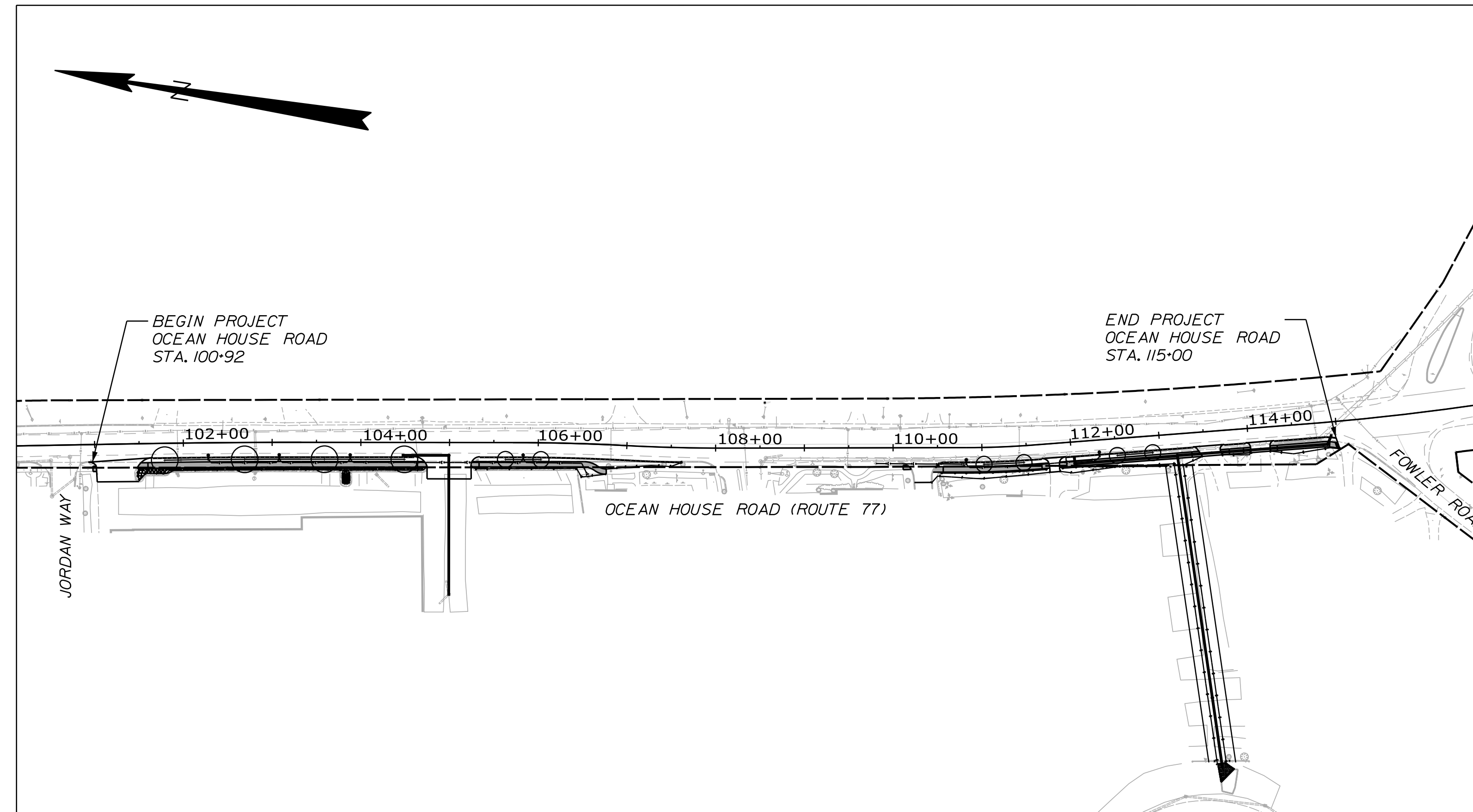


# CAPE ELIZABETH

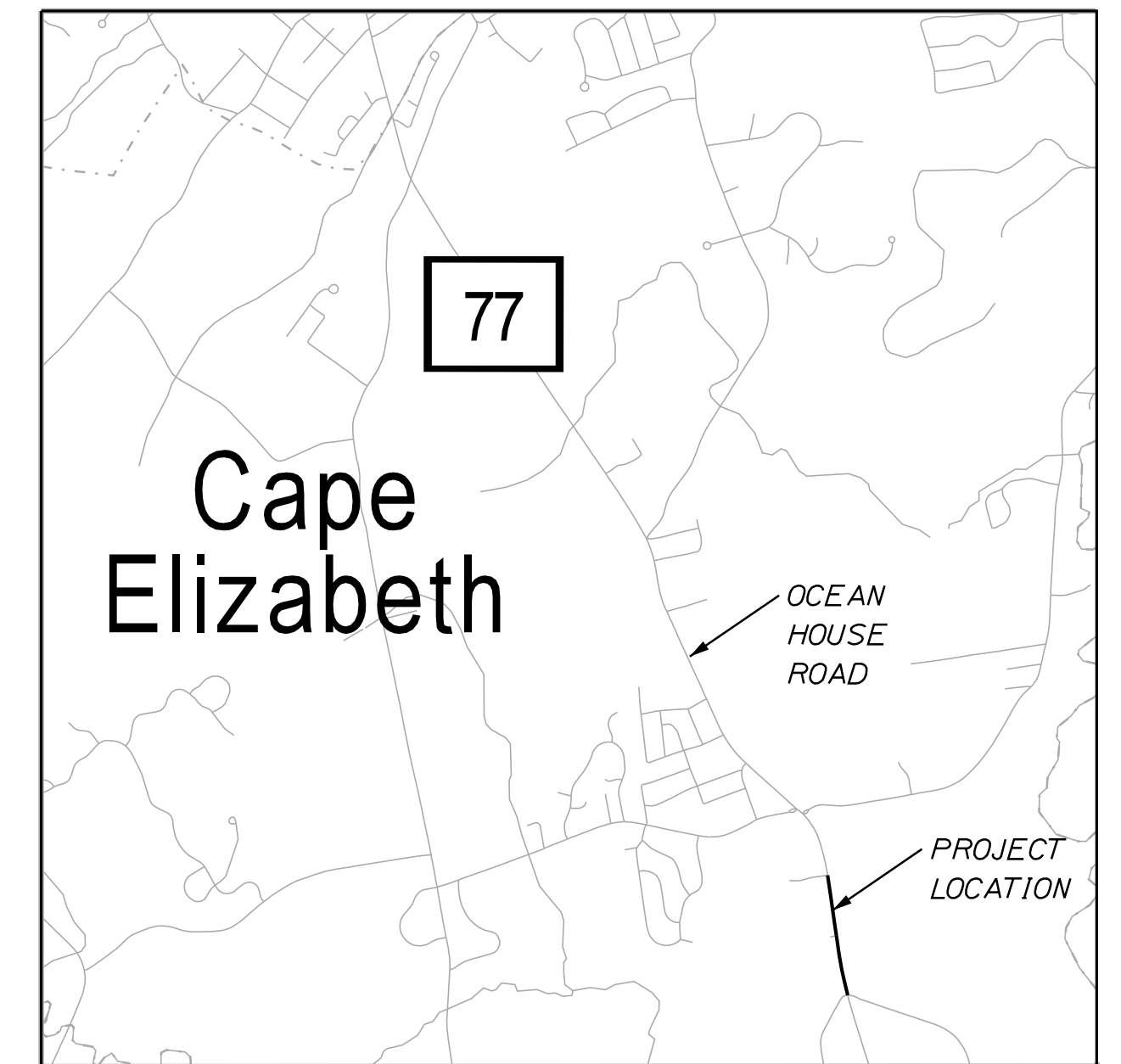
## OCEAN HOUSE ROAD SIDEWALK - SEGMENTS 7 & 8 WIN 024103.00

FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

ENGINEER



SCALE: 1"=100'



LOCATION MAP

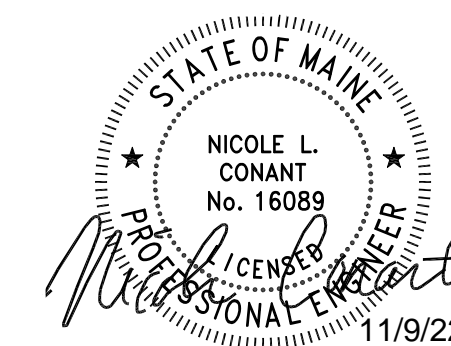
### PLAN LEGEND

Town, County, State	Centerline-Existing	Centerline-Proposed
Property Lines	Travelway-Existing	Travelway-Proposed
R/W Lines-Existing	Railroad	
R/W Lines-Proposed	Catch Basins	Existing Proposed
Culvert-Existing	Manholes	Existing Proposed
Culvert Proposed	Proposed Underdrain	
Curbing Existing Proposed	Proposed Ditch	
Type 1	Existing Ditch	
Type 3	Utility Poles	Existing Proposed
Type 5	Fire Hydrants	Existing Proposed
Outline of Bodies of Water	Existing Water Line	
Boring	Existing San. Sewer	
Pavement Core	Existing San. Sewer Manhole	
Test Pit	Guardrail-Existing	
Probe	Guardrail-Proposed	
	Guardrail-Cable, Other	
	Exposed Bedrock	
	Buildings	
	Trees	Conifer Deciduous
	Tree Line	
	Clearing Limit Line	

## = Depth  
X = W (Weathered Rock)  
R (Refusal)  
NR (No Refusal)

### SHEET INDEX:

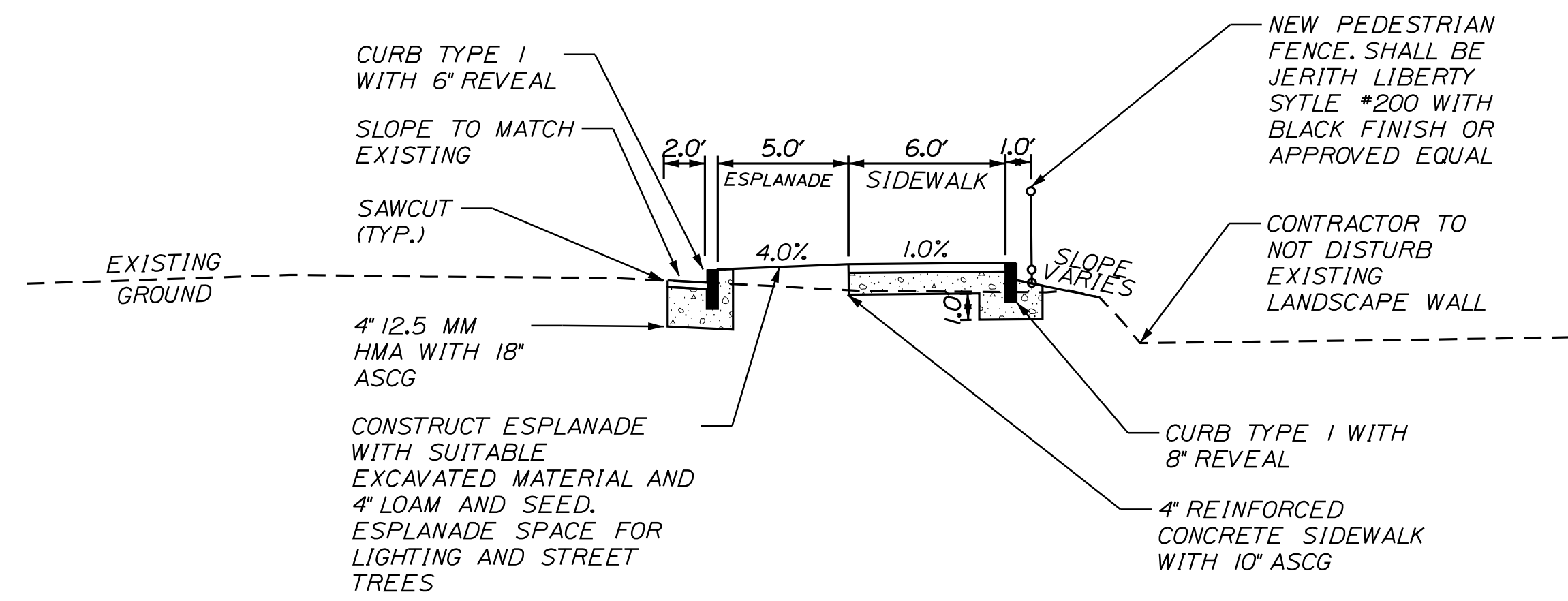
SHEET	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES & TYPICAL SECTIONS
3-4	GENERAL PLANS
5	DRAINAGE PLAN AND PROFILE
6-7	CURB PLANS
8-9	LANDSCAPING PLANS
10	LIGHTING DETAIL PLAN
11-16	CROSS SECTIONS
17-20	RIGHT-OF-WAY PLANS



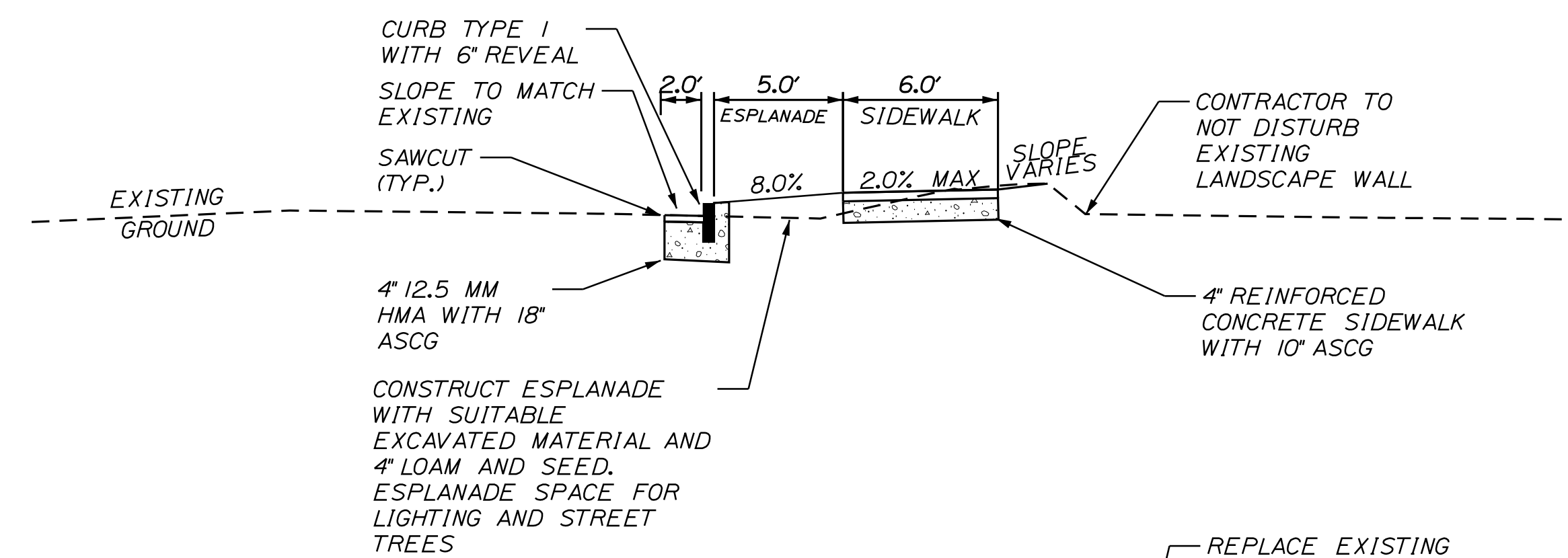
ISSUED FOR CONSTRUCTION  
NOVEMBER 9, 2022

**GENERAL NOTES**

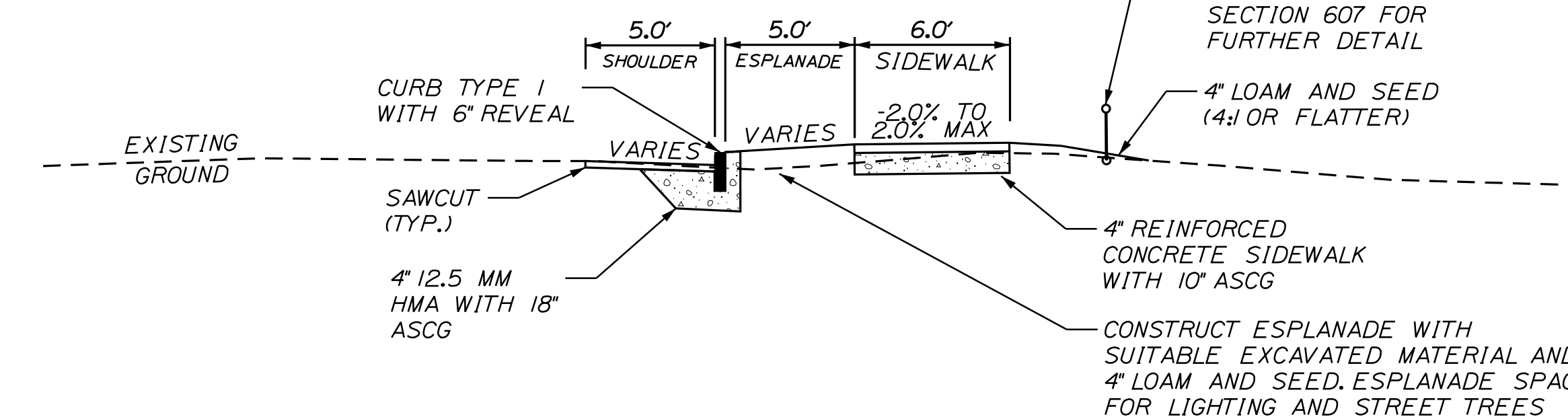
- ALL WORK UNDER THIS CONTRACT TO BE GOVERNED BY THE STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, REVISION 2020 AND "STANDARD DETAILS" REVISION OF 2020 WITH LATEST REVISIONS AND UPDATES.
- MAINTENANCE OF TRAFFIC SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MAINE DEPARTMENT OF TRANSPORTATION'S BEST MANAGEMENT PRACTICES FOR EROSION CONTROL AND SEDIMENT CONTROL, OCTOBER 2016.
- PAVEMENT THICKNESSES SHOWN ON THE TYPICAL SECTIONS ARE INTENDED TO BE NOMINAL.
- STUMP REMOVAL HAS BEEN ESTIMATED UNDER STANDARD SPECIFICATION ITEM 201.24. REMOVE STUMP FOR TREES OVER 12". HOWEVER, WHERE DIRECTED BY THE TOWN OF CAPE ELIZABETH, STANDARD SPECIFICATIONS ITEM 631.20, STUMP CHIPPER RENTAL (INCLUDING OPERATOR) MAY BE USED TO REMOVE STUMPS.
- ALL REMOVAL OF TREES UNDER 12" DIAMETER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO SEPARATE PAYMENT WILL BE MADE. TREES 12" DIAMETER AND OVER HAVE BEEN SPECIFICALLY CALLED OUT WITH THE DIAMETER ON THE PLANS TO BE REMOVED AND SHALL BE PAID FOR UNDER ITEM 201.240.
- ALL INSLOPE AND DITCHES IN CUT AREAS SHALL BE GRADED AS SHOWN ON THE TYPICALS OR FLATTER.
- ALL WASTE MATERIAL NOT USED ON THE PROJECT SHALL BE DISPOSED OFF THE PROJECT IN ACCEPTABLE WASTE AREAS REVIEWED BY THE TOWN OF CAPE ELIZABETH. GRADING, SEEDING, AND MULCHING OF WASTE AREAS SHALL BE CONSIDERED INCIDENTAL.
- RESIDENTIAL PAVED ENTRANCES SHALL BE CONSTRUCTED WITH 2 INCHES OF HOT MIXED ASPHALT.
- COMMERCIAL PAVED ENTRANCES SHALL BE CONSTRUCTED WITH 3 INCHES OF HOT MIXED ASPHALT.
- NO EXISTING DRAINAGE SHALL BE ABANDONED, REMOVED OR PLUGGED WITHOUT PRIOR APPROVAL OF THE TOWN OF CAPE ELIZABETH.
- INLETS AND OUTLETS OF ALL CULVERTS SHALL BE RIPRAPPED UNLESS OTHERWISE NOTED ON THE PLANS.
- FLAT TOPS FOR CATCH BASINS ARE NOT ALLOWED UNLESS NOTED ON THE PLANS OR DIRECTED BY THE TOWN OF CAPE ELIZABETH.
- ANY NECESSARY CUTTING OF EXISTING PIPES TO FIT IN AREAS OF PROPOSED CATCH BASINS WILL NOT BE PAID FOR SEPARATELY AND WILL BE CONSIDERED INCIDENTAL TO STANDARD SPECIFICATIONS SECTION 604, MANHOLES, INLETS, AND CATCH BASINS.
- ANY NECESSARY CUTTING OF EXISTING CATCH BASINS TO ALLOW FOR PROPOSED PIPE CONNECTIONS WILL NOT BE PAID FOR SEPARATELY AND WILL BE CONSIDERED INCIDENTAL TO STANDARD SPECIFICATIONS SECTION 603, PIPE CULVERTS AND STORM DRAINS.
- EXISTING ABANDONED WATER MAINS BROKEN BY THE CONTRACTOR DURING CONSTRUCTION SHALL HAVE THE ENDS PLUGGED WITH BRICK AND MORTAR. COST FOR ALL LABOR AND MATERIAL WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO DIRECT PAYMENT WILL BE MADE.
- ALL TYPE A CATCH BASINS PLACE ON TYPE 1 CURB SHALL HAVE A CURB INLET. TYPE A CATCH BASINS PLACED ON TYPE 1 CIRCULAR CURB SHALL HAVE THE SAME RADIUS AS THE ADJACENT CIRCULAR CURB. PAYMENT SHALL BE INCIDENTAL TO STANDARD SPECIFICATIONS SECTION 604, MANHOLES, INLETS, AND CATCH BASINS.
- LOAM HAS BEEN ESTIMATED FOR DISTURBED LAWN AREAS. ACTUAL PLACEMENT OF THE LOAM SHALL BE AS NOTED ON THE PLANS. LOAM SHALL BE PLACED TO A NOMINAL DEPTH OF 4 INCHES.
- UNLESS OTHERWISE NOTED SEEDING METHOD NO. 1 SHALL BE UTILIZED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING MAILBOXES TO ENSURE THAT THE MAIL WILL BE DELIVERABLE. PAYMENT FOR THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- ANY DAMAGE TO THE SLOPES CAUSED BY THE CONTRACTOR'S EQUIPMENT, PERSONNEL, OR OPERATION SHALL BE REPAIRED TO THE SATISFACTION OF THE RESIDENT OR TOWN. ALL WORK, EQUIPMENT, AND MATERIALS REQUIRED TO MAKE REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- AREAS ON THE PROJECT REQUIRING FILL WILL COME FROM SUITABLE SITES SUCH AS EXCAVATION OR DITCH AND INSLOPE.
- ESTIMATED QUANTITIES FOR REQUIRED STRUCTURAL EARTH EXCAVATION, DRAINAGE AND MINOR STRUCTURES ARE INFORMATIONAL ONLY AND REPRESENT THE APPROXIMATE MINIMUM QUANTITY REQUIRED TO INSTALL DRAINAGE STRUCTURES. ADDITIONAL EXCAVATION FOR THE CONTRACTOR'S CONVENIENCE OR TO COMPLY WITH THE BACKSLOPING REQUIREMENTS WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED INCIDENTAL TO RELATED DRAINAGE ITEMS.
- NO SEPARATE PAYMENT FOR SUPERINTENDANT OR FOREMAN WILL BE MADE FOR THE SUPERVISION OF EQUIPMENT AND LAYOUT OF WORK BEING PAID FOR UNDER THE EQUIPMENT RENTAL ITEMS.
- STATIONS REFERENCED ARE APPROXIMATE.
- FINAL STRIPING FOR THE PROJECT SHALL BE DONE BY THE CONTRACTOR PER THE STRIPING LAYOUT IN THE CONTRACT DOCUMENTS.
- OFFSETS TO CATCH BASINS SHOWN ON THE PLANS ARE TO THE CENTER OF THE STRUCTURE NOT NECESSARILY THE CENTER OF THE THE GRATE. RIM ELEVATIONS FOR CATCH BASINS SHOWN ON THE CROSS SECTIONS ARE PROVIDED AT THE CURB ELEVATION AND ACCOUNT FOR THE NECESSARY DEPRESSIONS.
- REVIEW OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) FILE ROOM DATABASES SPECIFIC TO CAPE ELIZABETH, ME INDICATES HISTORICAL EVIDENCE OF PETROLEUM STORAGE AND USE ADJACENT TO THE LIMITS OF THE PROPOSED PROJECT ALIGNMENT. SPECIFICALLY, MDEP SPILL REPORT #P-096-1991, ASSOCIATED WITH THE POND COVE SHOPPING CENTER, IS ADJACENT TO THE POND COVE SHOPPING CENTER DRIVE AND PROPOSED DRAINAGE INSTALLATIONS. HOWEVER, BASED ON THE PROPOSED SCOPE OF WORK ASSOCIATED WITH THIS PROJECT, AVAILABLE DATA INDICATES THAT CONTAMINATION MAY NOT BE ENCOUNTERED AND MAY ONLY BE ADJACENT TO THE IMMEDIATE AREAS OF PROPOSED EXCAVATION. YET, IN CONSIDERATION OF THE EXISTING ENVIRONMENTAL DATA, THE CONTRACTOR SHALL REMAIN ALERT FOR EVIDENCE OF PETROLEUM PRODUCT AND/OR HAZARDOUS MATERIAL CONTAMINATION AT UNANTICIPATED LOCATIONS WITHIN THE PROJECT LIMITS. IN THE EVENT THE CONTRACTOR ENCOUNTERS EVIDENCE OF SOIL AND/OR GROUNDWATER CONTAMINATION, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE IMPACTED AREA, SECURE THE EXCAVATION, AND NOTIFY THE RESIDENT. IN ADDITION, THE CONTRACTOR SHALL EMPLOY APPROPRIATE HEALTH AND SAFETY MEASURES TO PROTECT ITS WORKERS AGAINST HAZARDS ASSOCIATED WITH WORKING NEAR SOIL AND/OR GROUNDWATER IMPACTED BY PETROLEUM/HAZARDOUS MATERIALS. THE RESIDENT SHALL CONTACT THE SENIOR GEOLOGIST IN MAINE DOT'S ENVIRONMENTAL OFFICE (MAINE DOT-ENV) AT 207-624-3000, AND THE MDEP AT 800-482-0777. WORK MAY ONLY CONTINUE WITH AUTHORIZATION FROM THE RESIDENT.



**TYPICAL SIDEWALK SECTION  
STA. 101+50 TO 104+75 RT**



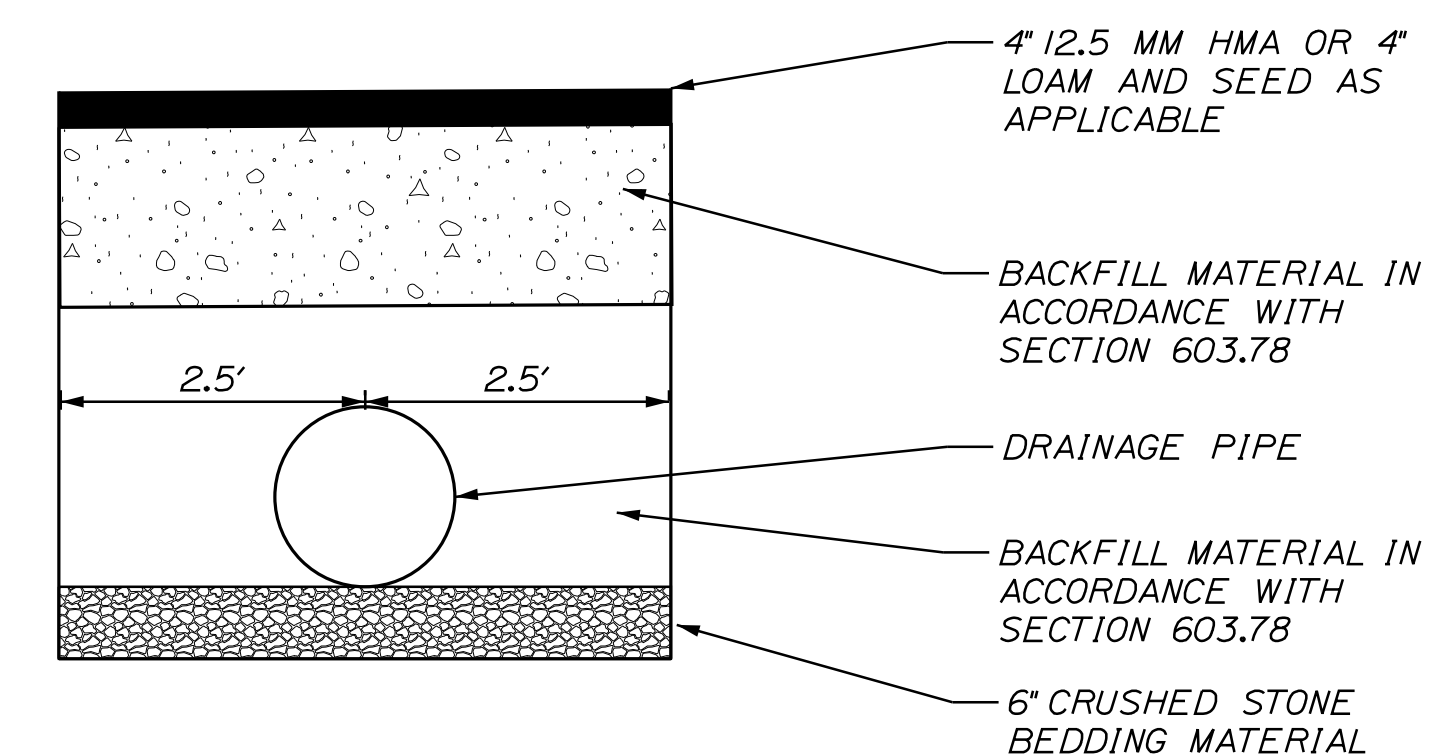
**TYPICAL SIDEWALK SECTION  
STA. 105+25 TO 106+50 RT**



**TYPICAL SIDEWALK SECTION  
STA. 110+80 TO 114+50 RT**

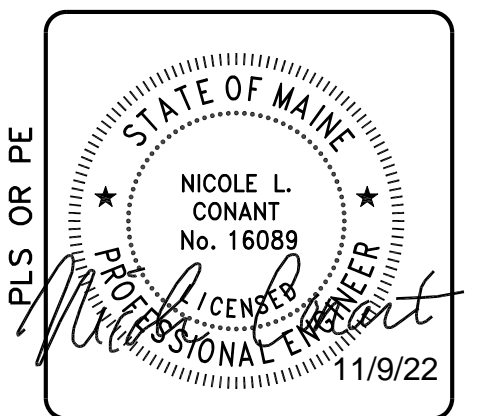
**TRENCH NOTE:**

1. ALL EXCAVATION AND BACKFILL MATERIALS ASSOCIATED WITH THE PIPE TRENCH ARE CONSIDERED INCIDENTAL TO PAYMENT OF THE PIPE.



**PIPE TRENCH DETAIL  
(NOT TO SCALE)**

PLS OR PE



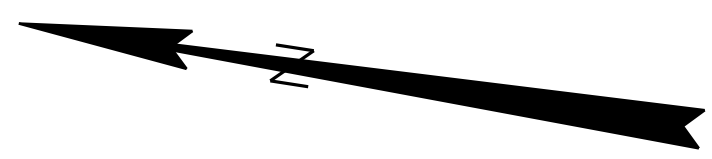
DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22 ISSUED FOR CONSTRUCTION REV. BY: DATE: STATUS: <small>THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.</small>	

**SEBAGO**  
TECHNIQS  
www.sebagotechniqs.com  
75 John Roberts Rd.  
Suite 14  
South Portland, ME 04106  
Tel. 207-200-2100

GENERAL NOTES & TYPICAL SECTIONS  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENTS 7&8  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

PROJECT NO.	SCALE
024103.00	1" = 25'

11/002 General Notes & Typical Sections.dgn



**PAVEMENT MARKING NOTES:**

1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MOST RECENT MANUAL ON TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DOT, FHWA WITH THE LATEST REVISIONS.
2. THE SHOULDER STRIPING SHALL BE A 4" SOLID SINGLE WHITE LINE, SHALL BE PAINT, AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MAINE DOT STANDARD SPECIFICATION 627.
3. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE COMPLETED PER MAINE DOT STANDARD SPECIFICATION 627.08.

**CONSTRUCTION LEGEND**

- SIDEWALK CONSTRUCTION
- SAW CUT LINE

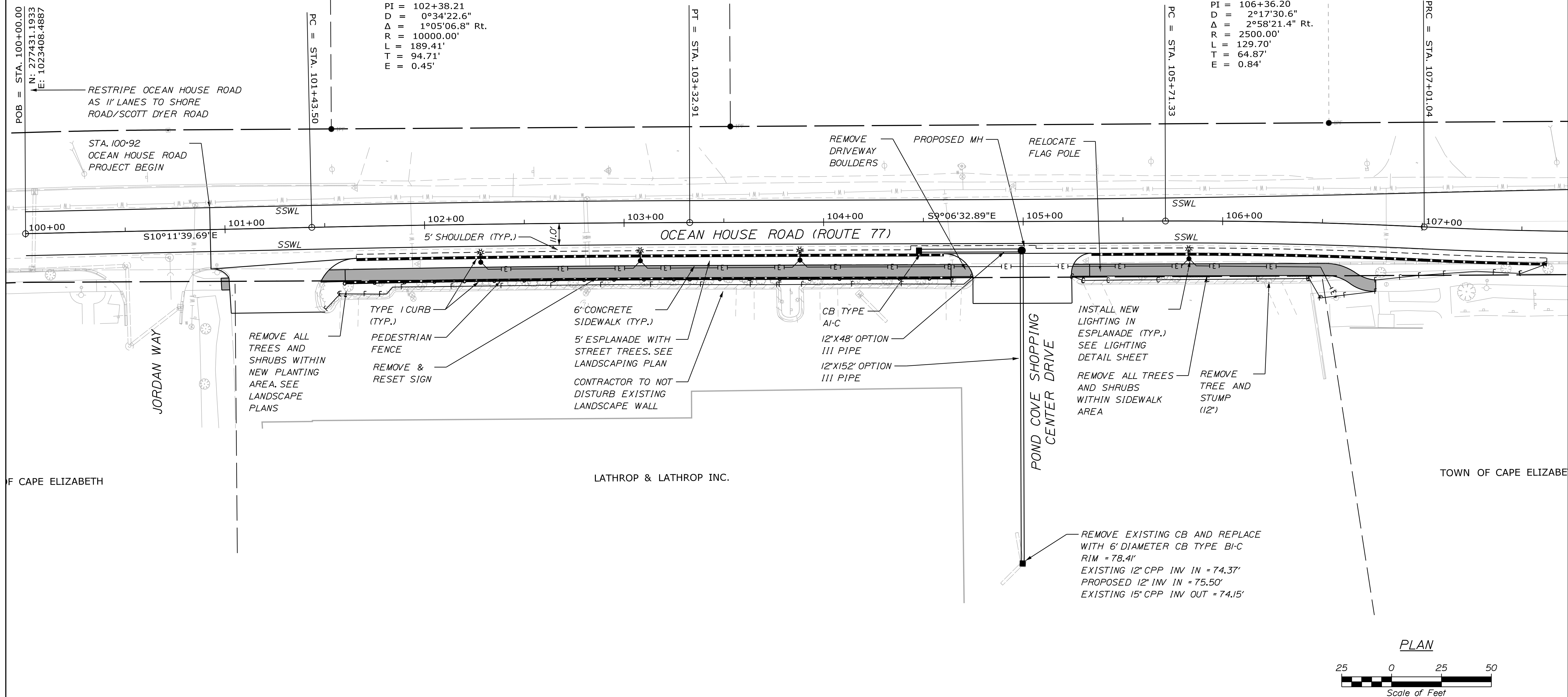
R.F. HAFENREFFER IV TRUST  
RUDOLF F. HAFENREFFER IV, TRUSTEE

CAP ELIZABETH LAND TRUST

FIELD WINDS, LLC

**CURVE DATA #1**  
 PI = 102+38.21  
 D = 0°34'22.6"  
 Δ = 1°05'06.8" Rt.  
 R = 10000.00'  
 L = 189.41'  
 T = 94.71'  
 E = 0.45'

**CURVE DATA #2**  
 PI = 106+36.20  
 D = 2°17'30.6"  
 Δ = 2°58'21.4" Rt.  
 R = 2500.00'  
 L = 129.70'  
 T = 64.87'  
 E = 0.84'



PLS OR PE

DESIGNED	CHECKED
NLC	SDH

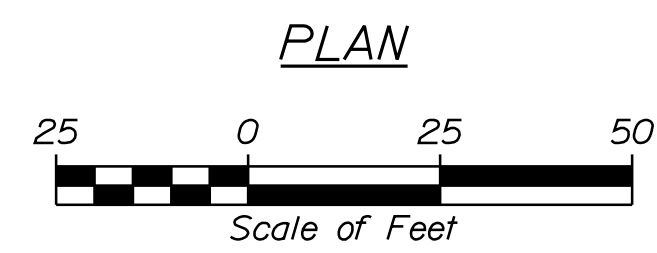
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WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel: 207-200-2100

GENERAL PLAN  
 OF:  
 OCEAN HOUSE ROAD  
 SIDEWALK SEGMENT 7  
 FOR:  
 TOWN OF CAPE ELIZABETH  
 320 OCEAN HOUSE ROAD  
 CAPE ELIZABETH, ME 04107

WIN	SCALE
024103.00	1" = 25'

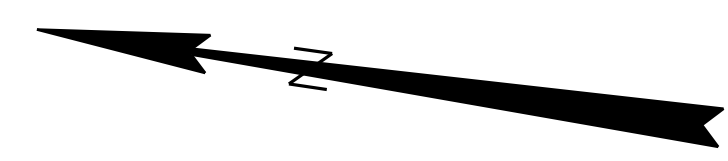
SHEET 3 OF 20



SHEET3\003\_General Plan.dgn

**DETECTABLE WARNING FIELDS**

STATION	SIZE
115+00 RT	2'X6'



**CURVE DATA #3**  
 PI = 107+55.64  
 D = 2°51'53.2"  
 Δ = 3°07'39.9" Lt.  
 R = 2000.00'  
 L = 109.18'  
 T = 54.60'  
 E = 0.75'

JASON WERNER SCHOCH REVOCABLE TRUST  
 JASON WERNER SCHOCH, TRUSTEE &  
 ELISA MICHELE TARLOW REVOCABLE TRUST  
 ELISA MICHELE TARLOW, TRUSTEE

JAMES R. CLARK  
 ANN B. CLARK

**CURVE DATA #4**  
 PI = 111+20.12  
 D = 5°43'46.5"  
 Δ = 4°18'38.5" Lt.  
 R = 1000.00'  
 L = 75.24'  
 T = 37.64'  
 E = 0.71'

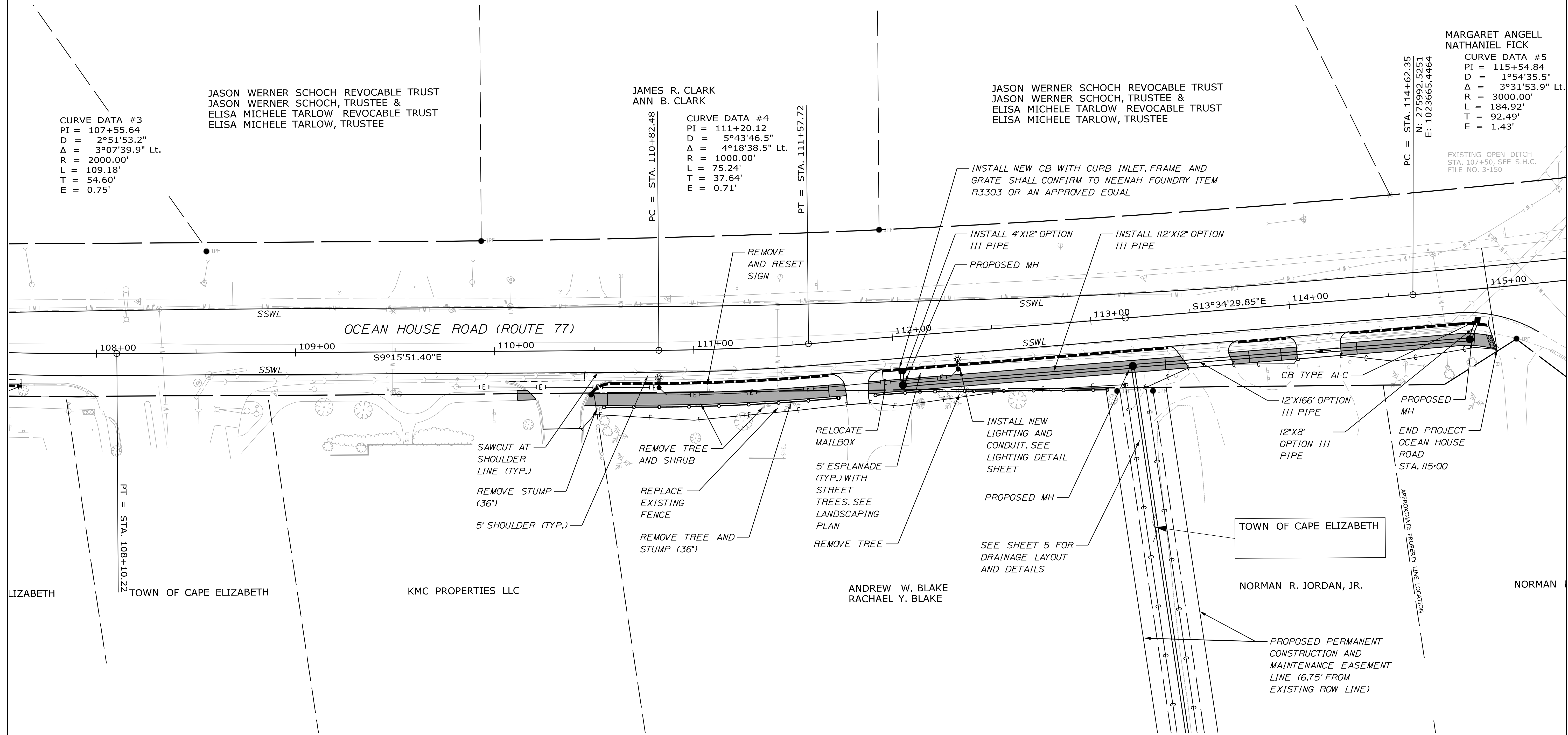
JASON WERNER SCHOCH REVOCABLE TRUST  
 JASON WERNER SCHOCH, TRUSTEE &  
 ELISA MICHELE TARLOW REVOCABLE TRUST  
 ELISA MICHELE TARLOW, TRUSTEE

MARGARET ANGELL  
 NATHANIEL FICK

**CURVE DATA #5**  
 PI = 115+54.84  
 D = 1°54'35.5"  
 Δ = 3°31'53.9" Lt.  
 R = 3000.00'  
 L = 184.92'  
 T = 92.49'  
 E = 1.43'

EXISTING OPEN DITCH  
 STA. 107+50, SEE S.H.C.  
 FILE NO. 3-150

PC = STA. 114+62.35  
 N: 275992.5251  
 E: 1023665.4464



PLS OR PE

DESIGNED	CHECKED
NLC	SDH

1 NLC 11/09/22 ISSUED FOR CONSTRUCTION  
 REV. BY: DATE: STATUS:  
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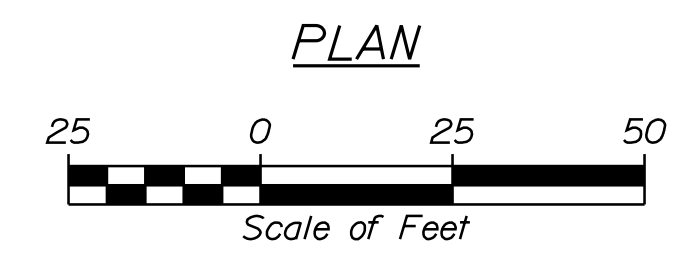
**SEBAGO**  
 TECHNICS  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

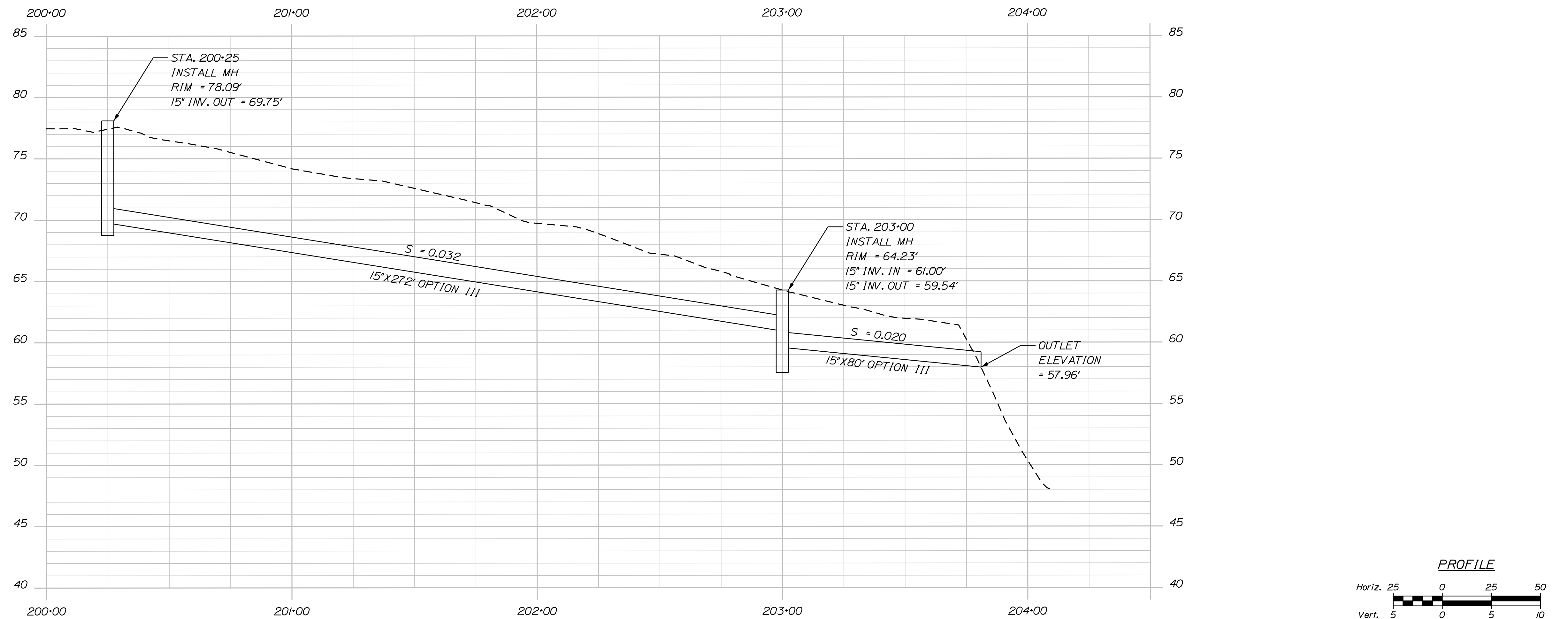
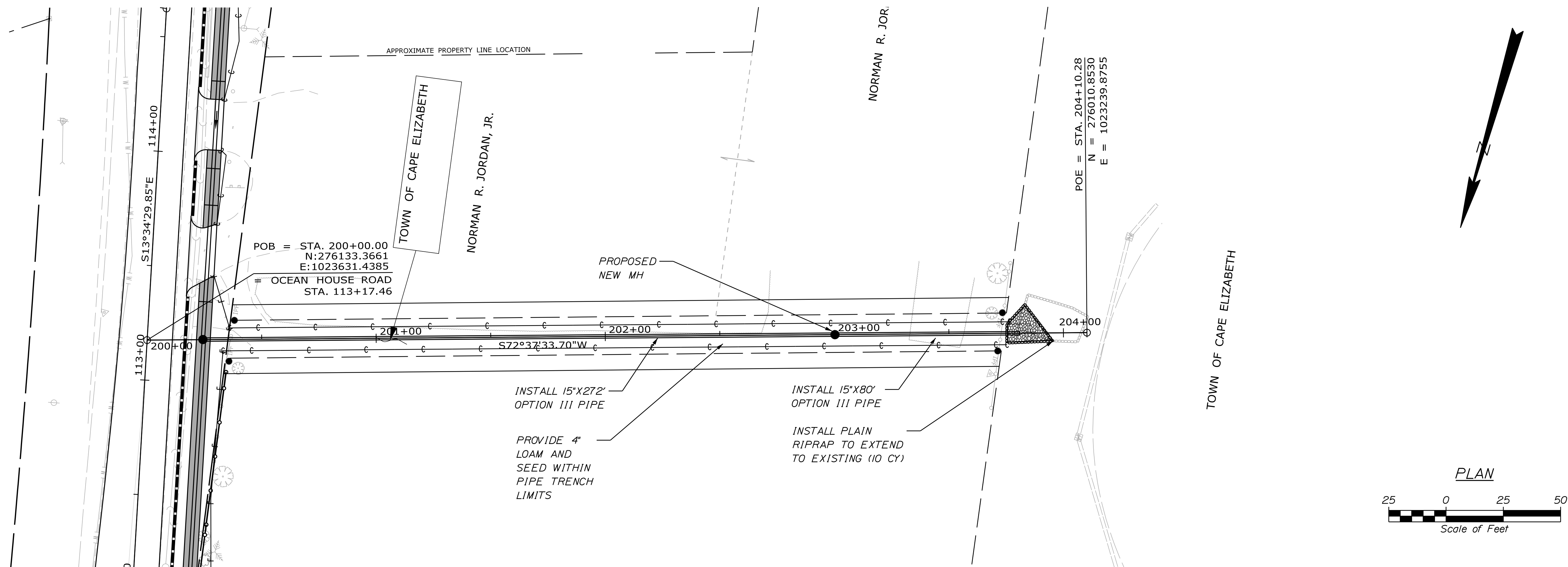
GENERAL PLAN  
 OF: OCEAN HOUSE ROAD  
 SIDEWALK SEGMENT 8  
 FOR: TOWN OF CAPE ELIZABETH  
 320 OCEAN HOUSE ROAD  
 CAPE ELIZABETH, ME 04107

WIN SCALE  
 024103.00 1" = 25'

SHEET 4 OF 20

...SHEET5\004\_General Plan.dgn





DRAINAGE PROFILE

PLS OR PE

PLS OR PE

STATE OF MAINE  
NICOLE L. CONANT  
No. 16089  
Professional Engineer  
11/9/22

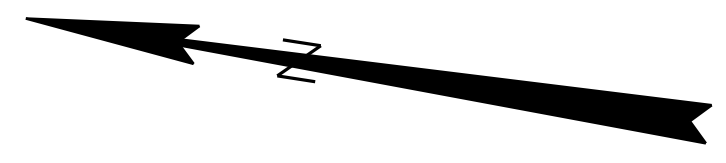
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NLC	SDH

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TECHNICS

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75 John Roberts Rd.  
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South Portland, ME 04106  
Tel. 207-200-2100

DRAINAGE PLAN  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 8  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107



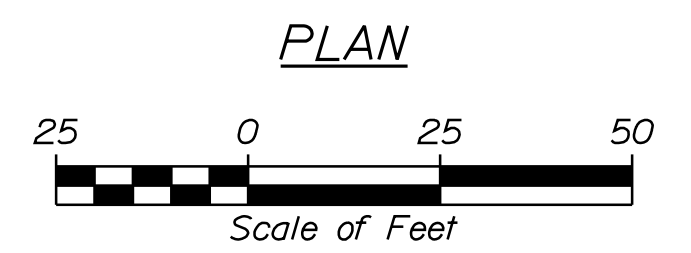
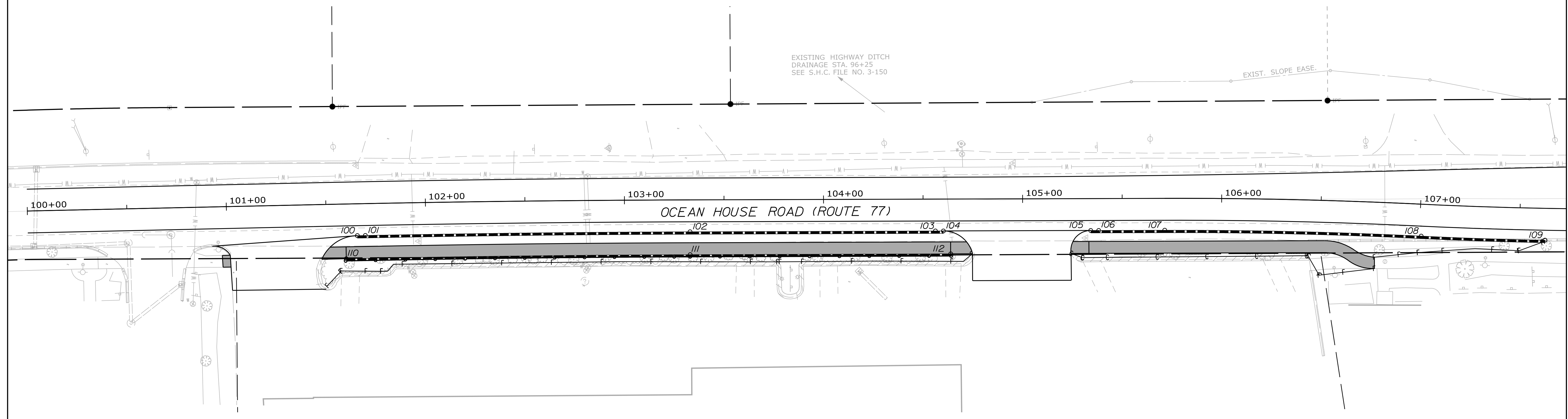
CONTROL POINTS FOR OCEAN HOUSE ROAD		
POINT	STATION	OFFSET
100	101+65.52	16.0' RT
101	101+69.53	16.0' RT
102	103+32.91	16.0' RT
103	104+56.16	16.0' RT
104	104+60.16	16.0' RT
105	105+34.17	16.0' RT
106	105+38.17	16.0' RT
107	105+71.33	16.0' RT
108	107.01.04	16.0' RT
109	107+62.77	16.0' RT
110	101+59.73	27.5' RT
111	103+32.95	27.5' RT
112	104+63.81	27.5' RT

NEW CURB TYPE 1		
POINT TO POINT	RADIUS (FT)	LENGTH (LF)
101 TO 102	9984	163.1
102 TO 103	-	123.3
106 TO 107	-	33.1
107 TO 108	2484	128.9
108 TO 109	2016	62.9
110 TO 111	9972	172.7
111 TO 112	-	130.9
SHEET SUBTOTAL (LF)		815

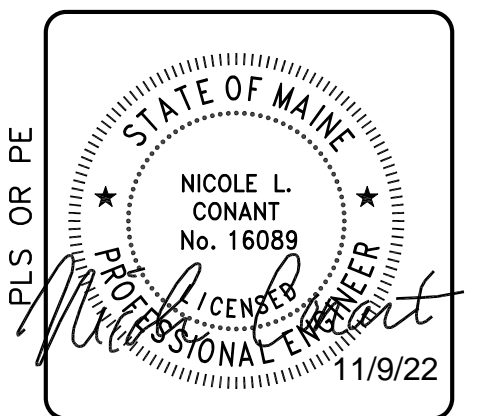
NEW TERMINAL CURB TYPE 1		
POINT TO POINT	RADIUS (FT)	LENGTH (LF)
100 TO 101	9984	4
103 TO 104	-	4
105 TO 106	-	4
SHEET SUBTOTAL (EA)		12

**NOTE:**

1. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS, RAMPS AND LANDINGS TO BE ADA COMPLIANT IN ACCORDANCE WITH THE MAINE DOT'S LATEST STANDARD DETAILS AND RELATED NOTES. THESE STANDARD DETAILS AND NOTES APPLY TO ALL PATH AND SIDEWALK TYPES (BITUMINOUS, CONCRETE, BRICK, ETC.). CONTRACTOR SHALL VERIFY THAT ALL GRADES AND SLOPES ARE ADA COMPLIANT PRIOR TO PLACEMENT OF THE SURFACE MATERIAL AND SHALL COORDINATE WITH THE RESIDENT AND MAINE DOT ON ANY NON-COMPLIANT LOCATIONS (PRIOR TO PLACEMENT OF SURFACE MATERIAL). CONTRACTOR SHALL ALSO VERIFY THAT ALL GRADES AND SLOPES ARE ADA COMPLIANT AFTER PLACEMENT OF THE SURFACE MATERIAL. FAILURE TO CONSTRUCT PATHWAYS, SIDEWALKS, RAMPS AND LANDINGS TO BE ADA COMPLIANT MAY RESULT IN REJECTION OF WORK BY THE RESIDENT AND/OR MAINE DOT. CONTRACTOR SHALL REBUILD ALL REJECTED WORK AREAS AT NO ADDITIONAL COST TO THE PROJECT. CONTRACTOR SHALL PLAN THE WORK ACCORDINGLY. IF THERE IS A CONDITION THAT DOES NOT ALLOW FOR FULL ADA COMPLIANCE, THEN THE CONTRACTOR SHOULD REQUEST THE RESIDENT FILL OUT AND SUBMIT FOR APPROVAL, A TECHNICAL INFEASIBILITY FORM TO DOCUMENT THE REASONS FOR NON-COMPLIANCE.



PLS OR PE



DESIGNED	CHECKED
NLC	SDH
1	NLC
11/09/22	ISSUED FOR CONSTRUCTION
REV. BY:	DATE:
STATUS:	
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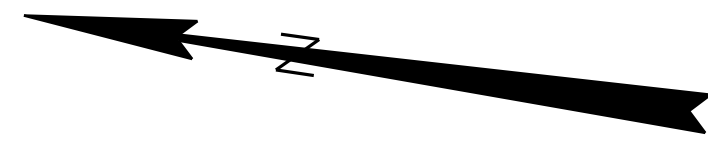
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TECHNICS  
www.sebagotechnics.com  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

CURB PLAN  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 7  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

WIN SCALE  
024103.00 1" = 25'

SHEET 6 OF 20

...\\MSTA\SHEETS\006 Curb Plan.dgn



CONTROL POINTS FOR OCEAN HOUSE ROAD		
POINT	STATION	OFFSET
113	110+48.06	21.1' RT
115	110+58.28	16.0' RT
116	110+82.44	16.0' RT
117	111+57.80	16.0' RT
118	111+62.43	16.0' RT
119	111+66.43	16.0' RT
120	111+93.74	16.0' RT
121	111+97.74	16.0' RT
122	113+33.44	16.0' RT
123	113+37.44	16.0' RT
124	113+72.86	16.0' RT
125	113+76.86	16.0' RT
126	113+92.89	16.0' RT
127	113+96.89	16.0' RT
128	114+29.14	16.0' RT
129	114+33.14	16.0' RT
130	114+62.35	16.0' RT
131	114+82.65	16.0' RT
132	114+94.81	17.1' RT
133	114+98.67	18.0' RT

NEW CURB TYPE 1		
POINT TO POINT	RADIUS (FT)	LENGTH (LF)
115 TO 116	-	24.3
116 TO 117	1016	76.4
117 TO 118	-	4.7
121 TO 122	-	135.8
125 TO 126	-	16.2
129 TO 130	-	29.3
130 TO 131	30.16	20.4
131 TO 132	65.7	12.3
SHEET SUBTOTAL (LF)		319

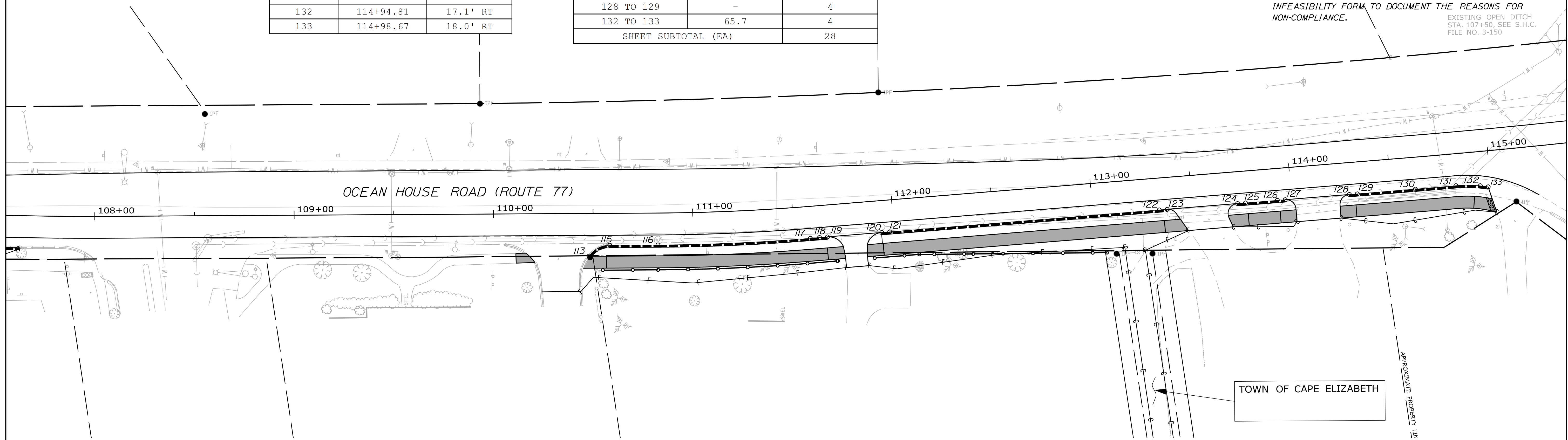
NEW TERMINAL CURB TYPE 1 - CIRCULAR		
POINT TO POINT	RADIUS (FT)	LENGTH (LF)
113 TO 115	12.5	12
SHEET SUBTOTAL (EA)		12

NEW TERMINAL CURB TYPE 1		
POINT TO POINT	RADIUS (FT)	LENGTH (LF)
118 TO 119	-	4
120 TO 121	-	4
122 TO 123	-	4
124 TO 125	-	4
126 TO 127	-	4
128 TO 129	-	4
132 TO 133	65.7	4
SHEET SUBTOTAL (EA)		28

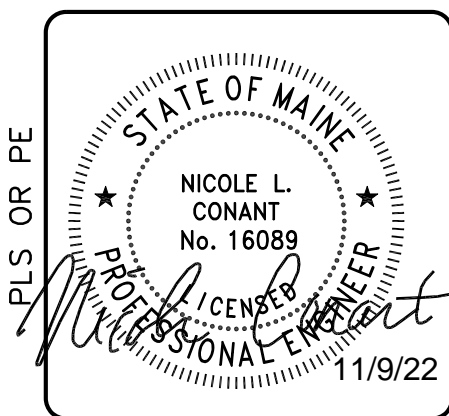
**NOTE:**

1. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS, RAMPS AND LANDINGS TO BE ADA COMPLIANT IN ACCORDANCE WITH THE MAINE DOT'S LATEST STANDARD DETAILS AND RELATED NOTES. THESE STANDARD DETAILS AND NOTES APPLY TO ALL PATH AND SIDEWALK TYPES (BITUMINOUS, CONCRETE, BRICK, ETC.). CONTRACTOR SHALL VERIFY THAT ALL GRADES AND SLOPES ARE ADA COMPLIANT PRIOR TO PLACEMENT OF THE SURFACE MATERIAL AND SHALL COORDINATE WITH THE RESIDENT AND MAINE DOT ON ANY NON-COMPLIANT LOCATIONS (PRIOR TO PLACEMENT OF SURFACE MATERIAL). CONTRACTOR SHALL ALSO VERIFY THAT ALL GRADES AND SLOPES ARE ADA COMPLIANT AFTER PLACEMENT OF THE SURFACE MATERIAL. FAILURE TO CONSTRUCT PATHWAYS, SIDEWALKS, RAMPS AND LANDINGS TO BE ADA COMPLIANT MAY RESULT IN REJECTION OF WORK BY THE RESIDENT AND/OR MAINE DOT. CONTRACTOR SHALL REBUILD ALL REJECTED WORK AREAS AT NO ADDITIONAL COST TO THE PROJECT. CONTRACTOR SHALL PLAN THE WORK ACCORDINGLY. IF THERE IS A CONDITION THAT DOES NOT ALLOW FOR FULL ADA COMPLIANCE, THEN THE CONTRACTOR SHOULD REQUEST THE RESIDENT FILL OUT AND SUBMIT FOR APPROVAL, A TECHNICAL INFEASIBILITY FORM TO DOCUMENT THE REASONS FOR NON-COMPLIANCE.

EXISTING OPEN DITCH  
STA. 107+50, SEE S.H.C.  
FILE NO. 3-150



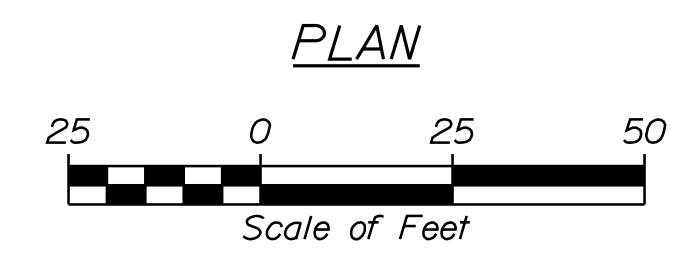
PLS OR PE

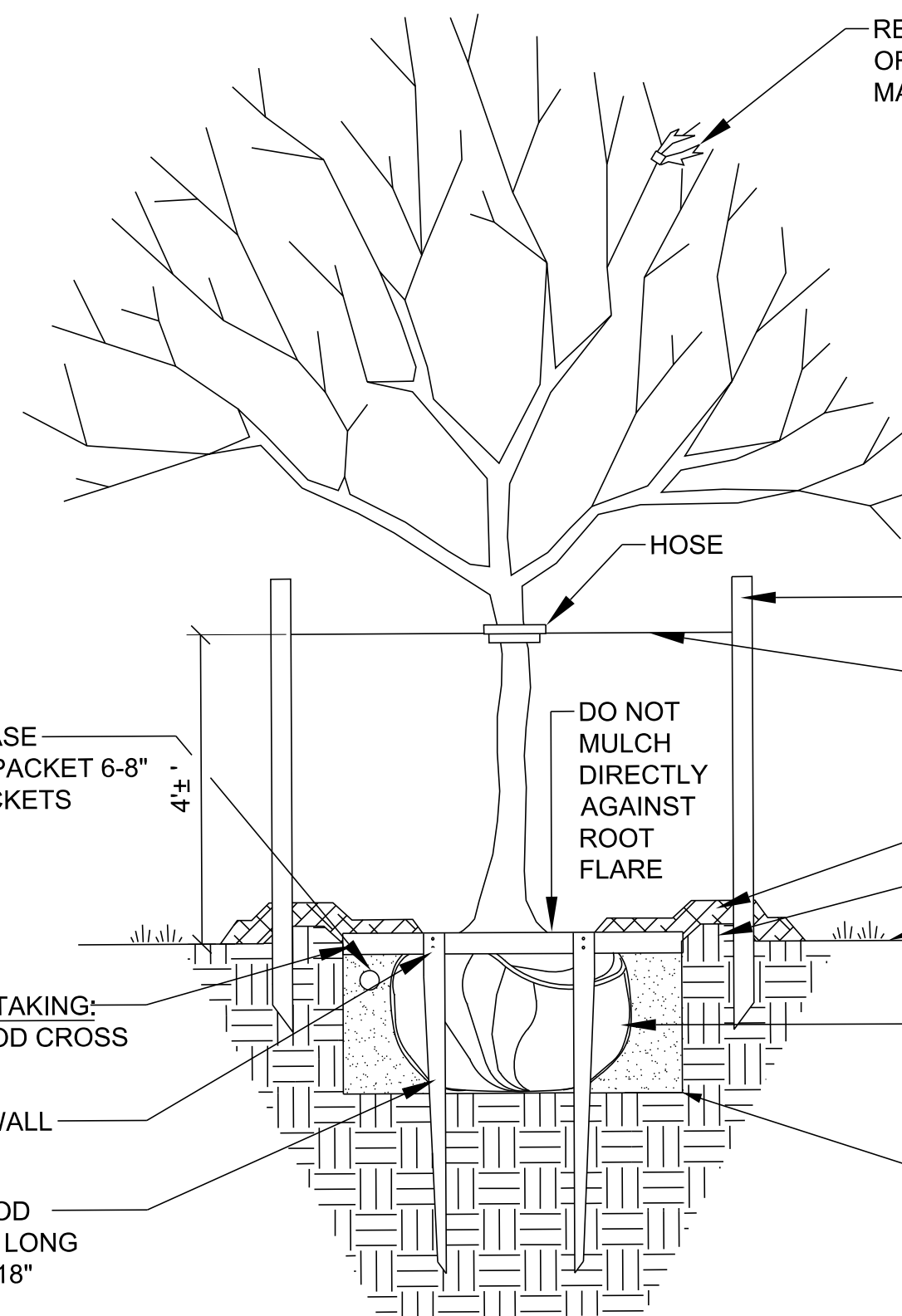


DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22	ISSUED FOR CONSTRUCTION
REV. BY:	DATE:
STATUS:	
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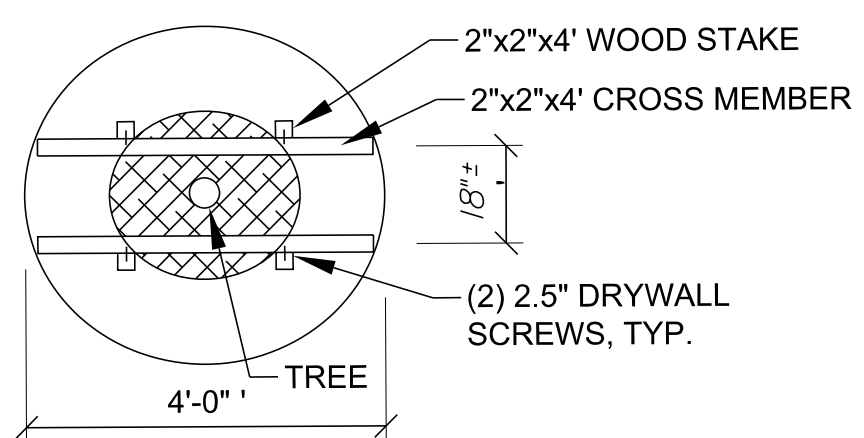
GENERAL PLAN  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 8  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107





REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIAL FROM LIMBS

- NOTES:  
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
  2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
  3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
  4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.



ALT. TREE STAKING PLAN  
NOT TO SCALE

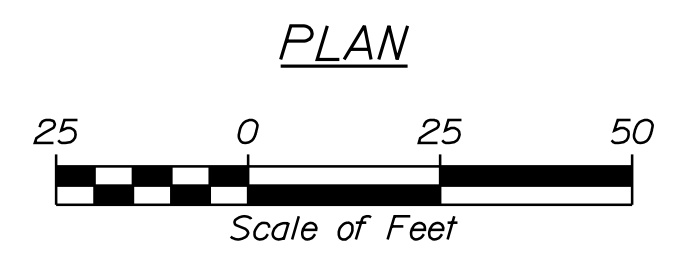
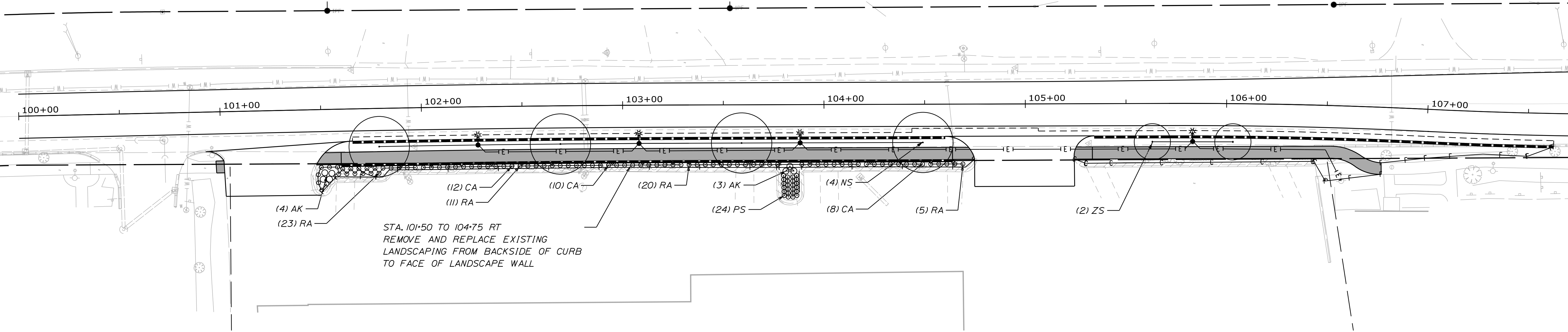
### LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
4. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
5. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
6. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.

### PLANT LIST

KEY	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE
ZS	2	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2.5" CAL.
NS	4	NYSSA SYLVATICA	BLACK GUM	2.5" CAL.
RA	59	RHUS AROMATICA	LOW GROW SUMAC	#3 CONT.
CA	30	CALAMAGROSTIS X ACUTIFOLIA 'OVERDAM'	DWARF KARL FEATHER REED GRASS	#3 CONT.
PS	24	PHLOX SUBUKATA	MOSS PHLOX	#3 CONT.
AK	7	AZALEA 'KAREN'	KAREN AZALEA	#5 CONT.
CC	4	CORYLUS COLUMNNA	TURKISH FILBERT	2.5" CAL.

### DECIDUOUS TREES NOT TO SCALE



PLS OR PE



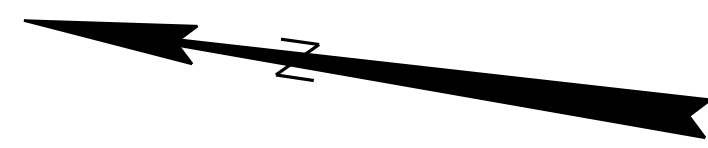
DESIGNED	CHECKED
HAH	HAH
1 HAH 11/09/22 ISSUED FOR CONSTRUCTION REV: BY: DATE: STATUS: THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

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Suite 4A  
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Tel. 207-200-2100

LANDSCAPING PLAN  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 7  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

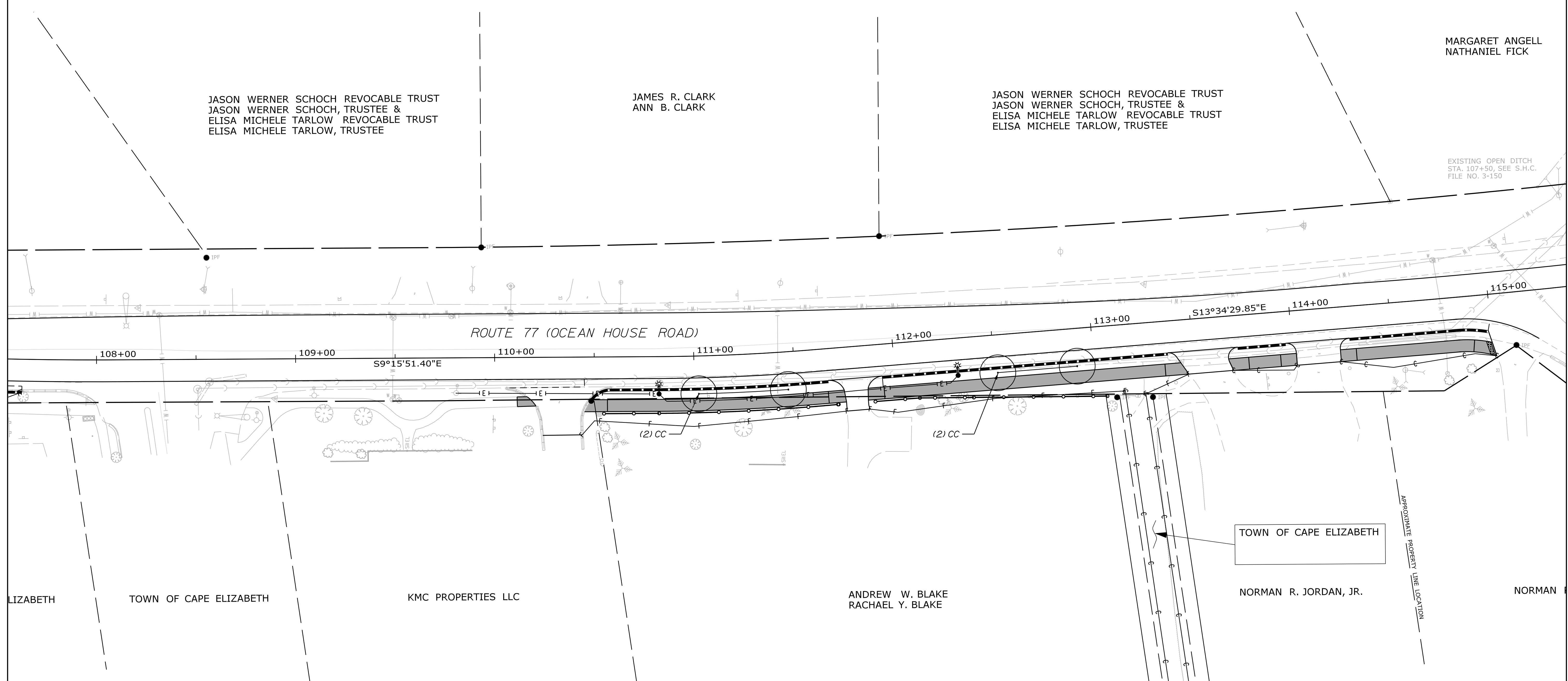
WIN	SCALE
024103.00	1" = 25'





**PLANT LIST**

KEY	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE
ZS	2	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2.5" CAL.
NS	4	NYSSA SYLVATICA	BLACK GUM	2.5" CAL.
RA	59	RHUS AROMATICA	LOW GROW SUMAC	#3 CONT.
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CC	4	CORYLUS COLUMNA	TURKISH FILBERT	2.5" CAL.



MARGARET ANGELL  
NATHANIEL FICK

JASON WERNER SCHOCH REVOCABLE TRUST  
JASON WERNER SCHOCH, TRUSTEE &  
ELISA MICHELE TARLOW REVOCABLE TRUST  
ELISA MICHELE TARLOW, TRUSTEE

JAMES R. CLARK  
ANN B. CLARK

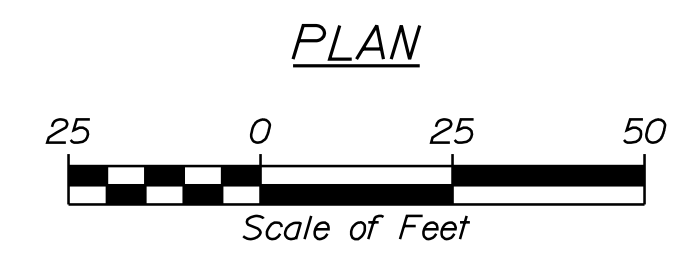
JASON WERNER SCHOCH REVOCABLE TRUST  
JASON WERNER SCHOCH, TRUSTEE &  
ELISA MICHELE TARLOW REVOCABLE TRUST  
ELISA MICHELE TARLOW, TRUSTEE

EXISTING OPEN DITCH  
STA. 107+50, SEE S.H.C.  
FILE NO. 3-150

ROUTE 77 (OCEAN HOUSE ROAD)

TOWN OF CAPE ELIZABETH

LIZABETH      TOWN OF CAPE ELIZABETH      KMC PROPERTIES LLC      ANDREW W. BLAKE  
RACHAEL Y. BLAKE      NORMAN R. JORDAN, JR.      NORMAN



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DESIGNED	CHECKED
HAH	HAH

1 HAH 11/09/22 ISSUED FOR CONSTRUCTION  
REV. BY: DATE: STATUS:  
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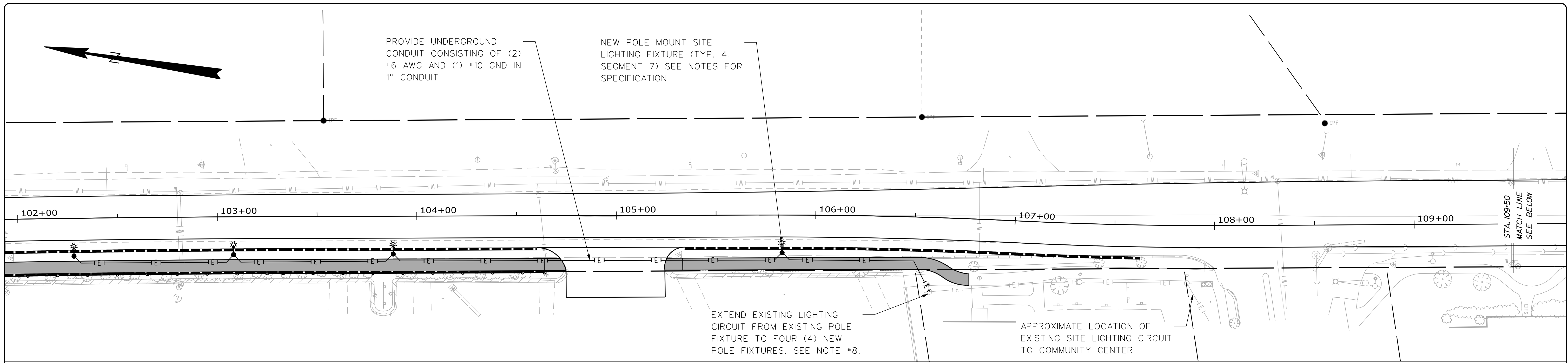
**SEBAGO**  
TECHNICS  
WWW.SEAGOTECHNICS.COM  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

LANDSCAPING PLAN  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 8  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

WIN SCALE  
024103.00 1" = 25'

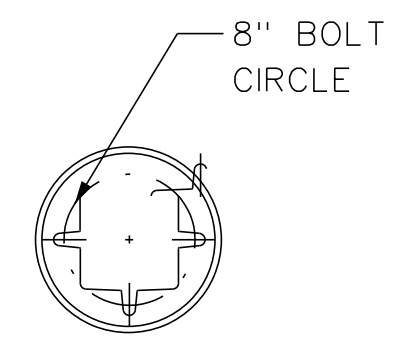
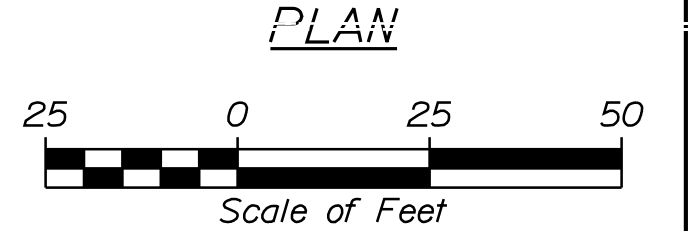
SHEET 9 OF 20

... \009\_Landscaping\_Plan.dgn

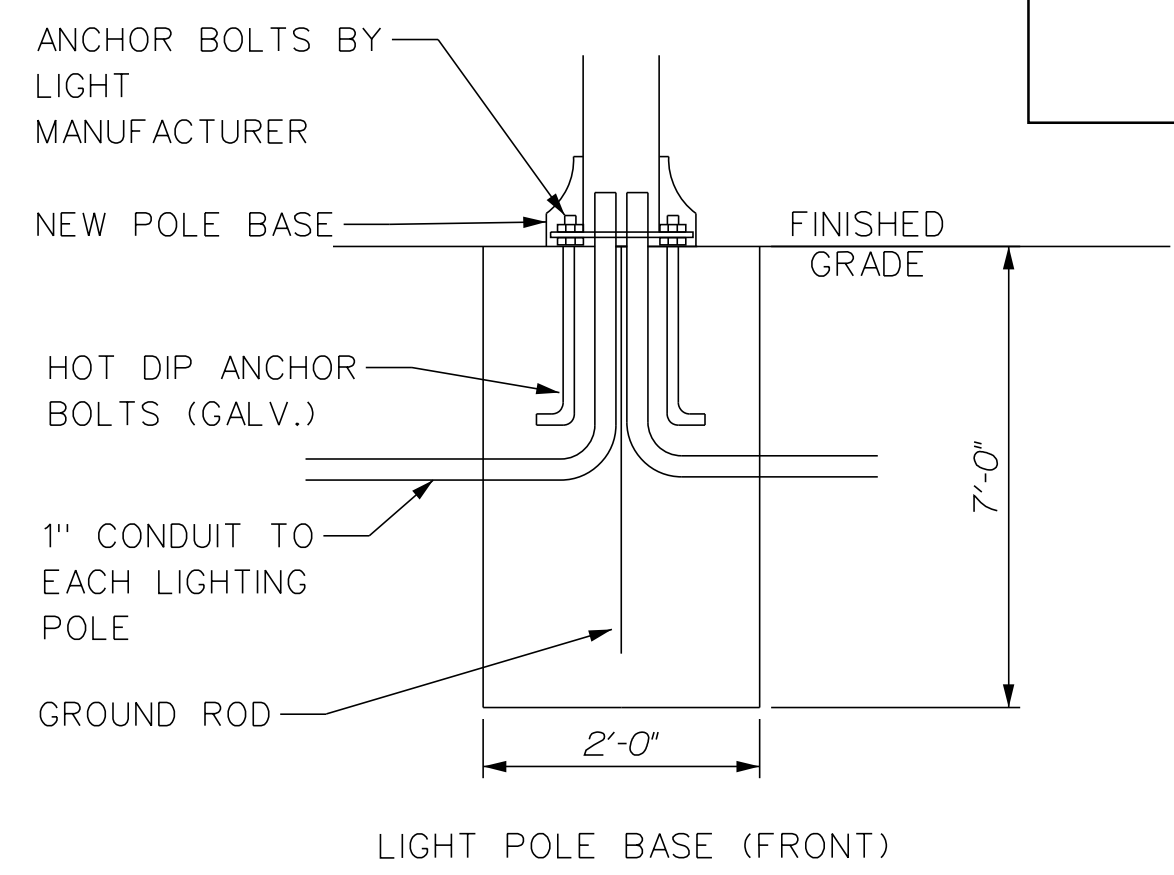


- ELECTRICAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) 2020
  - COORDINATE ALL ELECTRICAL WORK WITH ROADWAY DESIGN PLANS.
  - ALL WIRING SHALL BE 600-VOLT COPPER WITH XHHW INSULATION.
  - CONDUIT
    - LIGHTING FEEDER: SCH. 80 PVC.
    - LIGHTING FEEDER, BELOW VEHICLE TRAFFIC: SCH. 80 PVC
  - LIGHTING FIXTURE
    - STERNBERG PT-1130ALED-5P-4A1R45T5-MDL03-A-FHD-450T4-12-BK.
    - BASE STERNBERG LIGHTING STRATFORD 2201SS.
  - SEGMENT 7
    - EXISTING LIGHTING CIRCUIT IS 208-VOLT, 1-PHASE, ORIGINATING FROM A SOURCE PANELBOARD IN THE COMMUNITY CENTER BUILDING.
    - LIGHTING IS CONTROLLED VIA LIGHTING CONTACTOR AND PHOTOCELL.
    - PRIOR TO START OF WORK, AND UPON COMPLETION OF WORK, VERIFY AND CONFIRM EXISTING LIGHTING CIRCUIT IS OPERATING AS INTENDED.
  - SEGMENT 8
    - EXISTING LIGHTING CIRCUIT IS 208-VOLT, 1-PHASE, ORIGINATING FROM A SOURCE PANELBOARD IN THE HIGH SCHOOL BUILDING.
    - LIGHTING IS CONTROLLED VIA ENERGY MANAGEMENT SYSTEM AT HIGH SCHOOL.
    - PRIOR TO START OF WORK, AND UPON COMPLETION OF WORK, VERIFY AND CONFIRM EXISTING LIGHTING CIRCUIT OPERATING AS INTENDED.
  - IN EACH SEGMENT, REPLACE END-OF-LINE LIGHT FIXTURE POLE BASES IN ORDER TO EXTEND UNDERGROUND LIGHTING CIRCUITS. SEE LIGHT POLE BASE DETAIL ON THIS SHEET. VERIFY EXISTING FIXTURE BOLT PATTERNS PRIOR TO ORDERING NEW BASES.

**SEGMENT 7**



LIGHT POLE BASE (TOP)



LIGHT POLE BASE (FRONT)

LIGHTING POLE BASE DETAIL  
NOT TO SCALE

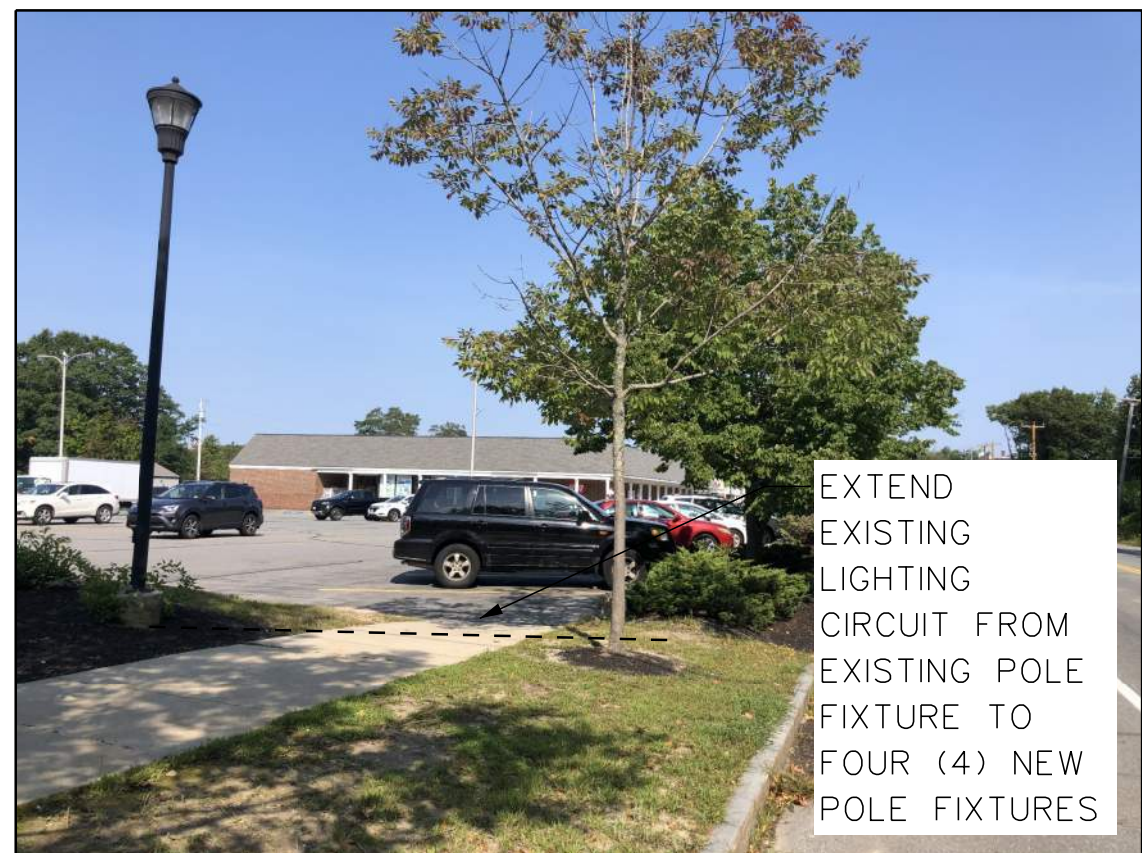


PHOTO: SEGMENT 7

EXTEND EXISTING LIGHTING CIRCUIT FROM EXISTING POLE FIXTURE TO FOUR (4) NEW POLE FIXTURES

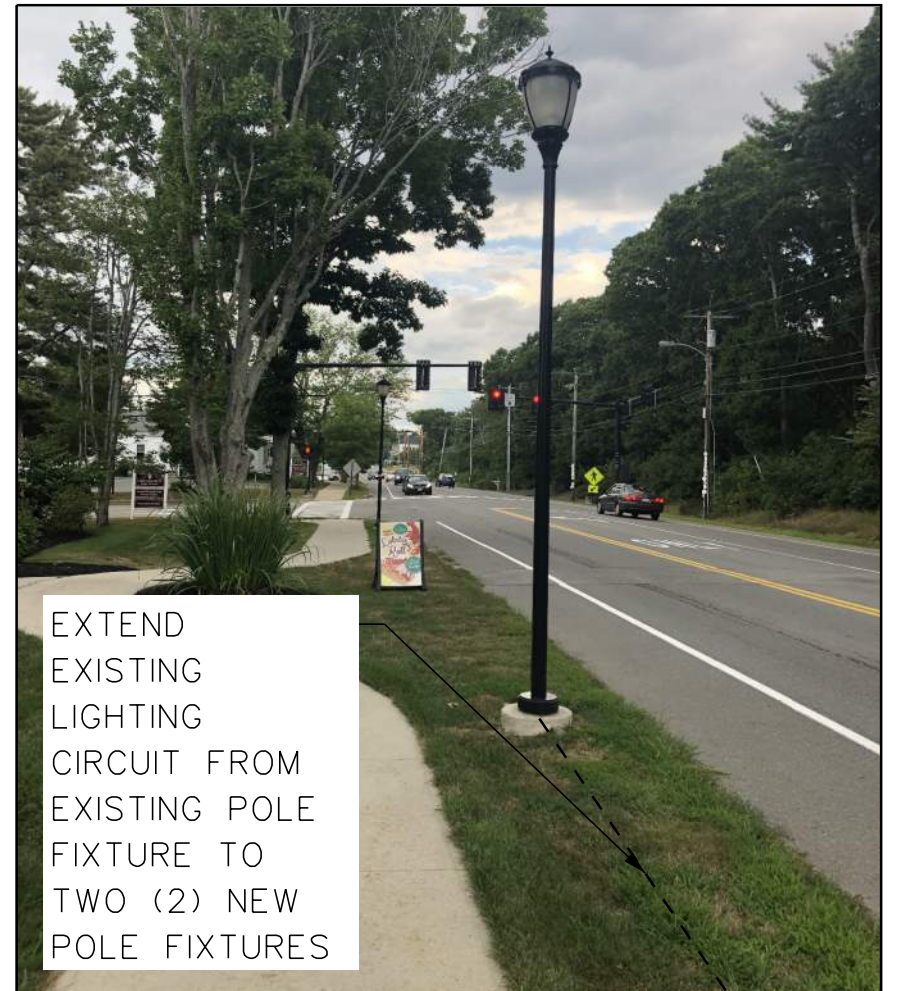


PHOTO: SEGMENT 8

EXTEND EXISTING LIGHTING CIRCUIT FROM EXISTING POLE FIXTURE TO TWO (2) NEW POLE FIXTURES

PLS OR PE

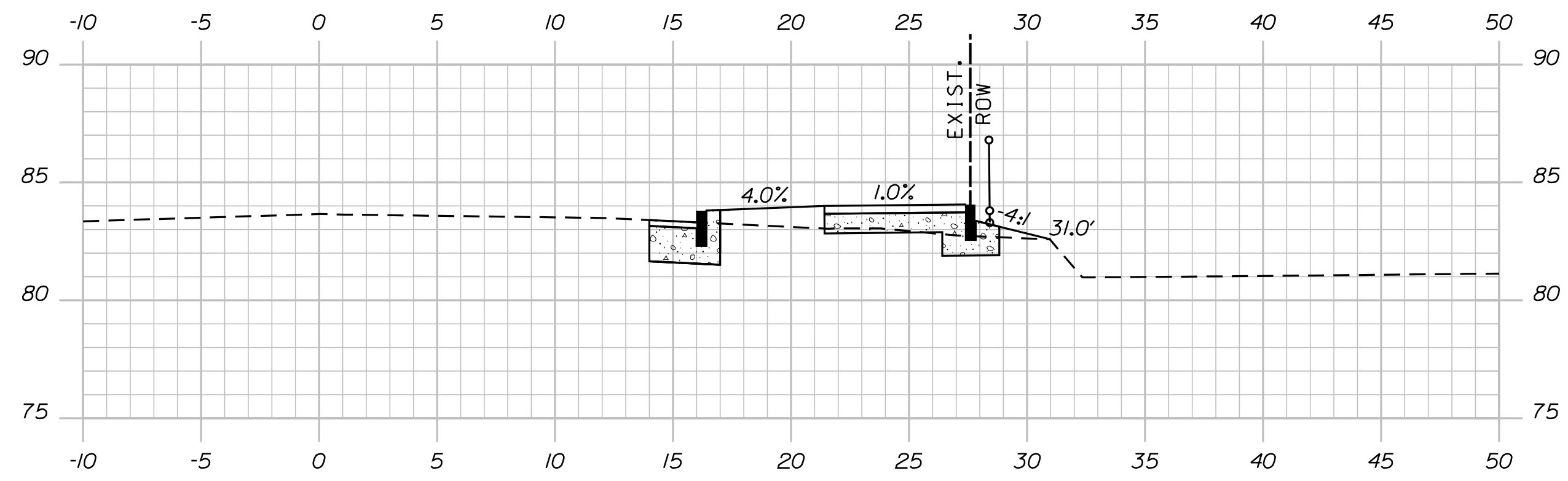
PLS OR PE

DESIGNED	CHECKED
MRL	MRL
1 MRL 11/09/22 ISSUED FOR CONSTRUCTION	
REV BY:	DATE:
STATUS:	
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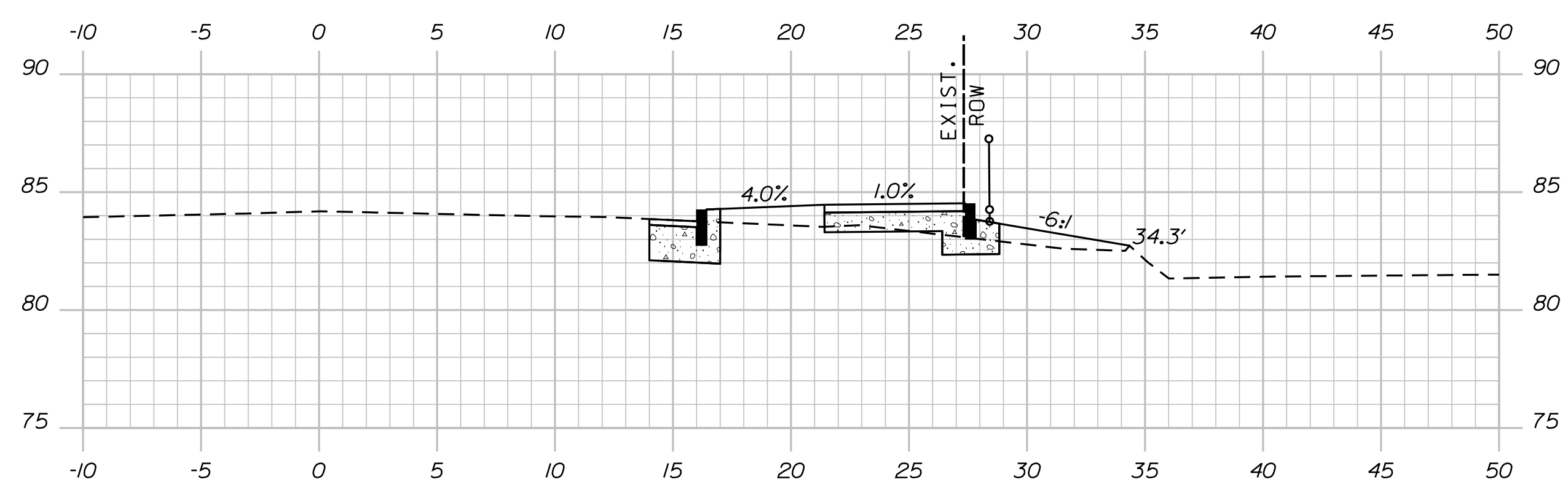
Matt Lyle, P.E.  
Portland, ME  
207.749.4514  
matt@megainc.com

LIGHTING PLAN  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 7 & 8  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

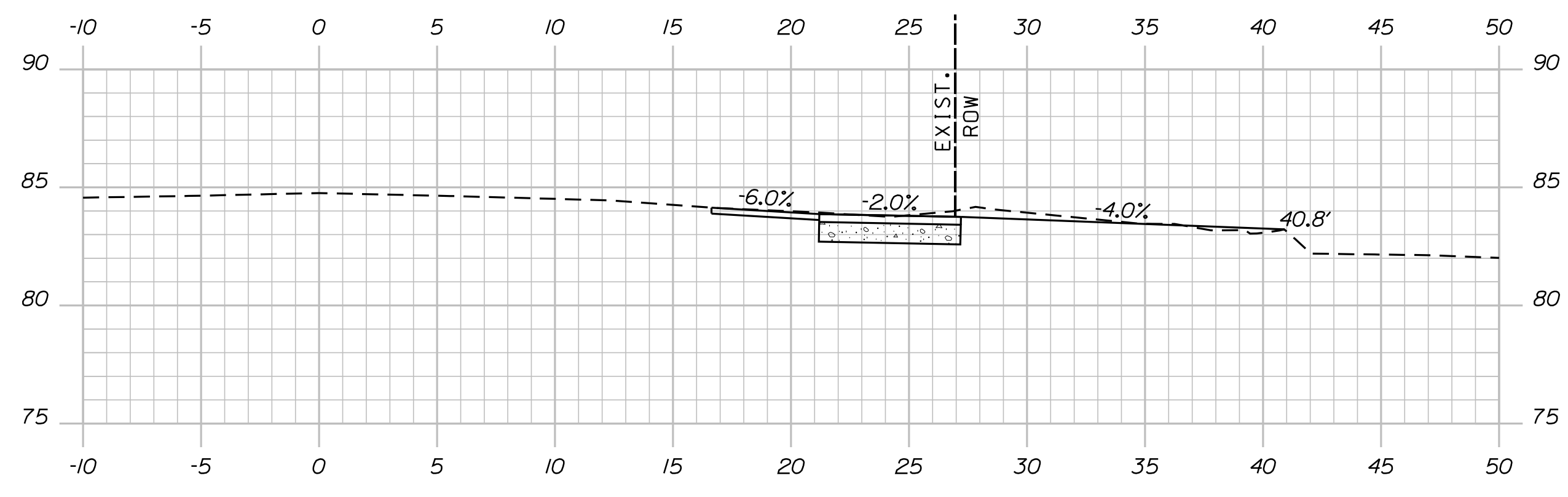
WIN	SCALE
024103.00	1" = 25'



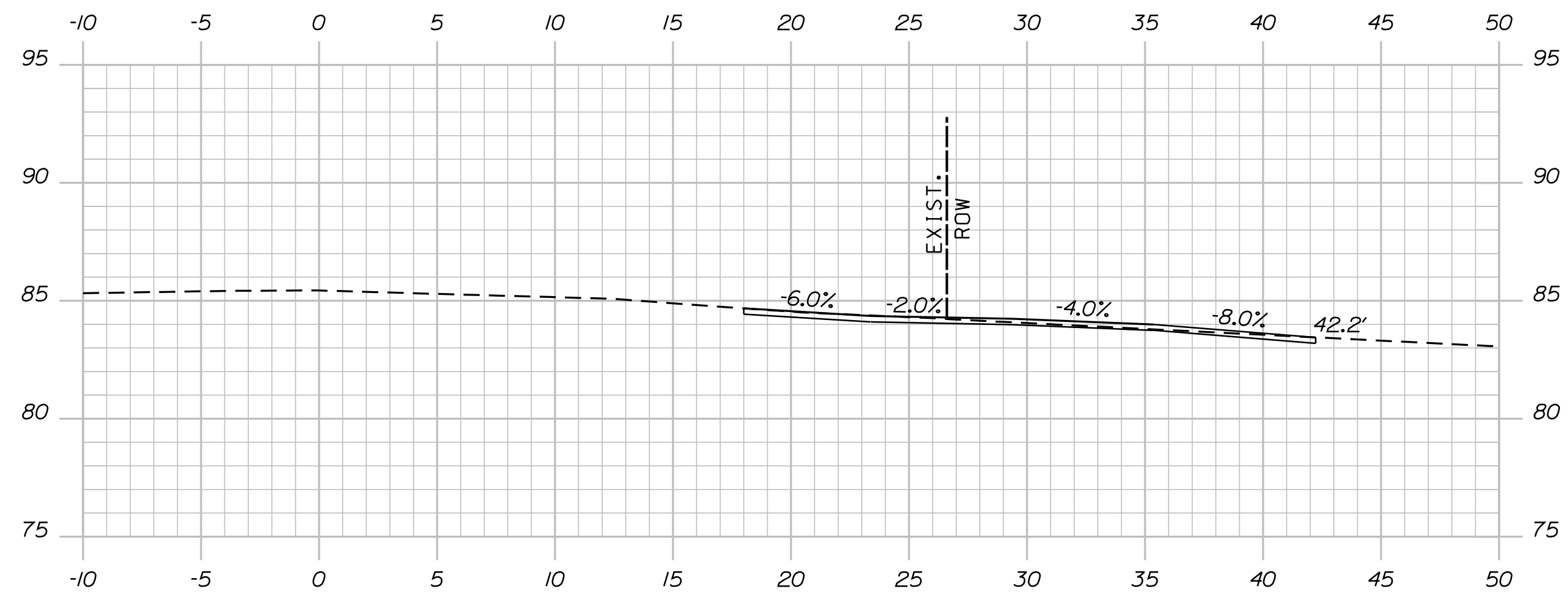
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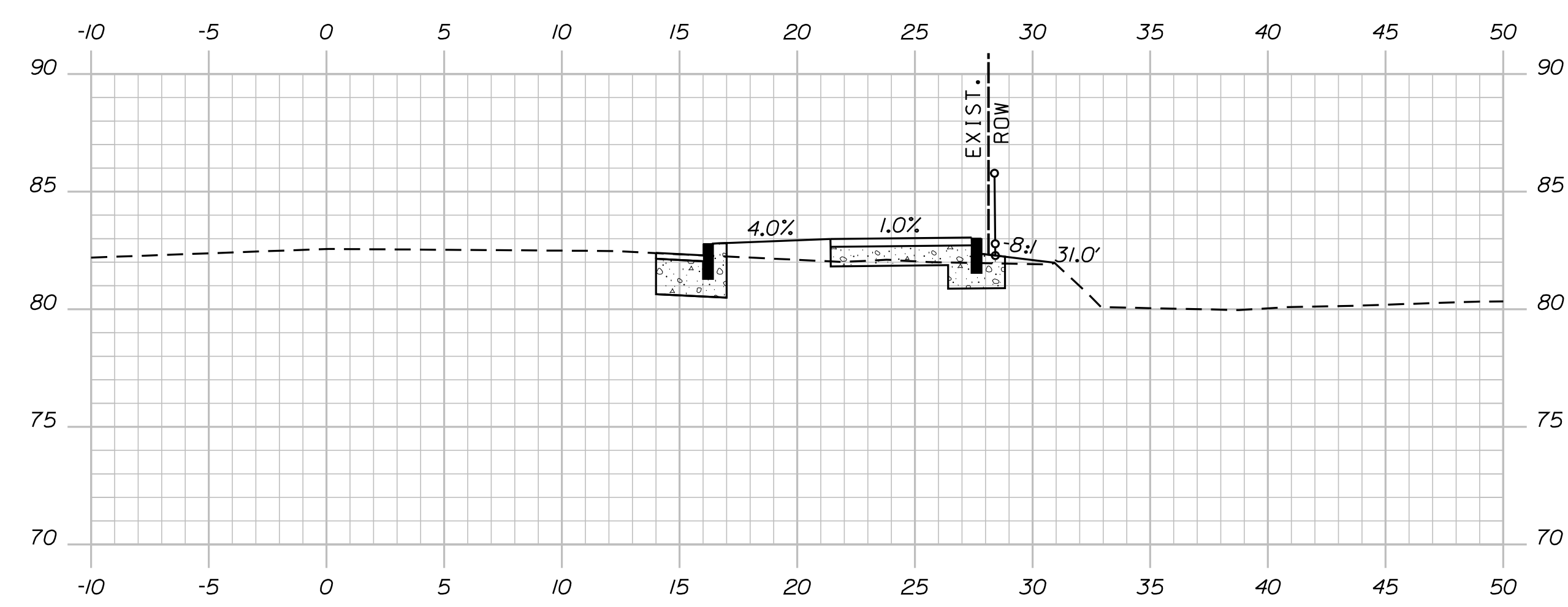
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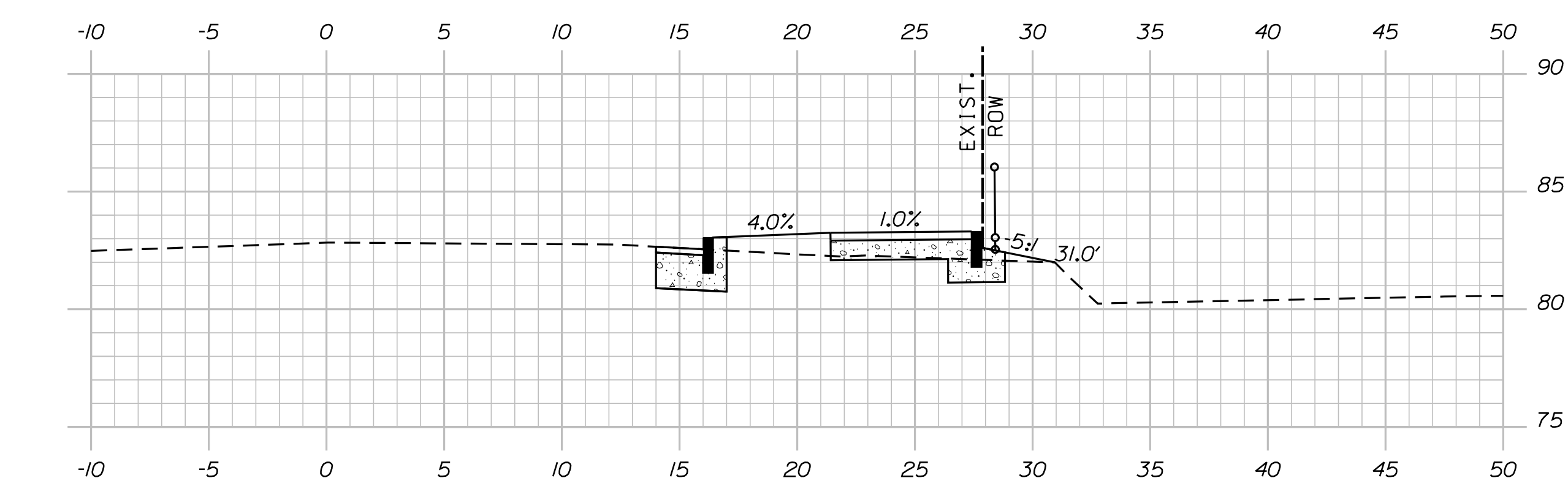
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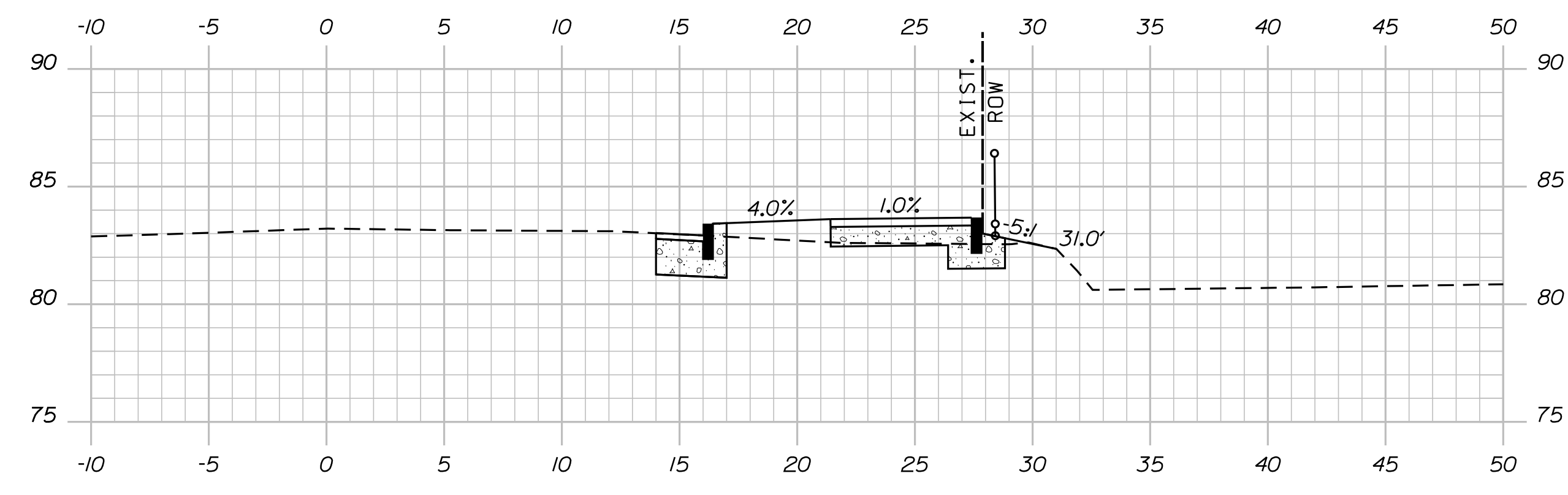
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102+75.00



102+50.00



102+25.00

PLS OR PE

PLS OR PE

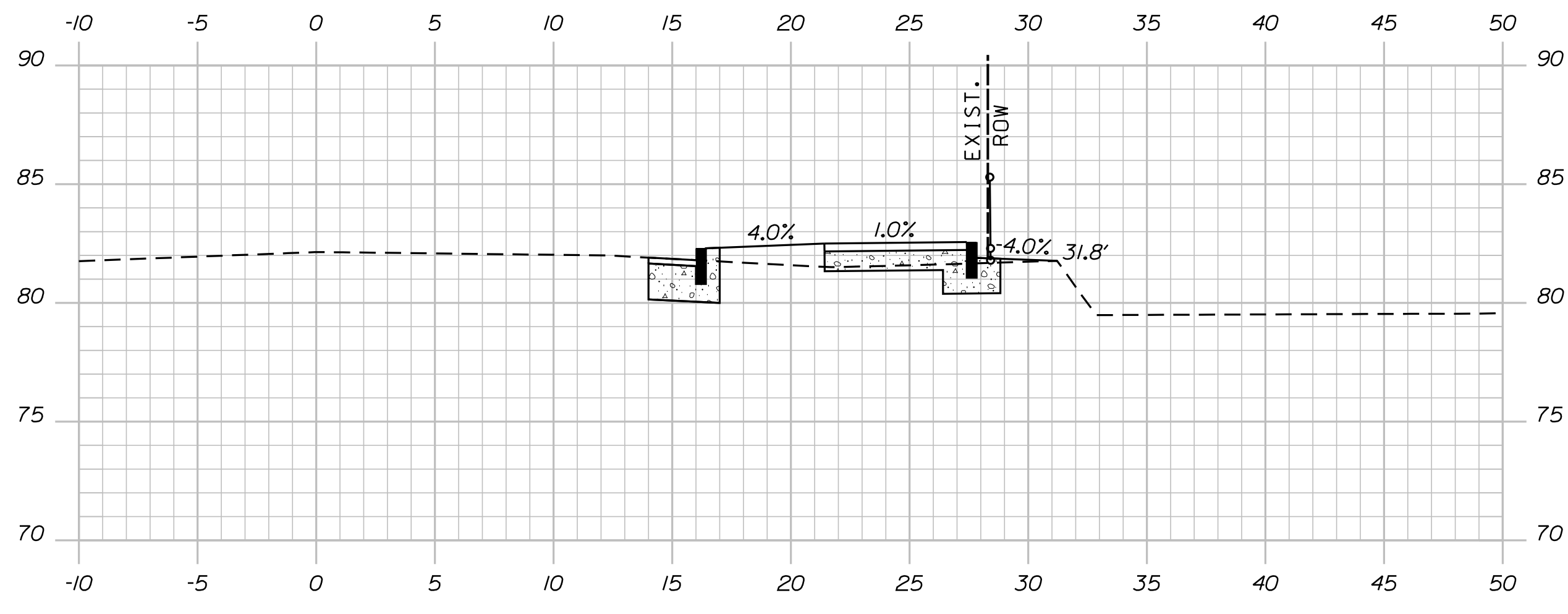
STATE OF MAINE  
 NICOLE L. CONANT  
 No. 16089  
 PROFESSIONAL ENGINEER  
 11/9/22

DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22 ISSUED FOR CONSTRUCTION REV. BY: DATE: STATUS: <small>THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.</small>	

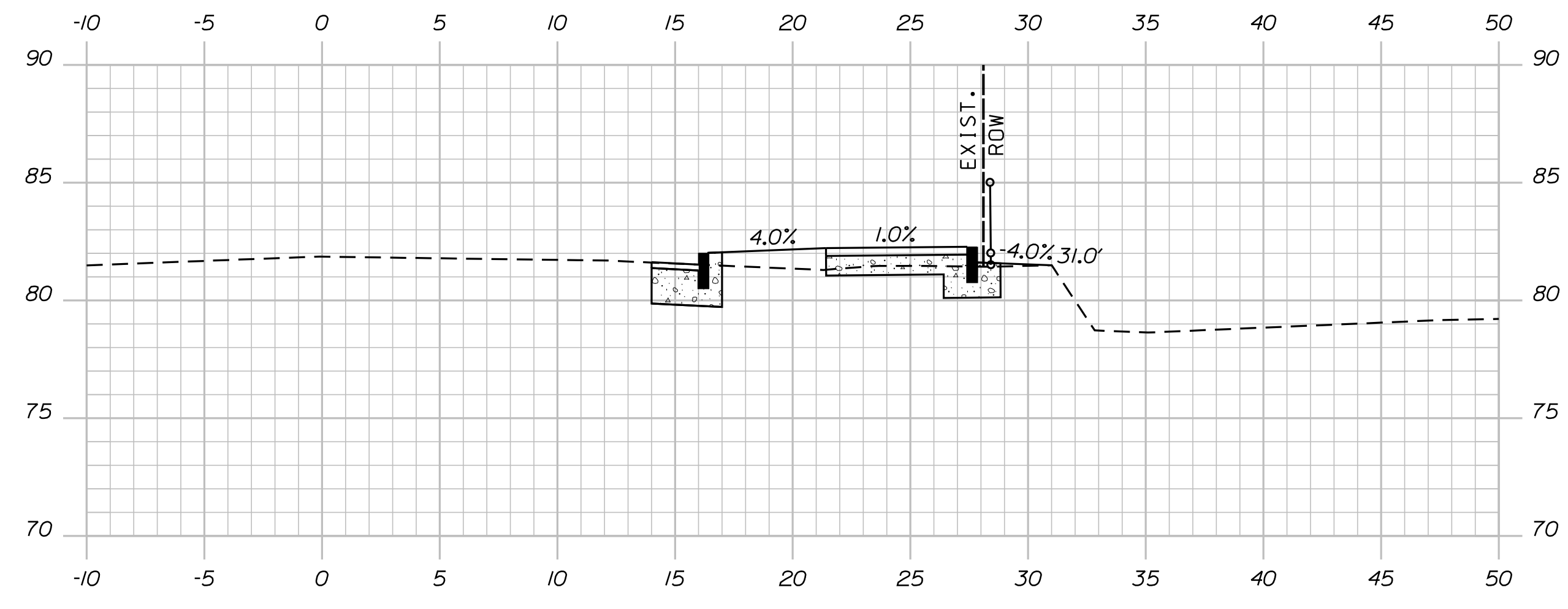
**SEBAGO**  
 TECHNICALS  
 WWW.SEBAGOTECHNIQS.COM  
 75 Judd Roberts Rd.  
 Suite 104  
 South Portland, ME 04106  
 Tel. 207-200-2100

CROSS SECTIONS  
 OF:  
 OCEAN HOUSE ROAD  
 SIDEWALK SEGMENT 7  
 FOR:  
 TOWN OF CAPE ELIZABETH  
 320 OCEAN HOUSE ROAD  
 CAPE ELIZABETH, ME 04107

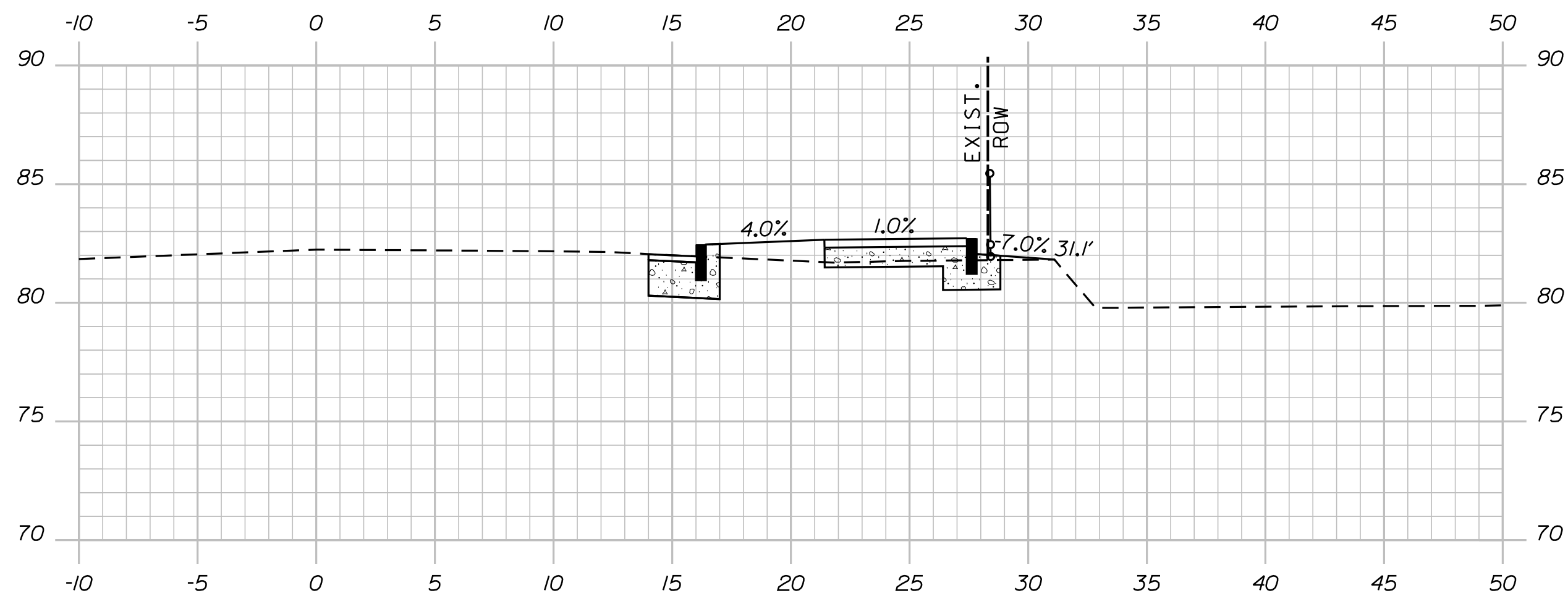
PROJECT NO.	SCALE
024103.00	1" = 5'
SHEET 11 OF 20	



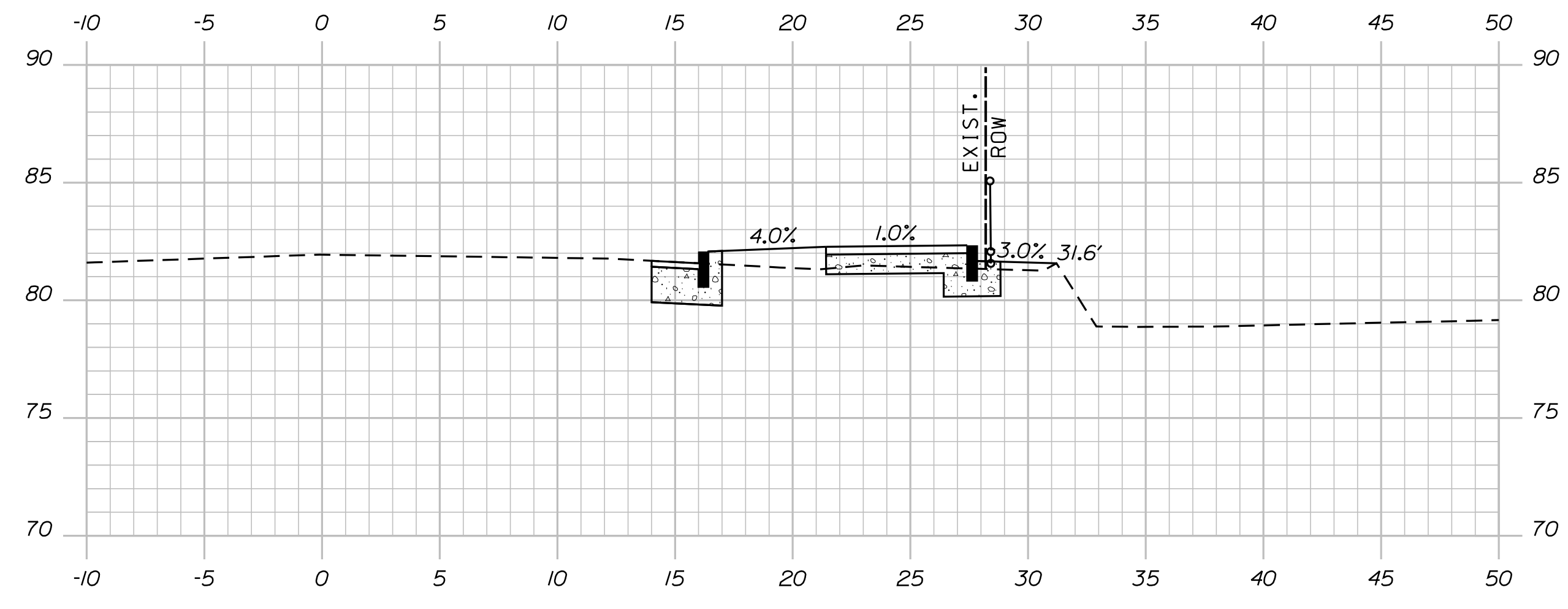
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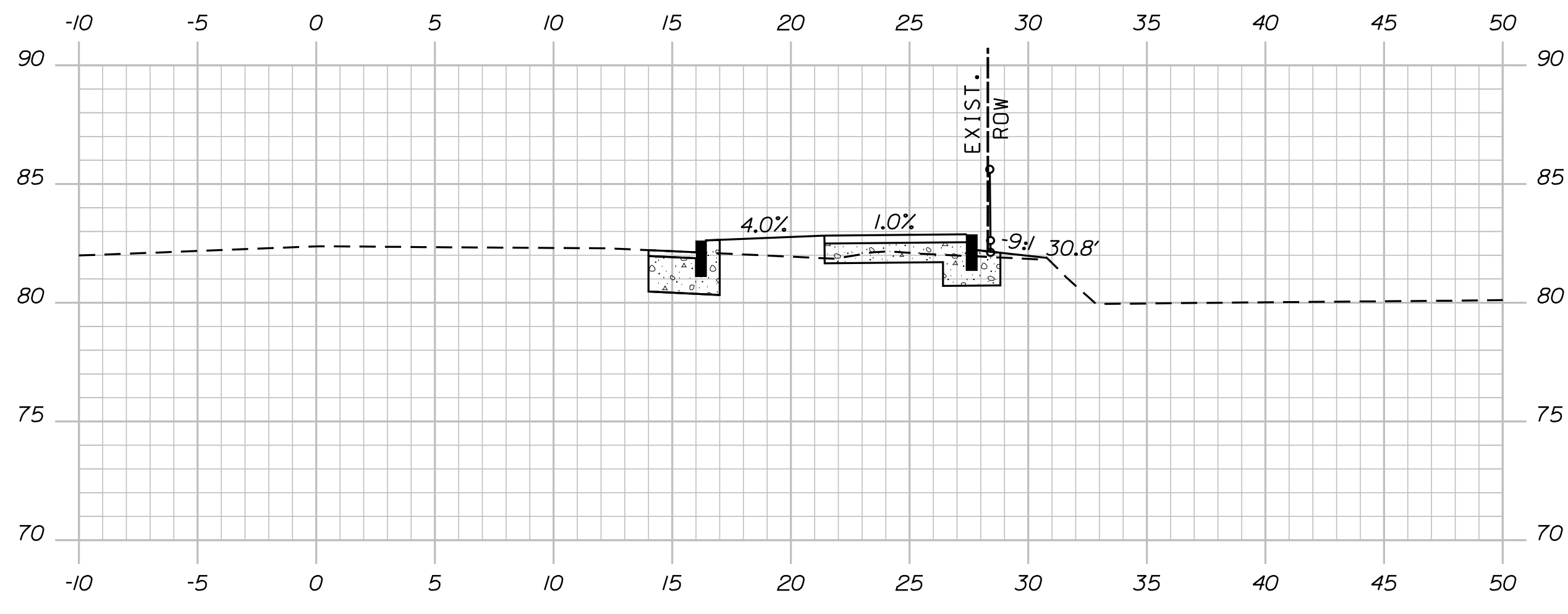
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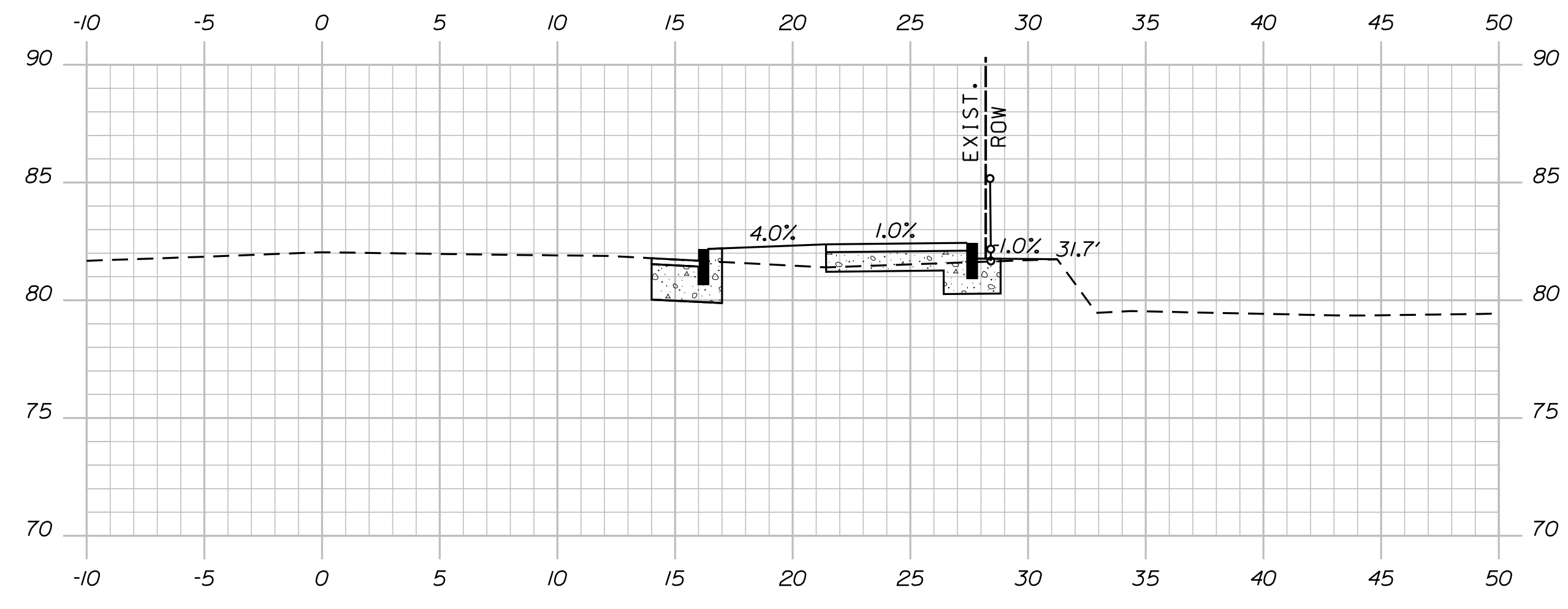
103+25.00



104+00.00



103+00.00



103+75.00

PLS OR PE

STATE OF MAINE  
 NICOLE L. CONANT  
 No. 16089  
 PROFESSIONAL ENGINEER  
 11/9/22

DESIGNED	CHECKED
NLC	SDH
1 - NLC 11/09/22 ISSUED FOR CONSTRUCTION	
REV: BY:	DATE: STATUS:

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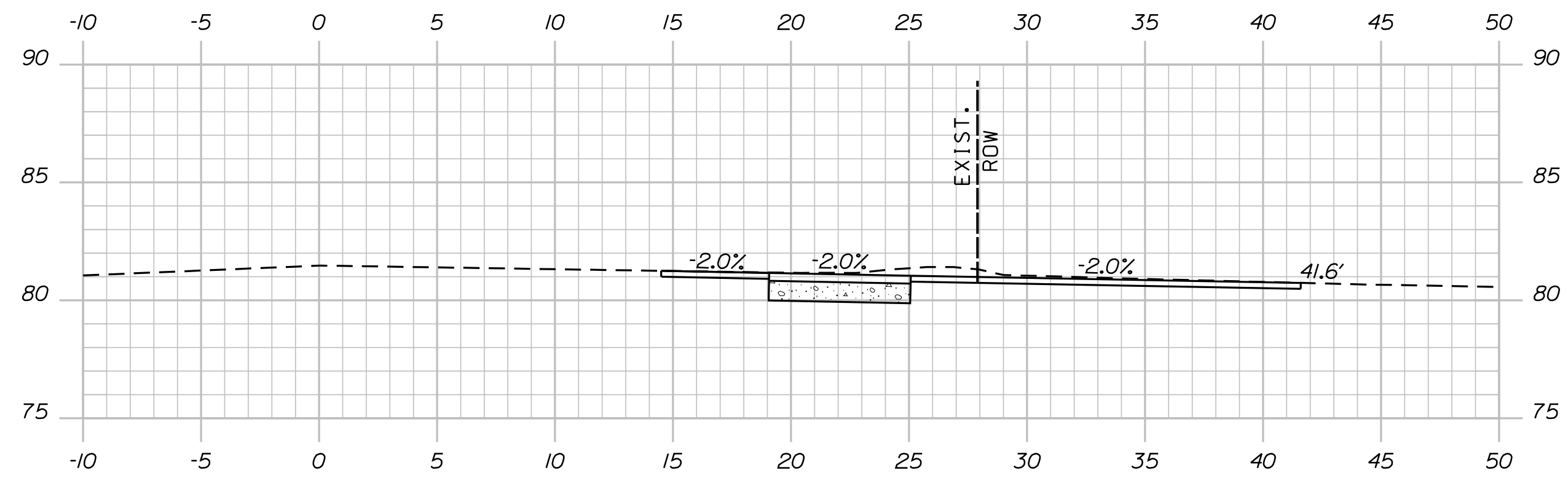
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 TECHNICS  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

CROSS SECTIONS  
 OF:  
 OCEAN HOUSE ROAD  
 SIDEWALK SEGMENT 7  
 FOR:  
 TOWN OF CAPE ELIZABETH  
 320 OCEAN HOUSE ROAD  
 CAPE ELIZABETH, ME 04107

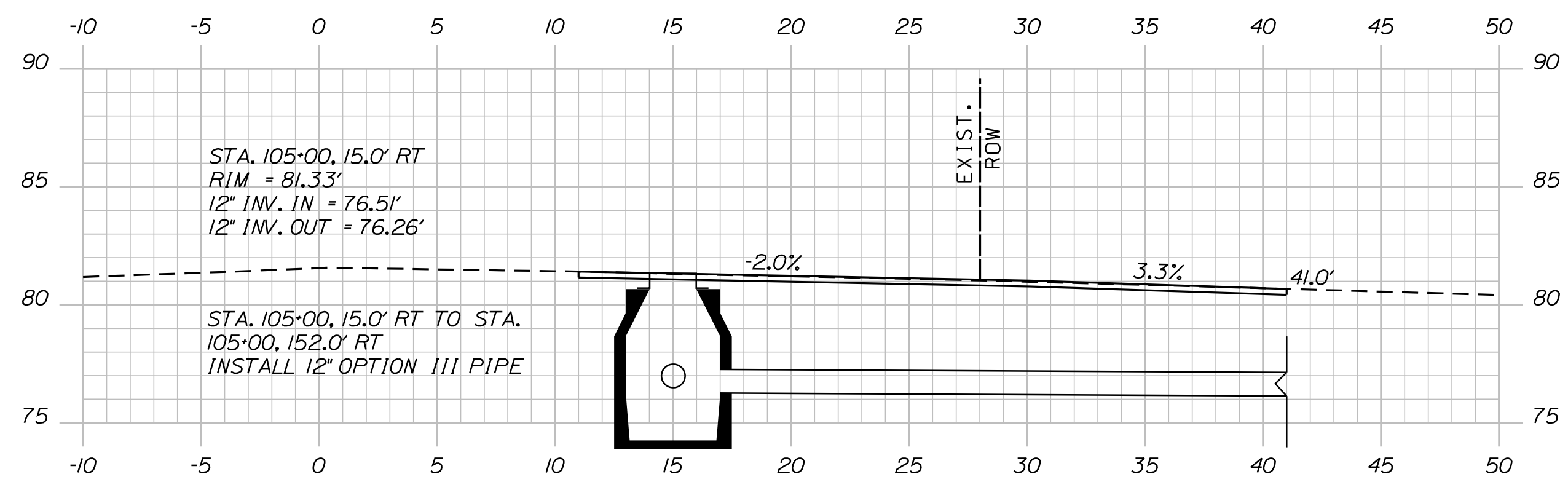
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SHEET 12 OF 20

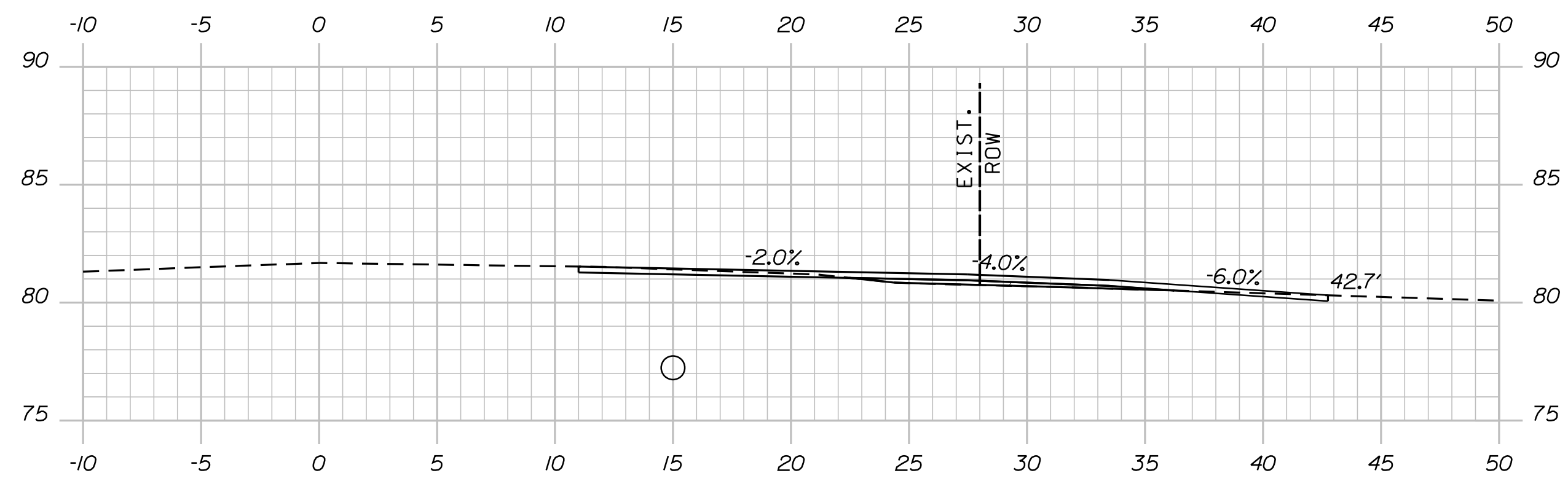
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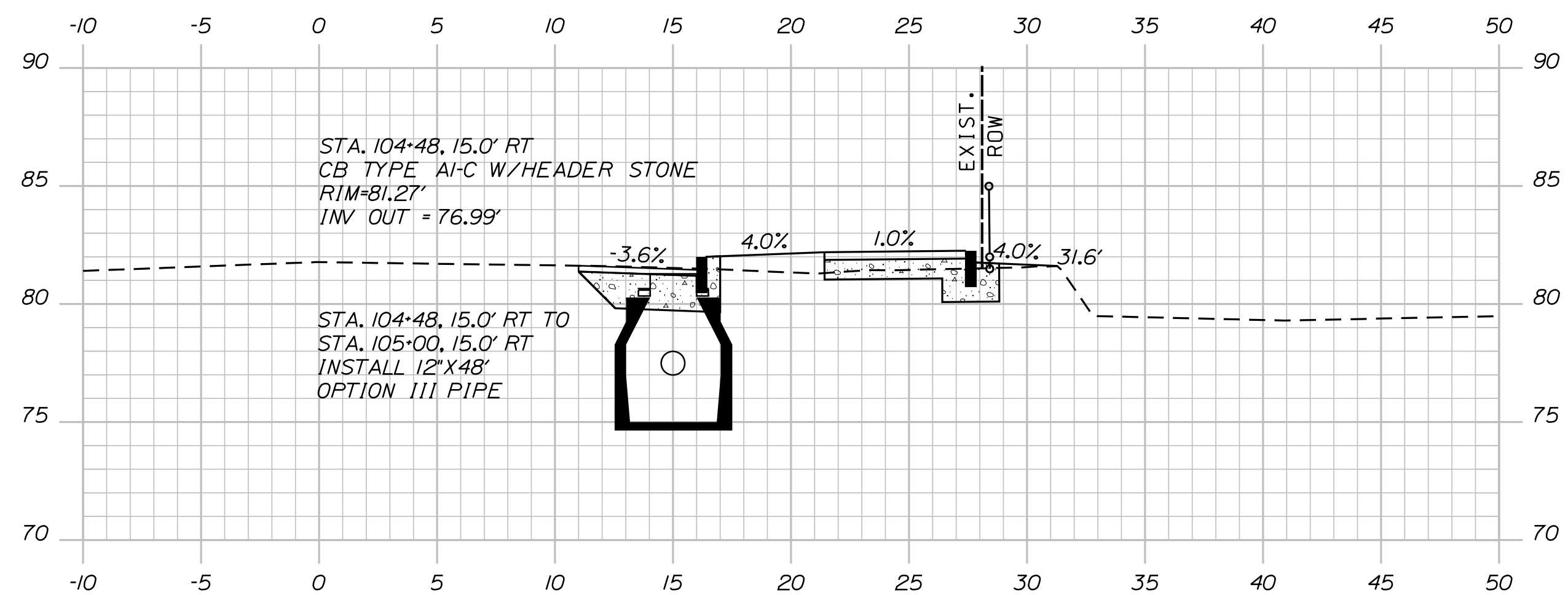
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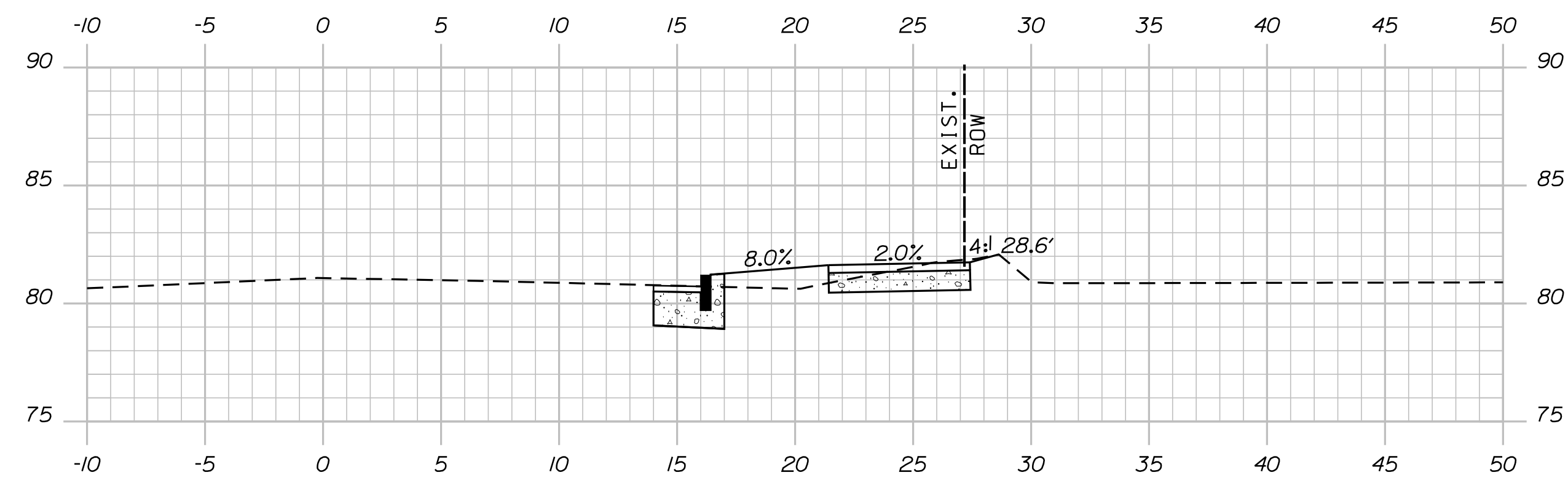
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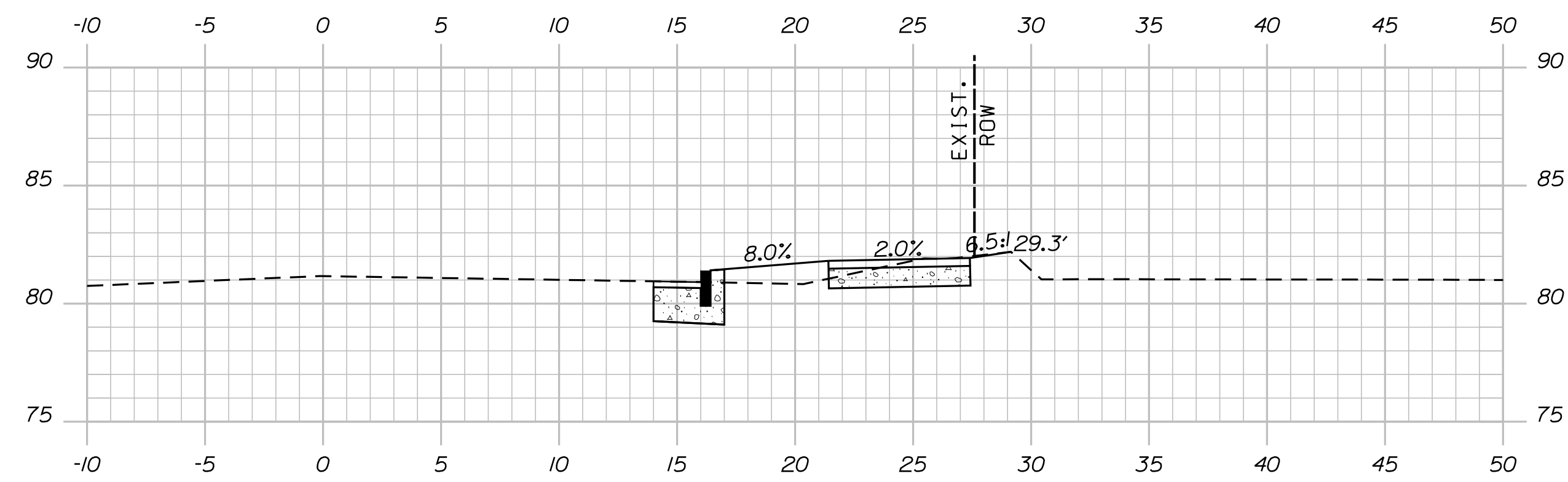
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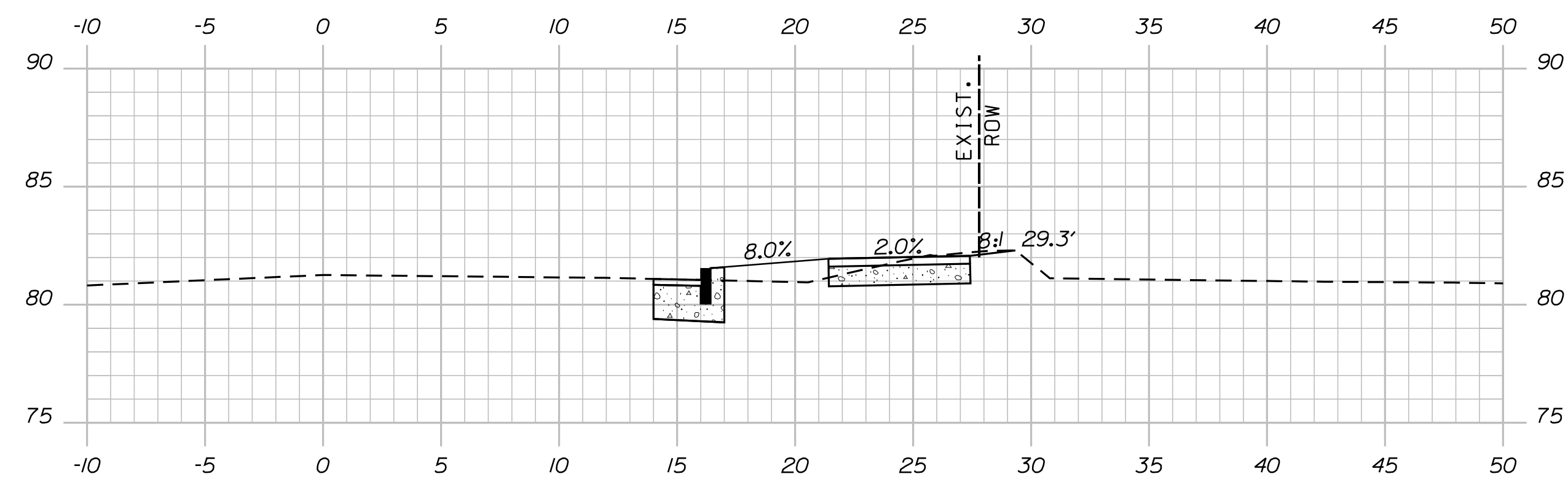
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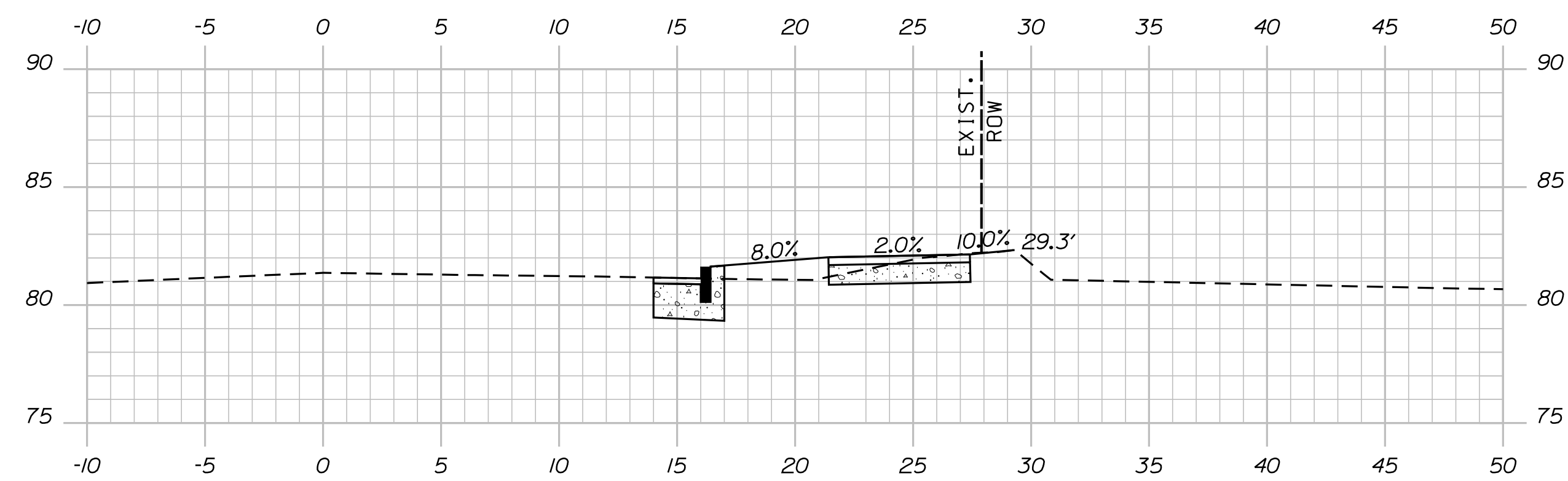
106+25.00



106+00.00



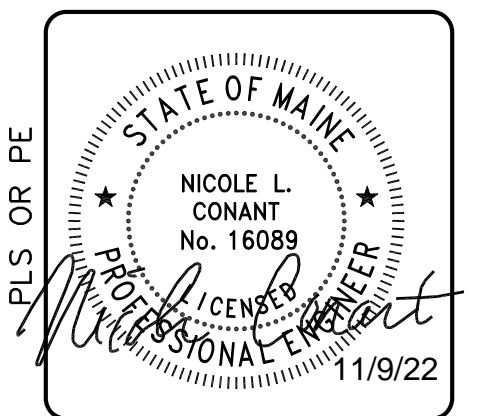
105+75.00



105+50.00

PLS OR PE

PLS OR PE



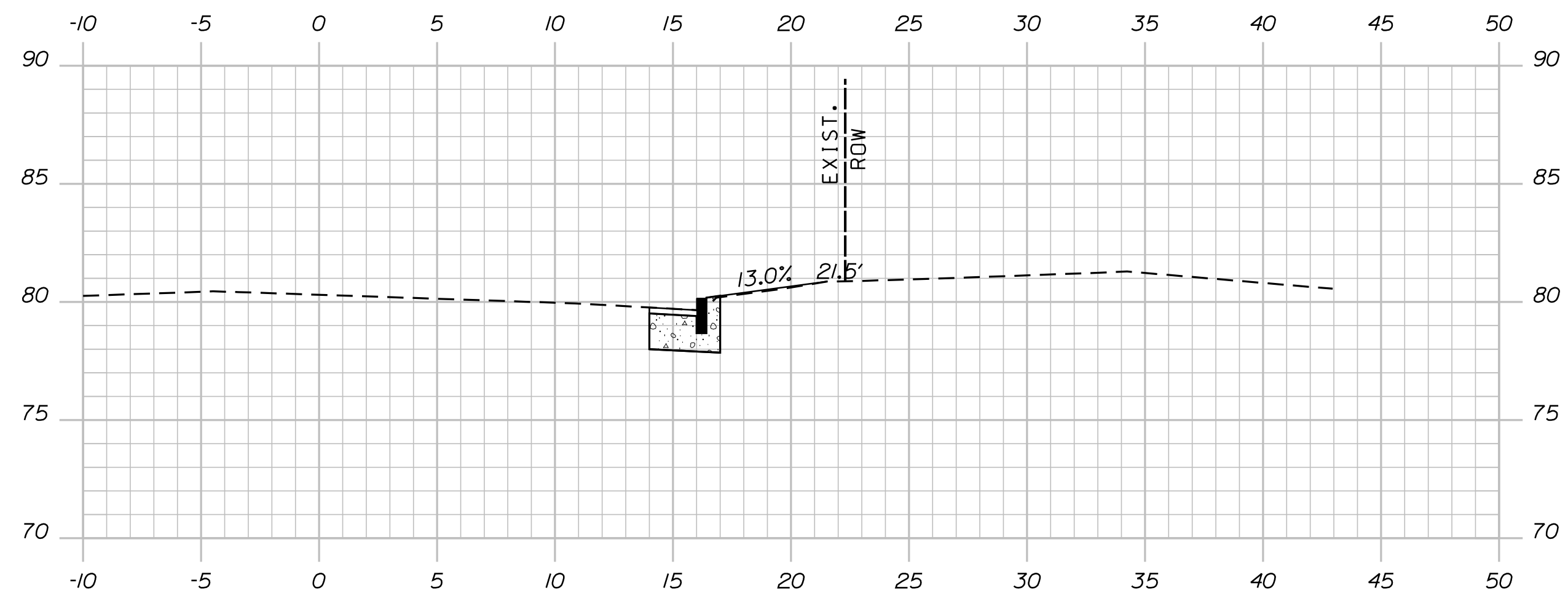
DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22 ISSUED FOR CONSTRUCTION	
REV. BY:	DATE:
	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

**SEBAGO**  
TECHNICS  
www.sebagotech.com  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

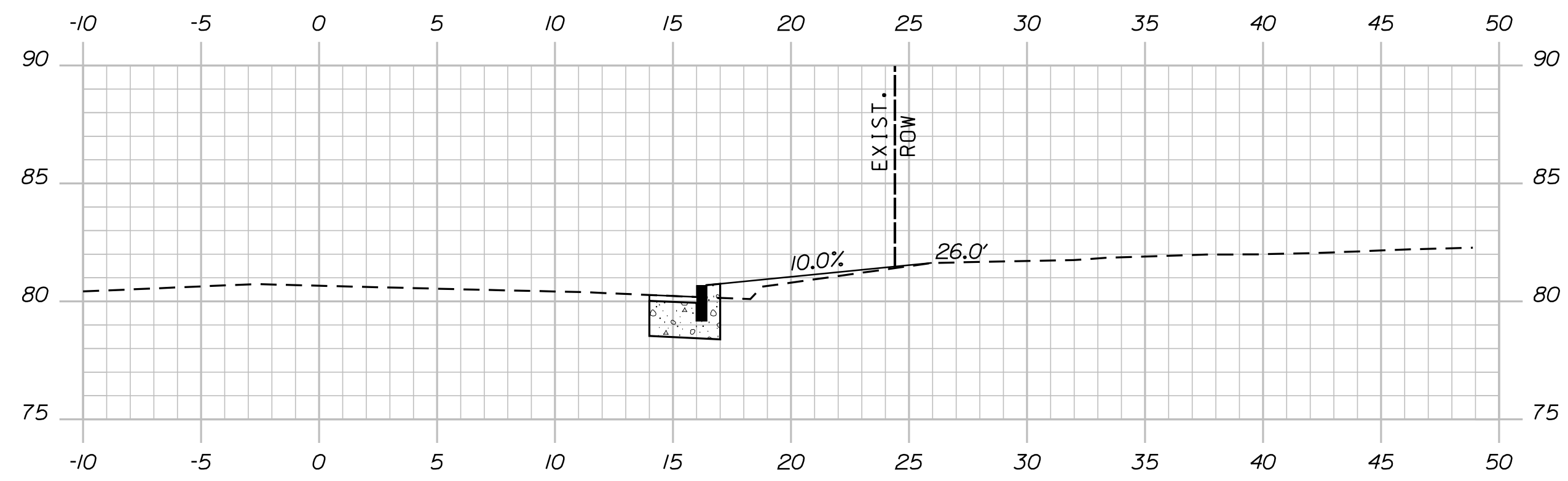
CROSS SECTIONS  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 7  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

PROJECT NO. 024103.00 SCALE 1" = 5'

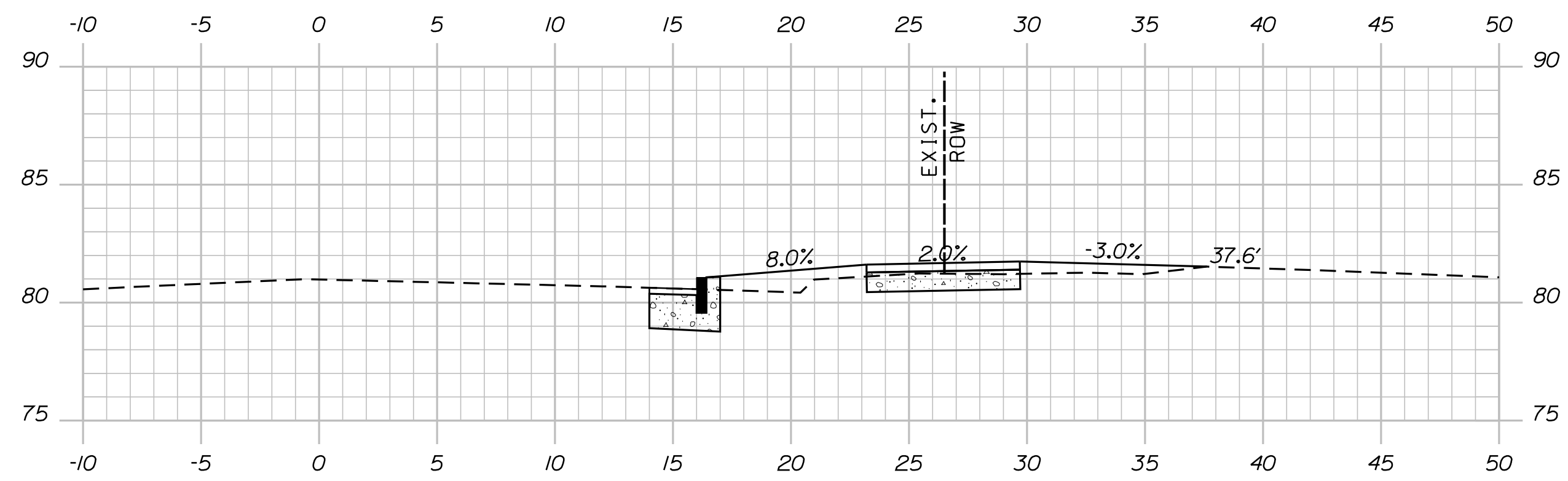
SHEET 13 OF 20



107+50.00

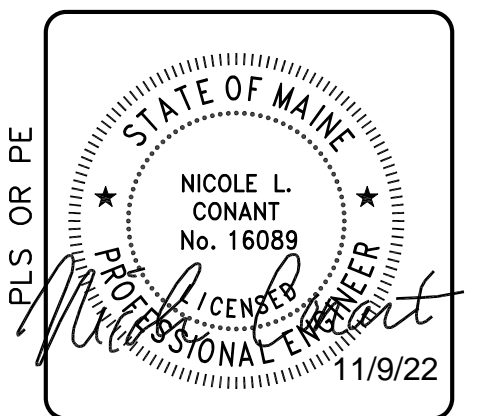


107+00.00



106+50.00

PLS OR PE



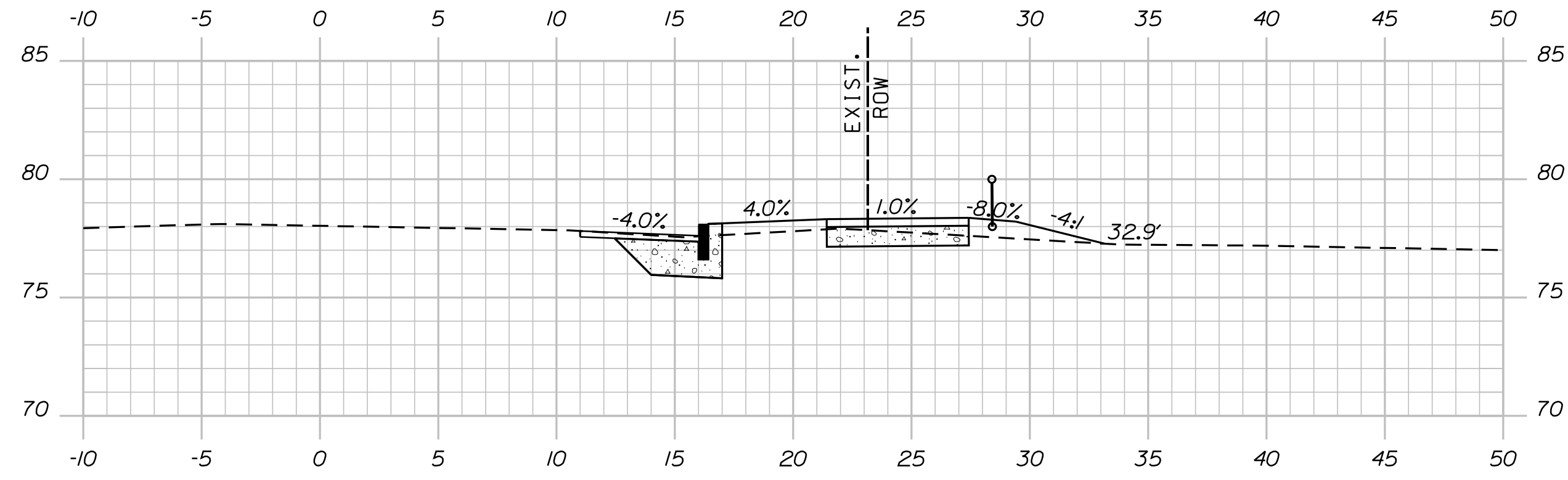
DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22 ISSUED FOR CONSTRUCTION REV: BY: DATE: STATUS: <small>THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.</small>	

**SEBAGO**  
TECHNICS  
www.sebagotechnics.com  
75 Jaki Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

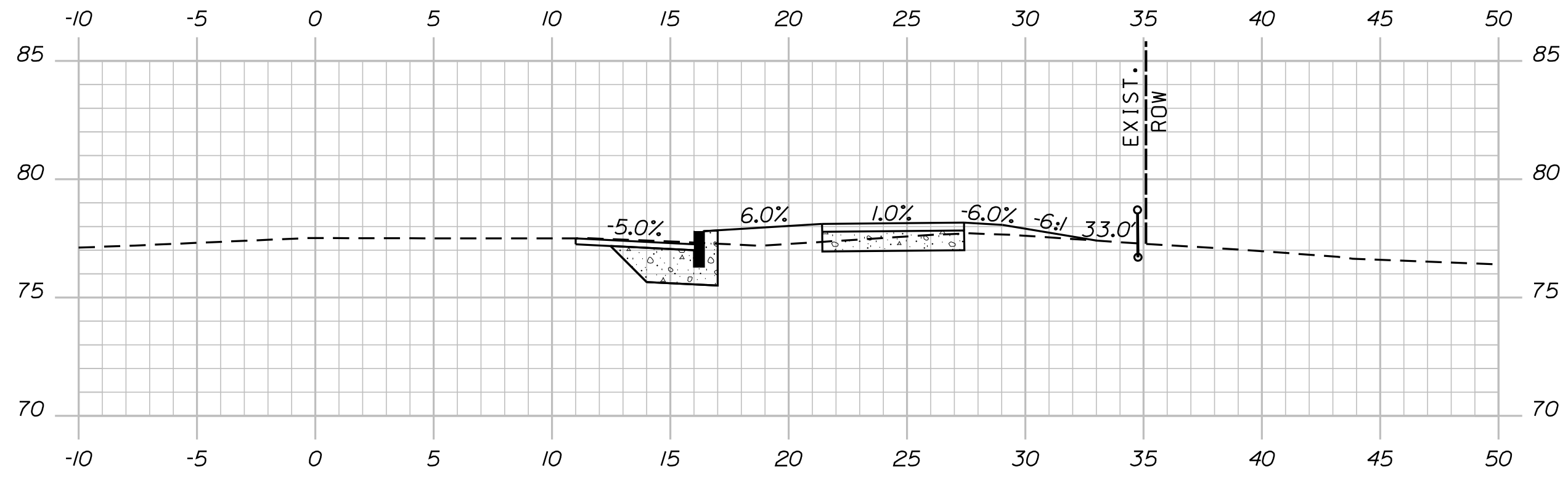
CROSS SECTIONS  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 7  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

PROJECT NO. 024103.00 SCALE 1" = 5'

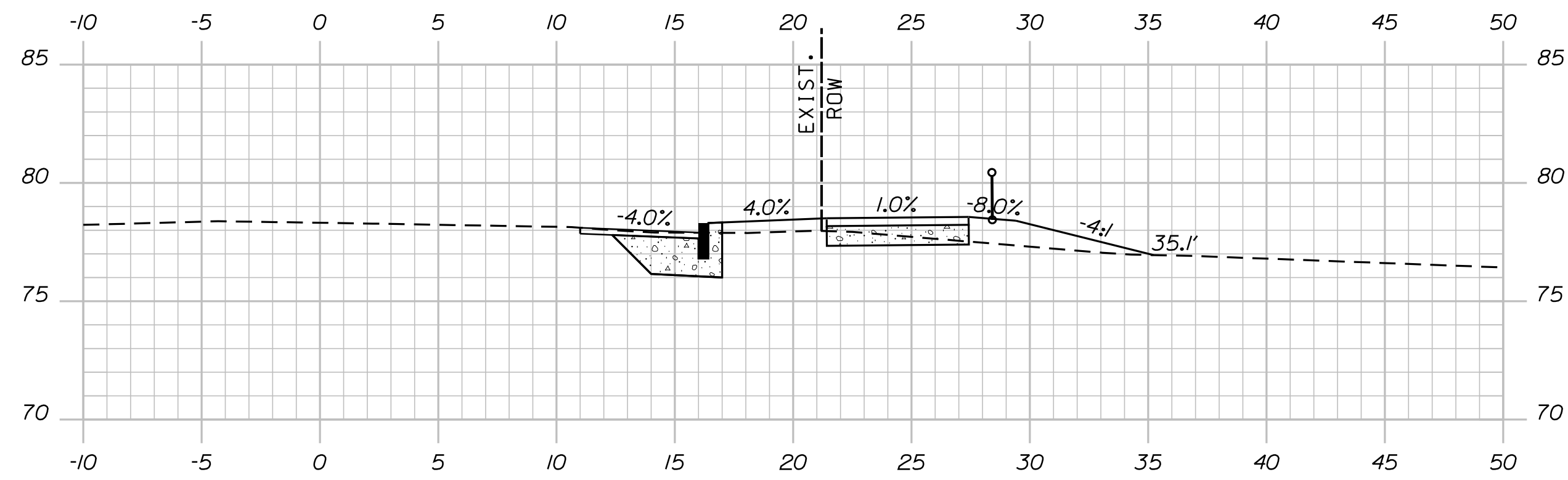
SHEET 14 OF 20



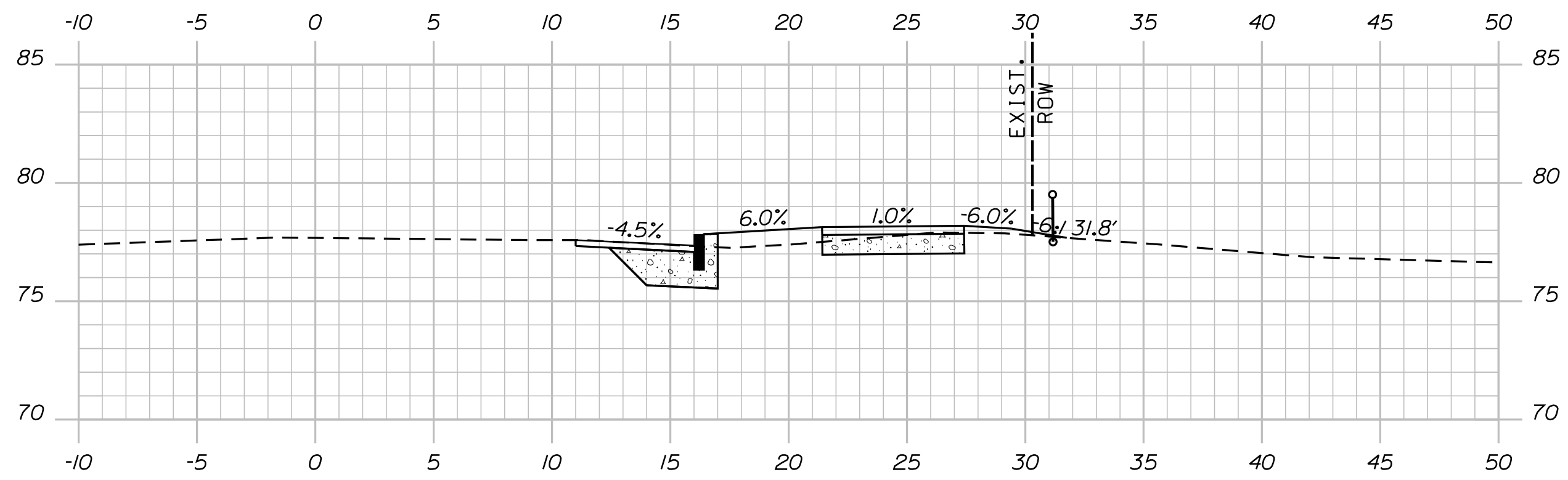
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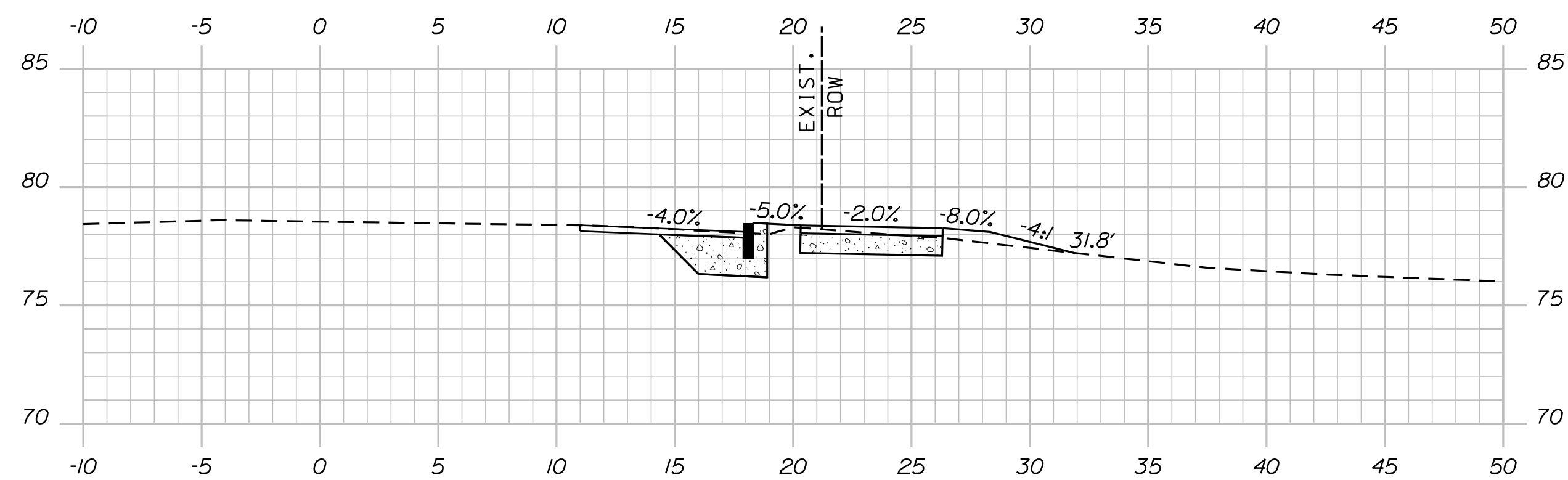
113+00.00



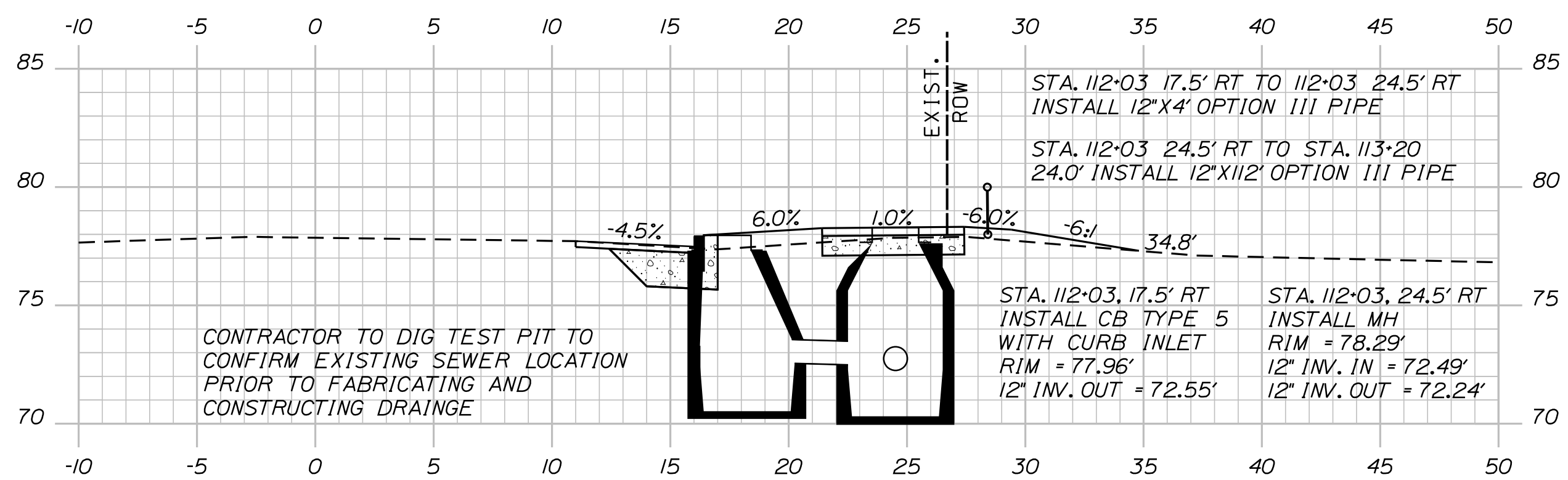
111+00.00



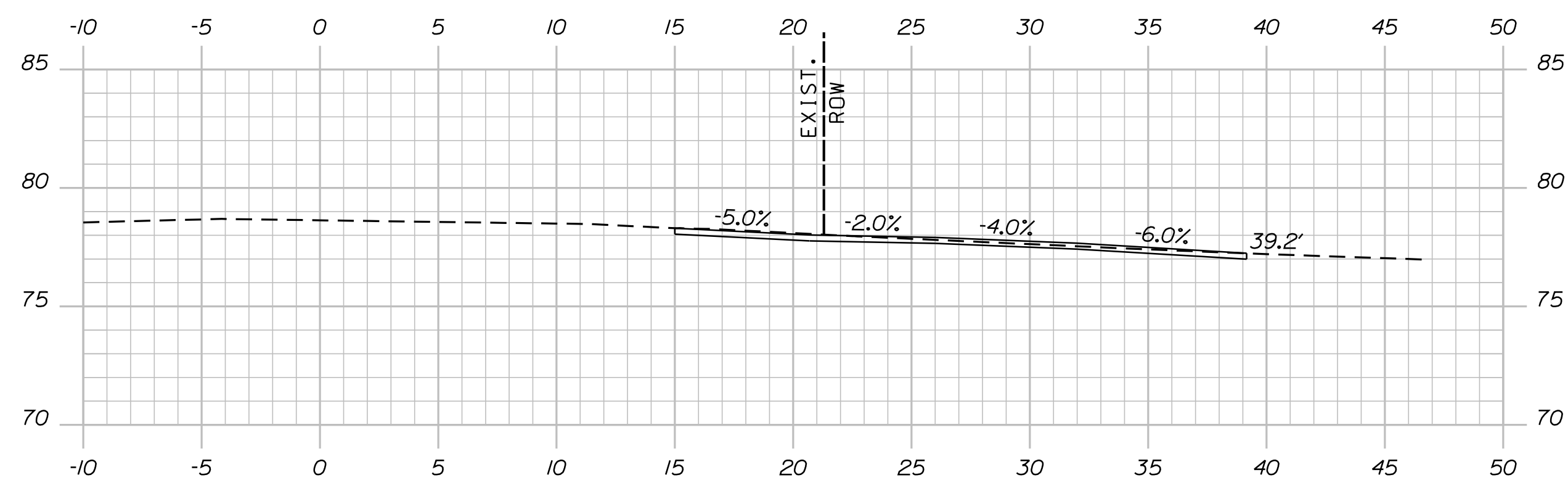
112+50.00



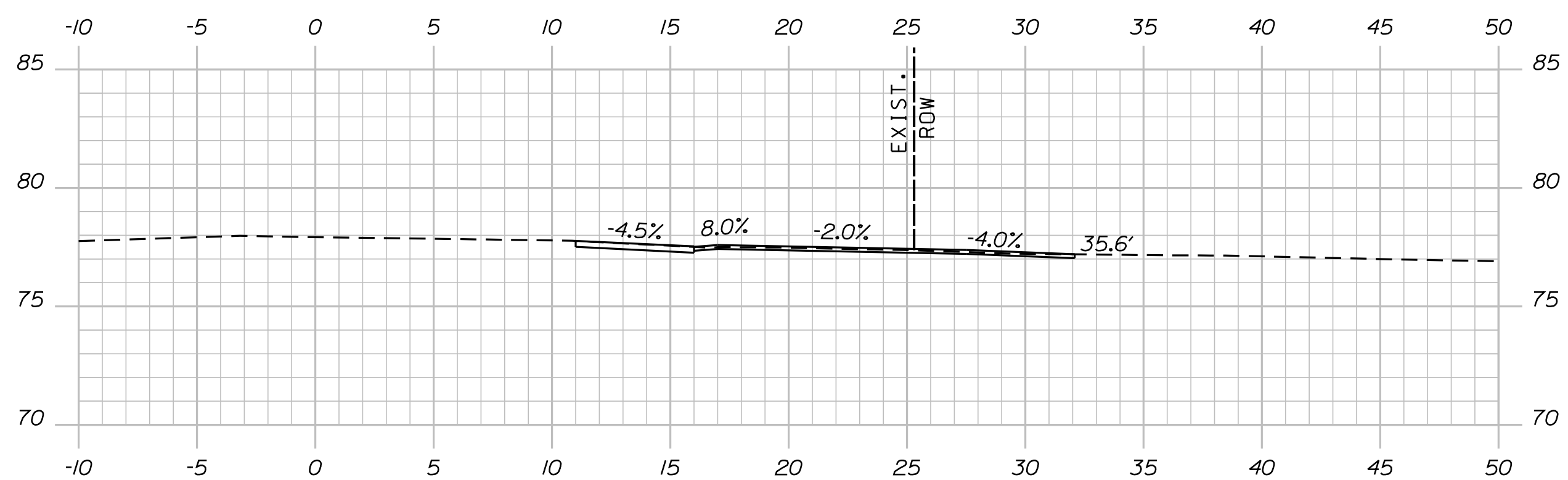
110+50.00



112+00.00

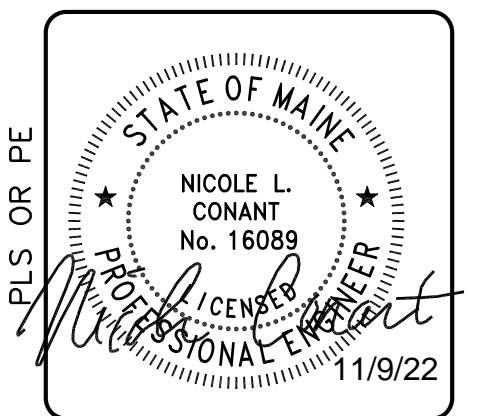


110+32.00 (DRIVEWAY RT)



111+80.00 (DRIVEWAY RT)

PLS OR PE

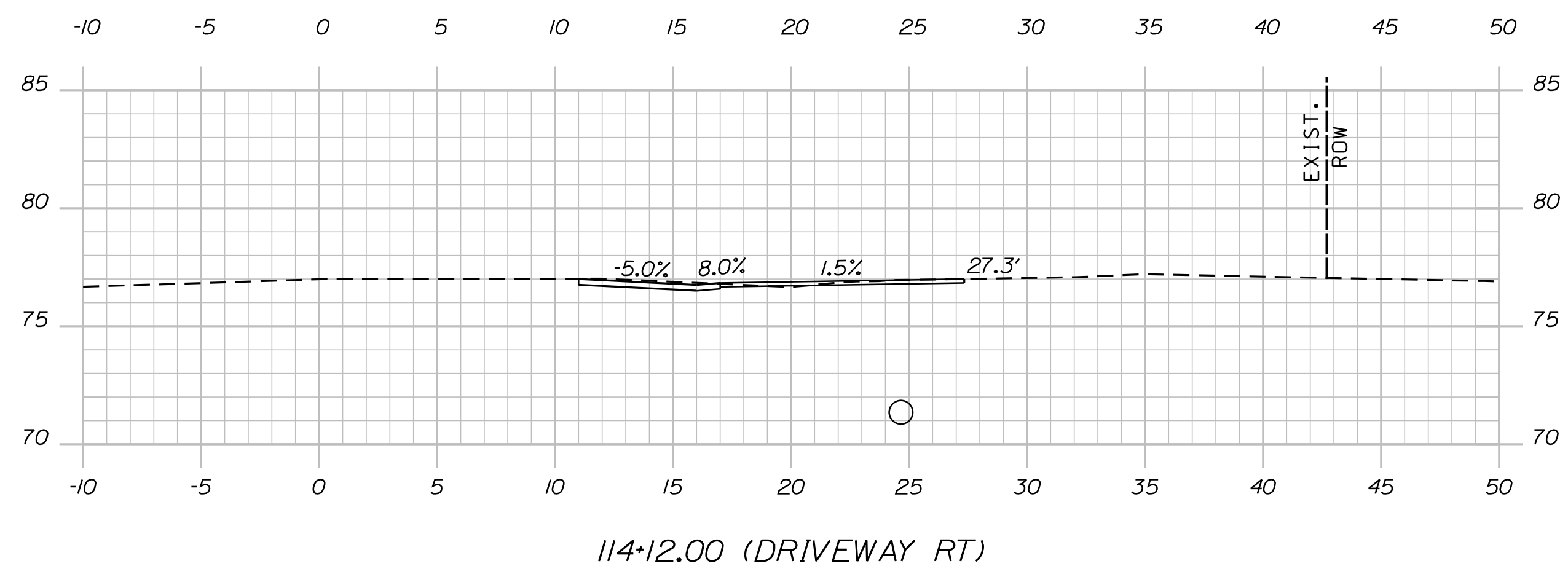


DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22 ISSUED FOR CONSTRUCTION	
REV: BY: DATE: STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.	

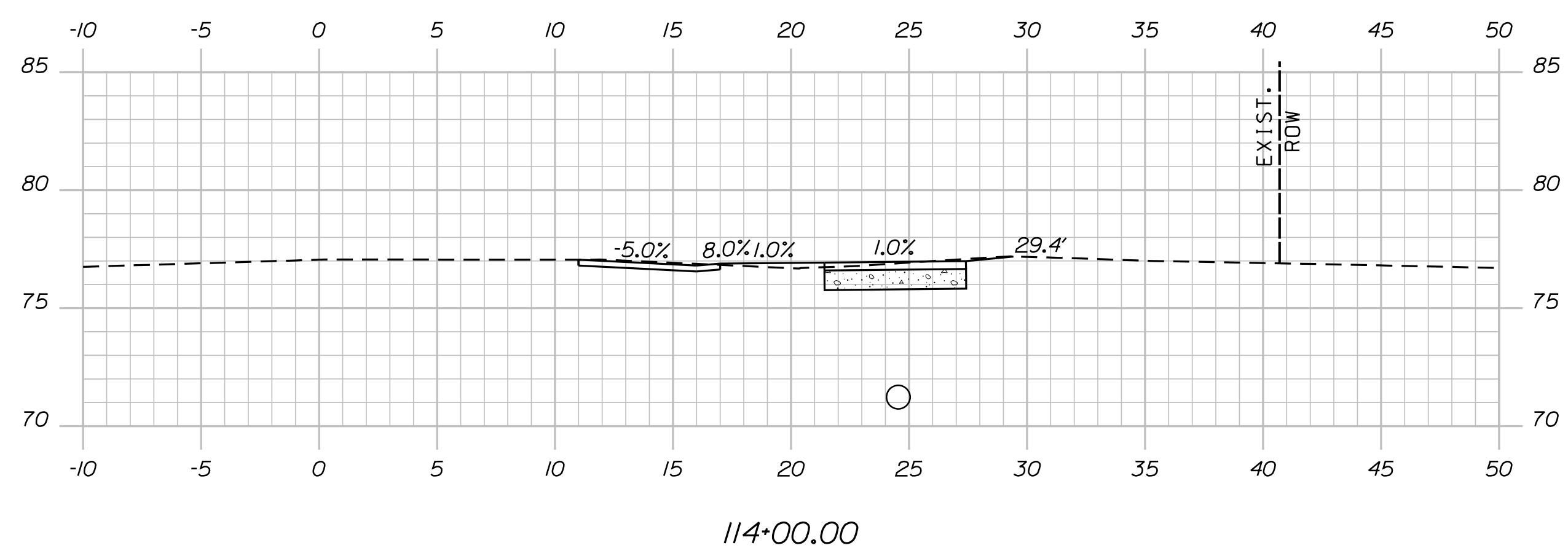
**SEBAGO**  
TECHNIQS  
WWW.SEAGOTECHNIQS.COM  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

CROSS SECTIONS  
OF:  
OCEAN HOUSE ROAD  
SIDEWALK SEGMENT 8  
FOR:  
TOWN OF CAPE ELIZABETH  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, ME 04107

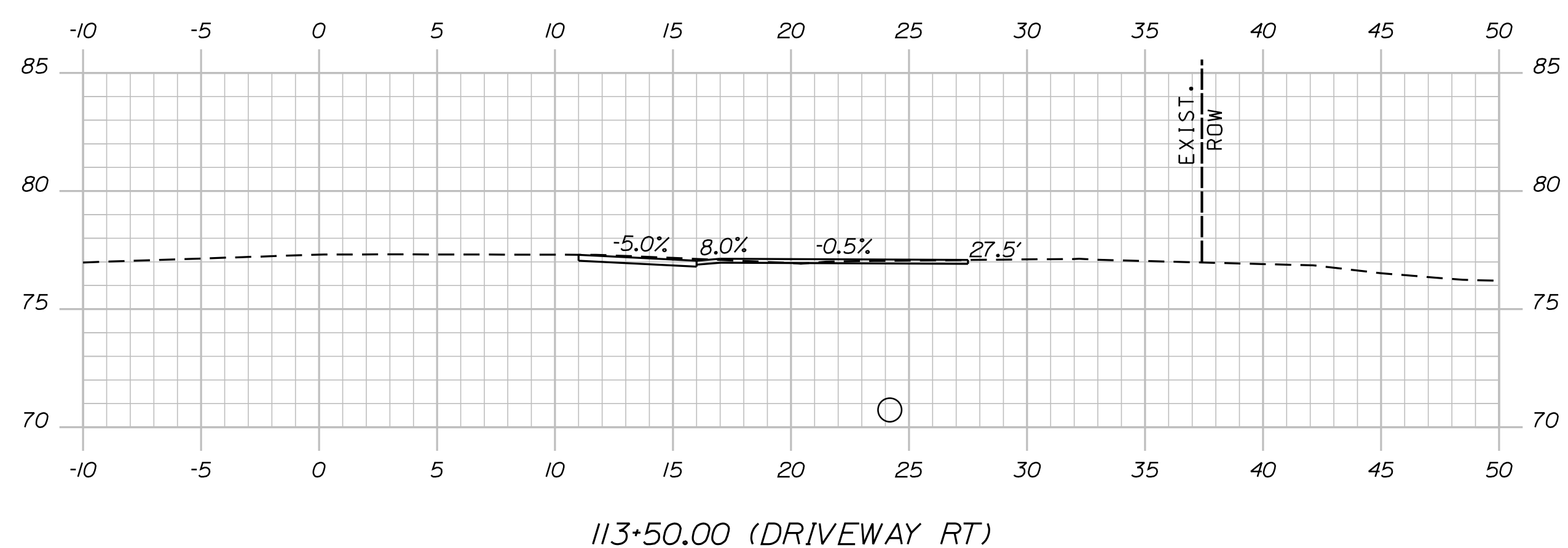
PROJECT NO.	SCALE
024103.00	1" = 5'
SHEET 15 OF 20	



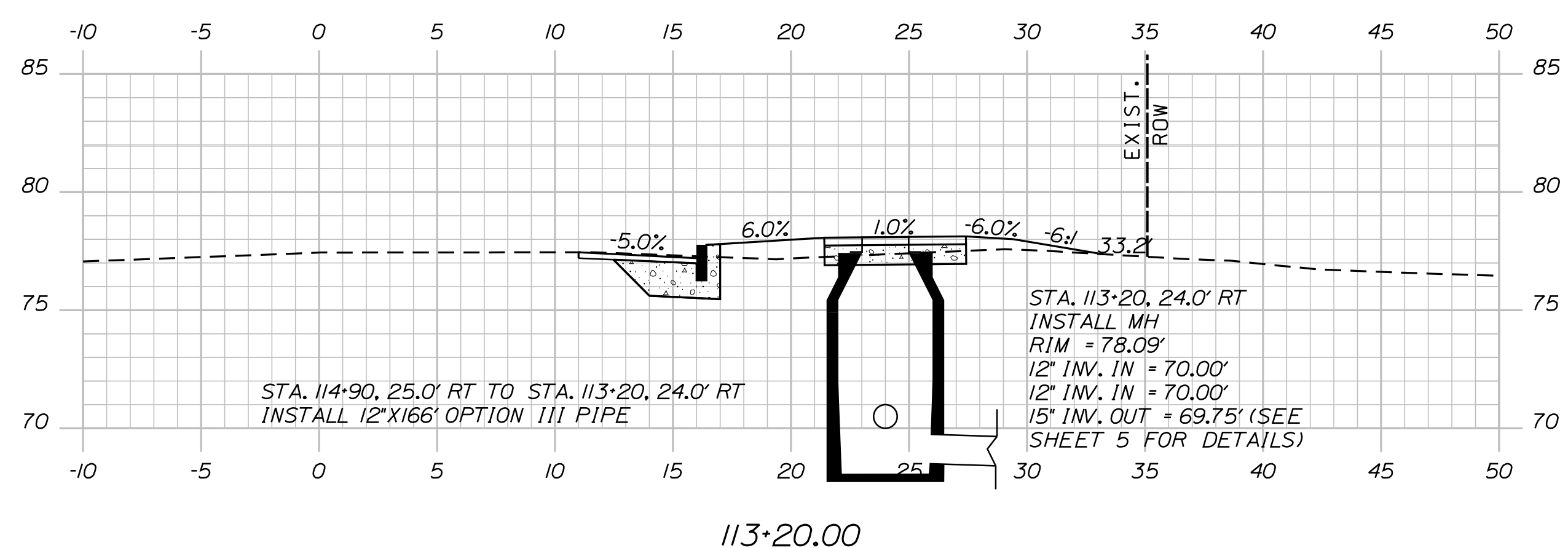
114+12.00 (DRIVEWAY RT)



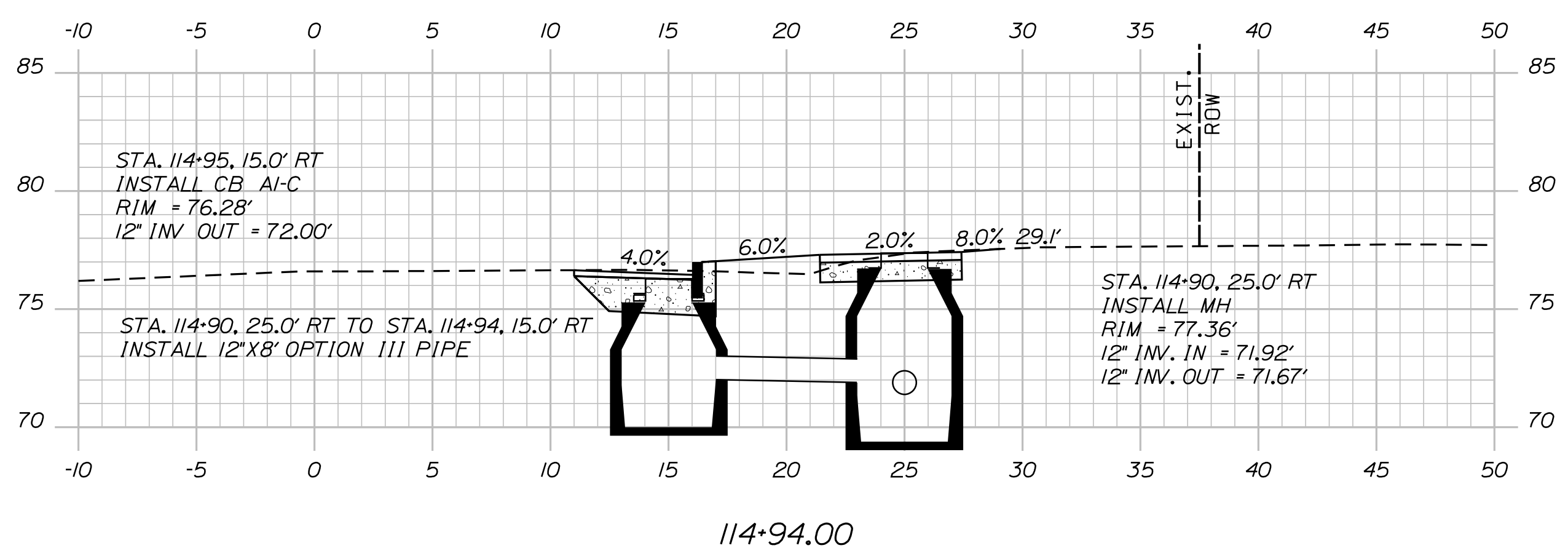
114+00.00



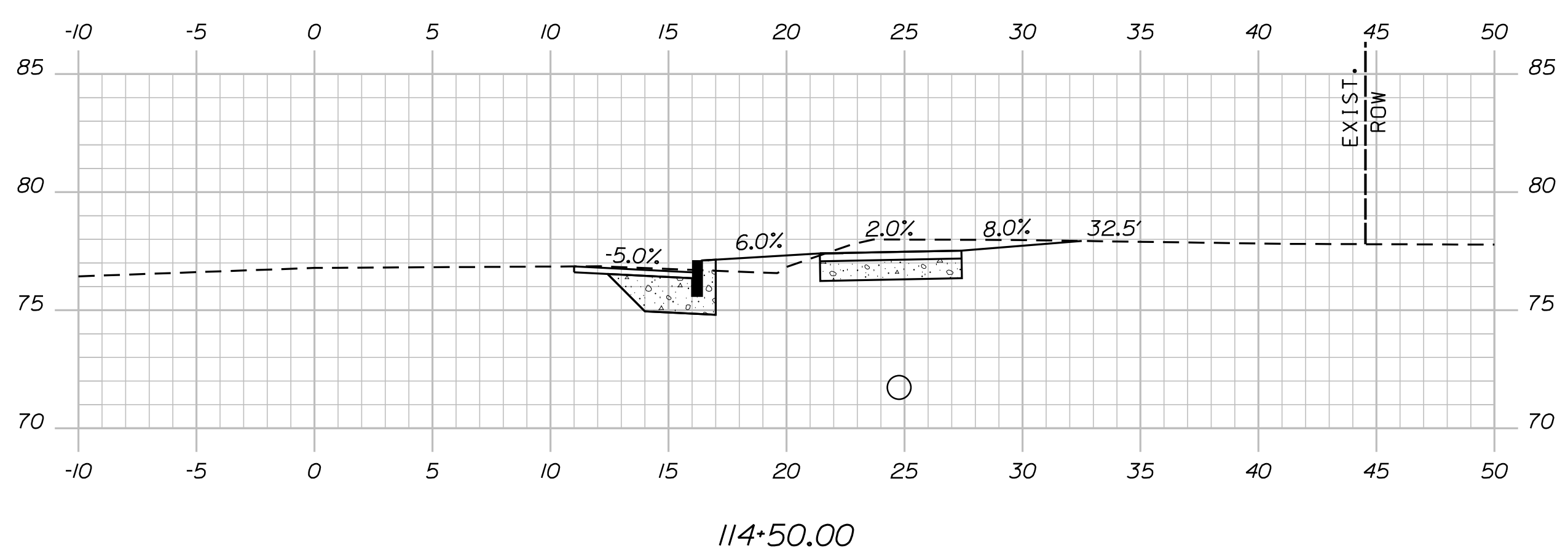
113+50.00 (DRIVEWAY RT)



113+20.00

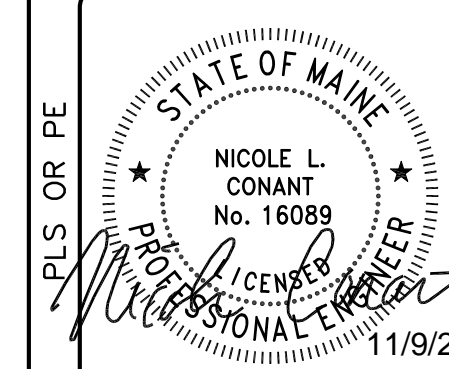


114+94.00

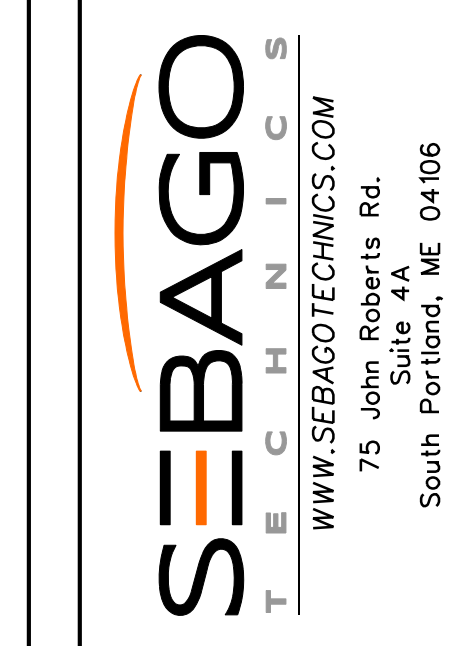


114+50.00

PLS OR PE



DESIGNED	CHECKED
NLC	SDH
1 NLC 11/09/22 ISSUED FOR CONSTRUCTION	
REV. BY:	DATE: STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	



CROSS SECTIONS  
 OF:  
 OCEAN HOUSE ROAD  
 SIDEWALK SEGMENT 8  
 TOWN OF CAPE ELIZABETH  
 320 OCEAN HOUSE ROAD  
 CAPE ELIZABETH, ME 04107

PROJECT NO.	SCALE
024103.00	1" = 5'
SHEET 16 OF 20	



Date: 9/23/2022

Username: Jude.Hogan

Division: ROW

Filename: ... \00\ROW\WSTA017\_RWPLAN1.dgn

**PLAN LEGEND**

Town, County, State	New R/W Along Existing R/W	Sanitary Sewer	Existing	Proposed	Cut Line	Fill Line
Approx. Property Lines	Building	Telephone Line	Existing	Proposed	Stonewall	Retaining Wall
Existing Right of Way	Clearing Limit Line	Electric Line	Existing	Proposed	Baseline	Traverse Point
Limits of Wrought Portion	Conifer	Water Line	Existing	Proposed	Monument	Iron Rod Found
Control Of Access	Deciduous	Underdrain Line	Existing	Proposed	Replacement Pin Set	Pipe Found
New Right of Way	Bush	Gas Line	Existing	Proposed		
New Easement	Water Edge	Guardrail	Existing	Proposed		
New Temporary Rights	Ledge	Culvert	Existing	Proposed		
New R/W Within Existing R/W	Fence		Existing	Proposed		

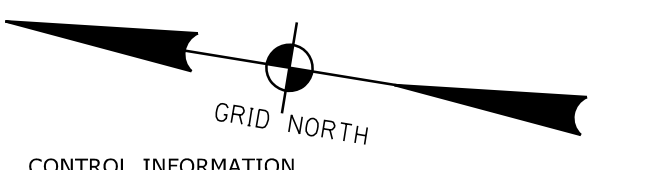
THIS PLAN WAS PREPARED IN CONNECTION WITH THE DEPARTMENT'S ACQUISITION OF REAL PROPERTY FOR TRANSPORTATION PURPOSES. IT CANNOT BE USED TO ESTABLISH LEGAL BOUNDARIES BETWEEN ADJACENT PROPERTY OWNERS.

Scale of Feet: 0, 25, 50, 75, 100

STATE OF MAINE  
REGISTRY OF DEEDS

COUNTY \_\_\_\_\_  
RECEIVED \_\_\_\_\_,  
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M and  
recorded in Plan Bk \_\_\_\_\_, Pg. \_\_\_\_\_  
Attest: \_\_\_\_\_ REGISTER

BOUNDARY & TOPOGRAPHIC SURVEY AT 326 OCEAN HOUSE ROAD  
CAPE ELIZABETH, MAINE  
MADE FOR MITCHELL & ASSOCIATES, DATED DEC. 20, 2018  
PREPARED BY OWEN HASKELL, INC.  
JOB NUMBER 2018-336 CE

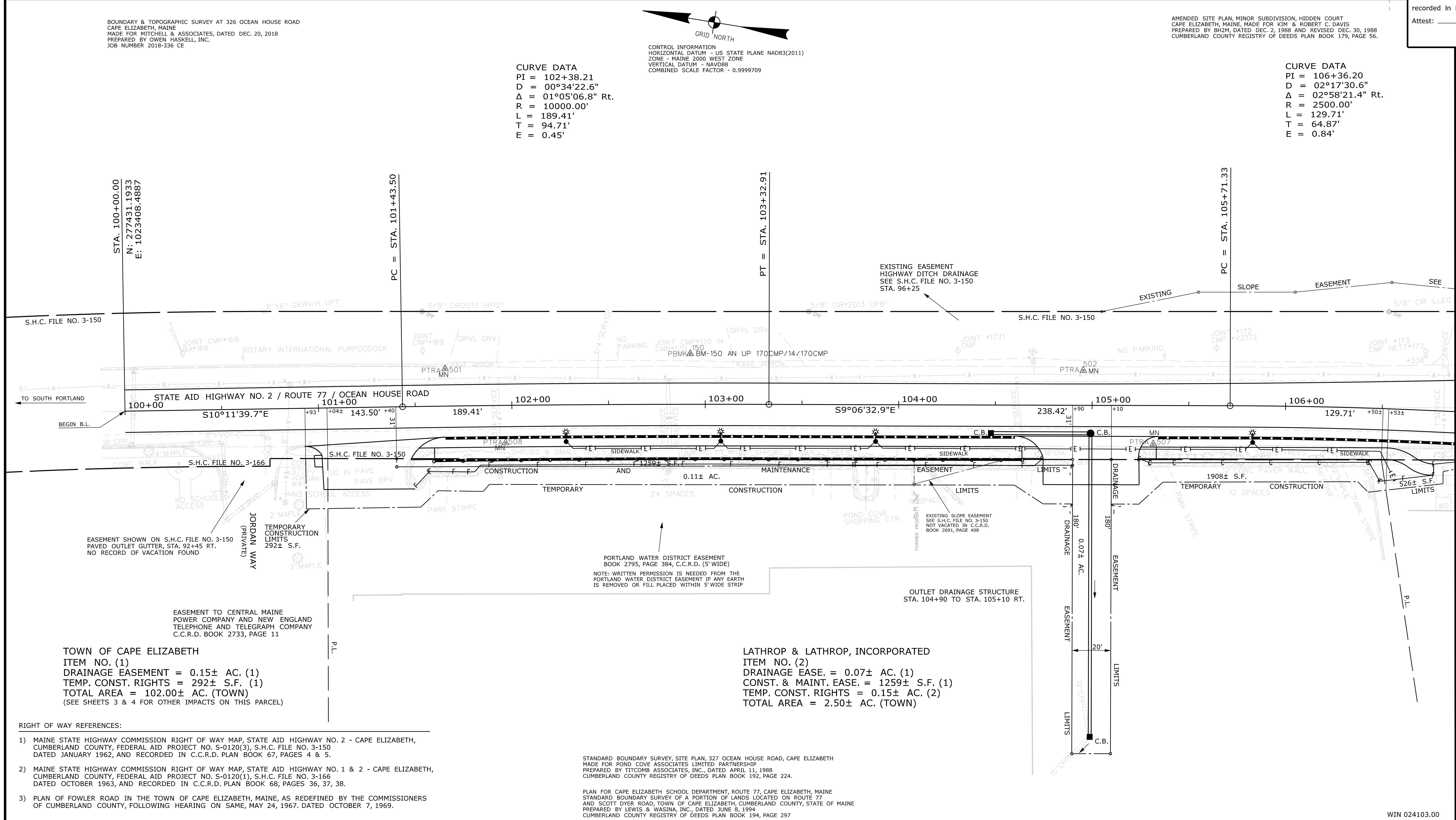


CONTROL INFORMATION  
HORIZONTAL DATUM - US STATE PLANE NAD83(2011)  
ZONE - MAINE 2000 WEST ZONE  
VERTICAL DATUM - NAVD88  
COMBINED SCALE FACTOR - 0.9999709

AMENDED SITE PLAN, MINOR SUBDIVISION, HIDDEN COURT  
CAPE ELIZABETH, MAINE, MADE FOR KIM & ROBERT C. DAVIS  
PREPARED BY BH2M, DATED DEC. 2, 1988 AND REVISED DEC. 30, 1988  
CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 179, PAGE 56.

**CURVE DATA**  
PI = 102+38.21  
D = 00°34'22.6"  
Δ = 01°05'06.8" Rt.  
R = 10000.00'  
L = 189.41'  
T = 94.71'  
E = 0.45'

**CURVE DATA**  
PI = 106+36.20  
D = 02°17'30.6"  
Δ = 02°58'21.4" Rt.  
R = 2500.00'  
L = 129.71'  
T = 64.87'  
E = 0.84'



EASEMENT SHOWN ON S.H.C. FILE NO. 3-150  
PAVED OUTLET GUTTER, STA. 92+45 RT.  
NO RECORD OF VACATION FOUND

JORDAN WAY (PRIVATE)

TEMPORARY CONSTRUCTION LIMITS  
292± S.F.

EASEMENT TO CENTRAL MAINE  
POWER COMPANY AND NEW ENGLAND  
TELEPHONE AND TELEGRAPH COMPANY  
C.C.R.D. BOOK 2733, PAGE 11

PORTLAND WATER DISTRICT EASEMENT  
BOOK 2795, PAGE 384, C.C.R.D. (5' WIDE)  
NOTE: WRITTEN PERMISSION IS NEEDED FROM THE  
PORTLAND WATER DISTRICT EASEMENT IF ANY EARTH  
IS REMOVED OR FILL PLACED WITHIN 5' WIDE STRIP

OUTLET DRAINAGE STRUCTURE  
STA. 104+90 TO STA. 105+10 RT.

LATHROP & LATHROP, INCORPORATED  
ITEM NO. (2)  
DRAINAGE EASE. = 0.07± AC. (1)  
CONST. & MAINT. EASE. = 1259± S.F. (1)  
TEMP. CONST. RIGHTS = 0.15± AC. (2)  
TOTAL AREA = 2.50± AC. (TOWN)

**RIGHT OF WAY REFERENCES:**

- 1) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 2 - CAPE ELIZABETH, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. S-0120(3), S.H.C. FILE NO. 3-150 DATED JANUARY 1962, AND RECORDED IN C.C.R.D. PLAN BOOK 67, PAGES 4 & 5.
- 2) 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), S.H.C. FILE NO. 3-166 DATED OCTOBER 1963, AND RECORDED IN C.C.R.D. PLAN BOOK 68, PAGES 36, 37, 38.
- 3) PLAN OF FOWLER ROAD IN THE TOWN OF CAPE ELIZABETH, MAINE, AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY, FOLLOWING HEARING ON SAME, MAY 24, 1967. DATED OCTOBER 7, 1969.

STANDARD BOUNDARY SURVEY, SITE PLAN, 327 OCEAN HOUSE ROAD, CAPE ELIZABETH  
MADE FOR POND COVE ASSOCIATES LIMITED PARTNERSHIP  
PREPARED BY TITCOMB ASSOCIATES, INC., DATED APRIL 11, 1988  
CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 192, PAGE 224.

PLAN FOR CAPE ELIZABETH SCHOOL DEPARTMENT, ROUTE 77, CAPE ELIZABETH, MAINE  
STANDARD BOUNDARY SURVEY OF A PORTION OF LANDS LOCATED ON ROUTE 77  
AND SCOTT DYER ROAD, TOWN OF CAPE ELIZABETH, CUMBERLAND COUNTY, STATE OF MAINE  
PREPARED BY LEWIS & WASINA, INC., DATED JUNE 8, 1994  
CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 194, PAGE 297

WIN 024103.00

REVISIONS				PLAN FILED IN PLAN BOOK				PAGE COUNTY RECORD				BRUCE A. VAN NOTE COMMISSIONER JOYCE NOEL TAYLOR CHIEF ENGINEER  DATE	STATE AID HIGHWAY NO. 2 ROUTE 77 / OCEAN HOUSE ROAD CAPE ELIZABETH CUMBERLAND COUNTY FEDERAL AID PROJECT NO. 2410300			SHEET NUMBER  <b>17</b>
NO.	DATE	DESCRIPTION	BY	NO.	GRANTOR	PAGE	INSTRUMENT	DATE	BOOK	PAGE				OF 20		
							COND.	09-12-22	39706	336						

ITEM	TECH	CHECKED
EXISTING CONDITION PLAN	R.M.C.	C.W.K.
FINAL RIGHT OF WAY	J.H.	B.D.M.
AREAS	J.H.	G.L.L.

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016 - 207-624-3460  
CAPE ELIZABETH  
RIGHT OF WAY MAP

Town, County, State \_\_\_\_\_  
 Approx. Property Lines \_\_\_\_\_  
 Existing Right of Way \_\_\_\_\_  
 Limits of Wrought Portion \_\_\_\_\_  
 Control Of Access \_\_\_\_\_  
 New Right of Way \_\_\_\_\_  
 New Easement \_\_\_\_\_  
 New Temporary Rights \_\_\_\_\_  
 New R/W Within Existing R/W \_\_\_\_\_

New R/W Along Existing R/W \_\_\_\_\_  
 Building \_\_\_\_\_  
 Trees Conifer \_\_\_\_\_  
 Tree Line \_\_\_\_\_  
 Water Edge \_\_\_\_\_  
 Ledge \_\_\_\_\_  
 Fence \_\_\_\_\_  
 Sign \_\_\_\_\_  
 Clearing Limit Line \_\_\_\_\_  
 Bush Line \_\_\_\_\_  
 Rock/Boulder \_\_\_\_\_  
 Flag Pole \_\_\_\_\_  
 Stockade \_\_\_\_\_  
 Well \_\_\_\_\_  
 Mailbox \_\_\_\_\_

**PLAN LEGEND**

Existing Proposed

Sanitary Sewer \_\_\_\_\_  
 Telephone Line \_\_\_\_\_  
 Electric Line \_\_\_\_\_  
 Water Line \_\_\_\_\_  
 Underdrain Line \_\_\_\_\_  
 Gas Line \_\_\_\_\_  
 Guardrail \_\_\_\_\_  
 Culvert \_\_\_\_\_

Travelled Way \_\_\_\_\_  
 Ditch \_\_\_\_\_  
 Catch Basin \_\_\_\_\_  
 Manhole \_\_\_\_\_  
 Sewer Manhole \_\_\_\_\_  
 Utility Pole \_\_\_\_\_  
 Fire Hydrant \_\_\_\_\_  
 Curbing \_\_\_\_\_

Cut Line \_\_\_\_\_  
 Stonewall \_\_\_\_\_  
 Baseline \_\_\_\_\_  
 Monument \_\_\_\_\_  
 Iron Rod Found \_\_\_\_\_  
 Replacement Pin Set \_\_\_\_\_

Fill Line \_\_\_\_\_  
 Retaining Wall \_\_\_\_\_  
 Traverse Point \_\_\_\_\_  
 Pipe Found \_\_\_\_\_

THIS PLAN WAS PREPARED IN CONNECTION WITH THE DEPARTMENT'S ACQUISITION OF REAL PROPERTY FOR TRANSPORTATION PURPOSES. IT CANNOT BE USED TO ESTABLISH LEGAL BOUNDARIES BETWEEN ABUTTING PROPERTY OWNERS.

Scale of Feet: 0, 25, 50, 75, 100

STATE OF MAINE  
 REGISTRY OF DEEDS

COUNTY \_\_\_\_\_  
 RECEIVED \_\_\_\_\_  
 at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M and  
 recorded in Plan Bk \_\_\_\_\_, Pg. \_\_\_\_\_  
 Attest: \_\_\_\_\_ REGISTER

AMENDED SITE PLAN, MINOR SUBDIVISION, HIDDEN COURT  
 CAPE ELIZABETH, MAINE, MADE FOR KIM & ROBERT C. DAVIS  
 PREPARED BY BH2M, DATED DEC. 2, 1988 AND REVISED DEC. 30, 1988  
 CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 179, PAGE 56.

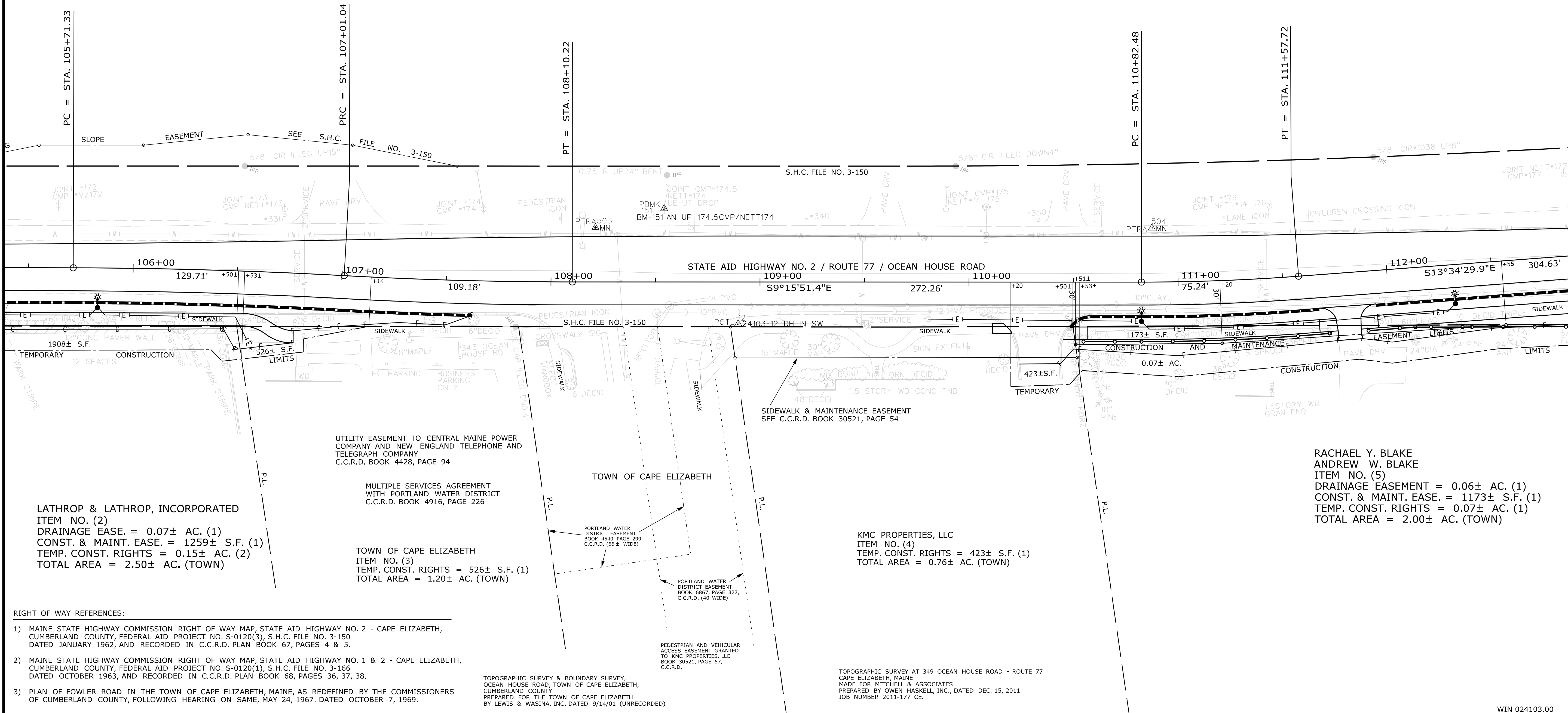
GRID NORTH

CONTROL INFORMATION  
 HORIZONTAL DATUM - US STATE PLANE NAD83(2011)  
 ZONE - MAINE 2000 WEST ZONE  
 VERTICAL DATUM - NAVD88  
 COMBINED SCALE FACTOR - 0.9999709

**CURVE DATA**  
 PI = 106+36.20  
 D = 02°17'30.6"  
 Δ = 02°58'21.4" Rt.  
 R = 2500.00'  
 L = 129.71'  
 T = 64.87'  
 E = 0.84'

**CURVE DATA**  
 PI = 107+55.64  
 D = 02°51'53.2"  
 Δ = 03°07'39.9" Lt.  
 R = 2000.00'  
 L = 109.18'  
 T = 54.60'  
 E = 0.75'

**CURVE DATA**  
 PI = 111+20.12  
 D = 05°43'46.5"  
 Δ = 04°18'38.5" Lt.  
 R = 1000.00'  
 L = 75.24'  
 T = 37.64'  
 E = 0.71'



LATHROP & LATHROP, INCORPORATED  
 ITEM NO. (2)  
 DRAINAGE EASE. = 0.07± AC. (1)  
 CONST. & MAINT. EASE. = 1259± S.F. (1)  
 TEMP. CONST. RIGHTS = 0.15± AC. (2)  
 TOTAL AREA = 2.50± AC. (TOWN)

UTILITY EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY  
 C.C.R.D. BOOK 4428, PAGE 94

MULTIPLE SERVICES AGREEMENT WITH PORTLAND WATER DISTRICT  
 C.C.R.D. BOOK 4916, PAGE 226

TOWN OF CAPE ELIZABETH  
 ITEM NO. (3)  
 TEMP. CONST. RIGHTS = 526± S.F. (1)  
 TOTAL AREA = 1.20± AC. (TOWN)

TOWN OF CAPE ELIZABETH

PORTLAND WATER DISTRICT EASEMENT BOOK 4540, PAGE 299, C.C.R.D. (66± WIDE)

PORTLAND WATER DISTRICT EASEMENT BOOK 6867, PAGE 327, C.C.R.D. (40± WIDE)

KMC PROPERTIES, LLC  
 ITEM NO. (4)  
 TEMP. CONST. RIGHTS = 423± S.F. (1)  
 TOTAL AREA = 0.76± AC. (TOWN)

RACHAEL Y. BLAKE  
 ANDREW W. BLAKE  
 ITEM NO. (5)  
 DRAINAGE EASEMENT = 0.06± AC. (1)  
 CONST. & MAINT. EASE. = 1173± S.F. (1)  
 TEMP. CONST. RIGHTS = 0.07± AC. (1)  
 TOTAL AREA = 2.00± AC. (TOWN)

RIGHT OF WAY REFERENCES:

- 1) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 2 - CAPE ELIZABETH, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. S-0120(3), S.H.C. FILE NO. 3-150 DATED JANUARY 1962, AND RECORDED IN C.C.R.D. PLAN BOOK 67, PAGES 4 & 5.
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- 3) PLAN OF FOWLER ROAD IN THE TOWN OF CAPE ELIZABETH, MAINE, AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY, FOLLOWING HEARING ON SAME, MAY 24, 1967. DATED OCTOBER 7, 1969.

TOPOGRAPHIC SURVEY & BOUNDARY SURVEY, OCEAN HOUSE ROAD, TOWN OF CAPE ELIZABETH, CUMBERLAND COUNTY PREPARED FOR THE TOWN OF CAPE ELIZABETH BY LEWIS & WASINA, INC. DATED 9/14/01 (UNRECORDED)

TOPOGRAPHIC SURVEY AT 349 OCEAN HOUSE ROAD - ROUTE 77 CAPE ELIZABETH, MAINE MADE FOR MITCHELL & ASSOCIATES PREPARED BY OWEN HASKELL, INC., DATED DEC. 15, 2011 JOB NUMBER 2011-177 CE.

REVISIONS			PLAN FILED IN PLAN BOOK				PAGE COUNTY RECORD			
NO.	DATE	DESCRIPTION	BY	NO.	GRANTOR	INSTRUMENT	DATE	BOOK	PAGE	BRUCE A. VAN NOTE
						COND.	09-12-22	39706	336	COMMISSIONER
										JOYCE NOEL TAYLOR
										CHIEF ENGINEER
										DATE

STATE AID HIGHWAY NO. 2  
 ROUTE 77 / OCEAN HOUSE ROAD  
 CAPE ELIZABETH CUMBERLAND COUNTY  
 FEDERAL AID PROJECT NO. 2410300

OCTOBER 2021  
 SCALE 1" = 25'

RIGHT-OF-WAY MAP  
 SHEET 2 OF 4

D.O.T. FILE NO. 3-659

STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
 16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016 - 207-624-3460

CAPE ELIZABETH  
 RIGHT OF WAY MAP

WIN 024103.00

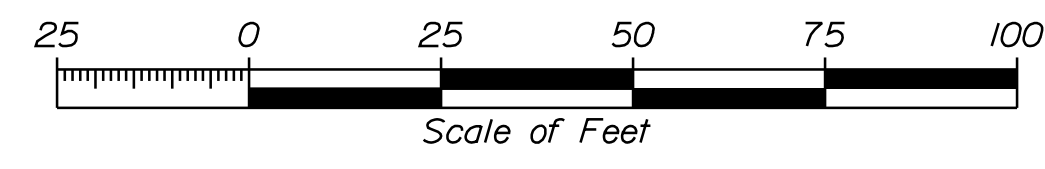
ITEM	EXISTING CONDITION PLAN	FINAL RIGHT OF WAY AREAS	TECH CHECKED			
			R.M.C.	C.W.K.	B.D.M.	G.L.L.
			J.H.	J.H.	J.H.	J.H.

SHEET NUMBER  
**18**  
 OF 20

Date: 9/23/2022  
 Username: Jude.Hogan  
 Division: ROW  
 Filename: ... \00\ROW\MSTA018\_RWPPLAN2.dgn

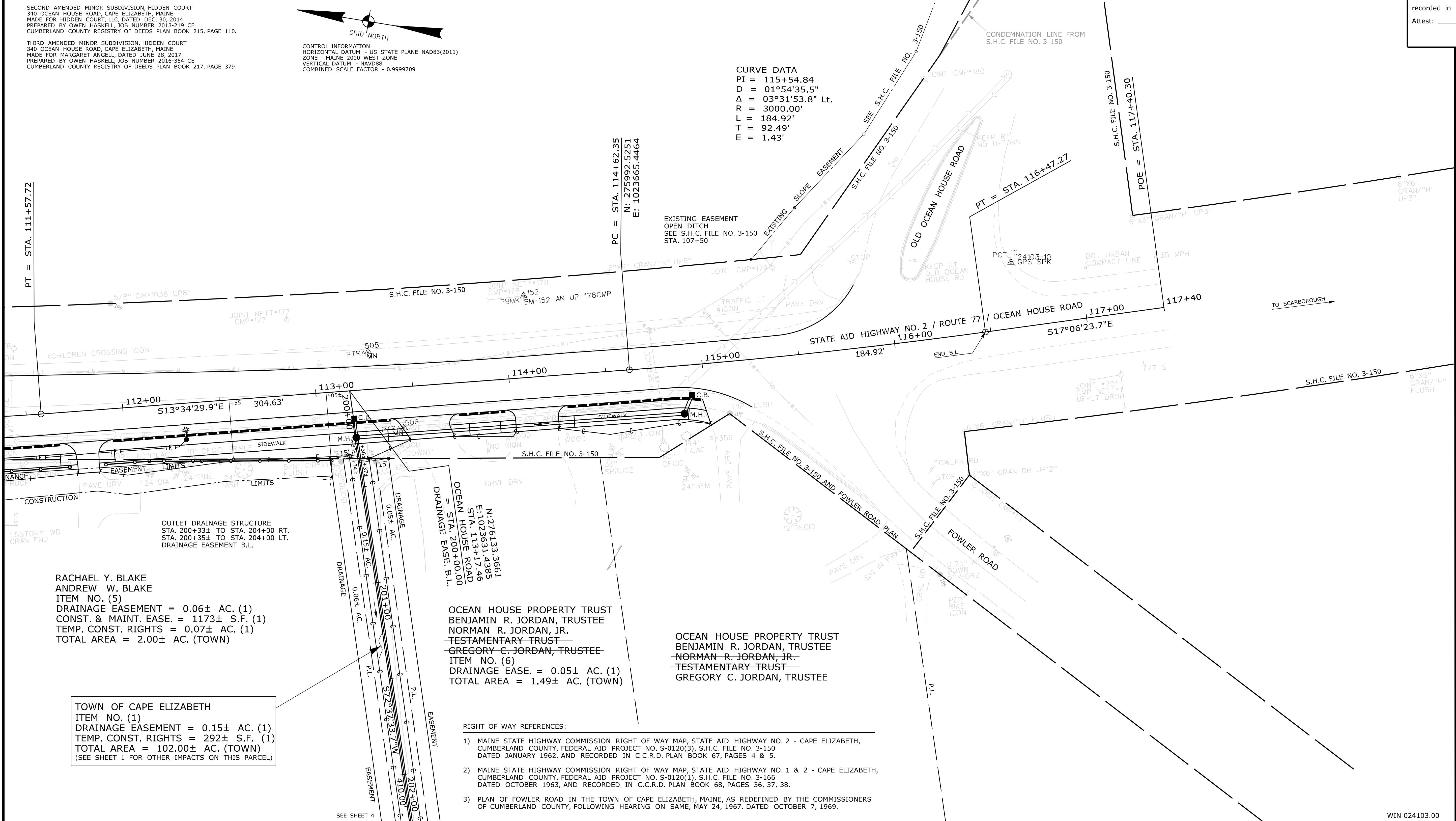
PLAN LEGEND	
<p>New R/W Along Existing R/W</p> <p>Building</p> <p>Trees</p> <p>Water Edge</p> <p>Ledge</p> <p>Fence</p> <p>Sign</p>	<p>Clearing Limit Line</p> <p>Conifer</p> <p>Deciduous</p> <p>Bush Line</p> <p>Rock/Boulder</p> <p>Flag Pole</p> <p>CHAIN LINK</p> <p>BARB WIRE</p> <p>WELL</p> <p>STOCKADE</p> <p>Mallbox</p>
<p>Sanitary Sewer</p> <p>Telephone Line</p> <p>Electric Line</p> <p>Water Line</p> <p>Underdrain Line</p> <p>Gas Line</p> <p>Guardrail</p> <p>Culvert</p>	<p>Existing</p> <p>Proposed</p>
<p>Traveled Way</p> <p>Ditch</p> <p>Catch Basin</p> <p>Manhole</p> <p>Sewer Manhole</p> <p>Utility Pole</p> <p>Fire Hydrant</p> <p>Curbing</p>	<p>Existing</p> <p>Proposed</p>
<p>Cut Line</p> <p>Stonewall</p> <p>Baseline</p> <p>Monument</p> <p>Iron Rod Found</p> <p>Replacement Pin Set</p>	<p>Fill Line</p> <p>Retaining Wall</p> <p>11+00</p> <p>12+00</p> <p>Traverse Point</p> <p>Pipe Found</p>

THIS PLAN WAS PREPARED IN CONNECTION WITH THE DEPARTMENT'S ACQUISITION OF REAL PROPERTY FOR TRANSPORTATION PURPOSES. IT CANNOT BE USED TO ESTABLISH LEGAL BOUNDARIES BETWEEN ABUTTING PROPERTY OWNERS.



STATE OF MAINE  
REGISTRY OF DEEDS

COUNTY \_\_\_\_\_  
RECEIVED \_\_\_\_\_,  
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M and  
recorded in Plan Bk \_\_\_\_\_, Pg. \_\_\_\_\_  
Attest: \_\_\_\_\_  
REGISTER



ITEM	TECH	CHECKED
EXISTING CONDITION PLAN	R.M.C.	C.W.K.
FINAL RIGHT OF WAY	J.H.	B.D.M.
AREAS	J.H.	G.L.L.

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016 - 207-624-3460  
CAPE ELIZABETH  
RIGHT OF WAY MAP

REVISIONS			PLAN FILED IN PLAN BOOK				PAGE COUNTY RECORD			
NO.	DATE	DESCRIPTION	BY	NO.	GRANTOR	INSTRUMENT	DATE	BOOK	PAGE	BRUCE A. VAN NOTE
						COND.	09-12-22	39706	336	COMMISSIONER
										JOYCE NOEL TAYLOR
										CHIEF ENGINEER
										DATE

STATE AID HIGHWAY NO. 2 ROUTE 77 / OCEAN HOUSE ROAD CAPE ELIZABETH CUMBERLAND COUNTY FEDERAL AID PROJECT NO. 2410300		SHEET NUMBER <b>19</b> OF 20
OCTOBER 2021 SCALE 1" = 25'	RIGHT-OF-WAY MAP SHEET 3 OF 4	D.O.T. FILE NO. 3-659

Date: 9/23/2022

Username: Jude.Hogan

Division: ROW

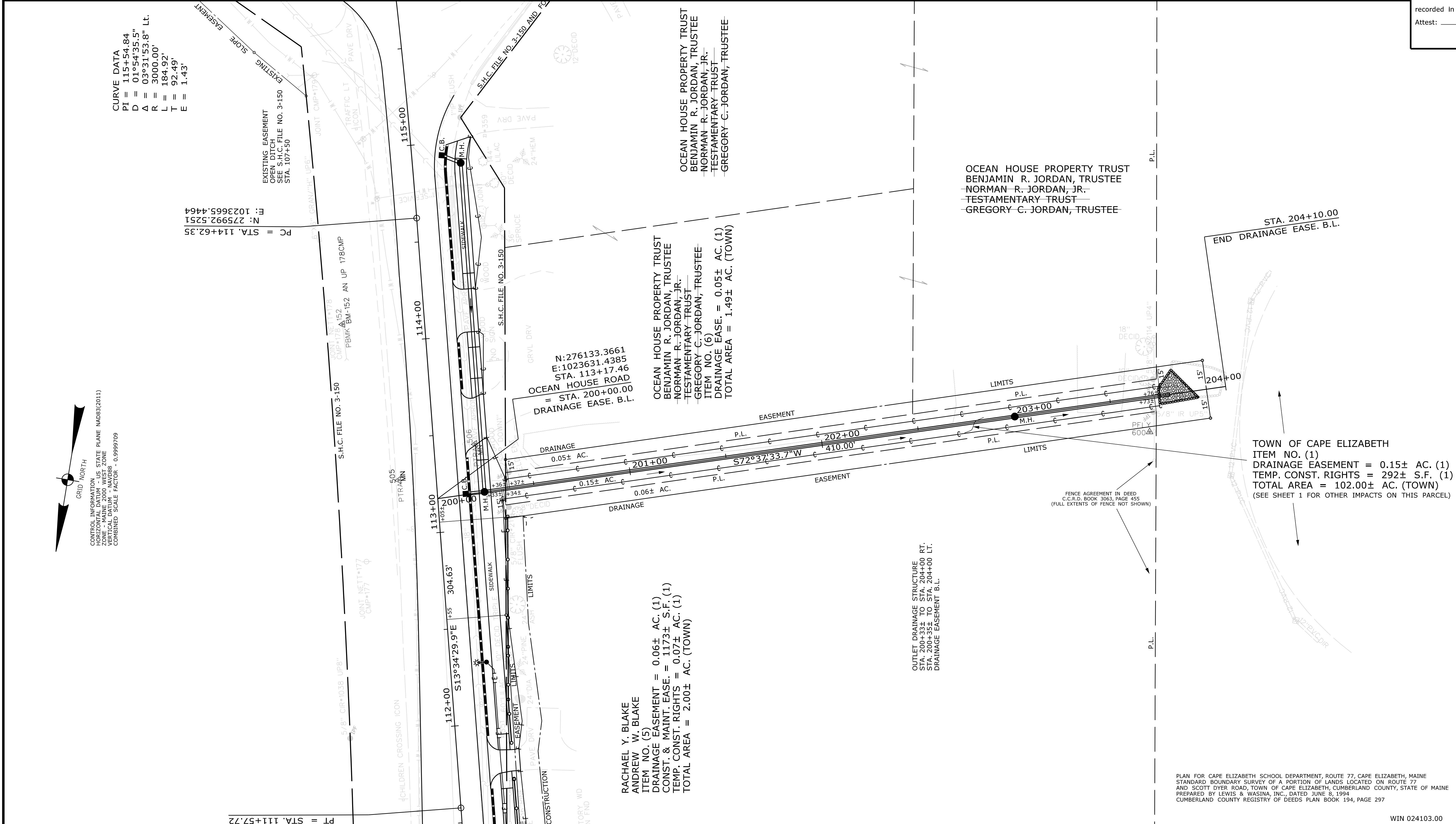
Filename: ... \00\ROW\WSTA019\_RWPLAN3.dgn

PLAN LEGEND	
<p>Town, County, State _____</p> <p>Approx. Property Lines _____ P.L.</p> <p>Existing Right of Way _____</p> <p>Limits of Wrought Portion _____ L.O.W.P.</p> <p>Control Of Access _____ C.O.A.</p> <p>New Right of Way _____</p> <p>New Easement _____</p> <p>New Temporary Rights _____</p> <p>New R/W Within Existing R/W _____</p>	<p>New R/W Along Existing R/W _____</p> <p>Building _____</p> <p>Trees Conifer _____ Deciduous _____</p> <p>Tree Line _____</p> <p>Water Edge _____</p> <p>Ledge _____</p> <p>Fence CHAIN LINK _____ BARB WIRE _____ STOCKADE _____</p> <p>Sign _____</p> <p>Well _____</p> <p>Mallbox _____</p>
<p>Sanitary Sewer _____</p> <p>Telephone Line _____</p> <p>Electric Line _____</p> <p>Water Line _____</p> <p>Underdrain Line _____</p> <p>Gas Line _____</p> <p>Guardrail _____</p> <p>Culvert _____</p>	<p>Travelled Way _____</p> <p>Ditch _____</p> <p>Catch Basin _____</p> <p>Manhole _____</p> <p>Sewer Manhole _____</p> <p>Utility Pole _____</p> <p>Fire Hydrant _____</p> <p>Curbing _____</p>
<p>Cut Line _____</p> <p>Stonewall _____</p> <p>Baseline _____</p> <p>Monument _____</p> <p>Iron Rod Found _____ IRF</p> <p>Replacement Pin Set _____</p>	<p>Fill Line _____</p> <p>Retaining Wall _____</p> <p>_____ +11+00</p> <p>_____ +12+00</p> <p>Traverse Point _____</p> <p>Pipe Found _____ IPF</p>

THIS PLAN WAS PREPARED IN CONNECTION WITH THE DEPARTMENT'S ACQUISITION OF REAL PROPERTY FOR TRANSPORTATION PURPOSES. IT CANNOT BE USED TO ESTABLISH LEGAL BOUNDARIES BETWEEN ABUTTING PROPERTY OWNERS.

STATE OF MAINE  
REGISTRY OF DEEDS

COUNTY \_\_\_\_\_  
RECEIVED \_\_\_\_\_,  
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M and  
recorded in Plan Bk \_\_\_\_\_, Pg. \_\_\_\_\_  
Attest: \_\_\_\_\_ REGISTER



ITEM	TECH	CHECKED
EXISTING CONDITION PLAN	R.M.C.	C.W.K.
FINAL RIGHT OF WAY	J.H.	B.D.M.
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STATE OF MAINE  
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NO.	DATE	DESCRIPTION	NO.	GRANTOR	INSTRUMENT	DATE	BOOK	PAGE	INSTRUMENT	DATE		BOOK	PAGE
					COND.	09-12-22	39706	336					COMMISSIONER JOYCE NOEL TAYLOR CHIEF ENGINEER
													DATE

STATE AID HIGHWAY NO. 2  
ROUTE 77 / OCEAN HOUSE ROAD  
CAPE ELIZABETH CUMBERLAND COUNTY  
FEDERAL AID PROJECT NO. 2410300

OCTOBER 2021  
SCALE 1" = 25'

RIGHT-OF-WAY MAP  
SHEET 4 OF 4

D.O.T. FILE NO. 3-659

WIN 024103.00

SHEET NUMBER  
**20**  
OF 20