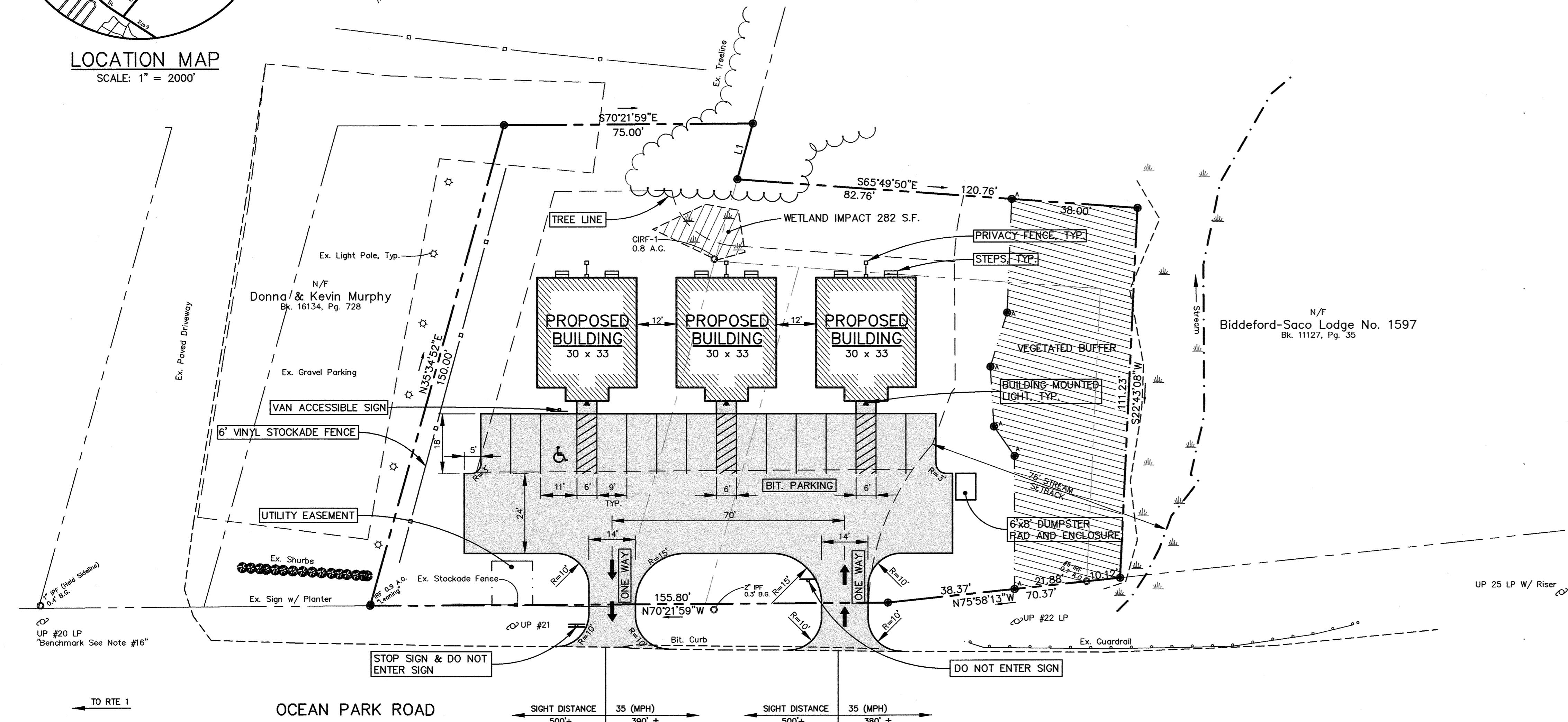


LINE DATA  
L1 - S35°34'52"W, 17.41'

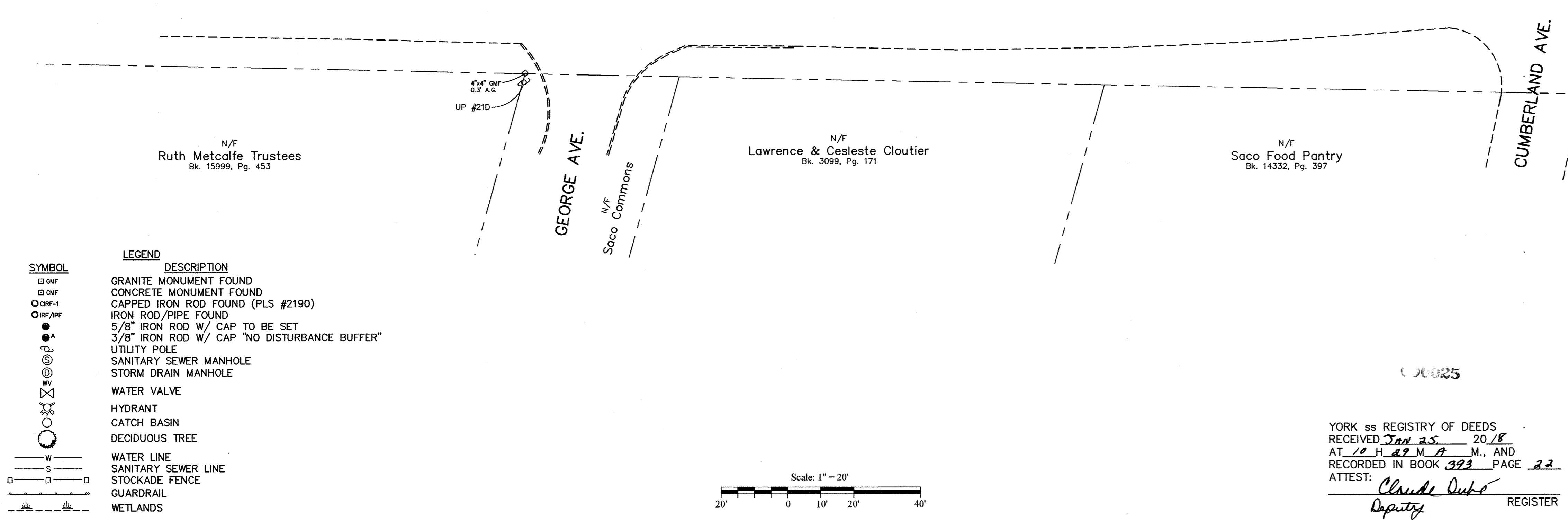
LOCATION MAP  
SCALE: 1" = 2000'



- NOTES:
- OWNER/APPLICANT: PLOWMAN DEVELOPMENT GROUP, LLC  
160 COUNTY ROAD  
GORHAM, ME 04038
  - ENGINEER: STEVEN BLAKE II PE #11695  
BH2M  
28 STATE STREET  
GORHAM, MAINE
  - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
  - WETLANDS: ALBERT FRICK ASSOCIATES  
95A COUNTY ROAD  
GORHAM, MAINE
  - DEED REFERENCE: BK. 17482, PG. 837
  - TAX MAP REFERENCE: MAP 34, LOT 18
  - ZONING: B2-C (BUSINESS DISTRICT)
  - PROJECT AREA: 27,298 S.F.
  - PROPOSED USE: 6 RESIDENTIAL CONDOMINIUMS
  - MINIMUM STANDARDS: FRONTAGE - 100'  
SETBACKS - 40' FRONT,  
20' SIDE AND REAR
  - SEWER SERVICE: PUBLIC
  - WATER SERVICE: PUBLIC
  - ELECTRIC/TELEPHONE: UNDERGROUND
  - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
  - COORDINATES: BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM WEST ZONE (NAD83), USING MDOT CONTROL POINTS 7493-11 AND Z161.
  - BENCHMARK: NAIL SET IN UTILITY POLE # 20, ELEVATION 55.29 (NAVD88)
  - PLAN REFERENCES:
    - STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "9" SACO, YORK COUNTY, DATED APRIL 1978, SHEETS 22 TO 25, D.O.T. FILE NO. 16-207.
    - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "9" SACO, YORK COUNTY, DATED JANUARY 1956, SHEETS 1 TO 11 S.H.C. FILE NO. 16-113.
    - SUBDIVISION SITE PLAN SACO COMMONS, CUMBERLAND AVE & OCEAN PARK ROAD, SACO, MAINE, FOR PLOWMAN DEVELOPMENT, CORP., DATED DEC. 2000 AS REVISED THROUGH 12/06/01, BY BH2M INC. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
    - SITE PLAN TITLED "SITE PLAN WAREHOUSE FACILITY" OCEAN PARK ROAD, SACO, MAINE FOR OCEAN PARK B.C., LLC, DATED MAY 2015, BY BH2M INC., AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 378, PAGE 3.
  - PARKING: REQUIRED - 13 (2 PER UNIT AND 1 GUEST)  
PROVIDED - 13
  - LOT COVERAGE: BUILDINGS - 3,174 S.F. (11.63%)  
TOTAL IMPERVIOUS - 9,860 S.F. (36.12%)
  - LOT DEVELOPMENT SUMMARY:
 

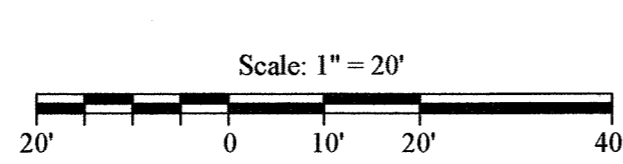
	IMPERVIOUS	DISTURBED (LANDSCAPE)	DEVELOPED
EXISTING	2,990 S.F.	17,810 S.F.	20,800 S.F.
PROPOSED	9,860 S.F.	11,520 S.F.	21,380 S.F.
CUMULATIVE	9,860 S.F.	13,840 S.F.	23,700 S.F.
  - WETLAND IMPACT: 282 S.F.
  - NET RESIDENTIAL DENSITY:
 

TOTAL AREA	27,298 S.F.
1 WETLANDS	288 S.F.
NET AREA	27,010 S.F.
MINIMUM DENSITY B2-C ZONE - 4,000 S.F./UNIT	
27,010 S.F.	
4,000 S.F. = 6.75 UNITS	
  - ALL DUMPSTERS SHALL BE COVERED AND WATERTIGHT TO AVOID ANY POTENTIAL VIOLATION OF THE NON-STORMWATER DISCHARGE ORDINANCE.
  - PLAN WAIVERS: SECTION 901-2.1m - LIGHTING PLAN (APPROVED NOV. 7, 2017)  
SECTION 1104-1.18 - LIGHTING PLAN (APPROVED NOV. 7, 2017)  
SECTION 5.2.2(16) - STREETLIGHTS, SIDEWALKS, CURBS AND GUTTERS (APPROVED NOV. 7, 2017)



LEGEND

SYMBOL	DESCRIPTION
□ GNF	GRANITE MONUMENT FOUND
□ GNF	CONCRETE MONUMENT FOUND
○ CIRF-1	CAPPED IRON ROD FOUND (PLS #2190)
○ IRF/PP	IRON ROD/PIPE FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
●	3/8" IRON ROD W/ CAP "NO DISTURBANCE BUFFER"
○	UTILITY POLE
○	SANITARY SEWER MANHOLE
○	STORM DRAIN MANHOLE
○	WATER VALVE
○	HYDRANT
○	CATCH BASIN
○	DECIDUOUS TREE
— W —	WATER LINE
— S —	SANITARY SEWER LINE
— □ —	STOCKADE FENCE
— — —	GUARDRAIL
— — —	WETLANDS



I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

00025

YORK ss REGISTRY OF DEEDS  
RECEIVED Jan 25 2018  
AT 10 H 42 M A M., AND  
RECORDED IN BOOK 323 PAGE 22  
ATTEST:  
*Claude Outo*  
Deputy REGISTER

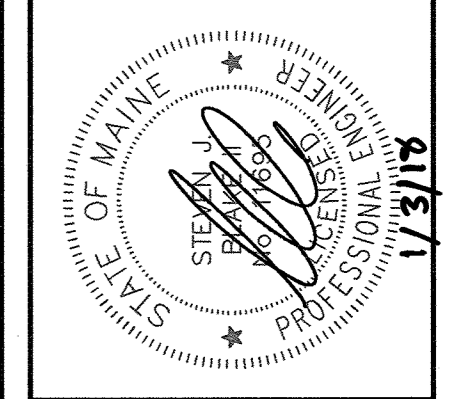
1/31/18  
ROBERT C. LIBBY JR. PLS #2190

THIS PLAN REVIEWED AND APPROVED BY THE CITY OF SACO PLANNING BOARD.

1-23-18  
*Neil Delaney*  
DATE  
CHAIR

*Steven Blake II*  
DATE  
CHAIR

NO.	DATE	REVISION	DESCRIPTION
1	7/10/17	Submit Sketch Plan to City	
2	7/26/17	Rev'd Parking/Building Layout	
3	8/21/17	Rev'd Parking Layout	
4	9/22/17	Rev'd Per City Comments	
5	9/26/17	Rev'd Per Maine Water Company Comments	
6	10/10/17	Rev'd Per City Comments	
7	11/30/17	Submitted for Final Approval	



**BH2M**  
Berry, Huff, MacDonald, Milligan Inc.  
Engineers, Surveyors  
28 State Street  
Gorham, Maine 04038  
Tel: (603) 839-2771  
Fax: (603) 839-8240

FOR  
Plowman Development Group, LLC  
160 County Road  
Gorham, Maine 04038

FINAL & SITE  
SUBDIVISION & SITE  
PLAN  
SEA POINTE CONDOMINIUMS  
64 OCEAN PARK ROAD  
SACO, MAINE

DESIGNED W. Pelkey	DATE May, 2017
DRAWN Dept.	SCALE 1" = 20'
CHECKED S. Blake	JOB. NO. 17046

SHEET  
1

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