

NOTES

1. SITE FEATURES WERE COMPILED USING SEBAGO TECHNICS – HILL WAY ROAD DESIGN AND OWEN HASKELL BASE MAPPING OF THE LAND. NO NEW SURVEY WAS COMPLETED.
2. THE LOCATION OF UNDERGROUND UTILITIES WERE NOT SURVEYED. CONTACT DIG SAFE TO MARK UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. COORDINATE WITH NON-PARTICIPATING UTILITIES.
3. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK
4. NO WORK IS PROPOSED WITHIN SCOTT DYER ROAD. ALL WORK ADJACENT TO SCOTT DYER ROAD MUST BE COMPLETED PRIOR TO THE ROAD BEING PAVED OR SHALL PERFORMED WITHOUT IMPACT TO THE RESURFACED ROADWAY. COORDINATE WITH PUBLIC WORKS.

LEGEND

- | | |
|--|----------------------------------|
| | CONCRETE TO BE REPLACED |
| | CONCRETE TO REMAIN |
| | PAVEMENT TO BE REMOVED |
| | PAVEMENT TO REMAIN |
| | UTILITY POLE |
| | REMOVE TREE |
| | PROTECT TREE |
| | OVERHEAD UTILITY |
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | GRAVEL TO BE REMOVED |
| | EDGE OF GRAVEL |
| | STONEWALL |
| | SEWER LINE (APPROXIMATE) |
| | STORM DRAIN LINE (APPROXIMATE) |
| | WATER MAIN (APPROXIMATE) |
| | WATER SERVICE LINE (APPROXIMATE) |
| | PROPOSED PROPERTY SETBACK |
| | MAJOR CONTOUR LINE |
| | MINOR CONTOUR LINE |
| | CATCH BASIN |
| | DRAIN MANHOLE |
| | SEWER MANHOLE |
| | FIRE HYDRANT |
| | SIGN |



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
**MIXED USE BUILDING
SITE PLAN**

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

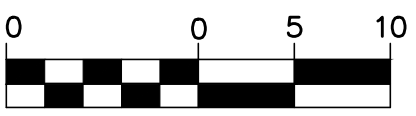
OWNER OF RECORD
**TWO PENGUIN
PROPERTIES, LLC**

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

MADE FOR
**TWO PENGUIN
PROPERTIES, LLC**

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:



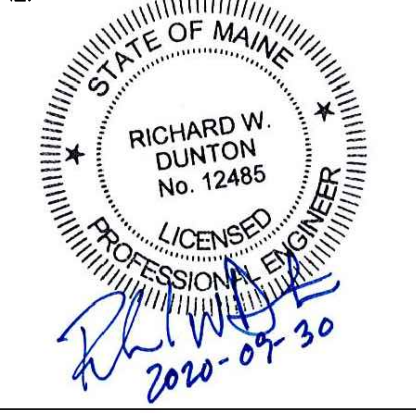
(IN FEET)
1 INCH = 10 FT

SUBMISSION NOTES:
SUBMISSION 1: 2020-06-30 EJC
THIS REVISION IS FOR CLIENT
REVIEW
SUBMISSION 2: 2020-07-23 EJC
THIS REVISION FOR PB REVIEW
SUBMISSION 3: 2020-08-26 EJC
THIS REVISION IS TO ADDRESS TOWN
REVIEW COMMENTS
SUBMISSION 4: 2020-09-30 EJC
THIS REVISION IS TO ADDRESS TOWN
REVIEW COMMENTS

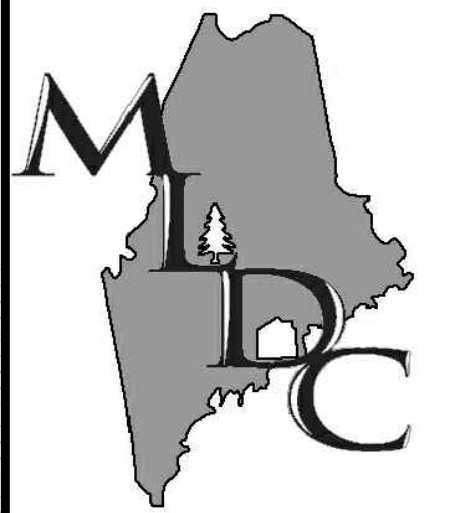
PROJ. MGR:	RWD
DRAWN BY:	EJC
CHECKED BY:	RWD
SUBMISSION NO.	4
SURVEY DATE:	N/A
SUBMISSION DATE:	2020-09-30
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION
**EXISTING
CONDITIONS &
DEMO PLAN**

SEAL:



RICHARD W. DUNTION ME PE #12485
DRAWING NO.
C1.1
MLDC NO. 20-103 1 OF 11



DEVELOPMENT
CONSULTANTS, INC.

59 MAIN ST. LIVERMORE FALLS, MAINE
 H: (207) 897-6752 FAX: (207) 897-5400
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PROJECT

MIXED USE BUILDING SITE PLAN

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

OWNER OF RECORD

**TWO PENGUIN
PROPERTIES, LLC**

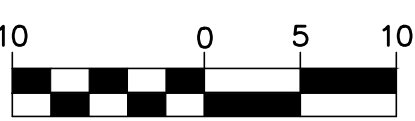
8 HILL WAY, UNIT A
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MADE FOR

**TWO PENGUIN
PROPERTIES, LLC**

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:



(IN FEET)

1 INCH = 10 FT

SUBMISSION NOTES:

SUBMISSION 1: 2020-06-08 EJC
THIS REVISION IS FOR CLIENT
REVIEW

SUBMISSION 2: 2020-06-12 EJC
THIS REVISION IS FOR REVIEW

SUBMISSION 3: 2020-06-29 EJC
THIS REVISION IS FOR REVIEW

SUBMISSION 4: 2020-07-23 EJC
THIS REVISION IS FOR ROW UPDATES

SUBMISSION 5: 2020-07-28 EJC
THIS REVISION IS FOR PB REVIEW

SUBMISSION 6: 2020-08-26 EJC
THIS REVISION IS TO ADDRESS TOW
REVIEW COMMENTS

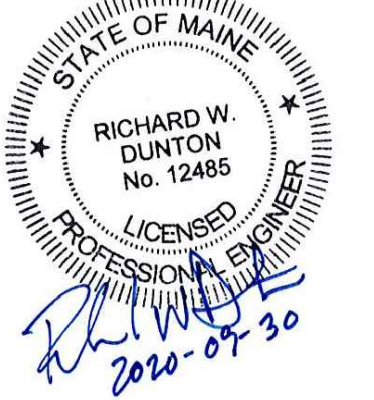
SUBMISSION 7: 2020-09-30 EJC
THIS REVISION IS TO ADDRESS TOW
REVIEW COMMENTS

PROJ. MGR:	RWD
DRAWN BY:	EJC
CHECKED BY:	RWD
SUBMISSION NO.	7
SURVEY DATE:	N/A
SUBMISSION DATE:	2020-09-
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

SITE PLAN

SEAL:



RICHARD W. DUNTON ME PE #1244

DRAWING NO.

C2.1

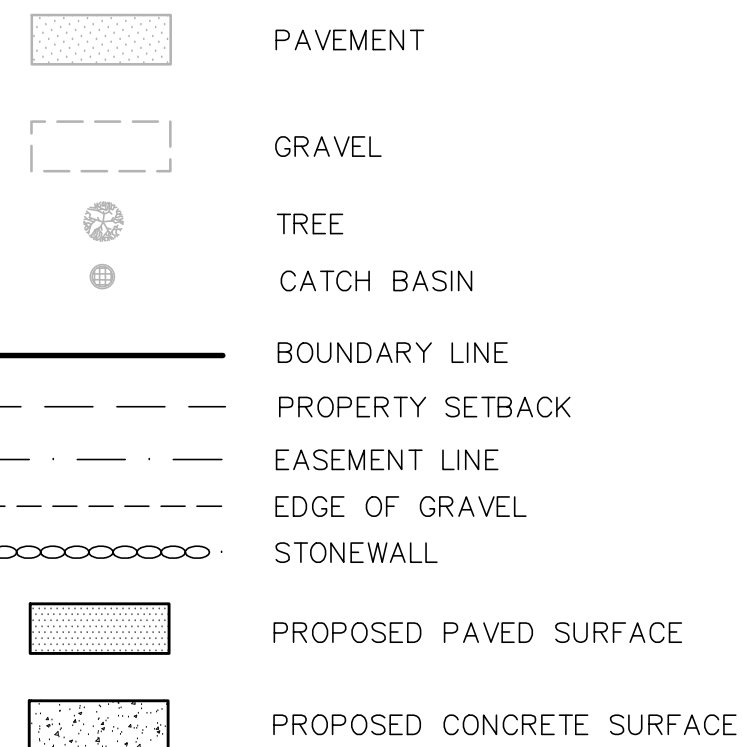
MLDC NO. 20-103

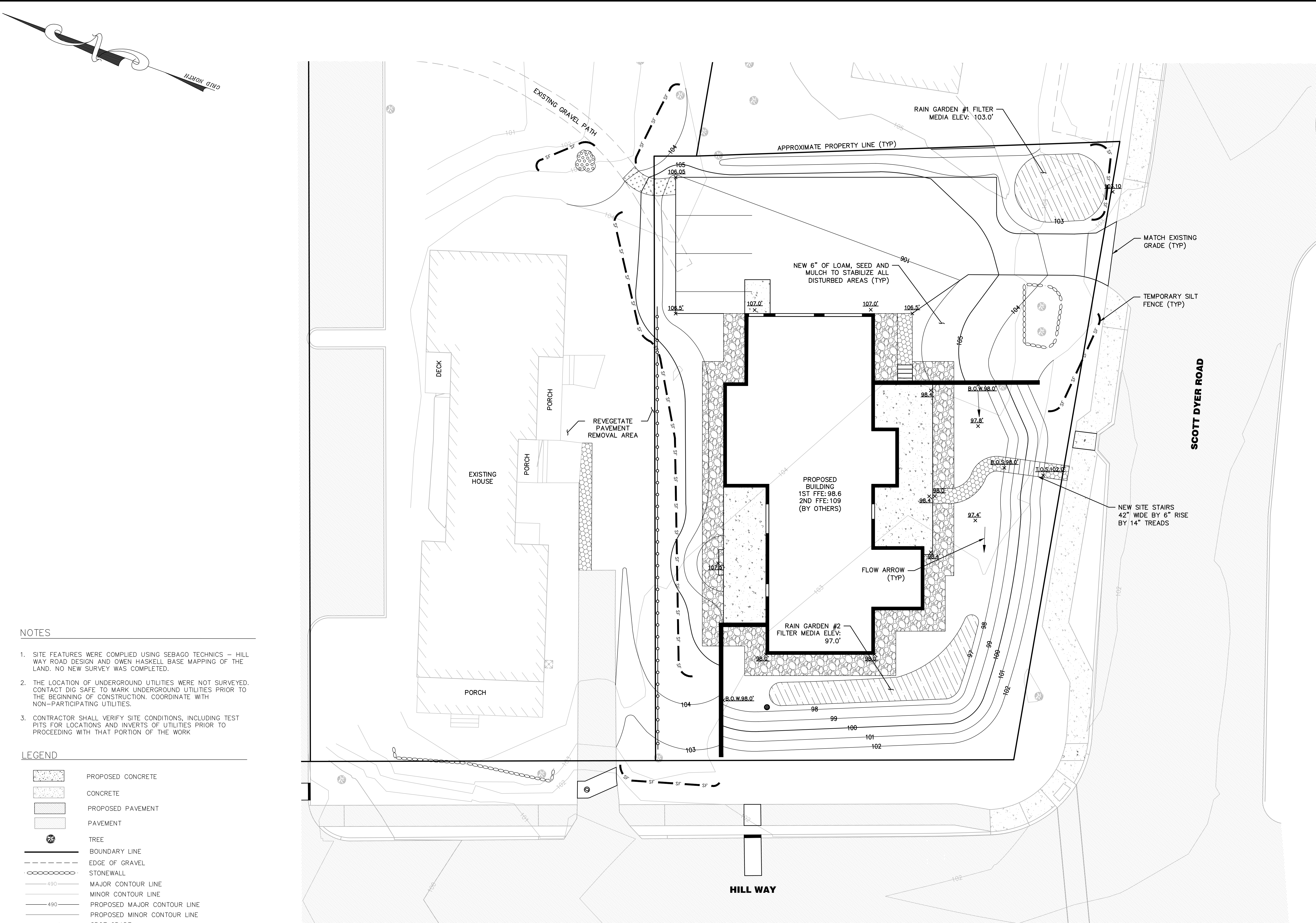
2 OF



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3. LAND OWNER SHALL CONVEY A BLANKET EASEMENT TO THE TOWN OF CAPE ELIZABETH FOR STORMWATER MAINTENANCE ON THE PROPERTY
4. LAND OWNER SHALL CONVEY A BLANKET EASEMENT FOR STORMWATER FLOW OVER LOT 2 AND LOT 1.

LEGEND





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LEGEND

	PROPOSED CONCRETE
	CONCRETE
	PROPOSED PAVEMENT
	PAVEMENT
	TREE
	BOUNDARY LINE
	EDGE OF GRAVEL
	STONEWALL
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	SPOT GRADE
	TEMPORARY SILTFENCE

MAIN-LAND
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PROJECT
**MIXED USE BUILDING
SITE PLAN**
14 HILL WAY
CAPE ELIZABETH, MAINE 04107
OWNER OF RECORD
**TWO PENGUIN
PROPERTIES, LLC**
8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107
MADE FOR
**TWO PENGUIN
PROPERTIES, LLC**
8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107
DRAWING SCALE:

(IN FEET)
1 INCH = 10 FT

SUBMISSION NOTES:
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REVIEW
SUBMISSION 2: 2020-07-28 EJC
THIS REVISION IS FOR PB REVIEW
SUBMISSION 3: 2020-08-26 EJC
THIS REVISION IS TO ADDRESS TOWN
REVIEW COMMENTS
SUBMISSION 4: 2020-09-30 EJC
THIS REVISION IS TO ADDRESS TOWN
REVIEW COMMENTS

PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 4
SURVEY DATE: N/A
SUBMISSION DATE: 2020-09-30
SUBMITTED FOR: REVIEW
NOT FOR CONSTRUCTION

GRADING PLAN
SEAL:

RICHARD W. DUNTUN ME PE #12485
DRAWING NO.
C2.2
MLDC NO. 20-103 3 OF 11

NOTES

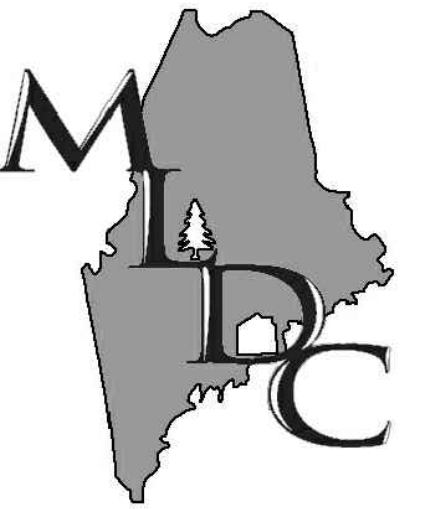
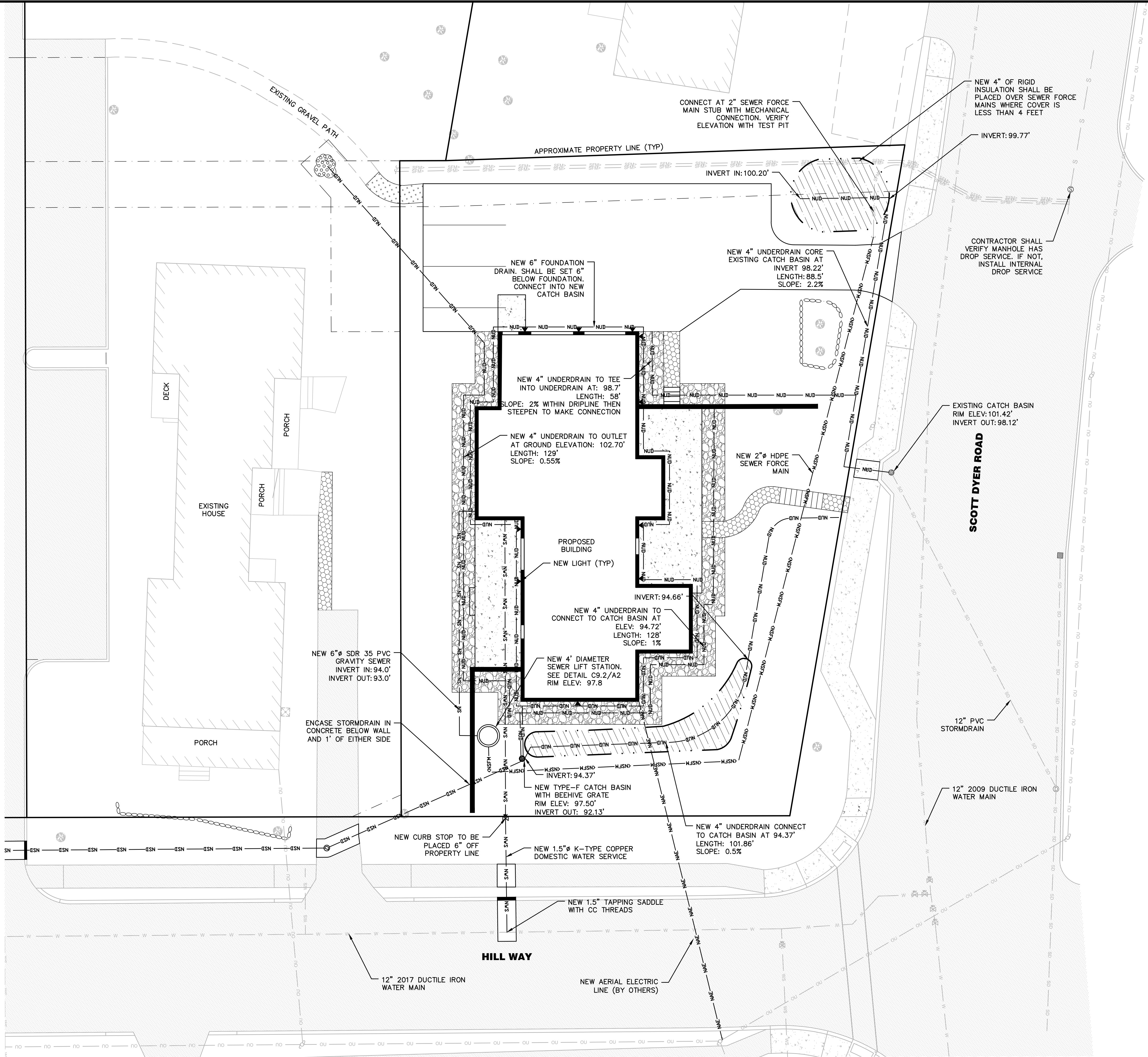
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5. BACKFLOW PREVENTION DEVICE APPROVED BY PWD SHALL BE PLACED WITHIN MECHANICAL ROOM UNLESS OTHERWISE SPECIFIED BY PWD DURING INSTALLATION.

LEGEND

	PROPOSED CONCRETE
	CONCRETE
	PROPOSED PAVEMENT
	PAVEMENT
	UTILITY POLE
	BOUNDARY LINE
	TREE
	EASEMENT LINE
	OVERHEAD UTILITY
	EDGE OF GRAVEL
	STONEWALL
	SEWER LINE (APPROXIMATE)
	STORM DRAIN LINE (APPROXIMATE)
	WATER MAIN (APPROXIMATE)
	WATER SERVICE LINE (APPROXIMATE)
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	FIRE HYDRANT
	NEW ELECTRIC
	NEW UNDERDRAIN
	NEW WATER SERVICE LINE
	NEW WATER MAIN
	NEW SEWER MAIN
	NEW SEWER FORCE MAIN

PWD CONDITIONS OF SERVICE

1. THE PORTLAND WATER DISTRICT DOES NOT HAVE RECORD OF ANY OTHER EXISTING INFRASTRUCTURE IN PUBLIC ROADS AND RECOMMENDS A SURVEY AND TEST PITTING BE PERFORMED BY THE DEVELOPMENT TEAM PRIOR TO CONSTRUCTION. ANY CONFLICTS THAT ARISE DURING CONSTRUCTION ARE AT THE RISK OF THE DEVELOPER AND MAY RESULT IN JOB SHUTDOWN UNTIL NEW PLANS ARE SUBMITTED BY THE DEVELOPER AND REVIEWED AND APPROVED BY THE PWD.
2. AN APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON THE SERVICE LINE DIRECTLY AFTER THE METER PRIOR TO SERVICE ACTIVATION. PLEASE REFER TO THE PWD WEBSITE FOR MORE INFORMATION ON CROSS-CONNECTION CONTROL POLICIES.
3. A NEW 1.5-INCH SERVICE WITH A 1-INCH METER MAY BE INSTALLED FROM THE WATER MAIN IN HILL WAY. THE SERVICE SHOULD ENTER THROUGH THE PROPERTIES FRONTAGE ON HILL WAY AT LEAST 10- FEET FROM ANY SIDE PROPERTY LINES.



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PROJECT

MIXED USE BUILDING
SITE PLAN

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

OWNER OF RECORD

TWO PENGUIN
PROPERTIES, LLC

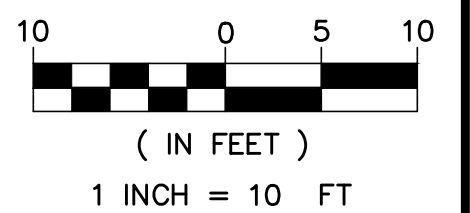
8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

MADE FOR

TWO PENGUIN
PROPERTIES, LLC

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:



SUBMISSION NOTES:

SUBMISSION 1: 2020-06-25 EJC
THIS REVISION IS FOR CLIENT
REVIEW

SUBMISSION 2: 2020-06-30 EJC
THIS REVISION IS FOR THE PWD
REVIEW

SUBMISSION 3: 2020-07-16 EJC
THIS REVISION IS FOR ROW UPDATE

SUBMISSION 4: 2020-07-21 EJC
THIS REVISION IS FOR CHANGE TO
WATER SERVICE

SUBMISSION 5: 2020-07-28 EJC
THIS REVISION IS FOR PWD REVIEW

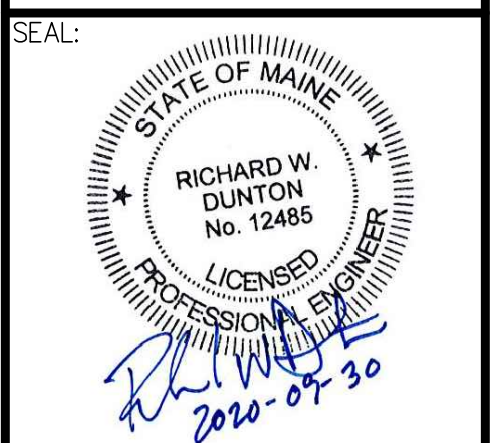
SUBMISSION 6: 2020-08-26 EJC
THIS REVISION IS TO ADDRESS TOWN
REVIEW COMMENTS

SUBMISSION 7: 2020-09-30 EJC
THIS REVISION IS TO ADDRESS TOWN
REVIEW COMMENTS

PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 7
SURVEY DATE: N/A
SUBMISSION DATE: 2020-09-30
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

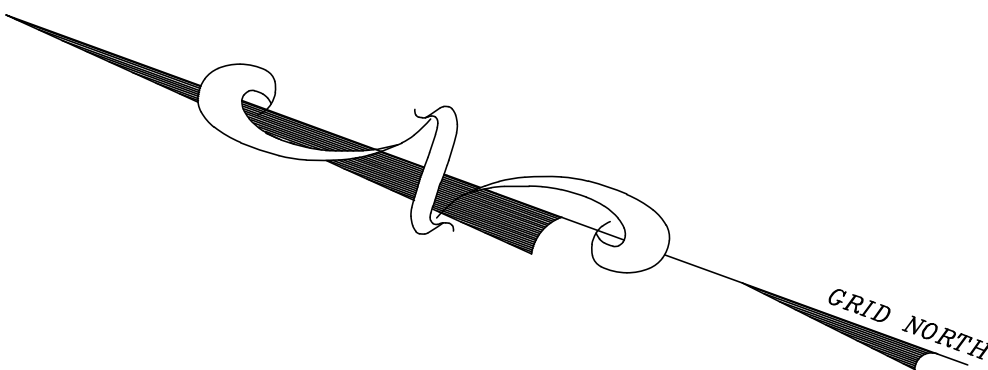
UTILITY PLAN



RICHARD W. DUNTION ME PE #12485

DRAWING NO.

C2.3



PLANTING NOTES

SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THOSE REQUIRED BY THIS DRAWING WILL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.

ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWN PLANNER.

ANY TREE OR SHRUB LOCATED OVER OR UNDER ANY UTILITY SHALL BE RELOCATED ON SITE BY THE OWNER AND APPROVED BY THE TOWN PLANNER.

SPREAD 6" OF TOPSOIL IN LAWN AREAS, ROLL SMOOTH, AND RAKE SCARIFY UNLESS NOTED OTHERWISE.

PLACE ALL TREES AND SHRUBS ON SITE IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN, PRIOR TO PLANTING. CONTACT THE OWNER FOR INSPECTION AND APPROVAL.

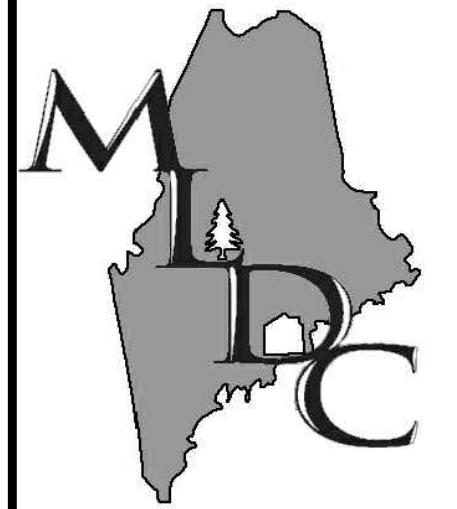
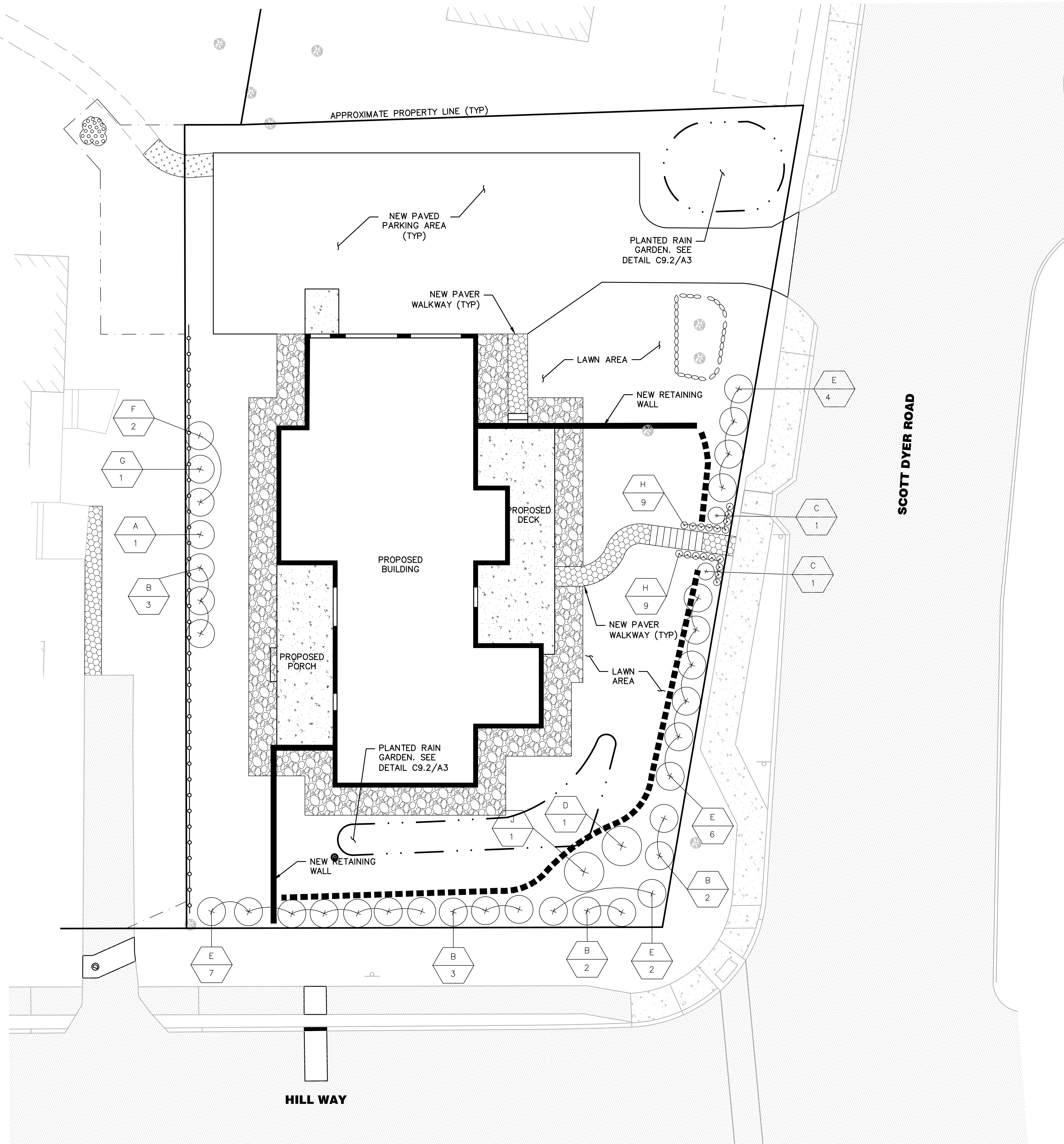
ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF PLANTING OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- PAVEMENT
- GRAVEL
- TREE
- CATCH BASIN
- BOUNDARY LINE
- PROPERTY SETBACK
- PROPOSED PAVED SURFACE
- PLANT SPECIES DESIGNATION KEY LETTER AND QUANTITY
- CARPET JUNIPER

PLANT LIST				
KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY.
A	HONEY LOCUSTS: GLEDITSIA TRIACANTHOS	2½" CAL.	B+B	1
B	WHITE CEDAR: THUJA OCCIDENTALIS	4-5' HT.	B+B	10
C	CRAB APPLE: MALUS HYBRID AND HARVEST GOLD	2½" CAL.	B+B	2
D	KENTUCKY COFFEE TREE: GYMNOCLADUS DIOICUS	2½" CAL.	B+B	1
E	FORSYTHIAE: FORSYTHIA INTERMEDIA	4-5' HT.	B+B	19
F	GREY DOGWOOD: CORNUS RACEMOSE "GRAY"	5-6' HT.	B+B	2
G	WHITE PINE: PINE STROBUS	6-7' HT.	B+B	1
H	DAY LILIES: HEMEROCALLIS FULVA POTTED		1 GAL.	18
I	CARPET JUNIPER: JUNIPERUS HORIZONTALIS POTTED	8" CAL.	5 GAL.	
J	WHITE BIRCH: BETULA Papyrifera	2½" CAL.	B+B	1



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PROJECT
**MIXED USE BUILDING
SITE PLAN**

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

OWNER OF RECORD
**TWO PENGUIN
PROPERTIES, LLC**

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

MADE FOR
**TWO PENGUIN
PROPERTIES, LLC**

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:
10 0 5 10
(IN FEET)
1 INCH = 10 FT

SUBMISSION NOTES:
SUBMISSION 1: 2020-06-30 EJC
THIS REVISION IS FOR REVIEW

SUBMISSION 2: 2020-07-27 EJC
THIS REVISION IS FOR ROW UPDATE

SUBMISSION 3: 2020-07-28 EJC
THIS REVISION IS FOR PB REVIEW

SUBMISSION 4: 2020-08-20 EJC
THIS REVISION IS FOR CLIENT
REVIEW

SUBMISSION 5: 2020-08-26 EJC
THIS REVISION IS FOR TOWN REVIEW
OF REVIEW COMMENTS

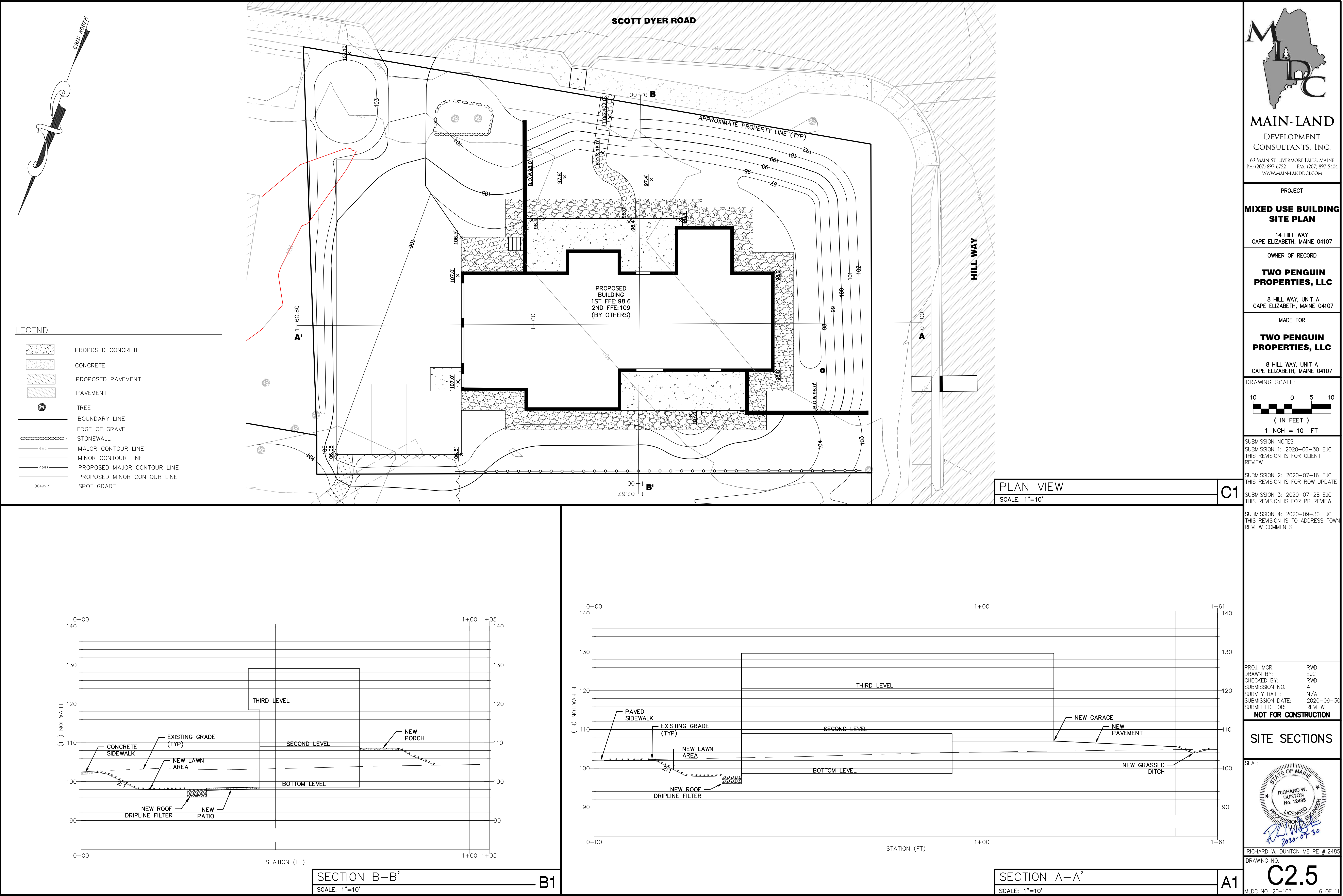
PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 5
SURVEY DATE: N/A
SUBMISSION DATE: 2020-08-26
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

**LANDSCAPE
PLAN**

SEAL:
STATE OF MAINE
RICHARD W. DUNTON
No. 12485
LICENSED PROFESSIONAL ENGINEER
2020-08-26
RICHARD W. DUNTON ME PE #12485

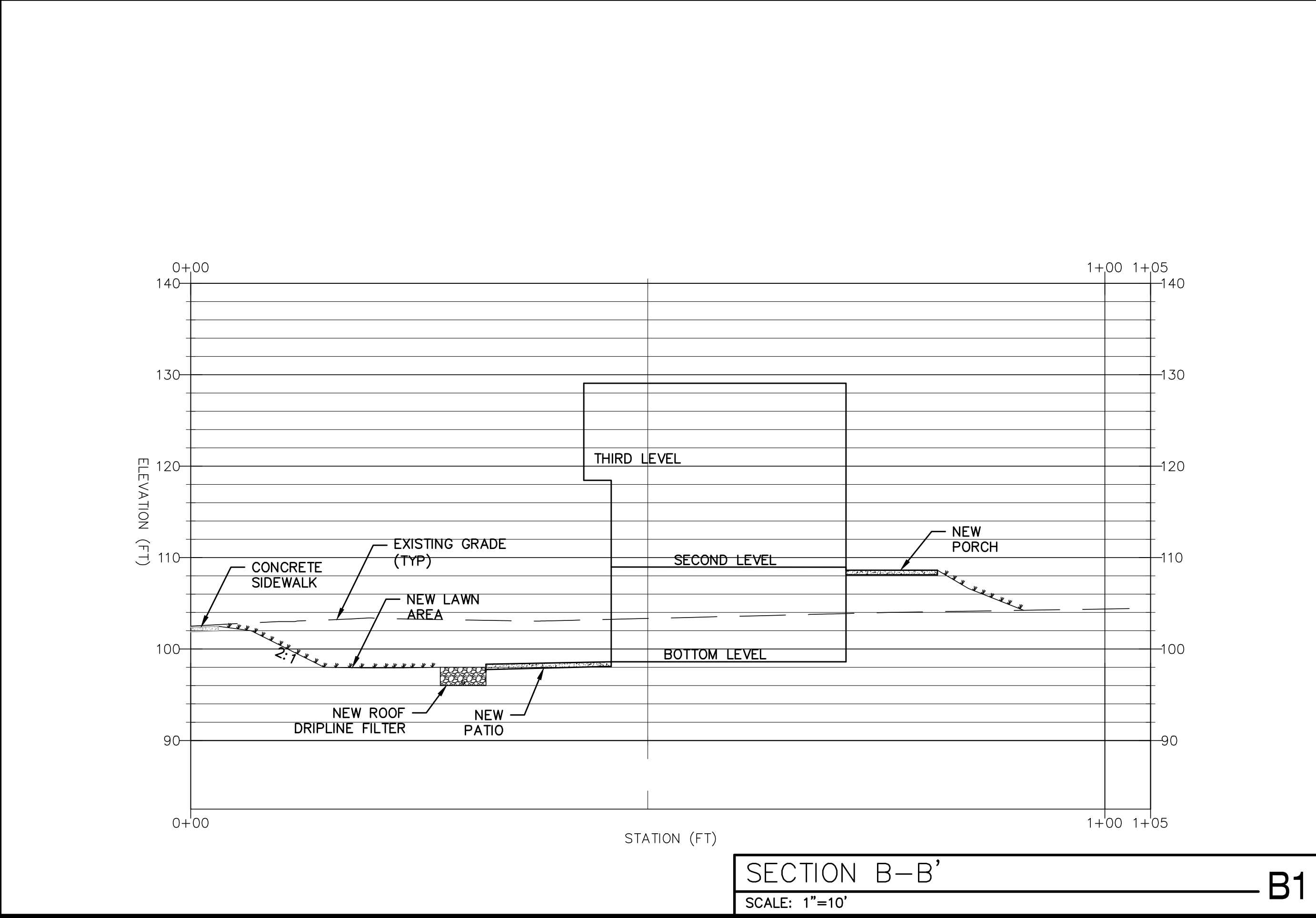
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C2.4
MLDC NO. 20-103 5 OF 9



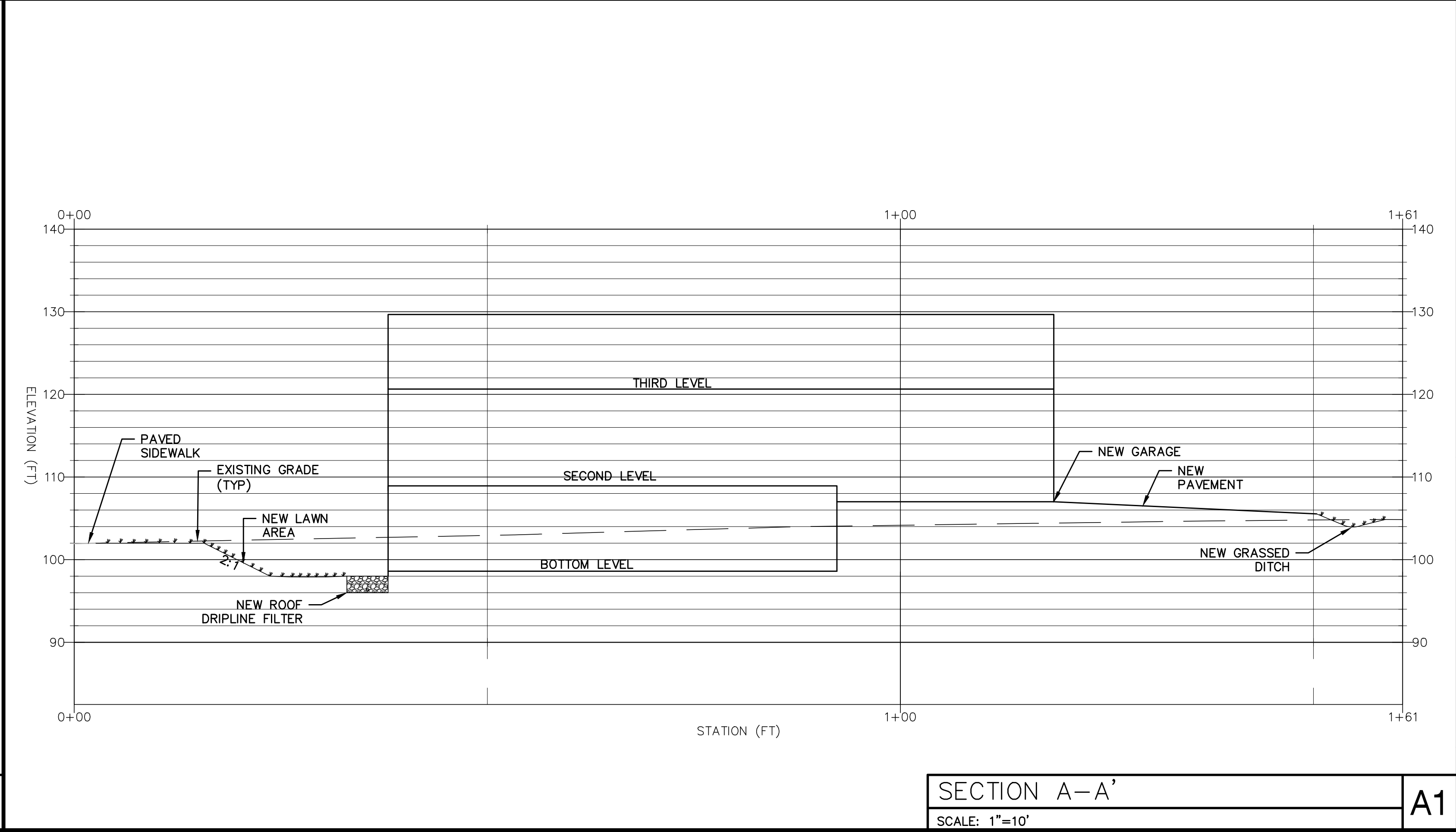
LEGEND

- PROPOSED CONCRETE
- CONCRETE
- PROPOSED PAVEMENT
- PAVEMENT
- TREE
- BOUNDARY LINE
- EDGE OF GRAVEL
- STONEWALL
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- SPOT GRADE

PLAN VIEW
SCALE: 1"=10'



SECTION B-B'
SCALE: 1"=10'



SECTION A-A'
SCALE: 1"=10'

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SUBMISSION 2: 2020-07-16 EJC
THIS REVISION IS FOR ROW UPDATE
SUBMISSION 3: 2020-07-28 EJC
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SUBMISSION 4: 2020-09-30 EJC
THIS REVISION IS TO ADDRESS TOWN REVIEW COMMENTS

PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 4
SURVEY DATE: N/A
SUBMISSION DATE: 2020-09-30
SUBMITTED FOR: REVIEW

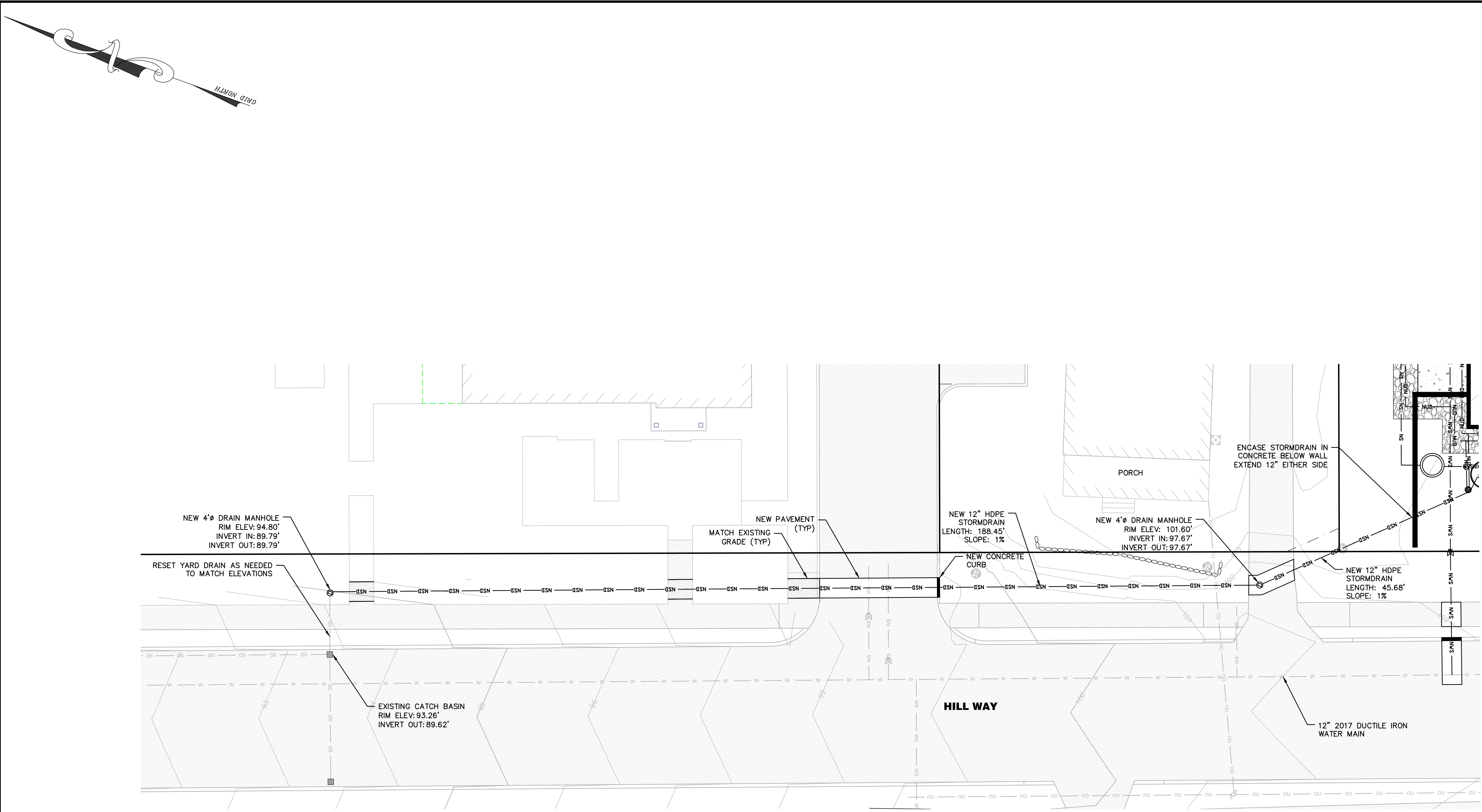
NOT FOR CONSTRUCTION

SITE SECTIONS

SEAL:

RICHARD W. DUNTION ME PE #12485
DRAWING NO.

C2.5
MLDC NO. 20-103 6 OF 11



LEGEND

	PROPOSED PAVEMENT		NEW ELECTRIC
	PAVEMENT		NEW UNDERDRAIN
	UTILITY POLE		NEW WATER SERVICE LINE
	TREE		NEW WATER MAIN
	OVERHEAD UTILITY		NEW SEWER MAIN
	BOUNDARY LINE		NEW SEWER FORCE MAIN
	EASEMENT LINE		NEW DRAIN MANHOLE
	EDGE OF GRAVEL		
	STONEWALL		
	SEWER LINE (APPROXIMATE)		
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	CATCH BASIN		
	DRAIN MANHOLE		
	SEWER MANHOLE		
	FIRE HYDRANT		

NOTES

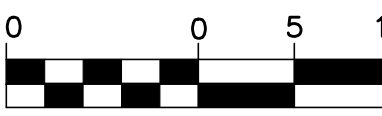
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CAPE ELIZABETH, MAINE 04107
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**TWO PENGUIN
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8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

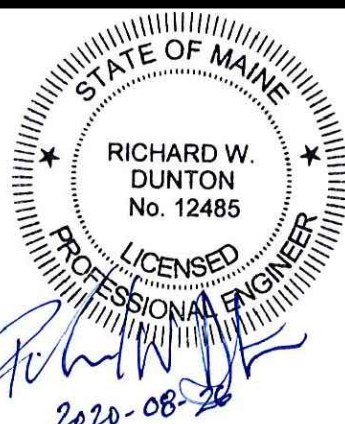
DRAWING SCALE:

(IN FEET)
1 INCH = 10 FT

SUBMISSION NOTES:
SUBMISSION 1: 2020-08-25 EJC
THIS REVISION IS FOR PB REVIEW OF
COMMENTS

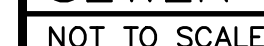
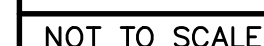
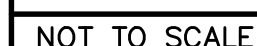
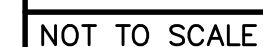
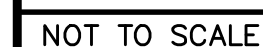
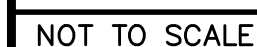
PROJ. MGR:	RWD
DRAWN BY:	EJC
CHECKED BY:	RWD
SUBMISSION NO.	1
SURVEY DATE:	N/A
SUBMISSION DATE:	2020-08-26
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

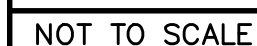
PARTIAL PLAN

SEAL:

RICHARD W. DUNTUN ME PE #12485

DRAWING NO.
C2.6
MLDC NO. 20-103 7 OF 11



NOT TO SCALE



DRAWING NO.

9 OF 11

PROJECT

MIXED USE BUILDING
SITE PLAN

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

OWNER OF RECORD

TWO PENGUIN
PROPERTIES, LLC

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

MADE FOR

TWO PENGUIN
PROPERTIES, LLC

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:

NOTE TO SCALE

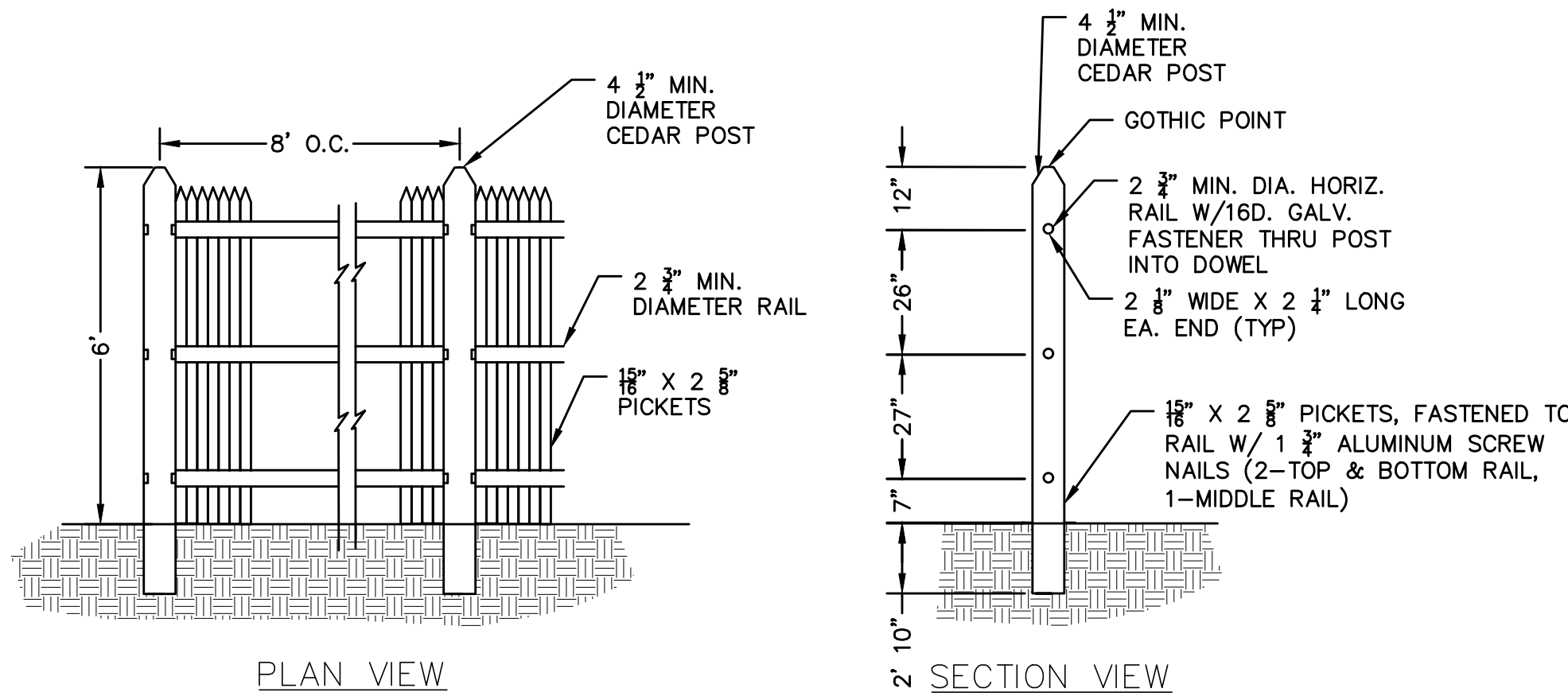
SUBMISSION NOTES:

SUBMISSION 1: 2020-07-28 EJC
THIS REVISION IS FOR PB REVIEW

SUBMISSION 2: 2020-08-26 EJC
THIS REVISION IS TO ADDRESS PB
COMMENTS

SUBMISSION 3: 2020-09-30 EJC
THIS REVISION IS TO ADDRESS PB
COMMENTS

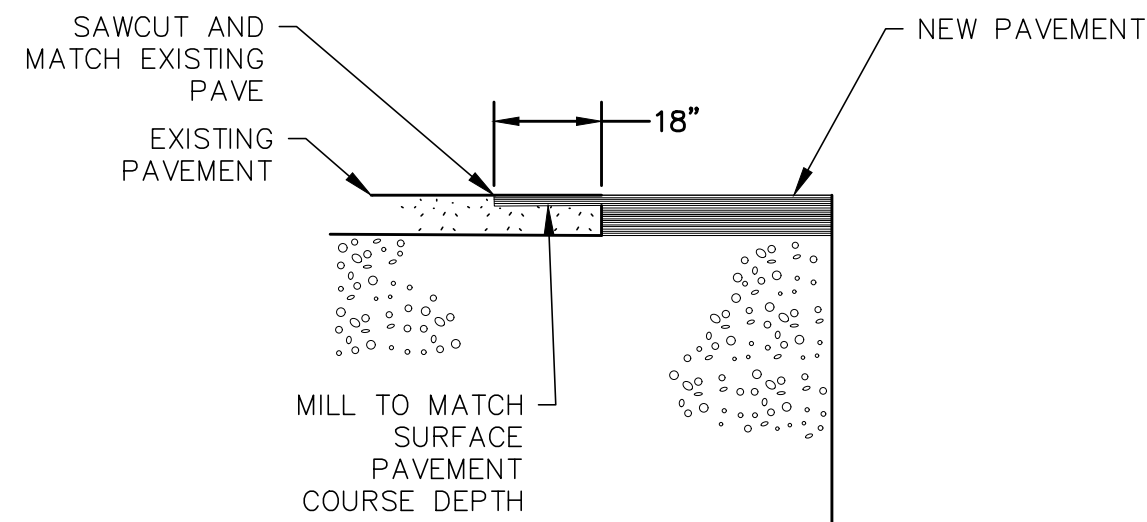
- NOTES:
1. ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
2. ALL FENCE POSTS SHALL BE TREATED WITH "CREOSOTE", ALL SIDES FOR A DIMENSION OF 3' FROM THE BUT OF POST.
3. POST SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL BE RACKED TO ACCOMMODATE ANY CHANGES IN GRADE.
4. LINE OF FENCE TOP & BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POST AND FACING BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL AND TRUE.
5. CONTRACTOR SHALL CONSULT THE ENGINEER OF RECORD FOR APPROVAL OF ANY ADJUSTMENTS PRIOR TO INSTALLATION



CEDAR PRIVACY FENCE

NOT TO SCALE

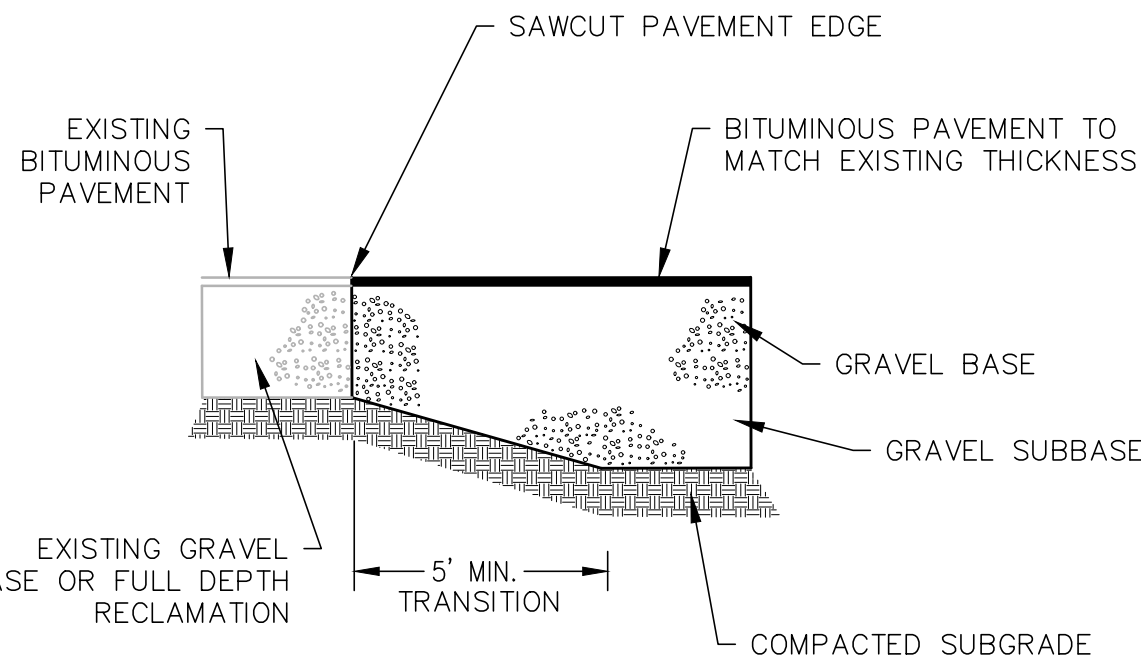
B1



MILLED PAVEMENT JOINT

NOT TO SCALE

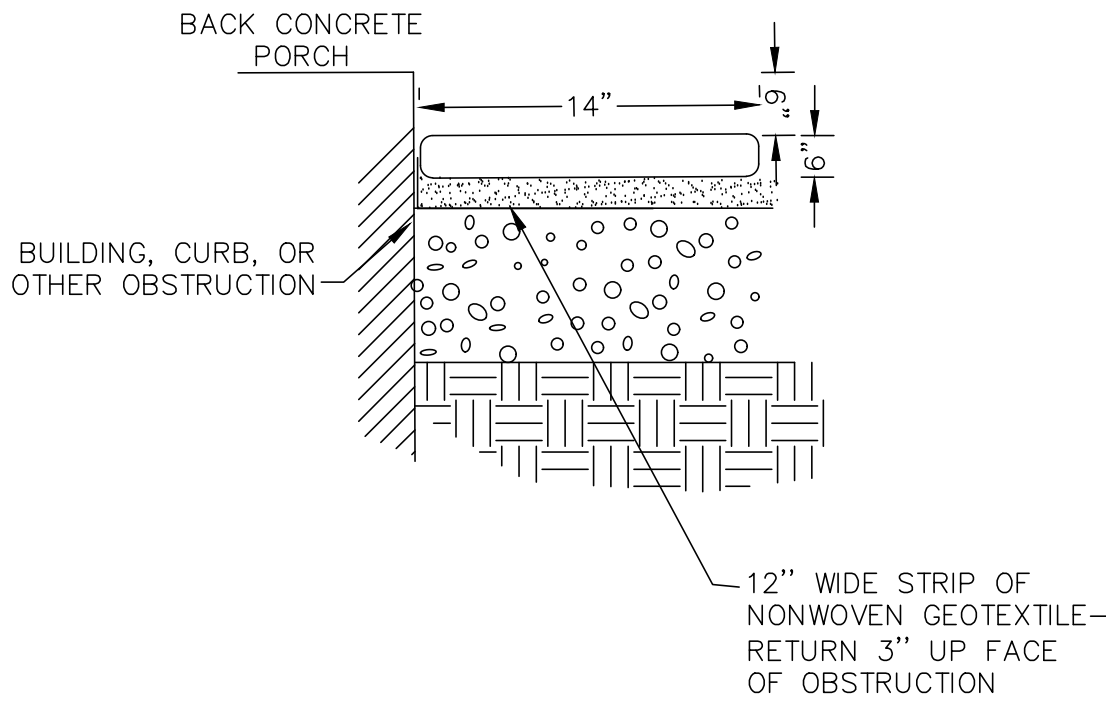
A5



SLOPED GRAVEL AT PAVEMENT SAWCUTS

NOT TO SCALE

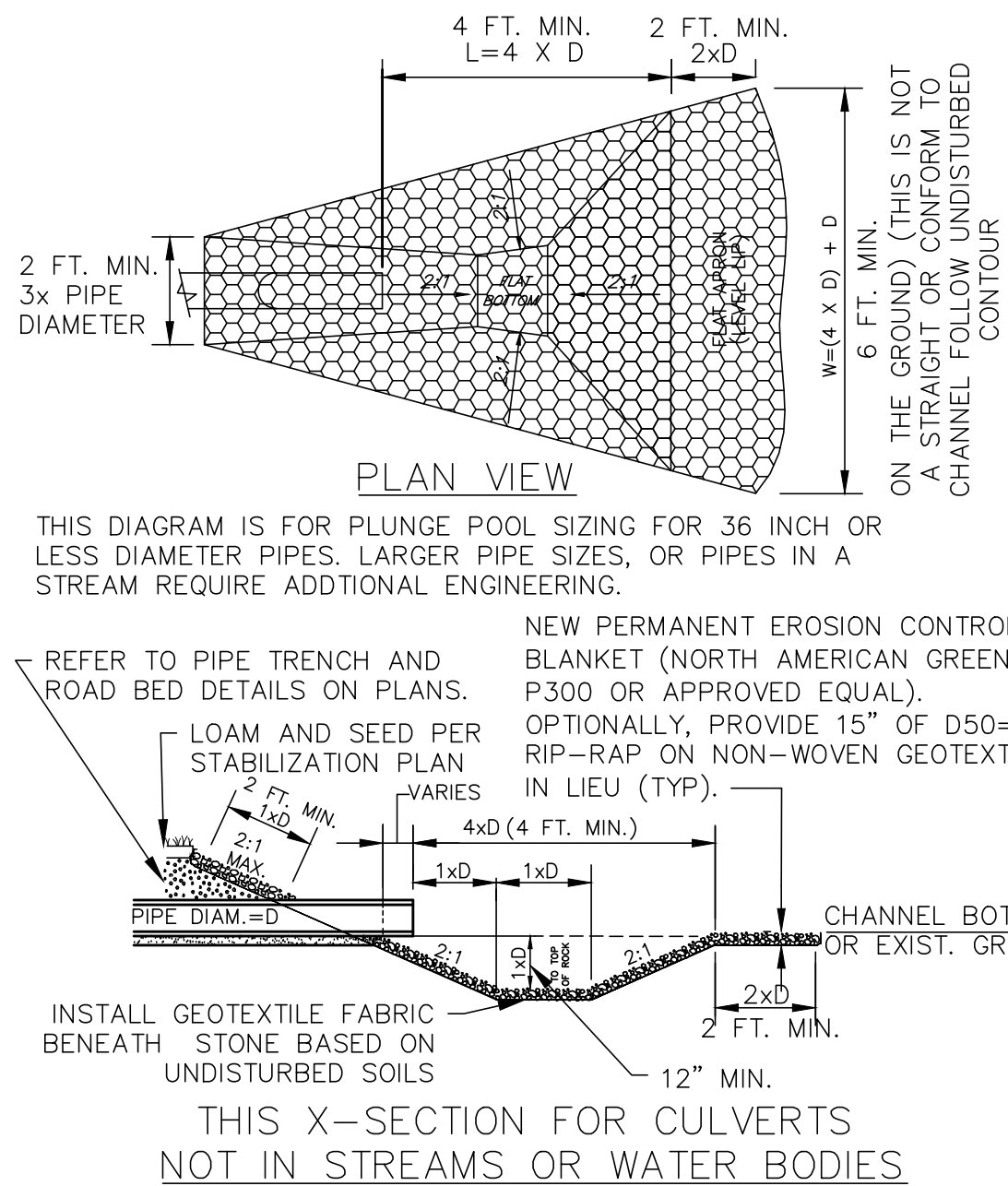
A4



GRANITE LANDSCAPING STEP

NOT TO SCALE

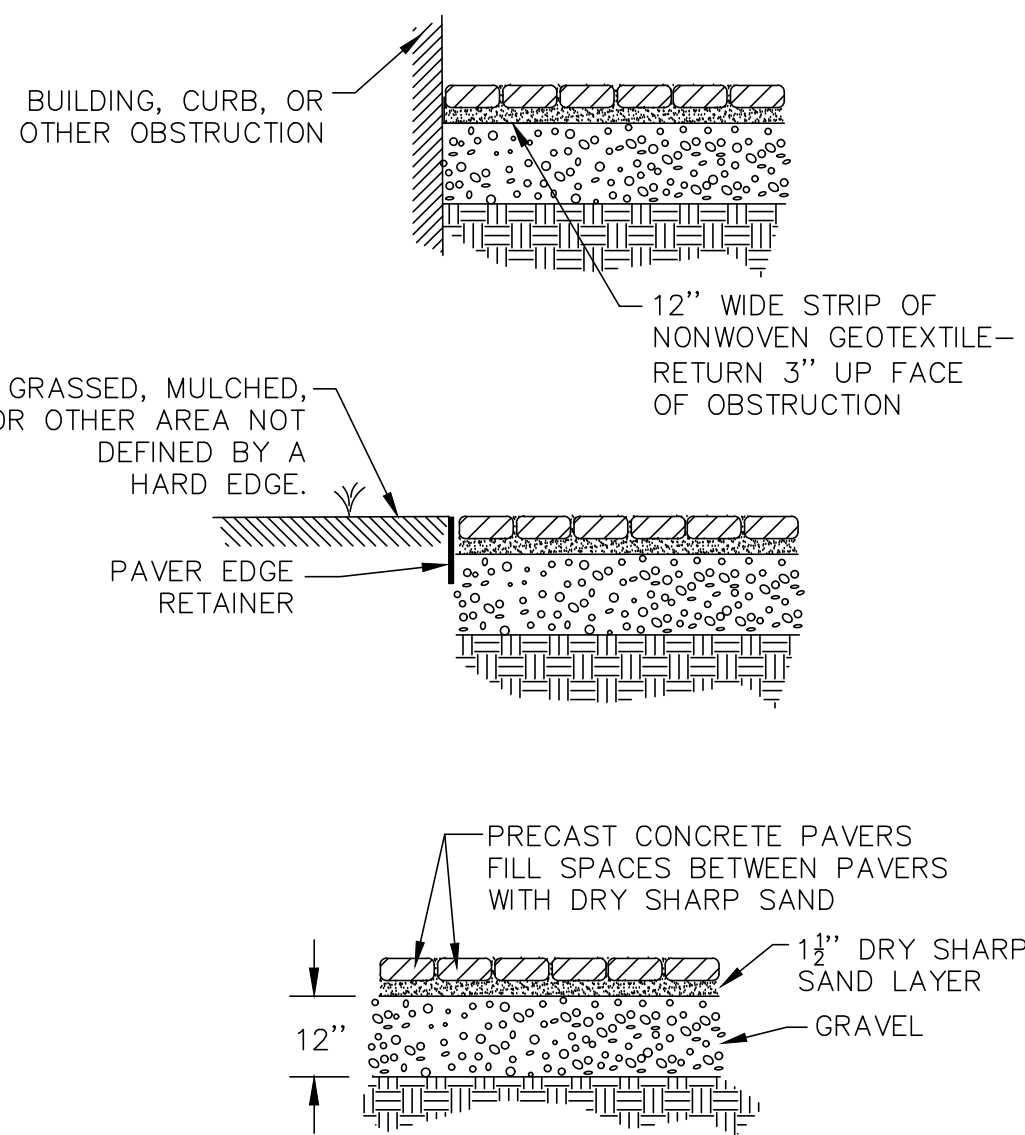
A3



OUTLET APRON FOR STORMDRAINS

NOT TO SCALE

A2



PRECAST CONCRETE PAVER WALKWAYS

NOT TO SCALE

A1

PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 3
SURVEY DATE: N/A
SUBMISSION DATE: 2020-09-30
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

SITE DETAILS

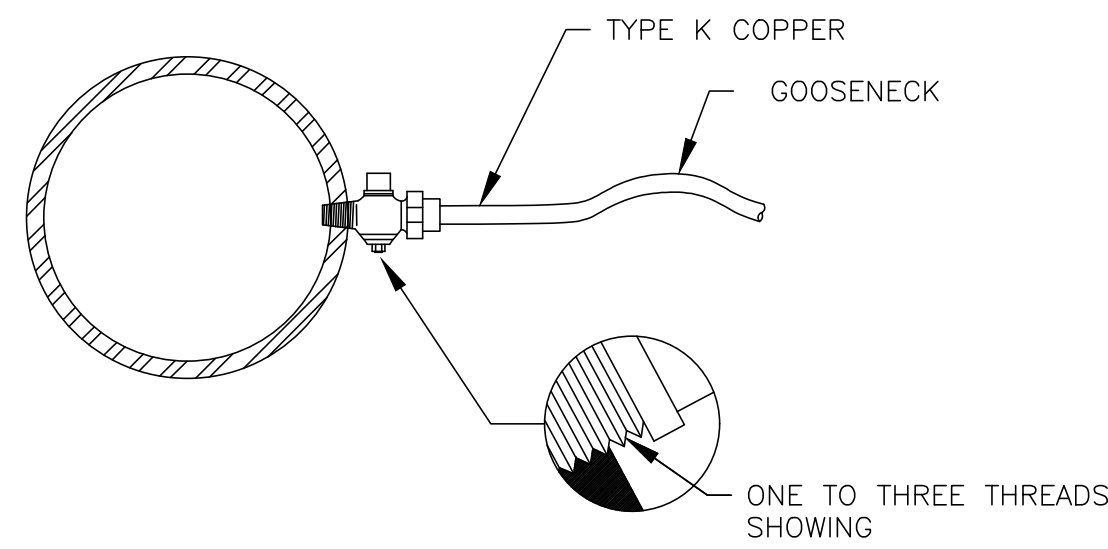
SEAL:

STATE OF MAINE
RICHARD W. DUNTON
No. 12485
LICENSED PROFESSIONAL ENGINEER
2020-07-30

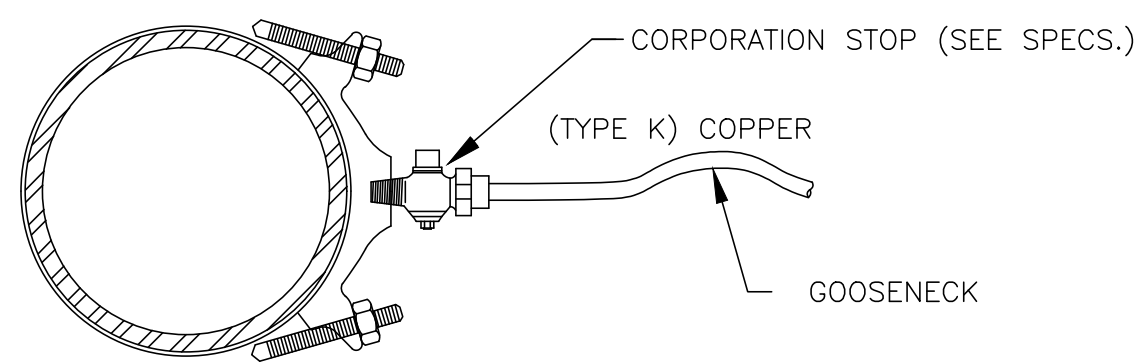
RICHARD W. DUNTON ME PE #12485

DRAWING NO.

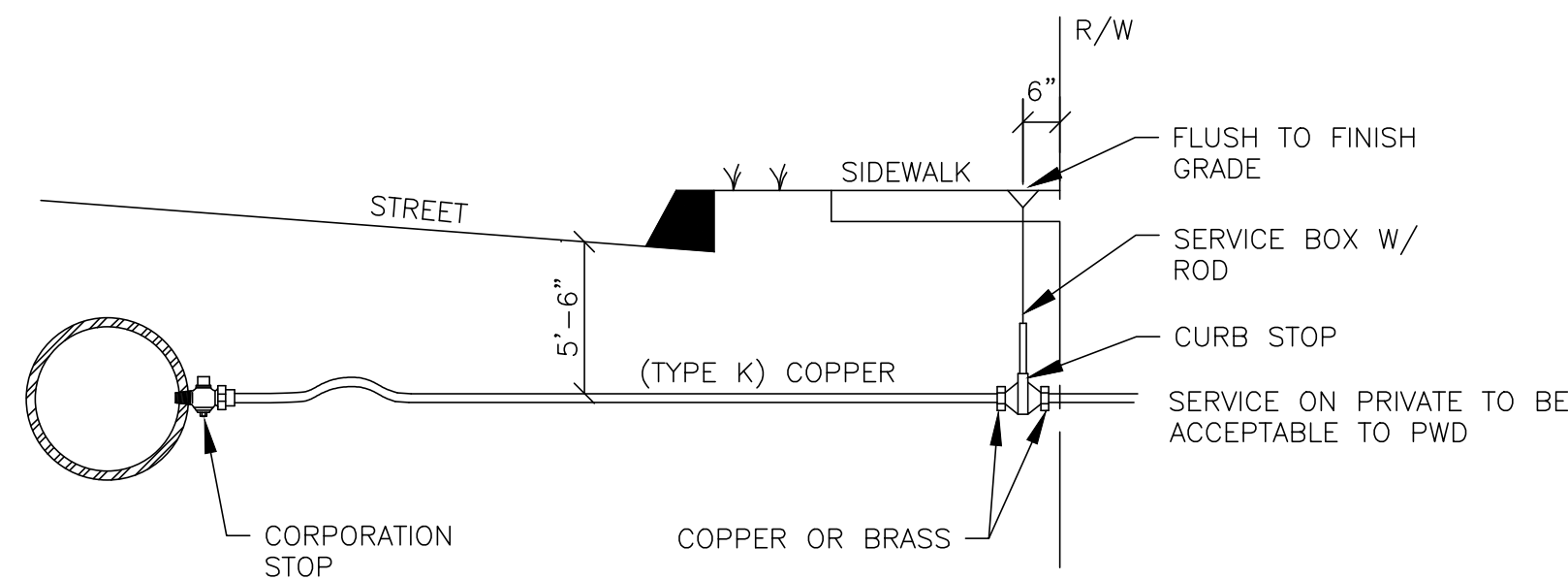
C9.3



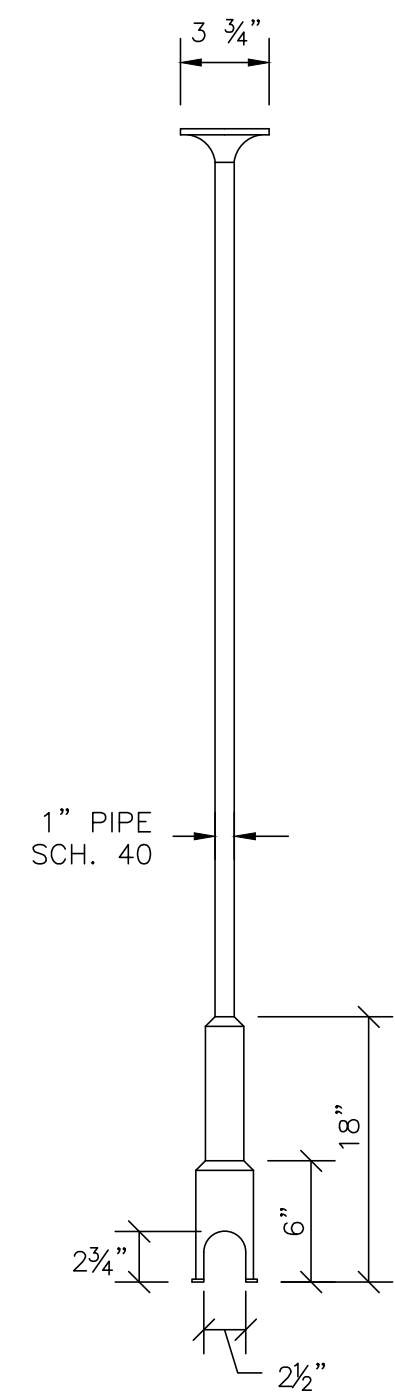
SERVICE TAP
(3/4" AND 1" C.C. THREAD)



SERVICE SADDLE
(1-1/2" AND 2" C.C. THREAD)

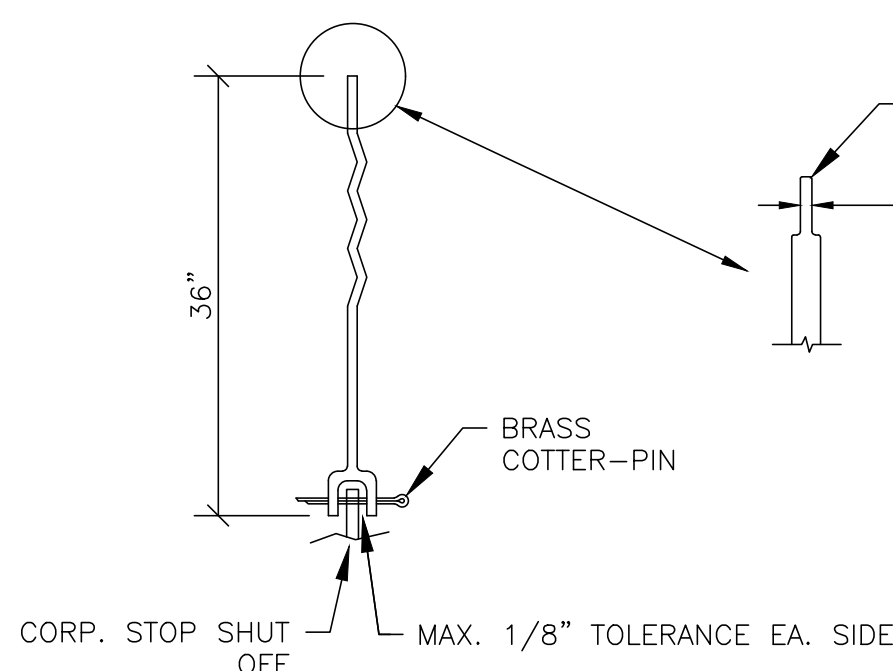


TYPICAL SERVICE CONNECTION



SERVICE BOX

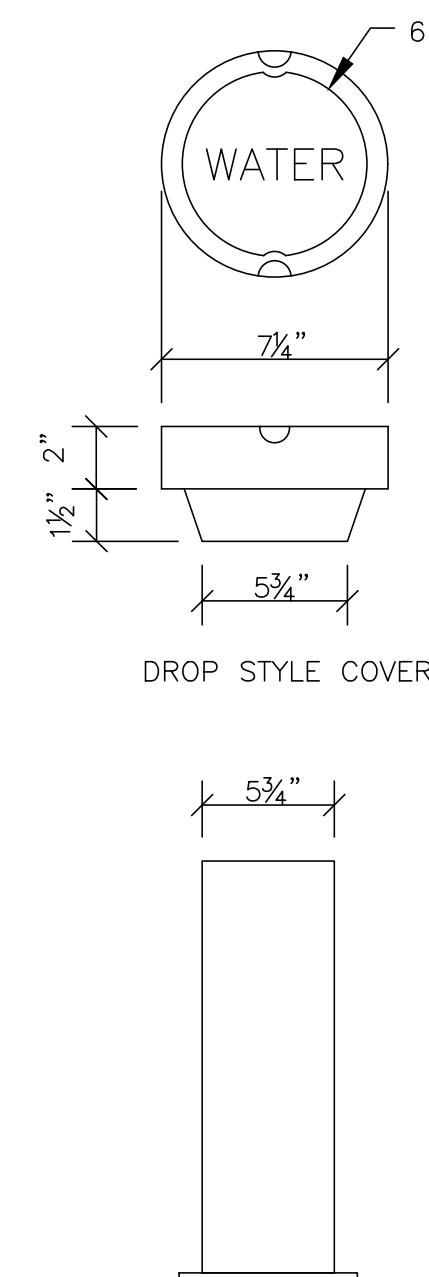
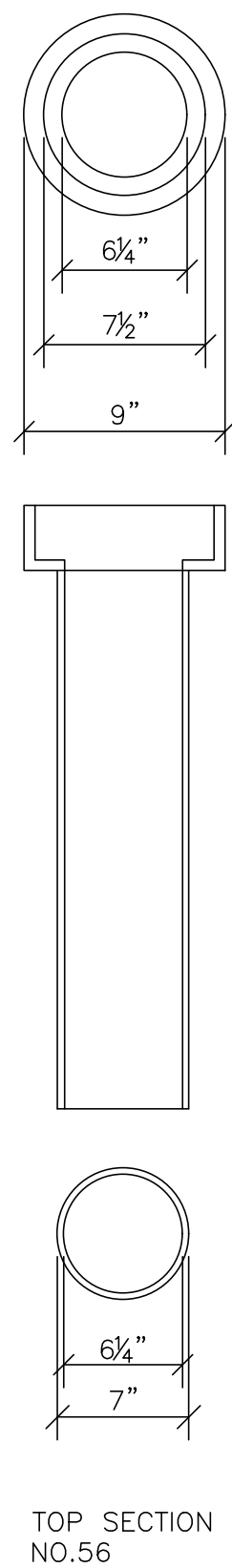
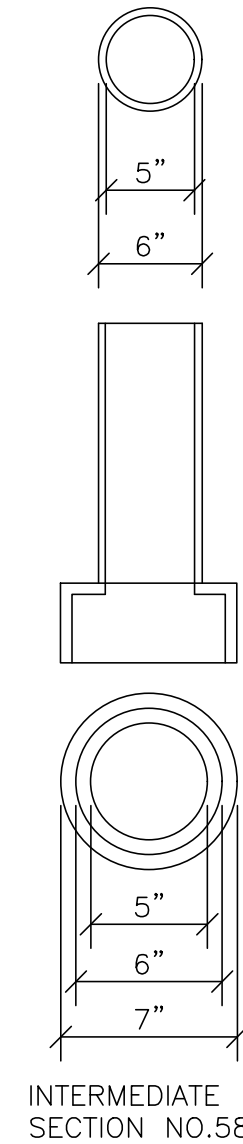
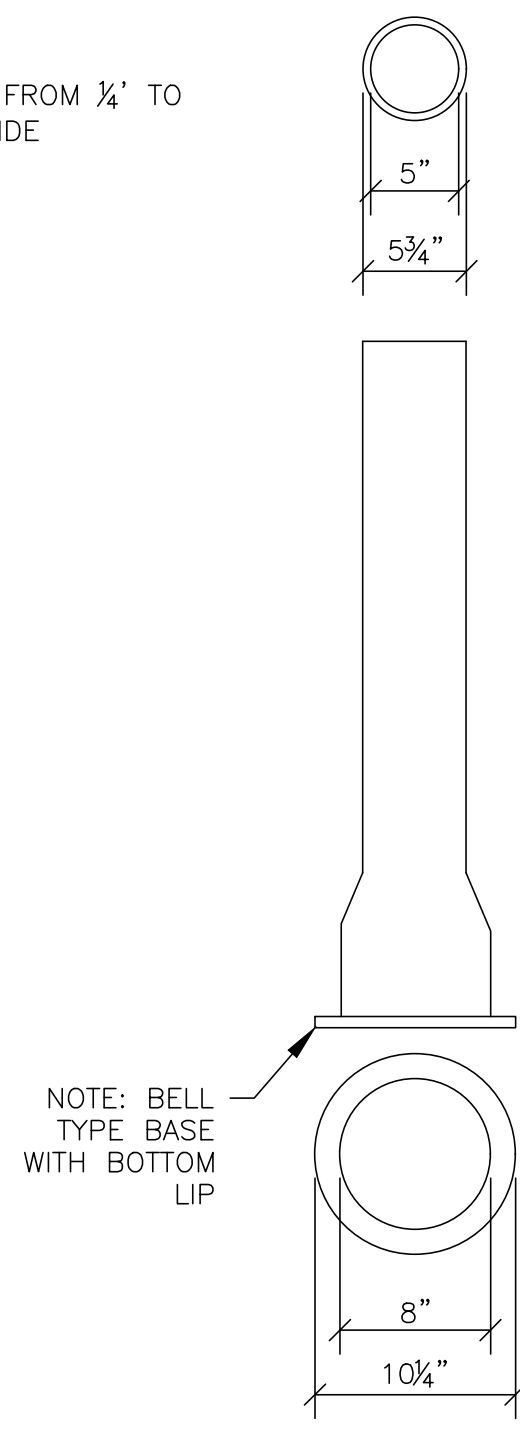
NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES:
1. 1" FEMALE IRON PIPE COUPLING
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT.
SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)



SERVICE ROD

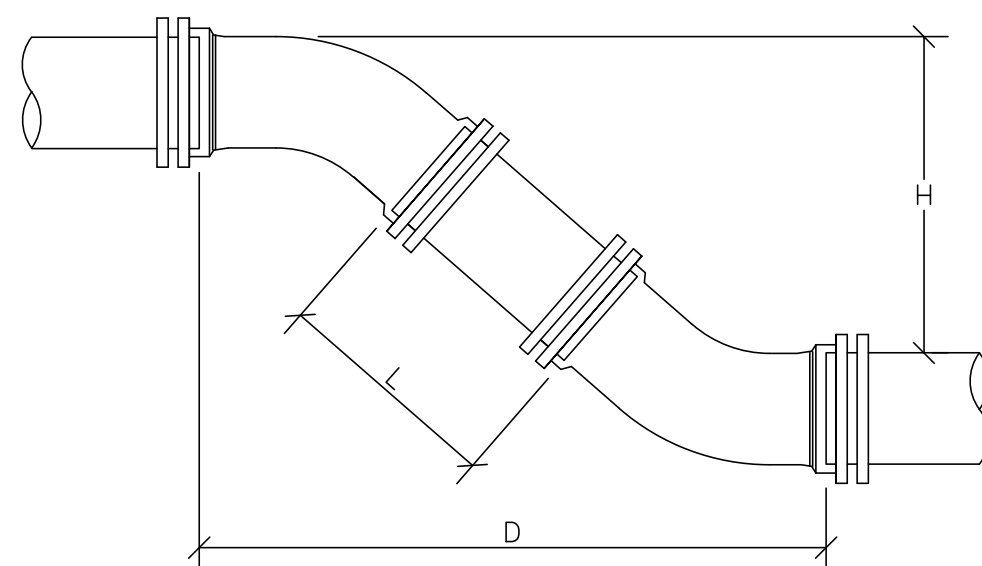


FOOT PIECE

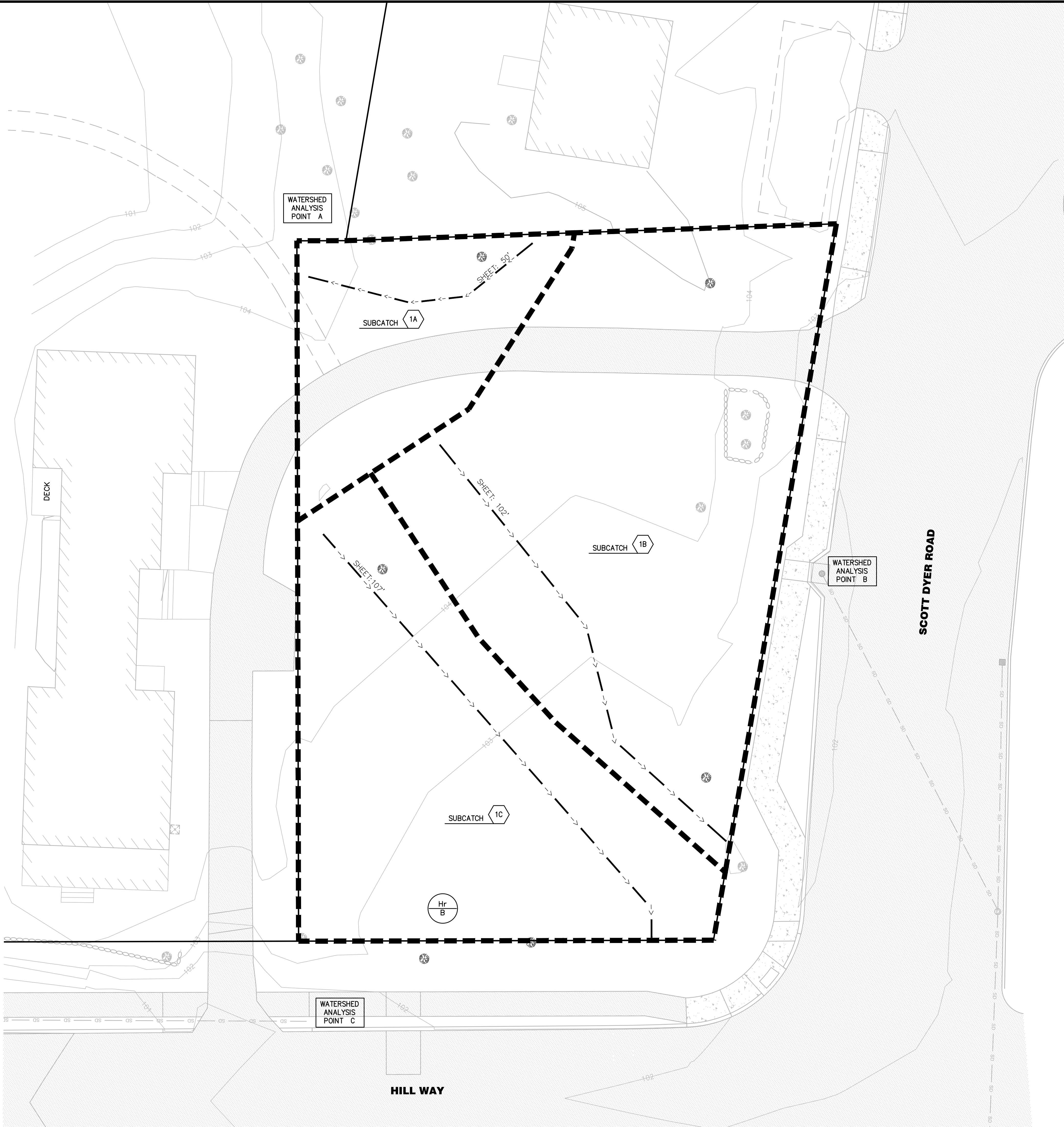
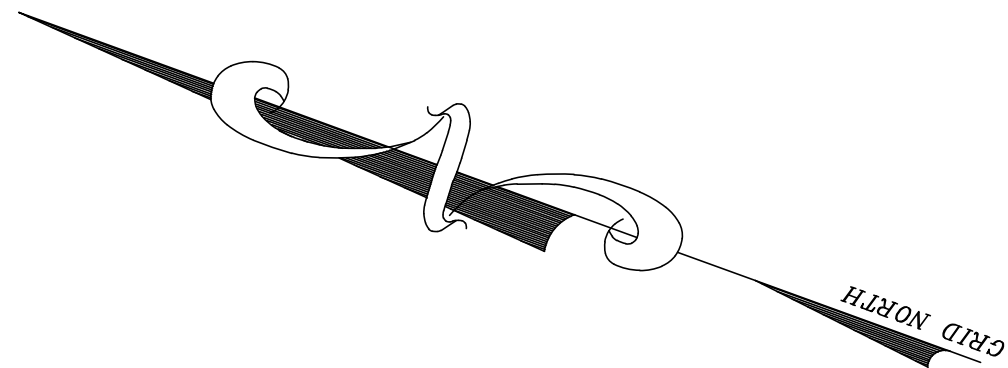


(NUMBERS ARE FOR 5 1/4" BUFFALO VALVE BOXES)
(BASE SECTION MAY BE USED AS INTERMEDIATE SECTION)

VALVE BOX & COVER



	6" PIPE			8" PIPE			12" PIPE		
H	D	L		D	L		D	L	
12"	1' 6-1/2"	0' 10-1/2"	1' 7-1/2"	0' 9-1/2"	1' 11-1/2"	0' 5-1/2"	1' 6-1/2"	0' 10-1/2"	1' 7-1/2"
13"	1' 7-1/2"	0' 11-7/8"	1' 8-1/2"	0' 10-7/8"	2' 0-1/2"	0' 6-7/8"	1' 7-1/2"	0' 11-7/8"	1' 8-1/2"
14"	1' 8-1/2"	1' 1-5/16"	1' 9-1/2"	1' 0-5/16"	2' 1-1/2"	0' 8-5/16"	1' 8-1/2"	1' 1-5/16"	1' 9-1/2"
15"	1' 9-1/2"	1' 2-11/16"	1' 10-1/2"	1' 1-11/16"	2' 2-1/2"	0' 9-11/16"	1' 9-1/2"	1' 2-11/16"	1' 10-1/2"
16"	1' 10-1/2"	1' 4-1/8"	1' 11-1/2"	1' 3-1/8"	2' 3-1/2"	0' 11-1/8"	1' 10-1/2"	1' 4-1/8"	1' 11-1/2"
17"	1' 11-1/2"	1' 5-9/16"	2' 0-1/2"	1' 4-9/16"	2' 4-1/2"	1' 0-9/16"	1' 11-1/2"	1' 5-9/16"	2' 0-1/2"
18"	2' 0-1/2"	1' 6-15/16"	2' 1-1/2"	1' 5-15/16"	2' 5-1/2"	1' 1-15/16"	2' 0-1/2"	1' 6-15/16"	2' 1-1/2"
19"	2' 1-1/2"	1' 8-3/8"	2' 2-1/2"	1' 7-3/8"	2' 6-1/2"	1' 3-3/8"	2' 1-1/2"	1' 8-3/8"	2' 2-1/2"
20"	2' 2-1/2"	1' 9-13/16"	2' 3-1/2"	1' 8-13/16"	2' 7-1/2"	1' 4-13/16"	2' 2-1/2"	1' 9-13/16"	2' 3-1/2"
21"	2' 3-1/2"	1' 11-3/16"	2' 4-1/2"	1' 10-3/16"	2' 8-1/2"	1' 6-3/16"	2' 3-1/2"	1' 11-3/16"	2' 4-1/2"
22"	2' 4-1/2"	2' 0-5/8"	2' 5-1/2"	1' 11-5/8"	2' 9-1/2"	1' 7-5/8"	2' 4-1/2"	2' 0-5/8"	2' 5-1/2"
23"	2' 5-1/2"	2' 2"	2' 6-1/2"	2' 1"	2' 10-1/2"	1' 9"	2' 5-1/2"	2' 2"	2' 6-1/2"
24"	2' 6-1/2"	2' 3-7/16"	2' 7-1/2"	2' 2-7/16"	2' 11-1/2"	1' 10-7/16"	2' 6-1/2"	2' 3-7/16"	2' 7-1/2"
25"	2' 7-1/2"	2' 4-7/8"	2' 8-1/2"	2' 3-7/8"	3' 0-1/2"	1' 11-7/8"	2' 7-1/2"	2' 4-7/8"	2' 8-1/2"
26"	2' 8-1/2"	2' 6-1/4"	2' 9-1/2"	2' 5-1/4"	3' 1-1/2"	2' 1-1/4"	2' 8-1/2"	2' 6-1/4"	2' 9-1/2"
27"	2' 9-1/2"	2' 7-11/16"	2' 10-1/2"	2' 6-11/16"	3' 2-1/2"	2' 2-11/16"	2' 9-1/2"	2' 7-11/16"	2' 10-1/2"
28"	2' 10-1/2"	2' 9-1/8"	2' 11-1/2"	2' 8-1/8"	3' 3-1/2"	2' 4-1/8"	2' 10-1/2"	2' 9-1/8"	2' 11-1/2"
29"	2' 11-1/2"	2' 10-1/2"	3' 0-1/2"	2' 9-1/2"	3' 4-1/2"	2' 5-1/2"	2' 11-1/2"	2' 10-1/2"	3' 0-1/2"
30"	3' 0-1/2"	2' 11-15/16"	3' 1-1/2"	2' 10-15/16"	3' 5-1/2"	2' 6-15/16"	3' 0-1/2"	2' 11-15/16"	3' 1-1/2"
31"	3' 1-1/2"	3' 1-5/16"	3' 2-1/2"	3' 0-5/16"	3' 6-1/2"	2' 8-5/16"	3' 1-1/2"	3' 1-5/16"	3' 2-1/2"
32"	3' 2-1/2"	3' 2-3/4"	3' 3-1/2"	3' 1-3/4"	3' 7-1/2"	2' 9-3/4"	3' 2-1/2"	3' 2-3/4"	3' 3-1/2"
33"	3' 3-1/2"	3' 4-3/16"	3' 4-1/2"	3' 3-3/16"	3' 8-1/2"	2' 11-3/16"	3' 3-1/2"	3' 4-3/16"	3' 4-1/2"
34"	3' 4-1/2"	3' 5-9/16"	3' 5-1/2"	3' 4-9/16"	3' 9-1/2"	3' 0-9/16"	3' 4-1/2"	3' 5-9/16"	3' 5-1/2"
35"	3' 5-1/2"	3' 7"	3' 6-1/2"	3' 6"	3' 10-1/2"	3' 2"	3' 5-1/2"	3' 7"	3' 6-1/2"
36"	3' 6-1/2"	3' 8-7/16"	3' 7-1/2"	3' 7-7/16"	3' 11-1/2"	3' 3-7/16"	3' 6-1/2"	3' 8-7/16"	3' 7-1/2"
37"	3' 7-1/2"	3' 9-13/16"	3' 8-1/2"	3' 8-13/16"	4' 0-1/2"	3' 4-13/16"	3' 7-1/2"	3' 9-13/16"	3' 8-1/2"
38"	3' 8-1/2"	3' 11-1/4"	3' 9-1/2"	3' 10-1/4"	4' 1-1/2"	3' 6-1/4"	3' 8-1/2"	3' 11-1/4"	3' 9-1/2"
39"	3' 9-1/2"	4' 0-11/16"	3' 10-1/2"	3' 11-11/16"	4' 2-1/2"	3' 7-11/16"	3' 9-1/2"	4' 0-11/16"	3' 10-1/2"
40"	3' 10-1/2"	4' 2-1/16"	3' 11-1/2"	4' 1-1/16"	4' 3-1/2"	3' 9-1/16"	3' 10-1/2"	4' 2-1/16"	3' 11-1/2"
41"	3' 11-1/2"	4' 3-1/2"	4' 0-1/2"	4' 2-1/2"	4' 4-1/2"	3' 10-1/2"	3' 11-1/2"	4' 3-1/2"	4' 0-1/2"
42"	4' 0-1/2"	4' 4-7/8"	4' 1-1/2"	4' 3-7/8"	4' 5-1/2"	3' 11-7/8"	4' 0-1/2"	4' 4-7/8"	4' 1-1/2"
43"	4' 1-1/2"	4' 6-5/16"	4' 2-1/2"	4' 5-5/16"	4' 6-1/2"	4' 1-5/16"	4' 1-1/2"	4' 6-5/16"	4' 2-1/2"
44"	4' 2-1/2"	4' 7-3/4"	4' 3-1/2"	4' 6-3/4"	4' 7-1/2"	4' 2-3/4"	4' 2-1/2"	4' 7-3/4"	4' 3-1/2"
45"	4' 3-1/2"	4' 9-1/8"	4' 4-1/2"	4' 8-1/8"	4' 8-1/2"	4' 4-1/8"	4' 3-1/2"	4' 9-1/8"	4' 4-1/2"
46"	4' 4-1/2"	4' 10-9/16"	4' 5-1/2"	4' 9-9/16"	4' 9-1/2"	4' 5-9/16"	4' 4-1/2"	4' 10-9/16"	4' 5-1/2"
47"	4' 5-1/2"	4' 11-15/16"	4' 6-1/2"	4' 10-15/16"	4' 10-1/2"	4' 6-15/16"	4' 5-1/2"	4' 11-15/16"	4' 6-1/2"
48"	4' 6-1/2"	5' 1-3/8"	4' 7-1/2"	5' 0-3/8"	4' 11-1/2"	4' 8-3/8"	4' 6-1/2"	5' 1-3/8"	4' 7-1/2"
49"	4' 7-1/2"	5' 2-13/16"	4' 8-1/2"	5' 1-13/16"	5' 0-1/2"	4' 9-13/16"	4' 7-1/2"	5' 2-13/16"	4' 8-1/2"
50"	4' 8-1/2"	5' 4-3/16"	4' 9-1/2"	5' 3-3/16"	5' 1-1/2"	4' 11-3/16"	4' 8-1/2"	5' 4-3/16"	4' 9-1/2"
51"	4' 9-1/2"	5' 5-5/8"	4' 10-1/2"	5' 4-5/8"	5' 2-1/2"	5' 0-5/8"	4' 9-1/2"	5' 5-5/8"	4' 10-1/2"
52"	4' 10-1/2"	5' 7-1/16"	4' 11-1/2"	5' 6-1/16"	5' 3-1/2"	5' 2-1/16"	4' 10-1/2"	5' 7-1/16"	4' 11-1/2"
53"	4' 11-1/2"	5' 8-7/16"	5' 0-1/2"	5' 7-7/16"	5' 4-1/2"	5' 3-7/16"	4' 11-1/2"	5' 8-7/16"	5' 0-1/2"
54"	5' 0-1/2"	5' 9-7/8"	5' 1-1/2"	5' 8-7/8"	5' 5-1/2"	5' 4-7/8"	5' 0-1/2"	5' 9-7/8"	5' 1-1/2"
55"	5' 1-1/2"	5' 11-5/16"	5' 2-1/2"	5' 10-5/16"	5' 6-1/2"	5' 5-5/16"	5' 1-1/2"	5' 11-5/16"	5' 2-1/2"



LEGEND

- 490 — MAJOR CONTOUR LINE
— — — MINOR CONTOUR LINE
— — — EDGE OF PAVEMENT
— — — PROPERTY LINE (SURVEYED)
- POND 1 POND NODE
- SUBCATCH 1 SUBCATCHMENT
- WATERSHED ANALYSIS POINT A WATERSHED ANALYSIS POINT
- REACH 1 REACH NUMBER
- — — SUBCATCHMENT BOUNDARY
- — — TIME OF CONCENTRATION FLOW PATH
- SHEET XX' SHEET FLOW LENGTH
- SHALLOW XX' SHALLOW CONCENTRATED FLOW LENGTH
- CHANNEL XX' CHANNEL FLOW LENGTH

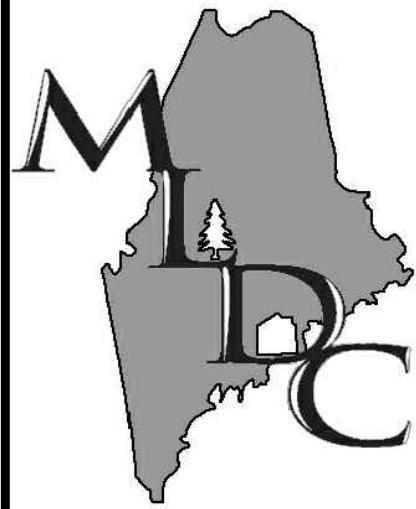
NOTES

1. THE STORMWATER MANAGEMENT PLAN PACKAGE, INCLUDING CALCULATIONS AND NARRATIVE, ARE AN INTEGRAL PART OF THE STORMWATER DRAINAGE STUDY AND CAN BE FOUND IN THE APPLICATION.
2. CONTOURS WERE COMPILED USING SEBAGO TECHNIQS — HILL WAY ROAD DESIGN AND OWEN HASKELL BASE MAPPING OF THE LAND.

SOIL LEGEND

- — — SOILS BOUNDARY
- SOIL SLOPE SOILS LABEL
- SOIL
Hr — LYMAN—TURNBRIDGE
- SLOPE
A — 0—3% SLOPE
B — 3—8% SLOPE
C — 8—15% SLOPE
D — 15—30% SLOPE

- NOTE:
1. NRCS COUNTY SOIL MAP DOWNLOADED FROM WEB SOIL SURVEY, [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov).



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

**MIXED USE BUILDING
SITE PLAN**

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

OWNER OF RECORD

**TWO PENGUIN
PROPERTIES, LLC**

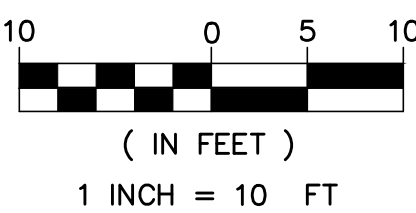
8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

MADE FOR

**TWO PENGUIN
PROPERTIES, LLC**

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:



SUBMISSION NOTES:
SUBMISSION 1: 2020-06-30 EJC
THIS REVISION IS FOR REVIEW

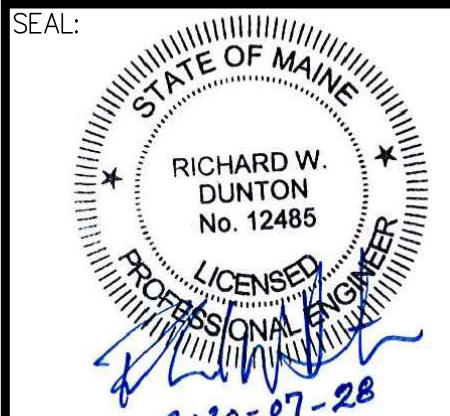
SUBMISSION 2: 2020-07-23 EJC
THIS REVISION IS FOR ROW UPDATE

SUBMISSION 3: 2020-07-28 EJC
THIS REVISION IS FOR PB REVIEW

PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 3
SURVEY DATE: N/A
SUBMISSION DATE: 2020-07-28
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

**PRE—
DEVELOPMENT
PLAN**



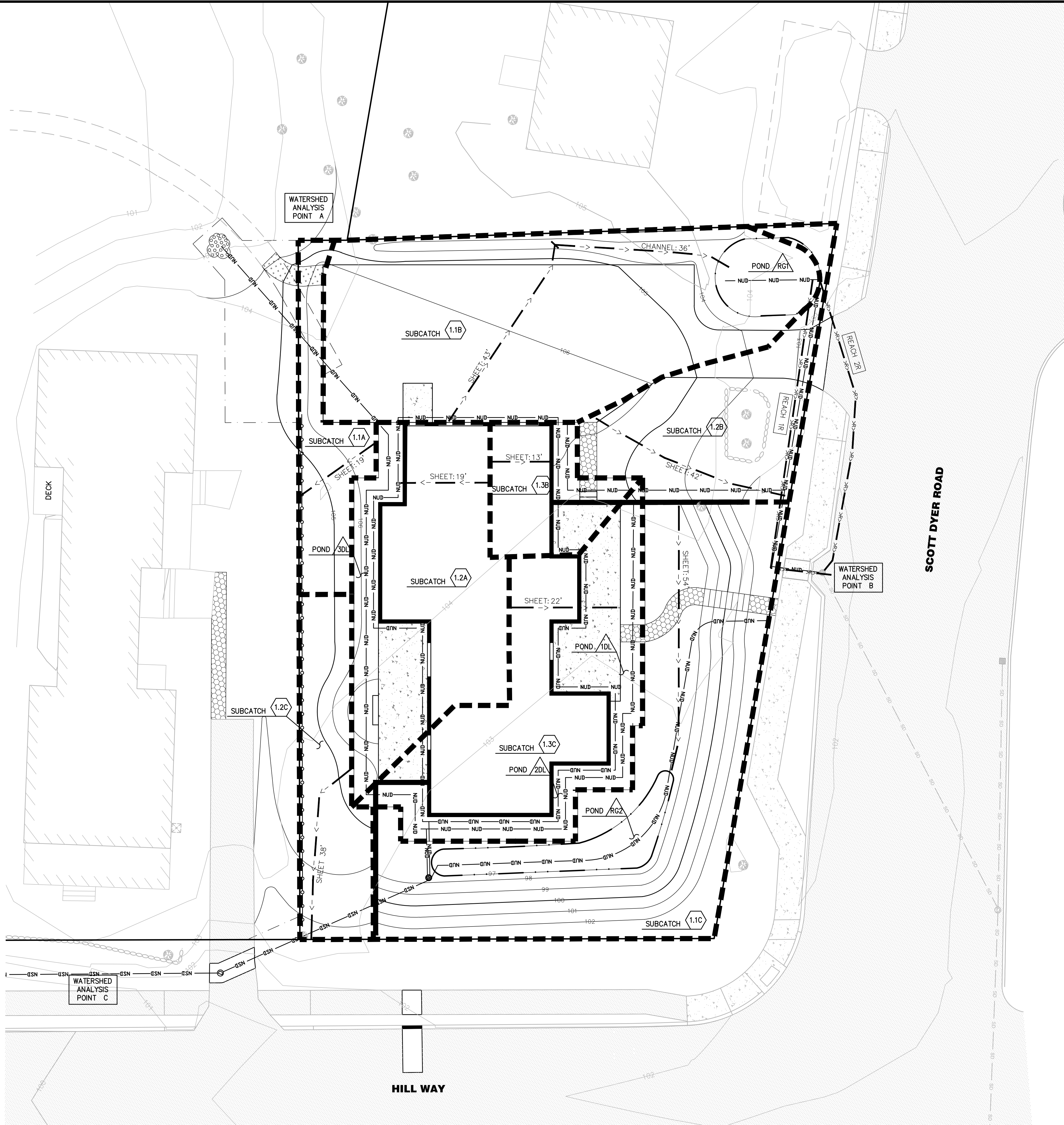
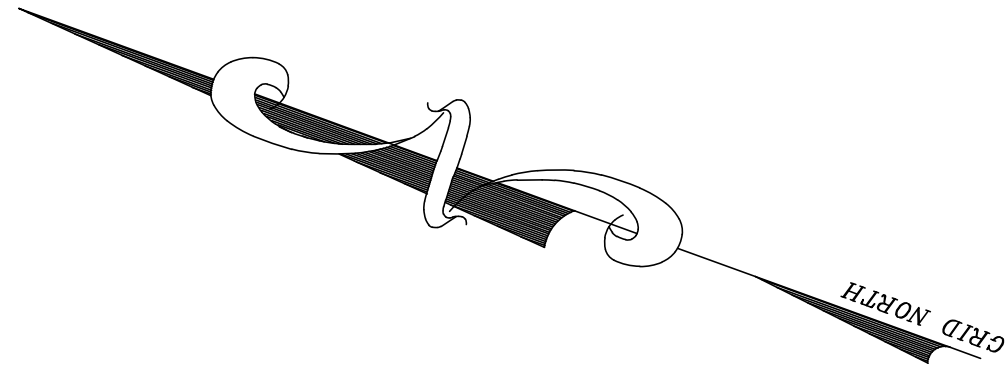
RICHARD W. DUNTION ME PE #12485

DRAWING NO.

D1.0

MLDC NO. 20-103

1 OF 2



LEGEND

- MAJOR CONTOUR LINE
MINOR CONTOUR LINE
EDGE OF PAVEMENT
PROPERTY LINE (SURVEYED)
- POND 1
SUBCATCH 1
WATERSHED ANALYSIS POINT A
REACH 1
- POND NODE
SUBCATCHMENT
WATERSHED ANALYSIS POINT
REACH NUMBER
SUBCATCHMENT BOUNDARY
TIME OF CONCENTRATION FLOW PATH
SHEET FLOW LENGTH
SHALLOW CONCENTRATED FLOW LENGTH
CHANNEL FLOW LENGTH

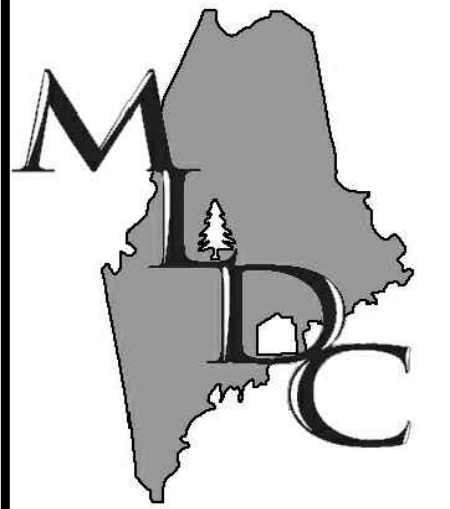
NOTES

1. THE STORMWATER MANAGEMENT PLAN PACKAGE, INCLUDING CALCULATIONS AND NARRATIVE, ARE AN INTEGRAL PART OF THE STORMWATER DRAINAGE STUDY AND CAN BE FOUND IN THE APPLICATION.
2. CONTOURS WERE COMPILED USING SEBAGO TECHINCS – HILL WAY ROAD DESIGN AND OWEN HASKELL BASE MAPPING OF THE LAND.
3. EXISTING IMPERVIOUS AREA: 871 SQ. FT.
4. NET PROPOSED IMPERVIOUS AREA: 5,663 SQ. FT.

SOIL LEGEND

- SOILS BOUNDARY
SOILS LABEL
- SOIL SLOPE
- SOIL
Hr – LYMAN–TURNBRIDGE
- SLOPE
A – 0–3% SLOPE
B – 3–8% SLOPE
C – 8–15% SLOPE
D – 15–30% SLOPE

- NOTE:
1. NRCS COUNTY SOIL MAP DOWNLOADED FROM WEB SOIL SURVEY, [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov).



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

MIXED USE BUILDING
SITE PLAN

14 HILL WAY
CAPE ELIZABETH, MAINE 04107

OWNER OF RECORD

TWO PENGUIN
PROPERTIES, LLC

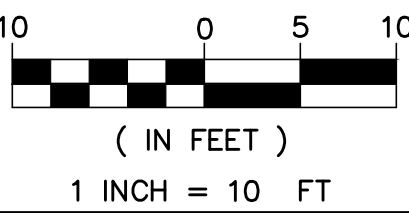
8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

MADE FOR

TWO PENGUIN
PROPERTIES, LLC

8 HILL WAY, UNIT A
CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:



SUBMISSION NOTES:

SUBMISSION 1: 2020-06-30 EJC
THIS REVISION IS FOR REVIEW

SUBMISSION 2: 2020-07-23 EJC
THIS REVISION IS FOR ROW UPDATE

SUBMISSION 3: 2020-07-28 EJC
THIS REVISION IS FOR PB REVIEW

SUBMISSION 4: 2020-08-26 EJC
THIS REVISION IS FOR PB COMMENTS

PROJ. MGR: RWD
DRAWN BY: EJC
CHECKED BY: RWD
SUBMISSION NO. 4
SURVEY DATE: N/A
SUBMISSION DATE: 2020-08-26
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

POST-
DEVELOPMENT
PLAN

SEAL:



RICHARD W. DUNTON ME PE #12485

DRAWING NO.

D2.0

MLDC NO. 20-103

2 OF 2