



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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October 01, 2020

Cape Elizabeth Planning Board  
C/O Ms. Maureen O'Meara

Subject: 14 Hill Way Site Plan, Subdivision Amendment  
September 23, 2020 Staff Memorandum

Dear Maureen and Members of the Board,

We enjoyed presenting the project site to you during the site walk on September 24<sup>th</sup>. Hopefully it helped visually portray what our client has envisioned! Since the last meeting, Main-Land has made a few minor revisions to the design primarily based on Stephen Harding's review comments from September 10<sup>th</sup>. The entire plan set has been included in this submission for ease of review but not all plans required updating. Below is a summary list of what changes were made and to which drawing.

#### C1.1 Existing Conditions & Demolition Plan

- Note regarding work within Scott Dyer Road has been altered to elaborate on the fact there will be no disturbance to the roadway.

#### C2.1 Site Plan

- A designated area for snow storage has been added and indicated.
- Notes referring to the retaining wall have been altered to match the provided detail.
- Additional info regarding easements has been added.

#### C2.2 Grading Plan

- Grading along pathway adjacent to garage has been altered slightly.
- Spot grades on patio and building corners were added to show positive drainage.
- Siltfence near underdrain outlet on Lot 2 has been adjusted to better capture runoff within disturbed area.

#### C2.3 Utility Plan

- A note indicating the inverts of the underdrain in both rain gardens has been added.
- Underdrain inlet invert to the existing catch basin on Scott Dyer Road has been raised by 0.1'.
- 4" of rigid insulation has been added over the sewer force main where it passes underneath rain garden #1 for frost protection.
- Proposed sewer force main alignment was altered to avoid placement underneath rain garden #2.
- Note regarding backflow prevention device has been added.

#### C2.5 Site Section Plan

- Site Sections have been updated to incorporate minor grading revisions.

#### C9.1&C9.3 Site Details

- Cedar privacy fence detail has been added.
- Pavement transition detail has been added.
- Note regarding pavement within Hill Way has been added to the pavement section detail.

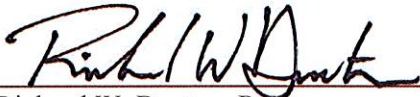
- Gravel subbase was changed from Type C to Type D.
- Note #1 on the dripline filter detail has been corrected.

Typically, the Maine Department of Environmental Protection does not issue a response to an approved Stormwater Permit-by-Rule. If there is no department response within 14 days of receipt of the application by the Department, the permit has been issued. However, Main-Land has reached out to request a copy of the permit for the Town records. We will pass it along once we receive it.

We are looking forward to the upcoming planning board meeting. If there are any questions or comments in the meantime, please do not hesitate to reach out to me at Main-Land.

Sincerely,

Main-Land Development Consultants, Inc.



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Richard W. Dunton, P.E.  
Director of Engineering





**STATE OF MAINE**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**Permit-by-Rule & Notice of Intent Review Form**

**Natural Resources Protection Act**  
**Stormwater Management Law**  
**Maine Construction General Permit**

**PBR #**  
**PBR # 70272**  
**NOI # 70273**

**Applicant:** Two Penguins Property

**Town:** Cape Elizabeth

**NRPA PBR Sections – Ch. 305**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Sec. 2 Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. 9 Utility Crossing             | <input type="checkbox"/> Sec. 16 Coastal Sand Dune Project        |
| <input type="checkbox"/> Sec. 3 Intake Pipes                    | <input type="checkbox"/> Sec. 10 Stream Crossing             | <input type="checkbox"/> Sec. 17 Transfer/Permit Extension        |
| <input type="checkbox"/> Sec. 4 Replacement of Structures       | <input type="checkbox"/> Sec. 11 State Transport. Facilities | <input type="checkbox"/> Sec. 18 Maintenance Dredging             |
| <input type="checkbox"/> Sec. 6 Movement of Rocks or Veg.       | <input type="checkbox"/> Sec. 12 Restoration Natural Areas   | <input type="checkbox"/> Sec. 19 Act. Near SVP Habitat            |
| <input type="checkbox"/> Sec. 7 Outfall Pipes                   | <input type="checkbox"/> Sec. 13 F&W Creat./Water Quality    | <input type="checkbox"/> Sec. 20 Act. Near Waterfowl/Bird Habitat |
| <input type="checkbox"/> Sec. 8 Shoreline Stabilization         | <input type="checkbox"/> Sec. 15 Public Boat Ramps           |   |

**Notes:**

Stormwater PBR

Revision to PBR #63482 (approved 3/28/2017)

**Reviewer:**

**Reviewer:** Lucien Langlois

**Deficient Date:**

**Accepted Date:** 7/9/2020

NRPA  SW  NOI

NRPA  SW  NOI