



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

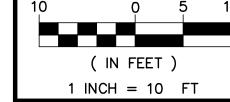
8 HILL WAY, UNIT A CAPE ELIZABETH, MAINE 04107

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 CLIENT REVIEW

SUBMISSION 2: 2020-07-28 EJC THIS REVISION IS FOR PB REVIEW

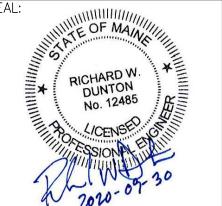
SUBMISSION 3: 2020-08-26 EJC THIS REVISION IS TO ADDRESS TOWN REVIEW COMMENTS

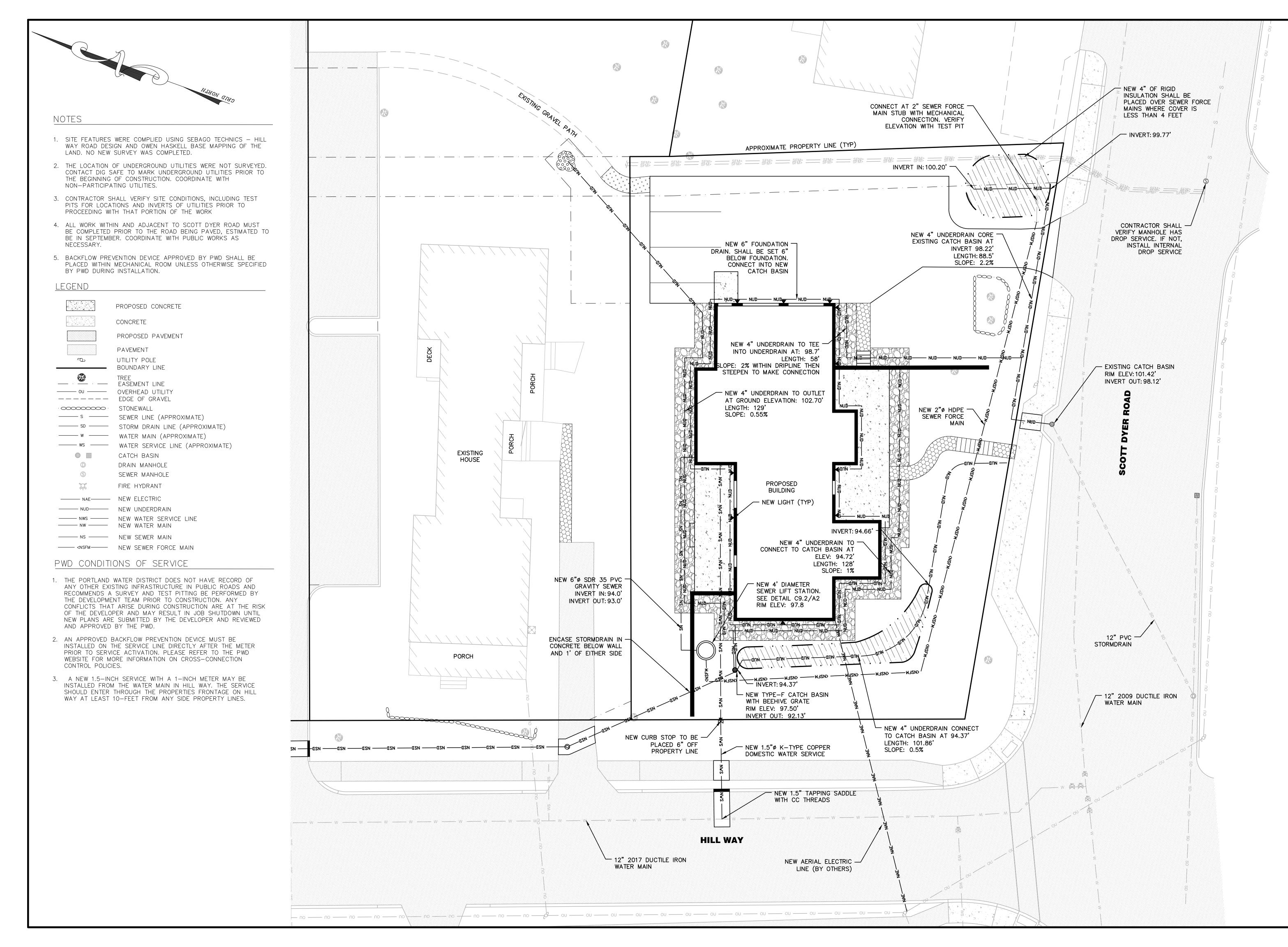
SUBMISSION 4: 2020-09-30 EJC THIS REVISION IS TO ADDRESS TOWN REVIEW COMMENTS

DRAWN BY: EJC CHECKED BY: SUBMISSION NO. RWD SURVEY DATE: SUBMISSION DATE: 2020-09-3 SUBMITTED FOR: REVIEW

GRADING PLAN

NOT FOR CONSTRUCTION







MAIN-LAND

DEVELOPMENT CONSULTANTS, INC.

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DRAWING SCALE:

(IN FEET)

1 INCH = 10 FT

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

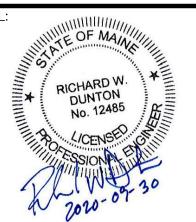
SUBMISSION 6: 2020-08-26 EJC THIS REVISION IS TO ADDRESS TOWN REVIEW COMMENTS

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: 2020-09SUBMITTED FOR: REVIEW

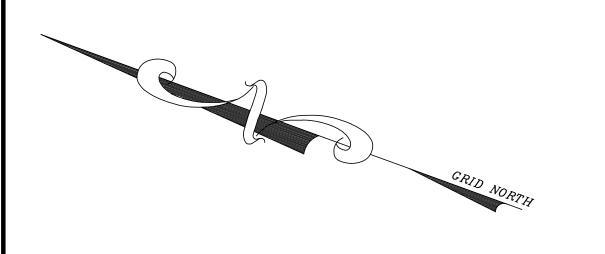
UTILITY PLAN

NOT FOR CONSTRUCTION



RICHARD W. DUNTON ME PE #1248

RAWING NO.



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 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

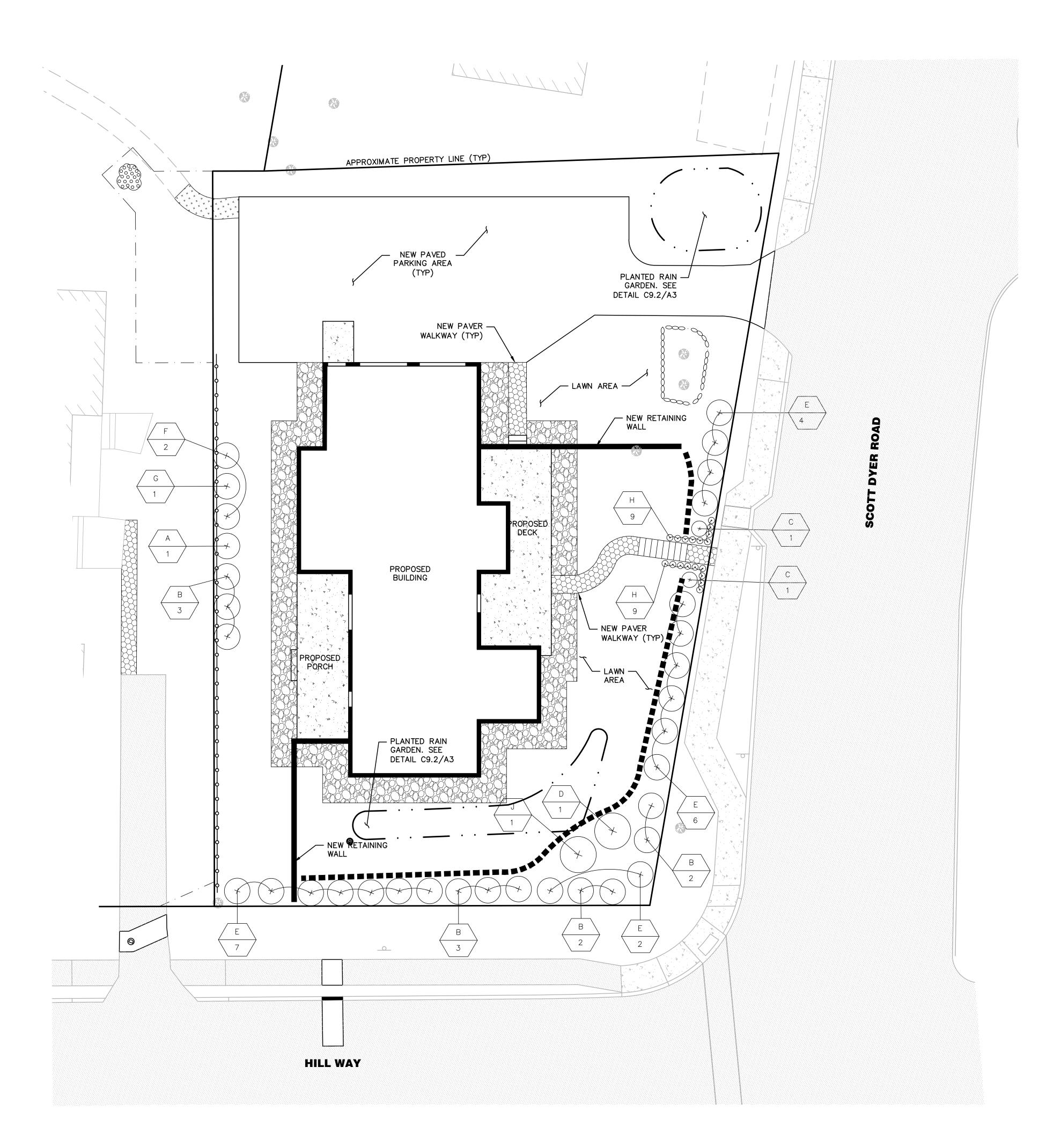
PROPERTY SETBACK

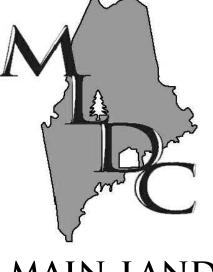
PLANT SPECIES DESIGNATION KEY LETTER AND QUANTITY

PROPOSED PAVED SURFACE

■■■■■■ CARPET JUNIPER

	PLANT LIST						
KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY.			
Α	HONEY LOCUSTS: GLEDITSIA TRIACANTHOS	2 <u>1</u> " CAL.	B+B	1			
В	WHITE CEDAR: THUJA OCCIDENTALIS	4-5' HT.	B+B	10			
С	CRAB APPLE: MALUS HYBRID AND HARVEST GOLD	2 <u>1</u> " CAL.	B+B	2			
D	KENTUCKY COFFEE TREE: GYMNOCLADUS DIOICUS	2 <u>1</u> " 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			
Н	DAY LILIES: HEMEROCALLIS FULVA POTTED		1 GAL.	18			
	CARPET JUNIPER: JUNIPERUS HORIZONTALES POTTEN	8" CAL.	5 GAL.				
J	WHITE BIRCH: BETULA PAPYRIFERA	2 <u>1</u> " CAL.	B+B	1			





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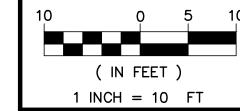
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SUBMISSION 2: 2020-07-27 EJC

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

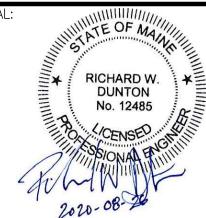
REVIEW SUBMISSION 5: 2020-08-26 EJC THIS REVISION IS FOR TOWN REVIEW

OF REVIEW COMMENTS

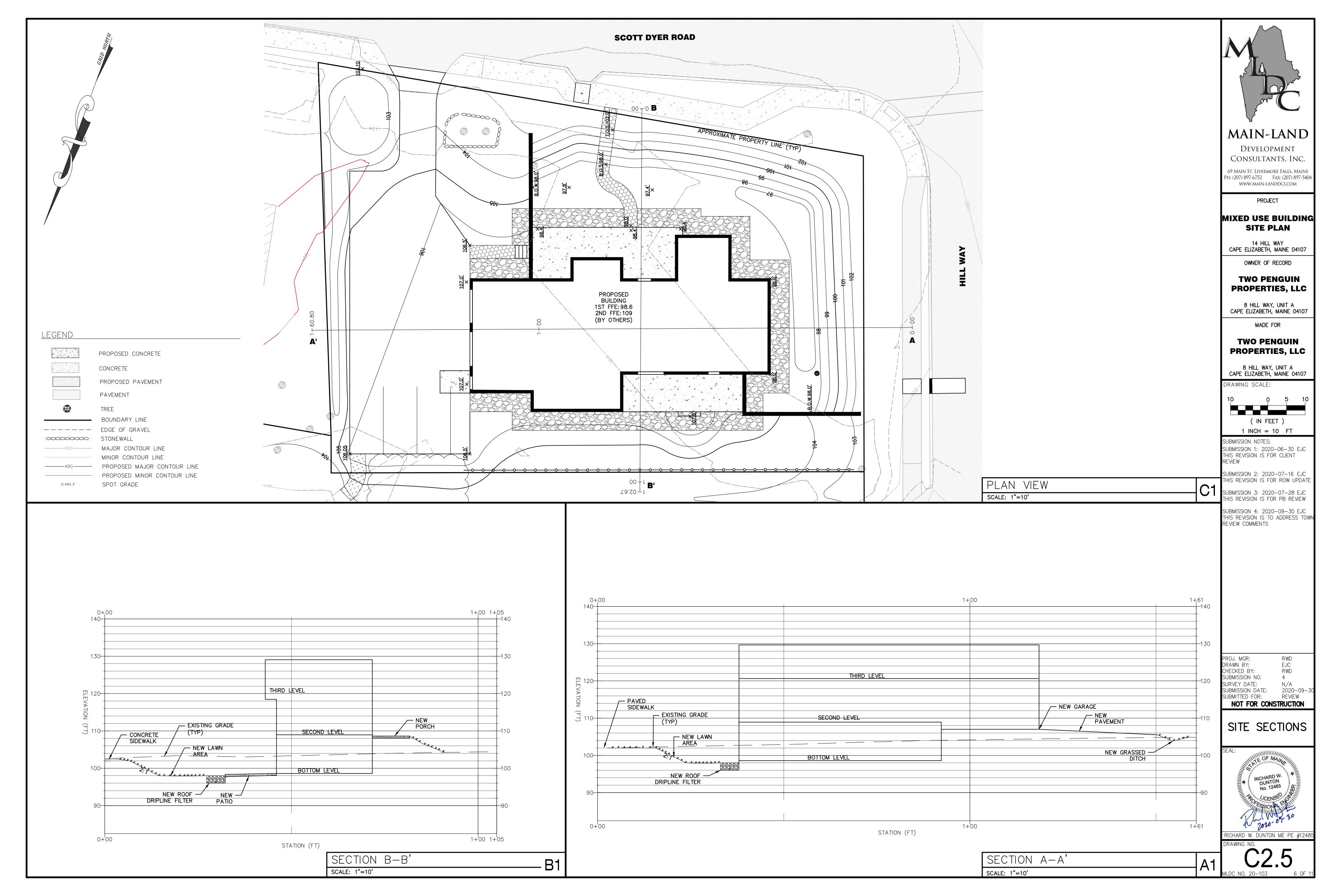
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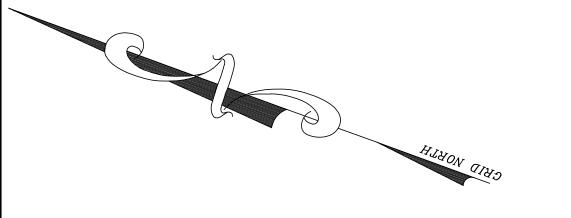
LANDSCAPE PLAN

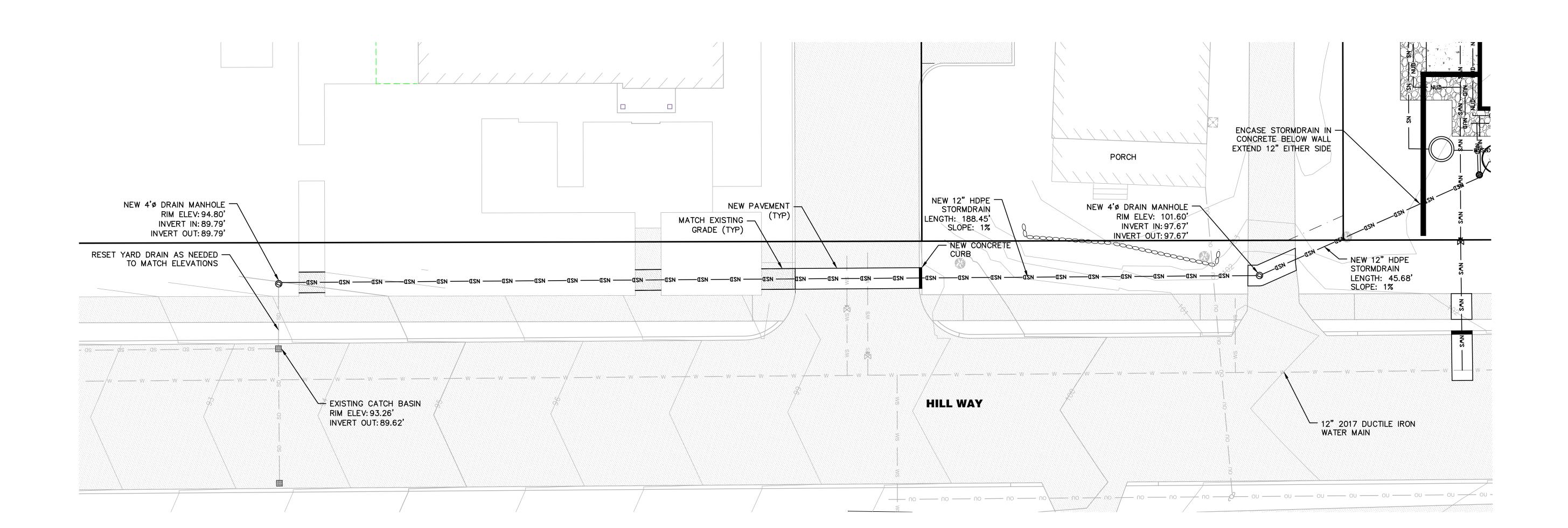
NOT FOR CONSTRUCTION



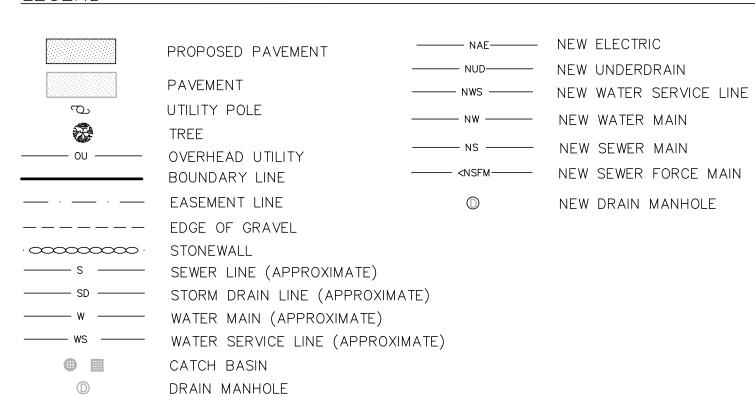
RICHARD W. DUNTON ME PE #1248







LEGEND



SEWER MANHOLE

FIRE HYDRANT

NOTES

- 1. SITE FEATURES WERE COMPLIED 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. ANY WORK WITHIN OR ADJACENT TO SCOTT DYER ROAD MUST BE COMPLETED PRIOR TO THE ROAD BEING PAVED, OR NOT DISTURB NEW PAVEMENT. PAVING ANTICIPATED TO TAKE PLACE IN SEPTEMBER. COORDINATE WITH PUBLIC WORKS AS NECESSARY.



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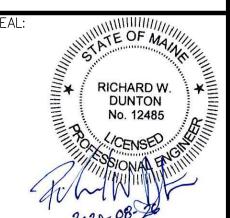
8 HILL WAY, UNIT A CAPE ELIZABETH, MAINE 04107 DRAWING SCALE:

(IN FEET) 1 INCH = 10 FT

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

> RWD DRAWN BY: EJC CHECKED BY: RWD SUBMISSION NO. SURVEY DATE: SUBMISSION DATE: 2020-08-2 SUBMITTED FOR: REVIEW NOT FOR CONSTRUCTION

PARTIAL PLAN



RICHARD W. DUNTON ME PE #1248

DANDY SACK TM SPECIFICATIONS

NOTE: THE DANDY SACK $^{\text{\tiny{TM}}}$ will be **manufactured in the U.S.A.** From a woven MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec ⁻¹	0.90

HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV	
Cook Toroile Steenath	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)	
Grab Tensile Strength		` '		
Grab Tensile Elongation	ASTM D 4632	%	24 X 10	
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)	
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)	
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)	
UV Resistence	ASTM D 4355	%	90	
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)	
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	5907 (145)	
Permittivity	ASTM D 4491	Sec ⁻¹	2.1	

FINISHED

- RIM ELEV: 97.5'

SQUARE FRAME AND

GRATE. ADJUST TO

GRADE WITH BRICK

AND SET IN MORTAR

INVERT IN 4" NUD (RAINGARDEN): 94.37 INVERT IN 6" NUD (FOUNDATION): 94.8'

WRAP BARREL FRAME AND GRATE

BEEHIVE SQUARE

H-20 RATED

20"

GRATE PLAN

INVERT IN 4" NUD (DRIPLINE): 94.7'

INVERT OUT 12" NSD: 92.13'

SECTIONS IN

3 LAYERS OF

6-MIL BLACK

POLY SHEETING.

GRADE

- REINFORCING

STEEL (TYP)

GRANULAR BEDDING

PRE-CAST TYPE-F CATCH BASIN

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES,

STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES.

WHITE PAINT, FLAGS, OR STAKES SO UTILITY CREWS KNOW WHERE TO MARK

PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH

B. CALL DIG SAFE, AT 1-888-DIGSAFE, AT LEAST THREE BUSINESS DAYS BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK.

D. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED

WITH COLOR-CODED PAINT, FLAGS, OR STAKES. NOTE THE COLOR OF THE

CONTACT THE LANDOWNER AND OTHER 'NON-MEMBER' UTILITIES (WATER,

RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING,

DRILLING, OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF

THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY,

G. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND

FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.

LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED

H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR

FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE P.U.C. OR VISIT

I. IF YOU DAMAGE, DISLOCATE, OR DISTURB ANY UNDERGROUND UTILITY

ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF

LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES

LINES ARE IMPROPERLY MARKED, YOU MUST FILE AND INCIDENT REPORT

SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE

C. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN

MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE

UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT

SEWER, GAS, ETC) FOR THEM TO MARK THE LOCATIONS OF THEIR

- COMPACTED

MATERIAL

JTILITY LOCATION REQUIREMENTS

MARKS TO THE AS-BUILT DRAWINGS

DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.

STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.

STEPS TO SAFEGUARD HEALTH AND PROPERTY.

NOT TO SCALE

THEIR LINES.

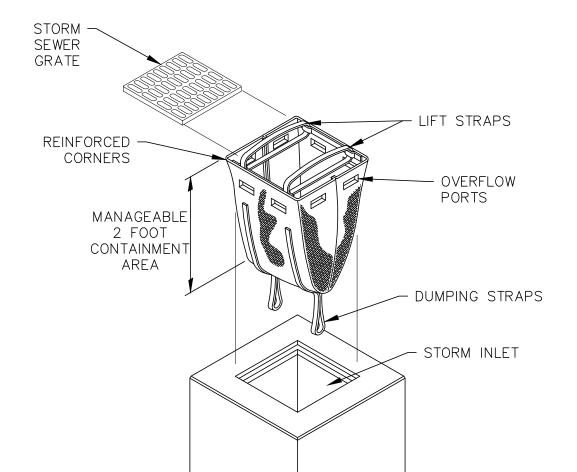
ADVANCE.

DRAWINGS.

THEIR WEBSITE.

OR ANY OTHER REASON.

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows



ROLL BOTH FENCE POSTS TOGETHER TO CONNECT TWO FENCE ENDS POSTS CONNECTION PLAN VIEW SUPPORT FENCE & POSTS, 6' O/C MAX SPACING (10' MAX. O/C FOR REINFORCED FABRIC) SECURE FABRIC TO POSTS 6"X6" BACKFILLED MIN 36" WIDE ANCHOR TRENCH 6" CONTINUOUS POLYPROPYLENE SEDIMENT CONTROL ANCHOR TRENCH FABRIC ON WIRE PROFIL SECTION FENCE

PLACE SILT FENCE OR FILTER BERMS ALONG UNIFORMLY SLOPED SURFACE. EROSION CONTROL MIX FILTER BERM MAY BE SUBSTITUTED FOR A SILTFENCE. SEE SITE GRADING AND EROSION CONTROL PLAN. EXCAVATE A 6"X6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER UNROLL ONE SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK

DOWNSTREAM) WALL OF THE TRENCH. DRIVE THE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE RENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE—IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AN TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

RESERVOIR COURSE SHALL BE 15 INCHES THICK AT MINIMUM AND SHALL

IF FOUNDATION BACKFILL IS A MINERAL SOIL BETWEEN 4 AND 7% FINES

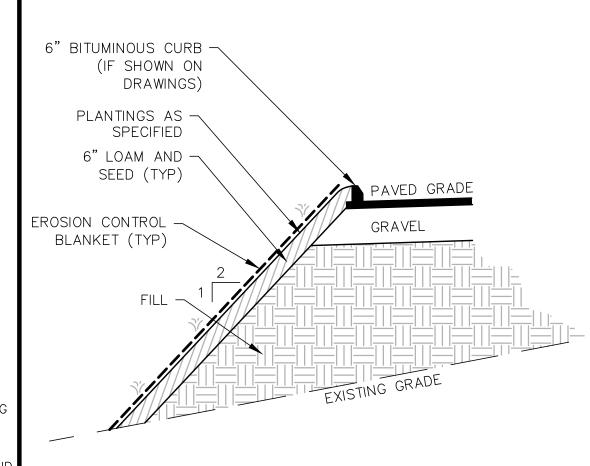
UNDERDRAIN MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL

MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR

UNDERDRAIN BACKFILL. CRUSHED ROCK IS ALSO ACCEPTABLE AND

SHOULD BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC.

CONSIST OF CLEAN, WASHED $\frac{3}{4}$ " TO 1" AGGREGATE THAT IS FREE OF



1. FILL SHALL BE COMPACTED IN 6" TO 12" LAYERS TO AVOID SETTLEMENT. COMPACT FILL UNDER PAVEMENTS AND GRAVEL AREAS TO 95% OF MAXIMUM DRY DENSITY; AND UNDER GRASS OR MULCH AREAS TO 90% OF MAXIMUM

DRY DENSITY. 2. SOILS SHALL NOT CONTAIN COBBLES LARGER THAN 8" IN THE GREATEST

DIMENSION, ICE, FROZEN SOIL, OR ROOTS/STUMPAGE. 3. DO NO WORK ON FROZEN OR MUDDY GROUND. 4. UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.

5. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.

6. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.

7. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS. 8. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.

9. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATERFLOW, START NEW ROLLS IN A TRANSVERSE DITCH.

10. OVERLAP ADJACENT EDGES OF MAT BT THREE (3) INCHES (MIN.) AND STAKE.

11. WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND

SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRINGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY. 12. DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE. 13. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.

14. STAKE OVERLAPS LONGITUDINALLY AT THREE (3) TO FIVE (5) FOOT

15. FOLLOW COLORED DOT PATTERNS BY MANUFACTURER.

TYPICAL EMBANKMENT NOT TO SCALE

STORM DRAIN INLET EROSION CONTROL

. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE

2. PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL USE, AND CURRENT ACTIVITY. REPORT DISCREPANCIES TO MAIN-LAND FOR DIRECTION PRIOR TO COMMENCING THE WORK ON THAT UTILITY.

 EXCAVATE AND STOCKPILE TOPSOIL ON—SITE. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. COORDINATE THE TOPSOIL

SITE LAYOUT AND MATERIALS

PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PROVIDE TACK COAT LAYER AS SPECIFIED.

L2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

GRADING AND EROSION CONTROL

. ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.

DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH AND MULCH.

PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS

JTILITIES

. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE

FORCE MAIN. WHERE VERTICAL SEPARATION CANNOT BE OBTAINED, MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

ON BEDDING MATERIAL 6-INCHES ABOVE OR BELOW SEWER PIPE OR 4 FEET OF SEPARATION.

J4. UNDERDRAINS, INCLUDING INTERIOR UNDERSLAB UNDERDRAINS, INTERIOR AND EXTERIOR FOUNDATION UNDERDRAINS, AND RETAINING WALL UNDERDRAINS, SHALL BE PROVIDED AND INSTALLED BY THE SITE ADDITIONAL UNDERDRAINS NOT SHOWN ON THE SITE UTILITIES PLAN DRAWINGS. PLACE TOP OF EXTERIOR UNDER DRAIN CLEANOUTS IN LAWN OR PLANT BEDS 2 INCHES BELOW GRADE, OR WITH CLEAN-OUT

16. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES AND TOWN OF CAPE ELIZABETH PUBLIC

NOTES:

RESERVOIR

(SEE NOTE 1)

COURSE

FILTER MATERIAL

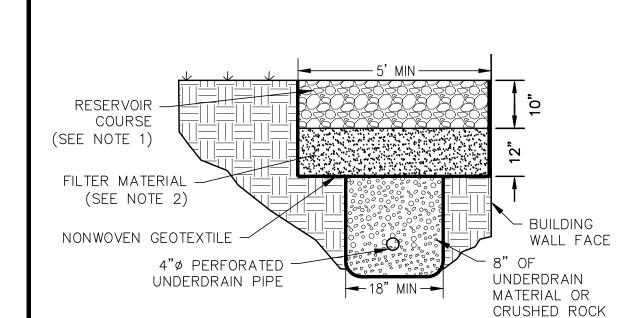
(SEE NOTE 2)

NONWOVEN GEOTEXTILE

C2

- RESERVOIR COURSE SHALL BE 8 INCHES THICK AT MINIMUM AND SHALL CONSIST OF CLEAN, WASHED $\frac{3}{4}$ " TO 1" AGGREGATE THAT IS FREE OF
- IF FOUNDATION BACKFILL IS A MINERAL SOIL BETWEEN 4 AND 7% FINES IT MAY BE USED AS THE FILTER MATERIAL.
- UNDERDRAIN MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL. CRUSHED ROCK IS ALSO ACCEPTABLE AND SHOULD BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC.

- RESERVOIR COURSE SHALL BE 10 INCHES THICK AT MINIMUM AND SHALL CONSIST OF CLEAN, WASHED $\frac{3}{4}$ " TO 1" AGGREGATE THAT IS FREE OF
- 2. IF FOUNDATION BACKFILL IS A MINERAL SOIL BETWEEN 4 AND 7% FINES IT MAY BE USED AS THE FILTER MATERIAL
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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 TO ADDRESS PB OMMENTS

SUBMISSION 5: 2020-09-30 EJC THIS REVISION IS TO ADDRESS PB COMMENTS

ROOF DRIPLINE FILTER #3

4"ø PERFORATED

UNDERDRAIN PIPE

IT MAY BE USED AS THE FILTER MATERIAL.

NOT TO SCALE

RESERVOIR

(SEE NOTE 1)

COURSE

FILTER MATERIAL

(SEE NOTE 2)

NONWOVEN GEOTEXTILE

ROOF DRIPLINE FILTER #2

COMPACTED —

GRAVEL

CLEAN

4"ø PERFORATED

UNDERDRAIN PIPE

→ 18" MIN →

BUILDING

UNDERDRAIN

MATERIAL OR

CRUSHED ROCK

BUILDING

OR OTHER

OBSTRUCTION

WALL FACE

ROOF DRIPLINE FILTER #7

BACKFILL WITH -

AS SPECIFIED

ABOVE PIPE

APPROVED EXCAVATED

MATERIAL COMPACTED

MARKER TAPE 12"

GRANULAR PIPE

MAX. DENSITY

BEDDING MATERIAL

COMPACTED TO 95%

NOT TO SCALE

NEW PAVED AREA - SAW CUT EXISTING PAVEMENT PRIOR TO EXCAVATION SEEDED AREA

D + 2' - 6'' MAX

PIPE BEDDING

ZONE

 $\left(\begin{array}{c} D \end{array} \right)$

ADDITIONAL 4" BEDDING

IF LEDGE ENCOUNTERED

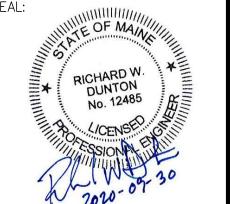
GRAVEL BASE/

SUBBASE IN ROADWAYS

DRAWN BY: EJC CHECKED BY: RWD SUBMISSION NO. SURVEY DATE: N/A SUBMISSION DATE: 2020-09-UBMITTED FOR: REVIEW NOT FOR CONSTRUCTION

RWD

SITE DETAILS



ICHARD W. DUNTON ME PE #124 RAWING NO.

NOT TO SCALE

NOT TO SCALE

BITUMINOUS PAVEMENT

1" HOT MIX ASPHALT 12.5mm SURFACE

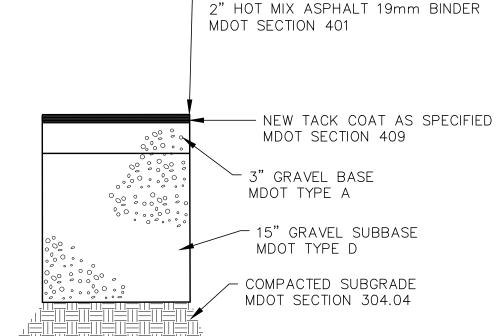
BUILDING

UNDERDRAIN

MATERIAL OR

CRUSHED ROCK

WALL FACE



BITUMINOUS ROADS & PARKING

PAVEMENT PATCH WITHIN HILL WAY SHALL MATCH EXISTING PAVEMENT DEPTHS. SEE DETAIL (C9.3/A5)

TYPICAL UNDERDRAIN

NOT TO SCALE

BITUMINOUS PAVEMENT DETAILS

NOT TO SCALE

PIPE TRENCH NOT TO SCALE

1 | | | |

/2 12" PIPE

NOT TO SCALE

WITH THE P.U.C.. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE P.U.C. AT 1-800-452-4699. UTILITY LOCATION REQUIREMENTS

GENERAL NOTES NOT TO SCALE

NONWOVEN GEOTEXTILE -

COMPACTED CRUSHED STONE

FULL OVERLAP TOP

UNDERDRAIN PIPE WITH

PERFORATIONS ON

LOWER HALF

/2 4", PIPE

NOT TO SCALE EXISTING CONDITIONS AND DEMOLITION

REMOVAL SCHEDULE WITH THE OWNER IN ADVANCE.

PAVEMENT IN SMOOTH STRAIGHT LINES WHERE NEW PAVEMENT JOINS.

OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES

. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE.

. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE, PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED

OF FINAL GRADING.

NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES

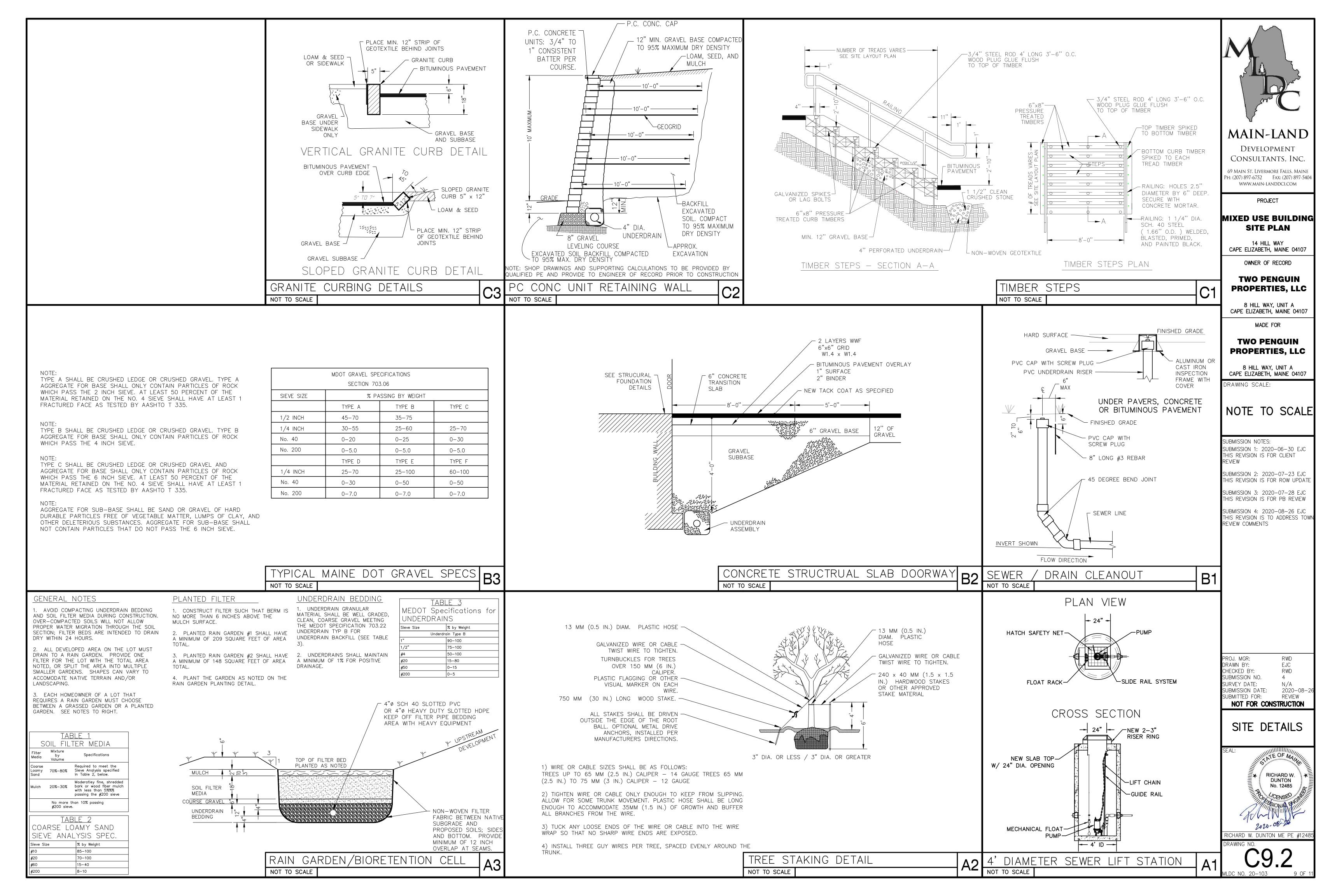
J2. PROVIDE AT LEAST 5' OF SOIL COVER OVER WATER LINES AND SEWER BETWEEN WATER AND SEWER, THE SEWER SHALL BE CONSTRUCTED OF STANDARDS-OF-CONSTRUCTION AND SHALL BE PRESSURE TESTED TO

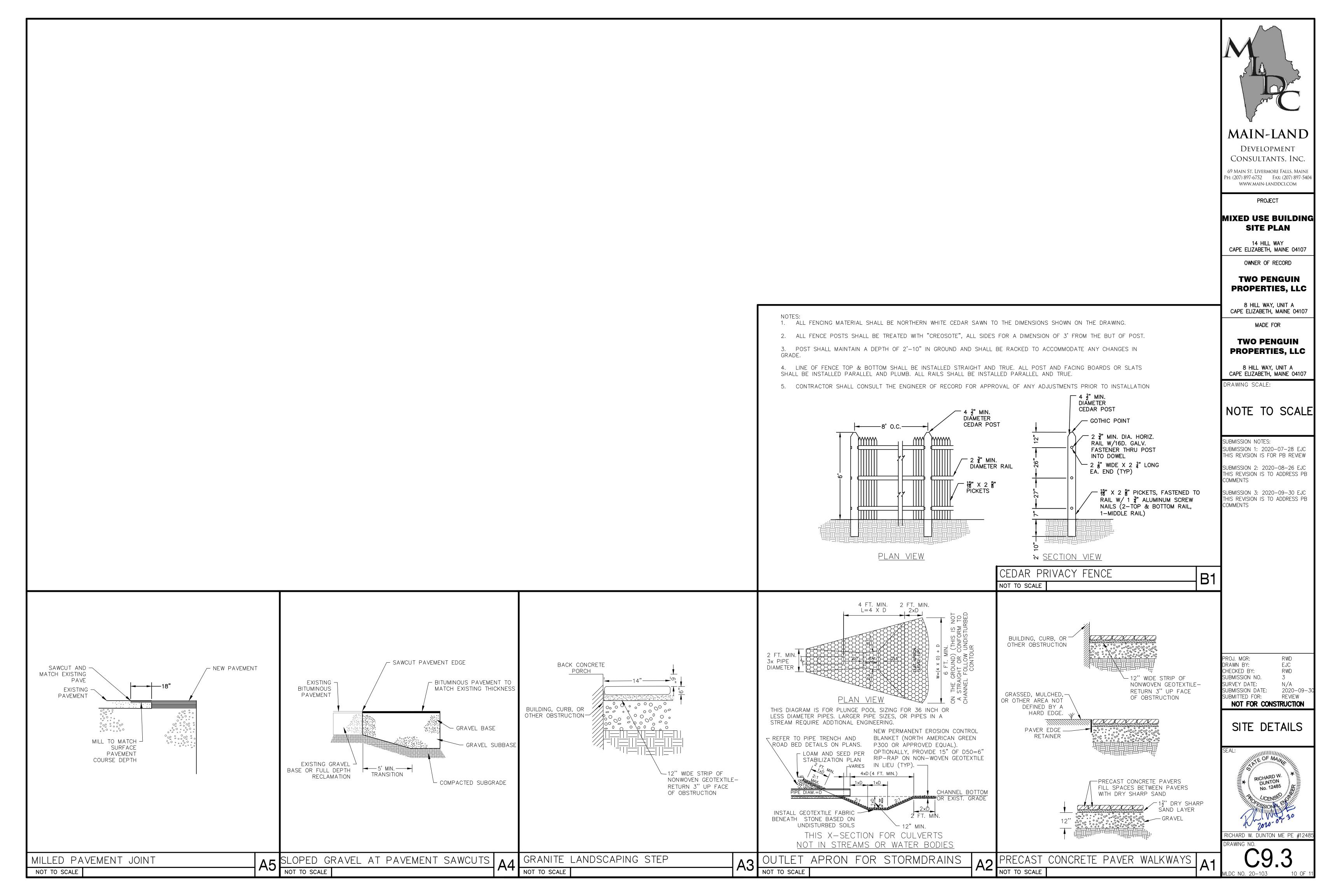
J3. PROVIDE 4 FOOT WIDE LAYER OF 2—INCH THICK RIGID FOAM INSULATION WATER PIPE, WHERE IT CROSSES A STORM DRAIN PIPE WITH LESS THAN

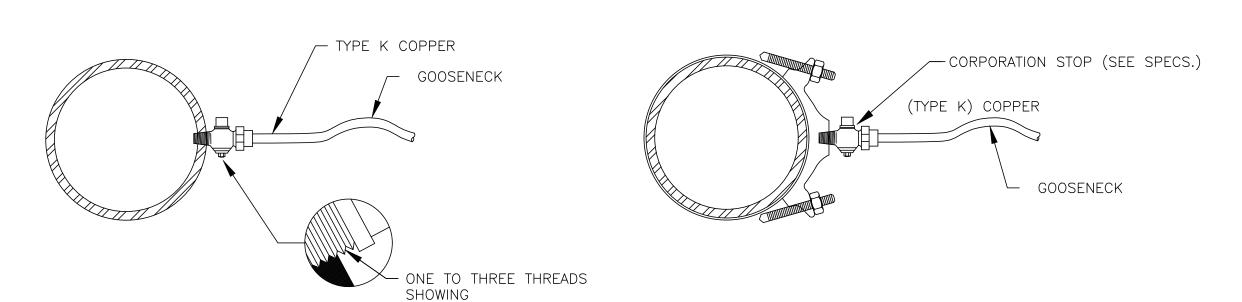
CONTRACTOR. SEE THE STRUCTURAL FOUNDATION PLAN DRAWINGS FOR COVER AS SHOWN ON THE SITE DETAILS DRAWING.

J5. CLEAN SEDIMENTS FROM NEW AND EXISTING STORM DRAIN PIPES AND CATCH BASINS.

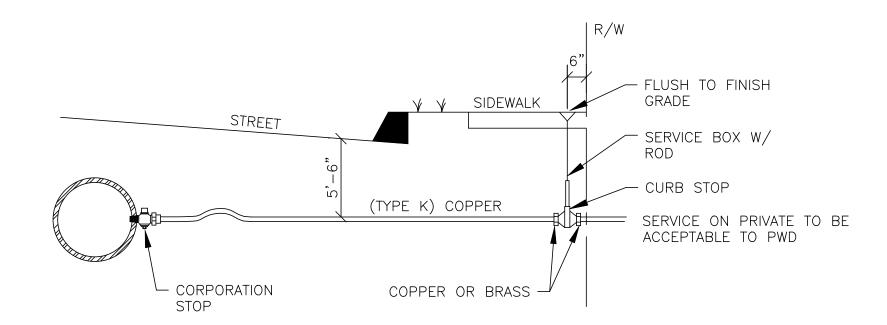
WORKS DEPARTMENT.



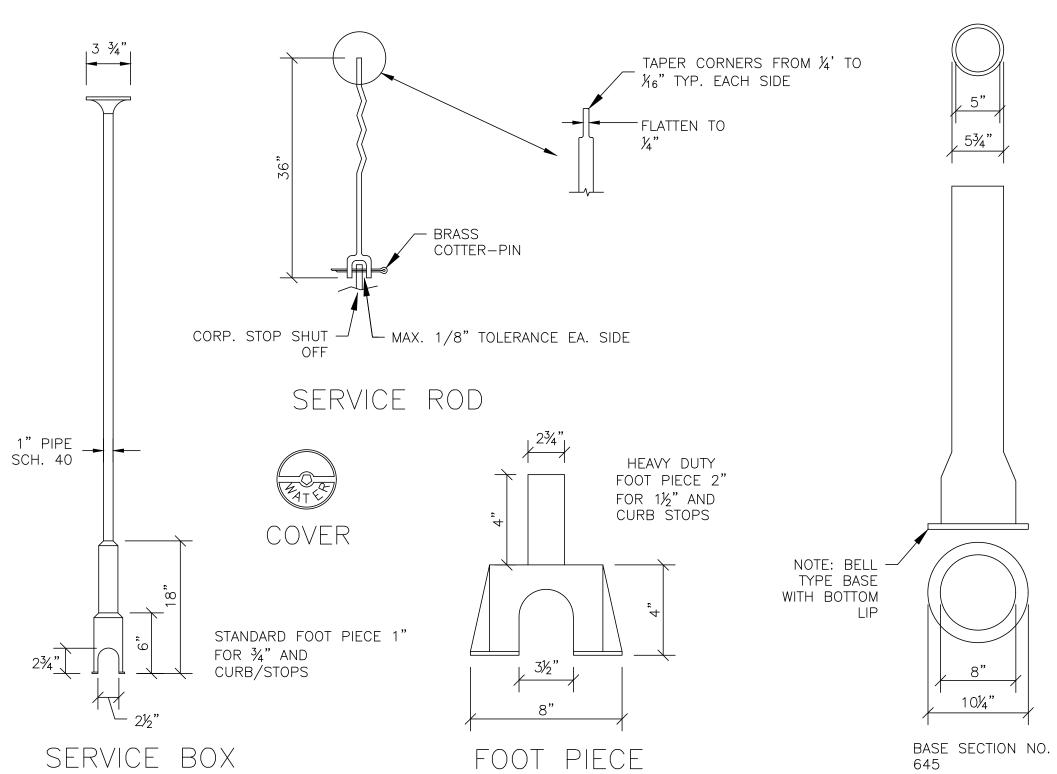




SERVICE TAP (3/4" AND 1" C.C. THREAD) SERVICE SADDLE (1-1/2" AND 2" C.C. THREAD)

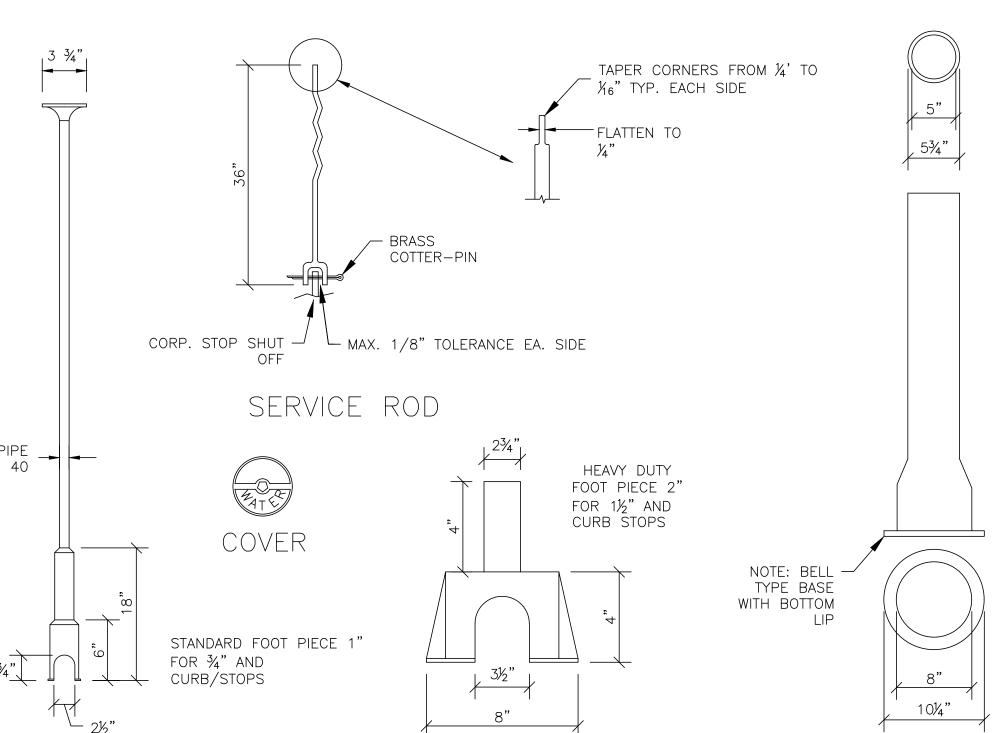


TYPICAL SERVICE CONNECTION



NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES:
1. 1" FEMALE IRON PIPE COUPLING

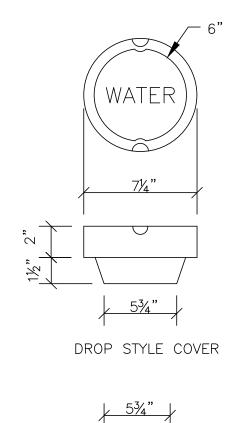
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)



INTERMEDIATE SECTION NO.58

TOP SECTION NO.56

VALVE BOX & COVER



(NUMBERS ARE FOR 5 ¼" BUFFALO VALVE BOXES)

(BASE SECTION MAY BE USED AS INTERMEDIATE SECTION)

MIXED USE BUILDING SITE PLAN 14 HILL WAY CAPE ELIZABETH, MAINE 04107 OWNER OF RECORD

> **TWO PENGUIN** PROPERTIES, LLC

MAIN-LAND

Development CONSULTANTS, INC.

69 Main St. Livermore Falls, Maine Ph: (207) 897-6752 Fax: (207) 897-5404 www.main-landdci.com

PROJECT

8 HILL WAY, UNIT A CAPE ELIZABETH, MAINE 04107

MADE FOR **TWO PENGUIN** PROPERTIES, LLC

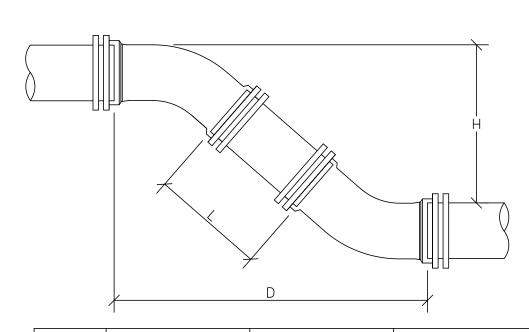
8 HILL WAY, UNIT A CAPE ELIZABETH, MAINE 04107

DRAWING SCALE:

NOTE TO SCALE

THIS REVISION IS TO ADDRESS PB COMMENTS

SUBMISSION NOTES: SUBMISSION 1: 2020-07-28 EJC THIS REVISION IS FOR PB REVIEW SUBMISSION 2: 2020-08-26 EJC

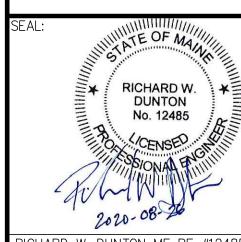


	6" PIPE		8" PIPE		12" PIPE	
Н	D	L	D	L	D	L
12"	1'6-1/2"	0' 10-1/2"	1' 7-1/2"	0' 9-1/2"	1' 11-1/2"	0' 5-1/2"
13"	1' 7-1/2"	0' 11-7/8"	1' 8-1/2"	0' 10-7/8"	2' 0-1/2"	0' 6-7/8"
14"	1' 8-1/2"	1' 1-5/16"	1' 9-1/2"	1' 0-5/16"	2' 1-1/2"	0' 8-5/16"
15"	1' 9-1/2"	1' 2-11/16"	1' 10-1/2"	1' 1-11/16"	2' 2-1/2"	0' 9-11/16"
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"
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"
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"
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"
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"
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"
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"
23"	2'5-1/2"	2'2"	2' 6-1/2"	2' 1"	2' 10-1/2"	1'9"
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"
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"
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"
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"
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"
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"
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"
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"
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"
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"
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"
35"	3' 5-1/2"	3' 7"	3' 6-1/2"	3' 6"	3' 10-1/2"	3' 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"
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"
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"
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"
40" 41"	3' 10-1/2" 3' 11-1/2"	4' 2-1/16"	3' 11-1/2" 4' 0-1/2"	4' 1-1/16"	4' 3-1/2" 4' 4-1/2"	3' 9-1/16" 3' 10-1/2"
41 42"	/ -	4' 3-1/2"		4' 2-1/2" 4' 3-7/8"	· · · · · · · · · · · · · · · · · · ·	/
42	4' 0-1/2" 4' 1-1/2"	4' 4-7/8" 4' 6-5/16"	4' 1-1/2" 4' 2-1/2"	4 3-7/8 4' 5-5/16"	4' 5-1/2" 4' 6-1/2"	3' 11-7/8" 4' 1-5/16"
44"	4 1-1/2 4' 2-1/2"	4' 6-5/16" 4' 7-3/4"	4 2-1/2 4' 3-1/2"	4 5-5/16	4 6-1/2	4' 2-3/4"
45"	4 2-1/2 4' 3-1/2"	4 7-3/4 4' 9-1/8"	4 3-1/2 4' 4-1/2"	4 6-3/4	4 7-1/2 4' 8-1/2"	4' 4-1/8"
46"	4' 4-1/2"	4' 10-9/16"	4' 5-1/2"	4 9-1/6"	4' 9-1/2"	4' 5-9/16"
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"
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"
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"
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"
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"
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"
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"
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"
55"	5' 1-1/2"	5' 11-5/16"	5' 2-1/2"	5' 10-5/16"	5' 6-1/2"	5' 6-5/16"
	3 . 1/2	1 0/10	J = 1/2	1 - 10 0/10	3 0 1/2	2 0 0/10

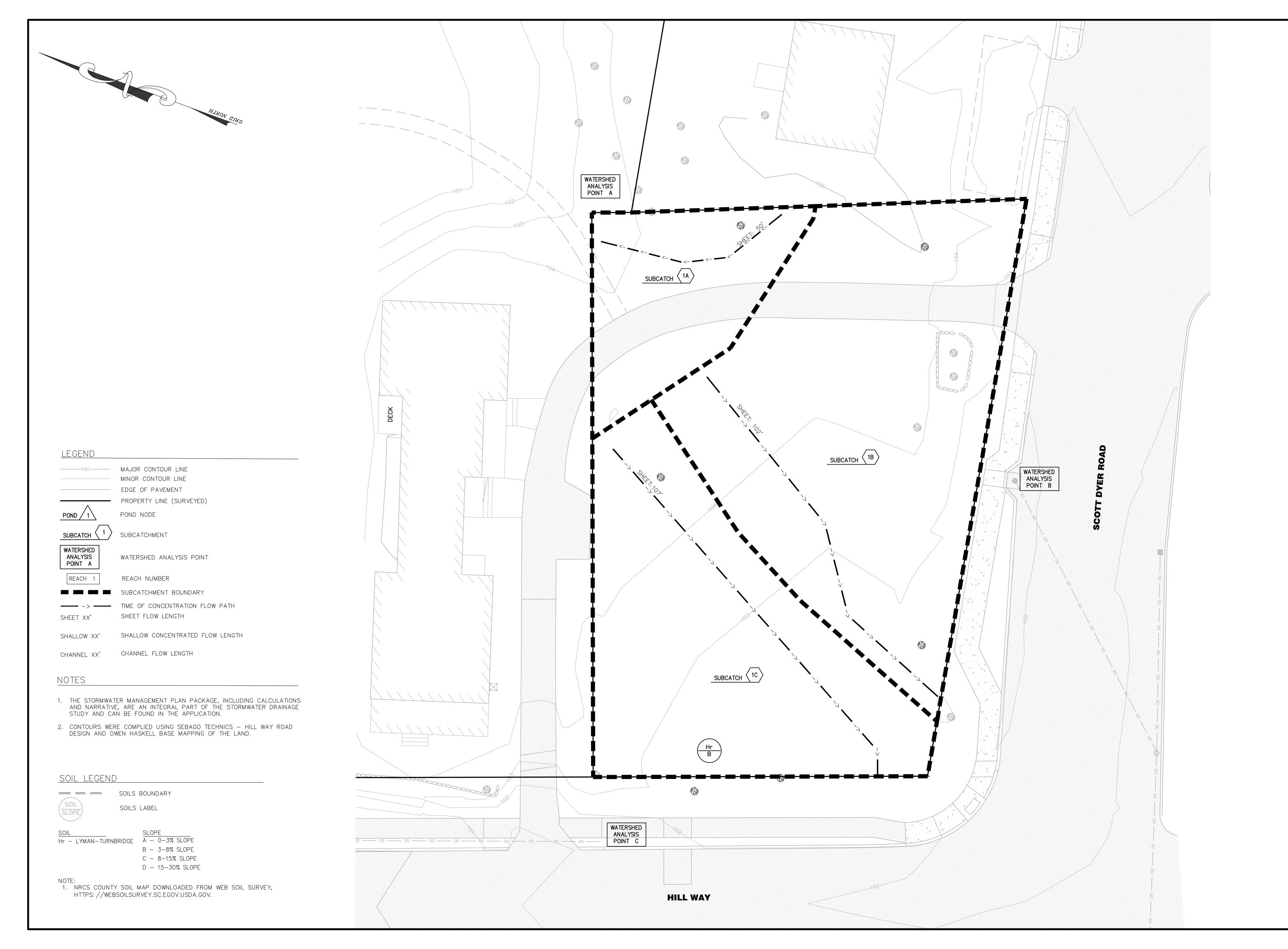
DRAWN BY: CHECKED BY: SUBMISSION NO. EJC RWD SURVEY DATE: N/A SUBMISSION DATE: SUBMITTED FOR: 2020-08-2 REVIEW

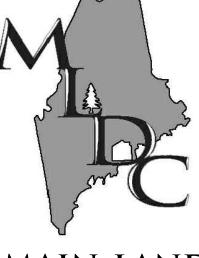
SITE DETAILS

NOT FOR CONSTRUCTION



PORTLAND WATER DISTRICT DETAILS NOT TO SCALE





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 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

DRAWN BY: CHECKED BY: SUBMISSION NO. SURVEY DATE: SUBMISSION DATE: SUBMITTED FOR: 2020-07-2

PRE-DEVELOPMENT

NOT FOR CONSTRUCTION

EJC

REVIEW

