

**LAYOUT, MATERIALS, AND UTILITY NOTES:**

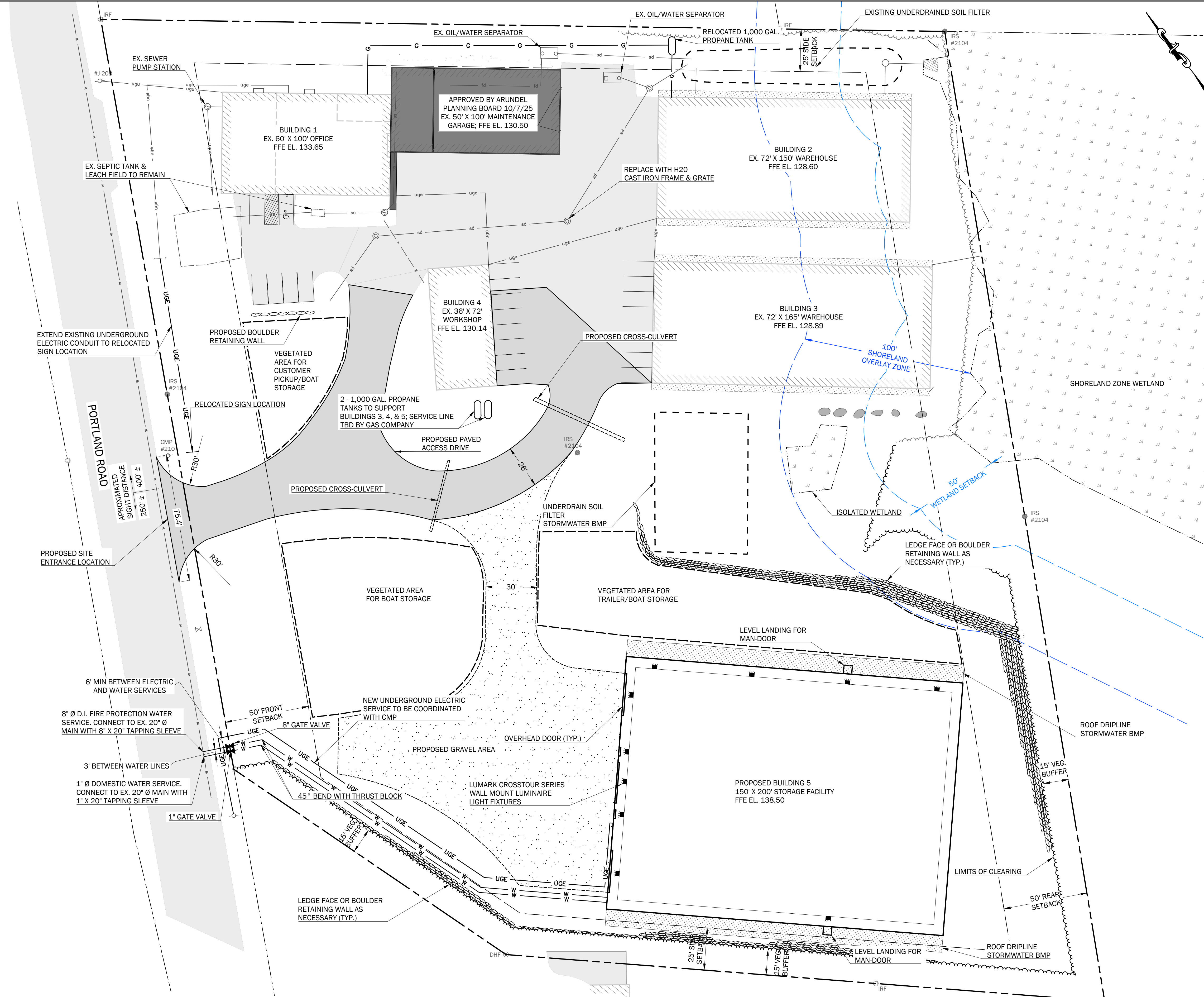
- REFER TO SHEET C1.1 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
- ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
- CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
- SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

**GRADING, DRAINAGE AND UTILITIES NOTES:**

- REFER TO SHEET C1.1 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
- GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- DRAINAGE AT TERMINUS OF CURBING SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- OWNER AND PROJECT ENGINEER WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
- ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF ARUNDEL'S TECHNICAL GUIDELINES AND STANDARDS.

**LEGEND**

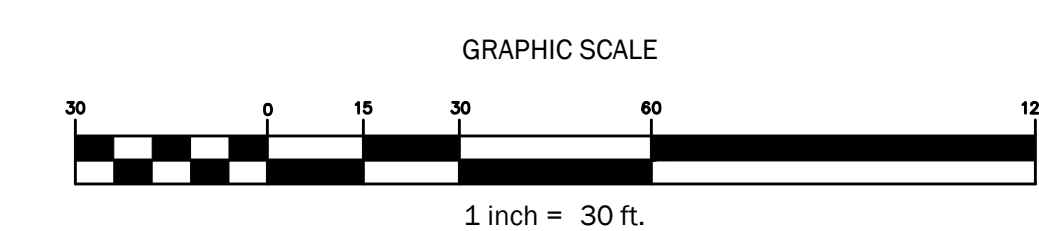
EXISTING	PROPOSED
EL=100.00	TEMPORARY BENCHMARK
---	PROPERTY LINE
---	ABUTTERS PROPERTY LINE
IRF ○	PROPERTY SETBACK
DHF ⊙	IRON ROD OR PIPE FOUND
IRS #2104 ●	DRILL HOLE FOUND
	IRON ROD PREVIOUSLY SET BY #2104
	WETLANDS
	WETLAND 50'
	WETLAND 100'
	BUILDING
	GRAVEL
	BITUMINOUS PAVEMENT
sd	STORM DRAIN MANHOLE
sd	STORM DRAIN LINE
fd	FOUNDATION DRAIN
g	GAS LINE
tl	WALL LIGHT
	HANDICAP SYMBOL
	PARKING STRIPING
	TRAFFIC/PARKING SIGN
	WALL LIGHT
	CHAINLINK FENCE
	WATERLINE
	TREELINE
	CHAINLINK FENCE
	UTILITY POLE
uge	UNDERGROUND ELECTRIC LINE
	WATER LINE GATE VALVE
	VEGETATED BOAT STORAGE AREA
	STORMWATER
	STORM DRAIN
	STONEWALL
	GRAVEL
	STORM DRAIN CULVERT
	GAS LINE



WE, THE PLANNING BOARD OF ARUNDEL, HEREBY APPROVE THIS SITE PLAN:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Proposed Lot Coverage	
Buildings	64,680 SF
Pavement	36,014 SF
Gravel	23,596 SF
Ret. Wall	128 SF
Propane	60 SF
Boulder Wall	3,732 SF
Total Lot Coverage	128,210 SF
Percent Lot Coverage	48%



**WALSH**  
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STATE OF MAINE  
WILIAM R. WALSH, III  
No. 5204  
LICENSED PROFESSIONAL ENGINEER  
1/18/2026

**SOUTHERN MAINE MARINE STORAGE FACILITY**  
2461 PORTLAND ROAD  
ARUNDEL, MAINE 04046

PREPARED FOR:  
**KPT MARINE LLC DBA SOUTHERN MAINE MARINE**  
P.O. BOX 2794  
KENNEBUNKPORT, MAINE 04046

Rev.	Date	Description	Drawn	Check
1	1/16/26	Rev. Site Plan Application	MRM	LLT
2	1/23/26	Rev. Site Plan Application	MRM	WDG
3	1/27/26	Rev. Utility Layout	MRM	WDG

Sheet Title:  
**SITE PLAN**

Job No.: 976 Sheet No.:  
Date: JAN. 6, 2026  
Scale: AS SHOWN  
Drawn: MRM/MBP  
Checked: WRW/LLT

**C2.0**

PRELIMINARY - NOT FOR CONSTRUCTION