



SITE PLAN
Eastman Meadows Condominiums

FOR:
Wyley Enterprises, LLC

PREPARED BY:
Sebago Technics, Inc.
September, 18, 2007

PHASE 3
OPEN SPACE
TO BE DEDICATED
TO TOWN OF CAPE
ELIZABETH

N/F
SPRAGUE CORP.
1073/123

N/F
PURPOODOCK CLUB
T.L. R04004

N/F
CLINTON W. HATT JR.
MARGARET M. HATT
6570/47
T.L. R04019

N/F
RICHARD N. CARLSON
AMY T. CARLSON
T.L. R04044B

N/F
CHRISTOPHER W. CARY
MARY ANNE CARY
T.L. R04044C

N/F
MARY M.
DROCK
20899/183

N/F
JOHN J. MOULTON
LISA A. MOULTON
10897/27
T.L. R040181

N/F
CECIL J. BOWDEN
RITA R. BOWDEN
3554/79
T.L. R04015

N/F
TOWN OF CAPE ELIZABETH
12820/1
T.L. R04049B

AREA OF POND
ALTERATION
439 SF.

5' SIDE AND
REAR YARD
SETBACKS,
TYP.

PHASE 2
OPEN SPACE
TO BE RETAINED BY
THE CONDOMINIUM
ASSOCIATION

PROPOSED
FOOTPATH TO BE
FIELD LOCATED IN
COORDINATION WITH
THE TOWN PLANNER.
INSTALL SIGNAGE
PER GREEN BELT
TREE POLICY

A 15' WIDE EASEMENT SHALL BE
GRANTED TO THE TOWN OF CAPE
ELIZABETH OVER THE CENTERLINE
OF THE TRAILS AS-BUILT
LOCATION.

DEN OPTION, TYP.
NEED NOT BE BUILT
SUN ROOM, TYP.
NEED NOT BE BUILT
DECK/PATIO OPTION, TYP.
OPEN SPACE
ACCESS TRAIL

FIELD STONE WALL WITH
PROJECT IDENTIFICATION
SIZE AND DESIGN OF
WALL/SIGN TO BE
COORDINATED WITH TOWN
PLANNER PRIOR TO
CONSTRUCTION.

30' ACCESS EASEMENT
(EXIST. DRIVEWAY
TO REMAIN)
FARM LOT
15,000 SF
0.34 AC.

OPEN SPACE
ACCESS TRAIL

20' FRONT YARD
SETBACK, TYP.

SET MONUMENT
FLUSH W/
PAVEMENT

PHASE 1
OPEN SPACE
TO BE RETAINED BY
THE CONDOMINIUM
ASSOCIATION

EXISTING FARM POND
ALTERATION 3568 SF.

UNDERDRAINED SOIL
FILTER (4F)

A 15' WIDE EASEMENT
SHALL BE GRANTED
TO THE TOWN OF CAPE
ELIZABETH OVER THE
CENTERLINE OF THE
TRAILS AS-BUILT
LOCATION.

FUTURE 24 X 30
CLUB HOUSE

EXTEND DECK OVER
POND. SUPPORT W/ FREE
STANDING DECK POSTS.

NEW POND AREA
654 SF.

GRAPHIC SCALE

