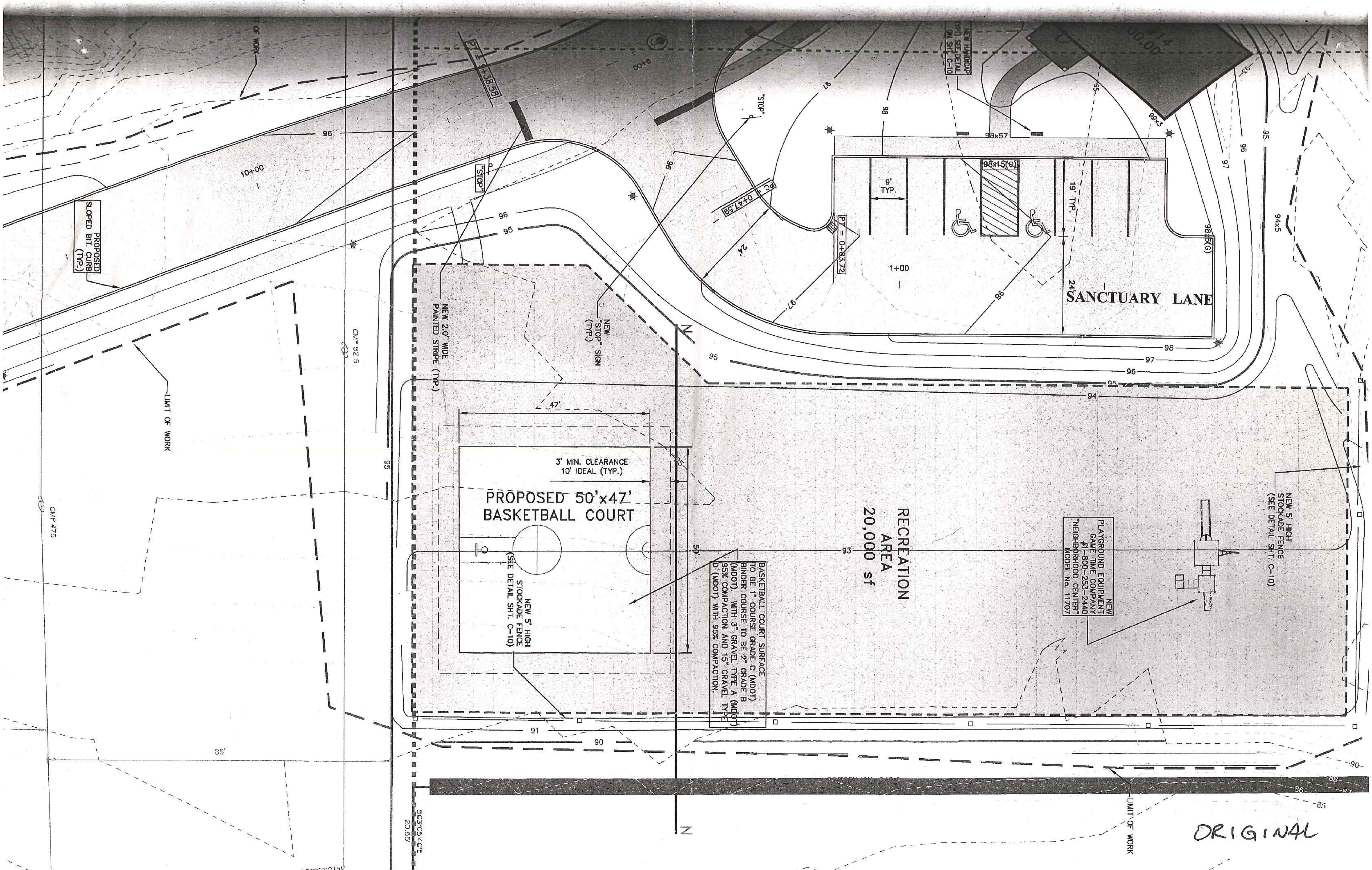
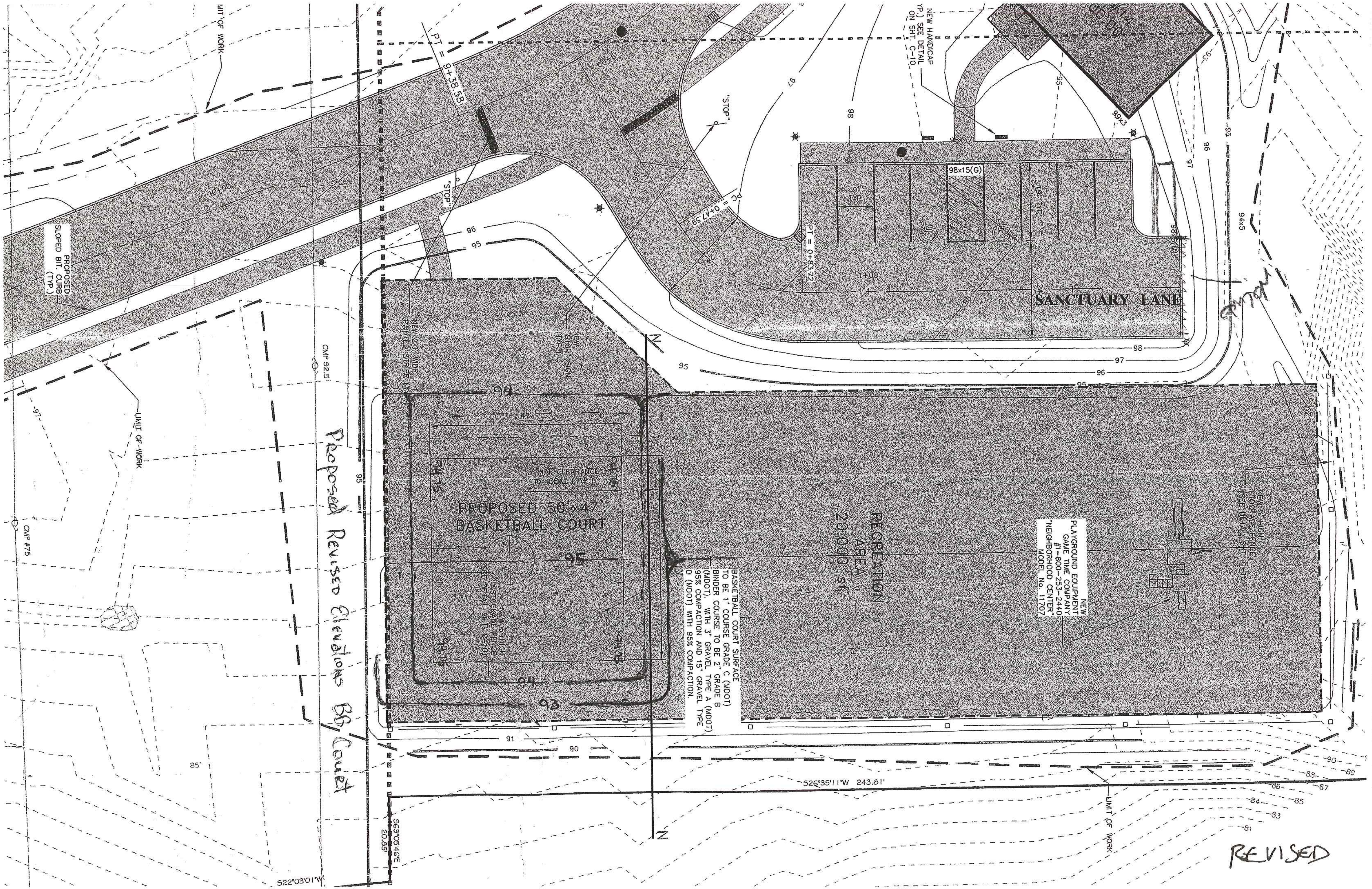
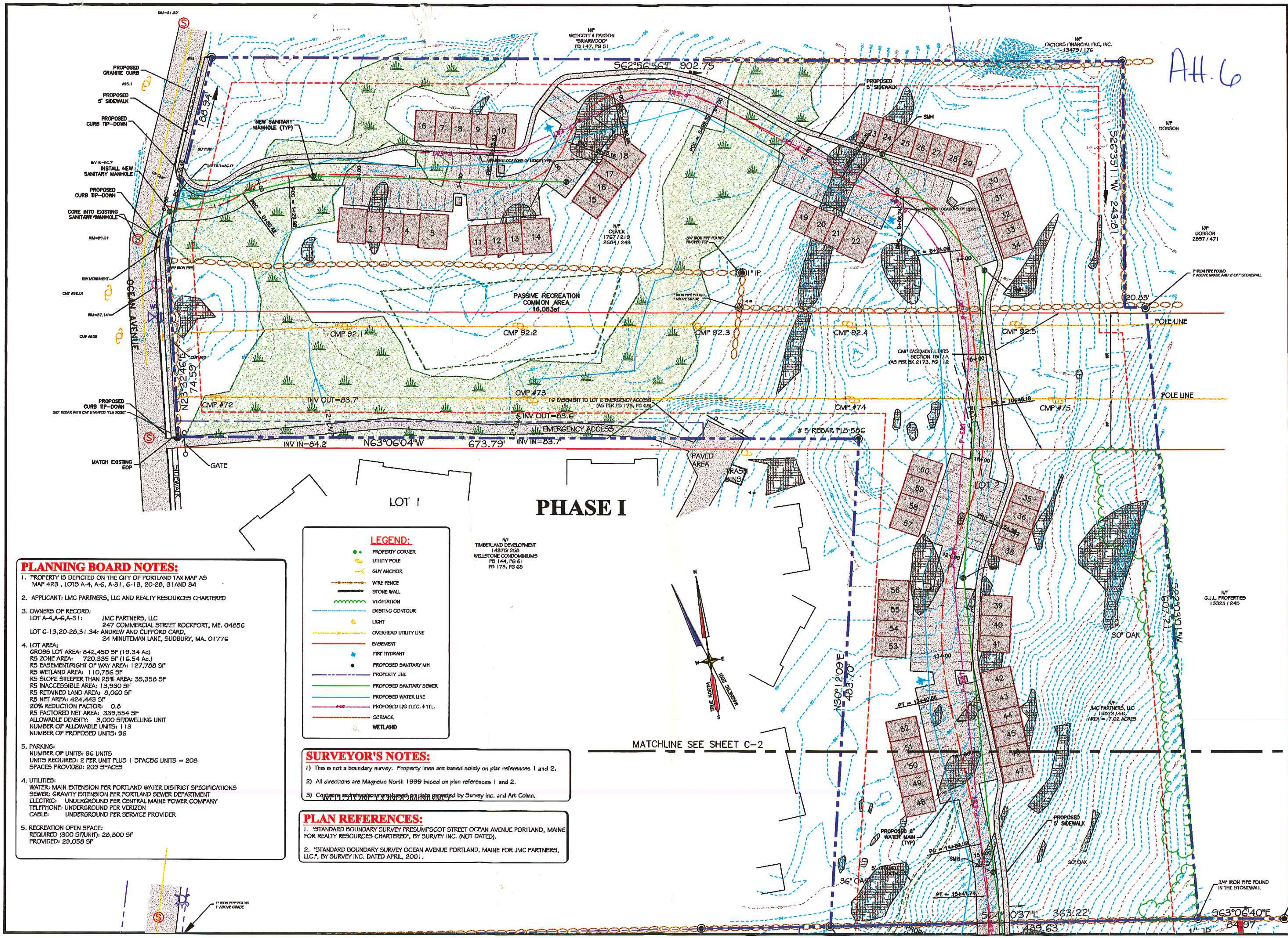


PROPOSED 50'x47'
BASKETBALL COURT
RECREATION
AREA
20,000 sf
SANCTUARY LANE
3' MIN. CLEARANCE
10' IDEAL (TYP.)
NEW 5' HIGH
STOCKADE FENCE
(SEE DETAIL SHT. C-10)
BASKETBALL COURT SURFACE
TO BE 1" COURSE GRADE C (MDOT)
BINDER COURSE TO BE 2" GRADE B
(MDOT). WITH 3" GRAVEL TYPE A (MDOT)
95% COMPACTION AND 15" GRAVEL TYPE
D (MDOT) WITH 95% COMPACTION.
NEW
PLAYGROUND EQUIPMENT
GAME TIME COMPANY
#1-800-253-2440
"NEIGHBORHOOD CENTER"
MODEL No. 11707
NEW 5' HIGH
STOCKADE FENCE
(SEE DETAIL SHT. C-10)
NEW 2.0' WIDE
PAINTED STRIPE (TYP.)
NEW
"STOP" SIGN
(TYP.)
"STOP"
PROPOSED
SLOPED BIT. CURB
(TYP.)
LIMIT OF WORK
CMP 92.5
CMP #75
PT = 1+38.58
PC = 0+47.59
PT = 0+83.72
9'
TYP.
19' TYP.
24'
24'
98x57
98x15(G)
98.5(G)
99x3
94x5
10+00
1+00
47'
50'
85'
S63°05'46"E
20.85'
S22°03'01"W
ORIGINAL



SANCTUARY LANE
PROPOSED 50'x47' BASKETBALL COURT
3' MIN. CLEARANCE 10' IDEAL (TYP.)
RECREATION AREA 20,000 sf
BASKETBALL COURT SURFACE TO BE 1" COURSE GRADE C (MDOT) BINDER COURSE TO BE 2" GRADE B (MDOT). WITH 3" GRAVEL TYPE A (MDOT) 95% COMPACTION AND 15" GRAVEL TYPE D (MDOT) WITH 95% COMPACTION
NEW PLAYGROUND EQUIPMENT GAME TIME COMPANY #1-800-253-2440 "NEIGHBORHOOD CENTER" MODEL No. 11707
NEW 2.0' WIDE PAINTED STRIPE
NEW STOP SIGN (TYP)
"STOP"
PROPOSED SLOPED BIT. CURB (TYP.)
NEW HANDICAP (TYP.) SEE DETAIL ON SHT. C-10
LIMIT OF WORK
PT = 9+38.58
PC = 0+47.59
PT = 0+83.72
98x15(G)
9' TYP
19' TYP
CMP 92.5'
CMP #75
S26°35'11"W 243.81'
S63°05'46"E 20.85'
S22°03'01"W
Proposed Revised Elevations BB/Court
REVISED



LEGEND:

- PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- WIRE FENCE
- STONE WALL
- VEGETATION
- EXISTING CONTOUR
- LIGHT
- OVERHEAD UTILITY LINE
- EASEMENT
- FIRE HYDRANT
- PROPOSED SANITARY MH
- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED U/G ELEC. & TEL.
- SETBACK
- WETLAND

PLANNING BOARD NOTES:

1. PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP AS MAP 423 , LOTS A-4, A-6, A-31, 6-13, 20-28, 31 AND 34
2. APPLICANT: LMC PARTNERS, LLC AND REALTY RESOURCES CHARTERED
3. OWNERS OF RECORD:
   LOT A-4,A-6,A-31: JMC PARTNERS, LLC
   247 COMMERCIAL STREET ROCKPORT, ME. 04856
   LOT 6-13,20-28,31,34: ANDREW AND CLIFFORD CARD,
   24 MINUTEMAN LANE, SUDBURY, MA. 01776
4. LOT AREA:
   GROSS LOT AREA: 842,450 SF (19.34 Ac)
   R5 ZONE AREA: 720,335 SF (16.54 Ac.)
   R5 EASEMENT/RIGHT OF WAY AREA: 127,788 SF
   R5 WETLAND AREA: 110,756 SF
   R5 SLOPE STEEPER THAN 25% AREA: 35,358 SF
   R5 INACCESSIBLE AREA: 13,930 SF
   R5 RETAINED LAND AREA: 8,060 SF
   R5 NET AREA: 424,443 SF
   20% REDUCTION FACTOR: 0.8
   R5 FACTORED NET AREA: 339,554 SF
   ALLOWABLE DENSITY: 3,000 SF/DWELLING UNIT
   NUMBER OF ALLOWABLE UNITS: 113
   NUMBER OF PROPOSED UNITS: 96
5. PARKING:
   NUMBER OF UNITS: 96 UNITS
   UNITS REQUIRED: 2 PER UNIT PLUS 1 SPACE/6 UNITS = 208
   SPACES PROVIDED: 209 SPACES
4. UTILITIES:
   WATER: MAIN EXTENSION PER PORTLAND WATER DISTRICT SPECIFICATIONS
   SEWER: GRAVITY EXTENSION PER PORTLAND SEWER DEPARTMENT
   ELECTRIC: UNDERGROUND PER CENTRAL MAINE POWER COMPANY
   TELEPHONE: UNDERGROUND PER VERIZON
   CABLE: UNDERGROUND PER SERVICE PROVIDER
5. RECREATION OPEN SPACE:
   REQUIRED (300 SF/UNIT): 28,800 SF
   PROVIDED: 29,058 SF

SURVEYOR'S NOTES:

1) This is not a boundary survey. Property lines are based solely on plan references 1 and 2.
2) All directions are Magnetic North 1999 based on plan references 1 and 2.
3) Contours and elevations are based on data provided by Survey Inc. and Art Colvin.

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY PRESUMPSCOT STREET OCEAN AVENUE PORTLAND, MAINE FOR REALTY RESOURCES CHARTERED", BY SURVEY INC. (NOT DATED).
2. "STANDARD BOUNDARY SURVEY OCEAN AVENUE PORTLAND, MAINE FOR JMC PARTNERS, LLC.", BY SURVEY INC. DATED APRIL, 2001.

SHEET TITLE: SITE PLAN PHASE I

CLIENT/PROJECT: REALTY RESOURCES OCEAN EAST AND EBEN HILLS

LOCATION: OCEAN STREET & PRESUMPSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

SCALE: 1" = 40'

DATE: NOVEMBER 20, 2001

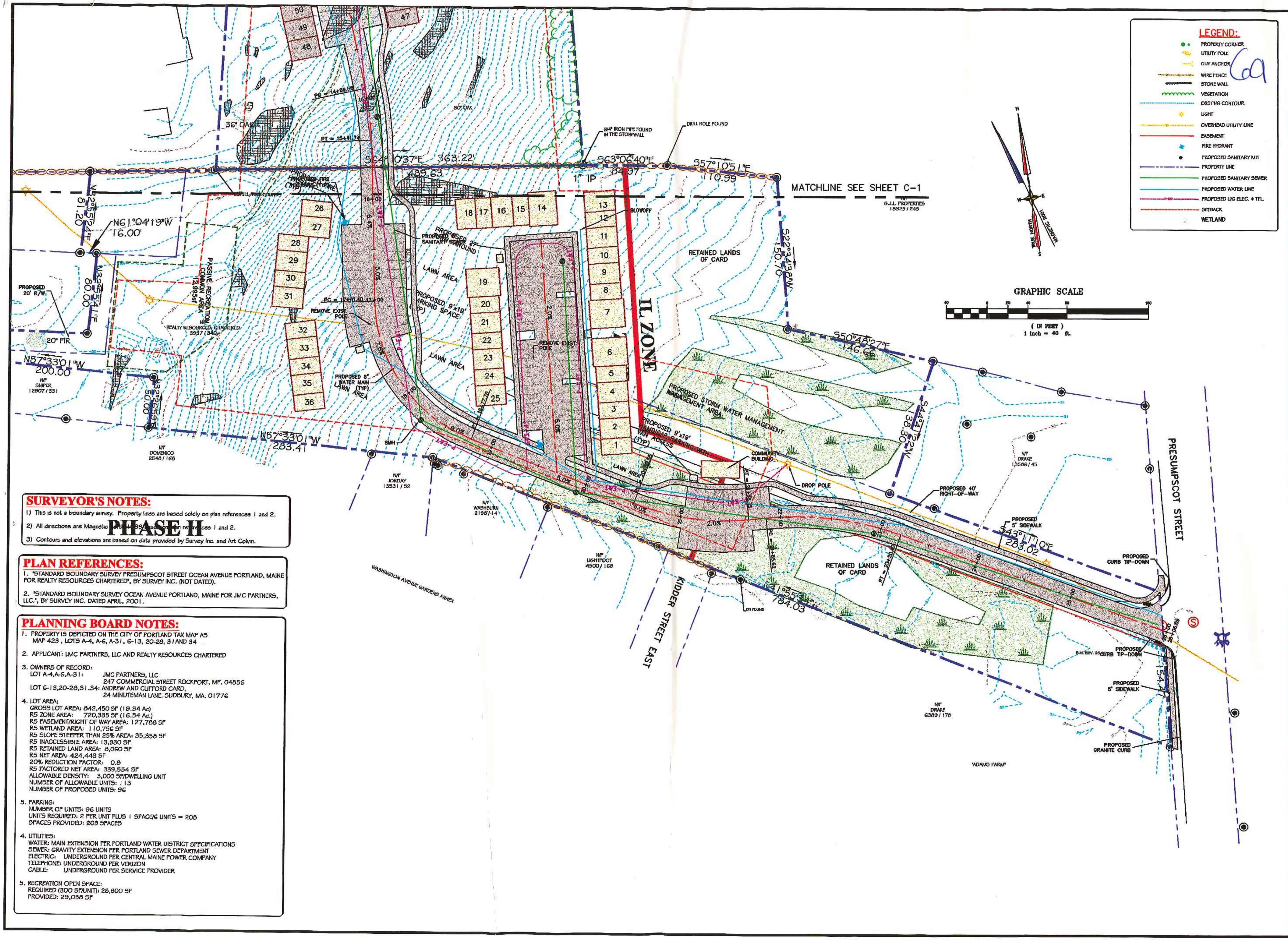
NO.	REVISIONS	DATE

COFFIN ENGINEERING & SURVEYING, LLC © 2001
Cony Road PO Box 4687 Augusta, Me 04330-1687 1-800-244-9475
59 B UNION St. Camden, Me 04843-1631 1-888-287-4365

ADVANCE COPY

PROJ. NO. 2001-034

C-1



SURVEYOR'S NOTES:

1) This is not a boundary survey. Property lines are based solely on plan references 1 and 2.

2) All directions are Magnetic [illegible] based on plan references 1 and 2.

PHASE II

3) Contours and elevations are based on data provided by Survey Inc. and Art Colvin.

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY PRESUMPSCOT STREET OCEAN AVENUE PORTLAND, MAINE FOR REALTY RESOURCES CHARTERED", BY SURVEY INC. (NOT DATED).

2. "STANDARD BOUNDARY SURVEY OCEAN AVENUE PORTLAND, MAINE FOR JMC PARTNERS, LLC.", BY SURVEY INC. DATED APRIL, 2001.

PLANNING BOARD NOTES:

1. PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP AS MAP 423 , LOTS A-4, A-6, A-31, 6-13, 20-28, 31 AND 34

2. APPLICANT: LMC PARTNERS, LLC AND REALTY RESOURCES CHARTERED

3. OWNERS OF RECORD:
   LOT A-4,A-6,A-31: JMC PARTNERS, LLC
   247 COMMERCIAL STREET ROCKPORT, ME. 04856
   LOT 6-13,20-28,31.34: ANDREW AND CLIFFORD CARD,
   24 MINUTEMAN LANE, SUDBURY, MA. 01776

4. LOT AREA;
   GROSS LOT AREA: 842,450 SF (19.34 Ac)
   R5 ZONE AREA: 720,335 SF (16.54 Ac.)
   R5 EASEMENT/RIGHT OF WAY AREA: 127,788 SF
   R5 WETLAND AREA: 110,756 SF
   R5 SLOPE STEEPER THAN 25% AREA: 35,358 SF
   R5 INACCESSIBLE AREA: 13,930 SF
   R5 RETAINED LAND AREA: 8,060 SF
   R5 NET AREA: 424,443 SF
   20% REDUCTION FACTOR: 0.8
   R5 FACTORED NET AREA: 339,554 SF
   ALLOWABLE DENSITY: 3,000 SF/DWELLING UNIT
   NUMBER OF ALLOWABLE UNITS: 113
   NUMBER OF PROPOSED UNITS: 96

5. PARKING:
   NUMBER OF UNITS: 96 UNITS
   UNITS REQUIRED: 2 PER UNIT PLUS 1 SPACE/6 UNITS = 208
   SPACES PROVIDED: 209 SPACES

4. UTILITIES:
   WATER: MAIN EXTENSION PER PORTLAND WATER DISTRICT SPECIFICATIONS
   SEWER: GRAVITY EXTENSION PER PORTLAND SEWER DEPARTMENT
   ELECTRIC: UNDERGROUND PER CENTRAL MAINE POWER COMPANY
   TELEPHONE: UNDERGROUND PER VERIZON
   CABLE: UNDERGROUND PER SERVICE PROVIDER

5. RECREATION OPEN SPACE:
   REQUIRED (300 SF/UNIT): 28,800 SF
   PROVIDED: 29,058 SF

NO.	REVISIONS	DATE

SHEET TITLE: **SITE PLAN PHASE II**

SCALE: 1" = 40'

DATE: NOVEMBER 20, 2001

CLIENT/PROJECT: **REALTY RESOURCES OCEAN EAST AND EBEN HILLS**

LOCATION: OCEAN STREET & PRESUMPSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

COFFIN ENGINEERING SURVEYING
COFFIN ENGINEERING & SURVEYING, LLC

ADVANCE COPY

PROJ. NO. 2001-034

C-2

rear elevation

entry elevation

presumpscot st.
portland, me.

AH. 38

oceaneast
of portland, l.l.c.

goduti/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-3154
fax 207-774-0846

revisions

date
march 2002

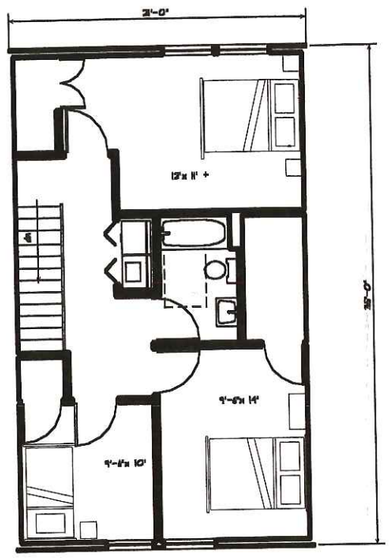
sheet title
1/8" SCALE
ELEVATIONS

scale
1/8"= 1'-0"

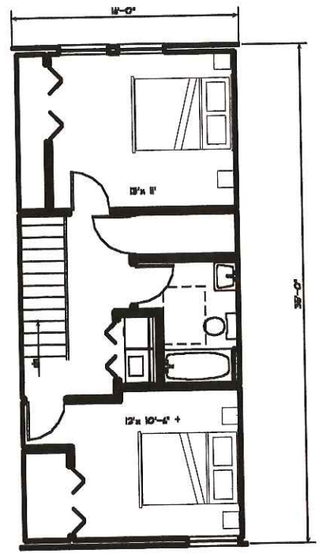
drawn by
RG

project number
9914

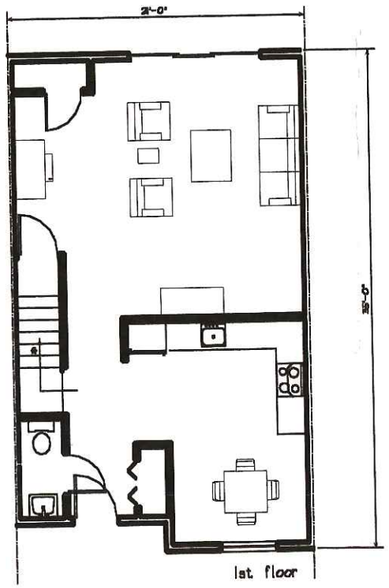
sheet number
C2.1



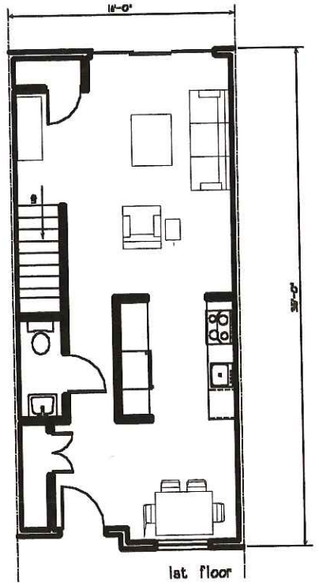
2nd floor



2nd floor



3br 1395 gross



2br 1075 gross

project name

townhouses@ ocean east

preumpscot st.
portland, me.

ocean east
of portland, l.l.c.

godsil/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-2184
fax 207-774-0848

revisions

date
march 2002

sheet title
conceptual floor plans

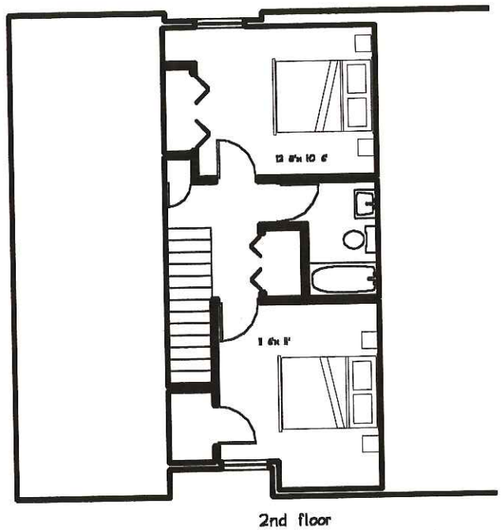
scale
1/4"=1'-0"

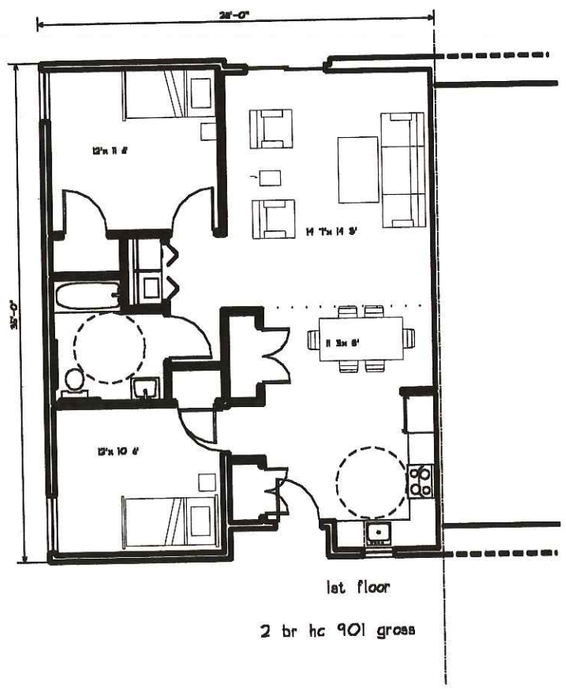
drawn by
RG

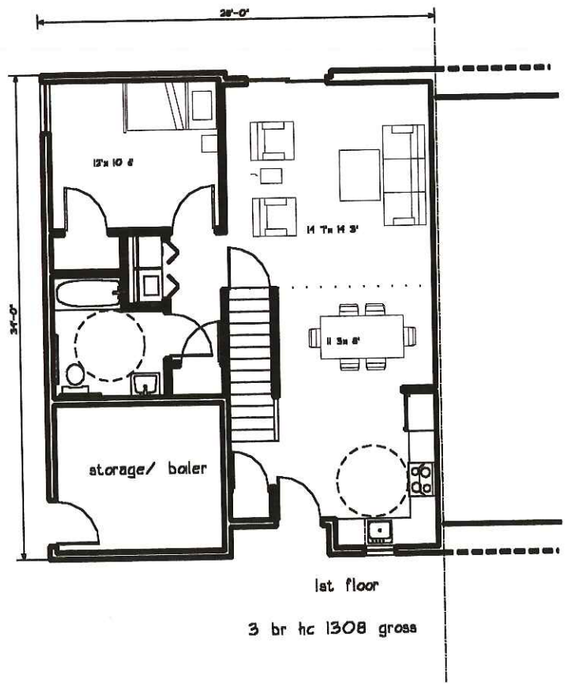
project number
#16

sheet number
C1.1

38b







project name

townhouses @ ocean east

presumpscot st.
portland, me.

ocean east of portland, l.l.c.

gedvill/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-2184
fax 207-774-0848

revisions

date
march 2002

sheet title
conceptual floor plans

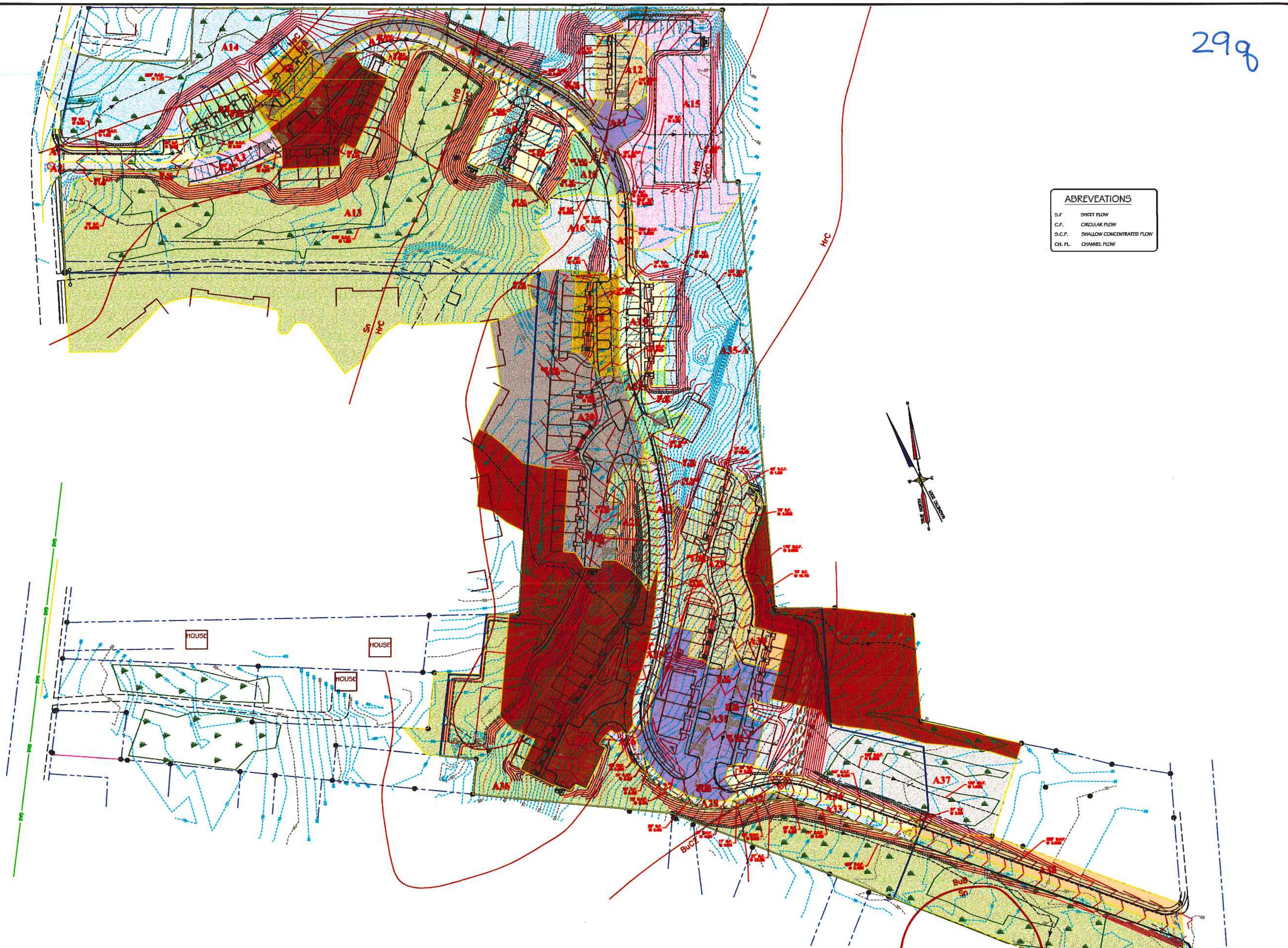
scale
1/4"=1'-0"

drawn by
RG

project number
494

sheet number
C1.2

29g



ABREVEATIONS

S.F	SHEET FLOW
C.F.	CIRCULAR FLOW
S.C.F.	SHALLOW CONCENTRATED FLOW
CH. FL.	CHANNEL FLOW

NO.	REVISIONS	DATE

SHEET TITLE: POST DEVELOPMENT DRAINAGE PLAN

SCALE: 1" = 60'

DATE: APRIL 01, 2002

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

COFFIN
ENGINEERING
SURVEYING
COFFIN ENGINEERING & SURVEYING, INC.

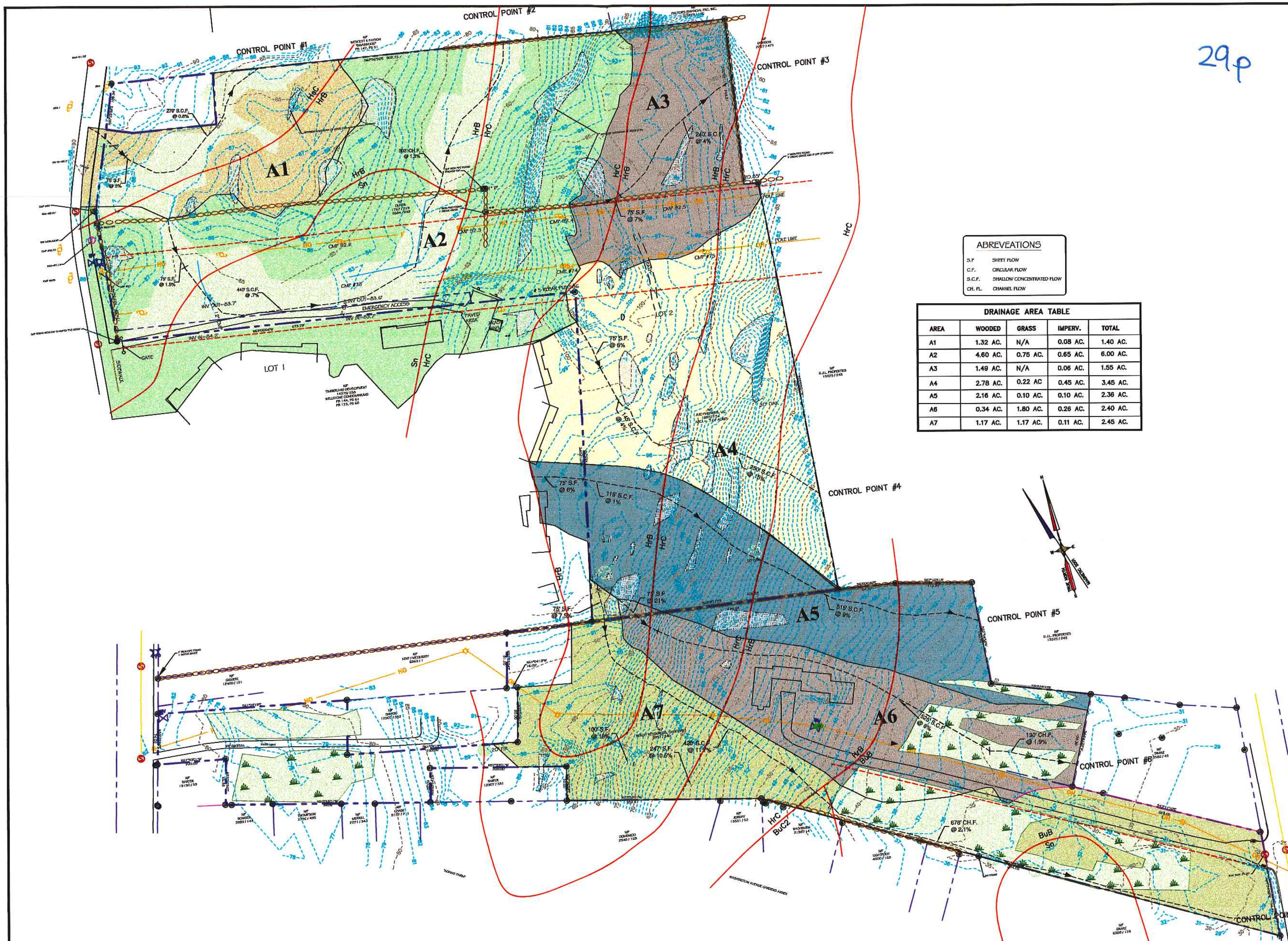
432 Cony Road
PO Box 4687
Augusta, Me 04330
1-800-244-9475

59B Union Street
PO Box 1031
Camden, Me 04843
1-888-282-4365

STATE OF MAINE
ARTHUR J. COLVIN JR.
No. 6065
PROFESSIONAL ENGINEER

PROJ. NO. 01034

DR-2



ABREVEATIONS

S.F.	SHEET FLOW
C.F.	CIRCULAR FLOW
S.C.F.	SHALLOW CONCENTRATED FLOW
CH. FL.	CHANNEL FLOW

DRAINAGE AREA TABLE

AREA	WOODED	GRASS	IMPERV.	TOTAL
A1	1.32 AC.	N/A	0.08 AC.	1.40 AC.
A2	4.60 AC.	0.75 AC.	0.65 AC.	6.00 AC.
A3	1.49 AC.	N/A	0.06 AC.	1.55 AC.
A4	2.78 AC.	0.22 AC	0.45 AC.	3.45 AC.
A5	2.16 AC.	0.10 AC.	0.10 AC.	2.36 AC.
A6	0.34 AC.	1.80 AC.	0.26 AC.	2.40 AC.
A7	1.17 AC.	1.17 AC.	0.11 AC.	2.45 AC.

CLIENT/PROJECT: REALTY RESOURCES OCEAN EAST AND EBEN HILLS

LOCATION: OCEAN STREET & PRESUMPSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

SHEET TITLE: PRE DRAINAGE PLAN

SCALE: 1" = 60'

DATE: JANUARY 3, 2002

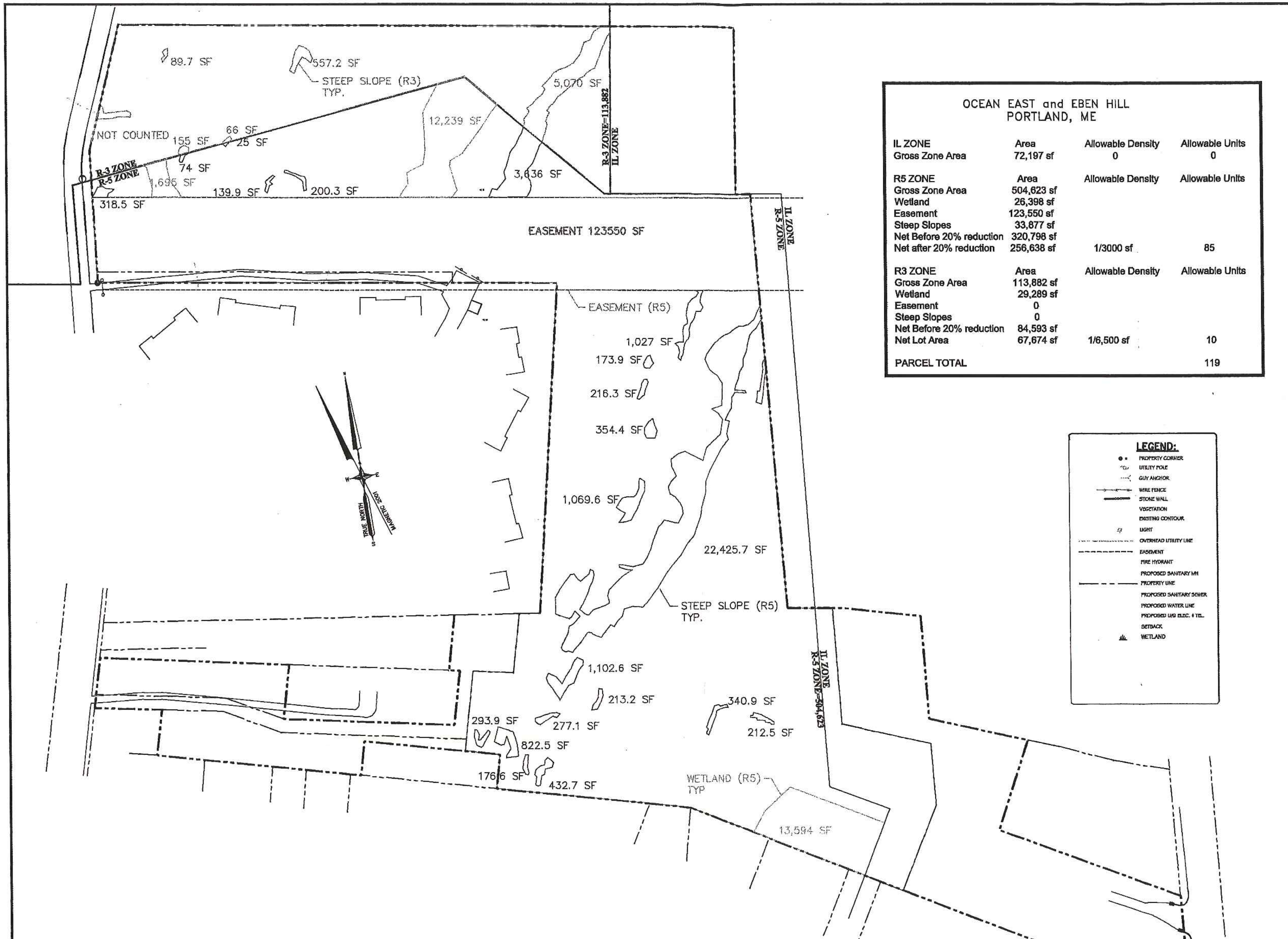
NO.	REVISIONS	DATE

COFFIN ENGINEERING SURVEYING
Cony Road PO Box 4687 Augusta, Me 04330-4687 1-800-244-9475
59 B UNION St. Camden, Me 04843-1031 1-888-282-4365
COFFIN ENGINEERING & SURVEYING, INC. © 2001
STATE OF MAINE ARTHUR J. COLVIN JR. No. 6065 PROFESSIONAL ENGINEER

PROJ. NO. 2001-034

DR-1

29r



OCEAN EAST and EBEN HILL
PORTLAND, ME

IL ZONE	Area	Allowable Density	Allowable Units
Gross Zone Area	72,197 sf	0	0
R5 ZONE	Area	Allowable Density	Allowable Units
Gross Zone Area	504,623 sf		
Wetland	26,398 sf		
Easement	123,550 sf		
Steep Slopes	33,877 sf		
Net Before 20% reduction	320,798 sf		
Net after 20% reduction	256,638 sf	1/3000 sf	85
R3 ZONE	Area	Allowable Density	Allowable Units
Gross Zone Area	113,882 sf		
Wetland	29,289 sf		
Easement	0		
Steep Slopes	0		
Net Before 20% reduction	84,593 sf		
Net Lot Area	67,674 sf	1/6,500 sf	10
PARCEL TOTAL			119

NO.	REVISIONS
DATE	

SHEET TITLE: DENSITY CALCULATIONS

CLIENT/PROJECT: REALTY RESOURCES
OCEAN EAST AND EBEN HILLS

LOCATION: OCEAN STREET & PRESUMPSCOT STREET

SCALE: 1"=150'

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

DATE: APRIL 1, 2002

COFFIN ENGINEERING SURVEYING

Cony Road
PO Box 4687
Augusta, Me
04330-1687
1-800-244-8475

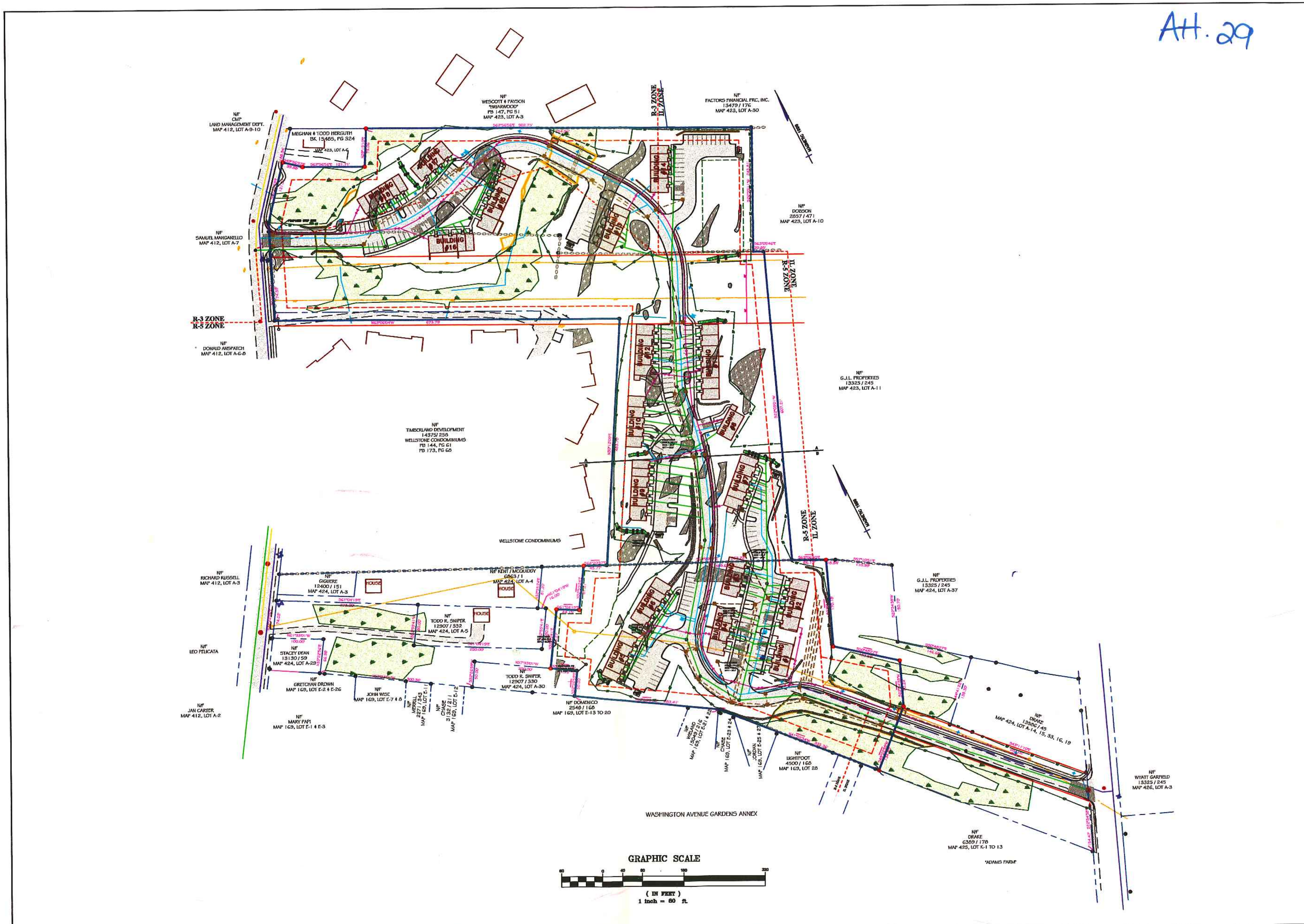
59 B UNION St.
Camden, Me
04843-1831
1-800-332-4365

PROJ. NO. 2001-034

DC-1

29r

Att. 29



CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

SHEET TITLE: OVERALL SITE PLAN

SCALE: 1" = 80'

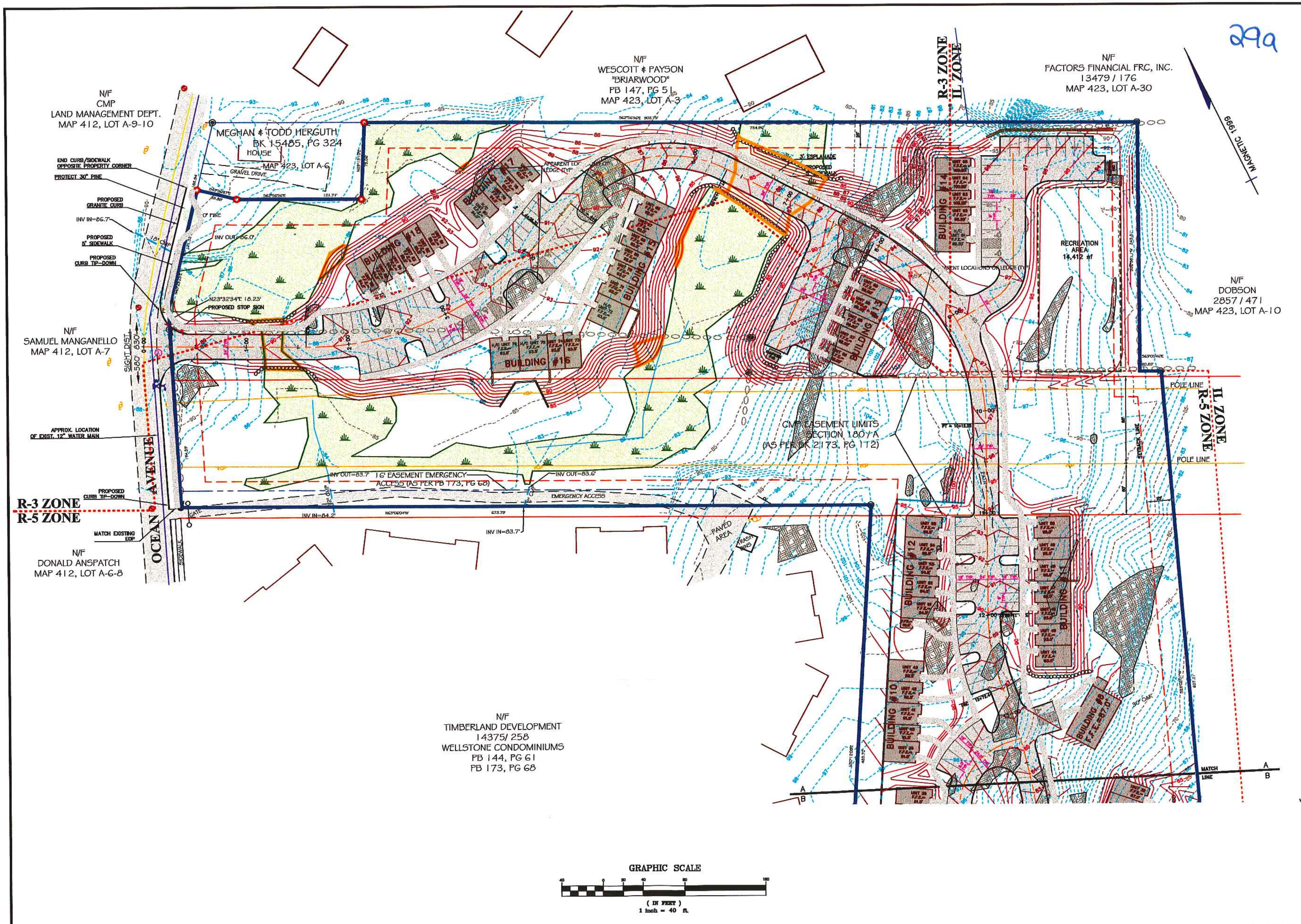
DATE: APRIL 01, 2002

COFFIN ENGINEERING & SURVEYING, INC.

PROJ. NO. 01034

C-0

29a



N/F
CMP
LAND MANAGEMENT DEPT.
MAP 412, LOT A-9-10
N/F
WESCOTT & PAYSON
"BRIARWOOD"
PB 147, PG 51
MAP 423, LOT A-3
N/F
FACTORS FINANCIAL FRC, INC.
13479 / 176
MAP 423, LOT A-30
MAGNETIC 1999
R-3 ZONE
IL ZONE
MEGHAN & TODD HERGUTH
BK 15485, PG 324
HOUSE
MAP 423, LOT A-6
GRAVEL DRIVE
END CURB/SIDEWALK OPPOSITE PROPERTY CORNER
PROTECT 30" PINE
PROPOSED GRANITE CURB
INV IN=86.7'
PROPOSED 5' SIDEWALK
PROPOSED CURB TIP-DOWN
INV OUT=86.0'
N23°32'34"E 18.23'
PROPOSED STOP SIGN
BUILDING #17
BUILDING #18
BUILDING #15
BUILDING #16
BUILDING #14
BUILDING #13
BUILDING #12
BUILDING #11
BUILDING #10
BUILDING #9
3' ESPLANADE
RECREATION AREA
14,412 sf
N/F
DOBSON
2857 / 471
MAP 423, LOT A-10
N/F
SAMUEL MANGANELLO
MAP 412, LOT A-7
SIGHT DIST.
APPROX. LOCATION OF EXIST. 12" WATER MAIN
OCEAN AVENUE
CMP EASEMENT LIMITS
SECTION 1807A
(AS PER BK 2173, PG 172)
POLE LINE
IL ZONE
R-5 ZONE
INV OUT=83.7'
16' EASEMENT EMERGENCY ACCESS (AS PER PB 173, PG 68)
INV OUT=83.6'
EMERGENCY ACCESS
PROPOSED CURB TIP-DOWN
R-3 ZONE
R-5 ZONE
INV IN=84.2
INV IN=83.7'
MATCH EXISTING EOP
PAVED AREA
N/F
DONALD ANSPATCH
MAP 412, LOT A-6-8
SIDEWALK
N/F
TIMBERLAND DEVELOPMENT
14375/ 258
WELLSTONE CONDOMINIUMS
PB 144, PG 61
PB 173, PG 68
MATCH LINE
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SHEET TITLE: SITE PLAN

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

SCALE: 1" = 40'

DATE: APRIL 01, 2002

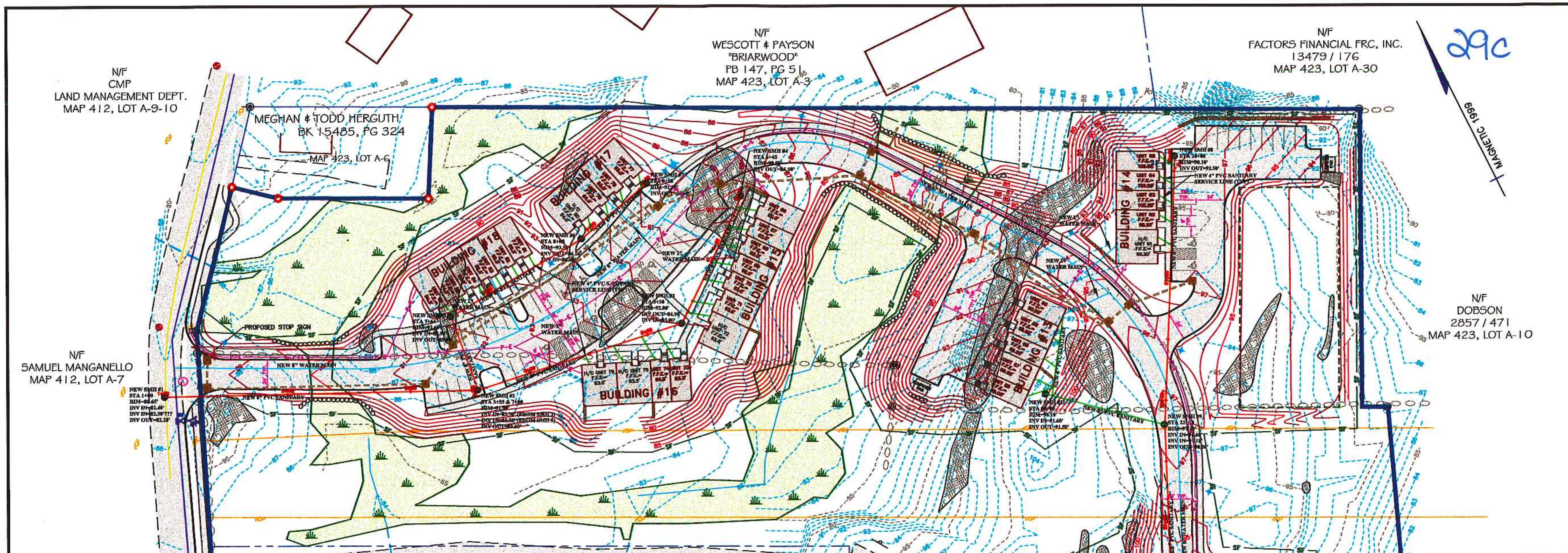
TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

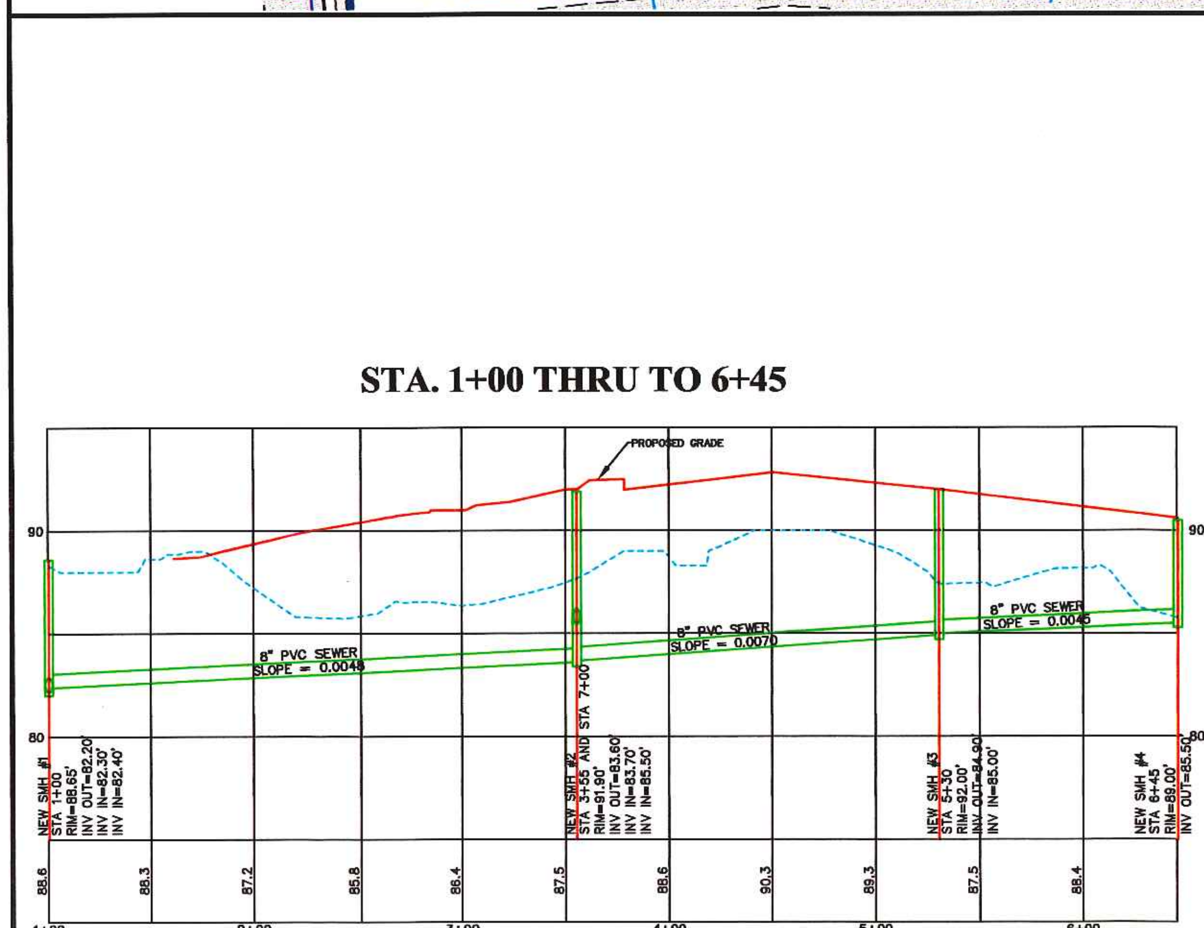
COFFIN ENGINEERING & SURVEYING, INC.

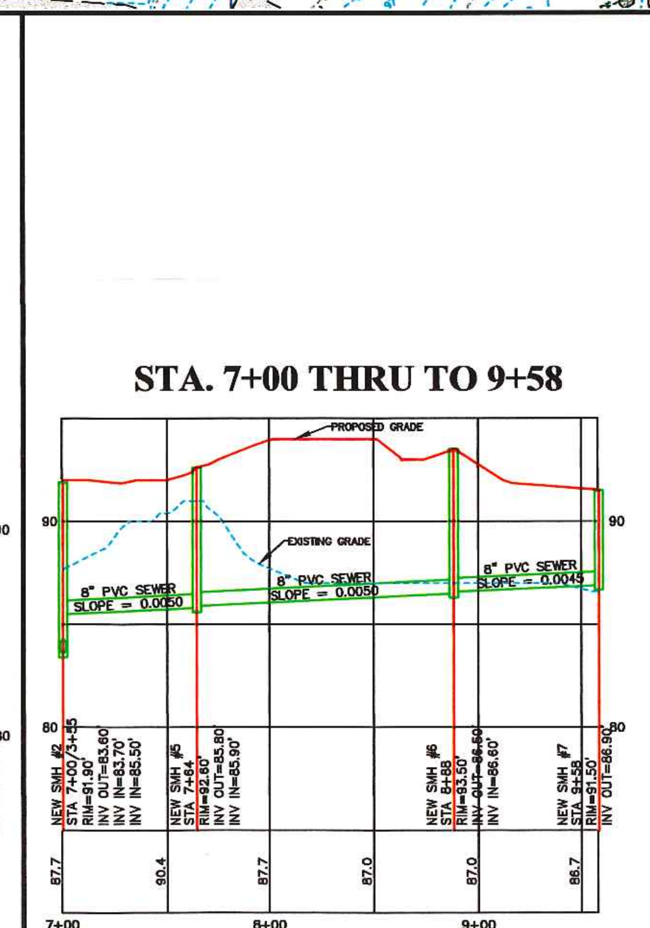
STATE OF MAINE ARTHUR J. COLVIN JR. No. 6065 PROFESSIONAL ENGINEER

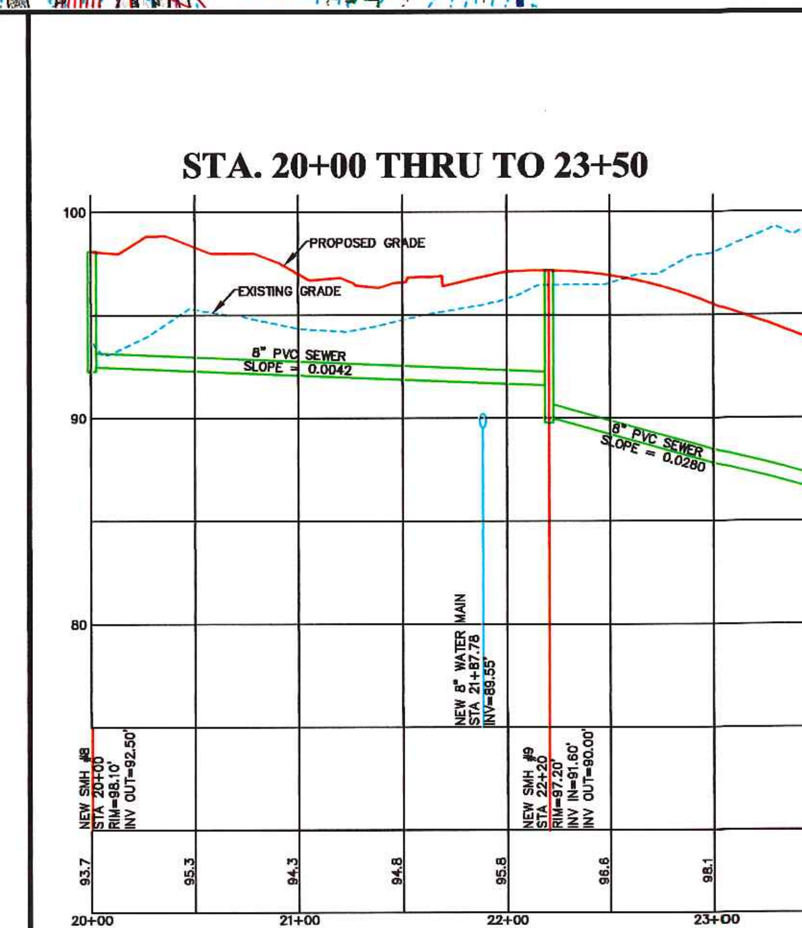
PROJ. NO. 01034

C-1









REVISIONS | NO. | DATE

SHEET TITLE: **SANITARY PLAN AND PROFILE 1+00 - 6+45, 7+00 - 9+58, 20+00 - 23+50**

SCALE: HOR: 1" = 40' VERT: 1"=4'

DATE: APRIL 01, 2002

CLIENT/PROJECT: **REALTY RESOURCES, CHARTERED OCEAN EAST AND EBEN HILL**

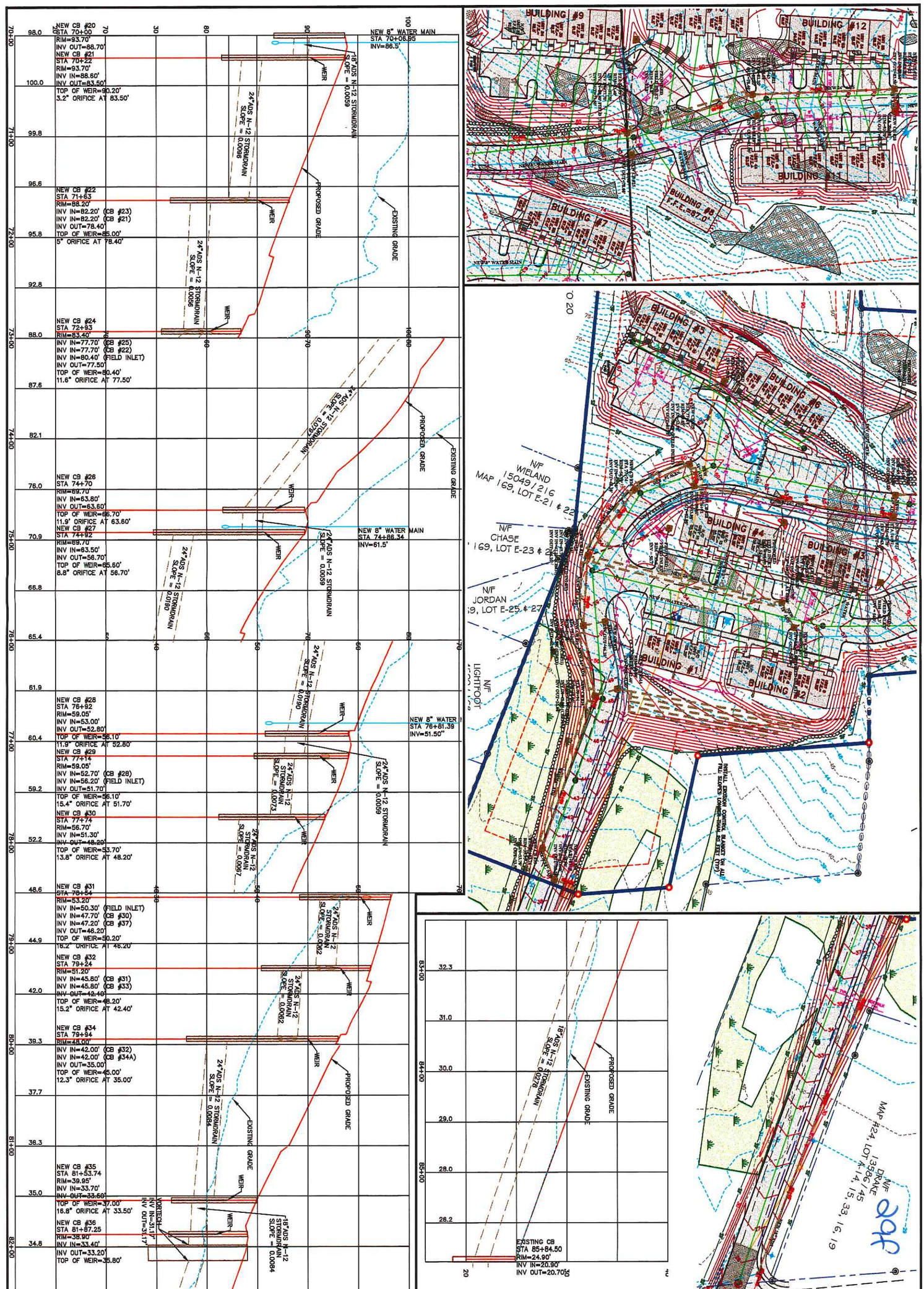
LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

COFFIN ENGINEERING & SURVEYING, INC.

PROJ. NO. 01034

C-3



C-6

PROJ. NO. 01034

ENGINEERING COFFIN SURVEYING

COFFIN ENGINEERING & SURVEYING, INC. © 2002

432 Cony Road
PO Box 4687
Augusta, Me 04330
1-800-244-9475

59B Union Street
PO Box 1031
Camden, Me 04843
1-888-282-4365

CLIENT/PROJECT:
REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

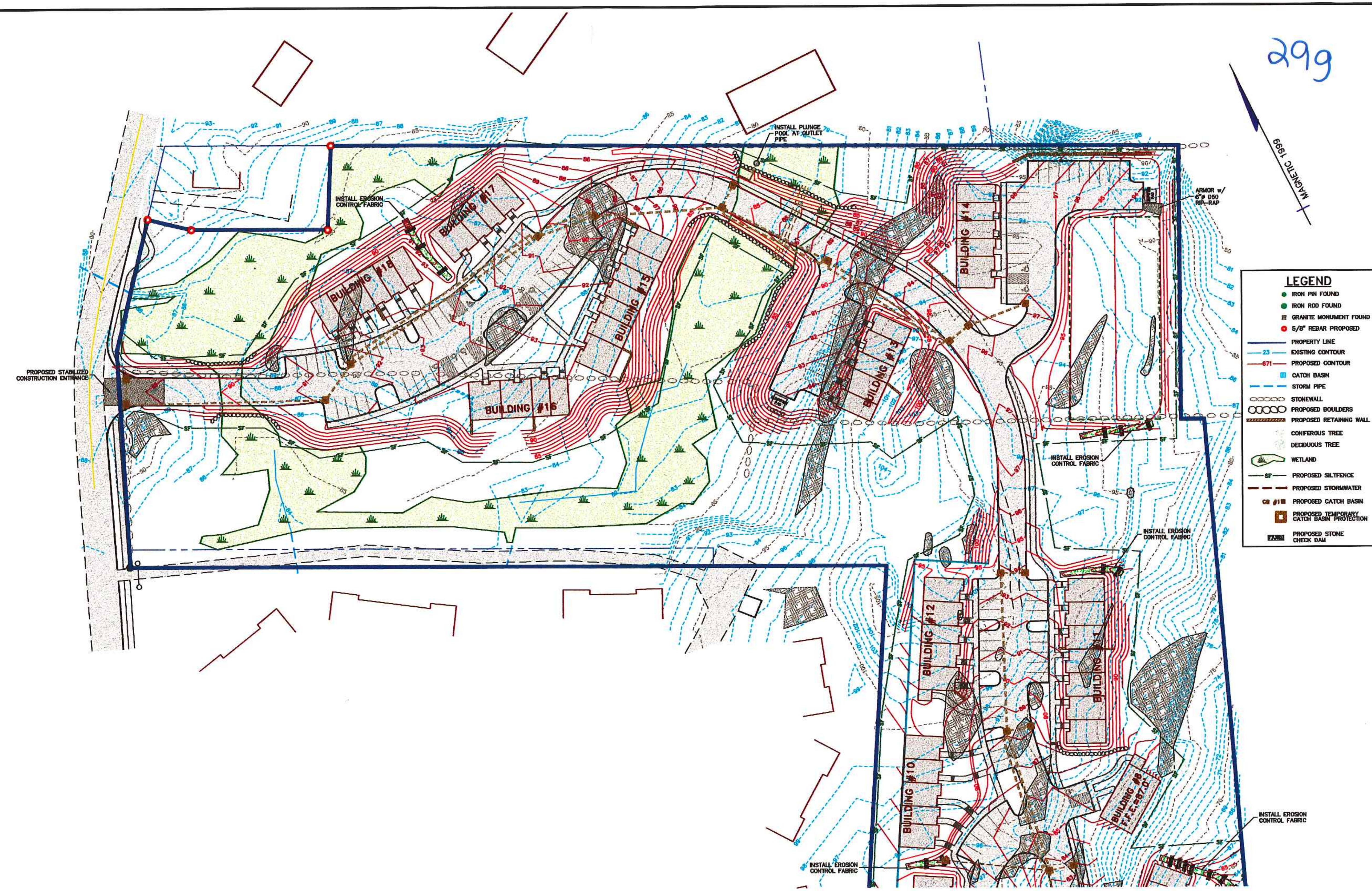
SHEET TITLE:
STORM DRAIN PLAN & PROFILE
STATIONS 70+00 - 85+87.50

SCALE: HOR: 1" = 40' VERT: 1'=4'

DATE: APRIL 01, 2002

NO.	REVISIONS	DATE

299



LEGEND

- IRON PIN FOUND
- IRON ROD FOUND
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- PROPERTY LINE
- 23 — EXISTING CONTOUR
- 671 — PROPOSED CONTOUR
- CATCH BASIN
- STORM PIPE
- STONEWALL
- PROPOSED BOULDERS
- PROPOSED RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- WETLAND
- SF — PROPOSED SILTFENCE
- PROPOSED STORMWATER
- CB #1 PROPOSED CATCH BASIN
- PROPOSED TEMPORARY CATCH BASIN PROTECTION
- PROPOSED STONE CHECK DAM

GENERAL NOTES:

1. SEE SHEET C-9 FOR ADDITIONAL TEMPORARY/PERMANENT EROSION & SEDIMENTATION CONTROL MEASURES.
2. SEE SHEET C-1 & C-2 FOR CONSTRUCTION PLANS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

SHEET TITLE: SEDIMENT AND EROSION CONTROL PLAN

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

SCALE: 1" = 40'

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

DATE: APRIL 01, 2002

NO.	REVISIONS	DATE

COFFIN ENGINEERING SURVEYING
432 Cony Road
PO Box 4687
Augusta, Me 04330
1-800-244-9475

59B Union Street
PO Box 1631
Camden, Me 04843
1-888-232-4365

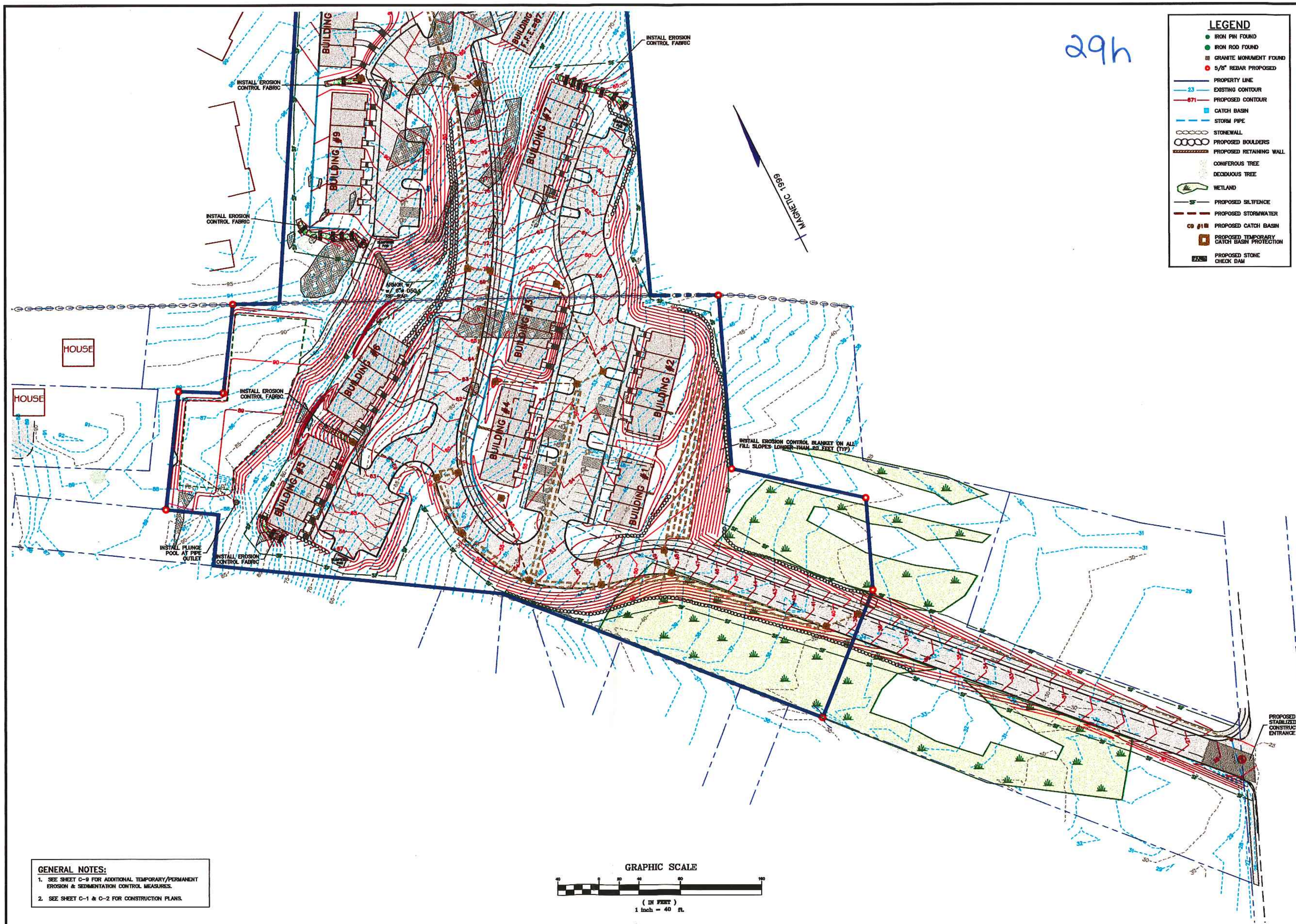
COFFIN ENGINEERING & SURVEYING, INC.

STATE OF MAINE
ARTHUR J. COLVIN JR.
No. 6065
PROFESSIONAL ENGINEER

PROJ. NO. 01034

C-7

29h



GENERAL NOTES:

1. SEE SHEET C-9 FOR ADDITIONAL TEMPORARY/PERMANENT EROSION & SEDIMENTATION CONTROL MEASURES.
2. SEE SHEET C-1 & C-2 FOR CONSTRUCTION PLANS.

NO.	REVISIONS	DATE

SHEET TITLE: SEDIMENTATION AND EROSION CONTROL PLAN

SCALE: 1" = 40'

DATE: APRIL 01, 2002

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

COFFIN ENGINEERING SURVEYING

432 Cony Road, PO Box 4687, Augusta, Me 04330, 1-800-244-9475

598 Union Street, PO Box 1031, Camden, Me 04843, 1-888-282-4365

COFFIN ENGINEERING & SURVEYING, INC. © 2002

STATE OF MAINE ARTHUR J. COLVIN JR. No. 6065 PROFESSIONAL ENGINEER

PROJ. NO. 01034

C-8

EROSION & SEDIMENTATION CONTROL NOTES

IN ORDER TO PROTECT THE SOIL AND WATER RESOURCES OF THIS DEVELOPMENT AND ADJACENT LANDS, THE FOLLOWING ACTIONS WILL BE TAKEN:

WHEN CONSTRUCTION IS INITIATED ON FROZEN GROUND, WOOD WASTE COMPOST/BARK FILTER BERM SHALL BE UTILIZED IN LIEU OF SILT FENCE. SEE DETAIL, THIS SHEET.

A. EROSION CONTROL/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE USED.

1. SILT FENCE WILL BE INSTALLED AROUND THE LIMITS OF CLEARING ASSOCIATED WITH EACH PORTION OF THIS PROJECT. SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SILT FENCING WILL BE INSTALLED TO SPECIFICATIONS OUTLINED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.
2. EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE PROJECT CONSTRUCTION, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF THE INITIAL DISTURBANCE OF THE MINERAL SOIL, AND SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
3. TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BASE COURSE AS FOLLOWS:

TEMPORARY SEEDING
SEED SHALL BE AROOSTOOK RYE APPLIED AT 3.0#/1000SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 138#/1000SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#1000SF. MULCH SHALL CONSIST OF HAY OR STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000SF. TEMPORARY SEEDINGS SHALL ONLY BE MADE BETWEEN APRIL 15TH AND OCTOBER 15TH, AND SHALL NOT BE PLACED OVER SNOW. IF THE SEEDING IS NOT COMPLETED BY OCTOBER 15TH, ADDITIONAL MULCH WILL BE ADDED TO PROVIDE ADEQUATE WINTER PROTECTION AT TWICE THE STANDARD APPLICATION DONE AFTER SEPTEMBER 1ST.

TEMPORARY MULCHING
MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER, OR BY HAND IF ADJACENT TO WETLAND HABITAT, EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW.

PERMANENT BASE GRAVEL
BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:

A. SLOPES SHALL BE LESS THAN 5 PERCENT.
B. GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OF SUB-BASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

4. PRIOR TO TOPSOIL REMOVAL, SILT FENCING SHALL BE STAKED AS SHOWN ON THE PLAN.
5. STRIPPED TOPSOIL SHALL BE STOCKPILED FOR REUSE DURING FINAL GRADING. THE PILE SHALL BE HEAVILY MULCHED WITH HAY WHILE STOCKPILED.
6. TO REDUCE OR ELIMINATE THE TRACKING OF EARTH MATERIALS ONTO PUBLIC RIGHT-OF-WAYS, A STABILIZED PAD OF CRUSHED STONE LOCATED AT THE DESIGNATED ACCESS POINT SHALL BE ESTABLISHED.

B. EROSION CONTROL/PERMANENT MEASURES

1. EXCESSIVELY STEEP SLOPES (2:1 OR GREATER) SHALL BE PROTECTED BY EROSION CONTROL EXCELSIOR BLANKET WITH BIODEGRADABLE PLASTIC OR JUTE MESH AFTER SEEDING. INSTALL PER MANF. RECOMENDATIONS.
2. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE.
3. THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RE-SEEDED AND RE-MULCHED.

C. EROSION CONTROL MAINTENANCE

1. THE FACILITY OPERATOR WILL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT STRUCTURES; EACH SHOULD BE KEPT FREE OF DEBREE.

CONSTRUCTION SCHEDULE

(In following sequence, coordinate with other construction activities maintain continuously)

1. Construct stabilized construction entrance.
2. Install siltfence, project wide.
3. Remove and stockpile loam, place siltfence at toe.
4. Site blasting and primary earthwork.
5. Install drainage system improvements.
6. Install drainage system erosion control measures.
7. Provide primary slope stabilization and mulching or temporary seeding.
8. Final site grading, permanent slope protection, permanent seeding.
9. After sit is stabilized, and complete, remove temporary erosion control measures.

PERMANENT SEEDING
Kentucky Bluegrass 0.46 lbs/1000 sf.
Creeping Red Fescue 0.46 lbs/1000 sf.
Perennial Rye grass 0.11 lb/1000 sf.

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES	
	TYPE A AGGREGATE	TYPE C AGGREGATE
1/2 INCH	45-70	——
1/4 INCH	30-55	25-70
No. 40	0-20	0-30
No. 200	0-5	0-5

TYPE A AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE C AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEYED. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

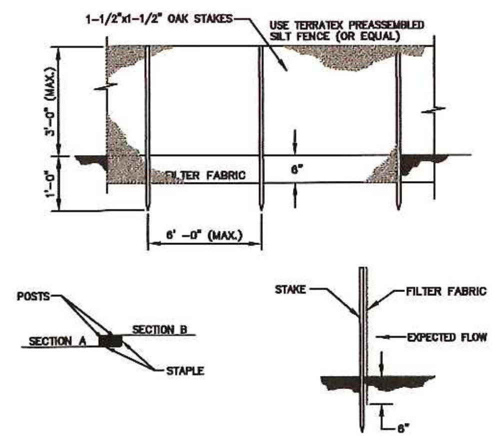
AGGREGATE FOR SUB-BASE SHALL BE TYPE "C" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



JOINING TWO ADJACENT SILT FENCE SECTIONS

SECTION VIEW

NOTES:

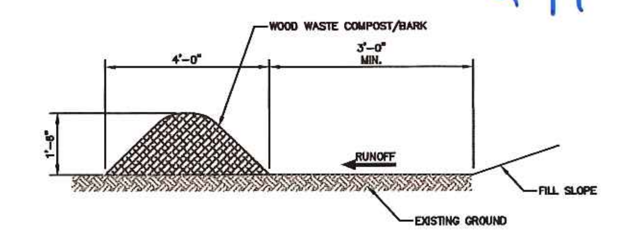
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCE DETAIL
NO SCALE



WOOD WASTE COMPOST/BARK FILTER BERMS

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.

THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

A. MOISTURE CONTENT - 30-60%
B. pH - 5.0-8.0
C. SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
E. NO STONES LARGER THAN 2" IN DIAMETER

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

NOTE:

WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

WOOD WASTE COMPOST/BARK FILTER BERM
SCALE: 1/2" = 1'-0"

STRAW BALE INLET NOTE

CONSTRUCTION SPECIFICATIONS

1. STRAW BALE INLET STRUCTURE

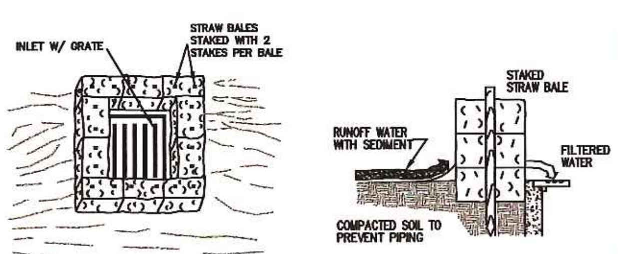
A: BALES SHALLBE EITHER WIRE-BOUND OR STRING-TIED WITH BINDINGS ORIENTED AROUND THE SIDE RATHER THAN OVER AND UNDER THE BALES.

B: BALES SHALL BE PLACED LENTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

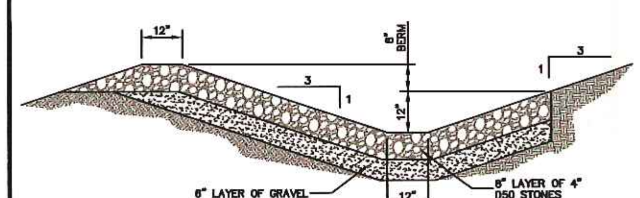
C: THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

D: EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACED BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.

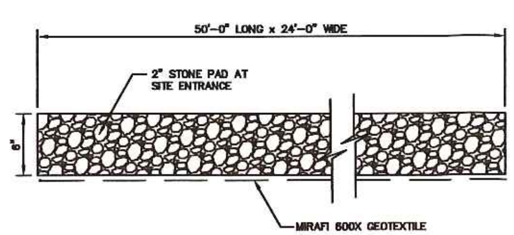
E: LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



STRAW BALE INLET
NO SCALE



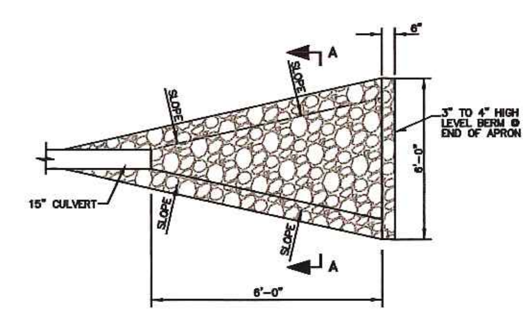
TYPICAL SECTION THRU LEVEL SPREADER
NO SCALE

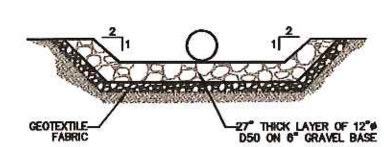


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ROAD.

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE





SECTION A-A

RIPRAP APRON DETAIL
NO SCALE

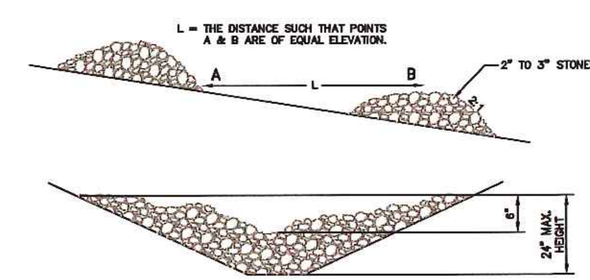
SPECIFICATIONS
THE CHECK DAMS SHALL BE INSTALLED IMMEDIATELY AFTER ROUGH GRADING OF THE DITCH.

THE MAXIMUM HEIGHT OF THE CHECK DAM SHOULD BE 2 FEET. THE CENTER OF THE DAM MUST BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGE. THE MAXIMUM SPACING BETWEEN THE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWN STREAM DAM. THE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE.

REMOVAL
THE DAMS SHOULD BE REMOVED WHEN THE GRASS HAS REACHED A HEIGHT OF 12 INCHES OR MORE. THE STONES SHOULD BE REMOVED ENTIRELY OR LEVELED INTO THE BOTTOM OF THE DITCH. THE AREA BENEATH THE DAMS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEY ARE REMOVED.

MAINTENANCE
CHECK DAMS SHOULD BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL HEIGHT OR BEFORE. REGULAR INSPECTION SHOULD BE MADE TO INSURE THE CENTER OF THE DAM IS LOWER THAN THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE DAM SHOULD BE CORRECTED IMMEDIATELY.

L = THE DISTANCE SUCH THAT POINTS A & B ARE OF EQUAL ELEVATION.



STONE CHECK DAM
NO SCALE

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

SHEET TITLE: SITE DETAILS

SCALE: AS SHOWN

DATE: APRIL 01, 2002

COFFIN ENGINEERING SURVEYING
432 Cony Road
PO Box 4687
Augusta, Me 04330
1-800-244-9475
59B Union Street
PO Box 1031
Camden, Me 04843
1-888-282-4365
COFFIN ENGINEERING & SURVEYING, INC.

STATE OF MAINE
ARTHUR J. COLVIN JR.
No. 6065
PROFESSIONAL ENGINEER

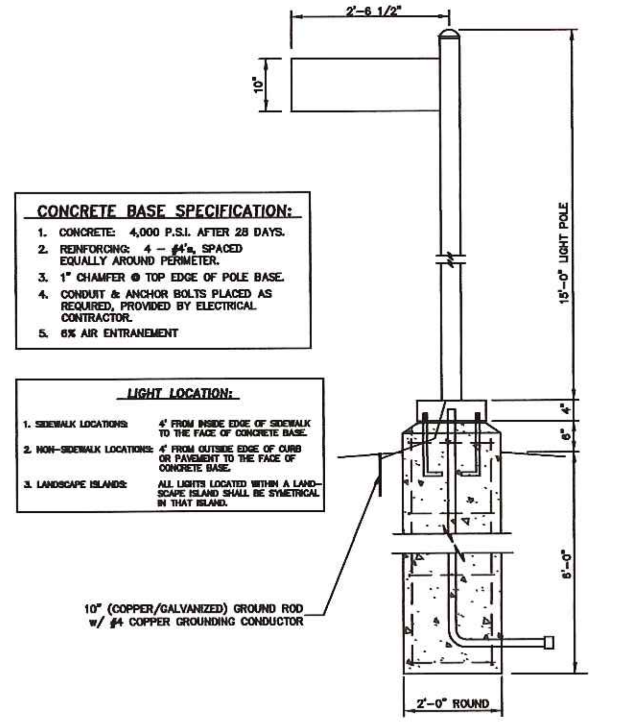
REVISIONS | NO. | DATE

PROJ. NO. 01034

C-9

29

29j



CONCRETE BASE SPECIFICATION:

1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: 4 – #4's, SPACED EQUALLY AROUND PERIMETER.
3. 1" CHAMFER @ TOP EDGE OF POLE BASE.
4. CONDUIT & ANCHOR BOLTS PLACED AS REQUIRED, PROVIDED BY ELECTRICAL CONTRACTOR.
5. 6% AIR ENTRAINEMENT

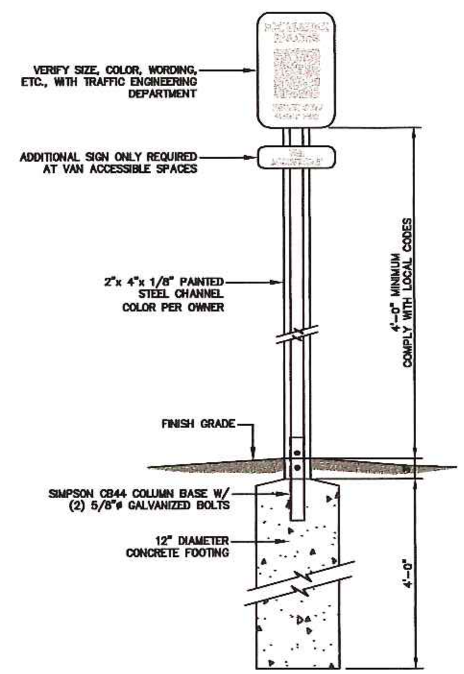
LIGHT LOCATION:

1. SIDEWALK LOCATIONS:	4' FROM INSIDE EDGE OF SIDEWALK TO THE FACE OF CONCRETE BASE.
2. NON-SIDEWALK LOCATIONS:	4' FROM OUTSIDE EDGE OF CURB OR PAVEMENT TO THE FACE OF CONCRETE BASE.
3. LANDSCAPE ISLANDS:	ALL LIGHTS LOCATED WITHIN A LANDSCAPE ISLAND SHALL BE SYMETRICAL IN THAT ISLAND.

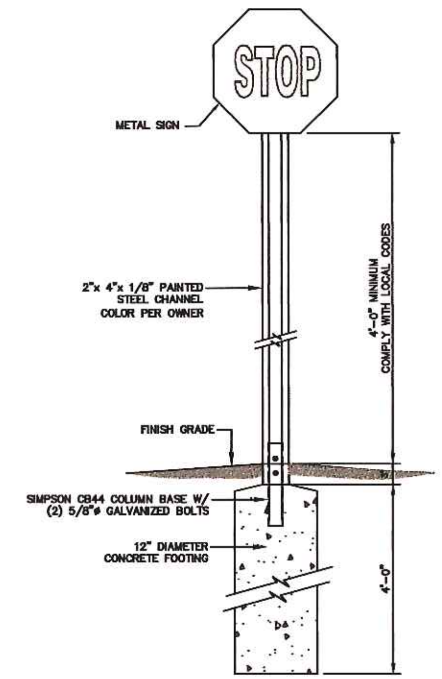
SHOE BOX LIGHT

SPECIFICATIONS: MAGNUFORM II, (RC SERIES) CAT. No.: RCS-0150H-1PB-1 TYPE III MEDIUM, METAL HALIDE 150 FULL CUTOFF FIXTURE

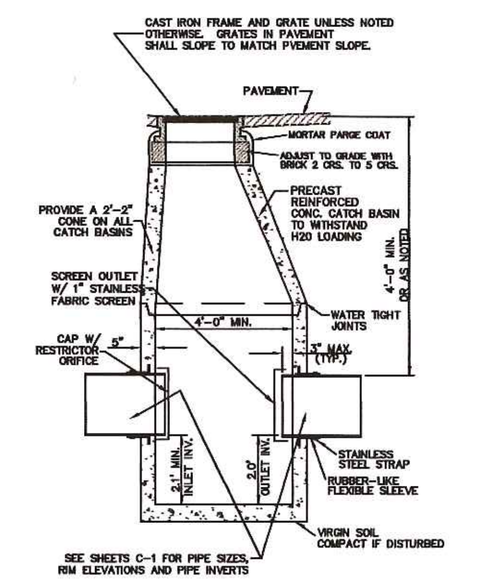
LIGHT POLE AND PRECAST CONCRETE LIGHT POLE BASE
NOT TO SCALE



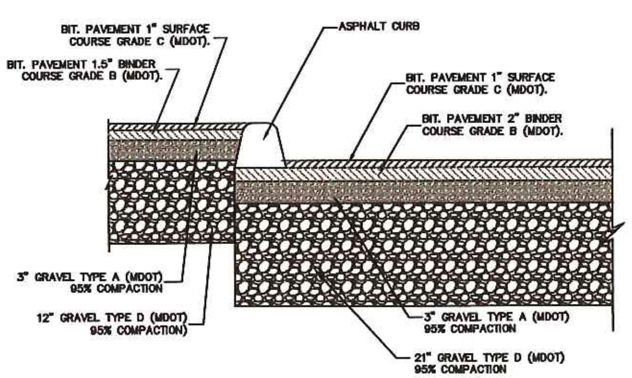
HANDICAP ACCESSIBLE PARKING SIGN
NO SCALE



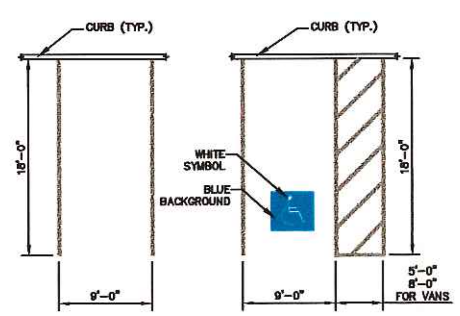
TYPICAL STOP SIGN
NO SCALE



PRECAST CATCH BASIN
NO SCALE



PAVED PARKING AREA AND SIDEWALK DETAIL
SCALE 1" = 1'-0"



TYPICAL PARKING STALL

TYPICAL HANDICAP PARKING STALL

SPECIFICATIONS

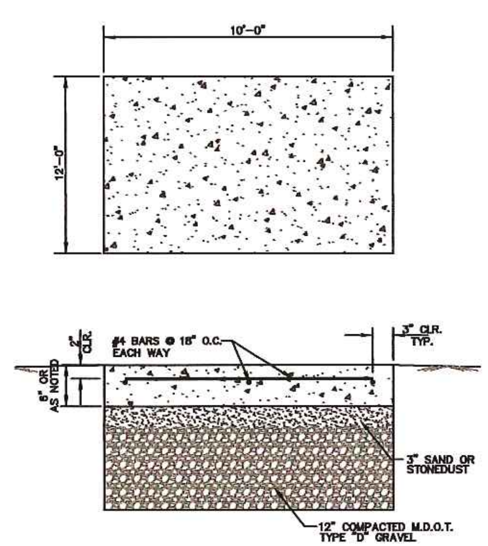
PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED.

ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER.

ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

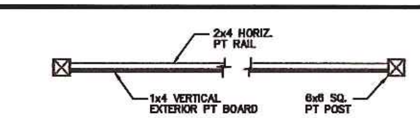
PAVEMENT MARKING DETAIL & SPECIFICATION
SCALE 1/8" = 1'-0"



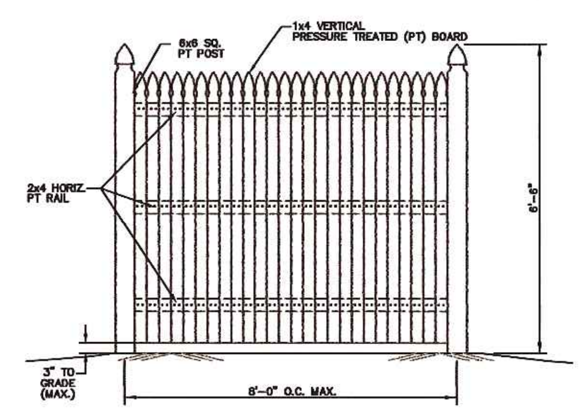
CONCRETE SPECIFICATION:

- 4000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRAINEMENT
- SLUMP = 3" ± 1"
- FINE BROOM FINISH

DUMPSTER SLAB DETAIL
NO SCALE



PLAN VIEW



EXTERIOR ELEVATION

NOTES:

1. ALL POSTS TO BE SET 3'-6" INTO GROUND AND COMPACTED ALL AROUND.
2. ANY POST SET LESS THAN 3'-0" SHALL BE SET ON 10" DIAM. CONCRETE FILLED SONOTUBE. USE SIMPSON STRONG-TIE POST BASE, AND SET BELOW GRADE TO HIDE CONCRETE & CONNECTOR.
3. POST SET ON LEDGE SHALL BE DRILLED AND PINNED. ANCHORING METHOD TO BE APPROVED BY SITE ENGINEER.
4. 2x4 PT RAILS SHALL HAVE DOWELED ENDS FOR POST CONNECTION.
5. ALL GATES TO MATCH FENCE.
6. OWNER TO SPECIFY PAINTING

WOODEN STOCKADE FENCE DETAIL
SCALE: 1/2" = 1'-0"

NO.	REVISIONS	DATE

SHEET TITLE: **SITE DETAILS**

SCALE: AS SHOWN

DATE: APRIL 01, 2002

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

432 Cony Road PO Box 4687 Augusta, Me 04330 1-800-244-9475

598 Union Street PO Box 1531 Camden, Me 04843 1-888-232-4365

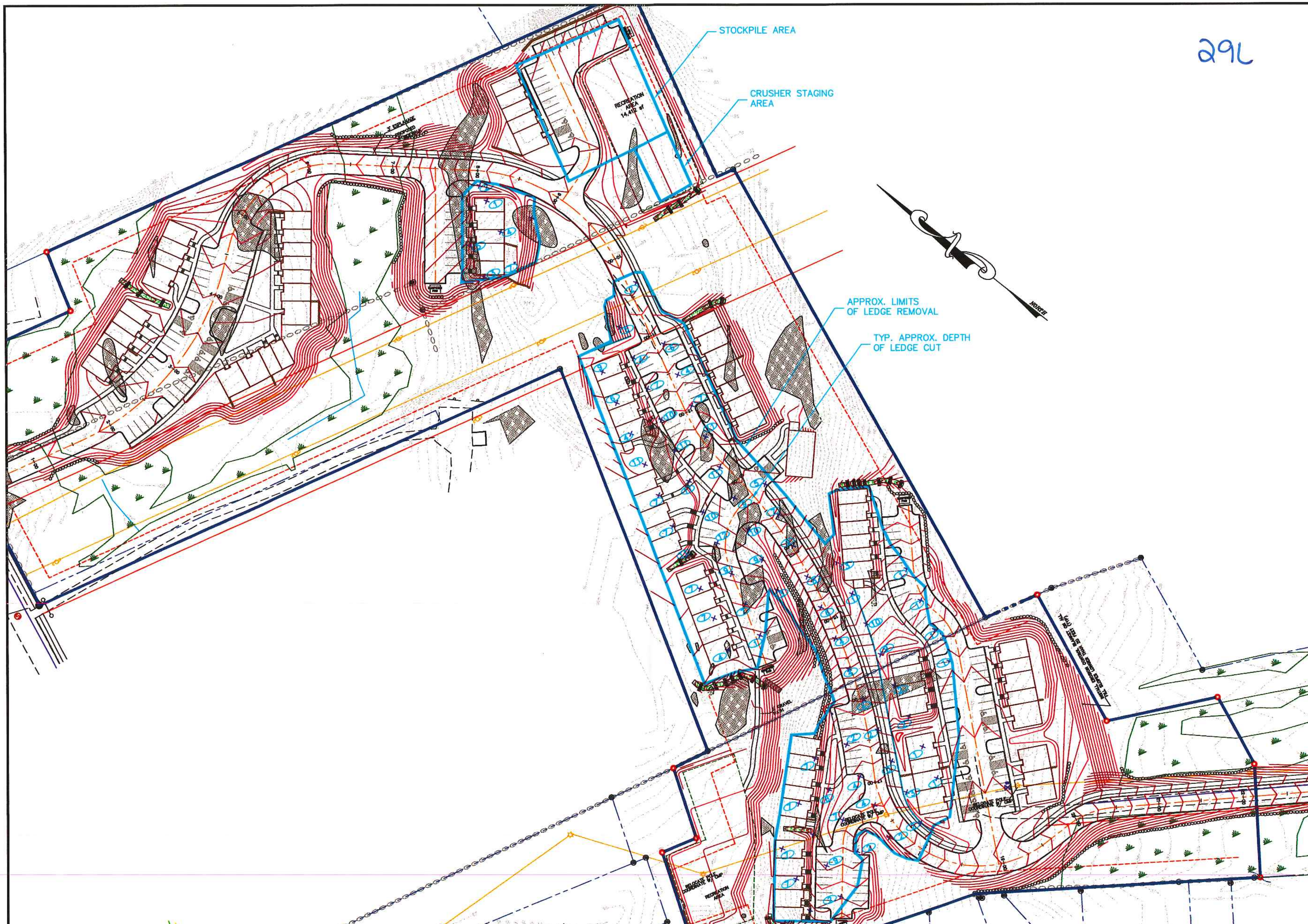
COFFIN ENGINEERING SURVEYING

COFFIN ENGINEERING & SURVEYING, INC.

STATE OF MAINE ARTHUR J. COLVIN JR. No. 6065 REGISTERED PROFESSIONAL ENGINEER

PROJ. NO. 01034

C-10



29L

CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

SHEET TITLE: PROPOSED LEDGE CUT

SCALE: 1" = 40'

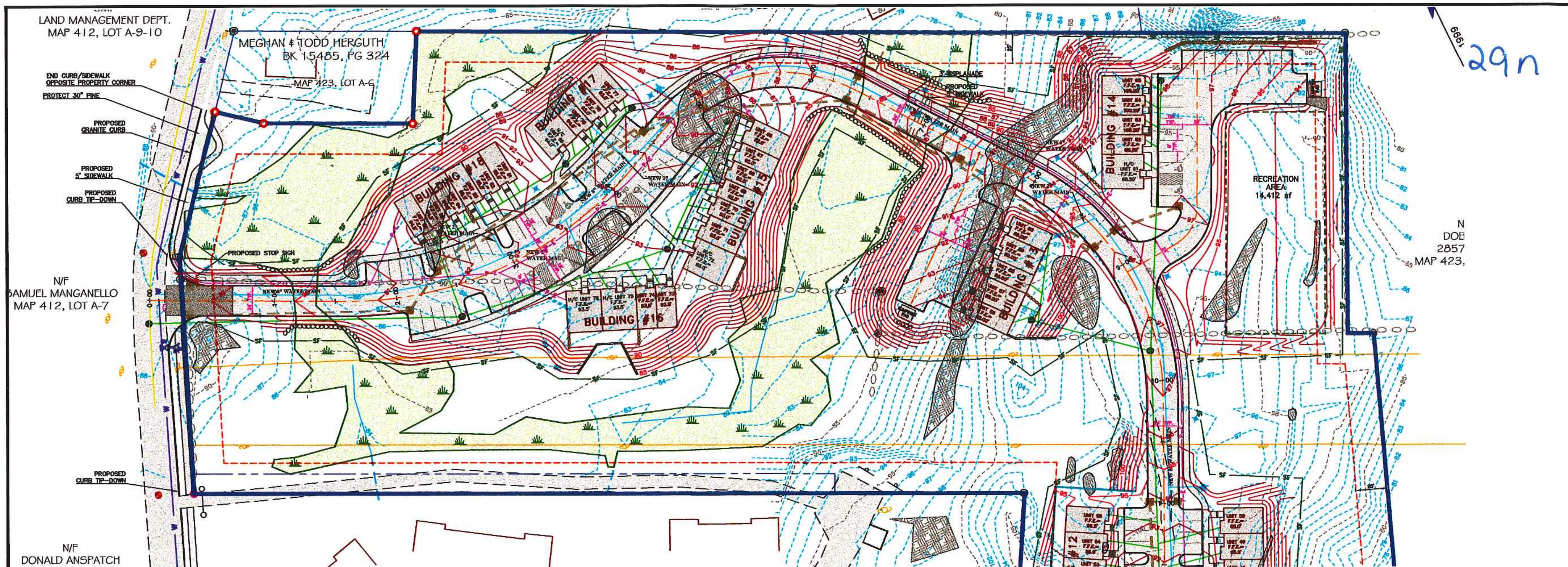
DATE: APRIL 01, 2002

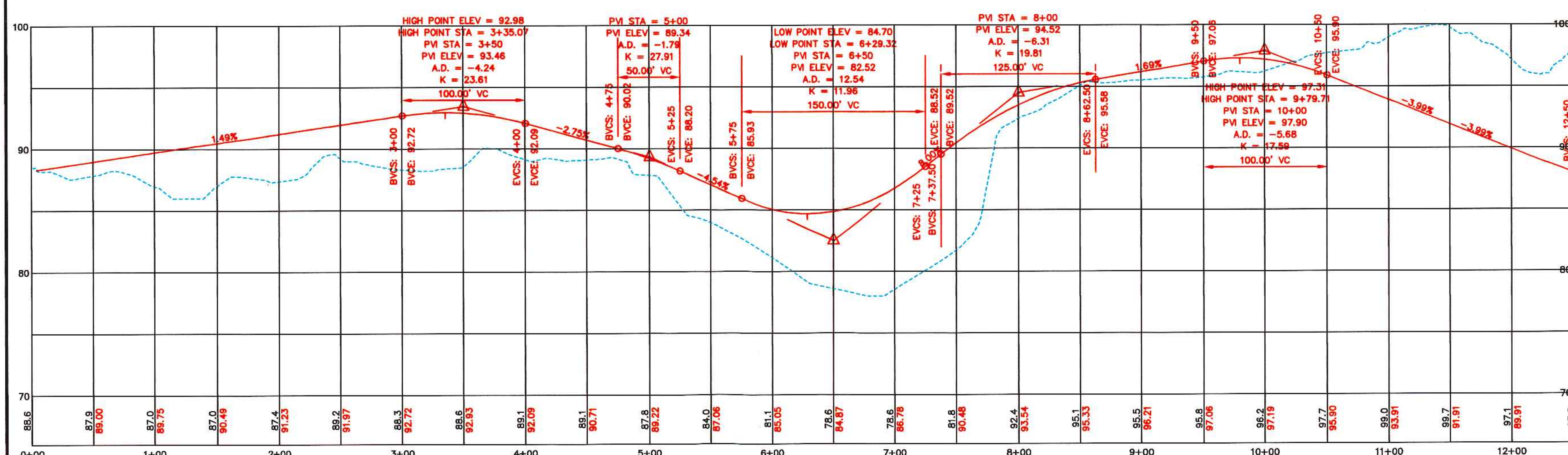
COFFIN ENGINEERING SURVEYING
COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road
PO Box 4687
Augusta, Me 04330
1-800-244-9475
598 Union Street
PO Box 1031
Camden, Me 04843
1-888-282-4365

NO. | REVISIONS | DATE

PROJ. NO. 01034

C-12





CLIENT/PROJECT: REALTY RESOURCES, CHARTERED
OCEAN EAST AND EBEN HILL

LOCATION: OCEAN AVE. & PRESUMSCOT STREET

TOWN: PORTLAND **COUNTY:** CUMBERLAND **STATE:** MAINE

SHEET TITLE: ROADWAY PLAN AND PROFILE
STATION 00+00 - 12+50

SCALE: HOR: 1" = 40' VERT: 1"=4'

DATE: APRIL 01, 2002

NO.	REVISIONS	DATE

COFFIN ENGINEERING SURVEYING

432 Cony Road
PO Box 4687
Augusta, Me 04330
1-800-244-9475

59B Union Street
PO Box 1031
Camden, Me 04843
1-888-282-4365

COFFIN ENGINEERING & SURVEYING, INC.
© 2002

STATE OF MAINE
ARTHUR J. COLVIN JR.
No. 6065
PROFESSIONAL ENGINEER

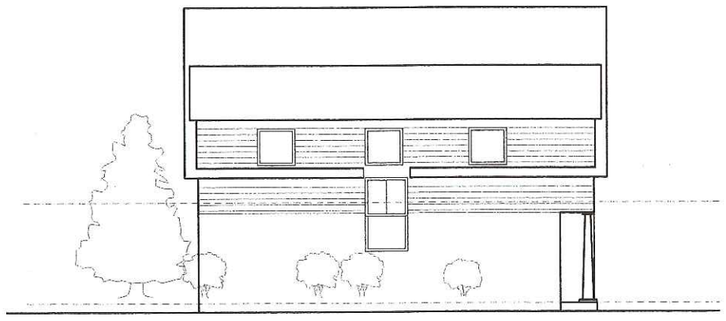
PROJ. NO. 01034

PR-1

52C

rear elevation

entry elevation



typical side elevation

project name

townhouses @ ocean east

presumpscot st.
portland, me.

oceaneast
of portland, l.l.c.

godutl/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-3184
fax 207-774-0846

revisions

date
march 2002

sheet title
1/8" SCALE ELEVATIONS

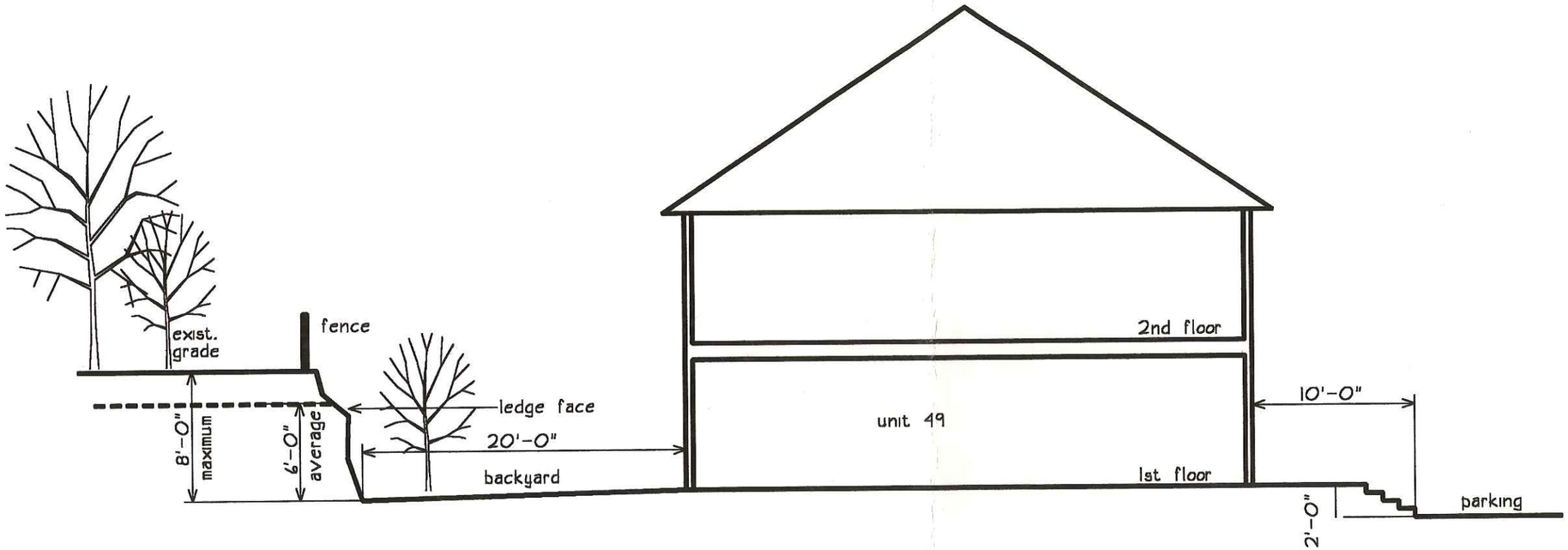
scale
1/8"= 1'-0"

drawn by
RG

project number
9914

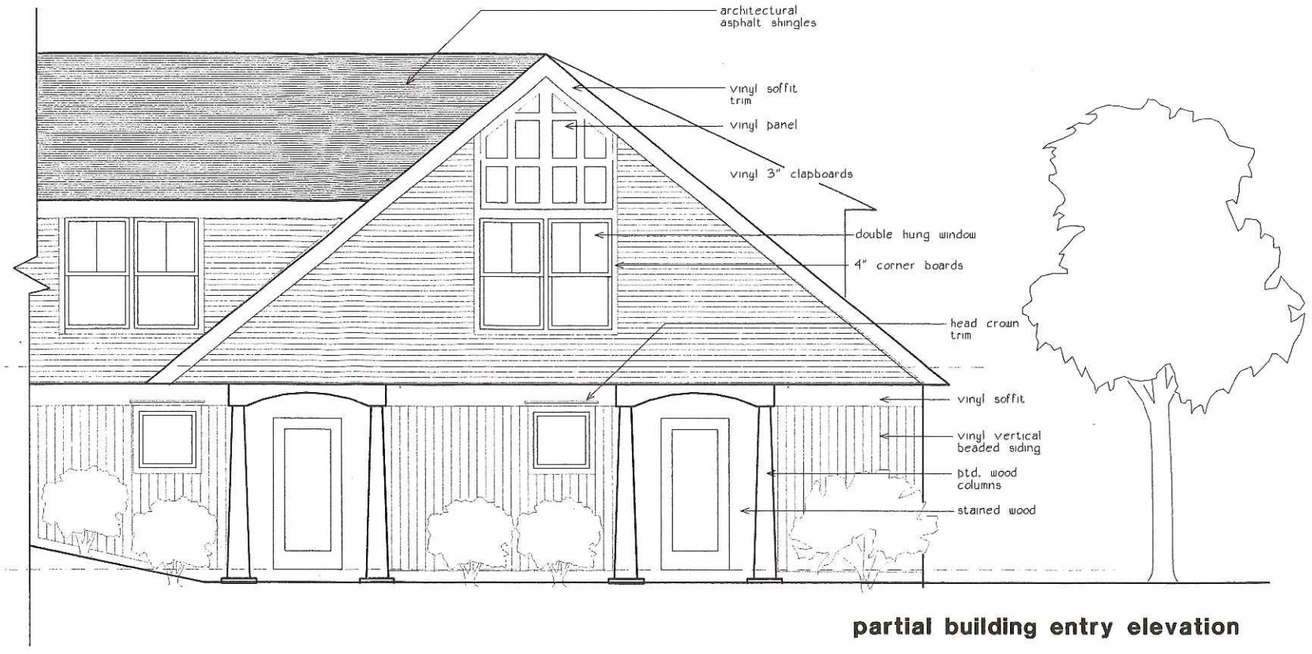
sheet number
C2.1

AH. 52

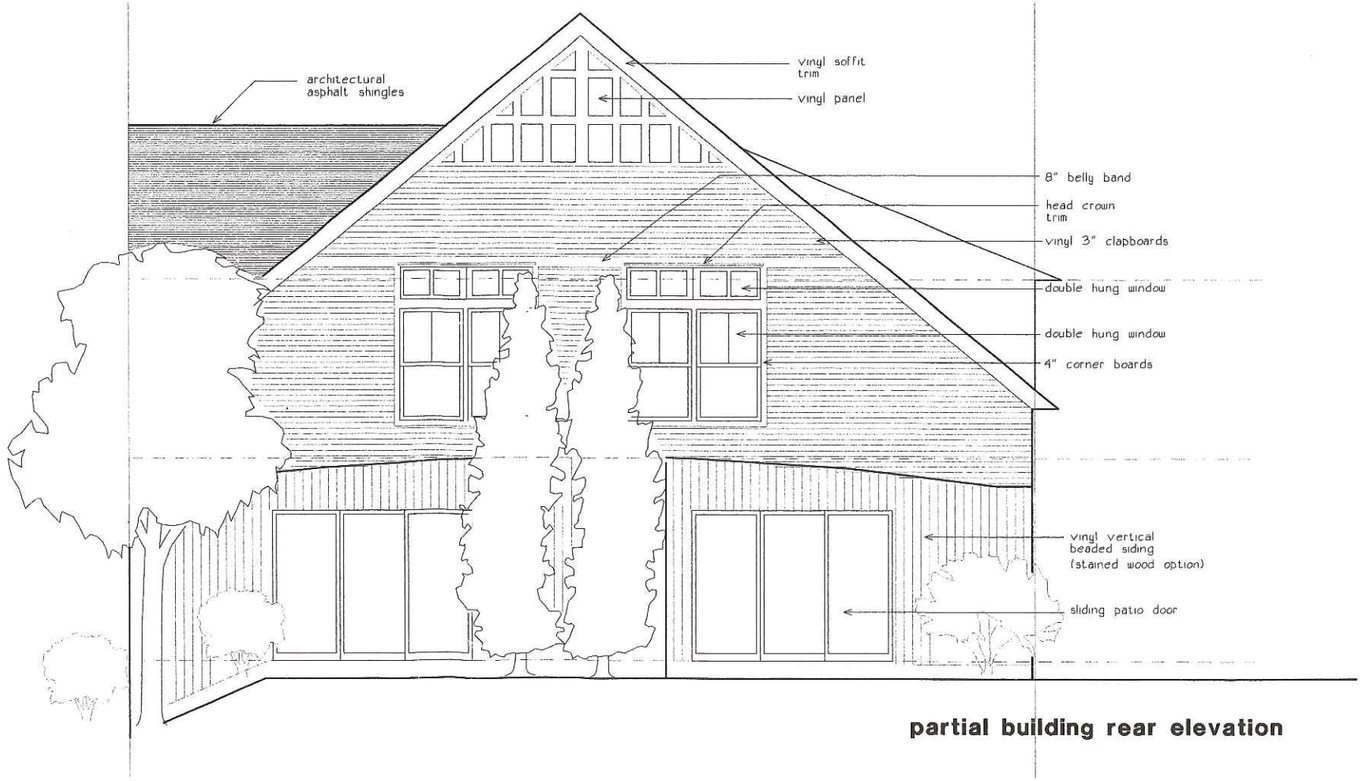


typical building/ site section: bldg. 9, 10, 12

52a



partial building entry elevation



partial building rear elevation

project name

ocean east apts.

presumpscot st.
portland, me.

ocean east of portland l.l.c.

godutl/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-3184
fax 207-774-0846

revisions

date
march 2002

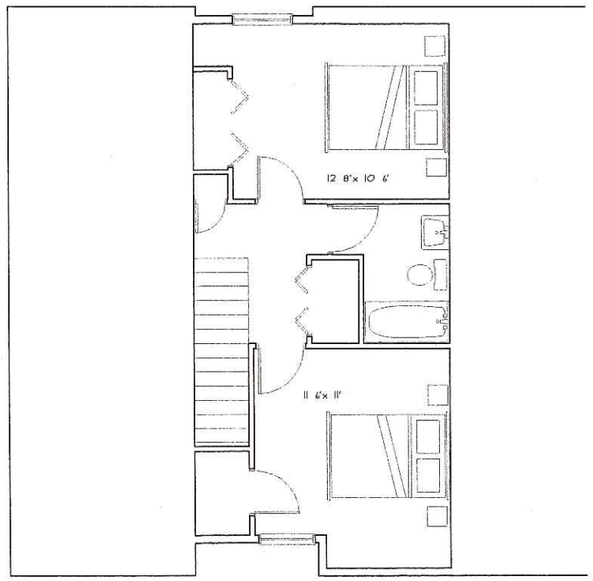
sheet title
conceptual floor plans

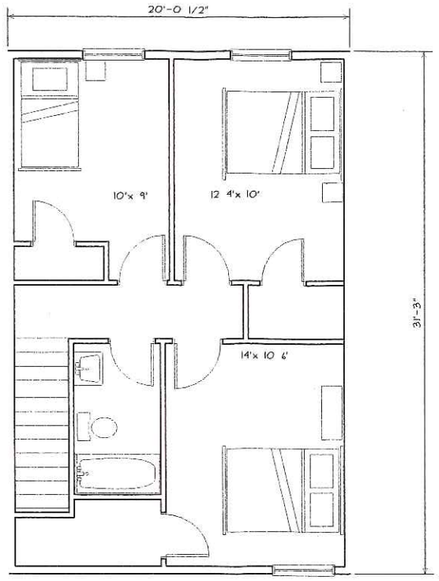
scale
1/4"=1'-0"

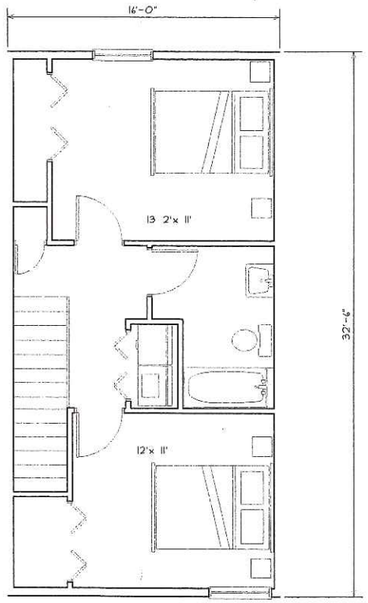
drawn by
RG

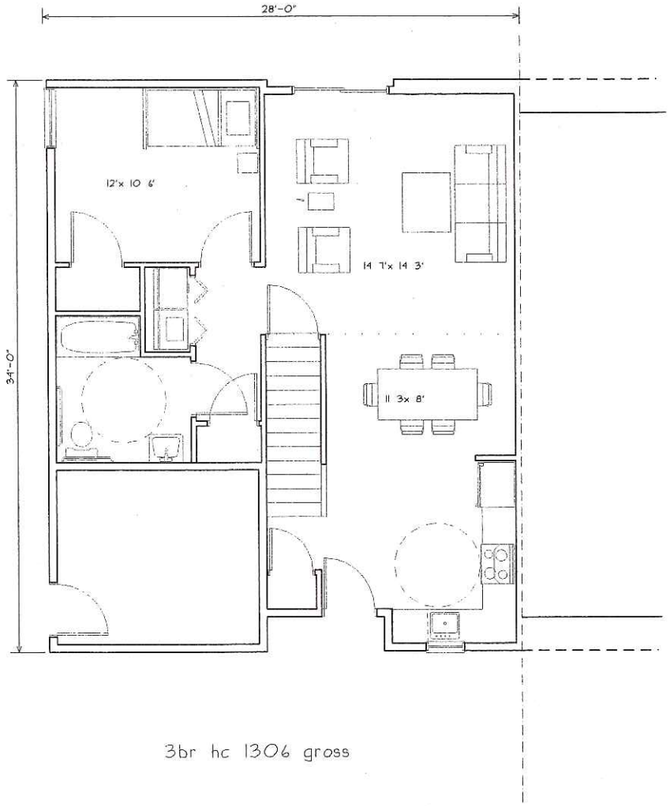
project number
9916

sheet number
C2.3

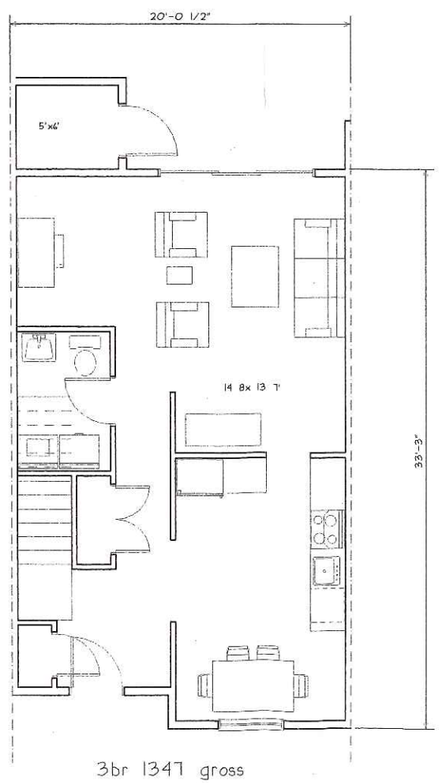




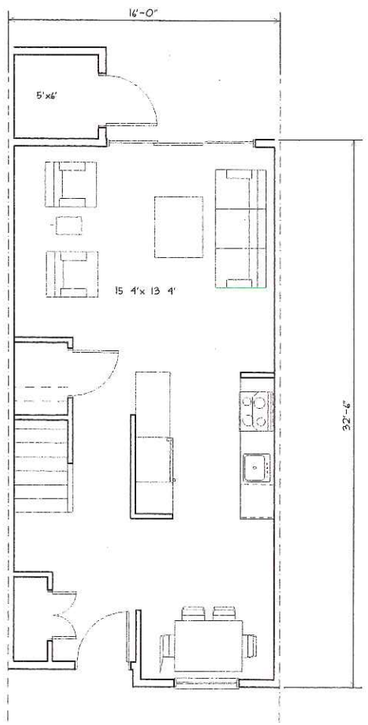




3br hc 1306 gross



3br 1347 gross



2br 1046 gross

project name

ocean east apts.

52b

OCEAN EAST HOUSING ASSOC. L.P.

goduti/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-3184
fax 207-774-0846

revisions

date
aug., 2001

sheet title
conceptual floor plans

scale
1/4"=1'-0"

drawn by
RG

project number
9916

sheet number
C1.1