REVIEWED AND APPROVED
BY OLD ORCHARD BEACH
PLANNING BOARD

Sept 12 - 85
DATE

Charles Bauscon CHAIRMAN
James L Bourassa
Ralph Wright
Walter Tom

N/F STATE OF MAINE

N/F YORK CUMBERLAND HOUSING DEVELOPMENT CORPORATION

N/F WEINSTEIN ET. AL.

PHASE I

PHASE II

PHASE I BUILDING #1

PHASE I BUILDING #2

PHASE II BUILDING #3

PHASE II BUILDING #4

PHASE II BUILDING #5

PHASE II BUILDING #6

PHASE II BUILDING #7

550.00'

S 13° 59' E

559.79'

N 17° 53' W

415.16'

N 72° 07' E

377.86'

S 70° 26' W

20'-0" BIT. ROADWAY

20' BIT. ROADWAY

INV. 13.75

INV. 12.75

12" BCCMP CULV.

INV. = 14.0

INV 13.0

DUPLEX PUMP STATION (PHASE II)

8" SEWER @ 10%

INV. 11.15

SMH RIM 13.5
INV. OUT 12.75

5 PARKING SPACES

7 PARKING SPACES

12 PARKING SPACES

15 PARKING SPACES

6" SAN. SEWER @ 17o (TYP)

BIT CURB

4'W

2'W

5' SIDEWALK (TYP)

2-24" INV. 8.8

LOCATION OF EXISTING DRAINAGE SWALE

CONC. HEADWALL

2-24" BCCMP CULVERTS

50' BUILDING SETBACK

(11 UNITS) BUILDING #1
SLAB ELEV. 16.50

(6 UNITS) BUILDING #2
SLAB ELEV. 16.50

(5 UNITS) BUILDING #6
SLAB ELEV. 17.50

(7 UNITS) BUILDING #4
SLAB ELEV. 18.50

(4 UNITS) BUILDING #5
SLAB ELEV. 17.50

C.B RIM=20.0
INV. 17.5±

DUPLEX PUMP STATION (PHASE I)

PROP. 12" S.D.

C.B RIM=23.25
INV. = 21.50

12" S.D.

RIPRAP OUTFALL
INV. 13.9

LOCATION OF EXISTING DRAINAGE SWALE

LOCATION OF FUTURE POTENTIAL POND

24 PARKING SPACES
(TYP. SPACE 9'x 22')

TYP PARKING SPACE

22'

9'

BIT CURB

5' SIDEWALK (TYP.)

20'-0" PAVEMENT

SMH RIM = 13.5
INV. OUT = 12.74

C.B RIM = 15.0
INV. = 12.5

± 157.0

RIPRAP

CONC. HEADWALL

12" S.D. INV. 9.9

BIT. CURB

7 PARKING SPACES

5 PARKING SPACES

EXIST. 8" SEWER (INSULATE)

8" INV. 11.30

EXIST SMH
INV. IN = 11.2
INV. OUT = 11.1

CONNECT TO EXIST. WATER LINE

EXISTING 6' SIDEWALK (CONC.)

PROP. SMH

EXISTING 8' SAN. SEWER

EXIST. SMH

PPJ41

PPJ40

80' BUILDING SETBACK

PORTLAND AVENUE

SITE PLAN
20 10 0 20 40

NOTE: SEE SHEET NO. 2 FOR DETAILS GENERAL NOTES AND LEGEND
• FINISHED GRADES ARE SUBJECT TO FINAL FIELD ADJUSTMENT

BEAVER CREEK TOWNHOUSES PHASE I+II CONDOMINIUMS
PORTLAND AVE, OLD ORCHARD BEACH, MAINE

253

RECEIVED FOR RECORD
JUL 17 1985
4 14 P
FILE 159 3
Jane M Ponzett

JUN 27 1986
J. BRUCE WEGER NO. 1364 REGISTERED PROFESSIONAL ENGINEER
UPDATED WEGER

STATE OF MAINE * LESTER E. BERRY JR. 3941 REGISTERED * PROFESSIONAL ENGINEER

DATE	REVISION

JOB NO.	85-066
DESIGNED BY	HHH
DRAWN BY	BT
CHECKED BY	LSB
DATE	JUNE 1985
SCALE	1" = 20'

SITE PLAN & SUBDIVISION PLAN
BEAVER CREEK CONDOMINIUMS
PHASE I-II
OLD ORCHARD BEACH, MAINE
HAMPTON MANAGEMENT
1 PARK AVENUE
HAMPTON, N.H.

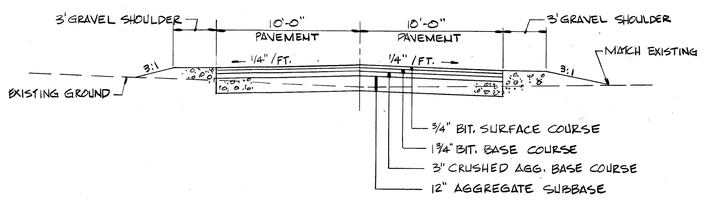
NOLDESIGN, INC
One Park Avenue
PO BOX 527
Hampton NH 03842
603·926·3909

BH2M
BERRY · HUFF · McDONALD · MILLIGAN · INC.
ENGINEERS · SURVEYORS · PLANNERS
28 STATE STREET
GORHAM, MAINE 04038

SHEET NO.
1 OF 3

SITE TOPO+UTILS

20097

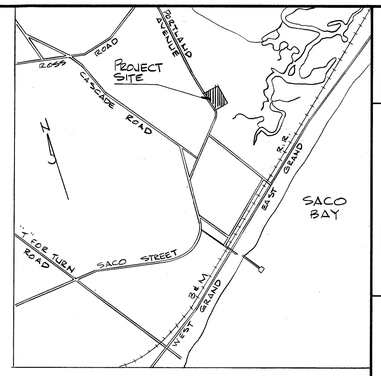


TYPICAL ROADWAY CROSS SECTION

SCALE: HOR: 1" = 5'
VERT: 1" = 5'

NOTES:

1. PROPOSED USE: PHASE I - 20 TOWNHOUSE STYLE CONDOMINIUMS (PREVIOUSLY APPROVED)
   PHASE II - 35 TOWNHOUSE STYLE CONDOMINIUMS
   TOTAL: 55 CONDOMINIUM UNITS
   PHASE II CONDOMINIUMS:
   2 ELEVEN UNIT BUILDINGS, 1 EIGHT UNIT BUILDING AND 1 FIVE UNIT BUILDING
2. OWNER/DEVELOPER: HAMPTON MANAGEMENT
   1 PARK AVENUE
   HAMPTON, NEW HAMPSHIRE
   DENNIS LERNER
3. ENGINEER: BH2M ENGINEER · SURVEYORS · PLANNERS
   28 STATE STREET
   GORHAM, MAINE
4. PARCEL SIZE: 5.0 ± ACRES
5. TAX MAP NO. 104 BLOCK 2 LOT 10
6. ZONING: RURAL DISTRICT - RD.
7. UTILITIES: SEWAGE DISPOSAL: PUBLIC SEWER
   WATER SUPPLY: PUBLIC WATER
   ELECTRIC: UNDERGROUND
   STORM DRAINAGE: ON SITE DRAINAGE SWALES
8. PLAN REFERENCE: 1. PROPERTY LINE AND TOPOGRAPHY TAKEN FROM PLAN BY DOW & COULOMBE ENGINEERS & SURVEYORS MADE FOR KING WEINSTEIN, O.O.B, ME. APRIL 20, 1984
   2. SITE PLAN PROPOSED APARTMENT BUILDINGS, PORTLAND AVE. OLD ORCHARD BEACH, ME., PORTLAND AVE. LIMITED PARTNERSHIP BY BH2M ENGINEERS · SURVEYORS GORHAM, ME., NOV. 1984
   3. SITE PLAN - BEAVER CREEK TOWNHOUSE CONDOMINIUMS BY NOLDESIGN INC. HAMPTON, N.H. MAY 15, 1985 - PB. 159 P.1
9. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE EROSION PREVENTION PROVISIONS OF "ENVIRONMENTAL QUALITY HANDBOOK EROSION AND SEDIMENT CONTROL" PUBLISHED BY THE MAINE SOIL & WATER CONSERVATION COMMISSION DATED JUNE 1974.
10. ARCHITECT: NOLDESIGN INC.
    1 PARK AVENUE
    HAMPTON, N.H.
11. TOPOGRAPHY: GENTLE SLOPE SOUTHEAST
12. ALL BEARINGS ARE BASED ON MAGNETIC NORTH
13. PARKING: 70 SPACES ON SITE



LOCATION PLAN
SCALE: 1" = 2000'

YORK, SS. REGISTRY OF DEEDS
Received JUL 17 1986
at 4 h 14 m P.M. and
Filed in Plan Book FILE 159 Page 4
ATTEST Ann M Ponzetti
Register

JUN 27 1986

REGISTERED ARCHITECT J. ERIC WEGER NO. 1364 STATE OF MAINE

J. ERIC WEGER

REVIEWED AND APPROVED BY OLD ORCHARD BEACH PLANNING BOARD

Sept 12, 85
DATE

CHAIRMAN

LEGEND

EXISTING CONTOURS	21
PROPOSED CONTOURS	22
DRAINAGE SWALE	
PROPERTY LINE	PL
SANITARY SEWER	SMH S
STORM DRAIN	C.B.
WATER LINES	W
FORCE MAIN SEWER	FM
IRON PIPE FOUND	o IPF
IRON ROD TO BE SET	• IRS

NOLDESIGN, INC
One Park Avenue
PO BOX 527
Hampton NH 03842
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BEAVER CREEK TOWNHOUSES PHASE I+II CONDOMINIUMS
PORTLAND AVE, OLD ORCHARD BEACH, MAINE

REVISION	DATE

STATE OF MAINE LESTER S. BERRY, JR. 3341 REGISTERED PROFESSIONAL ENGINEER

DESIGNED BY	DRAWN BY	CHECKED BY
LSB	B.T.	

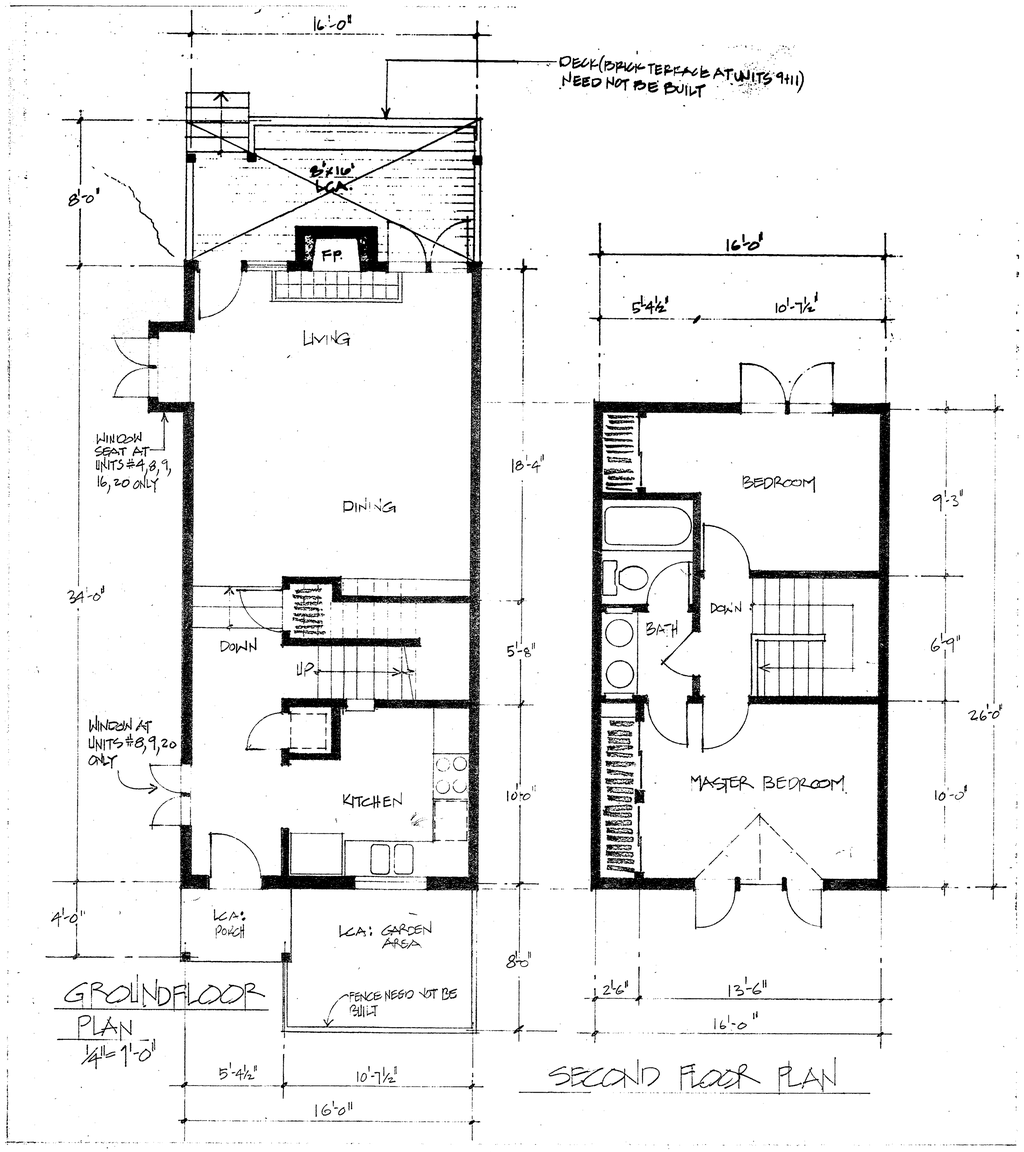
JOB NO.	DATE	SCALE
85-066	JUNE 1985	AS NOTED

SITE & SUBDIVISION PLAN DETAILS
BEAVER CREEK CONDOMINIUMS
PHASE I+II
OLD ORCHARD BEACH, MAINE
HAMPTON MANAGEMENT
1 PARK AVENUE
HAMPTON, N.H.

BH2M
BERRY · HUFF · McDONALD · MILLIGAN · INC.
ENGINEERS · SURVEYORS · PLANNERS
28 STATE STREET
GORHAM, MAINE 04038

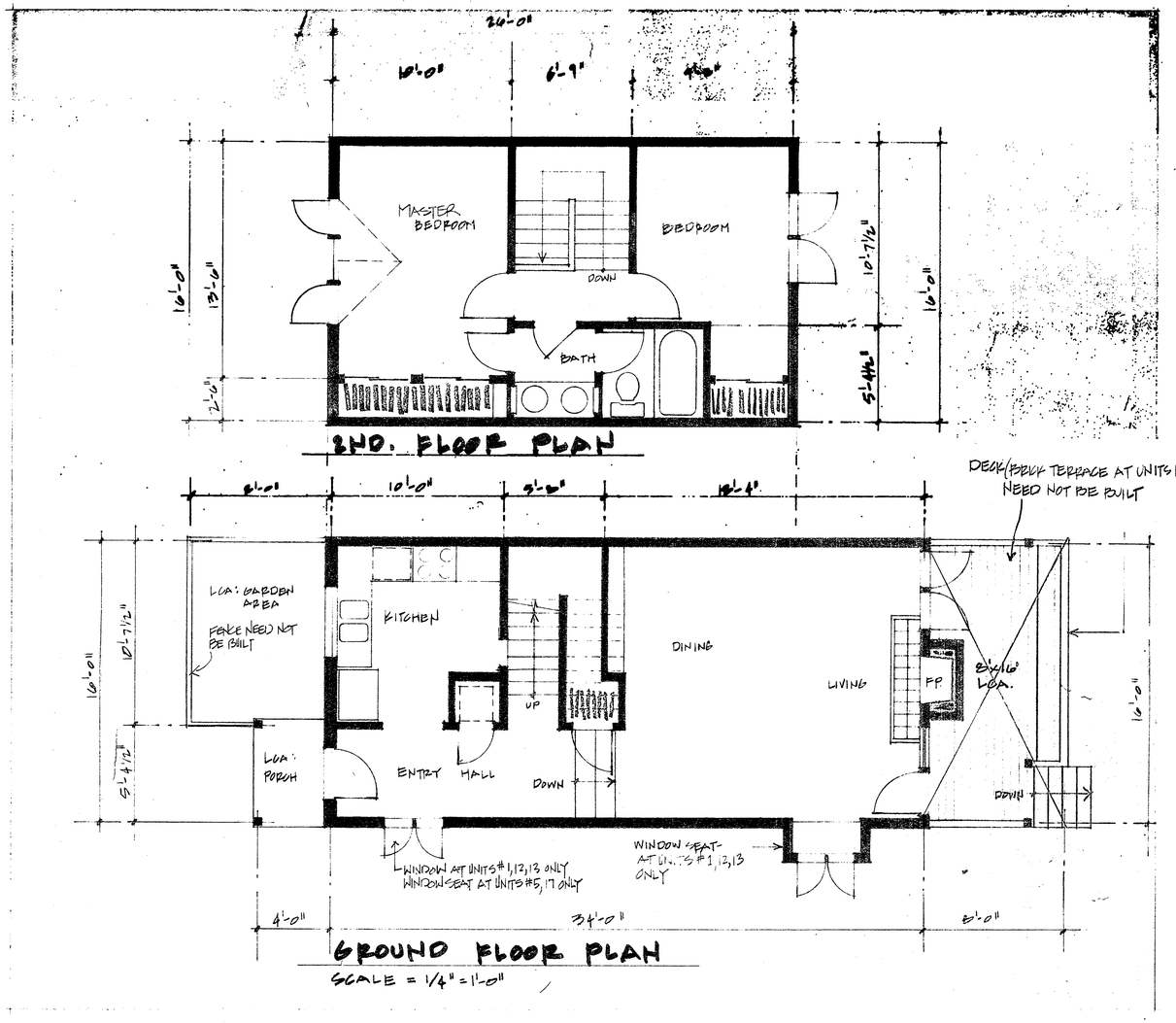
SHEET NO. 2 OF 5

SITE DTLS-ROADS



TYPICAL UNIT - LEFT HAND ENTRY

UNIT # 2, 4, 6, 8, 9, 11, 14, 16, 18, 20



TYPICAL UNIT - RIGHT HAND ENTRY

UNIT # 1, 3, 5, 7, 10, 12, 13, 15, 17, 19

NOTE: "LCA" INDICATES LIMITED COMMON AREA.

BEAVER CREEK TOWN HOUSE CONDOMINIUMS
PORTLAND AVENUE · OLD ORCHARD BEACH, MAINE

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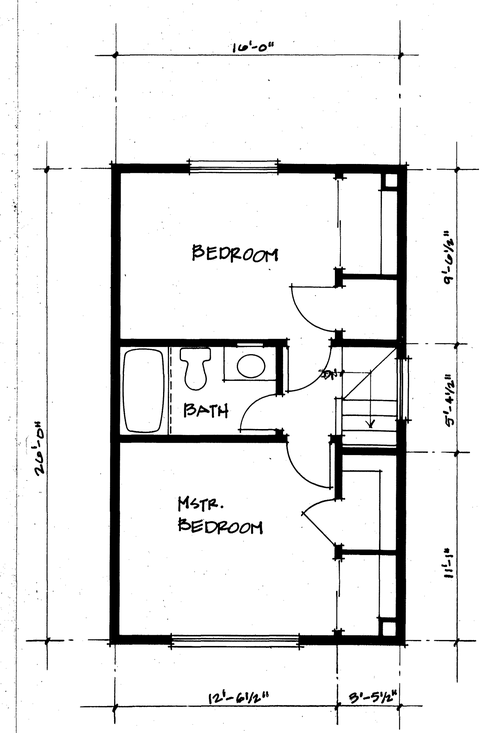
JUN 27 1986

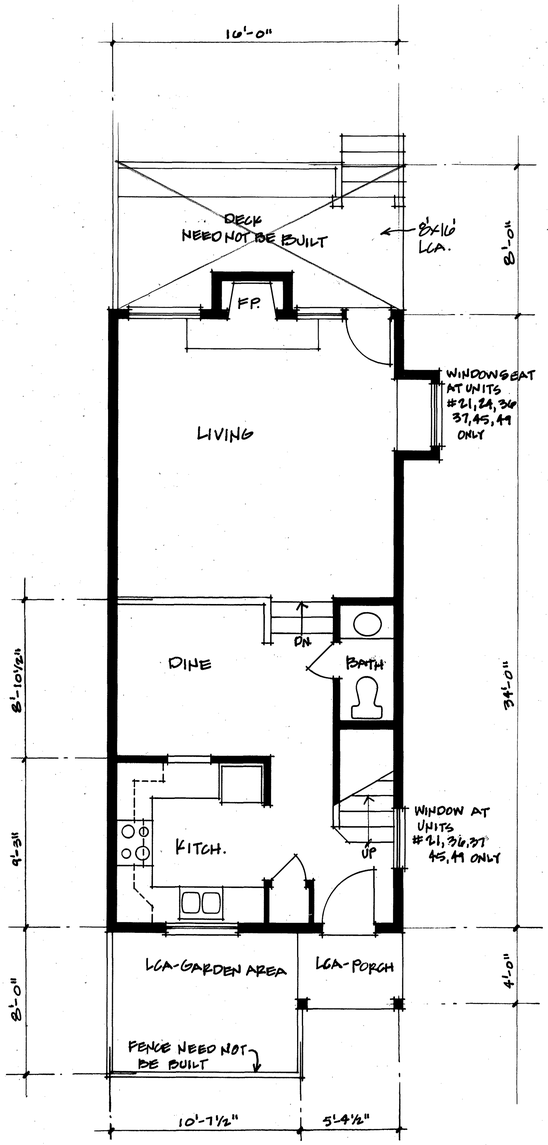
SHEET 3 OF 5

FLOOR PLANS UNITS 1-20

J. Reid Weeks



2ND. FLOOR PLAN

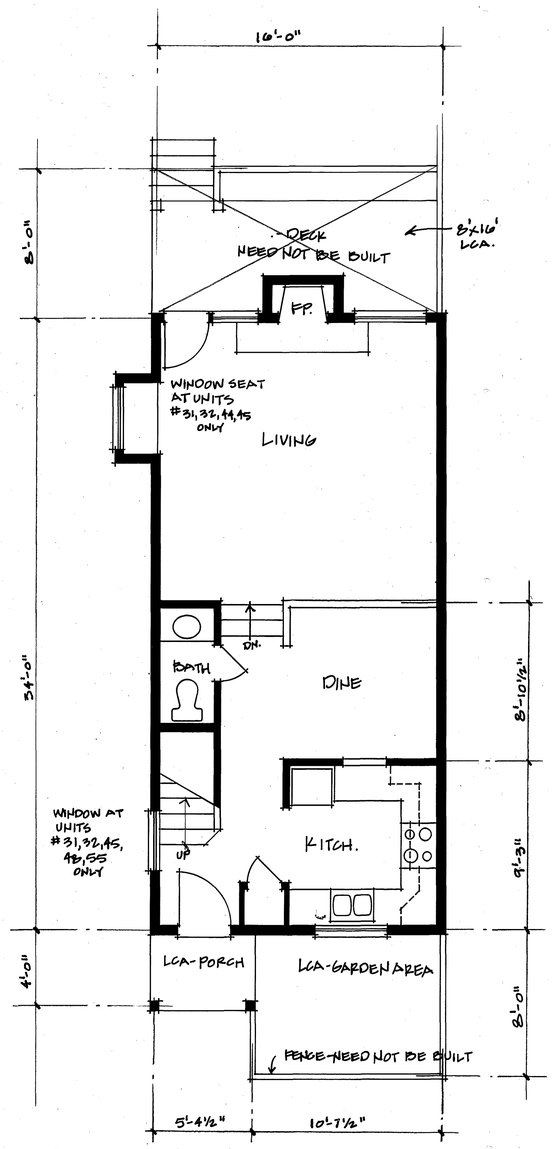


GROUND FLOOR PLAN

TYPICAL UNIT-RIGHT HAND ENTRY

SCALE = 1/4"=1'-0"

UNIT # 21, 23, 24, 26, 28, 30, 33, 35, 36, 37, 39, 41, 43, 45, 47, 49, 51



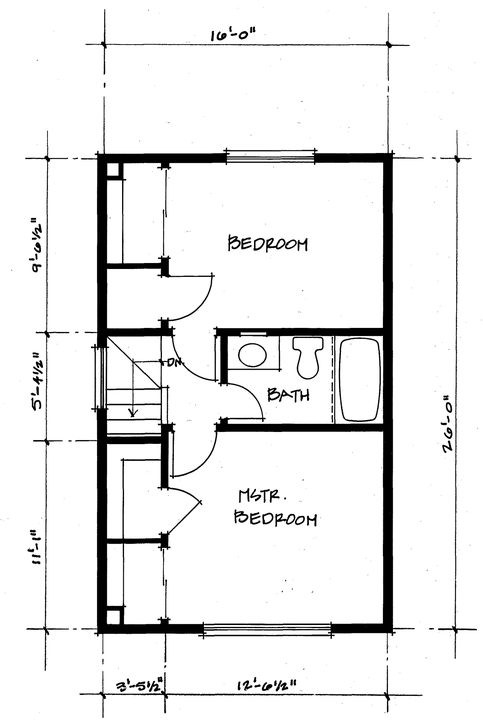
GROUND FLOOR PLAN

TYPICAL UNIT-LEFTHAND ENTRY

SCALE = 1/4"=1'-0"

UNIT # 22, 25, 27, 29, 31, 32, 34, 38, 40, 42, 44, 46, 48, 50, 52, 53, 54, 55

LCA=LIMITED COMMON AREA



2ND. FLOOR PLAN

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BEAVER CREEK TOWNHOUSE CONDOMINIUMS
PORTLAND AVENUE · OLD ORCHARD BEACH, MAINE

REGISTERED ARCHITECT J. BRUCE WEBER NO. 1384
J. Bruce Weber
JUN 27 1986

HAMPTON
THE HAMPTON GROUP
1-PARK AVE G1B • HAMPTON, N.H. 03842 • 603-926-2121

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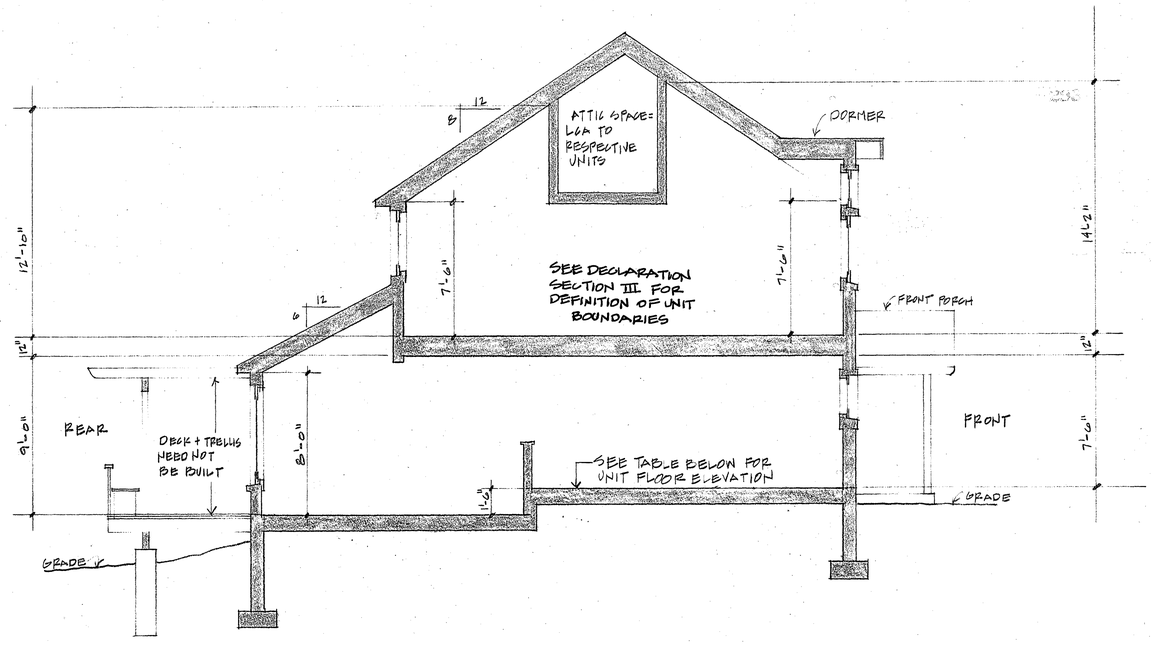
SHEET
4 OF 5
FLOOR PLANS
UNITS
21-55



TYPICAL SECTION SCALE = 1/4" = 1'-0"

UNIT FLOOR ELEVATIONS IN FEET ABOVE MEAN SEA LEVEL - NATIONAL GEODETIC VERTICAL DATUM

UNITS NOS.	ELEVATION
1-4	24.00
5	23.00
6-8	22.00
9-12	20.50
13-20	20.50
21-31	18.50
32-36	17.50
37-44	16.50
45-48	17.50
49-55	18.50

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ATTEST: Lynn M Pomette
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BEAVER CREEK TOWNHOUSE CONDOMINIUMS
PORTLAND AVENUE, OLD ORCHARD BEACH, MAINE

J. BRUCE MILLER
REGISTERED ARCHITECT
NO. 1364
STATE OF MAINE
JUN 27 1986

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SHEET 5 OF 5
UNIT SECTION ELEVATIONS