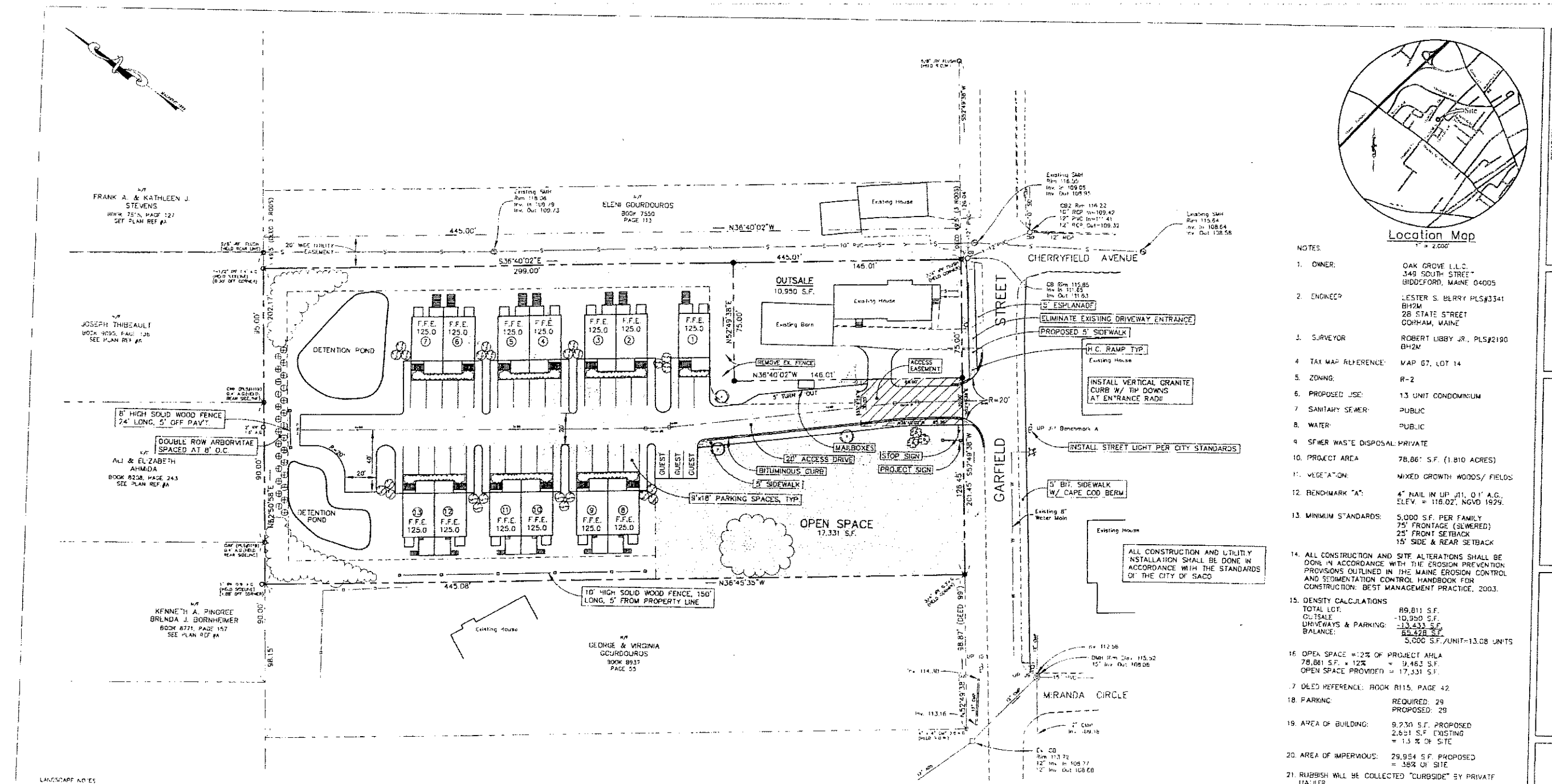

Location Map
1" = 2,000'

NOTES:

1. OWNER: OAK GROVE L.L.C.
349 SOUTH STREET
BIDDEFORD, MAINE 04005
2. ENGINEER: LESTER S. BERRY PLS#3341
BH2M
28 STATE STREET
GORHAM, MAINE
3. SURVEYOR: ROBERT LIGBY JR., PLS#2190
BH2M
4. TAX MAP REFERENCE: MAP 67, LOT 14
5. ZONING: R-2
6. PROPOSED USE: 13 UNIT CONDOMINIUM
7. SANITARY SEWER: PUBLIC
8. WATER: PUBLIC
9. SEWER WASTE DISPOSAL: PRIVATE
10. PROJECT AREA: 78,861 S.F. (1.810 ACRES)
11. VEGETATION: MIXED GROWTH WOODS/ FIELDS
12. BENCHMARK "A": 4" NAIL IN UP JJ1, 0.1' A.G., ELEV. = 116.02', NGVD 1929.
13. MINIMUM STANDARDS: 5,000 S.F. PER FAMILY
75' FRONTAGE (SEWERED)
25' FRONT SETBACK
15' SIDE & REAR SETBACK
14. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICE, 2003.
15. DENSITY CALCULATIONS
TOTAL LOT: 89,811 S.F.
OUTSALE: -10,950 S.F.
DRIVEWAYS & PARKING: -13,433 S.F.
BALANCE: 65,428 S.F.
5,000 S.F./UNIT=13.08 UNITS
16. OPEN SPACE = 22% OF PROJECT AREA
78,861 S.F. x 12% = 9,463 S.F.
OPEN SPACE PROVIDED = 17,331 S.F.
17. DEED REFERENCE: BOOK 8115, PAGE 42.
18. PARKING: REQUIRED: 29
PROPOSED: 29
19. AREA OF BUILDING: 9,230 S.F. PROPOSED
2,621 S.F. EXISTING
= 13 % OF SITE
20. AREA OF IMPERVIOUS: 29,954 S.F. PROPOSED
= 38% OF SITE
21. RUBBISH WILL BE COLLECTED "CURBSIDE" BY PRIVATE HAULER
22. PLAN REFERENCES:
A. "TALL OAKS SUBDIVISION PLAN" SHADAGEE ROAD SACO, MAINE FOR: E&R DEVELOPMENT CORPORATION BY: BH2M & DATED MARCH 1993, JOB NO. 92-240
B. "TALL OAKS CROSS COUNTRY SEWER PLAN" SHADAGEE ROAD SACO, MAINE FOR: E&R DEVELOPMENT CORPORATION BY: BH2M & DATED MARCH 1993, JOB NO. 92-240.
C. SOILS TAKEN FROM "SOILS SURVEY OF YORK COUNTY, MAINE", MEDIUM INTENSITY SOILS MAP. THE ENTIRE SITE IS MAPPED AS CROGHAN.
23. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THIS SUBDIVISION WITHIN TWO YEARS OF THE DATE AT SIGNING OF THE PLAN SHALL RENDER THIS PLAN NULL AND VOID.
24. AS A CONDITION OF FINAL APPROVAL, THE PROPOSED 8' SOLID WOOD FENCE ALONG UNITS 8 THRU 13 SHALL BE RAISED TO A HEIGHT OF 10'. THE REAR DECKS ON UNITS 8 THRU 13 SHALL BE LOWERED TO 21" BELOW THE FIRST FLOOR LIVING SPACE.

LANDSCAPE NOTES

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR REVIEW BY THE ENGINEER OR OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
5. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE MAINE NURSERY AND LANDSCAPE ASSOCIATION.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE. GREAT SNOW FENCE (ON SQUARE) AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR PLANTS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING PREPARED PLANTS DIG IN THE SPRING AND STORED FOR FALL PLANTING.
12. SEED AND SOD ALL AREAS NOT OTHERWISE INDICATED.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE
	PROPOSED TREELINE
	BUILDING SETBACK
	EXISTING EASEMENT
	EXISTING HYDRANT
	PROPOSED EASEMENT
	EXISTING UTILITY POLE
	PROPERTY LINE
	IRON ROD FOUND
	IRON PIPE FOUND
	5/8" IRON ROD W/ CAP TO BE SET
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE

LANDSCAPE LEGEND

TYPE	SIZE	QUANTITY
WHITE BIRCH CLUSTER	6'	1
TURKISH FILBERT	2.5" CAL	3
RHODODENDRON	15"-18"	24
ARBORVITAE	6'	27

℄ CURVE DATA

CURVE #1: R=150.00', L=14.07', T=7.04', Δ=5°22'32", PC=0+42.99, PT=0+57.06

CURVE #2: R=150.00', L=15.11', T=7.56', Δ=5°46'12", PC=2+02.15, PT=2+17.26

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

DATE

CHAIR

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"

Seal

ROBERT C. LIBBY JR. PLS #2190

000072

YORK, ss REGISTRY OF DEEDS
Received Feb 13, 2006
at 10 h 23 m P M, and
Filed in Plan Book 246 page 1
ATTEST: [illegible]
Register

NO.	DATE	REVISION DESCRIPTION
1	8/24/05	Rev'd. Per City Review
2	9/28/05	Rev'd. Stormflow Outlet
3	10/12/05	Additional Buffer Along SW Boundary
4	11/08/05	Utility Plantings Revised
5	11/15/05	Added Wood Fence
6	1/17/06	Rev'd. Fence and Units 9-13 Decks. Added Notes 23 & 24.

BH2M
Berry • Huff • McDonald • Milligan Inc.
ENGINEERS • SURVEYORS • PLANNERS
28 State Street, Gorham, Maine 04038 (207) 839-3771

Oak Grove L.L.C.
349 South Street
Biddeford, Maine 04005

FINAL SUBDIVISION & SITE PLAN
OAK GROVE CONDOMINIUM
GORHAM ROAD
SACO, MAINE

DESIGNED	DATE
W. Dougherty	A.S.L. 2005
DRAWN	SCALE
BHP	As Noted
CHECKED	JOB. NO
A. Morris	[illegible]

SHEET 1

676/1