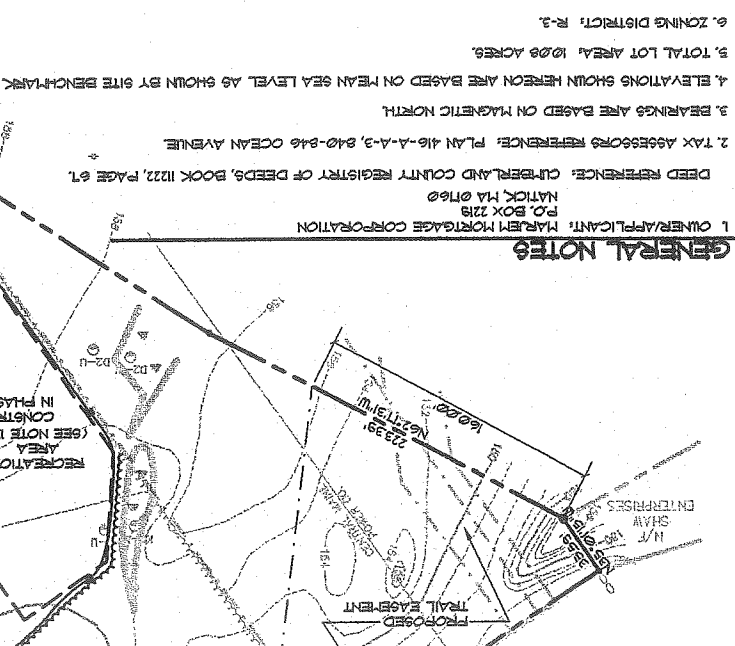
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L6	N21°03'07"E	54.32'	146.95'	212.50'
C10	D107'	25.00'	104.55'	118.84'

GENERAL NOTES

1. MIN. LOT AREA PER DWELLING UNIT (DLU): 6,500 SF. OF NET LAND AREA.
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 P.O. BOX 2219
 NATICK, MA 01760
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 Tel (207) 656-0277

DESIGN BY: JDA
 DRAWN BY: MLL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: 1"=50'
 FIELD BK: 34
 DRAWING NO: 84180
 DRAINING: 84180B
 SHEET 2 OF 18

OCEAN RIDGE CONDOMINIUMS
 882 OCEAN AVENUE
 PORTLAND, MAINE
 FOR RECORD OWNER:
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 P.O. BOX 2219
 NANTICK, MA 01760

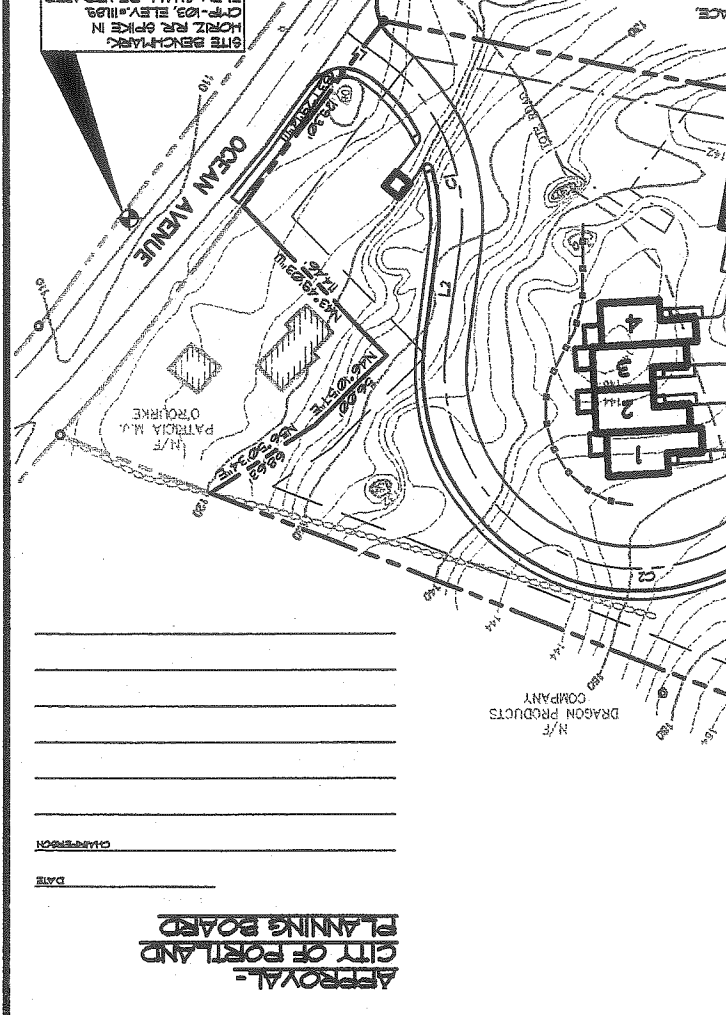
SUBDIVISION PLAN

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A	3-7-01	LRB	SUBMIT FOR SITE PLAN REVIEW

REV.	DATE	BY:	STATUS:
E	8-8-01	LRB	PHASE I CONSTRUCTION
D	7-10-01	LRB	REVISED PER ADDITIONAL CITY COMMENTS
C	6-04-01	LRB	REVISED PER CITY COMMENTS
B	4-24-01	LRB	SUBMIT REVISED PLANS PER CITY REVIEW
A	3-7-01	LRB	SUBMIT FOR SITE PLAN REVIEW

616 BENCHMARK
 CORNER OF 616 AND 100
 HORIZ. REF. SPIKE IN
 CMP. 023 ELEV. 118.93
 ELEV. SHALL BE UP-DATED
 FOR FINAL PLAN USING
 LASER 2-8-99 DIAL

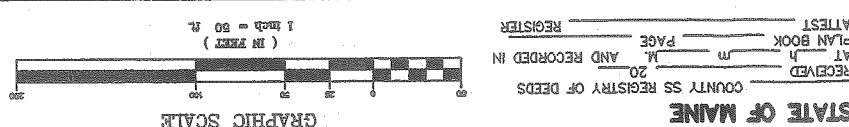


APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE: _____

CHAMBERLAIN: _____

CONTRACT	AREA	BEARING	ACRES
L1	552' 22.46" E	110.00'	33.36
L2	508' 04.01" W	110.00'	33.36
L3	138' 05.05" E	110.00'	33.36
L4	541' 17.91" E	110.00'	33.36
L5	517' 27.43" E	110.00'	33.36
L6	506' 07.21" W	110.00'	33.36
L7	506' 07.21" W	110.00'	33.36
L8	501' 05.20" W	110.00'	33.36
L9	166' 56.30" W	110.00'	33.36
L10	112' 29.77" E	110.00'	33.36
L11	446' 47.11" W	110.00'	33.36
L12	211' 03.03" E	110.00'	33.36



GENERAL NOTES (CONT.)

23. 50' WASTE REMOVAL SHALL BE CURB SIDE PICK-UP BY PRIVATE CONTRACTOR.
 21. ALL UTILS SHOULD BE PROVIDED WITH AN APPROVED SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH 49D.
 22. ENGINEERING DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONTAINED IN PLANS THIS "OCEAN RIDGE CONDOMINIUMS" SHEETS 1 THROUGH 18, DATED 3-6-01, REVISED 1-10-01 AND 8-8-01.

BEFORE TO CONSTRUCTION, A FREE CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT WITH THE CONTRACTOR, DEVELOPER, REVIEW COMMITTEE, PUBLIC WORKS REPRESENTATIVES AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE WORK AT THAT TIME. THE SCHEDULES CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTYING CITY REPRESENTATIVE FOR THE FREE CONSTRUCTION MEETING.
 34. LOCATE WALKING TRAIL AT APPROXIMATE CENTERLINE OF PROPOSED ROAD AND WALKWAY TO RECREATION AREA. ADJUST LOCATION AS REQUIRED TO CONFIDENT EXISTING TOPOGRAPHY AND TREES. WITHIN TRAIL LIMITS, CUT EXISTING VEGETATION AT GROUND LEVEL AND PLACE 4" LAYER OF WOOD CHIPS.
 35. PARKING IS TO BE LIMITED TO ONE SIDE OF THE STREET ONLY ON RIDGE ROAD AND OTHER TERRACE PARKING SHALL BE ON THE LEFT SIDE OF THE DEVELOPER WILL INSTALL "NO PARKING" SIGNS PER CITY REQUIREMENTS.

GENERAL NOTES

22. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. TREES OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. PRESERVATION SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
 23. ALL EXISTENT AND EXISTING CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE REGIONAL AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES. FURNISHED BY THE ENGINEER AND MAINE DEPARTMENT OF CONSERVATION AND RECREATION. A COPY OF THIS DOCUMENT SHALL BE PROVIDED TO THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
 24. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
 25. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
 26. THE DRAINAGE EASMENTS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE CONDOMINIUM DEEDS. EACH DRAINAGE EASMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR OR CLEANING OF DITCHES, CHANNELS AND/OR PIPES ASSOCIATED WITH DRAINAGE DRAINAGE COLLECTOR DEPICTED ON THIS PLAN.
 27. THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSING FOR LAND SURVEYORS, CATEGORY 1, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
 A. THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THIS PLAN.
 B. MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
 C. DEED DESCRIPTIONS WERE NOT REFERRED AT THIS TIME.
 28. OCEAN RIDGE CONDOMINIUMS IS A PRIVATE DEVELOPMENT. LIGHTING, TRASH REMOVAL, EQUIPMENT AND STREET MAINTENANCE WILL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
 29. THE FOLLOWING IS A LIST OF WAIVERS BEING REQUESTED FOR THIS PROJECT AND THE SPECIFIC ACTIONS TAKEN ON EACH REQUEST:
 REQUEST: TO ALLOW MAXIMUM 12% GRADE
 ACTION: WAIVER THE MAXIMUM GRADE FOR THE CENTERLINE OF ALL STREETS SHALL NOT EXCEED 12% GRADE.



GENERAL NOTES

1. OWNER/APPLICANT: MARJEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NANTICK, MA 01760

DEED REFERENCE: CLIBBERLAND COUNTY REGISTRY OF DEEDS, BOOK 1022, PAGE 67

2. TAX ASSESSORS REFERENCE: PLAN 418-A-1-A-3, 840-846 OCEAN AVENUE BEARINGS ARE SHOWN ON MAGNETIC NORTH

3. BEARINGS ARE SHOWN HEREON ARE BASED ON MEAN SEA LEVEL AS SHOWN BY SITE BENCHMARK

4. ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL AS SHOWN BY SITE BENCHMARK

5. TOTAL LOT AREA: 10.00 ACRES.

6. ZONING DISTRICT: R-3

7. PLAN REFERENCE: A. PLAN OF PROPERTY, 882 OCEAN AVENUE, PORTLAND, MAINE, FOR ERNEST H. AND ARTEL A. PALMER, WHITEHOLE COVE, RAYMOND P. TITCOMB, INC. DATED FEBRUARY 3, 1989, AND RECORDED IN THE CORP IN PLAN BOOK 06, PAGE 71

8. SUBJECT TO:
 A. 39-FT. WIDE CENTRAL MAINE POWER CO. EASEMENT.
 9. SPACE AND BULK CRITERIA (PRUD)
 MIN. LOT AREA PER DWELLING UNIT (DU) 6,000 SF. OF NET LAND AREA
 25% OF LOT AREA
 MAX. LOT COVERAGE
 MAX. BUILDING HEIGHT
 35 FT.
 PRINCIPAL OR ATTACHED ACCESSORY BUILDING
 15 FT.
 MAX. NO. OF UNITS PER BUILDING
 6 UNITS
 MAX. AVG. NO. OF UNITS IN A BUILDING
 5 UNITS
 MAX. LEVELS OF BUILDING
 4 FT.
 MAX. LENGTH OF BUILDING
 140 FT.
 MIN. BLDG. SETBACK FROM EXTERNAL SUB. E.
 100 FT.
 WITHOUT INTERFERE GARAGE
 LESS THAN 4 UNITS PER BUILDING
 25 FT.
 MORE THAN 4 UNITS PER BUILDING
 35 FT.
 MIN. DISTANCE BETWEEN DETACHED BUILDINGS
 15 FT.
 10. NET LAND AREA CALCULATIONS:
 43,900 SF.
 3 AC. GROSS AREA OF CONTIGUOUS LAND
 6,000 SF. OF NET LAND AREA
 25% OF LOT AREA
 MIN. LOT COVERAGE
 11,250 SF. OF NET LAND AREA
 25% OF NET LAND AREA
 11,250 SF.
 20% OF SUBTOTAL
 2,775 SF.
 13,975 SF.
 NET LAND AREA
 13,975 SF.
 1,450 SF.
 12,525 SF.
 2% OF NET LAND AREA
 279,241 SF.
 12. MINIMUM RECREATION OPEN SPACE REQUIREMENTS:
 300 SF. PER DWELLING UNIT x 46 DWELLING UNITS = 13,800 SF.
 6,000 SF. MUST BE A MULTI-PURPOSE OPEN FIELD.
 TOTAL OPEN PROVIDED = 13,800 SF.

13. THE BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY SEBAGO TECHNICS, INC. ON AUGUST 14, 2000 IN ACCORDANCE WITH THE DELINEATED CORPS OF ENGINEERS DELINEATION MANUAL (MUTLAND) REPORT DATED APRIL 3, 2000

14. UTILITIES SHOWN AS DELINEATED BY SEBAGO TECHNICS, INC. ON AUGUST 14, 2000 IN ACCORDANCE WITH THE DELINEATED CORPS OF ENGINEERS DELINEATION MANUAL (MUTLAND) REPORT DATED APRIL 3, 2000

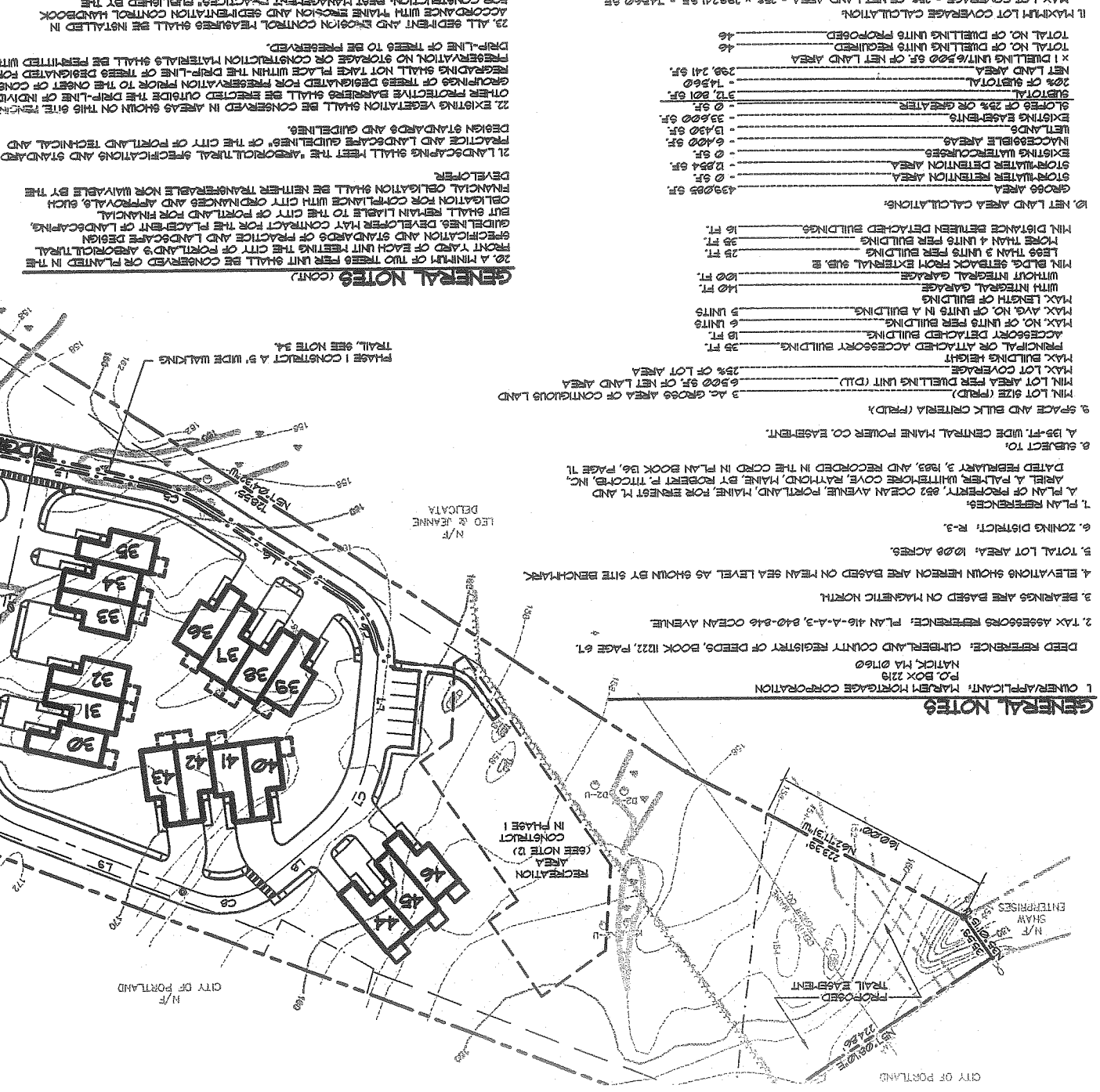
15. THE APPROVED SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAND AREAS, ACCESS SIZE, LOCATION AND SPACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

16. ALL ROADS TO INCLUDE BASE AND PAVEMENT CURBING, SEWERS, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PORTLAND AND DESIGN AND/OR UNDER PUBLIC WORKS DEPARTMENT, SUBJECT TO WAIVERS APPROVED BY THE CITY OF PORTLAND AND PUBLIC WORKS DEPARTMENT, SUBJECT TO WAIVERS APPROVED BY PLANNING AUTHORITY.

17. ALL OPENINGS SHALL BE DESIGNED AND BUILT WITH TRIP-DOWNS AT ALL STREET CORNERS, CROSSINGS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE CITY OF PORTLAND, TECHNICAL STANDARDS AND GUIDELINES.

18. ALL ELECTRICAL, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE TV CO. STANDARDS.

19. ALL WATER MAIN SERVICES AND ASSOCIATED STANDARDS SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.



Sebago Technics
 Engineering & Planning for the Future
 One Oakleaf Street
 Westbrook, ME 04098-1339
 Tel (207) 856-0277

MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE

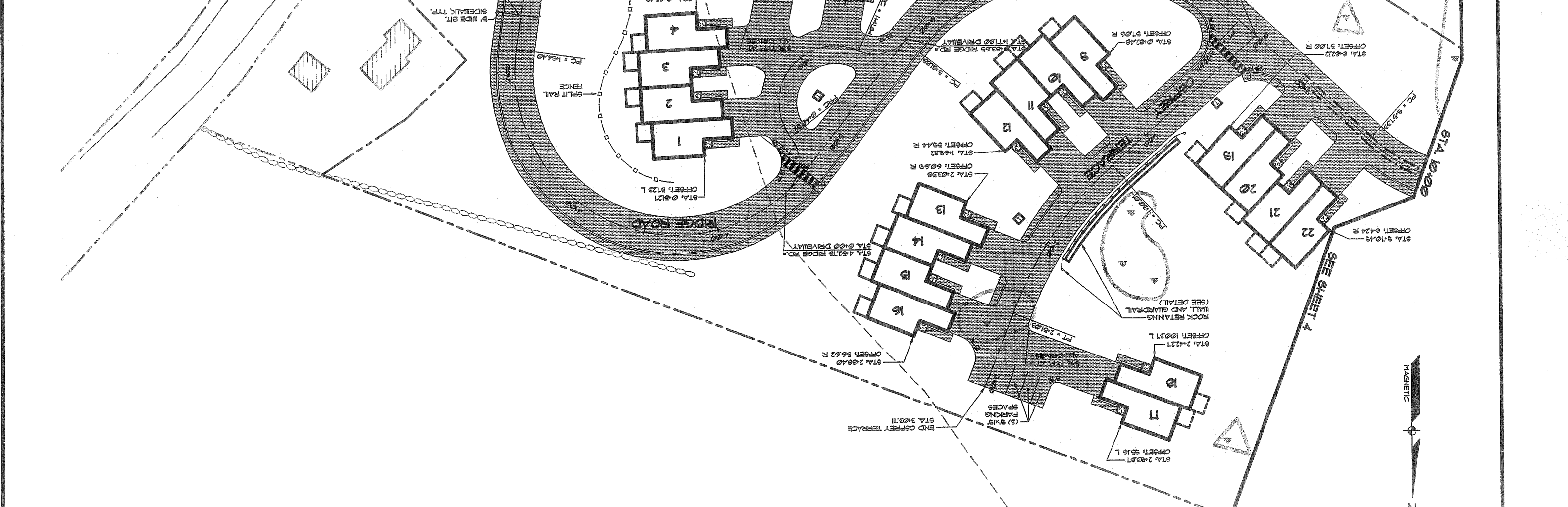
OF:
SITE PLAN - 1

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

REV.	BY:	DATE:	STATUS:
D	LBB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LBB	6-04-01	REVISED PER CITY COMMENTS
B	LBB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LBB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: 1"=30'
 FIELD BK: 34
 PROJ. NO: 841801
 DRAWING: 841801S1

GRAPHIC SCALE
 1 inch = 30 ft.
 (IN FEET)



SEE SHEET 4

SHEET 4 OF 18
 DRAWING: B418052
 PROJ. NO.: B4180
 FIELD BK.: 54
 SCALE: 1"=30'
 DATE: 3-6-01
 CHECKED BY: LRB
 DRAWN BY: MAL
 DESIGN BY: JDA

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 One Chocot Street
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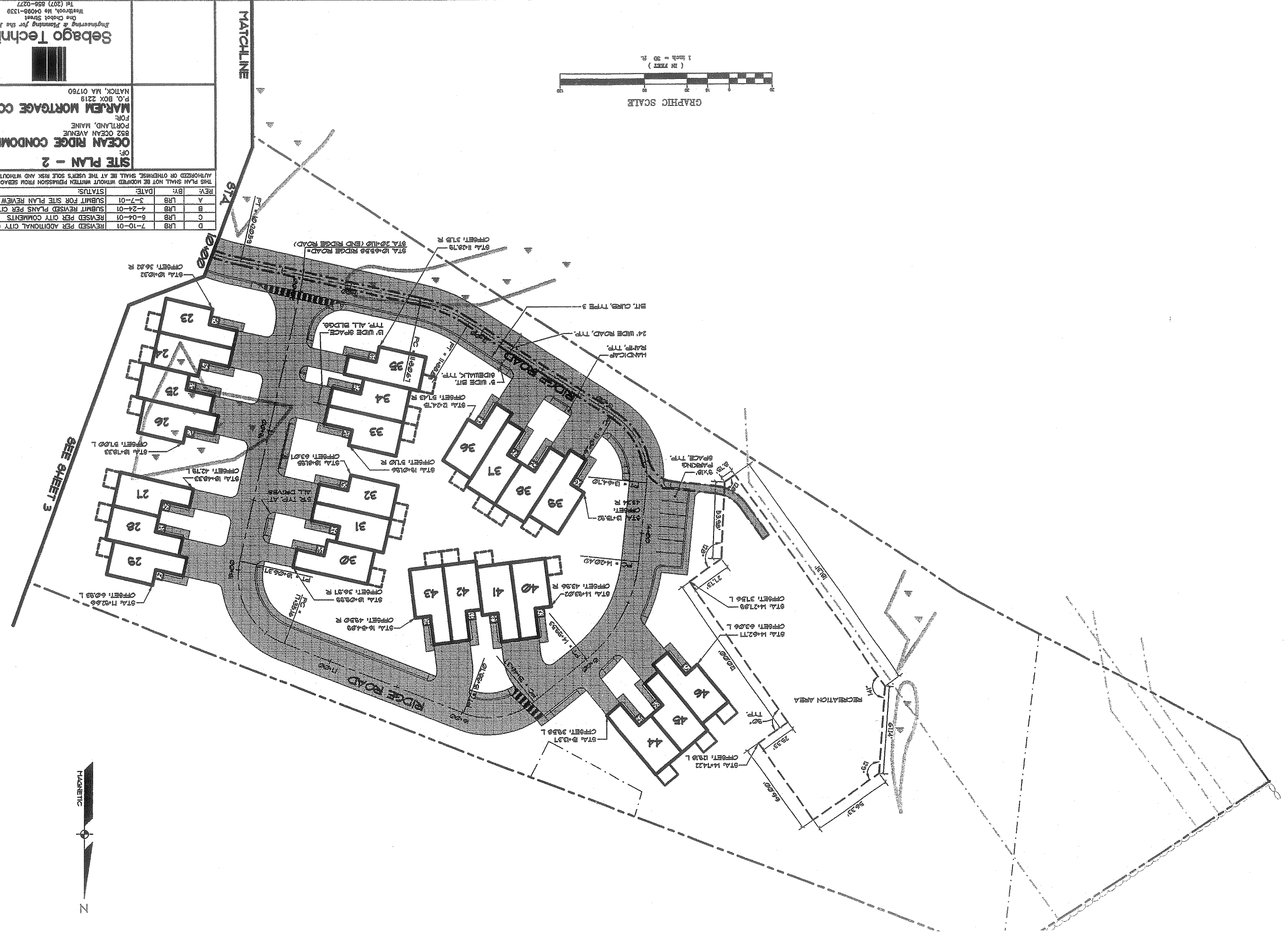
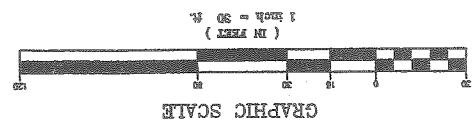
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE

SITE PLAN - 2

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A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW



DESIGN BY: JVA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-8-01
 SCALE: 1"=30'
 FIELD BK: 54
 PROJ. NO: B4180
 DRAWING: B4180C01

Sebago Technics
 Engineering & Planning for the Future
 One Chobot Street
 Westbrook, Me 04098-1339
 Tel (207) 858-0277

FOR:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 P.O. BOX 2219
 NATICK, MA 01760

GRADING AND UTILITY PLAN - 1

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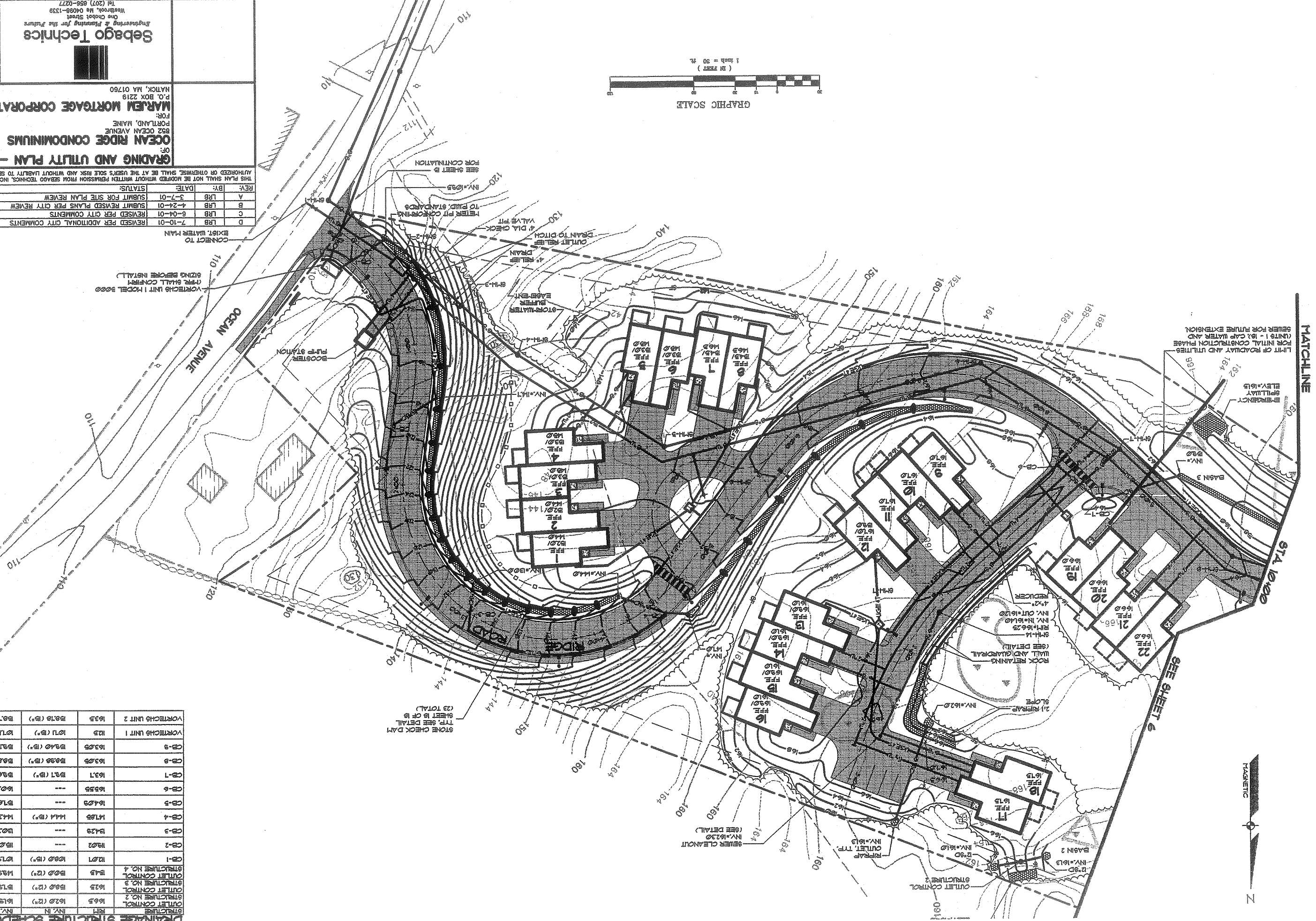
REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
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CONNECT TO EXIST. WATER MAIN

VORTEXES UNIT 1 HOVEL 5000
 (REF. SHALL CONFORM TO VORTEXES UNIT 1 HOVEL 5000 SIZING BEFORE INSTALL.)

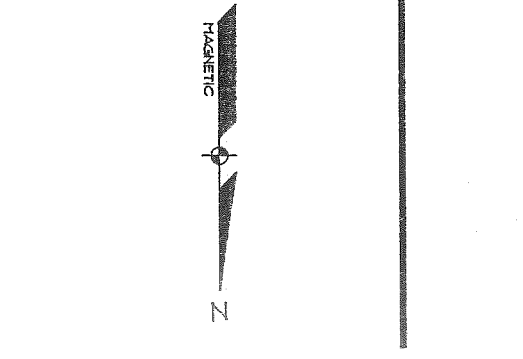
FOR CONTINUATION SEE SHEET B -

1 inch = 30 feet
 GRAPHIC SCALE



DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	INV. OUT	INV. IN
OUTLET CONTROL STRUCTURE NO. 2	1619 (2")	1619 (2")
OUTLET CONTROL STRUCTURE NO. 3	1619 (2")	1619 (2")
OUTLET CONTROL STRUCTURE NO. 4	1619 (2")	1619 (2")
CB-1	1600 (8")	1600 (8")
CB-2	1602	1602
CB-3	1602	1602
CB-4	1604	1604
CB-5	1605	1605
CB-6	1601 (8")	1601 (8")
CB-7	1601 (8")	1601 (8")
CB-8	1600 (8")	1600 (8")
CB-9	1600 (8")	1600 (8")
VORTEXES UNIT 1	1601 (8")	1601 (8")
VORTEXES UNIT 2	1600 (8")	1600 (8")



N

SHEET 6 OF 18
 DRAWING: 84180J2
 PROJ. NO.: 84180
 FIELD BK.: 34
 SCALE: 1"=30'
 DATE: 3-6-01
 CHECKED BY: LRB
 DRAWN BY: HAL
 DESIGN BY: JDA

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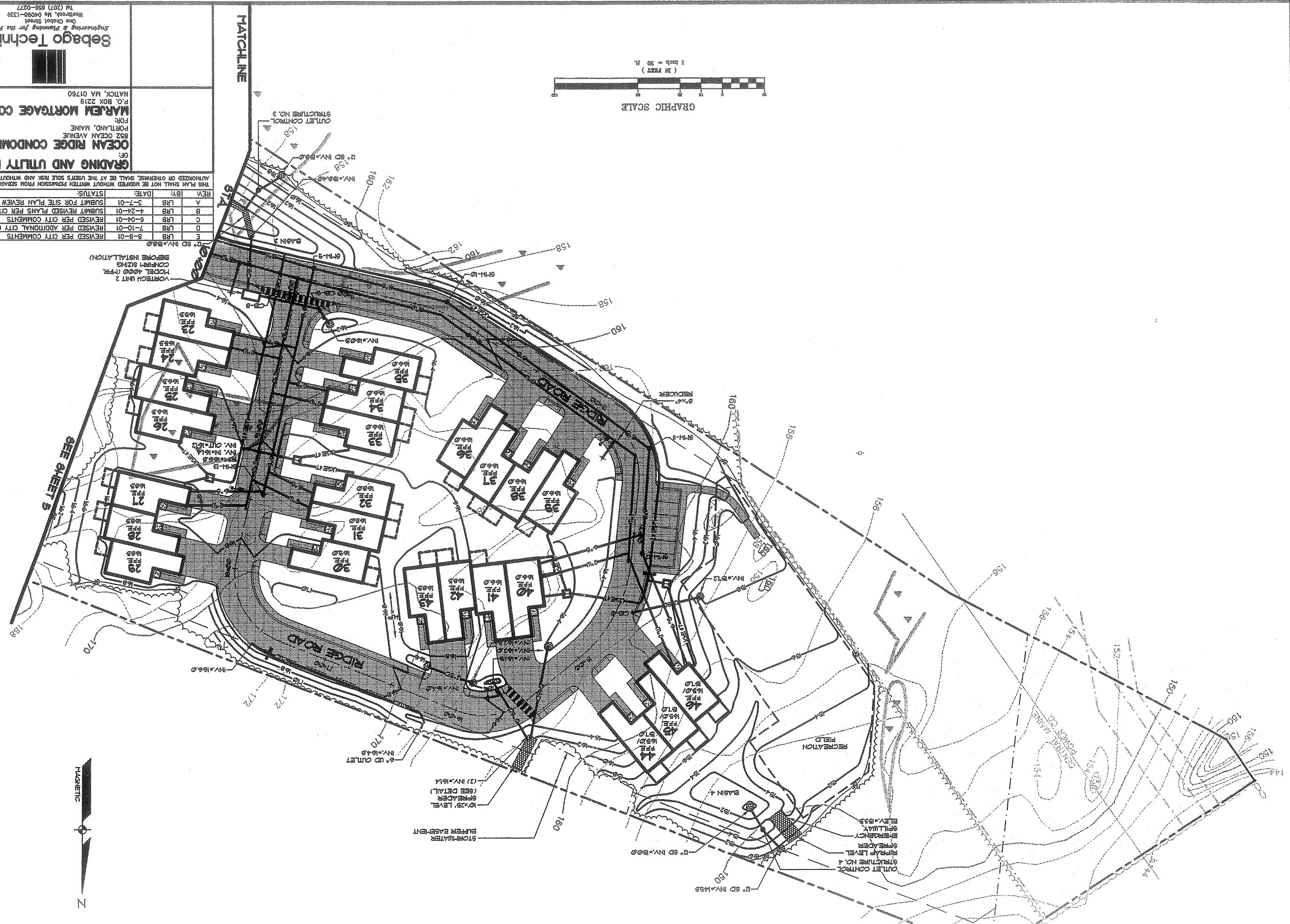
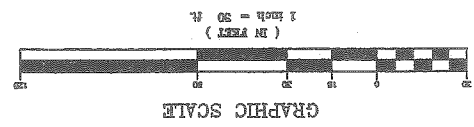


GRADING AND UTILITY PLAN - 2
 OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATCH, MA 01760

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VORTEX UNIT 2
 MODEL 4000 (17R)
 CONCRETE SIZES
 BEFORE INSTALLATION



SEE SHEET 5

MAGNETIC
 N

STORM WATER
 BUFFER EASEMENT
 SPREADER
 (2) INV. 1614

OUTLET CONTROL
 STRUCTURE NO. 4
 RIPRAP LEVEL
 SPREADER
 EMBANKMENT
 SPILLWAY
 ELEV. 153.5

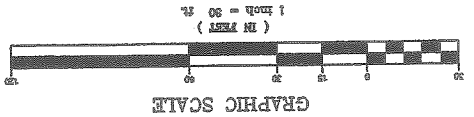
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 CHECKED BY: WTC
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 FIELD BK: 34
 PROJ. NO: 84180
 DRAWING: 84180.1

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 One Chabot Street
 Westbrook, Me 04092-1339
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LANDSCAPE PLAN - 1
 OF:
 OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
 MARJEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01780

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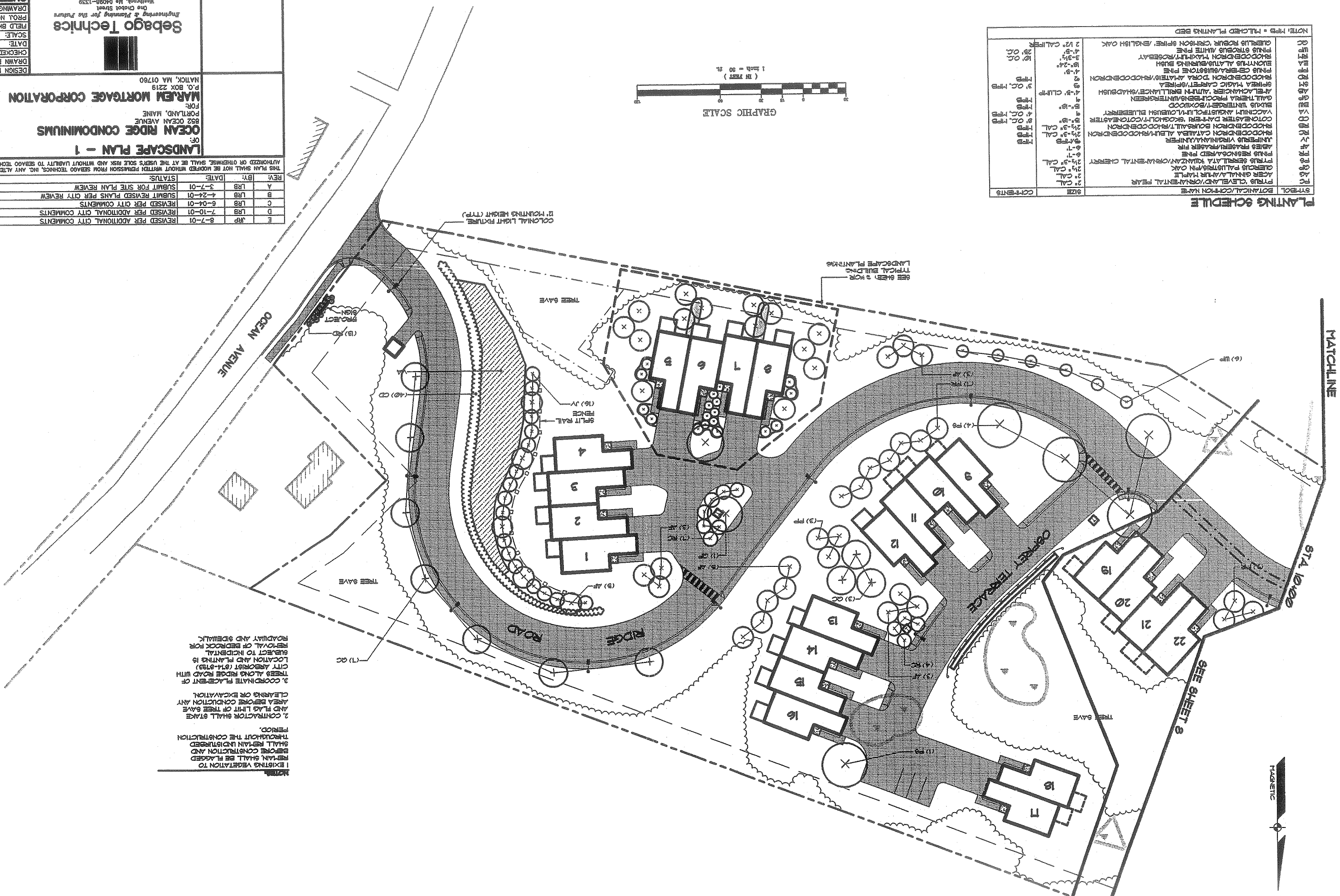


PLANTING SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
PC	PRUNUS CLEVELAND/ORNAMENTAL PEAR	2" CAL	
PO	ACER GINNALA/VIR MAPLE	2 1/2" CAL	
PS	QUERCUS PALUMBARIA/OAK	2 1/2" CAL	
PT	PRUNUS SEROTINA/VIRGINIA CHERRY	2" CAL	
PA	PRUNUS PENSILVANICA/PINE	6-7"	
AD	ADONIS PRASER/FRASER PINE	9/12"	
UN	UNIFLORUS VIRGINIANA/JUNIPER	9/12"	
CA	CONIFERA CATALPA ALBA/RHODODENDRON	2 1/2-3" CAL	
RO	RHODODENDRON BOURSALTI/RHODODENDRON	2 1/2-3" CAL	
CO	COTONNEASTERN DANFORTH/COXWOOD/COXWOOD	9" O.C. TFB	
VA	VACCINIUM AUGUSTIFOLIUM/COXWOOD BLUEBERRY	9" O.C. TFB	
BU	BUXUS WINTERGREEN/BOXYWOOD	4"	
GA	GALLIERIA PROCELIBS/WINTERGREEN	4"	
AF	ARELACHNIDIA ALMIRANT/SHADYBUSH	4-5" CLUMP	
SP	SPEREA MAGIC CARPET/SPEREA	3" O.C. TFB	
PH	PHODODENDRON DORA ALMIRANT/RHODODENDRON	4-5"	
BU	BUXUS ALABAMA/RHODODENDRON	4-5"	
AL	ALNUS INCANA/WHITE PINE	3-3 1/2"	
QU	QUERCUS ROBUR/CRIMSON SPICE/ENGLISH OAK	2 1/2" CALIFER	

NOTE: TFB = MATCHED PLANTING BED

1. EXISTING VEGETATION TO REMAIN SHALL BE FLAGGED BEFORE CONSTRUCTION AND SHALL REMAIN UNDISTURBED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. CONTRACTOR SHALL STAKE AND FLAG LIMIT OF TREE SAVES AREA BEFORE CONDUCTION ANY CLEARING OR EXCAVATION.
 3. COORDINATE PLACEMENT OF TREES ALONG RIDGE ROAD WITH CITY ARBORIST (874-9193) LOCATION AND PLANTING IS SUBJECT TO INCIDENTAL REMOVAL OF BEDROCK FOR ROADWAY AND SIDEWALK.



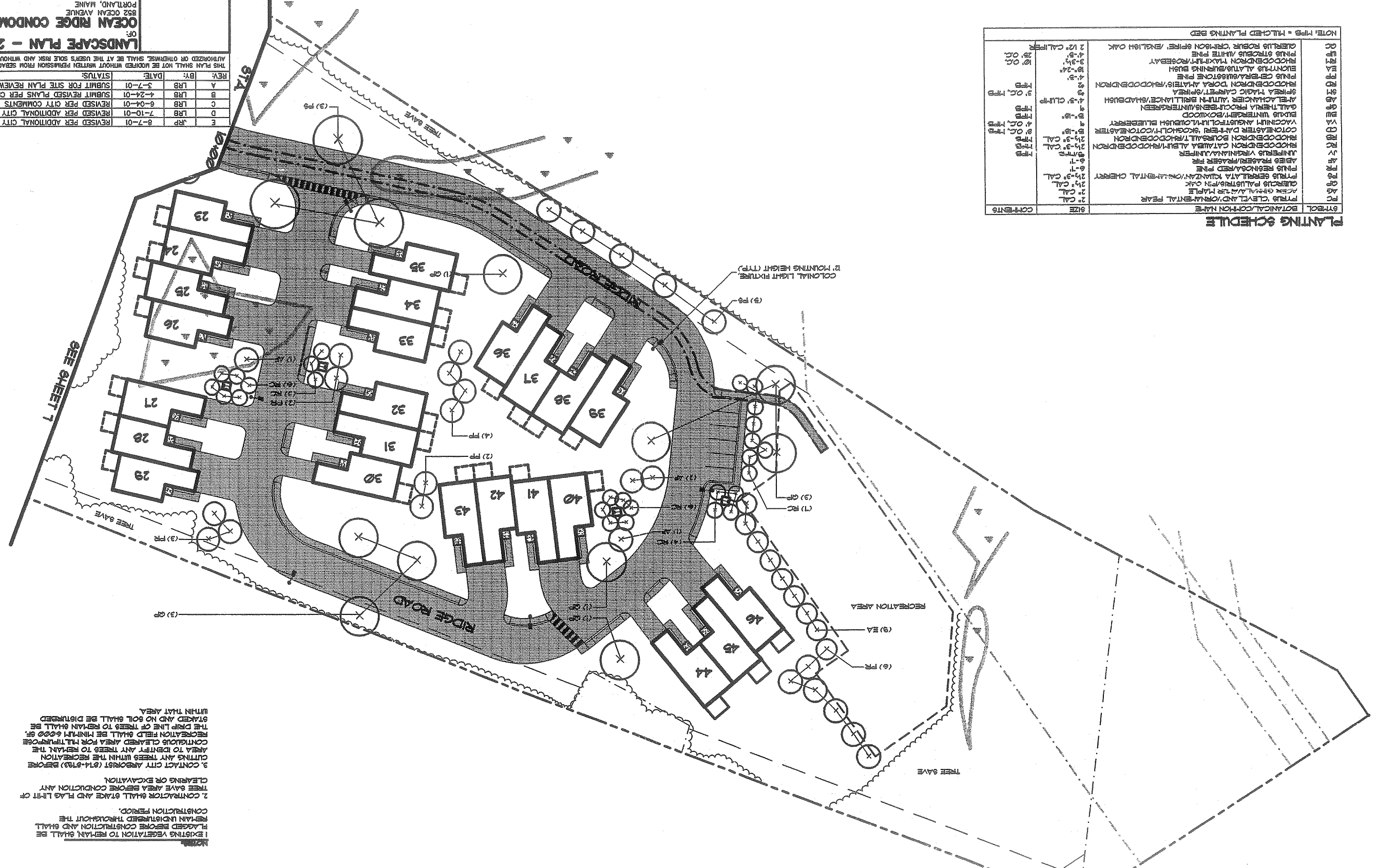
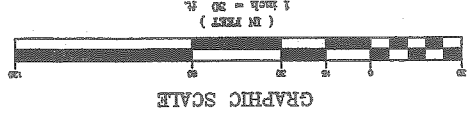
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 DRAWN BY: MAL/PLS
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: 1"=30'
 FIELD BK: 54
 PROJ. NO: 84180.2
 DRAWING: 84180.2
SHEET 8 OF 18

Sebago Technics
 Engineering & Planning for the Future
 One Chobot Street
 Westbrook, Me 04095-1330
 Tel (207) 858-0277

LANDSCAPE PLAN - 2
 OF:
OCEAN RIDGE CONDOMINIUMS
 552 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

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PLANTING SCHEDULE

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AP	ACER GINNALS/ATL. MAPLE	2" CAL.	
GA	QUERCUS PALMIS/PI. OAK	2 1/2" CAL.	
PR	PTTUS GENERALATA/OMNIVENTAL CHERRY	2 1/2" CAL.	
FR	PTTUS FRASERI/FRASER PINE	6-1'	
AP	JUNIPERO VIRGINIANA/JUNIPER	5 1/2" CAL.	
RY	RHODODENDRON CATAWBA ALBA/RHODODENDRON	2 1/2-3" CAL.	
RB	RHODODENDRON BOURSAULT/THORNHEDDENDRON	2 1/2-3" CAL.	
OC	COTONNEASTER DARTER/SCROLOLH/COTONEASTER	5-15"	
CD	VACUNUM ANAUSTOLIUM/ALCUBURN BLUEBERRY	4" O.C., TPB	
BU	EVUUS UNTERST/BOWWOOD	4"	
GF	GALLIENARIA PROCU/SHAMUNTRE/SHAMUNTRE	4-5"	
AB	ARTELACHANCIER/ALMTRN BRILLANCE/SHADUBUSH	4-5" CLUMP	
SN	SPHAEA MAGIC CARPET/SPHAEA	4-5"	
RD	RHODODENDRON DORA AYATERS/RHODODENDRON	4-5"	
PD	PTTUS CENTRAL/QUESTONE PINE	4-5"	
PP	PTTUS ALATUBURNING BUSH	18-24"	
EA	ELONNTHUS ALATUBURNING BUSH	18-24"	
BA	RHODODENDRON MAXIMILIAN/ROSEBAY	3-3 1/2"	
RP	QUERCUS ROBUR CRIMSON SPICE /ENGLISH OAK	4-5"	
OC	2 1/2" CALIFERN	25" O.C.	

NOTE: TPB = MILCHED PLANTING BED

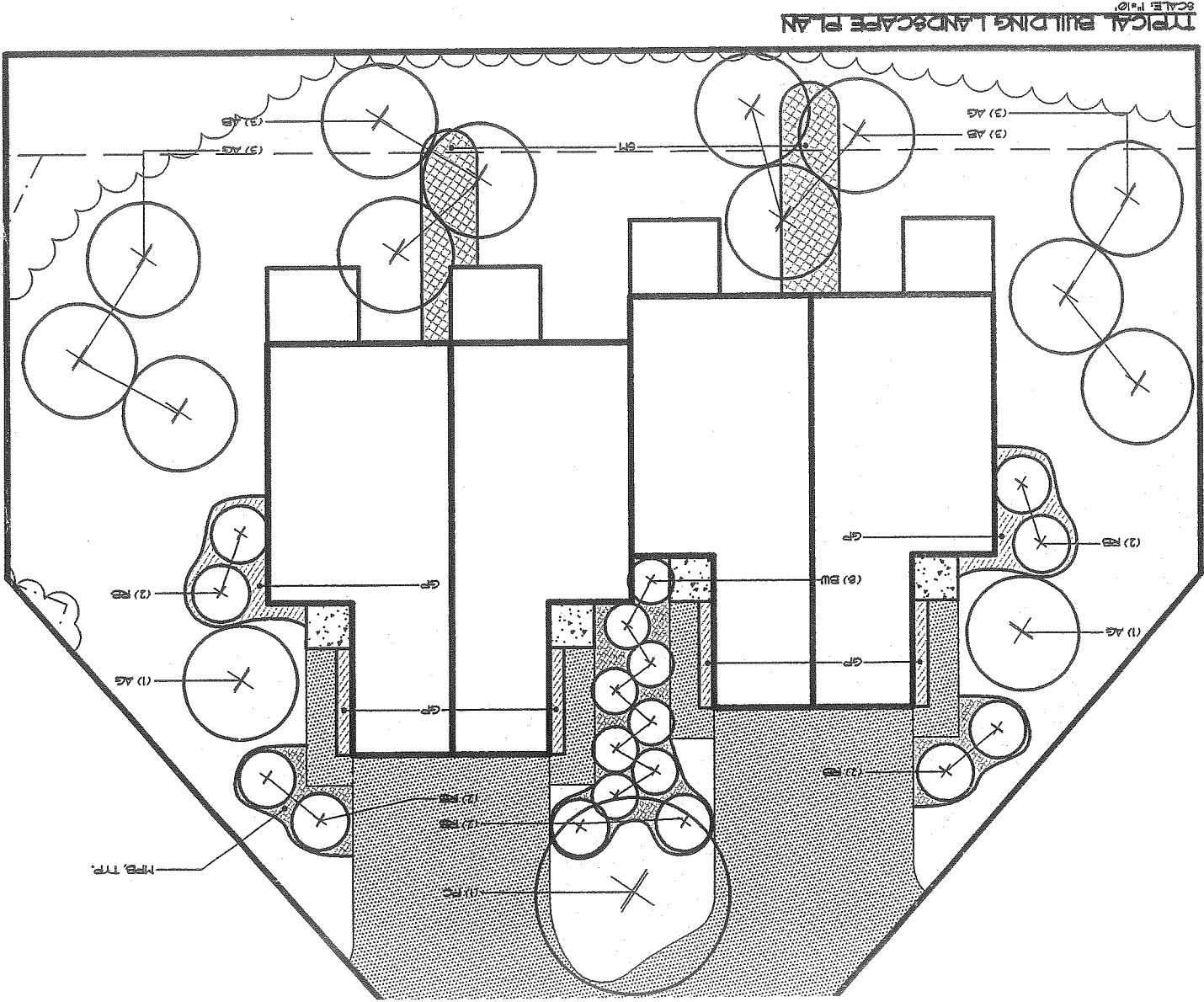
- NOTES:**
- EXISTING VEGETATION TO REMAIN SHALL BE FLAGGED BEFORE CONSTRUCTION AND SHALL REMAIN UNDISTURBED THROUGHOUT THE CONSTRUCTION PERIOD.
 - CONTRACTOR SHALL STAKE AND FLAG LIMIT OF TREE SAVE AREA BEFORE CONDUCTION ANY CLEARING OR EXCAVATION.
 - CONTACT CITY ARBORIST (814-812) BEFORE CUTTING ANY TREES WITHIN THE RECREATION AREA TO IDENTIFY ANY TREES TO REMAIN. THE CONTIGUOUS CLEAR AREA FOR ALL PURPOSES RECREATION FIELD SHALL BE MINIMUM 6000 SF. THE DRIP LINE OF TREES TO REMAIN SHALL BE STAKED AND NO SOIL SHALL BE DISTURBED WITHIN THAT AREA.



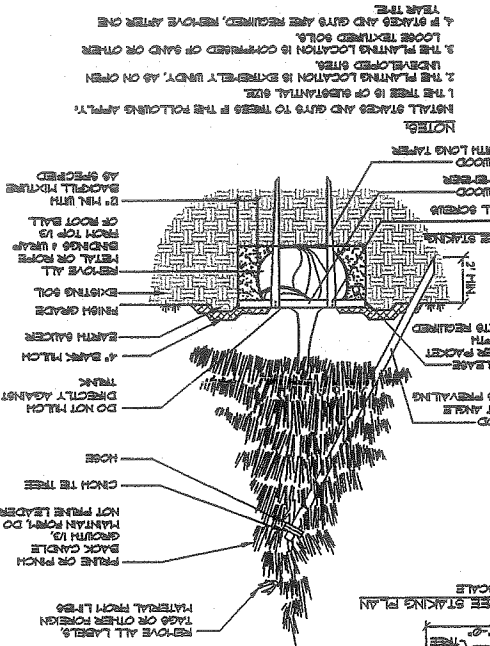
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
PC	PIRUS CLEVELAND/ORNAMENTAL HAWK	2" CAL	
AG	ACER GINNA/AMERICAN MAPLE	2" CAL	
GP	QUERCUS PALUSTRIS/PIN OAK	2 1/4"-3" CAL	
FS	PIRUS SEROTINA/VIRGINIANA/ORNAMENTAL CHESTNUT	3 1/4"-3" CAL	
FR	PINUS RESINOSA/RED PINE	6"-7"	
AF	ABIES PASSENER/PASSENER FIR	6"-7"	
JV	JUNIPERUS VIRGINIANA/JUNIPER	8 1/2" DIA	
RC	RHODODENDRON CATAWBA/ALBANY/RHODODENDRON	2 1/4"-3" CAL	
CB	RHODODENDRON BOURSAULT/RHODODENDRON	2 1/4"-3" CAL	
CD	COTONEASTER DANFELTII/SKOGHOLOM/COTONEASTER	5"-10"	
VA	VACCINIUM ANGUSTIFOLIUM/COQUEBUSH BLUEBERRY	4" O.C.	
BW	BUXUS UNTERMYER/BOXWOOD	4" O.C.	
AB	ARTEMISIA PROCOCEA/ARTHEMISIA	4" O.C.	
GF	GALEGA MEXICANA/SPRING CREEPER	4" O.C.	
SM	SPREYED CEDAR/SPREYED CEDAR	4" O.C.	
RD	RHODODENDRON DORA/ATLANTA/RHODODENDRON	4" O.C.	
EP	PINUS CERARA/QUICK PINE	4" O.C.	
EA	ELMONTIAS ATLAS/ELMONTIAS BUSH	4" O.C.	
RT	RHODODENDRON MAXIMILIANI/ROSEBAY	4" O.C.	
W	WILLOW	4" O.C.	

NOTE: TRF = MULCHED PLANTING BED

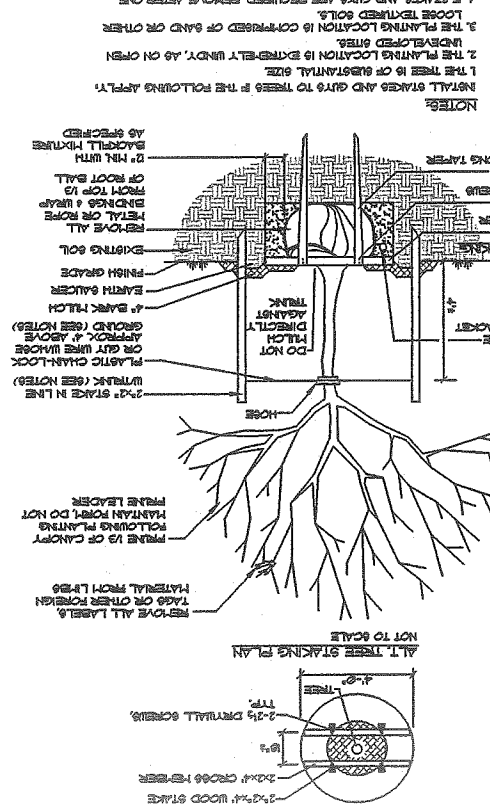
TYPICAL BUILDING LANDSCAPE PLAN



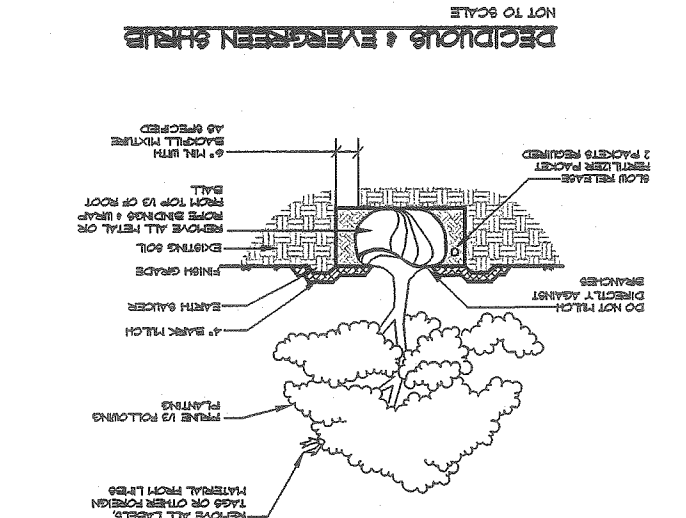
DECIDUOUS TREES 2" TO 4" CALIPER



DECIDUOUS TREES 2" TO 4" CALIPER



DECIDUOUS & EVERGREEN SHAUBS



NOT TO SCALE

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADE STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANTING DEPTH AND PROPER PERMANENT PLANNING, STAKING OR GUYING, WATERING, SPACING, PERMANENT PLANNING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRADE, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAID SERVICES AND DEBRIS DURING CONSTRUCTION. UNDESIGNED UTILITIES SHALL VERIFY THE EXISTENCE AND LOCATION OF SAID SERVICES AND DEBRIS DURING CONSTRUCTION. UNDESIGNED UTILITIES, CURETS, ETC. DIVULGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL GRID BEDS SHALL BE MULCHED WITH 2" CLEAN SHIPPED BARK MULCH. A JOBS AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE 4" LOGS FOR ALL AREAS TO BE SODDED OR SEEDS. PLANTING AREAS SHALL RECEIVE 12" MOLDED THICKNESS OF ANNUAL FLOWERS BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS PERMANENT PEAT MOSS, AND ONE PART HORIZONTAL FIBER PEAT MOSS. PEAT MOSS SHALL BE SUBMITTED WITH WELL-ROOTED OR DRY-LAYERED PLANTS OR CORRECT, NOTWITHSTANDING BEDS TO A DEPTH OF 8 INCHES.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN INCLUDING PLANT LOCATION SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (L&A) AND MUNICIPAL AUTHORITY. IF APPLICABLE PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLANS, PLANTING SOIL MIXTURE FOR PERMANENT AND ANNUAL FLOWERS BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS PERMANENT PEAT MOSS, AND ONE PART HORIZONTAL FIBER PEAT MOSS. PEAT MOSS SHALL BE SUBMITTED WITH WELL-ROOTED OR DRY-LAYERED PLANTS OR CORRECT, NOTWITHSTANDING BEDS TO A DEPTH OF 8 INCHES.

Sebago Technics
Engineering & Planning for the Future
One Chobert Street
Watson, MA 01892-1359
(413) 859-0277

DESIGN BY: JRP
DRAWN BY: MJC
CHECKED BY: WTC
DATE: 3-9-01
SCALE: AS SHOWN
FIELD SK: SA
PROJ NO: 84180.3
DRAWING: 84180.3

MARLEN MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760

OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE

TYPICAL BUILDING LANDSCAPE PLAN AND DETAILS

REV.	DATE	BY	STATUS
D	7-10-01	LRB	REVISED PER ADDITIONAL CITY COMMENTS
C	6-04-01	LRB	REVISED PER CITY COMMENTS
B	4-24-01	LRB	SUBMIT REVISED PLANS PER CITY REVIEW
A	3-7-01	LRB	SUBMIT FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SHEET 9 OF 18

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: AS SHOWN
 FIELD BKG: SA
 PROJ. NO: 84180
 DRAWING: B4180P1

SEBAGO TECHNICS
 Engineering & Planning for the Future
 One Chocot Street
 Westbrook, MA 04098-1339
 Tel (207) 856-0277

OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

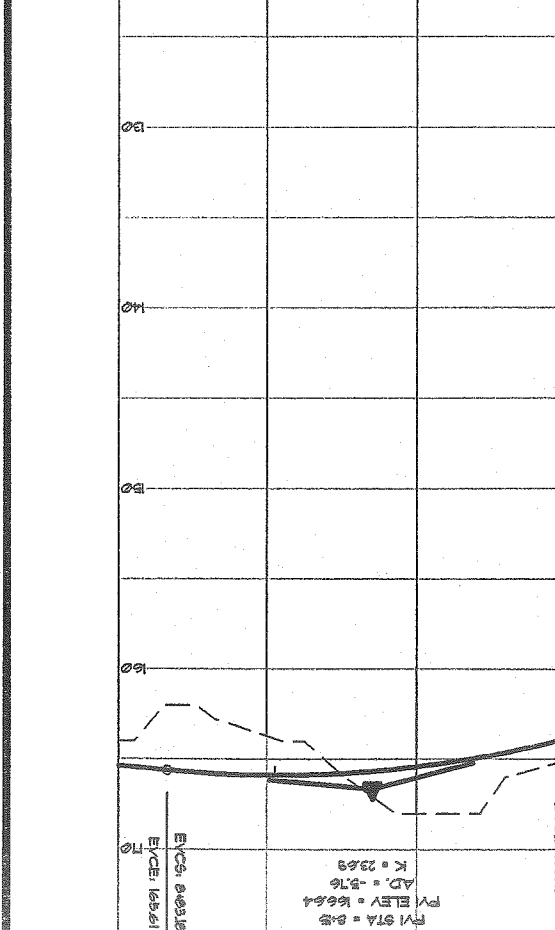
PROFILE: RIDGE ROAD (STA. -0+12.77 TO STA. 9+00)

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REV.	BY:	DATE:	STATUS:
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
C	LRB	6-04-01	REVISED PER CITY COMMENTS
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS

SCALE: HORIZ. 1"=30' VERT. 1"=5'

PROFILE: RIDGE ROAD (STA. -0+12.77 TO STA. 9+00)



DESIGN BY: J.A.
 DRAWN BY: M.A.
 CHECKED BY: L.R.B.
 DATE: 3-8-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ NO: 84180
 DRAWING: 84180P1

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 Engineering & Planning for the Future
 One Church Street
 Westbrook, ME 04098-1339
 Tel (207) 856-0277

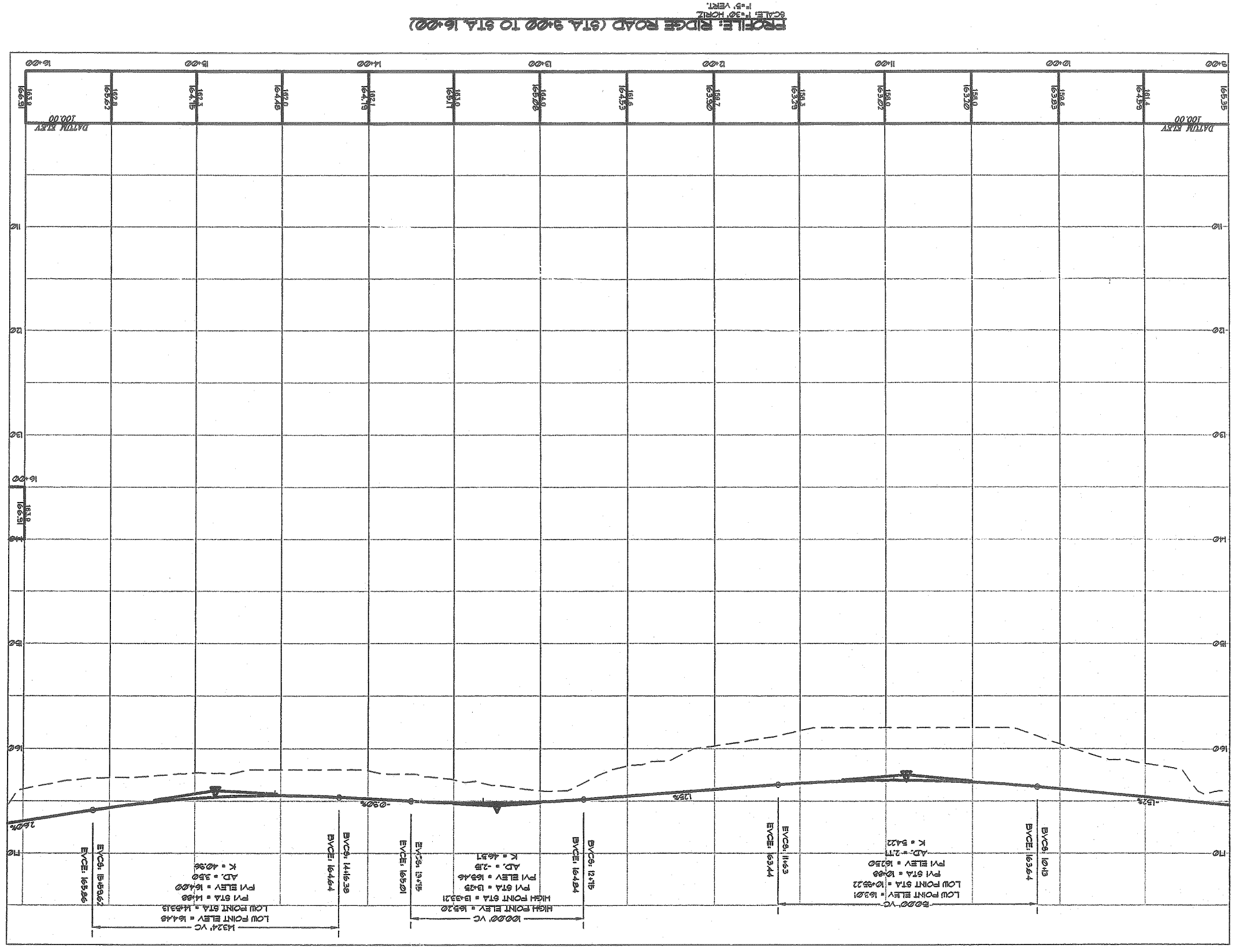
FOR:
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

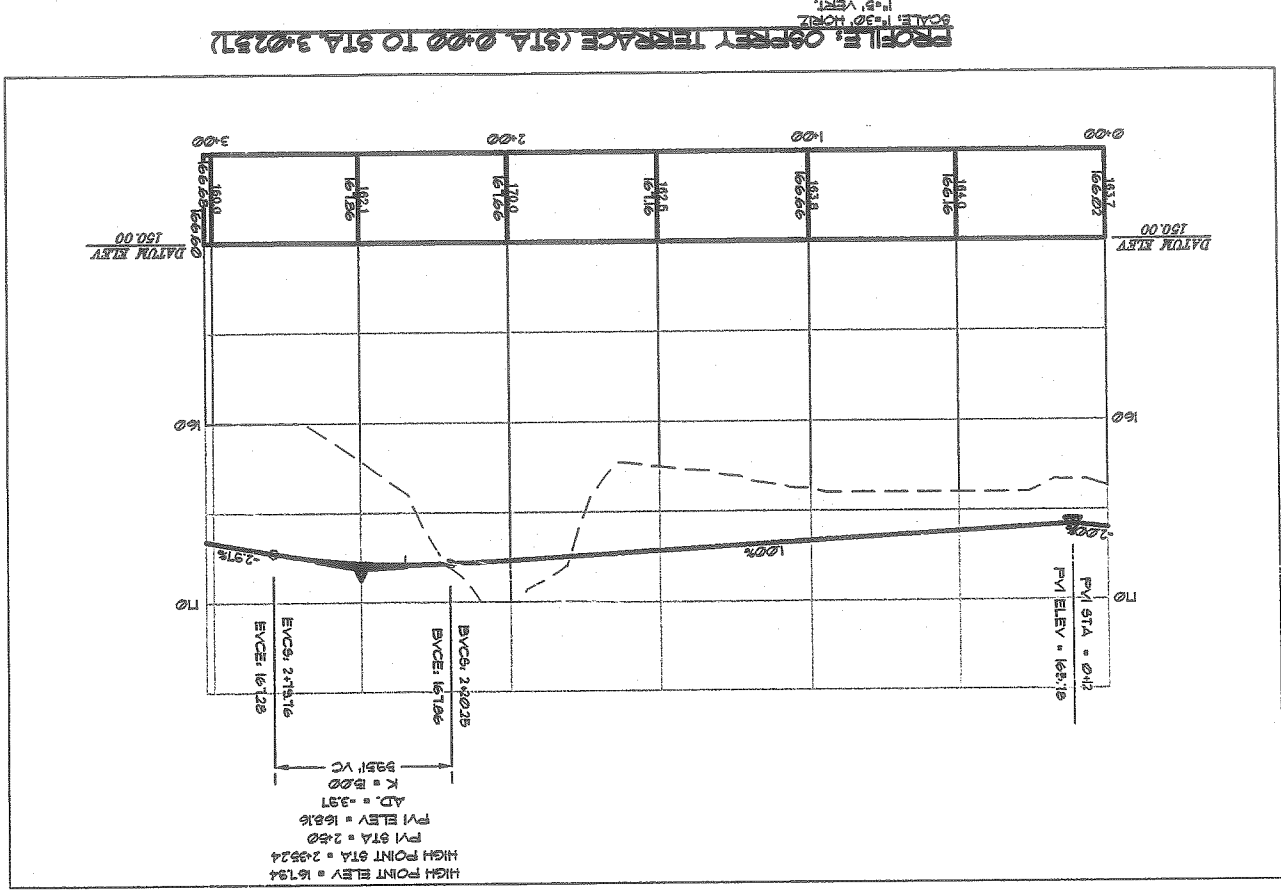
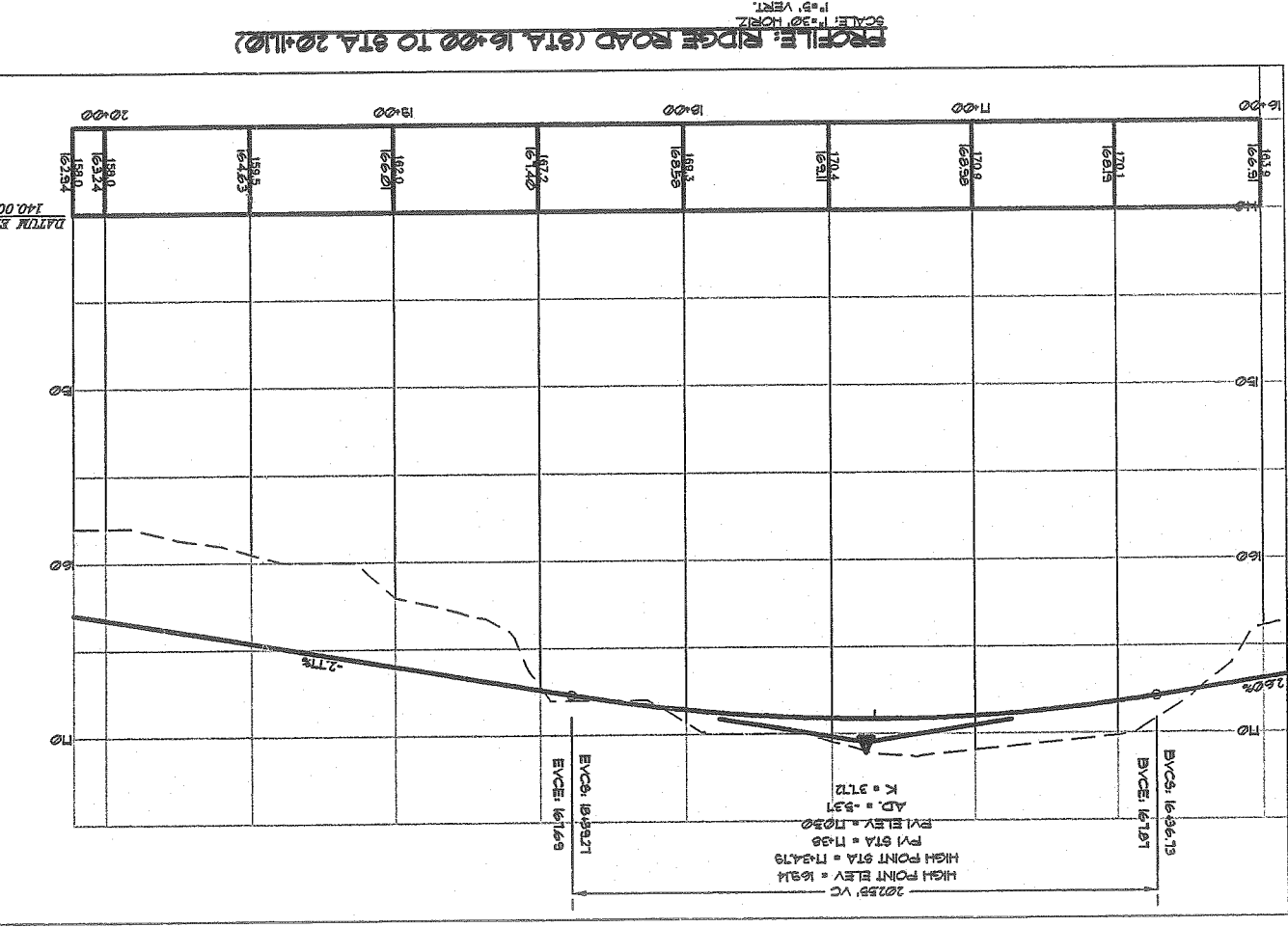
OR:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE

PROFILE: RIDGE ROAD (STA. 9+00 TO STA. 16+00)

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REV.	BY:	DATE:	STATUS:
D	L.R.B.	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	L.R.B.	6-04-01	REVISED PER CITY COMMENTS
B	L.R.B.	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	L.R.B.	3-7-01	SUBMIT FOR SITE PLAN REVIEW





REV.	BY:	DATE:	STATUS:
D	LBB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LBB	6-04-01	REVISED PER CITY COMMENTS
B	LBB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LBB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MOVED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

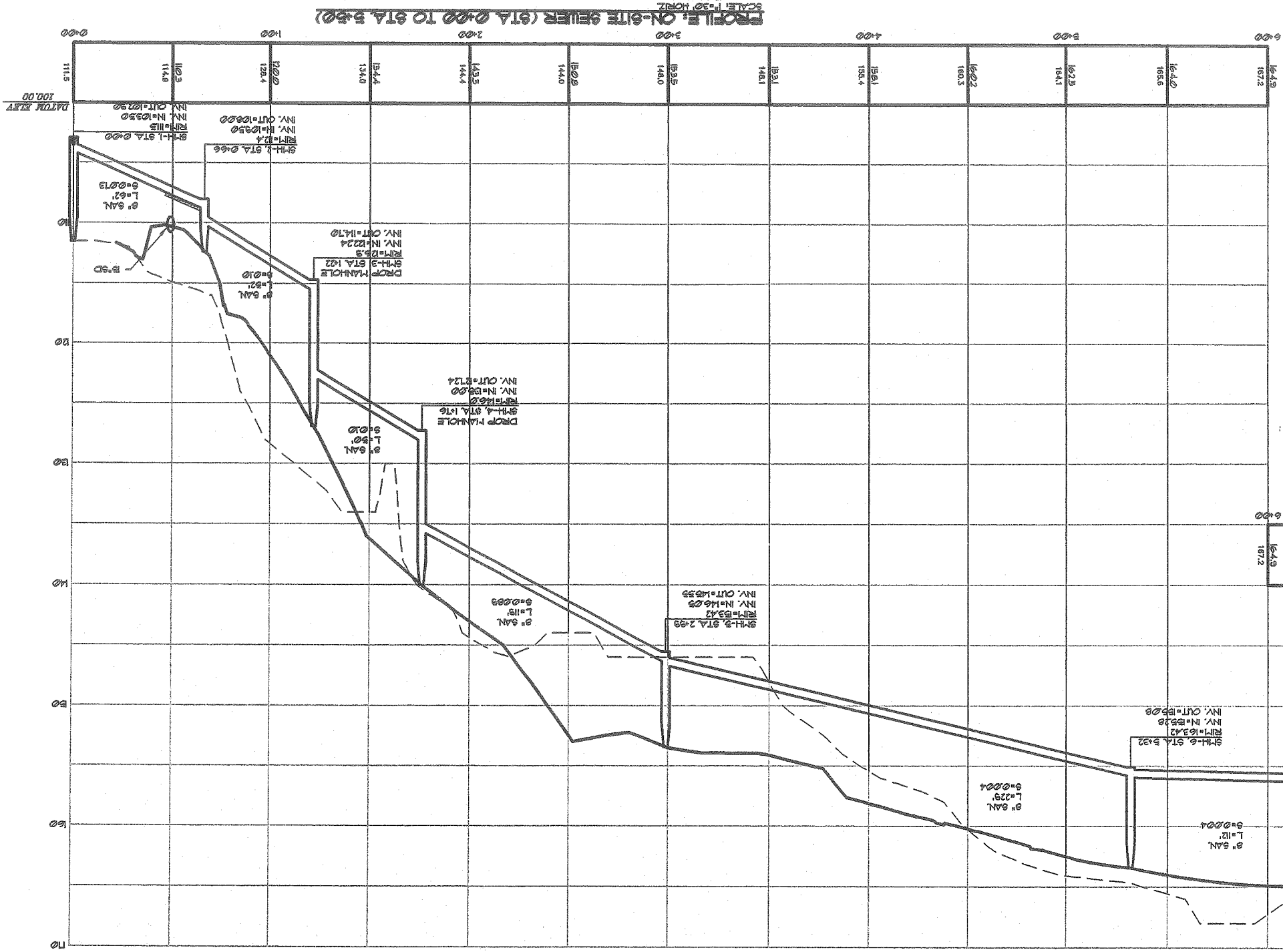
PROFILE: RIDGE ROAD (STA. 16+00 TO STA. 20+11.0)
OSPREY TERRACE (STA. 0+00 TO STA. 3+02.57)
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARLEN MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760



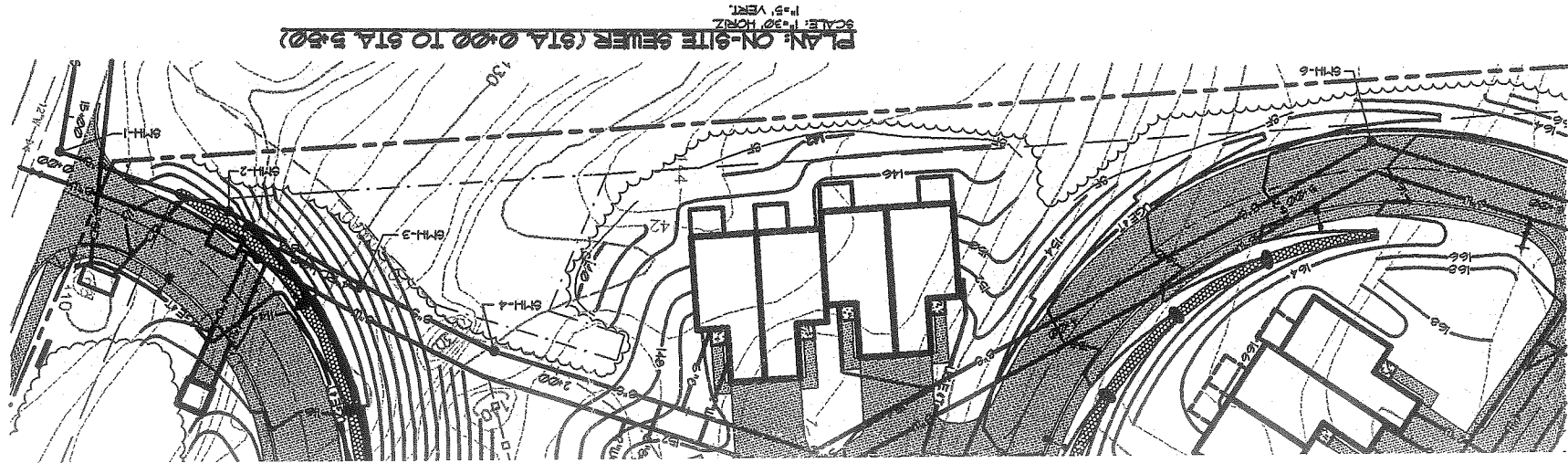
Sebago Technics
Engineering & Planning for the Future
One Chapel Street
Westbrook, Me 04098-1338
Tel (207) 896-0277

DESIGN BY: JDA
DRAWN BY: MAL
CHECKED BY: LRB
DATE: 3-6-01
SCALE: AS SHOWN
SHEET BK: 54
PROJ. NO: 04180
DRAWING: 04180P1

SHEET 12 OF 18



PROFILE: ON-SITE SEWER (STA 0+00 TO STA 5+50)
SCALE: 1"=30' HORIZ, 1"=5' VERT.



PLAN: ON-SITE SEWER (STA 0+00 TO STA 5+50)
SCALE: 1"=30' HORIZ, 1"=5' VERT.

- NOTES:**
1. CONSTRUCT DROP MANHOLES FOR ALL STRUCTURES WITH A 2 FEET DROP FROM INLET TO OUTLET PIPE.
 2. INSTALL WATER MAIN WITH 18" B.V. COVER FROM FINISH GRADE.
 3. MAXIMUM DEFLECTION AT WATER MAIN PIPE JOINTS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM LIMITS.
 4. WATER MAIN TO BE INSTALLED IN ALL AREAS WITH LESS THAN 4 FEET OF COVER.
 5. WATER MAIN TO BE INSTALLED IN ALL AREAS WITH LESS THAN 4 FEET OF COVER.
 6. INSTALL CONCRETE THURST BLOCKS AT ALL WATER MAIN FITTINGS.
 7. INSTALL DRAIN VALVES AT HIGH PORTS IN WATER MAIN.
 8. INSTALL DRAIN VALVES AT LOW PORTS IN WATER MAIN.

REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMITTED FOR CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

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OF:
PLAN AND PROFILE: ON-SITE SEWER
 (STA. 0+00 TO STA. 5+50)
OCEAN RIDGE CONDOMINIUMS
 FOR:
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NANTUCKET, MA 01760



Sebago Technics
 Engineering & Planning for the Future

Headquarters, 116 0486-1339
 Tel (207) 856-0277

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: 84180P2
SHEET 13 OF 18

DESIGN BY: MAL
DRAWN BY: LRB
CHECKED BY: LRB
DATE: 3-6-01
SCALE: AS SHOWN
FIELD BK: 54
PROJ. NO.: 84180
DRAWING: 84180P2

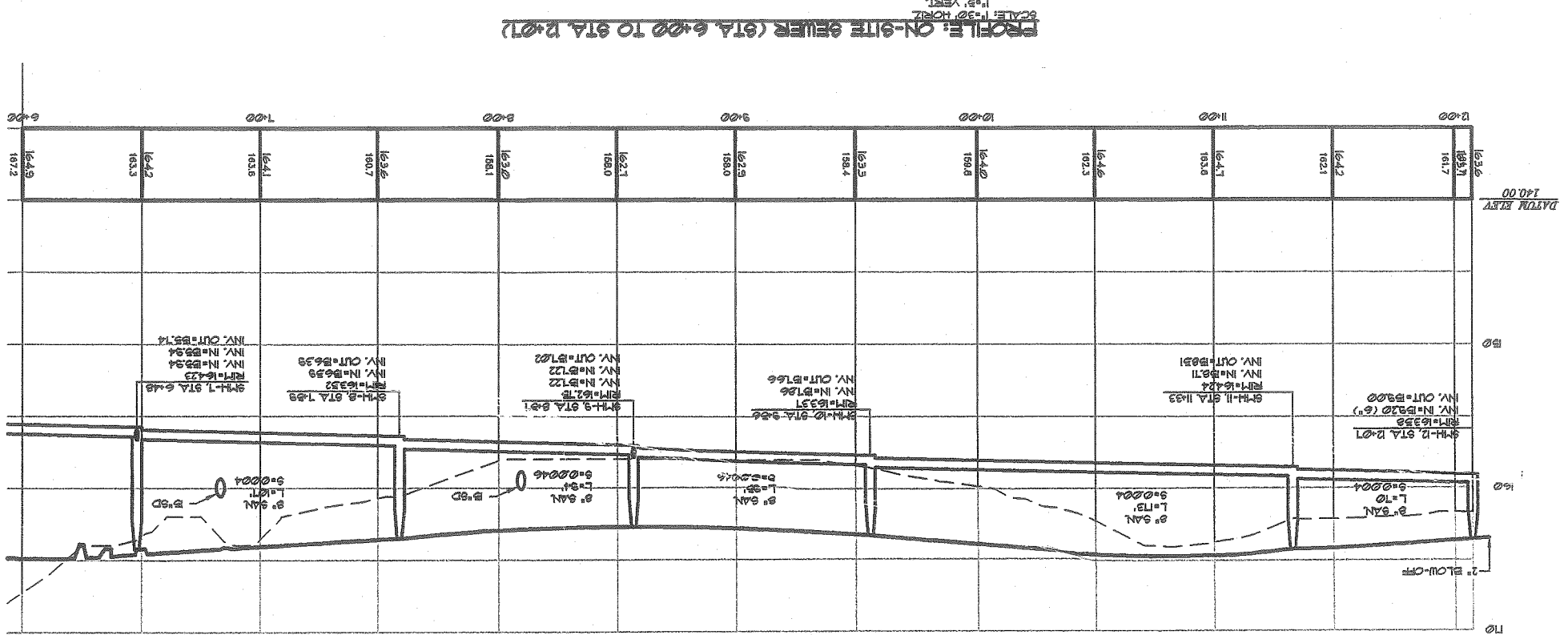
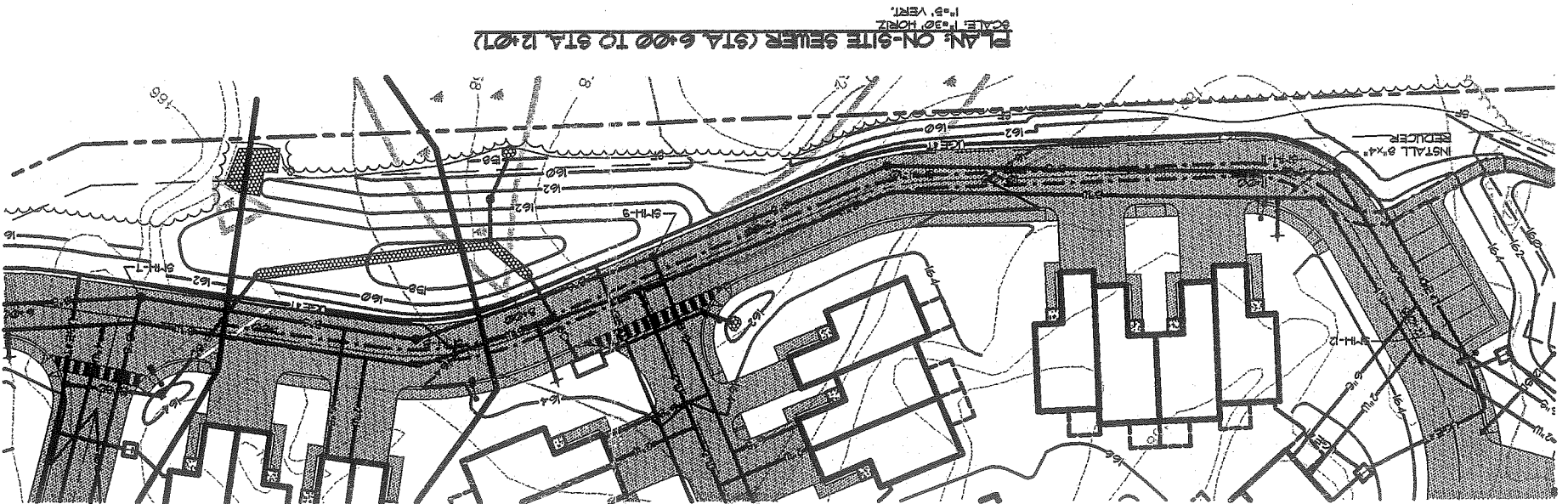
SHEET 14 OF 18

Sebago Technics
Engineering & Planning for the Future
 One Cabot Street
 Westbrook, Me 04090-1339
 Tel (207) 858-0277

PLAN AND PROFILE: ON-SITE SEWER (STA. 6+00 TO STA. 12+07)
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

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REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMITTED FOR CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW



SHEET 15 OF 18
 DRAWING: 84180P3
 PROJ. NO.: 84180
 FIELD BK.: 54
 SCALE: AS SHOWN
 DATE: 4-3-01
 CHECKED BY: LRB
 DRAWN BY: KAP
 DESIGN BY: JDA

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 One Chubb Street
 Westbrook, ME 04092-1339
 Tel (207) 686-0277



MARLEM MORTGAGE CORPORATION
 P.O. BOX 2219
 PORTLAND, MAINE
 852 OCEAN AVENUE

OCEAN RIDGE CONDOMINIUMS
SEWER EXTENSION
OCEAN AVE. STORM DRAIN AND SANITARY

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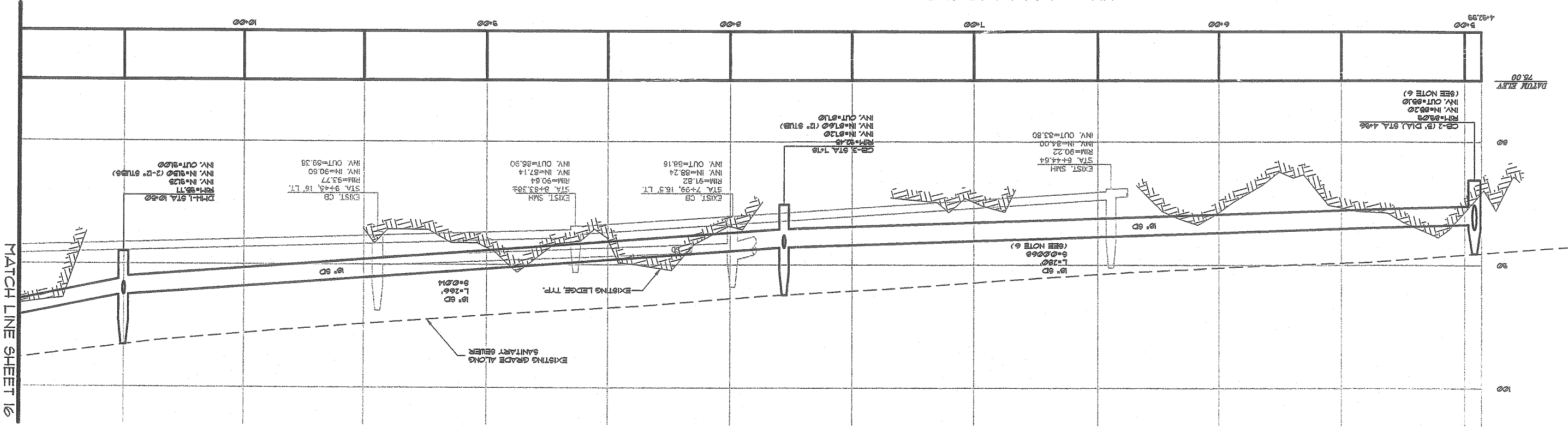
REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	6-5-01	SUBMITTED FOR CITY REVIEW
A	LRB	4-24-01	SUBMITTED FOR CITY REVIEW

PROFILE: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 4+90+ TO STA. 10+75)

SCALE: H=1"=20' V=1"=4'

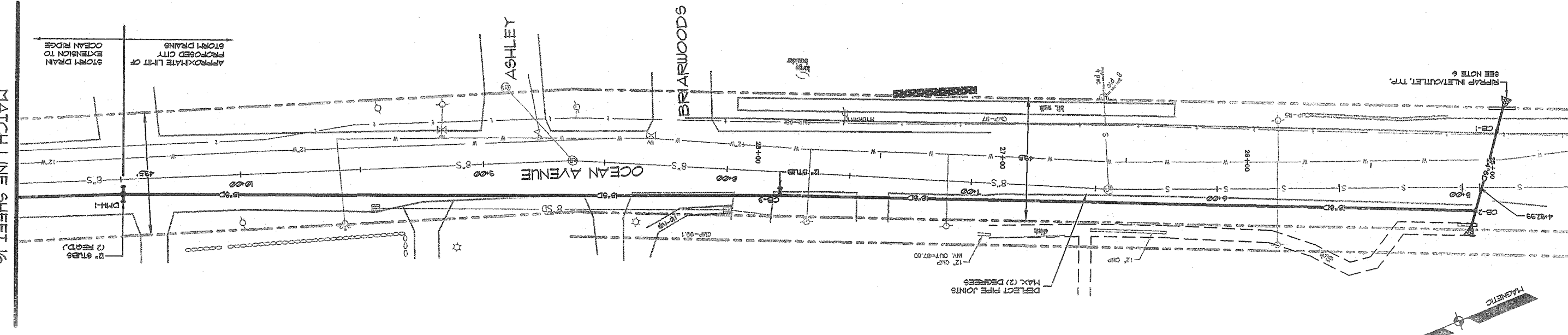
NOTES:

- FIELD CHECK EXISTING SANITARY MH AT STATION 10+65
- LOCATION OF ALL EXISTING PIPE CONNECTIONS, CONTACT ENGINEER FOR DIRECTION BEFORE PROCEEDING IF CONDITIONS VARY FROM THOSE SHOWN ON PLAN
- RIGHT-OF-WAY LINES, TOPOGRAPHIC DETAIL AND EXISTING UNDERGROUND UTILITIES FROM STA. 10+00 TO STA. 10+75 OBTAINED FROM CITY OF PORTLAND PRELIMINARY PLAN OCEAN AVENUE PHASE III RECONSTRUCTION, JUNE 2000.
- RIGHT-OF-WAY LINES FROM STA. 10+00 TO STA. 10+75 AND BEDROCK PROFILE FROM STA. 10+00 TO STA. 10+75 OBTAINED FROM CITY OF PORTLAND SANITARY SEWER SHEET 3 OF 3, AS-BUILT, 1-18-11.
- EXISTING CONDITIONS SURVEY BY SEBAGO TECHNICS, INC., JANUARY 2000.
- ALL MANHOLE ELEVATIONS SHALL MATCH EXISTING PAVEMENT GRADE.
- CONDUCT FIELD SURVEY TO CONFIRM PROPOSED PIPE INVERT ELEVATIONS, CONTACT ENGINEER TO ADJUST PIPE ELEVATIONS AND SET RIM ELEVATIONS.
- APPROXIMATE LOCATION OF EXISTING 3" DIAMETER PLUMB AND SANITARY INFLATON PORTLAND WATER DISTRICT PLANS TITLED, "PORTLAND SEWER SYSTEM INFILTRATION FLOW ANALYSIS", DRAWING III-21, 1989. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING MH BEFORE CONSTRUCTION.



PLAN: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 4+90+ TO STA. 10+75)

SCALE: 1"=20'



MATCH LINE SHEET 16

MATCH LINE SHEET 16

SHEET 16 OF 18
 DESIGN BY: JDA
 DRAWN BY: KAP
 CHECKED BY: LRB
 DATE: 4-3-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ NO: 84180
 DRAWING: 84180P3

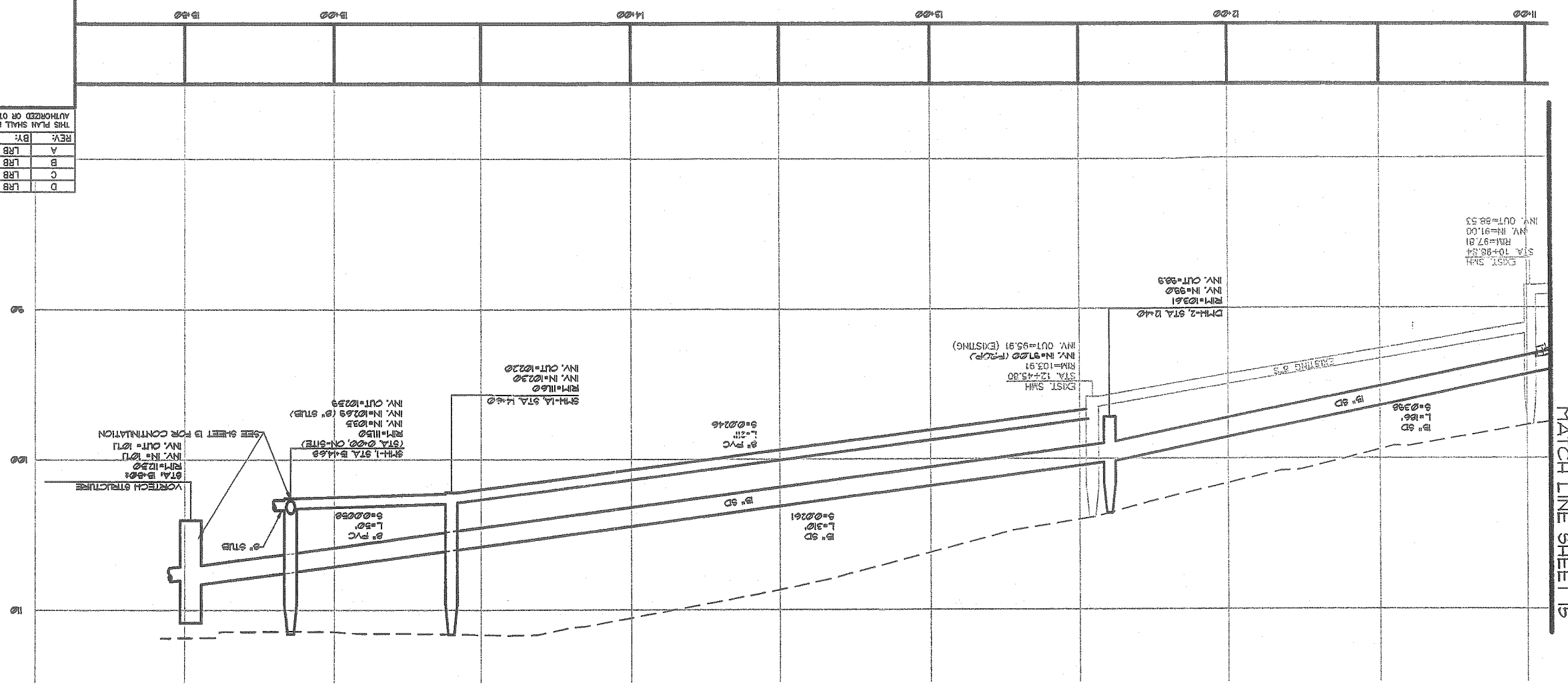
Sebago Technics
 Engineering & Planning for the Future
 One Cabot Street
 Westbrook, ME 04093-1339
 Tel (207) 556-0277

OCEAN AVE STORM DRAIN AND SANITARY SEWER EXTENSION
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

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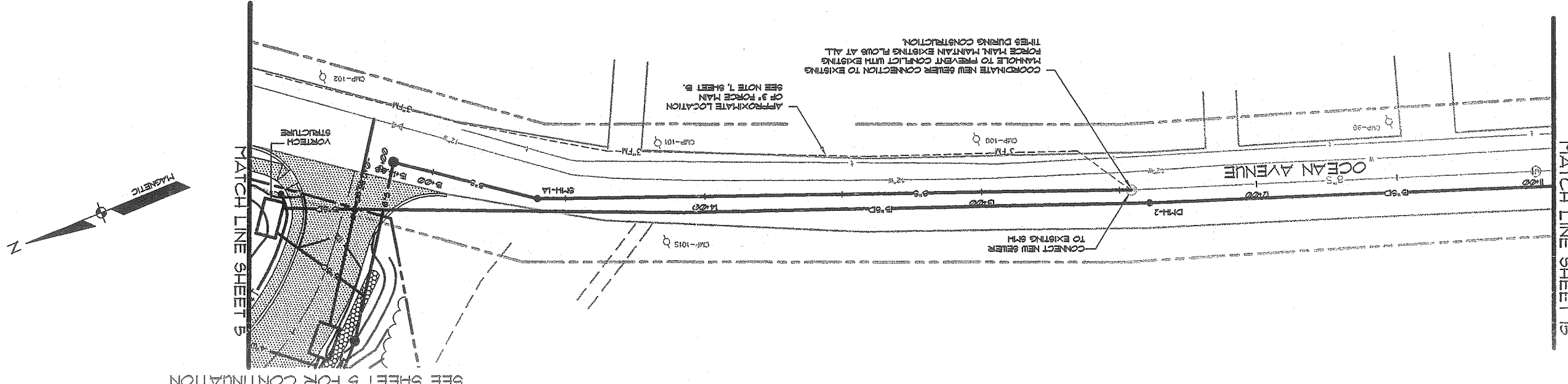
REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	6-5-01	SUBMITTED FOR CITY REVIEW
A	LRB	4-24-01	SUBMITTED FOR CITY REVIEW

PROFILE: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA 10+75 TO STA 12+20)
 SCALE: 1"=20' HORIZ
 1"=4' VERT.



MATCH LINE SHEET 15

PLAN: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA 10+75 TO STA 12+20)
 SCALE: 1"=20'



MATCH LINE SHEET 15

SEE SHEET 5 FOR CONTINUATION

Sebago Technics
 14 (207) 656-0277
 Westbrook, ME 04096-1330
 One Church Street
 DRUMMING: 841802
 PROJ. NO.: 84180
 SCALE: AS SHOWN
 DATE: 3-8-01
 CHECKED BY: LRB
 DRAWN BY: JDA
 DESIGN BY: JDA

OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARLEY MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01750

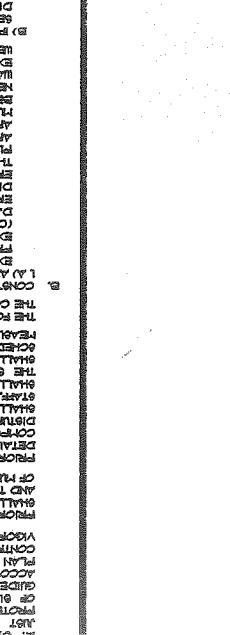
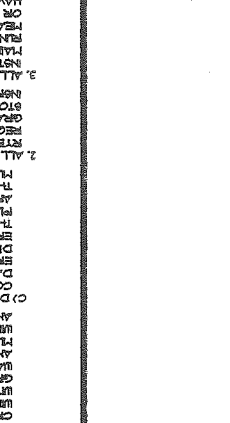
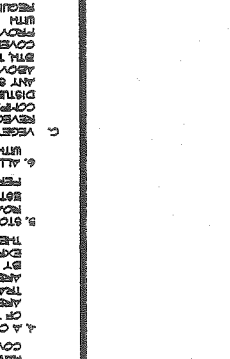
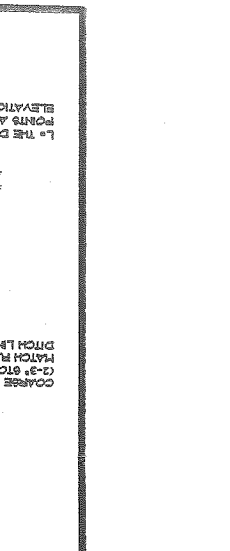
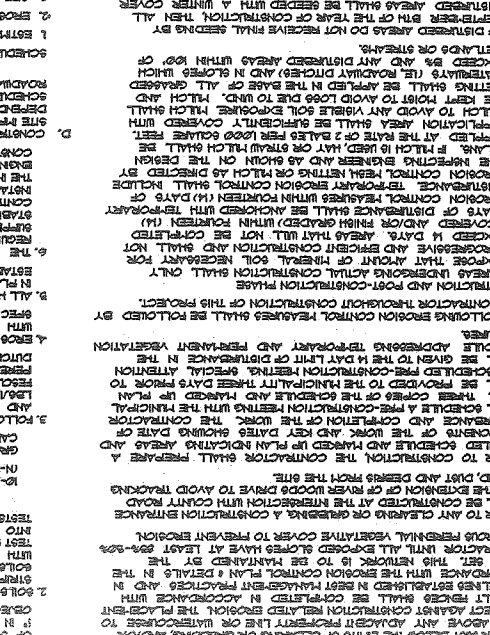
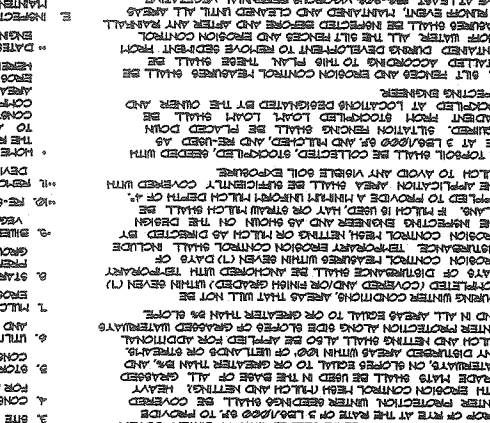
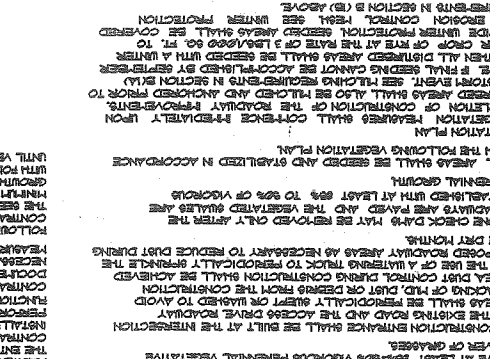
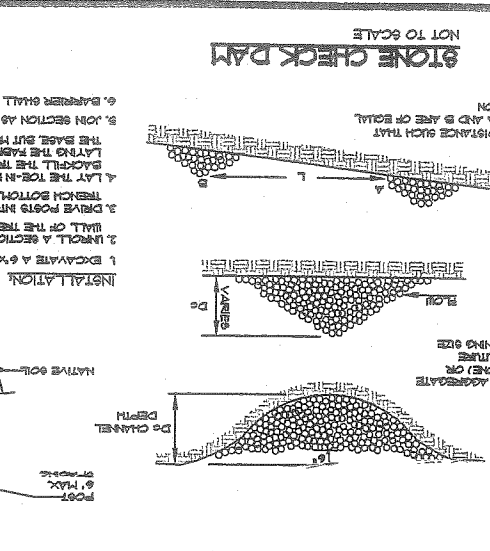
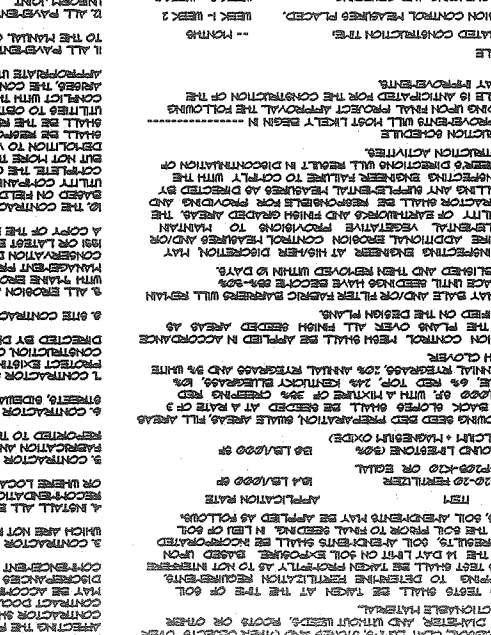
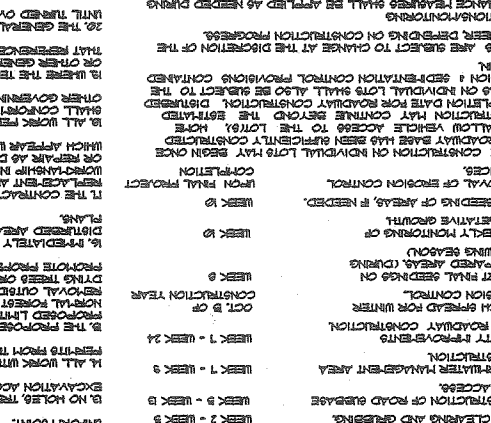
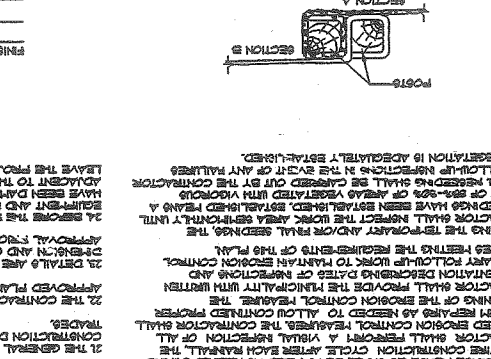
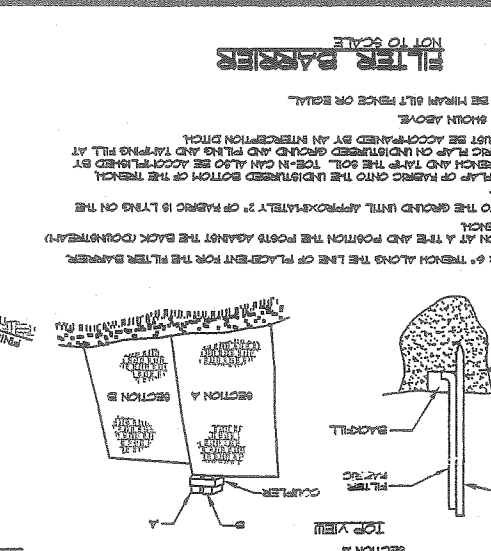
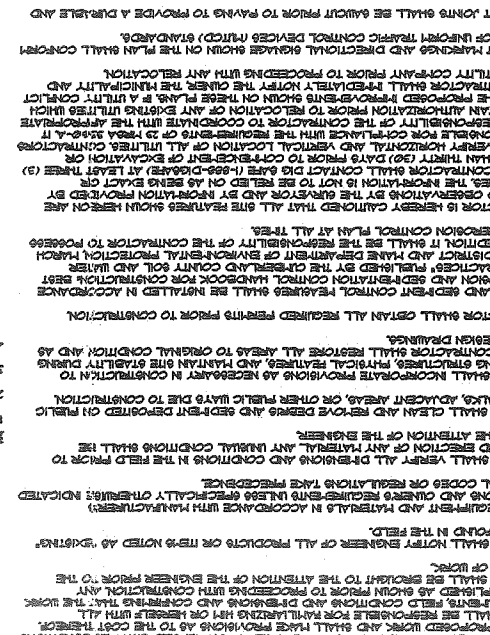
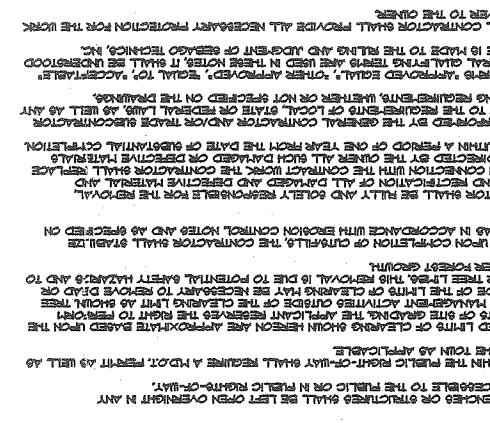
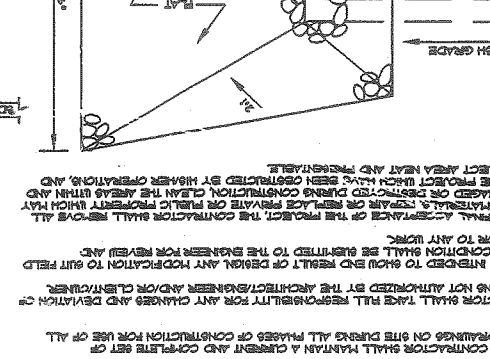
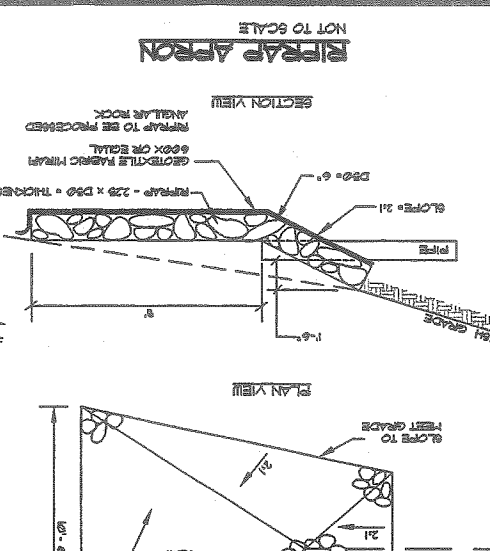
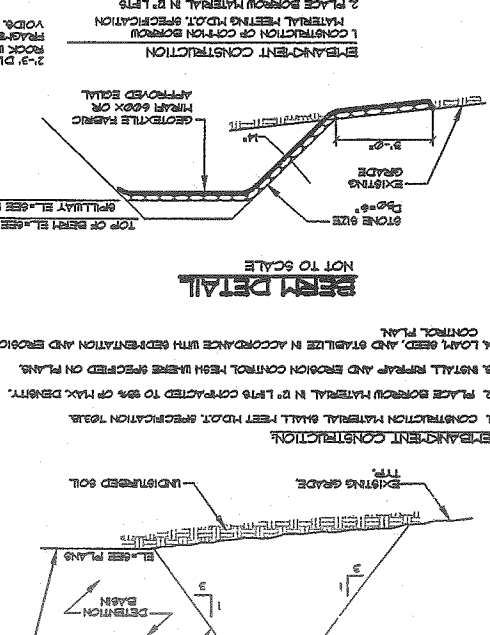
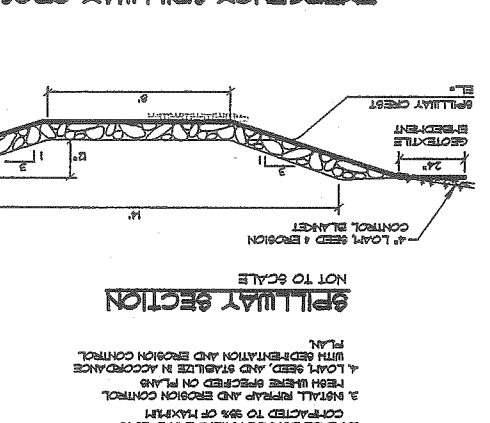
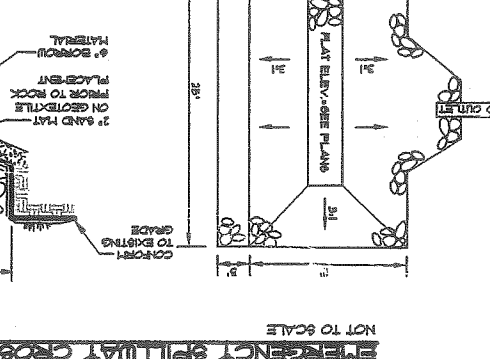
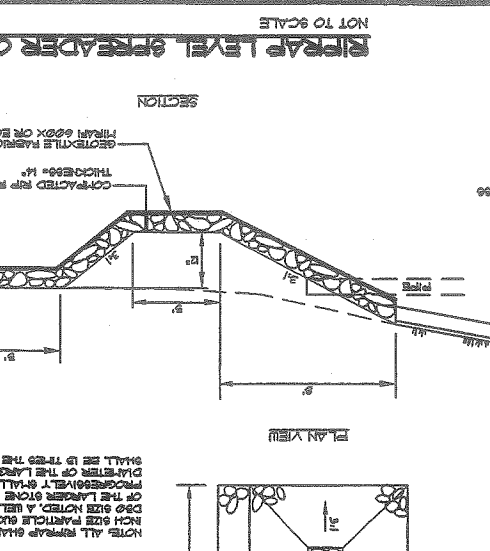
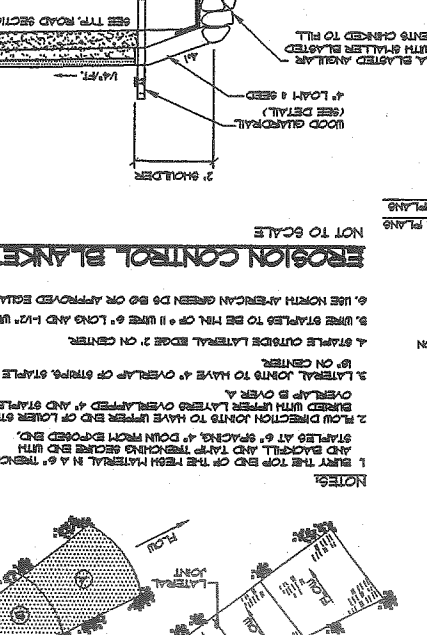
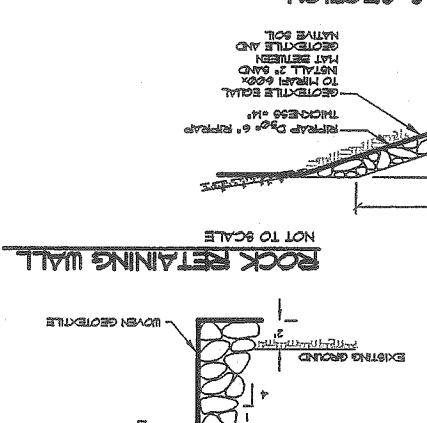
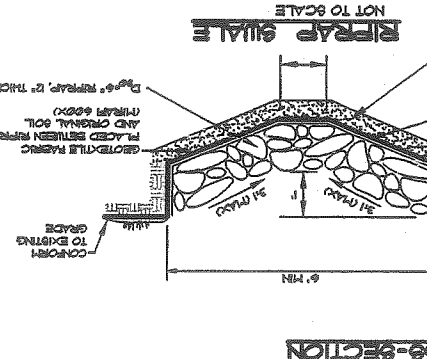
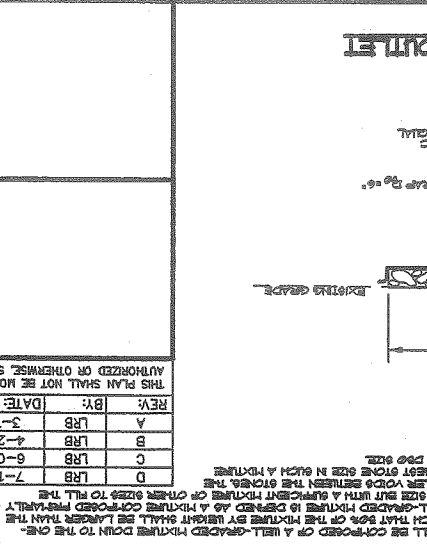
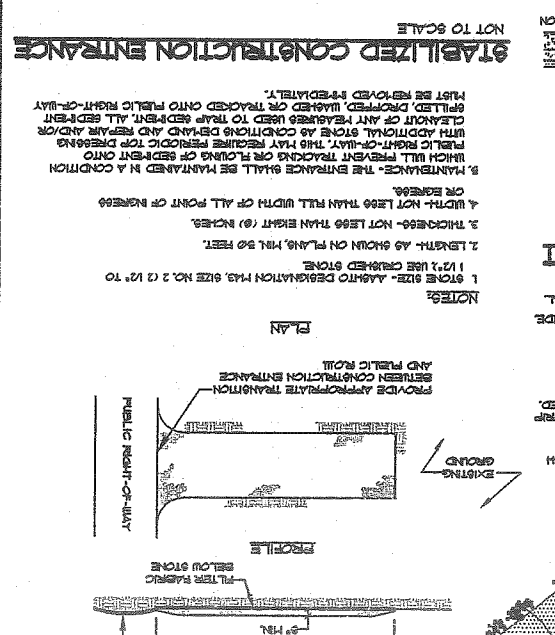
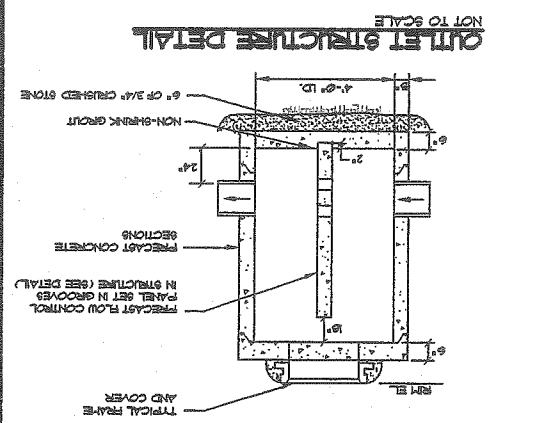
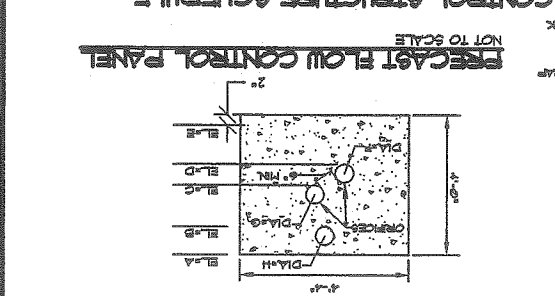
DETAILS

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REV.	DATE	BY	STATUS
D	7-10-01	LRB	REVISED PER ADDITIONAL CITY COMMENTS
C	6-04-01	LRB	SUBMIT REVISED PLANS PER CITY REVIEW
B	4-24-01	LRB	SUBMIT FOR SITE PLAN REVIEW
A	3-7-01	LRB	SUBMIT FOR CITY REVIEW

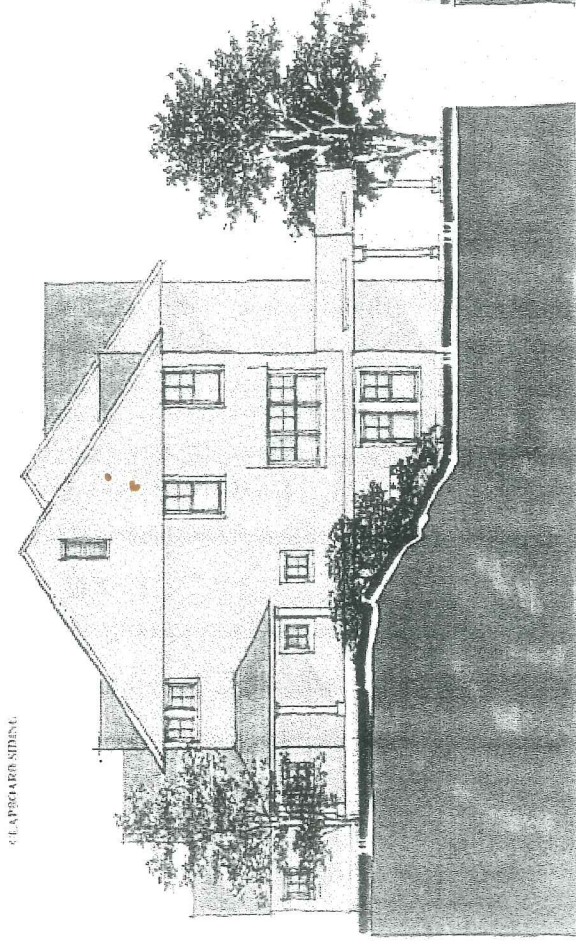
CONTROL STRUCTURE SCHEDULE

SECTION	DATE	BY	STATUS
A	7-10-01	LRB	REVISED PER ADDITIONAL CITY COMMENTS
B	6-04-01	LRB	SUBMIT REVISED PLANS PER CITY REVIEW
C	4-24-01	LRB	SUBMIT FOR SITE PLAN REVIEW
D	3-7-01	LRB	SUBMIT FOR CITY REVIEW



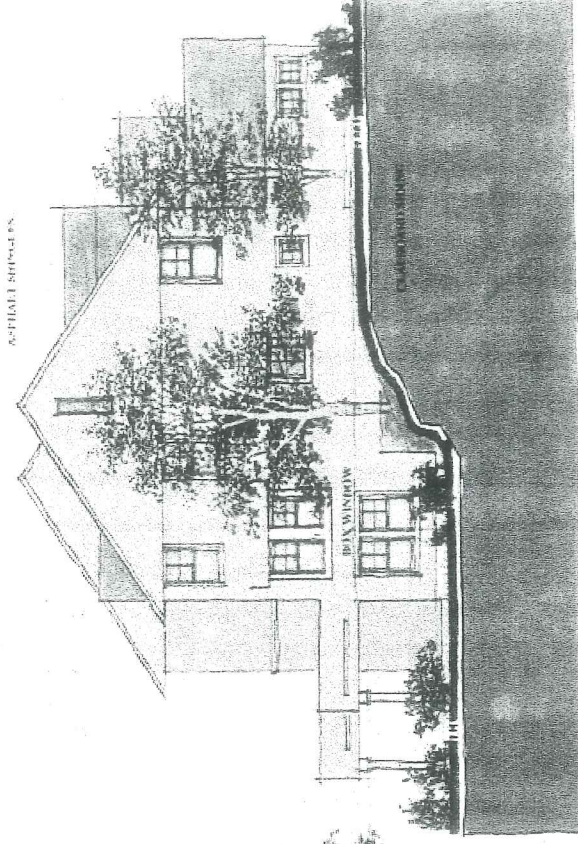
NOT TO SCALE

CLAPBOARD SIDING



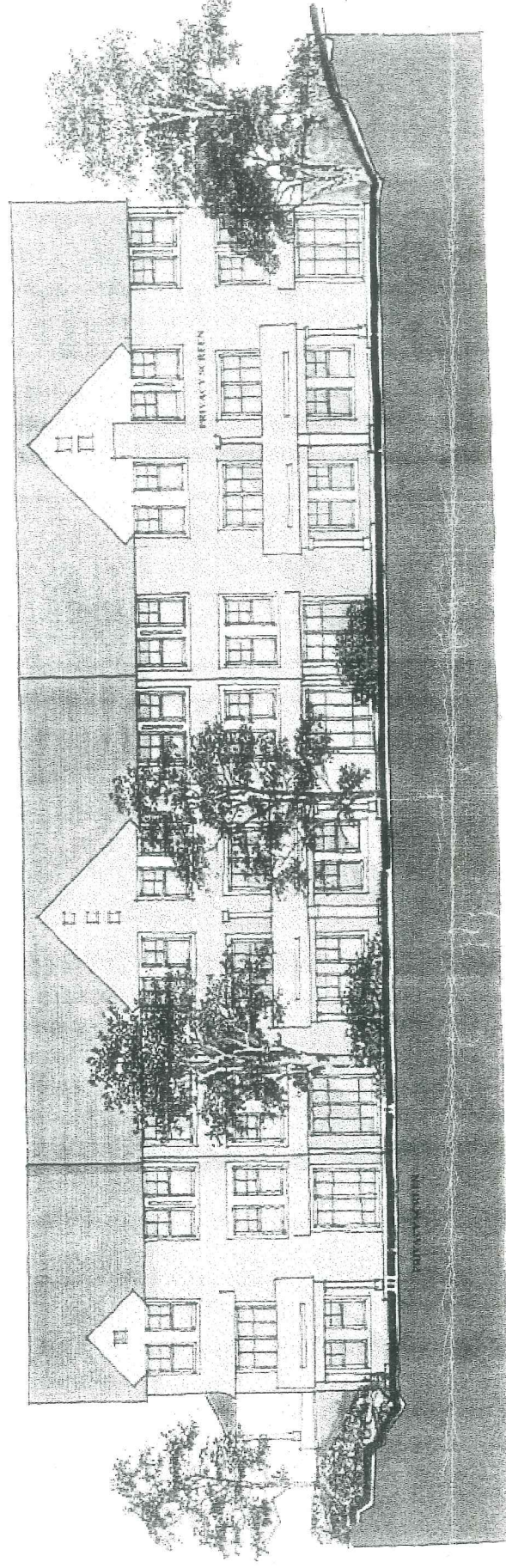
RIGHT ELEVATION

ASPHALT SHINGLES



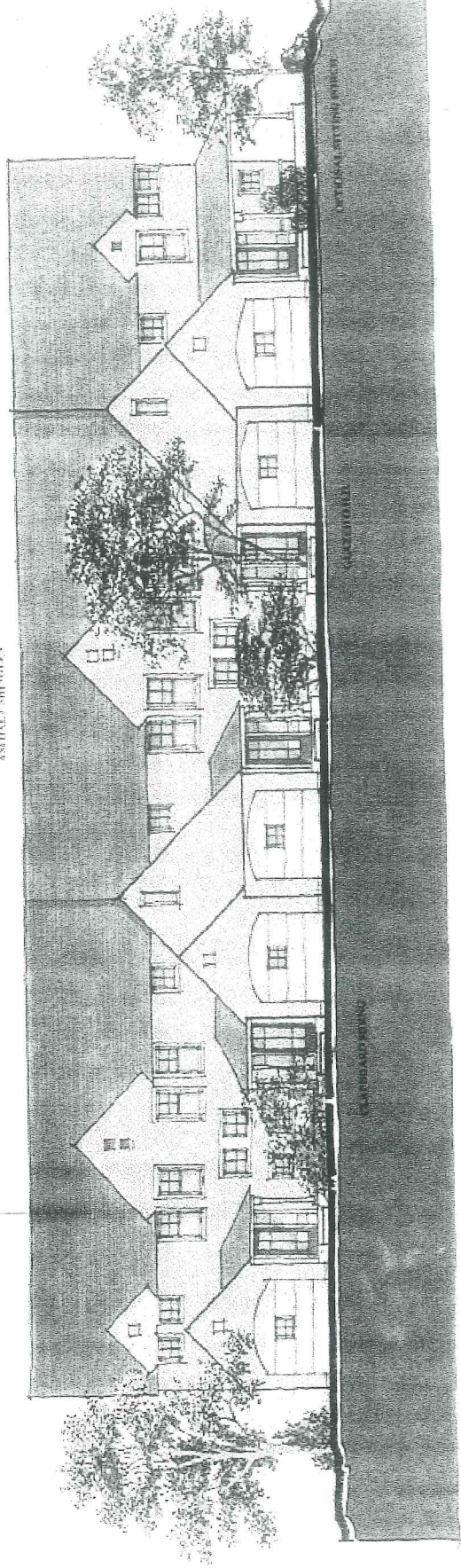
LEFT ELEVATION

ASPHALT SHINGLES



TERRACE ELEVATION
SCALE: 1/8" = 1'-0"

ASPHALT SHINGLES



ENTRY ELEVATION

Matjem Mortgage Corporation

Natick, Massachusetts



Sebago Technics
www.sebago.com



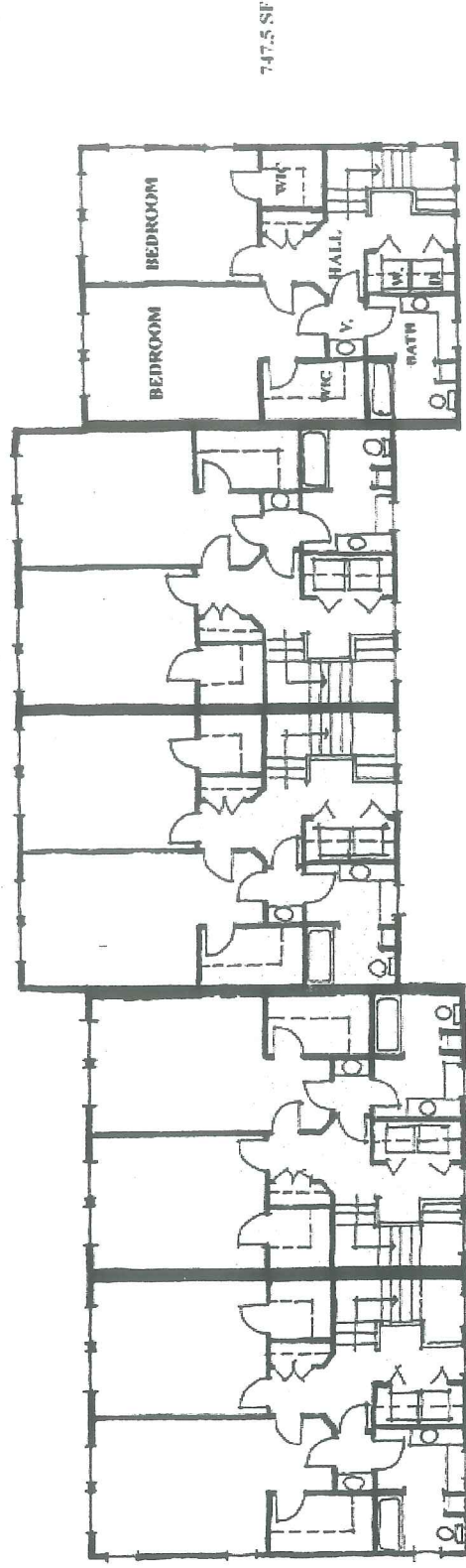
GAWRON ARCHITECTS

OCEAN RIDGE CONDOMINIUMS

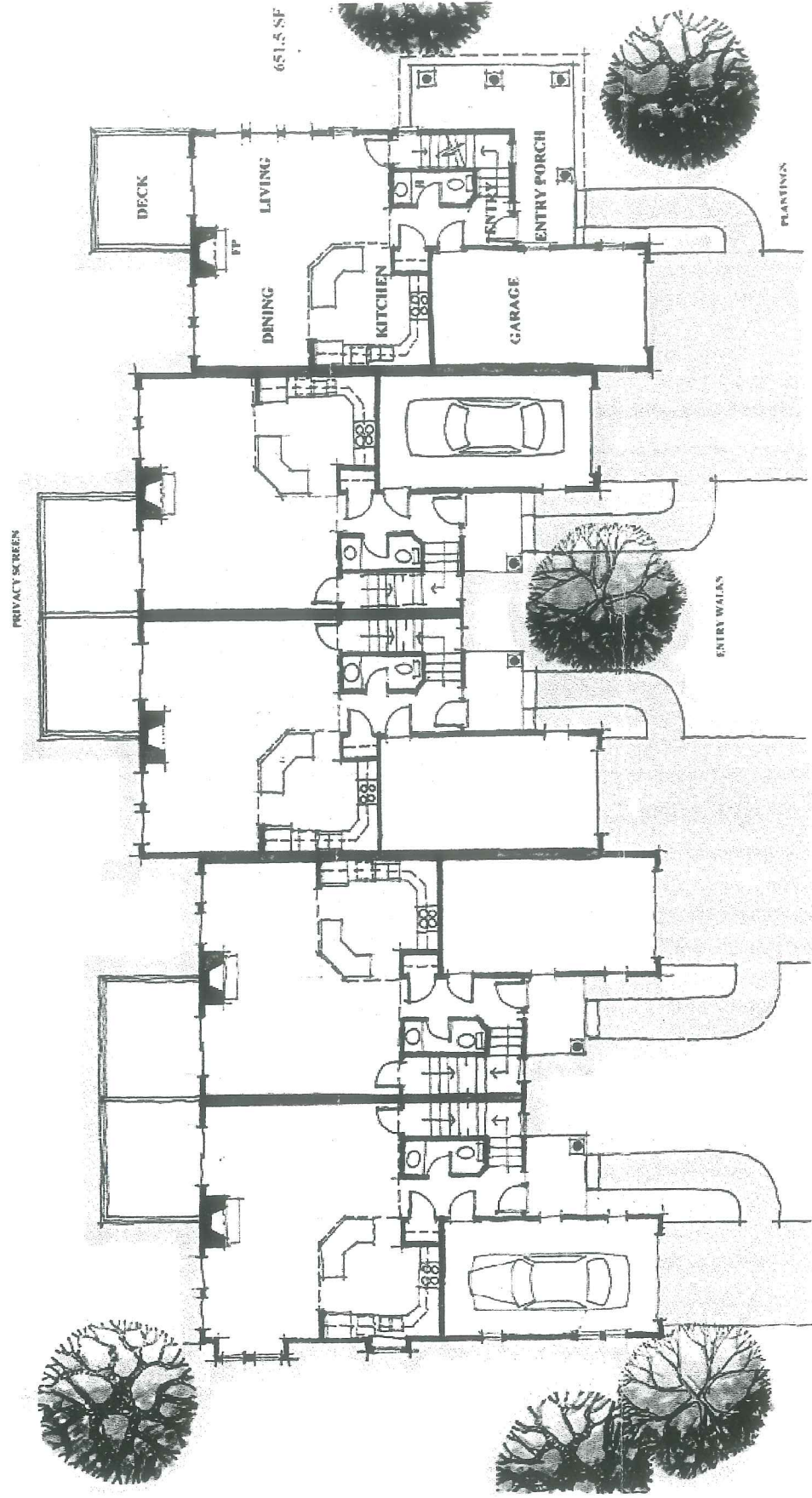
852 OCEAN AVENUE

PORTLAND, MAINE

37

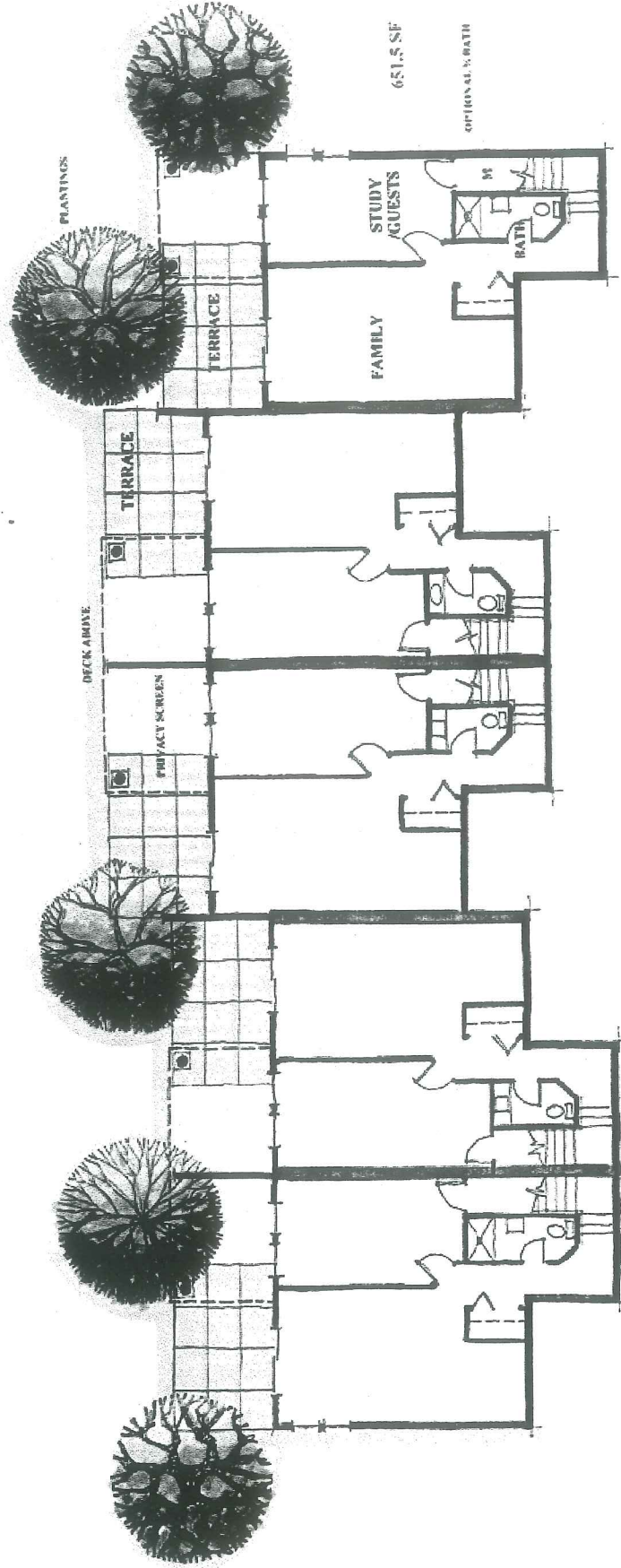


SECOND FLOOR PLAN



ENTRY LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



TERRACE LEVEL FLOOR PLAN

Marjem Mortgage Corporation

Natick, Massachusetts



Seabgo Technics
Engineering & Planning for the Future



GAWRON ARCHITECTS

OCEAN RIDGE CONDOMINIUMS

852 OCEAN AVENUE

PORTLAND, MAINE

37a

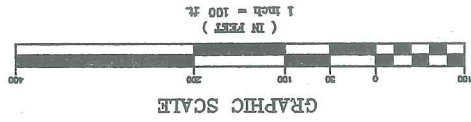
OCEAN RIDGE CONDOMINIUMS

A 46 UNIT CONDOMINIUM DEVELOPMENT OCEAN AVENUE, PORTLAND, MAINE



LEGEND (TYPICAL ALL SHEETS)

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTRALINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CURVE LINE NO.	---
---	CL / LI	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIEN	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	EDGE WATER	---
---	TREELINE	---
---	TEST PIT	---
---	MONITORING WELL	---
---	BORINGS	---
---	CONTIGUS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	2" SD	---
---	4" T-1	---
---	UNDERDRAIN	---
---	4" UD	---
---	OVERHEAD	---
---	ELEC. & TEL.	---
---	UNDERGROUND	---
---	ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	TRASHHOLE	---
---	POTABLE WELL	---
---	2" SD	---
---	30x20	---
---	CHAIN LINK FENCE	---
---	BARS WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SILT FENCE	---
---	RAILROAD	---
---	SOILS BOUNDARY	---
---	MATCH LINE	---
---	BBCH-MARK	---
---	SURVEY CONTROL	---
---	RIPRAP	---

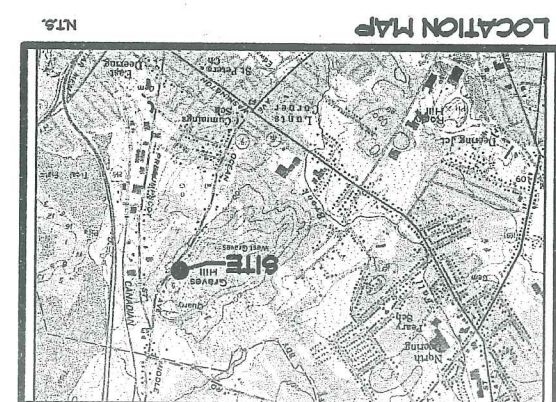


SHEET INDEX

1	COVER SHEET
2	SUBDIVISION PLAN
3	SITE PLAN - 1
4	SITE PLAN - 2
5	GRADING AND UTILITY PLAN - 1
6	GRADING AND UTILITY PLAN - 2
7	LANDSCAPE PLAN - 1
8	LANDSCAPE PLAN - 2
9	TYPICAL BUILDING LANDSCAPE PLAN AND DETAILS
10	PROFILE: RIDGE ROAD (STA. 0+12.77 TO STA. 9+00)
11	PROFILE: RIDGE ROAD (STA. 9+00 TO STA. 16+00)
12	PROFILE: RIDGE ROAD (STA. 16+00 TO STA. 20+11.0)
13	PROFILE: RIDGE ROAD (STA. 20+11.0 TO STA. 3+03.71)
14	PLAN AND PROFILE: ON-SITE SEWER (STA. 0+00 TO STA. 3+50)
15	PLAN AND PROFILE: ON-SITE SEWER (STA. 3+50 TO STA. 10+62)
16	OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION
17	OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION
18	DETAILS

PREPARED BY:
Sebago Technics
 Engineering & Planning for the Future
 ONE CHABOT STREET
 WESTBROOK, ME 04098-1339
 TEL (207) 856-0277

APPLICANT:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01660



PH. 38

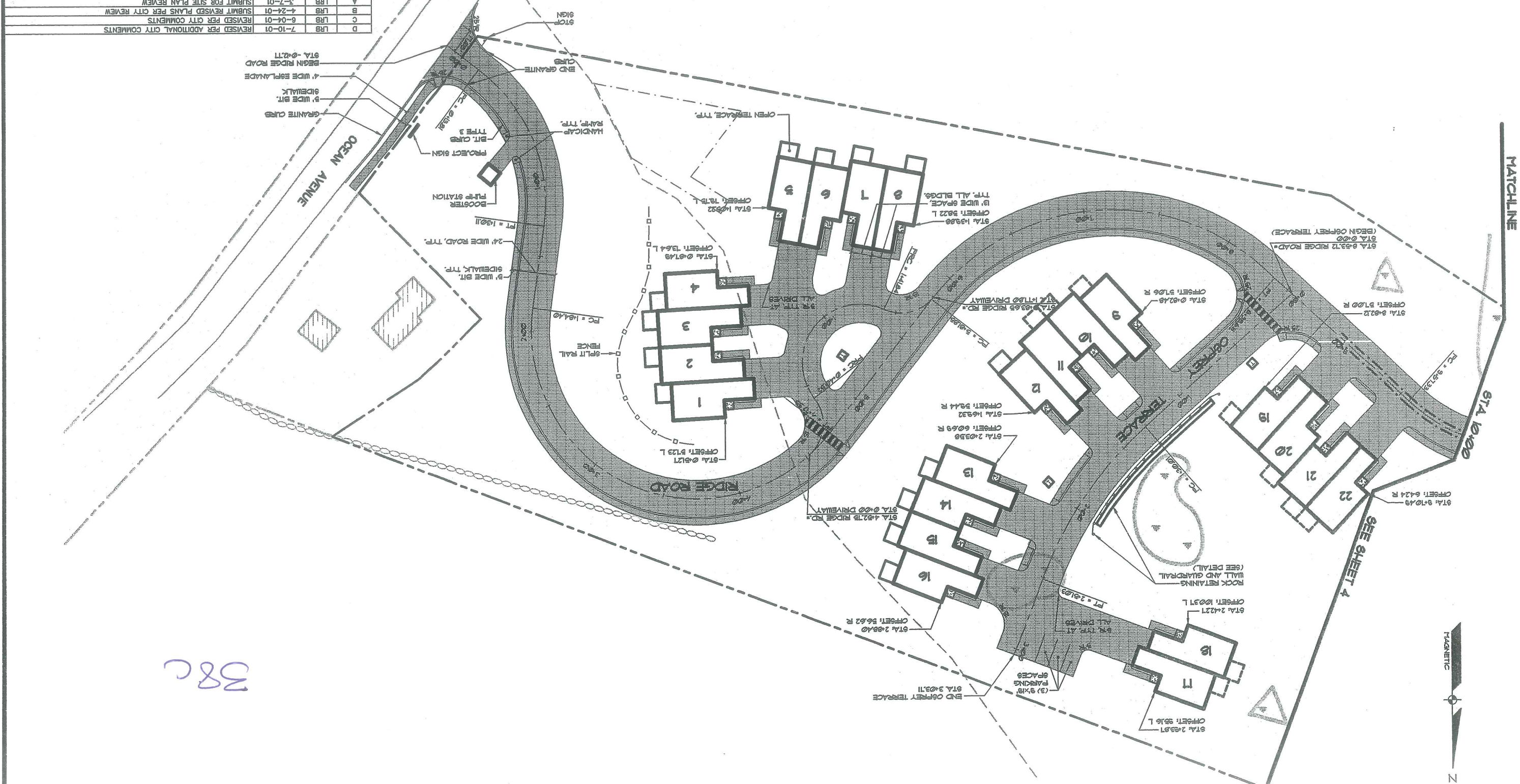
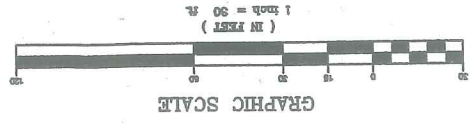
SHEET 3 OF 18
 DRAWING: 84180S1
 PROJ NO: 84180
 FIELD BK: 54
 SCALE: 1"=30'
 DATE: 3-6-01
 CHECKED BY: LRB
 DRAWN BY: MAL
 DESIGN BY: JDA

Sebago Technics
 Engineering & Planning for the Future
 One Church Street
 Westbrook, MA 04096-1339
 TEL (207) 858-0277

OF:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

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A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW



38c

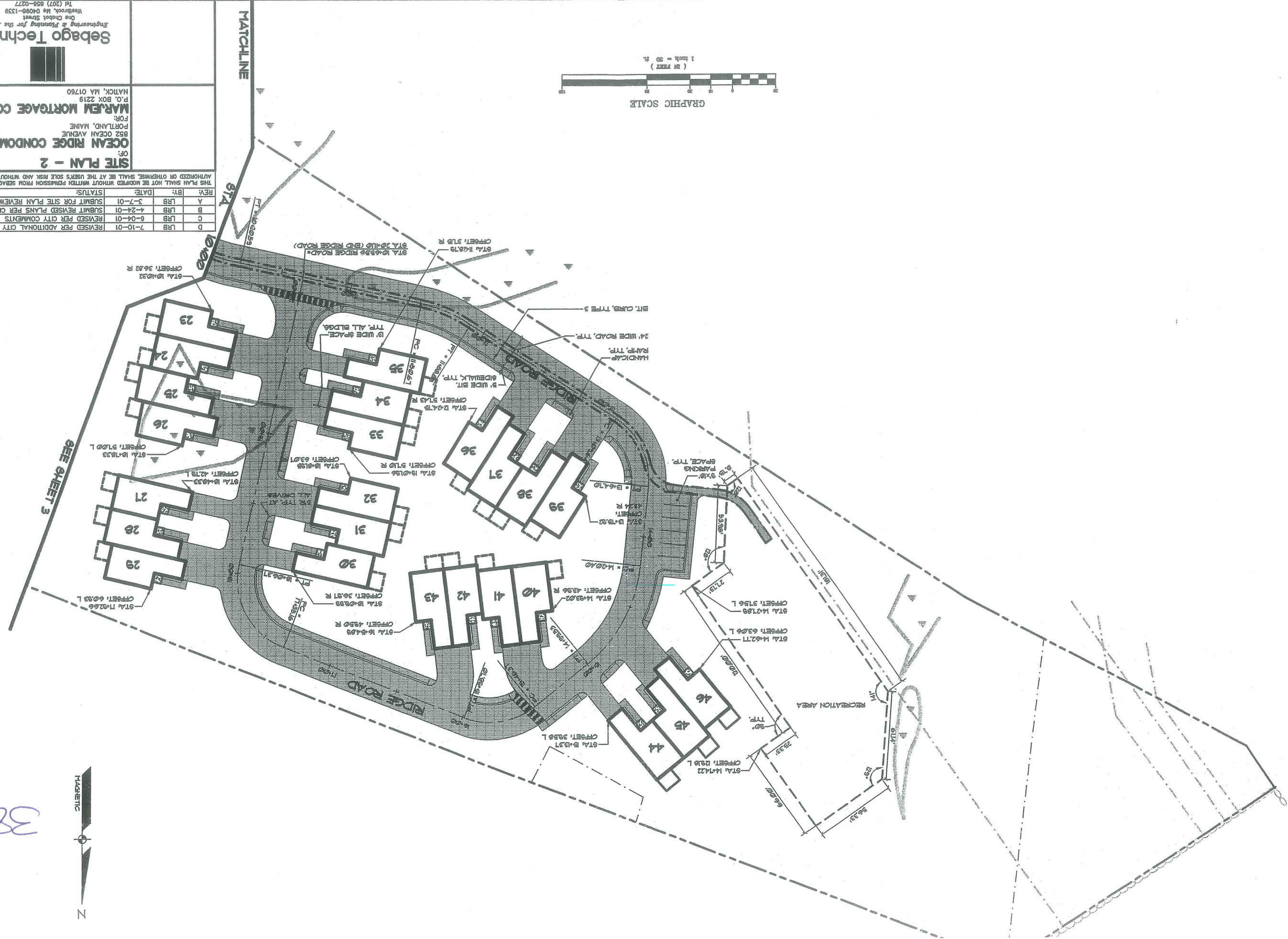
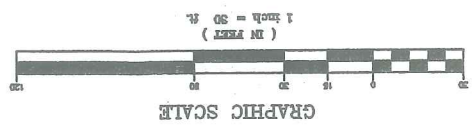
DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: 1"=30'
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: 84180S2

OF:
SITE PLAN - 2
 OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
MARLEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NANTUCKET, MA 01760

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Sebago Technics
 Engineering & Planning for the Future
 One Chobot Street
 Westbrook, Me 04096-1339
 Tel (207) 858-0277



38D

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: 1"=30'
 FIELD BK: 34
 PROJ NO: 84180
 DRAWING: 84180(1)

Sebago Technics
 Engineering & Planning for the Future
 One Cabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

FOR:
OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
MARLEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

OR:
GRADING AND UTILITY PLAN - 1

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REV: BY: DATE: STATUS:
 D LRB 7-10-01 REVISED PER ADDITIONAL CITY COMMENTS
 C LRB 6-04-01 REVISED PER CITY COMMENTS
 B LRB 4-24-01 SUBMIT REVISED PLANS PER CITY REVIEW
 A LRB 3-7-01 SUBMIT FOR SITE PLAN REVIEW

CONNECT TO EXIST. WATER MAIN

VORTEXES UNIT 1 MODEL 3000
 SIZING BEFORE INSTALL.
 OFF. SHALL CONFIRM

SEE SHEET B FOR CONTINUATION

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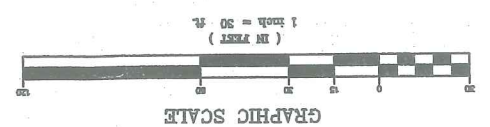
SEE SHEET B FOR CONTINUATION

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SEE SHEET B FOR CONTINUATION

SEE SHEET B FOR CONTINUATION



DRAINAGE STRUCTURE SCHEDULE

CB-1	1207	1200 (B')	1219 (B')
CB-2	1192	---	1192 (B')
CB-3	1423	---	1423 (B')
CB-4	1423	1444 (B')	1443 (B')
CB-5	1403	---	1403 (B')
CB-6	1403	---	1403 (B')
CB-7	1403	1421 (B')	1403 (B')
CB-8	1403	1421 (B')	1403 (B')
CB-9	1403	1421 (B')	1403 (B')
CB-10	1403	1421 (B')	1403 (B')
CB-11	1403	1421 (B')	1403 (B')
CB-12	1403	1421 (B')	1403 (B')
CB-13	1403	1421 (B')	1403 (B')
CB-14	1403	1421 (B')	1403 (B')
CB-15	1403	1421 (B')	1403 (B')
CB-16	1403	1421 (B')	1403 (B')
CB-17	1403	1421 (B')	1403 (B')
CB-18	1403	1421 (B')	1403 (B')
CB-19	1403	1421 (B')	1403 (B')
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CB-21	1403	1421 (B')	1403 (B')
CB-22	1403	1421 (B')	1403 (B')
CB-23	1403	1421 (B')	1403 (B')
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CB-25	1403	1421 (B')	1403 (B')
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CB-49	1403	1421 (B')	1403 (B')
CB-50	1403	1421 (B')	1403 (B')
CB-51	1403	1421 (B')	1403 (B')
CB-52	1403	1421 (B')	1403 (B')
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CB-70	1403	1421 (B')	1403 (B')
CB-71	1403	1421 (B')	1403 (B')
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CB-74	1403	1421 (B')	1403 (B')
CB-75	1403	1421 (B')	1403 (B')
CB-76	1403	1421 (B')	1403 (B')
CB-77	1403	1421 (B')	1403 (B')
CB-78	1403	1421 (B')	1403 (B')
CB-79	1403	1421 (B')	1403 (B')
CB-80	1403	1421 (B')	1403 (B')
CB-81	1403	1421 (B')	1403 (B')
CB-82	1403	1421 (B')	1403 (B')
CB-83	1403	1421 (B')	1403 (B')
CB-84	1403	1421 (B')	1403 (B')
CB-85	1403	1421 (B')	1403 (B')
CB-86	1403	1421 (B')	1403 (B')
CB-87	1403	1421 (B')	1403 (B')
CB-88	1403	1421 (B')	1403 (B')
CB-89	1403	1421 (B')	1403 (B')
CB-90	1403	1421 (B')	1403 (B')
CB-91	1403	1421 (B')	1403 (B')
CB-92	1403	1421 (B')	1403 (B')
CB-93	1403	1421 (B')	1403 (B')
CB-94	1403	1421 (B')	1403 (B')
CB-95	1403	1421 (B')	1403 (B')
CB-96	1403	1421 (B')	1403 (B')
CB-97	1403	1421 (B')	1403 (B')
CB-98	1403	1421 (B')	1403 (B')
CB-99	1403	1421 (B')	1403 (B')
CB-100	1403	1421 (B')	1403 (B')

38c

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-8-01
 SCALE: 1"=30'
 FIELD BK: 54
 PROJ. NO: 841802
 DRAWING: 8418022

OF:
GRADING AND UTILITY PLAN - 2
OCEAN RIDGE CONDOMINIUMS
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

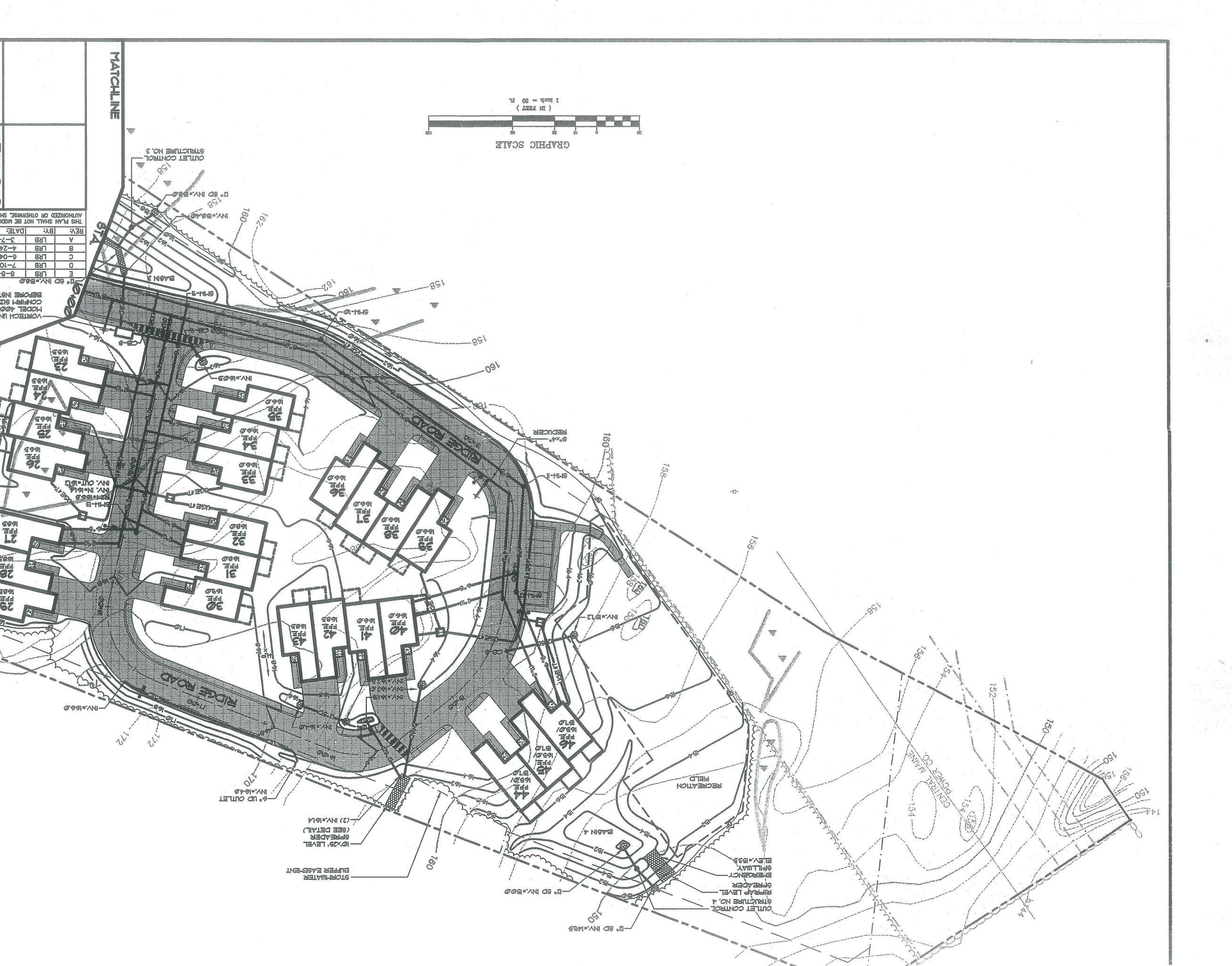
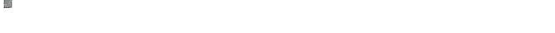
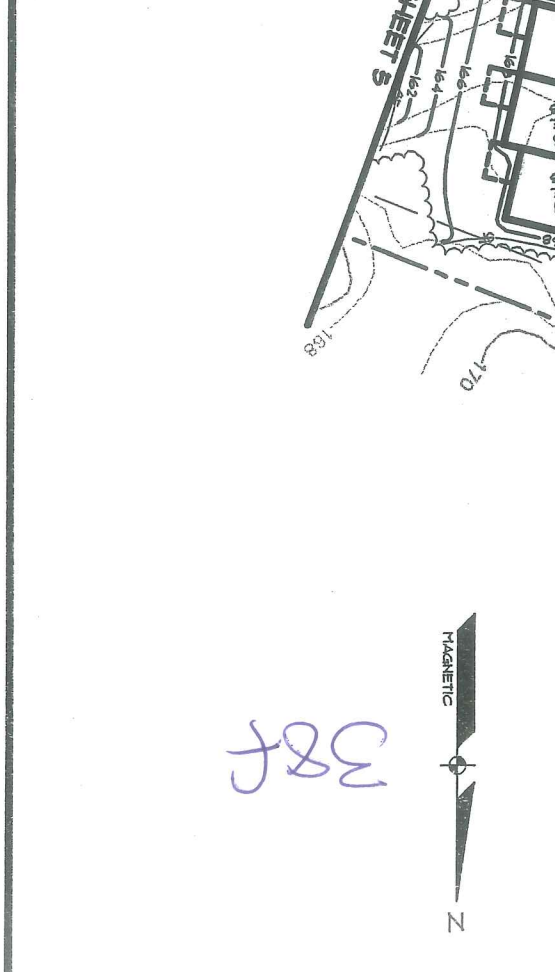
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REV.	BY:	DATE:	STATUS:
E	LRB	8-8-01	REVISED PER CITY COMMENTS
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

FOR: VORTECH UNIT 2
 CONCRETE
 BEFORE INSTALLATION

SEBAGO TECHNICS
 Engineering & Planning for the Future
 One Cabot Street
 Westbrook, Me 04090-1339
 Tel (207) 856-0277

SHEET 6 OF 18



38f

Sebago Technics
 Engineering & Planning for the Future
 One Chubb Street
 Westbrook, Me 04090-1339
 Tel (207) 856-0277

LANDSCAPE PLAN - 1
 OF:
OCEAN RIDGE CONDOMINIUMS
 FOR:
MARJEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATTICK, MA 01760

REV	BY	DATE	STATUS
A	LBB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
B	LBB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
C	LBB	6-04-01	REVISED PER CITY COMMENTS
D	LBB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
E	JRP	8-7-01	REVISED PER ADDITIONAL CITY COMMENTS

THIS PLAN SHALL NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

DRAWN BY: MAL
 CHECKED BY: WTC
 DATE: 3-6-01
 SCALE: 1"=30'
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: B4180L1

SHEET 7 OF 18

PLANTING SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	CONTENTS
PC	PTERIS CLEVELAND/OBVALENTAL PEAR	2" CAL	
QP	ACER GATLIFFER/PEAR	2" CAL	
QF	QUERCUS FALLENBERG/OAK	2 1/2" CAL	
PF	PTERIS GERRARD/ATTA KUMAZUMI/CORVALENTAL CHERY	2 1/2" CAL	
AF	ADIES FRASER/RAZDER PINE	6-1"	
FR	PINES RESINOSA/RED PINE	6-1"	
VC	RHODODENDRON CATAUBA ALBA/RHODODENDRON	2 1/2-3" CAL	
VC	RHODODENDRON BOURSALTI/RHODODENDRON	2 1/2-3" CAL	
VC	COTONEASTER DANFERTI/SCAGHOLI/COTONEASTER	4" O.C., TFB	
VA	VACCINIUM VITICOLOR/BLUEBERRY	4" O.C., TFB	
VA	ERUCA UNTERSTUBER/BOXWOOD	4" O.C., TFB	
GA	GALLTHERIA PROCUMBENS/UNTERGREEN	4" O.C., TFB	
AF	APHELANCHER ALPINI/BRILLIANCE/SHADUBUSH	4" O.C., TFB	
AF	SPICEA MAGICA/SPICE/SPICEA	4" O.C., TFB	
FR	RHODODENDRON DORSA AMATIE/RHODODENDRON	4" O.C., TFB	
FR	PINES CERBERA/ALABAMA/STONE PINE	4" O.C., TFB	
FR	ERUONIA ALABAMA/ROSEBAY	4" O.C., TFB	
FR	RHODODENDRON KAWAII/RHODODENDRON	4" O.C., TFB	
FR	QUERCUS ROBUR CRISPUS/ENGLISH OAK	4" O.C., TFB	
OC	QUERCUS ROBUR CRISPUS/ENGLISH OAK	2 1/2" CALIFER	

NOTE: MFB = MILLED PLANTING BED

SEE SHEET 2 FOR TYPICAL BUILDING LANDSCAPE PLANTINGS

SEE SHEET 3 FOR COLONIAL LIGHT FIXTURE BUSHING HEIGHT (TYP)

GRAPHIC SCALE
 1 inch = 30 ft

MATCHLINE

SEE SHEET 2

SEE SHEET 3

OCEAN AVENUE

RIDGE ROAD

CHERRY TERRACE

87A 1000

87A 1000

87A 1000

87A 1000

389

NOTES

1. EXISTING VEGETATION TO REMAIN SHALL BE FLAGGED BEFORE CONSTRUCTION AND SHALL REMAIN UNDISTURBED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. CONTRACTOR SHALL STAKE AND FLAG LIMIT OF TREE SAVES AREA BEFORE CONDUCTION ANY CLEARING OR EXCAVATION.
 3. COORDINATE PLACEMENT OF TREES ALONG RIDGE ROAD WITH CITY ARBORIST (87A-87B) LOCATION AND PLANTING IS SUBJECT TO INCIDENTAL REMOVAL OF BEDROCK FOR ROADWAY AND SIDEWALK.

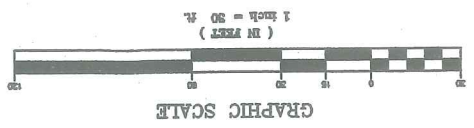
DESIGN BY: JDA
 DRAWN BY: MAL/PLS
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: 1"=30'
 FIELD BK: 54
 PROJ. NO: B41802
 DRAWING: B41802.2

Sebago Technics
 Engineering & Planning for the Future
 One Cabot Street
 Westbrook, ME 04096-1539
 Tel (207) 858-0277

LANDSCAPE PLAN - 2
 OF
OCEAN RIDGE CONDOMINIUMS
 FOR:
MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

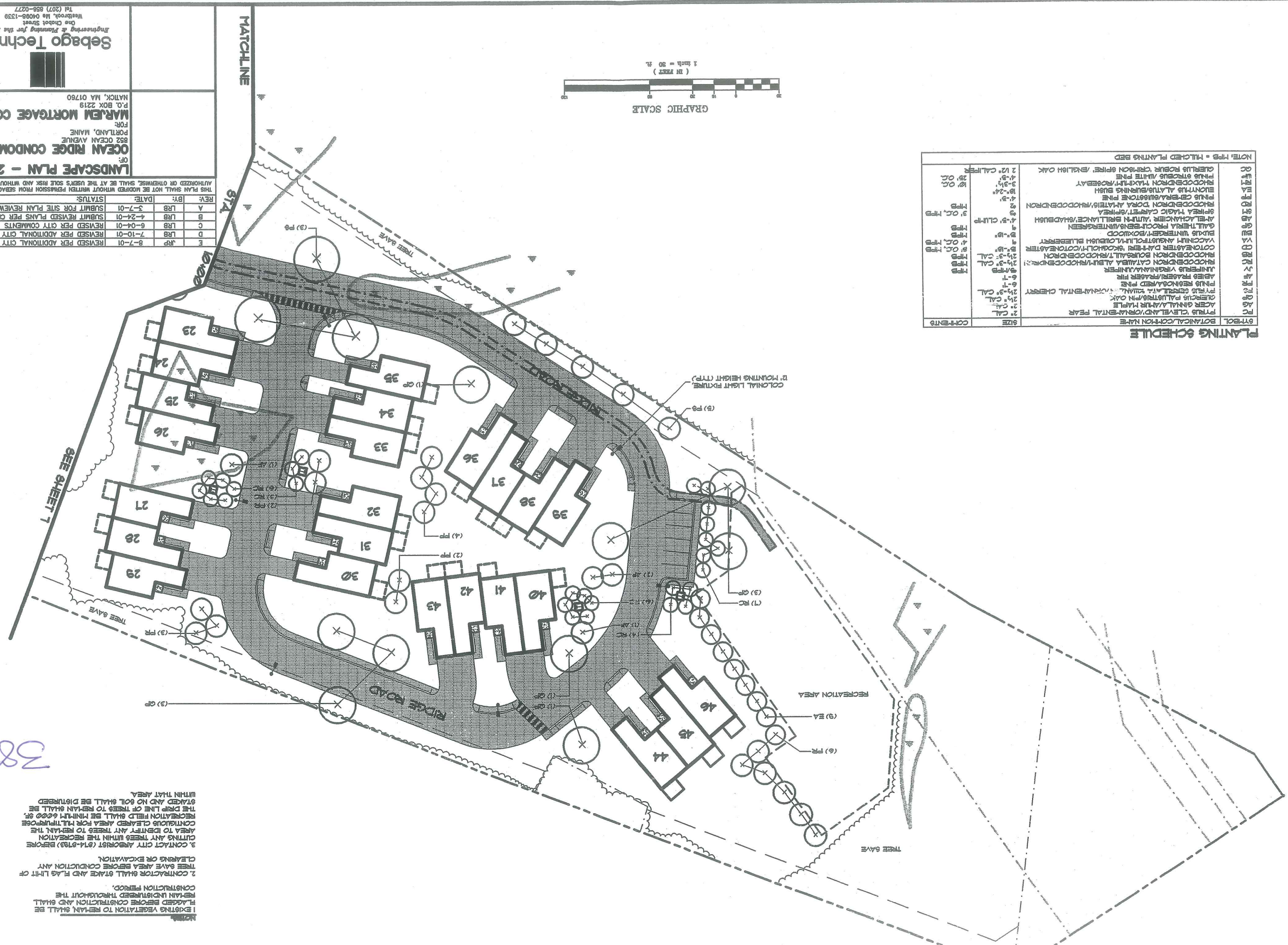
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REV.	BY:	DATE:	STATUS:
E	JRP	8-7-01	REVISED PER ADDITIONAL CITY COMMENTS
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW



PLANTING SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
PC	PERSEA CLEVELAND/ORNAMENTAL PEAR	2" CAL.	
AG	ACER GINNIAL/YAMUR HAWLE	2 1/2" CAL.	
CP	PERSEA CLEVELAND/ORNAMENTAL PEAR	2 1/2" CAL.	
FR	FRAXILIS/FRAXEL PINE	6-1"	
AV	UNIFERUS VIRGINIAN/UNIFER	4 1/2" CAL.	
RC	RHODODENDRON CATAWBA ALBU/RHODODENDRON	2 1/2-3" CAL.	
RS	RHODODENDRON BOURSAULT/RHODODENDRON	2 1/2-3" CAL.	
RD	RHODODENDRON DORIS ALATE/RHODODENDRON	4-5"	
FP	FINIS CEREA/WESTON PINE	4-5"	
EA	EUCOMMIS ALTISS/BURNING BUSH	18-24"	
R1	RHODODENDRON MAXIM/ROSEBAY	3-3 1/2"	
QC	QUERCUS ROBUR CRIMSON SPICE /ENGLISH OAK	2 1/2" CALIFER	
NOTE: MPB = MILCHED PLANTING BED			



NOTES:

- EXISTING VEGETATION TO REMAIN, SHALL BE FLAGGED BEFORE CONSTRUCTION AND SHALL REMAIN UNDISTURBED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL STAKE AND FLAG LIMIT OF TREE LAVE AREA BEFORE CONDUCTION ANY CLEARING OR EXCAVATION.
- CONTACT CITY ARBORIST (617-671-8193) BEFORE CUTTING ANY TREES WITHIN THE RECREATION AREA TO IDENTIFY ANY TREES TO REMAIN. THE CONTRACTOR SHALL CLEAR AREAS FOR THE RECREATION FIELD. THE RECREATION FIELD SHALL BE MINIMUM 10000 SQ. FT. WITHIN THAT AREA.

WITHIN THAT AREA. THE DRAINAGE AND NO SOIL SHALL BE DISTURBED. THE DRAINAGE AND NO SOIL SHALL BE DISTURBED.

384

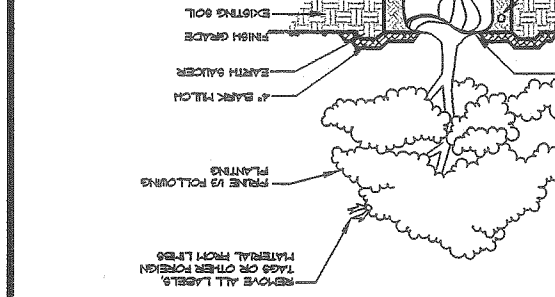


OF:
TYPICAL BUILDING LANDSCAPE PLAN AND DETAILS
OCEAN RIDGE CONDOMINIUMS
 552 OCEAN AVENUE
 PORTLAND, MAINE
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

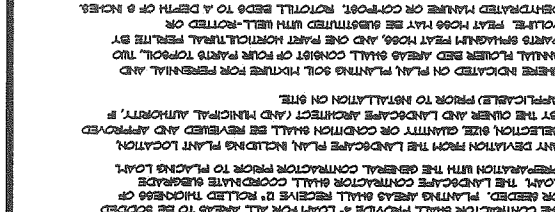
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REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

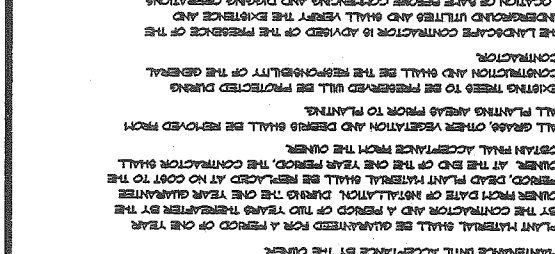
Engineering & Planning for the Future
Sebago Technics
 One Chobot Street
 Westbrook, MA 04093-1339
 Tel: (207) 556-0277



DECIDUOUS & EVERGREEN SHRUBS
 NOT TO SCALE



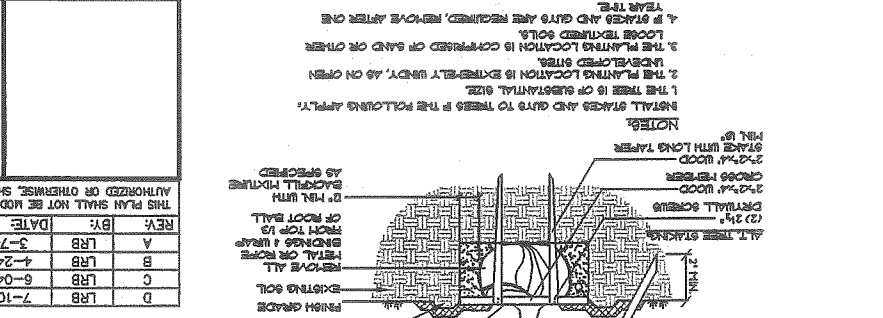
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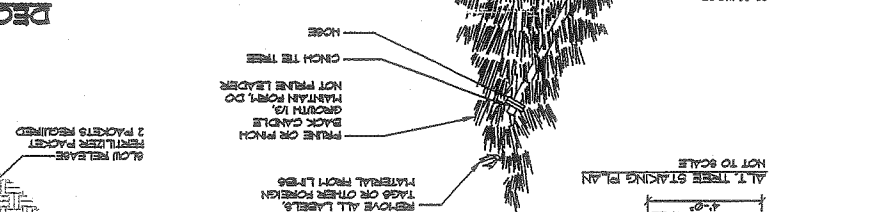
DECIDUOUS TREES 2\"/>

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
 2. SIZE AND GRADES STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF U.S.A. STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, UNLAPPING, SPACING, PERMITTING PLANTING AND ADJUSTING.
 5. PLANT MATERIAL SHALL BE QUANTITY FOR A PERIOD OF ONE YEAR.
 6. BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR QUANTITY PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL CERTAIN FINAL ACCEPTANCE FROM THE OWNER.
 7. ALL GRADES OTHER VEGETATION AND DESIRS SHALL BE REMOVED FROM PLANTING AREAS PRIOR TO PLANTING.
 8. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 9. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING ANY DIGGING OPERATIONS. PLASTIC CHAIN-LINK OR GUY WIRE WHICHER APPROX. 4\"/>

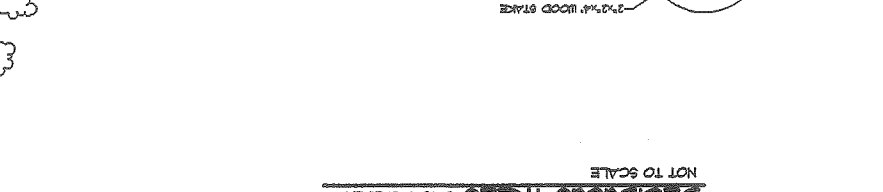
NOTES:
 1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXPLICITLY INDICATED ON OTHER UNDERLINED SHEETS.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUY'S ARE REQUIRED, REMOVE AFTER ONE YEAR THE.



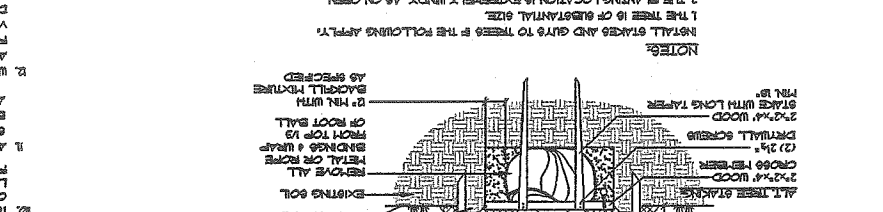
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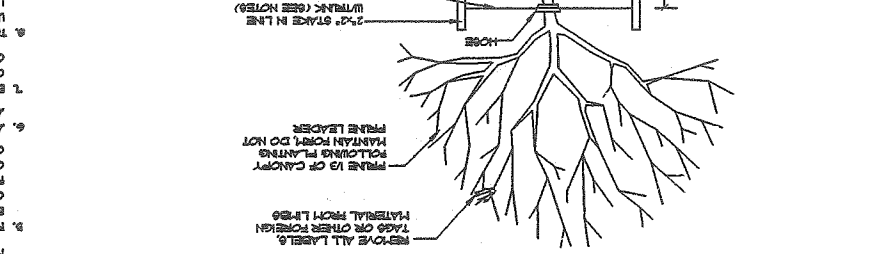
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DECIDUOUS TREES 2\"/>



DECIDUOUS TREES 2\"/>



DECIDUOUS TREES 2\"/>

NOTES:
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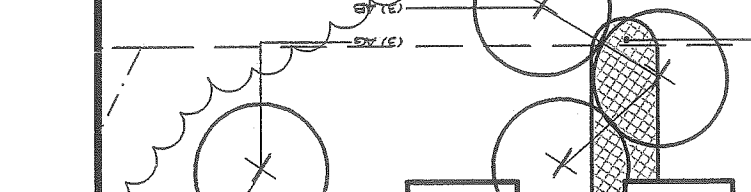
NOTES:
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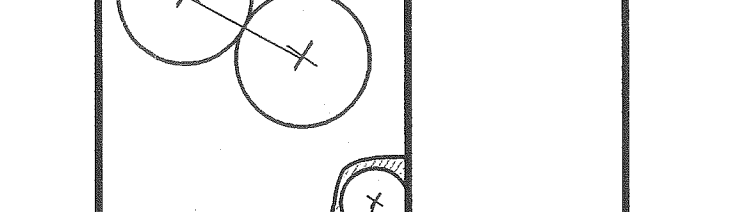
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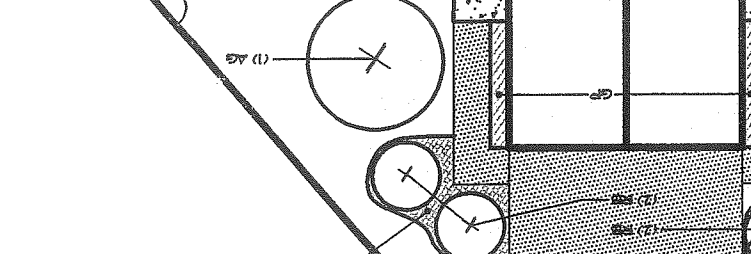
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DECIDUOUS TREES 2\"/>



DECIDUOUS TREES 2\"/>

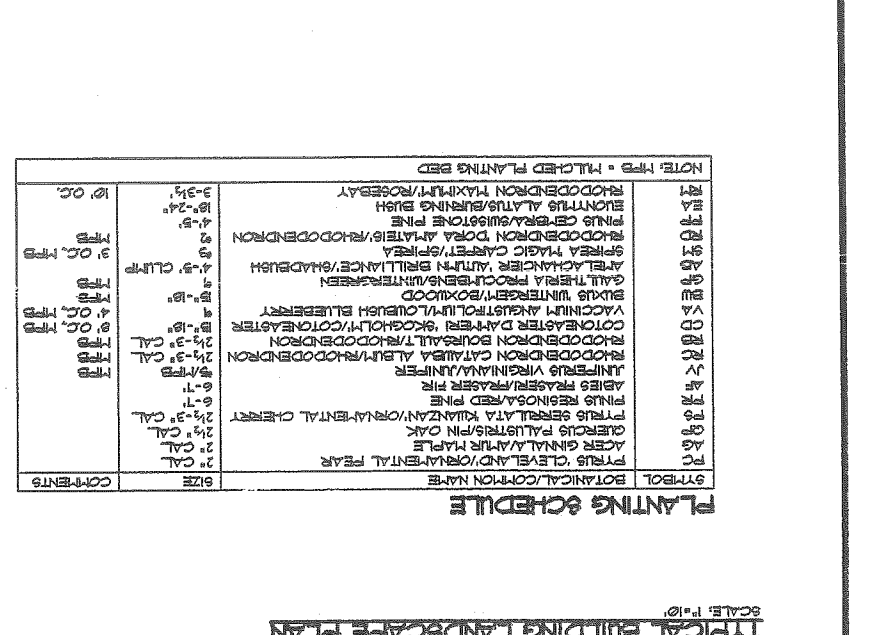


DECIDUOUS TREES 2\"/>

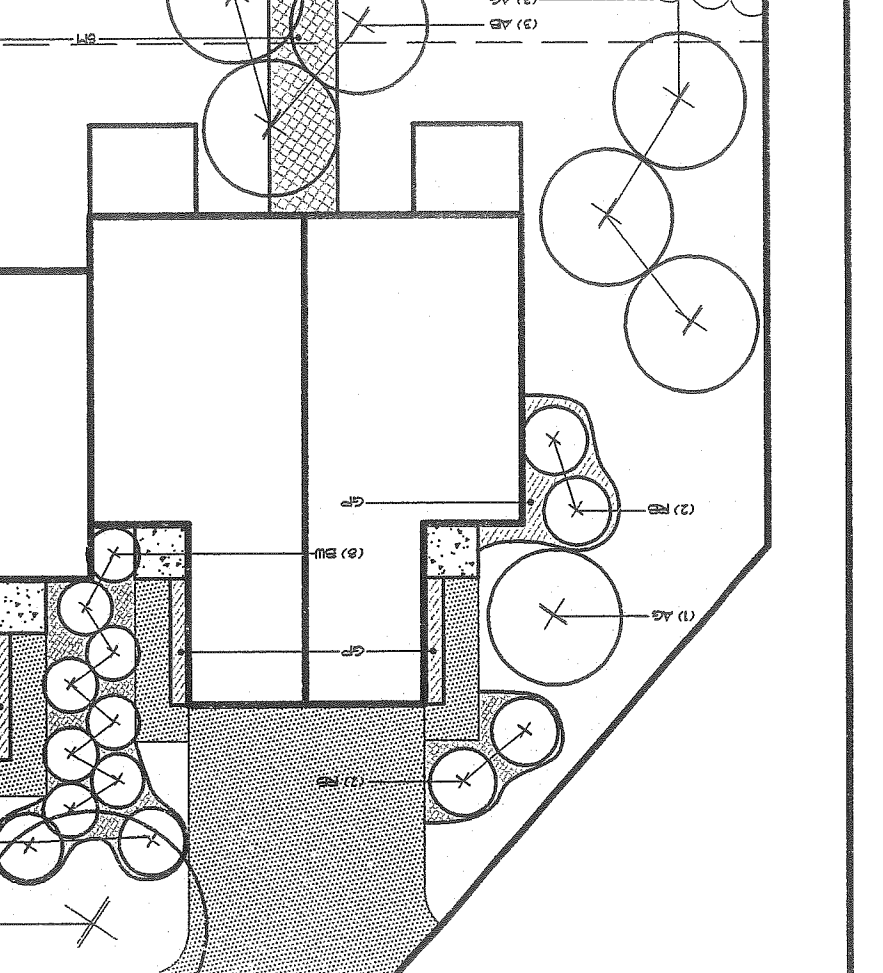
NOTES:
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 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUY'S ARE REQUIRED, REMOVE AFTER ONE YEAR THE.

PLANTING SCHEDULE
 SCALE: P.10

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
PC	ACER GINNAL/AMUR MAPLE	2\"/>	
PC	PRINUS CLELAND/ORNAMENTAL PEAR	2\"/>	
AG	QUERCUS PALUSTRIS/PIN OAK	2\"/>	
CP	PRINUS RESINOSA/RED PINE	2\"/>	
PS	PRINUS SEROTINA/MALVIAN/ORNAMENTAL CHERRY	2\"/>	
PS	PRINUS RESINOSA/RED PINE	2\"/>	
VA	YACQUINI ANGLUSTI/OLIVE/QUEBEC ELLEBERT	4\"/>	
CD	COTONNESTER DARTER/ SKOGHOLOM/COTONNESTER	4\"/>	
RD	RHODODENDRON BOURSAULT/RHODODENDRON	2 1/2\"/>	
RC	RHODODENDRON CATAWBA ALBA/RHODODENDRON	2 1/2\"/>	
RV	JUNIPERUS VIRGINIANA/JUNIPER	4\"/>	
AV	ABIES FRASERI/FRASER PINE	6\"/>	
AV	ABIES FRASERI/FRASER PINE	6\"/>	
BU	BUXUS WINTERGENT/BOXWOOD	4\"/>	
GP	GALLIENARIA PROCOQUENS/INTERSESSA	4\"/>	
GP	GALLIENARIA PROCOQUENS/INTERSESSA	4\"/>	
SM	SPEREA THALICTRI/SPEREA	4\"/>	
SM	SPEREA THALICTRI/SPEREA	4\"/>	
RD	RHODODENDRON DORA APHATIS/RHODODENDRON	4\"/>	
EP	EMONTIENSIS ALATIS/BURNING BUSH	16\"/>	
EA	RHODODENDRON MAXIMILIANI/ROSEBAY	3-3 1/2\"/>	
10 O.C.			



TYPICAL BUILDING LANDSCAPE PLAN
 SCALE: P.10



TYPICAL BUILDING LANDSCAPE PLAN
 SCALE: P.10

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 Tel (207) 856-0277

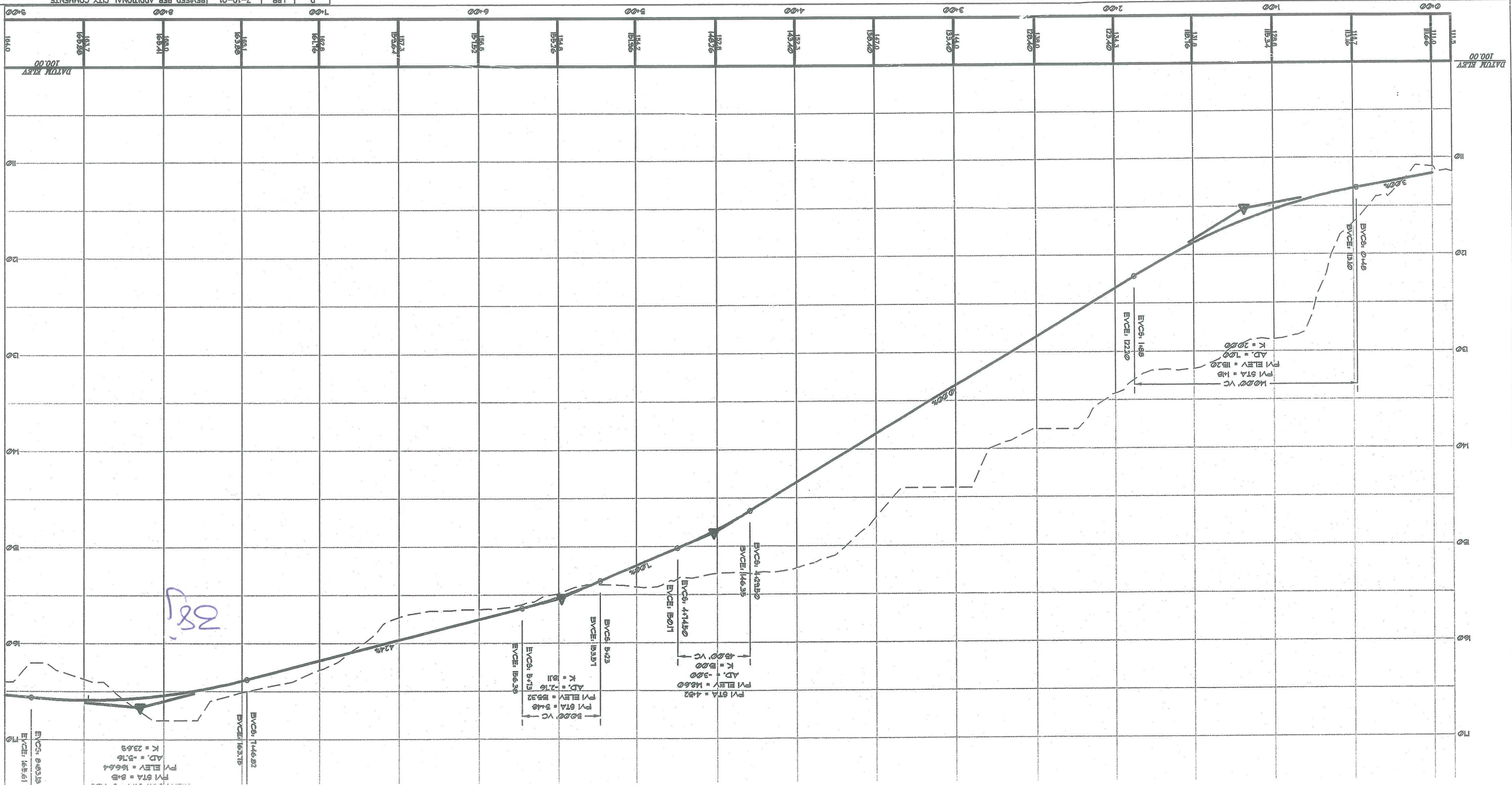
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 PORTLAND, MAINE
 852 OCEAN AVENUE
OCEAN RIDGE CONDOMINIUMS
 OF:
PROFILE: RIDGE ROAD (STA. -0+12.77 TO STA. 9+00)

FOR:
 PORTLAND, MAINE
 P.O. BOX 2219
 NATICK, MA 01760

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REV.	BY:	DATE:	STATUS:
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
C	LRB	6-04-01	REVISED PER CITY COMMENTS
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS

PROFILE: RIDGE ROAD (STA. -0+12.77 TO STA. 9+00)
 SCALE: 1"=20' HORIZ.
 1"=5' VERT.



385

SHEET 10 OF 18
 DRAWING: B4180P1
 PROJ NO: 84180
 FIELD BK: 54
 SCALE: AS SHOWN
 DATE: 3-6-01
 CHECKED BY: LRB
 DRAWN BY: MAL
 DESIGN BY: JDA

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-8-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ. NO: B4180
 DRAWING: 84180P1
SHEET 11 OF 18

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 One Chobok Street
 Westbrook, ME 04090-1330
 Tel (207) 858-0277

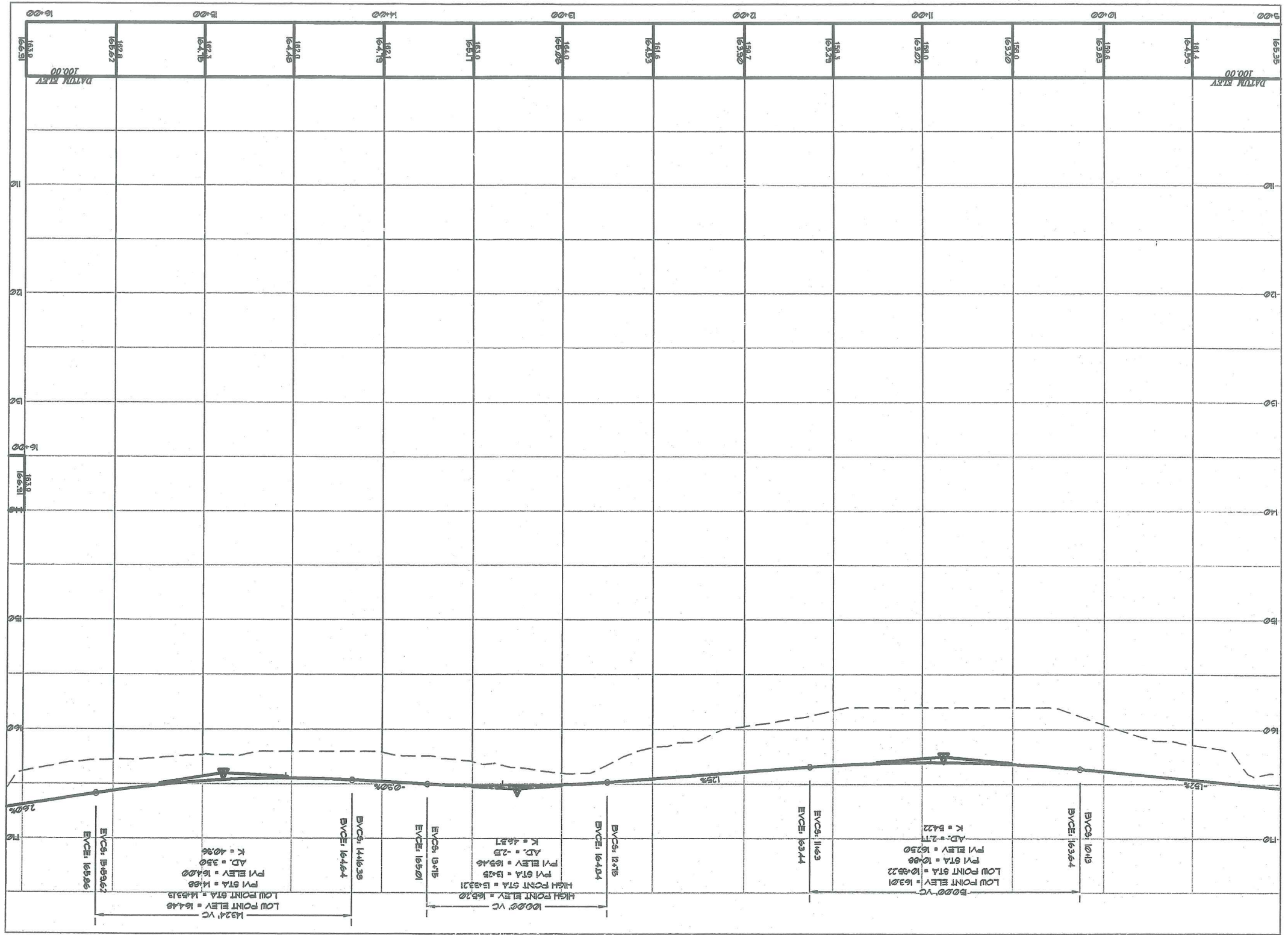


OF:
PROFILE: RIDGE ROAD (STA. 9+00 TO STA. 16+00)
 852 OCEAN AVENUE
 PORTLAND, MAINE
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2218
 NATICK, MA 01760

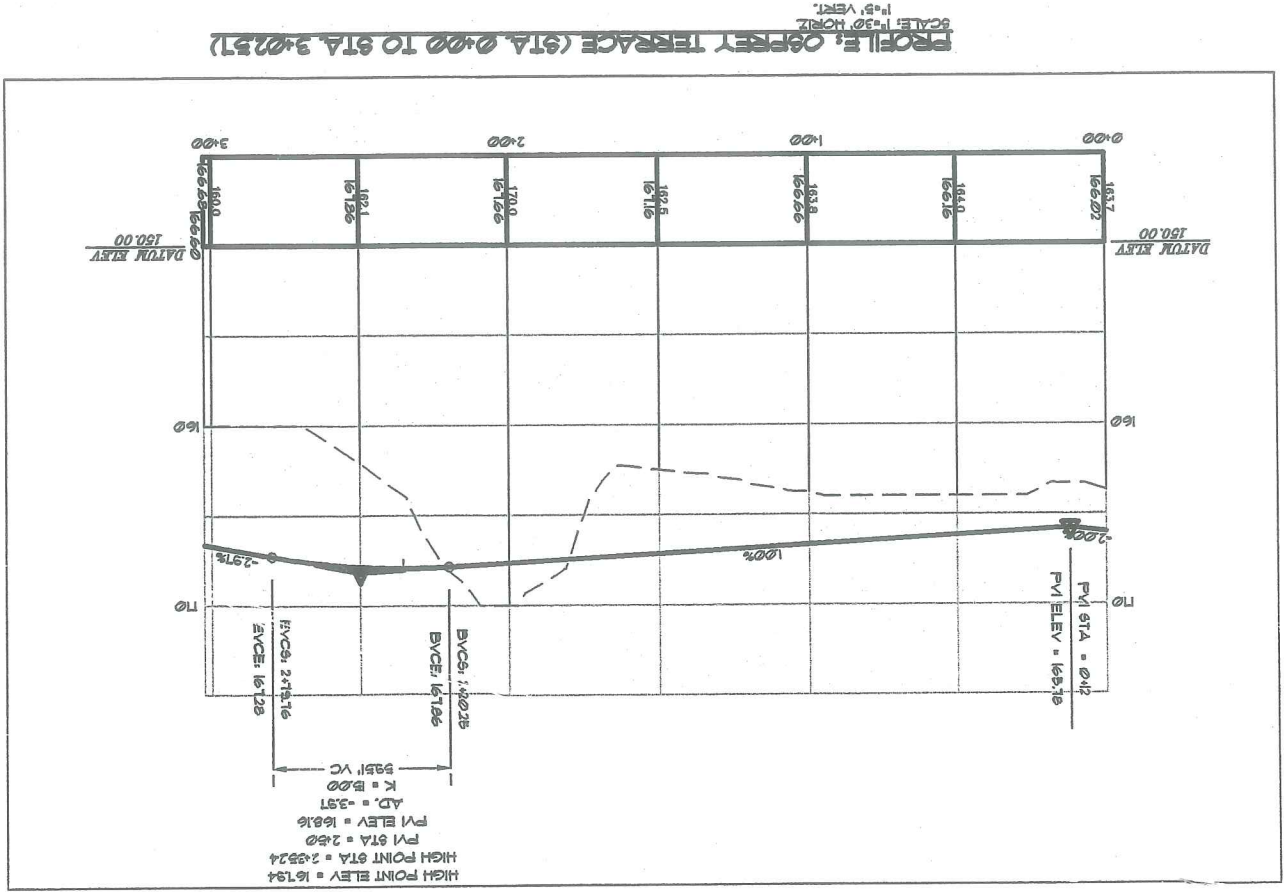
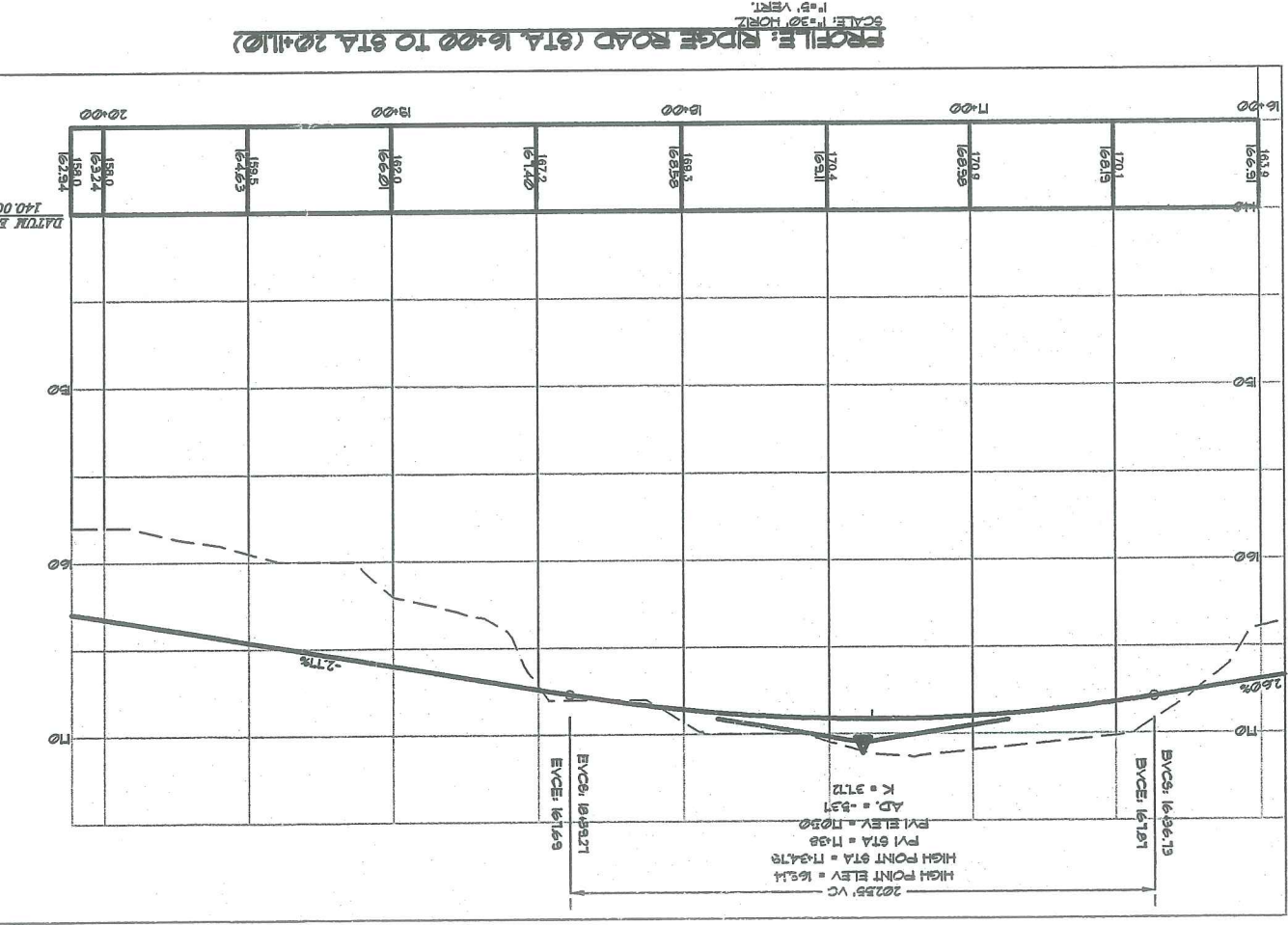
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REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

PROFILE: RIDGE ROAD (STA. 9+00 TO STA. 16+00)
 SCALE: 1"=30' HORIZ.
 1"=5' VERT.



38K



387

REV:	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
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PROFILE: RIDGE ROAD (STA. 16+00 TO STA. 20+11.0)
OF:
OSPREY TERRACE
OCEAN RIDGE CONDOMINIUMS
852 OCEAN AVENUE
PORTLAND, MAINE
FOR:
MARLEN MORTGAGE CORPORATION
P.O. BOX 2219
NATICK, MA 01760



Sebago Technics
Engineering & Planning for the Future

One Cidest Street
Westbrook, MA 04098-1339
Tel (207) 656-0277

DESIGN BY: JDA
DRAWN BY: MAL
CHECKED BY: LRB
DATE: 3-6-01
SCALE: AS SHOWN
FIELD BK: 54
PROJ. NO: 84180
DRAWING: 84180P1

SHEET 12 OF 18

PLAN AND PROFILE: ON-SITE SEWER (STA. 0+00 TO STA. 5+50)
 OF: OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR: MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NATICK, MA 01760

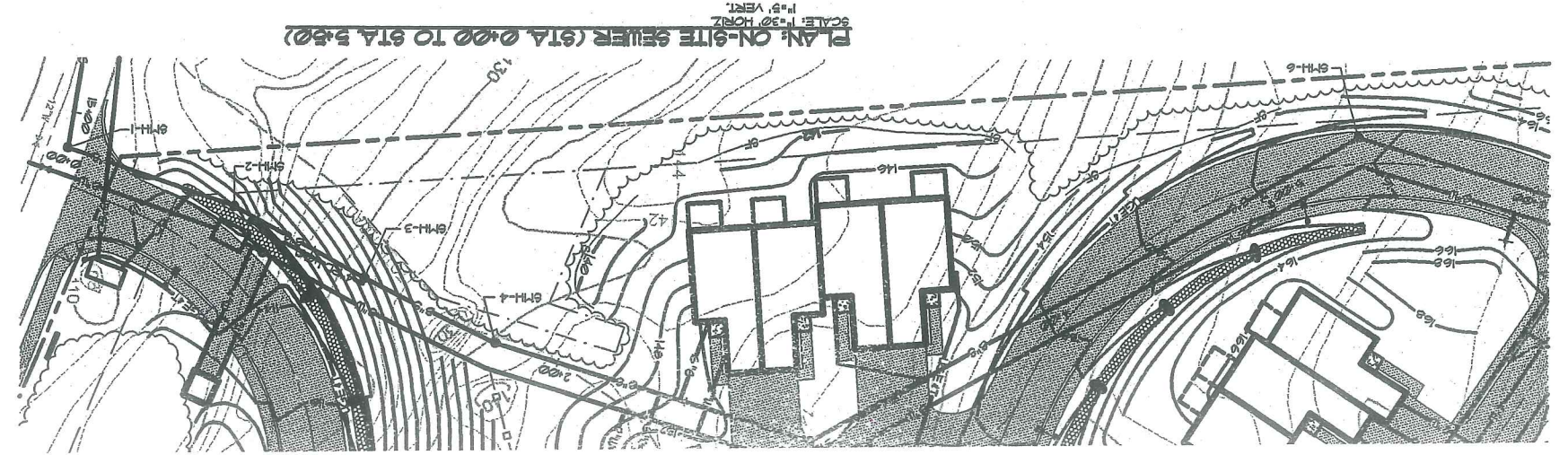
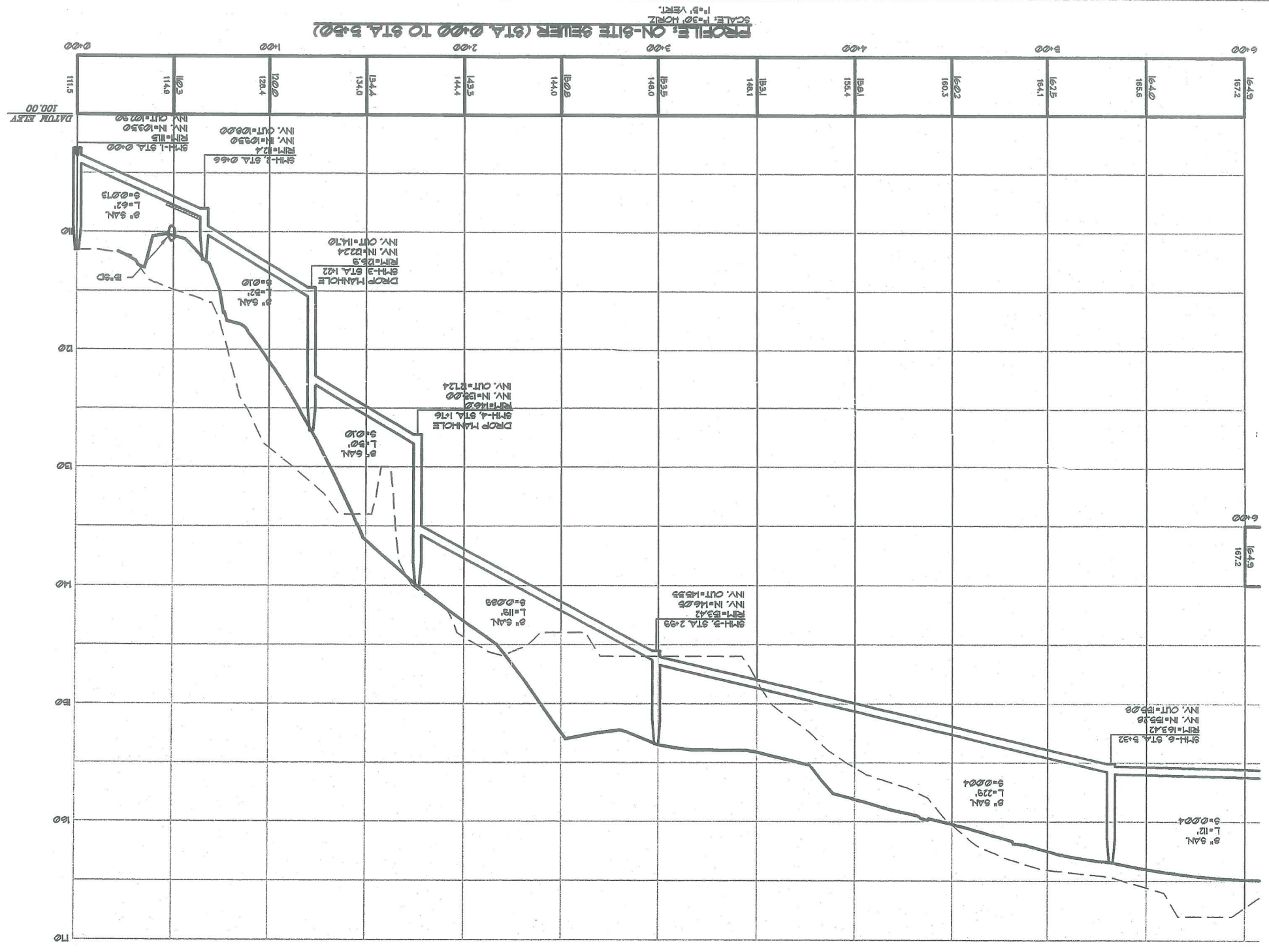
DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: 84180P2

Sebago Technics
 Engineering & Planning for the Future
 One Chobot Street
 Westbrook, Me 04096-1338
 Tel (207) 856-0277

SHEET 13 OF 18

REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMITTED FOR CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

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- NOTES:**
1. CONSTRUCT DROP MANHOLES FOR ALL STRUCTURES WITH IN 2 FEET DROP FROM INLET TO OUTLET PIPE.
 2. INSTALL WATER MAIN WITH MIN. 5' COVER FROM FINISH GRADE.
 3. MAKE-UP DEFLECTION AT WATER MAIN PIPE JOINTS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM LIMITS.
 4. WATER MAIN TO BE INSTALLED IN ALL AREAS WITH LESS THAN 4 FEET OF COVER.
 5. INSTALL CONCRETE THURST BLOCKS AT ALL WATER MAIN FITTINGS.
 6. INSTALL BLOW-OFF VALVES AT HIGH POINTS IN WATER MAIN.
 7. INSTALL DRAIN VALVES AT LOW POINTS IN WATER MAIN.

38 M

DESIGN BY: JDA
 DRAWN BY: MAL
 CHECKED BY: LRB
 DATE: 3-6-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: 84180P2

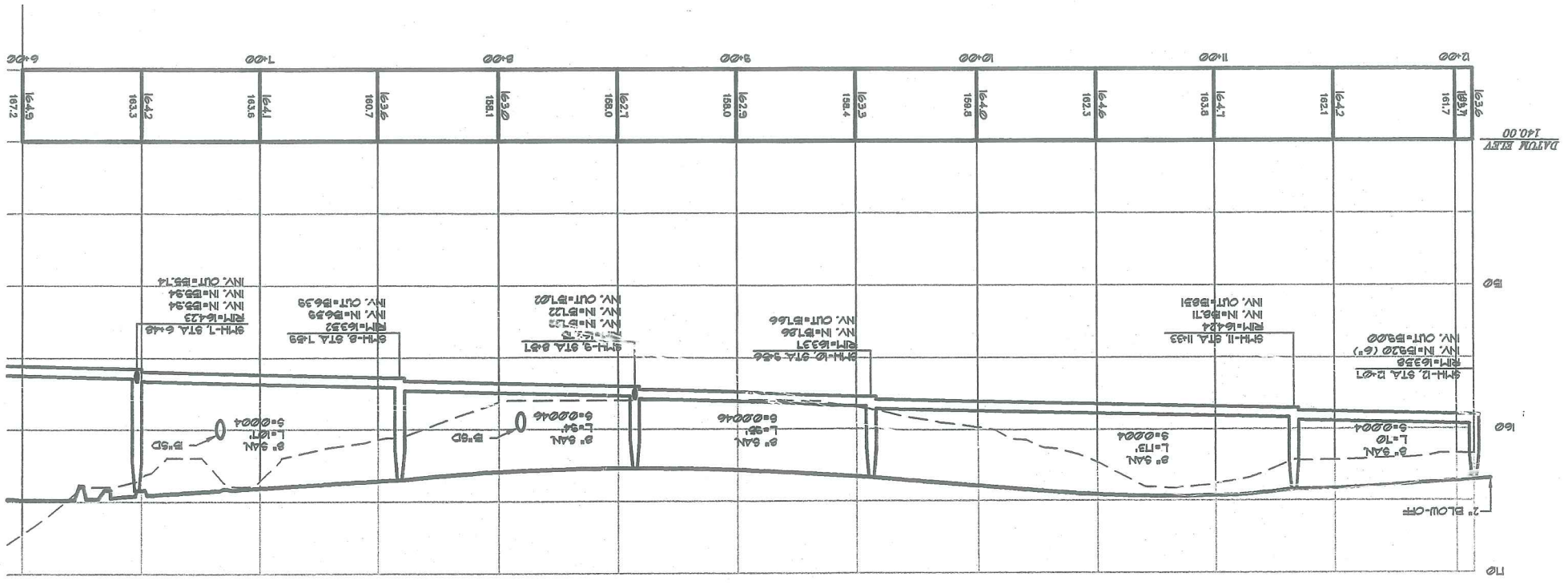
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 One Chobot Street
 Westbrook, MA 04098-1339
 Tel (207) 958-0277

PLAN AND PROFILE: ON-SITE SEWER
 OF: OCEAN RIDGE CONDOMINIUMS
 852 OCEAN AVENUE
 PORTLAND, MAINE
 FOR: MARJEM MORTGAGE CORPORATION
 P.O. BOX 2219
 NANTUCKET, MA 01760

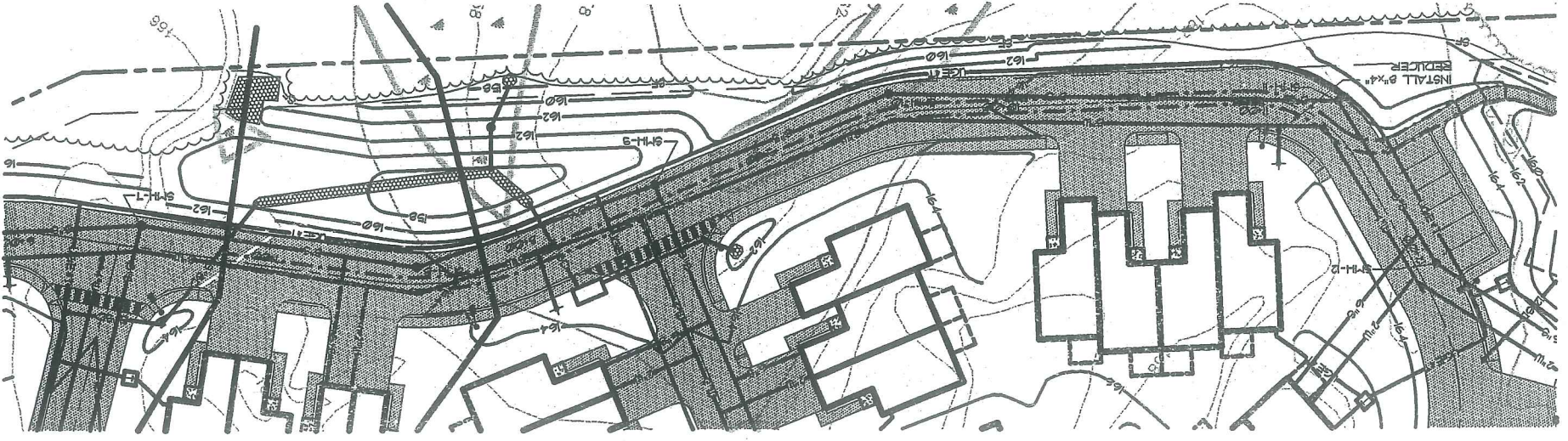
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REV.	DATE	BY:	STATUS:
D	7-10-01	LRB	REVISED PER ADDITIONAL CITY COMMENTS
C	6-04-01	LRB	REVISED PER CITY COMMENTS
B	4-24-01	LRB	SUBMITTED FOR CITY REVIEW
A	3-7-01	LRB	SUBMIT FOR SITE PLAN REVIEW

PROFILE: ON-SITE SEWER (STA. 6+00 TO STA. 12+07)
 SCALE: 1"=30' HORIZ. 1"=3' VERT.



PLAN: ON-SITE SEWER (STA. 6+00 TO STA. 12+07)
 SCALE: 1"=30' HORIZ. 1"=3' VERT.



38n

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 Westbrook, Me 04090-1339
 Tel (207) 855-0277

DESIGN BY: JJA
 DRAWN BY: KAP
 CHECKED BY: LRB
 DATE: 4-3-01
 SCALE: AS SHOWN
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 PROJ. NO: 84180P3
 DRAWING: 84180P3

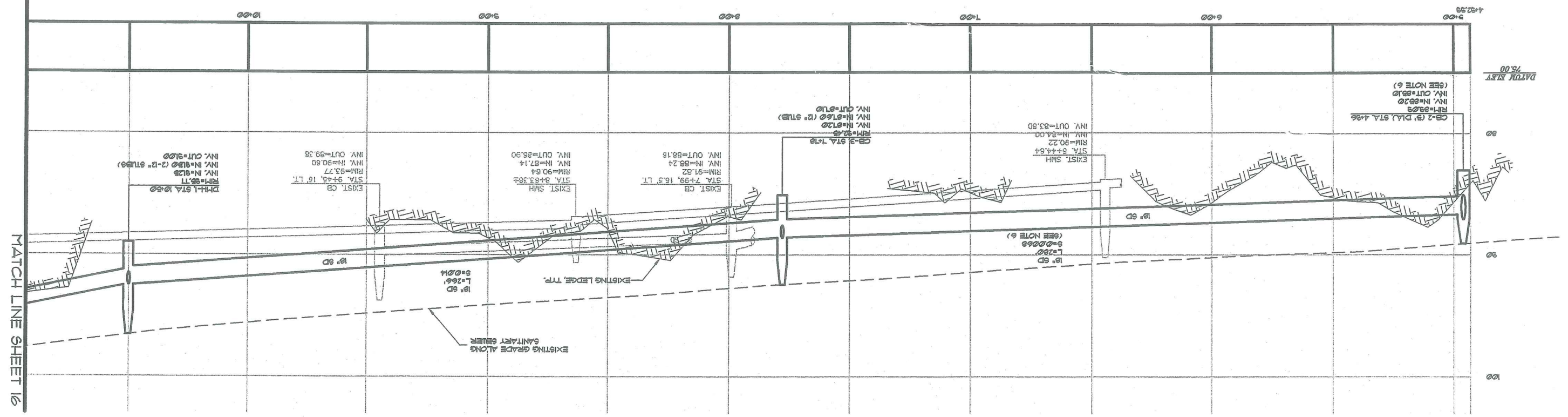
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 PORTLAND, MAINE
 852 OCEAN AVENUE
OCEAN RIDGE CONDOMINIUMS
 OF
OCEAN AVE. STORM DRAIN AND SANITARY SEWER EXTENSION

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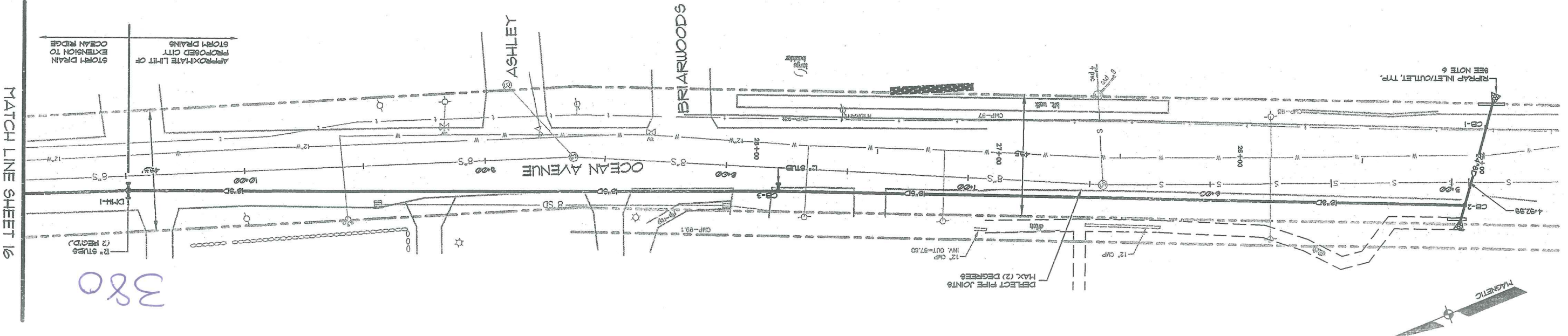
REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	6-3-01	SUBMITTED FOR CITY REVIEW
A	LRB	4-24-01	SUBMITTED FOR CITY REVIEW

- NOTES:**
- FIELD CHECK EXISTING SANITARY MH AT STATION 12+46.4 BEFORE CONSTRUCTION TO DETERMINE ELEVATION, SIZE AND LOCATION OF ALL EXISTING PIPE CONNECTIONS. CONTACT ENGINEER FOR DIRECTION BEFORE PROCEEDING IF CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
 - RIGHT-OF-WAY LINES, DRYES, TOPOGRAPHIC DETAIL, AND EXISTING UNDERGROUND UTILITIES FROM STA. 12+46.4 TO STA. 12+46.4 OBTAINED FROM CITY OF PORTLAND PRELIMINARY PLANS OCEAN AVENUE PHASE III RECONSTRUCTION, JULY 2000.
 - RIGHT-OF-WAY LINES FROM STA. 12+02.2 TO STA. 12+02.2 AND BEDROCK PROFILE FROM STA. 12+02.2 TO STA. 12+02.2 OBTAINED FROM CITY OF PORTLAND AND SEWER SYSTEM INFILTRATION REPORT ANALYSIS, DRAWING III-21, 1999. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING MH BEFORE CONSTRUCTION.
 - EXISTING CONDITIONS SURVEY BY SEBAGO TECHNICS, INC., JANUARY 2000.
 - ALL MANHOLE ELEVATIONS SHALL MATCH EXISTING PAVEMENT GRADE.
 - CONDUCT FIELD SURVEY TO CONFIRM PROPOSED PIPE INVERT ELEVATIONS. ENGINEER TO ADJUST PIPE ELEVATIONS AND SET RM ELEVATIONS.
 - AFFORMATIVE LOCATION OF EXISTING 3" MH TO GUTTER PLACE WAS OBTAINED FROM PORTLAND WATER DISTRICT PLANS TITLED, "PORTLAND SEWER SYSTEM INFILTRATION REPORT ANALYSIS, DRAWING III-21, 1999. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING MH BEFORE CONSTRUCTION.

PROFILE: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 4+90.2 TO STA. 10+75)
 SCALE: 1"=20' HORIZ. 1"=4' VERT.



PLAN: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 4+90.2 TO STA. 10+75)
 SCALE: 1"=20'



380

MATCH LINE SHEET 16

MATCH LINE SHEET 16

DESIGN BY: JDA
 DRAWN BY: KAP
 CHECKED BY: LRB
 DATE: 4-3-01
 SCALE: AS SHOWN
 FIELD BK: 54
 PROJ. NO: 84180
 DRAWING: 84180P3
SHEET 16 OF 18

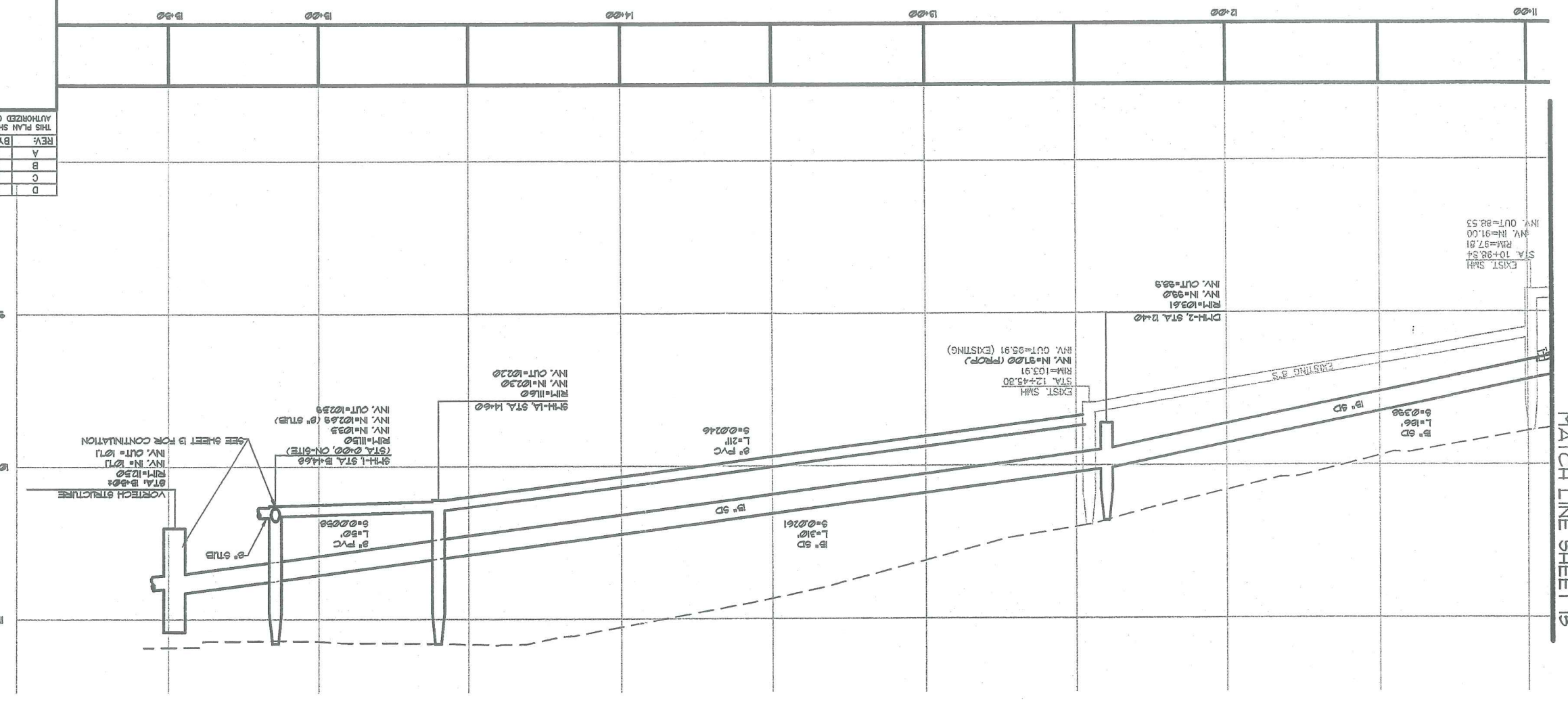
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 One Chobok Street
 Westbrook, Me 04098-1339
 Tel (207) 858-0277

OCEAN AVE. STORM DRAIN AND SANITARY SEWER EXTENSION
 OF:
OCEAN RIDGE CONDOMINIUMS
 FOR:
MARLEN MORTGAGE CORPORATION
 P.O. BOX 2219
 NANTUCKET, MA 01760

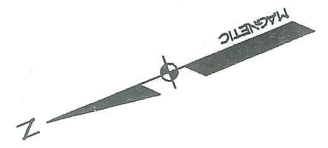
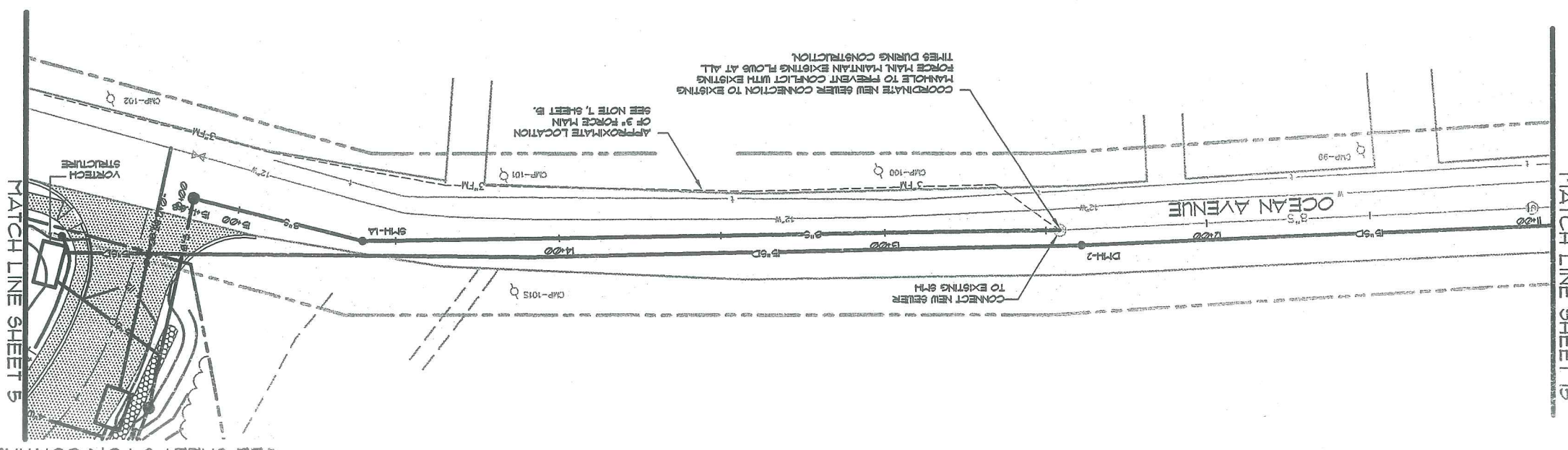
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A	LRB	4-24-01	SUBMITTED FOR CITY REVIEW

PROFILE: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 10+75 TO STA. B+202)



PLAN: OCEAN AVENUE SEWER AND STORM DRAIN EXTENSION (STA. 10+75 TO STA. B+202)



38p

SEE SHEET 5 FOR CONTINUATION

MATCH LINE SHEET 15

MATCH LINE SHEET 15

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REV.	BY:	DATE:	STATUS:
D	LRB	7-10-01	REVISED PER ADDITIONAL CITY COMMENTS
C	LRB	6-04-01	REVISED PER CITY COMMENTS
B	LRB	4-24-01	SUBMIT REVISED PLANS PER CITY REVIEW
A	LRB	3-7-01	SUBMIT FOR SITE PLAN REVIEW

DETAILS

NOT TO SCALE

TYPICAL DRIVE APRON WITHOUT SIDEWALK

TYPICAL DRIVE APRON WITH SIDEWALK

TYPICAL SANITARY DROP MANHOLE

TYPICAL DRIVE APRON WITH SIDEWALK

TYPICAL SANITARY DROP MANHOLE

TYPICAL TRENCH SECTION

TYPICAL TRENCH SECTION

TYPICAL TRENCH SECTION

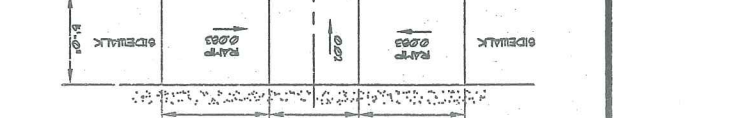
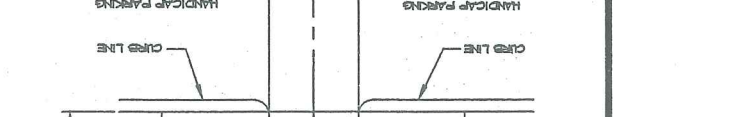
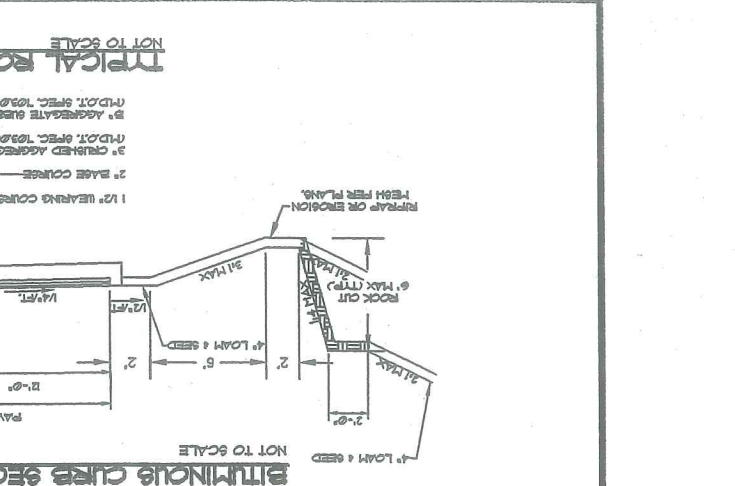
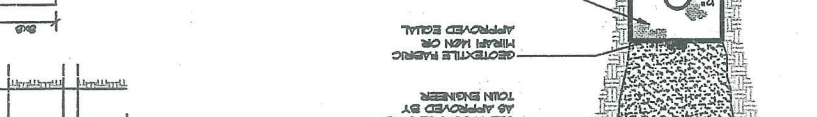
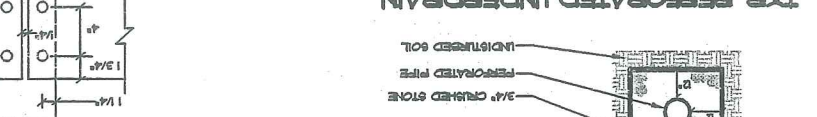
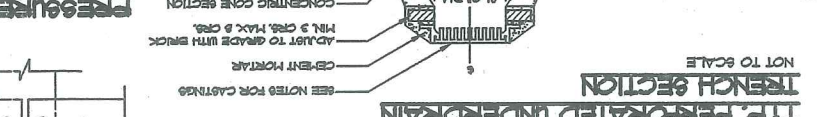
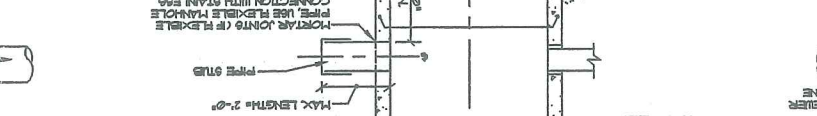
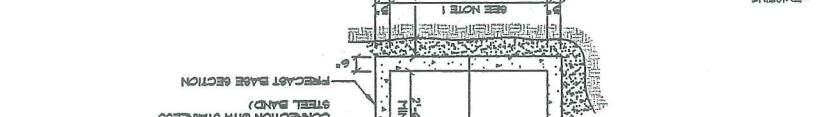
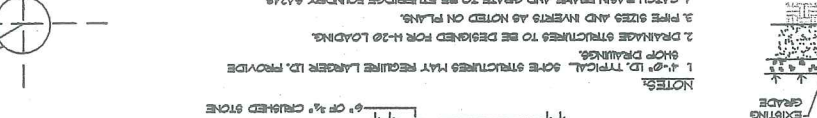
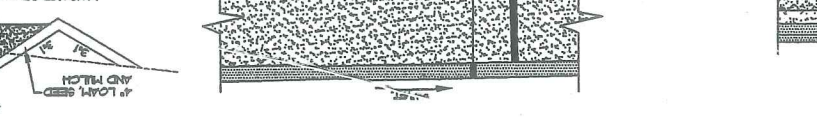
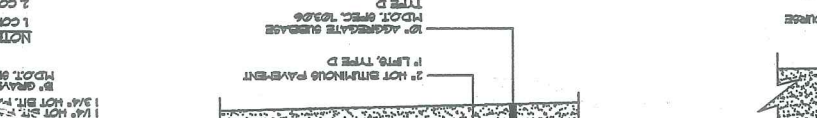
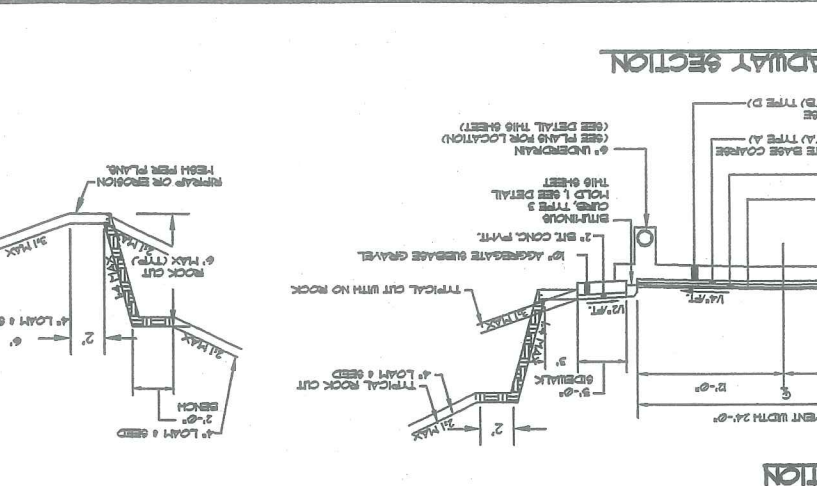
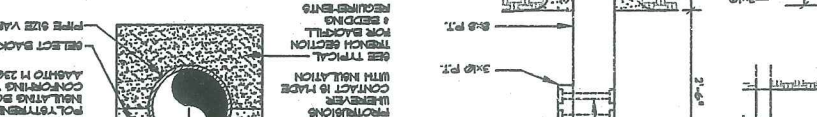
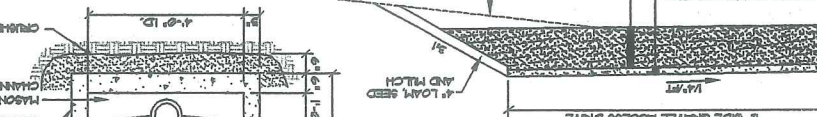
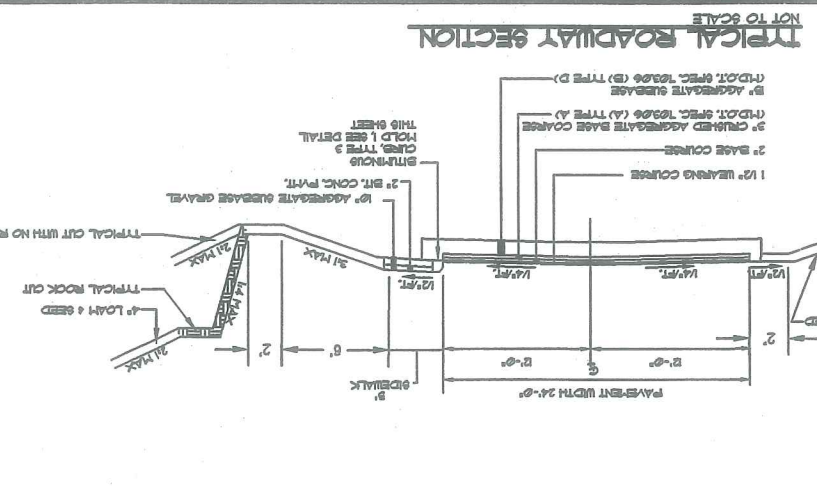
TYPICAL TRENCH SECTION

TYPICAL TRENCH SECTION

TYPICAL TRENCH SECTION

TYPICAL TRENCH SECTION

TYPICAL TRENCH SECTION



389

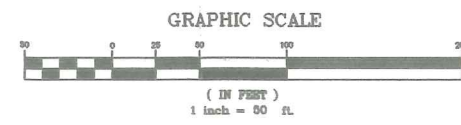
AH.3



RECREATION / OPEN SPACE 13,800 SQ. FT.

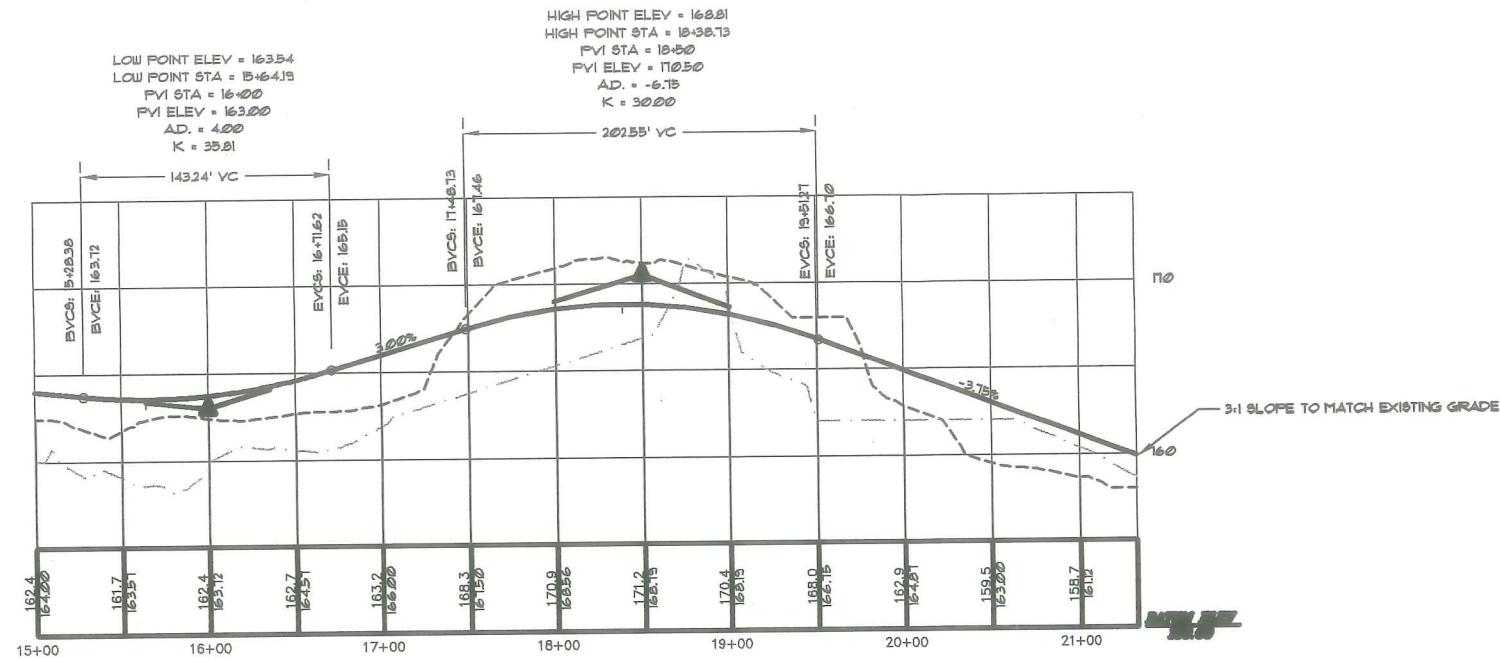
FUTURE PHASE PHASE ONE

OCEAN AVE.

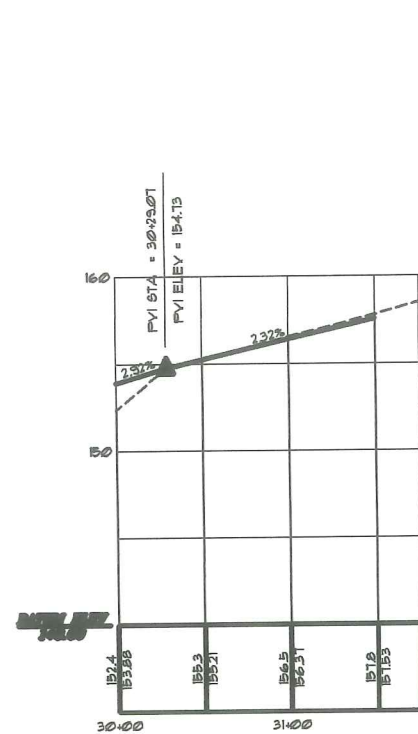


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SKETCH PLAN OF: OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVE. PORTLAND, MAINE FOR: MARJEM MORTGAGE CORPORATION P.O. BOX 2219 NATICK, MA 01760			
DESIGN BY:	JDA		
DRAWN BY:	PLS		
CHECKED BY:	LRB		
DATE:	1-5-01		
SCALE:	1"=50'		
FIELD BK:	54		
PROJ. NO:	84180		
DRAWING:	84180SKETCH		
SHEET 1 OF 1			

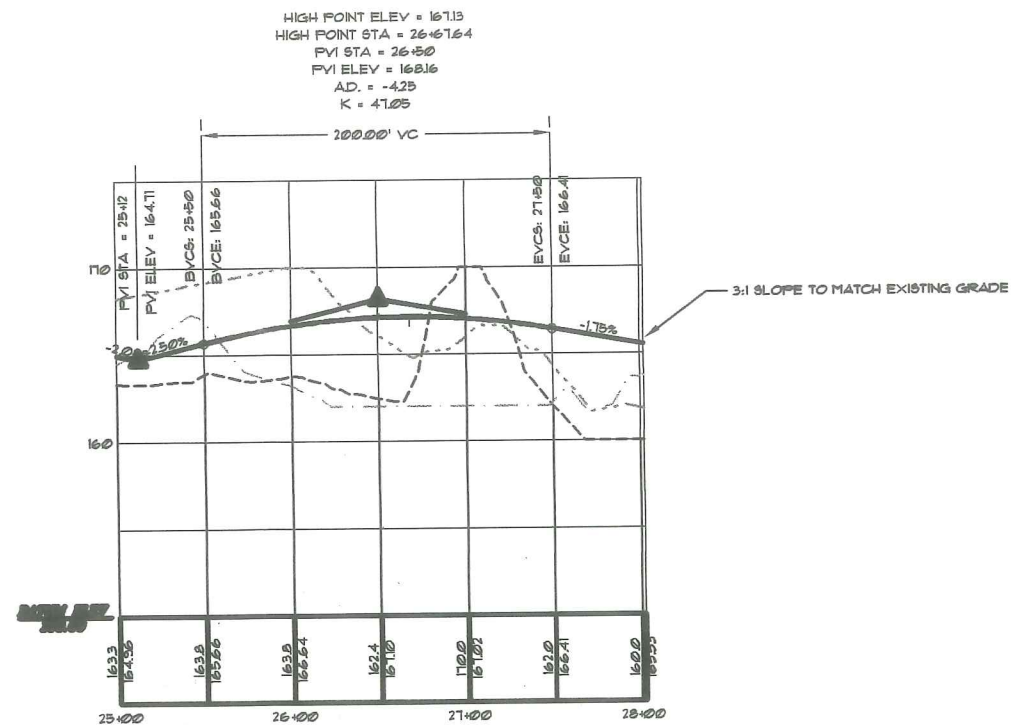

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 Tel (207) 858-0277



PROFILE (ROAD 'A')
 SCALE: HORIZONTAL 1"=50'
 VERTICAL 1"=5'



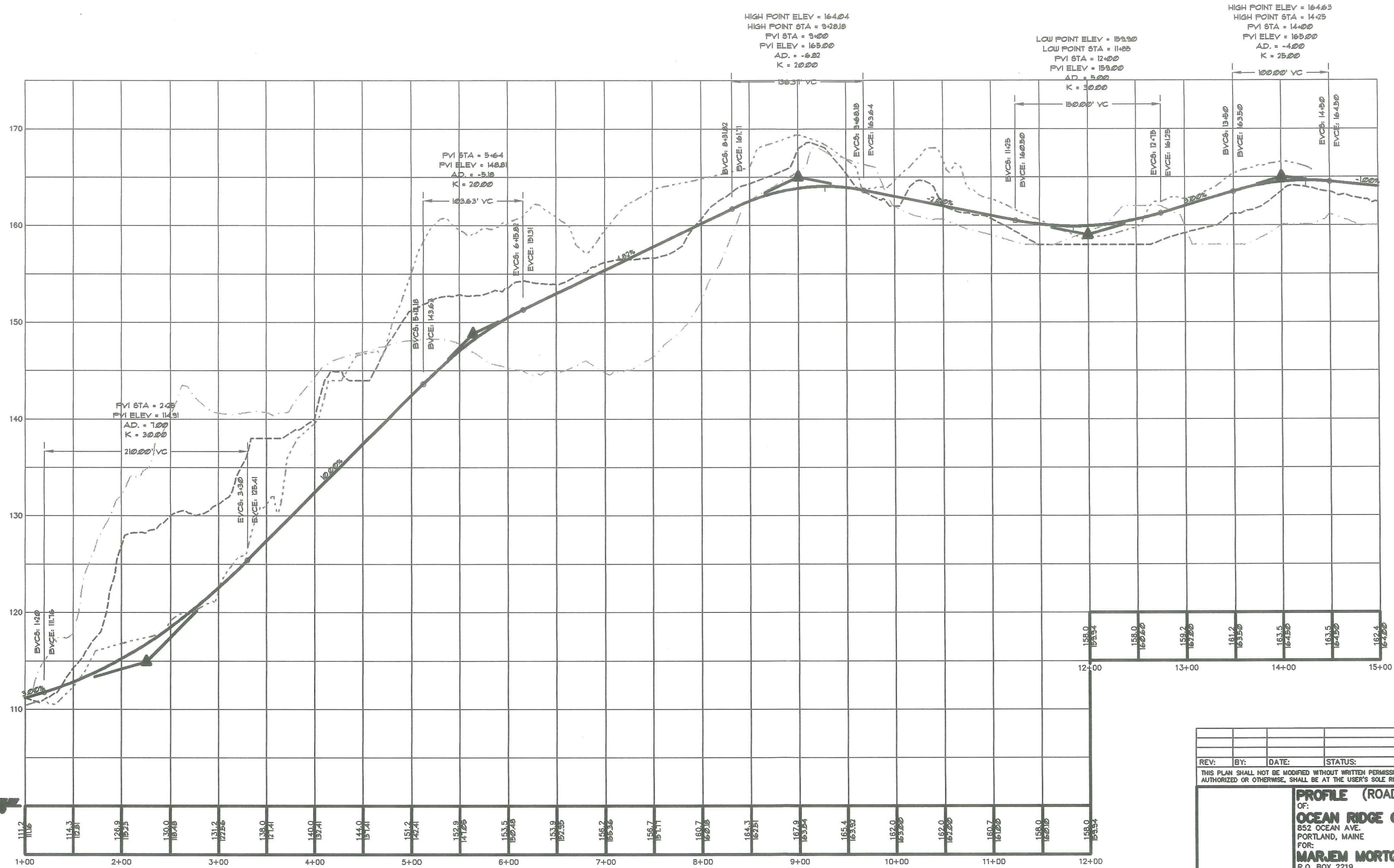
PROFILE (ROAD 'C')
 SCALE: HORIZONTAL 1"=50'
 VERTICAL 1"=5'



PROFILE (ROAD 'B')
 SCALE: HORIZONTAL 1"=50'
 VERTICAL 1"=5'

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PROFILE (ROAD 'A' STA. 15+00 TO STA. 21+32.55) OF: OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVE. PORTLAND, MAINE FOR: MARJEM MORTGAGE CORPORATION P.O. BOX 2219 NATICK, MA 01760			
<p>Sebago Technics Engineering & Planning for the Future One Chabot Street Westbrook, Me 04098-1330 Tel (207) 856-0277</p>		DESIGN BY: JOA DRAWN BY: PLS CHECKED BY: LRB DATE: 1-5-01 SCALE: 1"=50' FIELD BK: 54 PROJ. NO: 84180 DRAWING: 84180P2	

Alt. 30



PROFILE (ROAD 'A')
 SCALE: HORIZONTAL 1"=50'
 VERTICAL 1"=5'

REV:	BY:	DATE:	STATUS:
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PROFILE (ROAD 'A' STA.1+00 TO STA. 15+00)			
OF: OCEAN RIDGE CONDOMINIUMS 852 OCEAN AVE. PORTLAND, MAINE			
FOR: MARJEM MORTGAGE CORPORATION P.O. BOX 2219 NATICK, MA 01760			
DESIGN BY:	JDA		
DRAWN BY:	PLS		
CHECKED BY:	LRB		
DATE:	1-5-01		
SCALE:	1"=50'		
FIELD BK:	54		
PROJ. NO:	84180		
DRAWING:	84180P1		

