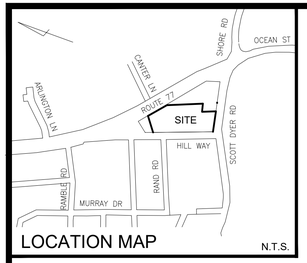

LOCATION MAP N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- MANHOLE
- SIGN
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- IPF/IRF IRON PIPE OR ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE
- STONEWALL
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- 100 1' CONTOUR

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATION THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

OCEAN HOUSE ROAD ROUTE 77
PAVED – PUBLIC
100' WIDE

TM U22 LOT 76
N/F
YAM YAMS LLC
32966/47

WOOD FRAME BUILDING
SHED
FENCE
STOCKADE FENCE

S21°58'14"E 285.69'
183.86'
S49°06'11"E
169.05'

LOT 1
LOT AREA =
92,348± S.F.
2.12 ACRES

EXISTING BUILDING
SEE NOTE 5

ACCESS / RIGHT OF WAY EASEMENT
BENEFITING LOT 2
S69°51'49"W
208.66'
PARKING / ACCESS / RIGHT OF WAY EASEMENT
BENEFITING LOT 1

LOT 2
EXISTING LOT AREA
19,529 S.F.
PROPOSED LOT AREA
18,000 S.F.

101.83'
5' PARKING SETBACK
15' BUILDING SETBACK
S20°08'11"E 24.50'
S20°08'11"E 17.50'
S20°08'11"E 91.50'
N20°08'11"W 81.50'
N20°08'11"W 17.50'
60.00'
S79°43'49"W
S20°08'11"E 81.50'
N20°08'11"W 81.50'

TM U22 LOT 75
N/F
MICHAEL A. HILL
31904/147

WOOD FRAME BUILDING
BULK-HEAD
CONC.
GRAVEL
OLD PAVE
PLANTER

S20°08'11"E 10.00'
SANITARY SEWER EASEMENT
BENEFITING LOT 1
S21°58'14"E 100.00'
5' PARKING SETBACK
N21°58'14"W 98.25'
10.00'
15' BUILDING SETBACK
EXISTING DRIVE TO BE REMOVED OVER LOT 3
PAVED DRIVE

LOT 3
EXISTING LOT AREA
13,316 S.F.
PROPOSED LOT AREA
14,845 S.F.
AREA TO BE ADDED TO LOT 3
PARKING SPACE TO BE REMOVED
PROPOSED LOT LINE
15' BUILDING SETBACK
25' PARKING SETBACK
STONE WALL
SLOW SCHOOL ZONE SIGN
GUY
RIM=101.42
INV.OUT=98.12

FFE= 107.08
FFE= 106.95
STONE WALK
DECK
PORCH
BRICK
LPG TANK
BULK-HEAD
WOOD FRAME BUILDING
FFE= 107.02
35' PARKING SETBACK
5' BUILDING SETBACK
PORCH FFE=106.69
WOOD STEPS
26' BUILDING SETBACK (MIN.)
N69°51'49"E 152.81'
158.35'
S79°43'49"W
25' BUILDING SETBACK (MIN.)
25' PARKING SETBACK

SCOTT DYER ROAD
PAVED – PUBLIC
50' WIDE

RIM=102.77
CL.INV.OUT=100.17
FULL OF DIRT
(DOES NOT APPEAR TO BE IN USE)
RIM=101.31
OFFSET STRUCTURE UNABLE TO SEE PIPE
RIM=101.33
(A) INV. IN=97.43
(B) INV. IN=97.43
OFFSET STRUCTURE UNABLE TO SEE PIPE

"M"MON FOUND HELD FOR STREET LINE
WOOD SIGN
ELEC. METER SWITCH
RIPRAP
PLAQUE
LANDSCAPED
TM U23 LOT 4
TOWN OF CAPE ELIZABETH
3925/286
IPF HELD
IPF 0.15'
N25°50'49"E 126.44'
294.66'
N20°08'11"W 458.97'
81.50'
N20°08'11"W
82.81'
N20°08'11"W
24.50'
INV.= 97.17
INV.= 100.14
4.25 MPH SIGN
HYD.
RIM=80.04
INV. OUT=74.14
BENCH MARK:
STREET SIDE BONNET BOLT ELEV.=104.67
STOP AND NO PARKING SIGNS

HILL WAY
PAVED – PUBLIC
50' WIDE
DOUBLE YELLOW LINE
PAVED DRIVE

RAND ROAD

#150 #151S #151 #152 #153 #154 #154.1 #155 #156 #156.1 #156S #160

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS

RECEIVED _____

AT____ hr. ____ min.____ m AND RECORDED

IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

APPROVED BY THE
TOWN OF CAPE ELIZABETH PLANNING BOARD

_____
_____
_____
_____
_____
_____
_____
_____
DATE

SCALE : 1" = 20'
0' 10' 20' 40'

PLAN REFERENCES

1. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 1 & 2, CAPE ELIZABETH, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. S-0120(1) DATED OCTOBER 1963 S.H.C. FILE NO. 3-166 RECORDED IN PLAN BOOK 68 PAGE 27 AND 38.
2. PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE MADE FOR RALPH J. HILL DATED JANUARY 1955 REVISED THROUGH JANUARY 14, 1969 BY H.I. & E.C. JORDAN SURVEYORS.
3. BOUNDARY SURVEY AT 12 HILL WAY, CAPE ELIZABETH, MAINE MADE FOR WBRC ARCHITECTS, JANUARY 13, 2015 REV. 2 03/30/16 BY OWEN HASKELL, INC.
4. TARBOX TRIANGLE SUBDIVISION PLAN, CAPE CHIROPRACTIC & ACUPUNCTURE, CAPE ELIZABETH, MAINE, FEBRUARY 26, 2016, REV. 4 09/23/16 BY WBRC ARCHITECTS-ENGINEERS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 216, PAGE 406.

GENERAL NOTES

1. OWNER OF RECORD: TWO PENGUIN PROPERTIES, LLC
   TAX MAP U22 LOT 74
   C.C.R.D. BOOK 33000 PAGE 108
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83.
3. ELEVATIONS BASED ON NAVD 1988. SITE BENCH MARK: HYDRANT AT CORNER OF SCOTT DYER ROAD AND HILL WAY, ELEVATION=104.67
4. PROPERTY IS LOCATED IN THE TOWN OF CAPE ELIZABETH'S (TC) TOWN CENTER DISTRICT.
   MINIMUM FRONTAGE: 25 FT.
   MINIMUM FRONT SETBACK: 25 FT.
   MINIMUM SIDE SETBACK: 15 FT.
   MINIMUM REAR SETBACK: 15 FT.
5. IMPROVEMENTS SHOWN ON LOT 1 TAKEN FROM DESIGN PLANS.
6. SEE PLAN REFERENCE 4 FOR ADDITIONAL SUBDIVISION NOTES.

STATE OF MAINE
ELLEN C. BREWER
NO. 2367
PROFESSIONAL LAND SURVEYOR

ELLEN C. BREWER, PLS #2367

THIS PLAN AMENDS
"TARBOX TRIANGLE SUBDIVISION PLAN"
RECORDED IN C.C.R.D. PLAN BOOK 216, PAGE 406
IT AMENDS THE LOT LINE BETWEEN LOT 2 AND LOT 3

Amended Subdivision Plan
Tarbox Triangle Subdivison
8 Hill Way, Cape Elizabeth, Maine
Made for Record Owner
Two Penguin Properties, LLC
8 Hill Way, Unit A, Cape Elizabeth, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: ECB / JLW	DATE: APRIL 1, 2020	JOB NO.	2014-232 CE
CHECKED BY: ECB	SCALE: 1" = 20'	DRWG. NO.	1-S