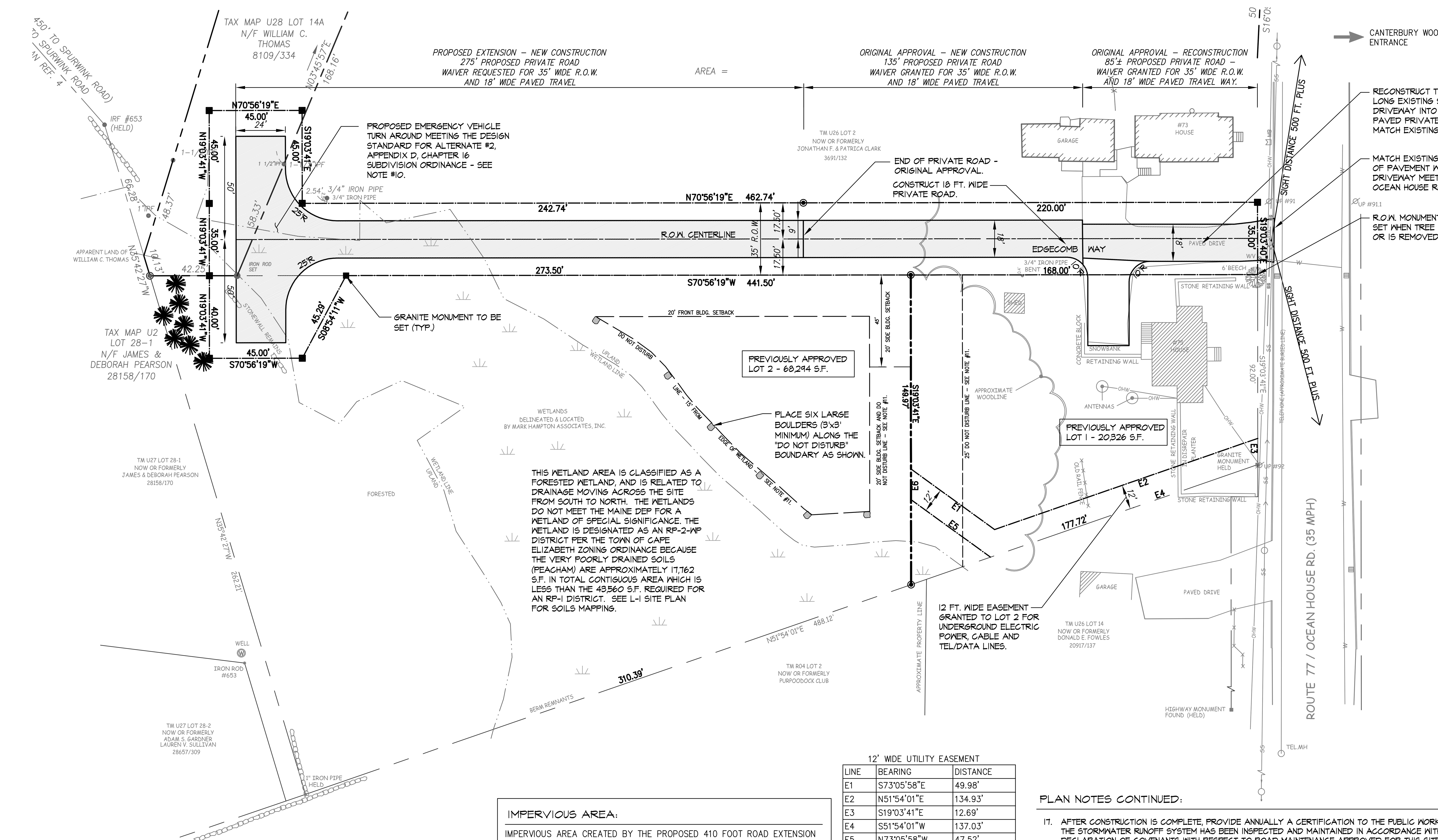

PLAN NOTES:

1. BOUNDARY SURVEY AND EXISTING CONDITIONS PREPARED MARCH OF 2017 BY STATEWIDE SURVEYS, INC. OF CAPE ELIZABETH MAINE. SANITARY SEWER ELEVATIONS ARE BASED ON NAVD 88. BENCHMARK: DISK T-97 LOCATED AT MAHONEY MIDDLE SCHOOL. ELEVATION CONVERTED TO NAVD 88 USING CORPSCON. TOPOGRAPHY BASED ON LIDAR OBTAINED BY LAND DESIGN SOLUTIONS.
2. WETLAND DELINEATION AND VERNAL POOL INVESTIGATION WAS PERFORMED MAY 2017 AND 2018 BY MARK HAMPTON ASSOCIATES OF PORTLAND MAINE. HAMPTON ASSOCIATES THEN RE-DELINEATED THE WETLAND IN THE AREA OF PROPOSED ROAD EXTENSION IN DECEMBER OF 2019.
3. A SOILS INVESTIGATION WAS PERFORMED JULY 2, 2017 BY MARK HAMPTON ASSOCIATES OF PORTLAND MAINE. THE SITE SOILS WERE IDENTIFIED AND A REPORT PREPARED. AN OFF SITE SOILS INVESTIGATION WAS PERFORMED SEPTEMBER 27, AND OCTOBER 20, 2017 TO MAP CONTIGUOUS VERY POORLY DRAINED SOILS.
4. FEMA MAP COMMUNITY PANEL NUMBER 230043 0008 C DATED JUNE 19, 1985. THE PARCEL IS LOCATED IN FLOOD ZONE C WHICH IS DESIGNATED AS AN AREA OF MINIMAL FLOODING.
5. A SOILS INVESTIGATION OF THE EXISTING SHARED DRIVE WAS PERFORMED BY S.W. COLE ENGINEERING, INC. JUNE 29, 2017 IN ORDER TO ASSESS THE CONDITION OF THE GRAVEL BASE.
6. SIGHT DISTANCE FROM THE CENTER OF THE PROPOSED PRIVATE ROAD IS IN EXCESS OF 500 FEET IN BOTH DIRECTIONS. SITE DISTANCE WAS MEASURED IN THE FIELD BY LAND DESIGN SOLUTIONS.
7. A FIRE HYDRANT IS LOCATED APPROXIMATELY 425 FT. NORTH OF THE EXISTING DRIVEWAY ENTRANCE ON ROUTE 77.
8. PER THE TOWN'S ZONING ORDINANCE OCEAN HOUSE ROAD / ROUTE 77 IS CONSIDERED AN ARTERIAL ROAD.
9. THE PROPOSED LOT PROPOSES TO UTILIZE THE MUNICIPAL WATER AND SEWER UTILITIES LOCATED IN ROUTE 77 / OCEAN HOUSE ROAD.
10. PROPOSED TURN AROUND DESIGN IS BASED ON DESIGN ALTERNATE #2 IN APPENDIX D OF THE SUBDIVISION ORDINANCE AND IS DESIGNED TO ACCOMMODATE A B40 VEHICLE.
11. THE AREAS DESIGNATED AS "DO NOT DISTURB" ARE TO BE MAINTAINED IN THEIR NATURAL WOODED STATE WITH THE EXCEPTION OF, AND ONLY AFTER THE APPROVAL OF THE CODE ENFORCEMENT OFFICER, OF UTILITY INSTALLATION, DRIVEWAY CONSTRUCTION, THE REMOVAL OF FALLEN LIMBS, AND DEAD AND DISEASED BRANCHES AND TREES. SEE L-1 SITE PLAN FOR ADDITIONAL INFORMATION.
12. THE TOWN OF CAPE ELIZABETH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.
13. THE TOWN CANNOT CONSIDER ACCEPTANCE OF THE ROADWAY UNTIL SUCH TIME AS THE ROADWAY HAS BEEN UPGRADED TO MEET ALL RELEVANT TOWN PUBLIC ROAD STANDARDS.
14. SANITARY SEWER SERVICE - THE SANITARY SEWER CONNECTION IS TO BE COORDINATED WITH THE CAPE ELIZABETH PUBLIC WORKS DEPARTMENT. PRIOR TO CONSTRUCTION OF THE FORCE MAIN THE CONTRACTOR SHALL PROVIDE THE PUBLIC WORKS DIRECTOR WITH A VENDOR (SUCH AS STEVENS ELECTRIC AND PUMP SERVICE OUT OF MONMOUTH) SUPPLIED DESIGN FOR A PUMP SYSTEM AND PIPEING DESIGN INCLUDING A BACKFLOW PREVENTER AND CLEANOUT SEALED BY A MAINE LICENSED ENGINEER. SEE UTILITY NOTES ON PLAN L-1 SITE PLAN FOR ADDITIONAL INFORMATION.
15. SEE BOUNDARY SURVEY, L-1 SITE PLAN, L-2 SITE DETAILS AND EROSION AND SEDIMENTATION NOTES, AND L-3 SITE DETAILS FOR ADDITIONAL INFORMATION.
16. SCREENED IMAGES REPRESENT EXISTING CONDITIONS.

LEGEND:

EXISTING:		PROPOSED:
N51°54'01"E 488.12'	PROPERTY LINE	S19°03'41"E 310.39'
	RIGHT OF WAY	
	EASEMENT	
	BUILDING SETBACK	
	DO NOT DISTURB LINE	
	IRON PIPE OR ROD FOUND	
	IRON ROD TO BE SET	
	GRANITE MONUMENT TO BE SET	
	PAVEMENT	
	CURB	
	GRASS SHOULDER	
OHW	OVERHEAD WIRES	
	UNDERGROUND UTILITIES	UGU
SS SS	SANITARY SEWER	SS SS
W W W	WATER SERVICE	W W
	FENCE	
WV	WATER VALVE	
	STONE WALL	
	UTILITY POLE	
	CATCH BASIN	
MB	MAILBOX	
	BUILDING	
	DECIDUOUS TREE	
	TREE LINE	
	WETLAND	

PLAN REFERENCES:

1. PLAN OF EDGECOMB WAY, REVISION D, DATED 11-28-2017 PREPARED FOR KTO, LLC BY LAND DESIGN SOLUTIONS, AND RECORDED JANUARY 2, 2018 IN BOOK 218, PAGE 1.
2. AMENDED PLAN OF EDGECOMB WAY REVISION C DATED 5-4-20 PREPARED FOR KGM, LLC BY LAND DESIGN SOLUTIONS AND RECORDED MAY 22, 2020 IN BOOK 220, PAGE 133.

12' WIDE UTILITY EASEMENT

LINE	BEARING	DISTANCE
E1	S73°05'58"E	49.98'
E2	N51°54'01"E	134.93'
E3	S19°03'41"E	12.69'
E4	S51°54'01"W	137.03'
E5	N73°05'58"W	47.52'
E6	N19°03'41"W	14.83'

SURVEY PLAN REFERENCES

1. PLAN OF LAND IN CAPE ELIZABETH MAINE OWNED BY PHINEAS W. SPRAGUE SURVEYED BY E.C. JORDAN & CO. SEPT. 1920 SUPPLEMENTED MAY 1936.
2. PURPOODOCK CLUB OCEAN HOUSE ROAD DEVELOPMENT CAPE ELIZABETH MAINE BY DALE CARUTHERS DATED SEPTEMBER 7, 1961 RECORDED IN PLAN BOOK 60 PAGE 60.
3. PLAN OF LAND IN CAPE ELIZABETH MAINE FOR PURPOODOCK CLUB BY OWEN HASKELL, INC. DATED JULY 1966 RECORDED IN PLAN BOOK 72 PAGE 26.
4. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE AID HIGHWAY NO.1 FEDERAL AID PROJECT NO. M-0575(1) DOT FILE NO. 3-303 DATED MARCH 1982.
5. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 1 FEDERAL AID PROJECT NO. S-0120(4) SECTION (1) S.H.C. FILE NO. 3-169 DATED AUGUST 1967.
6. LOT PLAN - PURPOODOCK DRIVE OF: PETER RUMERY PROPERTY CAPE ELIZABETH MAINE FOR FITZPATRICK ASSOCIATES BY SEBAGO TECHNICS DATED 12-31-96 RECORDED IN PLAN BOOK 197 PAGE 168.
7. STANDARD BOUNDARY SURVEY PETER C. & JUDITH J. RUMERY PURPOODOCK DRIVE CAPE ELIZABETH MAINE BY RICHARD A. MANTHORNE DATED JUNE 25, 1996 RECORDED IN PLAN BOOK 197 PAGE 137.
8. TOWN OF CAPE ELIZABETH TAX MAP U26.

SURVEY NOTES

1. STATEWIDE SURVEYS, INC. COMPLETED THE BOUNDARY SURVEY FOR KEVIN O' DONOVAN (PRESENT TAX MAP U26 LOTS 1 & 1-1) ONLY. THE WETLANDS, SOILS, ACCESS DESIGN AND SURVEYS ON ABUTTING LANDS WERE COMPLETED BY OTHERS AND WITHOUT LIABILITY TO STATEWIDE SURVEYS, INC.
2. UNDERGROUND UTILITIES WERE NOT LOCATED AS A RESULT OF THIS FIELD SURVEY AND SHOULD BE CONFIRMED AND MARKED IN THE FIELD PRIOR TO ANY SITE MODIFICATIONS.
3. BASIS OF BEARINGS: MAGNETIC OBSERVATION 1996 PER. PLAN REFERENCE 6.
4. ELEVATIONS SHOWN ARE BASED ON NAVD-88 BENCHMARK: DISK T-97 LOCATED AT MAHONEY MIDDLE SCHOOL. ELEVATION CONVERTED TO NAVD-88 USING CORPS-CON.
5. THE PROPOSED ACCESS RIGHT OF WAY TO BE MARKED IN THE FIELD UPON APPROVAL BY TOWN AUTHORITIES.
6. ANY NECESSARY EASEMENT AND LEGAL DESCRIPTIONS TO BE PREPARED UPON APPROVAL OR AS REQUIRED.

IMPERVIOUS AREA:

IMPERVIOUS AREA CREATED BY THE PROPOSED 410 FOOT ROAD EXTENSION (FROM THE EXISTING DRIVEWAY TO END OF HAMMERHEAD) = 9,633 +/- S.F.

EXISTING LOT:

ZONE:	RESIDENTIAL C DISTRICT (RC) WETLAND IS IN RP–2–WP (WETLAND PROTECTION DISTRICT)
LOT SIZE:	88,620 S.F. (2.02 ACRES)
TAX MAP:	U26 LOT 1
USE:	PERMITTED – SINGLE FAMILY RESIDENTIAL

DIMENSIONAL REQUIREMENTS (SINGLE FAMILY RESIDENTIAL LOTS EXISTING):

REQ.	REQ.	LOT 1	LOT 2
MIN LOT AREA PER UNIT	20,000 S.F.	20,326 S.F.	68,294 S.F.
MIN. STREET FRONTAGE	100 FT.	*92 FT.	PRIVATE ACCESSWAY PROVISION
MIN. LOT WIDTH	40 FT.	100 FT.	335 FT. MIN.
MIN. FRONT SETBACK (ARTERIAL)	40 FT.	*17.8 FT.	NA
MIN. FRONT SETBACK (LOCAL & PRIVATE STREET)	20 FT.	NA	20 FT. MIN.
MIN. SIDE SETBACK	20 FT.	*15.2 FT.	20 FT. MIN.
MIN. REAR SETBACK	20 FT.	111.5 FT.	20 FT. MIN.
MAX. BUILDING HEIGHT	35 FT.	EXISTING	35 FT. MAX.
MAX. IMPERVIOUS COVERAGE	25%	9% (1,900 S.F.)	25% MAX.

* EXISTING LOT 1 IS NONCONFORMING DUE TO LACK OF STREET FRONTAGE, FRONT & SIDE BUILDING SETBACKS.

PRIVATE ROAD DIMENSIONAL REQUIREMENTS:

DESCRIPTION	REQ.	PROPOSED	COMMENTS
PRIVATE ROAD			
PRIVATE ROAD R.O.W. (3 LOTS SERVED)	50 FT.	35 FT.	WAIVER REQUESTED
PRIVATE ROAD PAVED TRAVEL WAY	22 FT.	18 FT.	WAIVER REQUESTED

PLAN NOTES CONTINUED:

17. AFTER CONSTRUCTION IS COMPLETE, PROVIDE ANNUALLY A CERTIFICATION TO THE PUBLIC WORKS DEPARTMENT THAT THE STORMWATER RUNOFF SYSTEM HAS BEEN INSPECTED AND MAINTAINED IN ACCORDANCE WITH EXHIBIT E OF THE DECLARATION OF COVENANTS WITH RESPECT TO ROAD MAINTENANCE APPROVED FOR THIS SITE. THE CERTIFICATION MUST BE COMPLETED BY A QUALIFIED POST CONSTRUCTION STORM WATER INSPECTOR AS DEFINED IN CAPE ELIZABETH ORDINANCES CHAPTER 25 STORMWATER.

CONDITIONS OF APPROVAL NOTES:

1. THERE WILL BE NO ISSUANCE OF A BUILDING PERMIT FOR A BUILDING WITHIN 10 FEET OF THE DO NOT DISTURB LINE ON LOT 2.
2. THERE SHALL BE NO ROAD CONSTRUCTION UNTIL A PERFORMANCE GUARANTEE HAS BEEN PROVIDED TO THE TOWN IN ACCORDANCE WITH SEC. 16-2-6 OF THE SUBDIVISION ORDINANCE.
3. ALL POTENTIAL LOTS WITH FRONTAGE ON EDGECOMB WAY MUST BE CONNECTED TO THE PUBLIC SEWER.

PRIVATE ROAD APPROVED BY THE TOWN OF CAPE ELIZABETH PLANNING BOARD

MEMBER:	DATE:
1.	
2.	
3.	
4.	
5.	
6.	
7.	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER OF RECORD:
KGM, LLC
20 GROVER STREET
CAPE ELIZABETH, ME 04107
BOOK 35013, PAGE 257

REV.	DATE	STATUS	BY	CHKD.	APPD.
D	5/5/21	REVISED LOT 2 BUILDING ENVELOPE LABEL	DEPT.	PBB	PBB
C	5/4/20	REVISED PER CONDITIONS OF APPROVAL	DEPT.	PBB	PBB
B	3/25/20	REVISED PER STAFF COMMENTS AND RESUBMITTED TO TOWN OF CAPE ELIZABETH	DEPT.	PBB	PBB
A	1/02/20	SUBMITTED TO TOWN FOR PRIVATE ACCESSWAY & PRIVATE ROAD REVIEW	DEPT.	PBB	PBB

REV.	DATE	STATUS	BY	CHKD.	APPD.

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 1 Faraday Drive, Cumberland, ME 04021 tel:(207) 939-1717

APPLICANT:
JAY COX
1148 SAWYER ROAD, CAPE ELIZABETH, MAINE 04107

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: PBB
DATE: DECEMBER 2019
SCALE: 1"=30'

PRIVATE ACCESSWAY AND PRIVATE ROAD EXTENSION
75 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE

SECOND AMENDED PLAN OF EDGECOMB WAY

PROJ. NO. **19–138**
DWG. NO.
REV. D