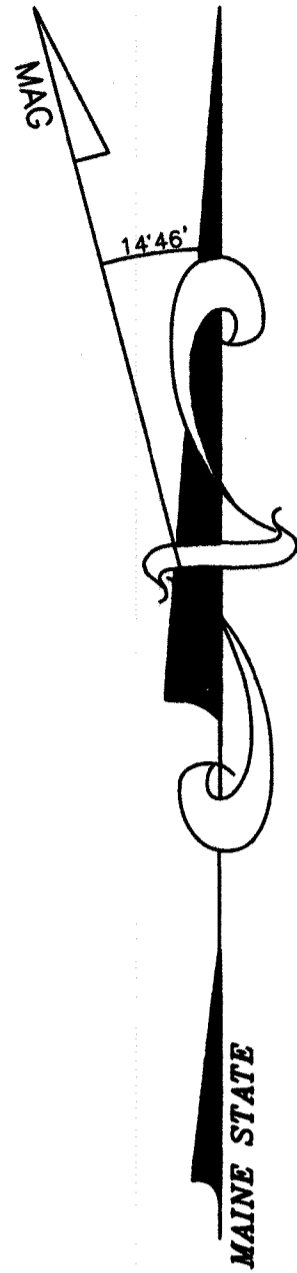
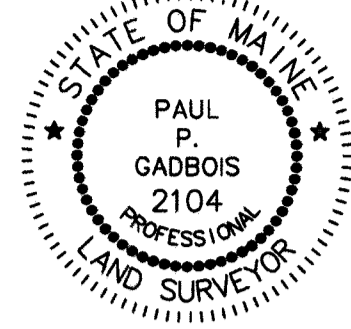




This site plan including measurements and dimensions are approximate and for illustrative purposes only.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AND REGULATIONS, WITH THE EXCEPTION THAT NO SURVEY REPORT WAS WRITTEN.

Paul P. Gaddois 11/14/22
 PAUL P. GADBOIS, PLS 2104 DATE

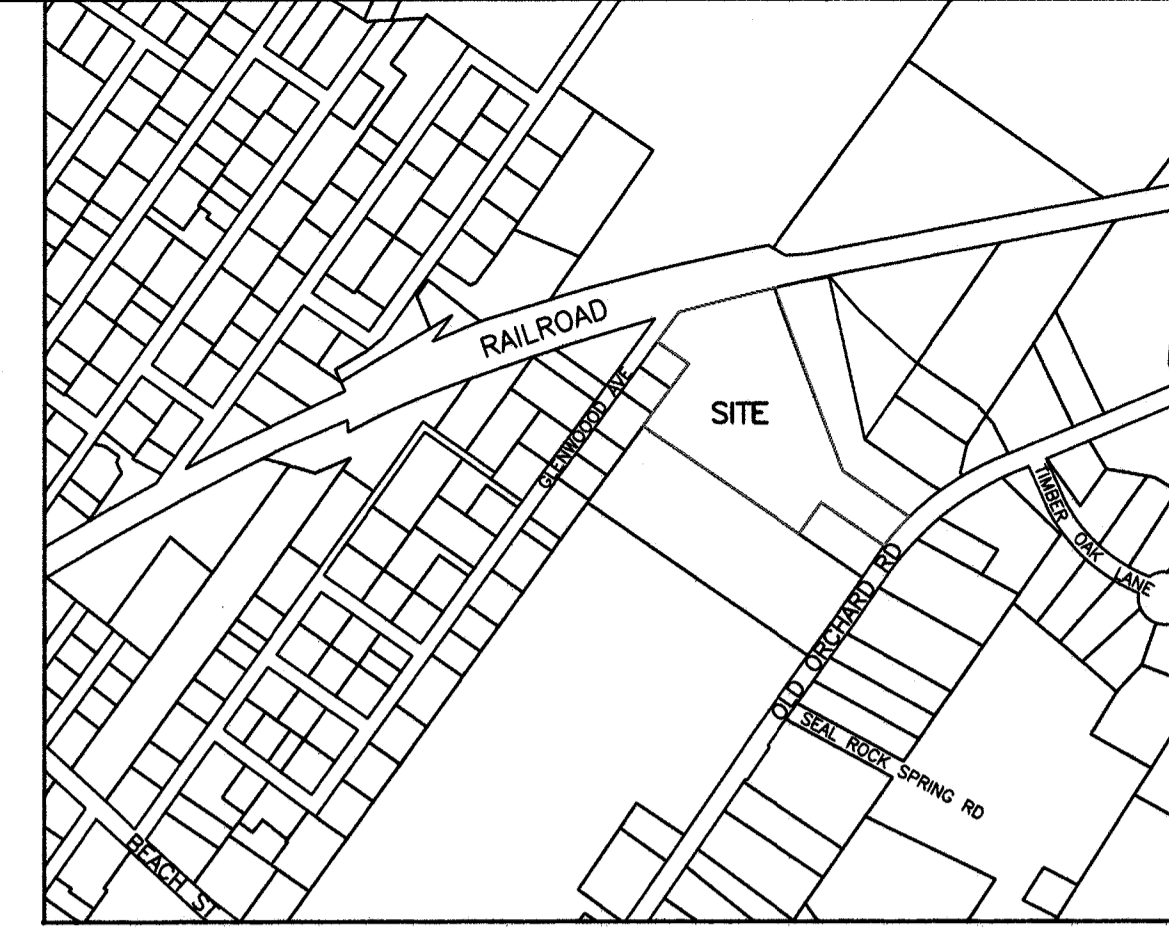


PLAN REFERENCES:

- A. STATE OF MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE AID HIGHWAY NO.7, SACO-YORK COUNTY, DATED APRIL 1983, D.O.T. FILE NO. 16-280.
- B. RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE RAILROAD STATION 5265+20 TO STATION 5370+80, DATED JUNE 30, 1914, FILE NUMBERS V2ME-99 AND V2ME-100.
- C. PLAN SHOWING LAND SURVEYED FOR RONALD BERTHUME, SACO, MAINE DATED OCTOBER 28, 1974 BY DOW AND COULOMBE, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 71, PAGE 37.
- D. PLAN OF BEACH STREET PARK, SACO, MAINE ENTITLED "PROPERTY OF A.H. CHAPMAN LAND COMPANY INC. DATED 1920, BY LIBBY AND DOW ENGINEERS AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8, PAGE 37.
- E. PLAN OF PROPERTY ENTITLED "JOHN R. AND RICHARD N. GENDRON" OLD ORCHARD ROAD, SACO, YORK COUNTY, MAINE, DATED MAY 16, 1979 BY LAND USE CONSULTANTS, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 97, PAGE 45.
- F. FINAL SUBDIVISION PLAN ENTITLED "MAGNOLIAS" BY BHMZ ENGINEERS APPROVED BY THE CITY OF SACO PLANNING BOARD ON FEBRUARY 2, 2007 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 317, PAGE 49.

CONDITIONS OF APPROVAL:

1. THE BUILDING FOUNDATIONS SHALL BE SURVEY LOCATED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF FOUNDATION CONSTRUCTION TO ENSURE BUILDING SETBACKS AREA MET.
2. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT SHALL BE REQUIRED TO EXECUTE FORM 1 CONTAINED IN ARTICLE XII OF THE ZONING ORDINANCE AND PROVIDE A RECORDED COPY TO THE CITY.
3. THE DESIGN ENGINEER SHALL BE REQUIRED TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE SOIL FILTER BASIN TO BE CONSTRUCTED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN CHAPTER 7 OF THE MDEP'S VOLUME III STORMWATER BMP TECHNICAL DESIGN MANUAL. INSPECTION SHALL BE PERFORMED AS DETAILED IN THE CONSTRUCTION OVERSIGHT REQUIREMENTS CONTAINED IN SECTION 7.1. ADDITIONALLY, THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA AND PERFORM ALL TESTING AND SUBMITTALS AS LISTED IN THE TESTING AND SUBMITTALS CONTAINED IN SECTION 7.1.
4. AS PART OF THE PROJECT'S AS-BUILT CERTIFICATION FOR THE ROADWAY AND UTILITY INFRASTRUCTURE, THE APPLICANT SHALL PROVIDE A STORMWATER BASIN AS-BUILT CERTIFICATION. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT, THE APPLICANT SHALL SUBMIT EVIDENCE IN THE FORM OF A LETTER WITH AS-BUILT SURVEY PLAN PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER WHO EITHER PREPARED THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AND ITS ASSOCIATED FACILITIES OR SUPERVISED THE PLAN AND FACILITIES CONSTRUCTION AND IMPLEMENTATION. THE LETTER OR PLAN SHALL CERTIFY THAT THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND THAT THEY WILL FUNCTION AS INTENDED ON SAID PLAN. THE AS-BUILT SURVEY PLAN SHALL BE PERFORMED FOR ALL POST-CONSTRUCTION STORMWATER FACILITIES TO DOCUMENT GENERAL CONFORMANCE WITH THE APPROVED PLANS.
5. THE APPLICANT SHALL BE REQUIRED TO PERFORM ROUTINE INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES AS OUTLINED IN THE OPERATIONS AND MAINTENANCE MANUAL DEVELOPED SPECIFICALLY FOR THE SITE. A COPY OF THE ANNUAL INSPECTION AND MAINTENANCE REPORT INCLUDING LOG(S) SHALL BE SUBMITTED ANNUALLY (BUY JULY 15TH OF EACH YEAR) TO THE CITY PUBLIC WORKS DEPARTMENT.
6. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT SHALL BE REQUIRED TO SUBMIT THE URBAN IMPAIRED STREAM COMPENSATION FEE TO THE CITY.
7. STREET TREES MUST BE PROVIDED ALONG THE PROPOSED PRIVATE DRIVEWAY / INTERNAL STREET PROPOSED FOR THE PROJECT AS REQUIRED BY SACO'S SUBDIVISION ORDINANCE. PRIOR TO APPROVAL OF A SITE PLAN REVIEW OR FINAL SUBDIVISION APPLICATION FOR THIS PROJECT, THE APPLICANT OR OWNER SHALL SUBMIT AND RECEIVE PLANNING BOARD APPROVAL OF A STREET TREE OR LANDSCAPING PLAN SHOWING TREES PLANTED NOT MORE THAN 50 FEET APART ALONG THE PROPOSED PRIVATE DRIVEWAY / INTERNAL STREET FOR THIS DEVELOPMENT. TREE SPECIES SHALL BE SELECTED FOR THEIR HARDINESS AND TO MATURE TO A SCALE THAT IS APPROPRIATE FOR THIS DEVELOPMENT. TREES SHALL BE PLANTED PRIOR TO CITY RELEASE OF FINANCIAL GUARANTEE FUNDS HELD FOR THIS PROJECT.
8. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND THAT THE CITY WILL NOT ACCEPT RESPONSIBILITY FOR OWNING OR MAINTAINING THESE UTILITIES IN THE FUTURE.



LOCATION MAP
1" = 500'

NOTES:

1. RECORD OWNER / APPLICANT: SIERRA CONSTRUCTION, INC. P.O. BOX 148 OLD ORCHARD BEACH, MAINE 04064
2. DEED REFERENCE:
 - A. CONVEYANCE FROM ORCHARD RIDGE DEVELOPERS, LLC. TO SIERRA CONSTRUCTION, INC. DATED MAY 14, 2004 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 14089, PAGE 300.
 - B. CONVEYANCE FROM BLUNT CONSTRUCTION, INC. TO SIERRA CONSTRUCTION, INC. DATED SEPTEMBER 15, 2004 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 14239, PAGE 854.
3. PROPERTY IS IDENTIFIED AS LOT 78 ON THE CITY OF SACO TAX MAP 27.
4. TOTAL AREA OF PARCEL IS 5.298 ACRES (230,783 S.F.)
5. PROPOSED USE: MULTI-UNIT SINGLE FAMILY RESIDENTIAL.
6. PROPERTY TO BE SERVICED BY PUBLIC SEWER.
7. PROPERTY TO BE SERVICED BY PUBLIC WATER. SEPARATE WATER METERS ARE REQUIRED FOR EACH UNIT.
8. PROPERTY TO BE SERVICED BY UNDERGROUND ELECTRIC/TELEPHONE/CABLE.
9. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE EROSION PREVENTIONS PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
10. TOTAL AMOUNT OF WETLAND IMPACT FOR THIS PROJECT IS 13,453 ± SF
11. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 88 DATUM.
12. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY MARK HAMPTON CERTIFIED SOIL SCIENTIST.
13. TOTAL IMPERVIOUS AREA PROPOSED IS 1.344 ACRES.
14. THIS PROJECT RECEIVED A WETLAND FILL PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT # L-29694-TC-N DATED MARCH 30, 2022 AND ALSO RECEIVED AN ARMY CORPS OF ENGINEERS APPROVAL PERMIT # NAE-2022-00323 DATED MARCH 10, 2022.
15. THE PROJECT IS NOT LOCATED WITH A FIRM DESIGNATED FLOOD ZONE.
16. PROPERTY IS LOCATED IN THE MEDIUM RESIDENTIAL (MDR) DISTRICT.
17. THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD 88).
18. MINIMUM OFF STREET PARKING FOR RESIDENTIAL-MULTI-FAMILY IS 2 SPACES PER 2-BEDROOM UNITS AND 1 ADDITIONAL VISITOR'S SPACE FOR EVERY 8 UNITS OR FRACTION THEREOF. TOTAL NUMBER OF REQUIRED SPACES IS 52. THE TOTAL NUMBER OF SPACES PROVIDED IS 2 SPACES PER UNIT PLUS 1 SPACE PER GARAGE FOR A TOTAL OF 66 SPACES.
19. THE CITY SHALL NOT BE RESPONSIBLE FOR TRASH PICKUP. THE SOLID WASTE WILL BE PICKED UP IN FRONT OF THE UNITS IN TRASH BINS PROVIDED BY THE PRIVATE HULLER. THE SEWER INFRASTRUCTURE ON THIS SITE IS TO REMAIN PRIVATE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY SEWER INFRASTRUCTURE ON THIS PROPERTY.
20. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF A STREET OPENING PERMIT TO BE ISSUED BY DPW. THE DEVELOPER SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING A STREET OPENING PERMIT PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. AS PART OF THE STREET OPENING PERMIT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RESTORATION AND MAINTENANCE OF ALL SURFACES FOR A ONE YEAR PERIOD. PAVEMENT RESTORATION SHALL INCLUDE FULL DEPTH PLACEMENT OF BINDER PAVEMENT THICKNESS TO MATCH EXISTING PAVEMENT THICKNESS. BINDER PAVEMENT PLACEMENT SHALL BE IN 2" THICK MAXIMUM LIFTS COMPACTED. THE MINIMUM BINDER PAVEMENT COURSE THICKNESS SHALL BE 4". THE TOP OF THE BINDER PAVEMENT MATERIAL SHALL MATCH THE SURROUNDING EXISTING ROADWAY SURFACE PAVEMENT. THE EXISTING PAVEMENT JOINT SHALL RECEIVE A TACK COAT BEFORE PLACEMENT OF BINDER PAVEMENT.
21. THE SPEED LIMIT ON OLD ORCHARD ROAD IS 35 MPH. THE SIGHT DISTANCE IN BOTH DIRECTIONS IS GREATER THAN 400 FEET.
22. A MAINE GENERAL CONSTRUCTION PERMIT IS REQUIRED FOR THIS PROJECT. THE APPLICANT IS REQUIRED TO COMPLY WITH ALL THE REQUIREMENTS OF THE (MGCP). (SEE SHEET #12)
23. THE UNITS 2-22 WILL REQUIRE A RESIDENTIAL SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA 13 AND BE APPROVED BY THE SACO FIRE DEPARTMENT.
24. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN TWO YEARS OF THE DATE OF APPROVAL AND SIGNING THE PLAN SHALL RENDER THE PLAN NULL AND VOID. BEFORE TWO YEARS EXPIRES, AN OWNER OF A SUBDIVISION MAY APPLY TO THE PLANNING BOARD FOR A ONE YEAR EXTENSION OF THE APPROVAL OF A SUBDIVISION. IF THE SUBDIVIDER HAS NOT MET THE CONDITIONS OF THIS PARAGRAPH, THE PLANNING BOARD MAY REVOKE THE SUBDIVISION MEET ANY NEW REGULATIONS OR ORDINANCES.

LEGEND

- ▲ SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- FOUND MONUMENT
- IRON ROD TO BE SET
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - SETBACK LINE
- N/F NOW OR FORMERLY
- UTILITY POLE
- OU OVERHEAD UTILITIES
- ⊕ EXISTING FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- CATCH BASIN
- ⊕ WATER SHUTOFF
- ⊕ ELECTRICAL TRANSFORMER PAD
- 1 1/2 - 2" THREE-FLOWERED MAPLE (ACER TRIFLORUM)
- 1 1/2 - 2" FLOWERING CRABAPPLE (MALUS)
- 1 1/2 - 2" HAWTHORN (CRATAEGUS)

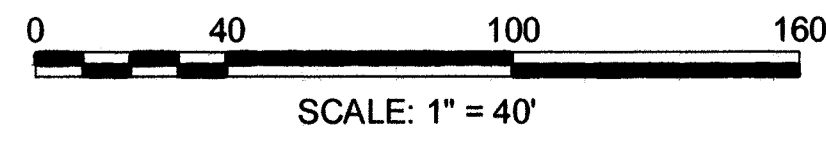
NET RESIDENTIAL ACERAGE & DENSITY CALCULATIONS:

TOTAL AREA OF PROPERTY IS 230,783 SQUARE FEET
 DEDUCT WETLAND = 47,852 S.F.
 DEDUCT ROAD AND DRIVES = 35,946 S.F.
 DEDUCT ISOLATED UPLANDS = 20,052 S.F.
 NET RESIDENTIAL ACERAGE = 126,933 S.F.

DENSITY CALCULATION:
 NUMBER OF UNITS ALLOWED:
 126,933 S.F./5000 S.F. PER UNIT = 25 UNITS

	EXISTING	PROPOSED	TOTAL	%
BUILDINGS/DECK/STEPS	1,118 SF	24,591 SF	25,709 SF	11.00%
PAVEMENT	634 SF	35,312 SF	35,946 SF	15.60%
TOTAL IMPERVIOUS	1,752 SF	59,903 SF	61,655 SF	26.70%

TOTAL AMOUNT OF DISTURBED AREA IS 144,200 SQUARE FEET.



SCALE: 1" = 40'

ZONING REQUIREMENTS: MDR DISTRICT
 MINIMUM LOT AREA 7,500 SF
 MINIMUM AREA PER UNIT 5,000 SF
 MINIMUM STREET FRONTAGE 75 FEET
 MINIMUM DEPTH FRONT YARD 25 FEET
 MINIMUM DEPTH SIDE & REAR YARD 10 FEET
 MAXIMUM LOT COVERAGE 35%

YORK,ss REGISTRY OF DEEDS
 Received 11/30/22
 at 11 h 54 m A.M. and
 Filed in Plan Book 148 Page 9
 ATTEST:
 [Signature] Register

**APPROVAL
 CITY OF SACO
 PLANNING BOARD**

[Signature] 11/15/22 DATE
 [Signature] CHAIRPERSON
 [Signature]

REVISIONS:
 5. 11-14-22 ADDED NOTE # 8 CONDITIONS OF APPROVAL
 4. 09-23-22 ADDED SEWER EASEMENT
 3. 07-30-22 PER STAFF COMMENTS
 2. 01-21-22 SUBMIT TO DEP AND ACE
 1. 01-18-22 PER CITY COMMENTS

DRAWN: P.P.G.
 CHECKED: P.P.G.
 SCALE: 1" = 40'
 FIELD BOOK:
 DATE: 06-15-2021
 JOB NO. 1474-20
 SHEET 2 OF 12

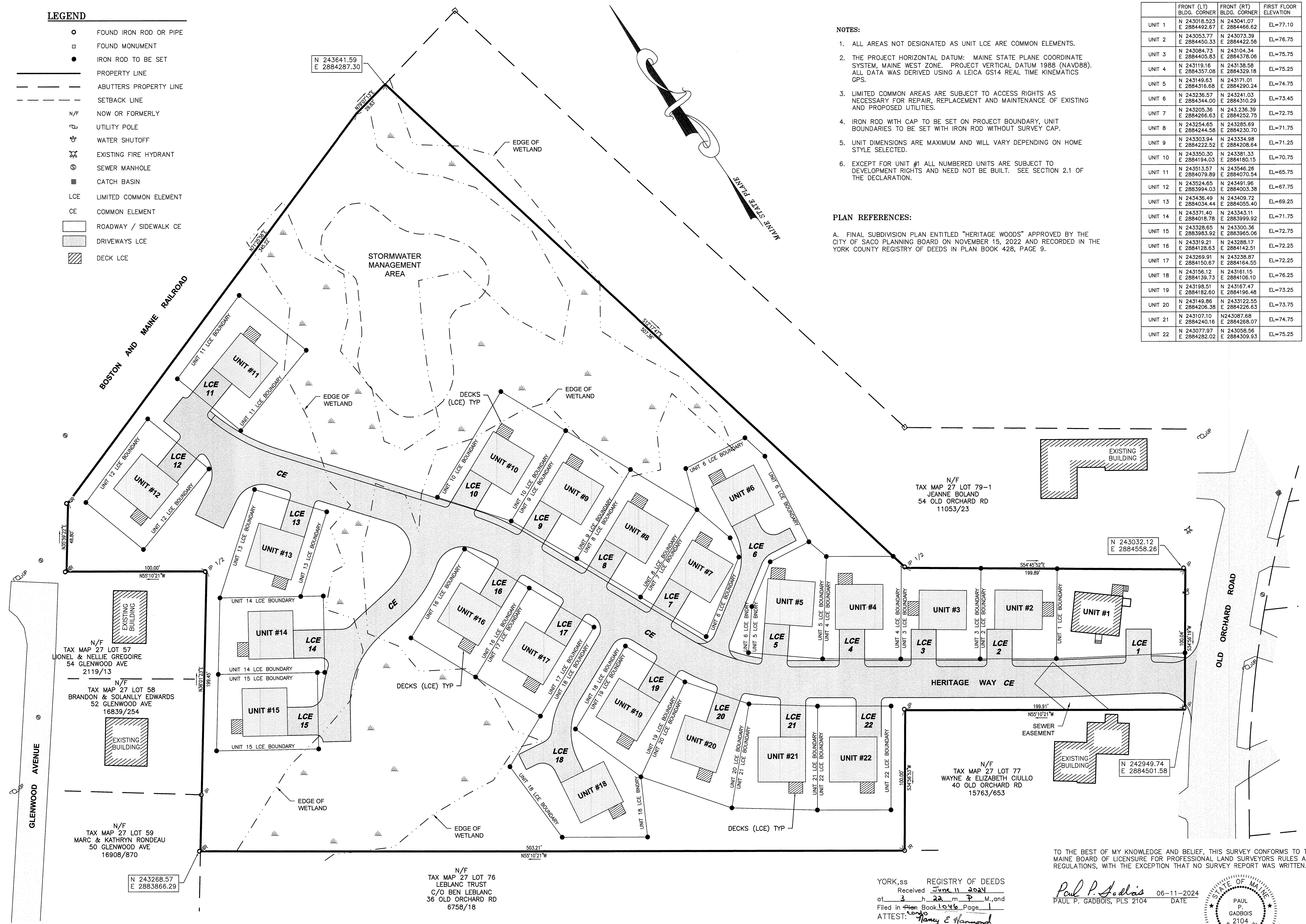
RECORD OWNER
SIERRA CONSTRUCTION, INC.
 P.O. BOX 148
 OLD ORCHARD BEACH, MAINE 04064

FINAL SUBDIVISION PLAN
 HERITAGE WOODS
 50 OLD ORCHARD ROAD
 SACO, MAINE

PAUL P. GADBOIS
 ENGINEERING SURVEYING
 LAND PLANNING
 P.O. BOX 327, SACO, MAINE 04072
 (207) 283-3980

LEGEND

- FOUND IRON ROD OR PIPE
- FOUND MONUMENT
- IRON ROD TO BE SET
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - SETBACK LINE
- N/F NOW OR FORMERLY
- ⊕ UTILITY POLE
- ⊕ WATER SHUTOFF
- ⊕ EXISTING FIRE HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ CATCH BASIN
- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- ROADWAY / SIDEWALK CE
- DRIVEWAYS LCE
- DECK LCE



NOTES:

1. ALL AREAS NOT DESIGNATED AS UNIT LCE ARE COMMON ELEMENTS.
2. THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM 1988 (NAVD88). ALL DATA WAS DERIVED USING A LEICA GS14 REAL TIME KINEMATICS GPS.
3. LIMITED COMMON AREAS ARE SUBJECT TO ACCESS RIGHTS AS NECESSARY FOR REPAIR, REPLACEMENT AND MAINTENANCE OF EXISTING AND PROPOSED UTILITIES.
4. IRON ROD WITH CAP TO BE SET ON PROJECT BOUNDARY, UNIT BOUNDARIES TO BE SET WITH IRON ROD WITHOUT SURVEY CAP.
5. UNIT DIMENSIONS ARE MAXIMUM AND WILL VARY DEPENDING ON HOME STYLE SELECTED.
6. EXCEPT FOR UNIT #1 ALL NUMBERED UNITS ARE SUBJECT TO DEVELOPMENT RIGHTS AND NEED NOT BE BUILT. SEE SECTION 2.1 OF THE DECLARATION.

PLAN REFERENCES:

A. FINAL SUBDIVISION PLAN ENTITLED "HERITAGE WOODS" APPROVED BY THE CITY OF SACO PLANNING BOARD ON NOVEMBER 15, 2022 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 428, PAGE 9.

	FRONT (L) BLDG. CORNER	FRONT (RT) BLDG. CORNER	FIRST FLOOR ELEVATION
UNIT 1	N 243018.523 E 2884492.87	N 243041.07 E 2884466.82	EL=77.10
UNIT 2	N 243053.77 E 2884450.33	N 243073.39 E 2884422.56	EL=76.75
UNIT 3	N 243084.73 E 2884405.83	N 243104.34 E 2884378.06	EL=75.75
UNIT 4	N 243119.16 E 2884357.08	N 243138.58 E 2884329.18	EL=75.25
UNIT 5	N 243149.63 E 2884316.68	N 243171.01 E 2884290.24	EL=74.75
UNIT 6	N 243236.57 E 2884344.00	N 243241.03 E 2884310.29	EL=73.45
UNIT 7	N 243205.36 E 2884266.63	N 243236.39 E 2884252.75	EL=72.75
UNIT 8	N 243254.65 E 2884244.58	N 243285.89 E 2884230.70	EL=71.75
UNIT 9	N 243303.94 E 2884222.52	N 243334.98 E 2884208.64	EL=71.25
UNIT 10	N 243350.30 E 2884194.03	N 243381.33 E 2884180.15	EL=70.75
UNIT 11	N 243513.57 E 2884079.89	N 243546.26 E 2884070.54	EL=65.75
UNIT 12	N 243524.65 E 2883994.03	N 243491.96 E 2884003.38	EL=67.75
UNIT 13	N 243436.49 E 2884034.44	N 243409.72 E 2884055.40	EL=69.25
UNIT 14	N 243371.40 E 2884018.78	N 243343.11 E 2883999.92	EL=71.75
UNIT 15	N 243328.65 E 2883983.92	N 243300.36 E 2883965.06	EL=72.75
UNIT 16	N 243319.21 E 2884128.83	N 243288.17 E 2884142.51	EL=72.25
UNIT 17	N 243289.91 E 2884150.67	N 243238.87 E 2884164.55	EL=72.25
UNIT 18	N 243156.12 E 2884139.73	N 243161.15 E 2884106.10	EL=76.25
UNIT 19	N 243198.51 E 2884182.60	N 243167.47 E 2884196.48	EL=73.25
UNIT 20	N 243149.86 E 2884206.38	N 243122.55 E 2884226.63	EL=73.75
UNIT 21	N 243107.10 E 2884240.16	N243087.68 E 2884268.07	EL=74.75
UNIT 22	N 243077.97 E 2884282.02	N 243058.56 E 2884309.93	EL=75.25

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN: P.P.G.
 CHECKED: P.P.G.
 SCALE: 1" = 30'
 FIELD BOOK:
 DATE: 06-11-2024
 JOB NO: 1474
 SHEET 1 OF 3

RECORD OWNER
 SIERRA CONSTRUCTION INC.
 P.O. BOX 148
 OLD ORCHARD BEACH, MAINE 04064

CONDOMINIUM PLAT
 HERITAGE WAY CONDOMINIUMS
 50 OLD ORCHARD ROAD
 SACO, MAINE 04072

PAUL P. GADBOIS
 ENGINEERING SURVEYING
 LAND PLANNING
 P.O. BOX 327, SACO, MAINE 04072
 (207) 285-3860

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AND REGULATIONS, WITH THE EXCEPTION THAT NO SURVEY REPORT WAS WRITTEN.

YORK, ss REGISTRY OF DEEDS
 Received June 11 2024
 at 3 h 22 m P M, and
 Filed in Plan Book 1046 Page 1
 ATTEST: Nancy E Hammond
 Register

Paul P. Gadbois 06-11-2024
 PAUL P. GADBOIS, PLS 2104 DATE

