

MONUMENTATION DESCRIPTIONS

POINT #	DESCRIPTION
1005	3/4" IRON PIPE BENT
1015	1" IRON PIPE FLUSH
1037	5/8" REBAR 6" HIGH
1040	WOODEN POST
1042	1" IRON PIPE 3" HIGH
1043	3/4" IRON PIPE 1" BELOW GRADE
1044	5/8" REBAR 6" HIGH CAP D+C1201
1045	5/8" REBAR 3" HIGH CAP D+C1201
1046	1" IRON PIPE 12" HIGH
1047	5/8" REBAR 3" HIGH CAP D+C1201
1048	5/8" REBAR 4" HIGH CAP D+C1201
1049	5/8" REBAR BENT CAP D+C1201
1050	5/8" REBAR BENT CAP D+C1201
1051	1" IRON PIPE 2" BELOW GRADE CRIMPED
1052	5/8" REBAR 2" HIGH CAP D+C1201
1053	5/8" REBAR 1" HIGH CAP D+C1201
1054	5/8" REBAR 3" HIGH CAP D+C1201
1055	5/8" REBAR 2" HIGH CAP D+C1201
1059	WOODEN POST @ INTERSECTION
1062	1" IRON PIPE 15" HIGH
1065	6" x 6" GRANITE 1" MONUMENT 12" HIGH
1078	3/4" IRON PIPE 6" HIGH CRIMPED
1089	5/8" REBAR 4" HIGH LS
1090	3/4" IRON PIPE 1" BELOW GRADE
1091	3/4" IRON PIPE 1" BELOW GRADE
1093	5/8" REBAR 6" HIGH
1094	5/8" REBAR 4" HIGH
1095	1" IRON PIPE 6" HIGH
1096	1" IRON PIPE FLUSH
1097	6" IRON PIPE 12" HIGH LEANING
1098	5/8" REBAR 6" HIGH LOOSE
1099	1" IRON PIPE 12" HIGH CRIMPED
1114	1" IRON PIPE 4" BELOW GRADE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
(Symbol)	DECIDUOUS TREE	(Symbol)
(Symbol)	CONIFEROUS TREE	(Symbol)
(Symbol)	GUARDRAIL	(Symbol)
(Symbol)	UTILITY POLE	(Symbol)
(Symbol)	GUY	(Symbol)
(Symbol)	STORMWATER TREATMENT BUFFER	(Symbol)
(Symbol)	PHASE LINE	(Symbol)

DEVELOPMENT SUMMARY

SINGLE FAMILY 15

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	549.83'	11309.16'	S74°39'00"E	549.78'
C2	46.20'	11309.16'	S76°30'43"E	46.20'

LINE DATA

LINE	DIRECTION	DISTANCE
L1	S55°53'08"W	85.34'
L2	N38°42'09"E	26.85'
L3	S83°00'50"E	63.08'

APPROVAL

REVIEWED AND APPROVED BY THE CITY PLANNER OR PLANNING BOARD (PER CITY OF SACO ORDINANCE SECTION 124.4)

CITY OF SACO PLANNING BOARD

CHAIRPERSON

DATE

10-27-2010

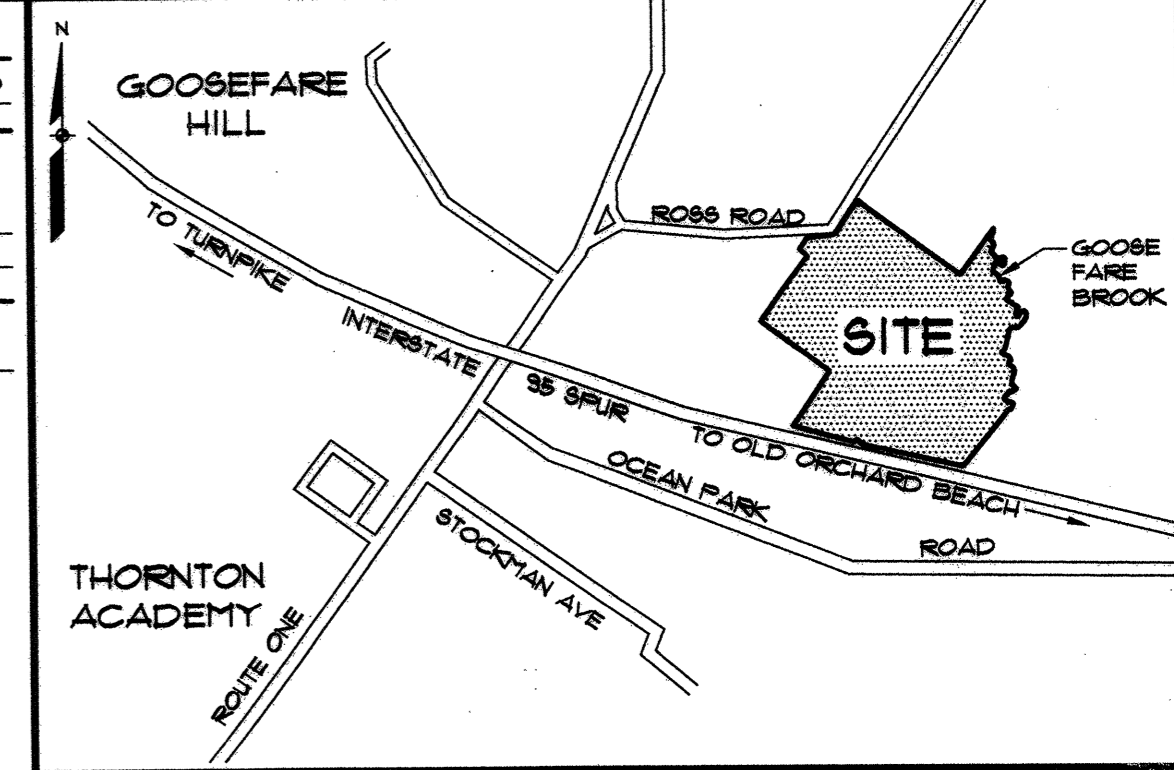
DATE

NET RESIDENTIAL AREA CALCULATION

TOTAL AREA OF PARCEL:	12.85 AC.
(1) RIGHT-OF-WAYS:	-6.81 AC.
(2) EXISTING EASEMENTS (EXCLUDING 1A):	-5.41 AC.
(3) RESOURCE PROTECTION DISTRICT (EXCLUDING 2):	-1.92 AC.
(4) WETLANDS (EXCLUDING 1-4):	-3.44 AC.
(5) STREAM CHANNELS (FROM TOP OF BANK) (EXCLUDING 1-4, 6):	-0 AC.
(6) AREAS WITH SLOPES OF 33% OR GREATER (EXCLUDING 1-4, 6):	-0.92 AC.
NET RESIDENTIAL AREA:	46.85 AC.
46.85 AC. x 43,560 SF/AC. = 2,040,186 SF/13,000 SF.	
LOT AREA PER DWELLING UNIT = 212 DWELLING UNITS ALLOWED	
TOTAL NUMBER OF PROPOSED SINGLE FAMILY DWELLING UNITS = 15 UNITS	

LEGEND

EXISTING	DESCRIPTION	PROPOSED
(Symbol)	BOUNDARY LINE/ROLL	(Symbol)
(Symbol)	ABUTTER LINE/ROLL	(Symbol)
(Symbol)	TIE LINE	(Symbol)
(Symbol)	SETBACK	(Symbol)
(Symbol)	EASEMENT	(Symbol)
(Symbol)	BUFFER	(Symbol)
(Symbol)	FLOODPLAIN	(Symbol)
(Symbol)	CENTERLINE	(Symbol)
(Symbol)	MONUMENT	(Symbol)
(Symbol)	IRON PIPE/ROD	(Symbol)
(Symbol)	CURVE/LINE NO.	(Symbol)
(Symbol)	BUILDING	(Symbol)
(Symbol)	WETLANDS	(Symbol)
(Symbol)	EDGE WETLAND	(Symbol)
(Symbol)	STREAM	(Symbol)
(Symbol)	EDGE PAVEMENT	(Symbol)
(Symbol)	GRAVEL ROAD	(Symbol)
(Symbol)	TREELINE	(Symbol)



LOCATION MAP

GENERAL NOTES:

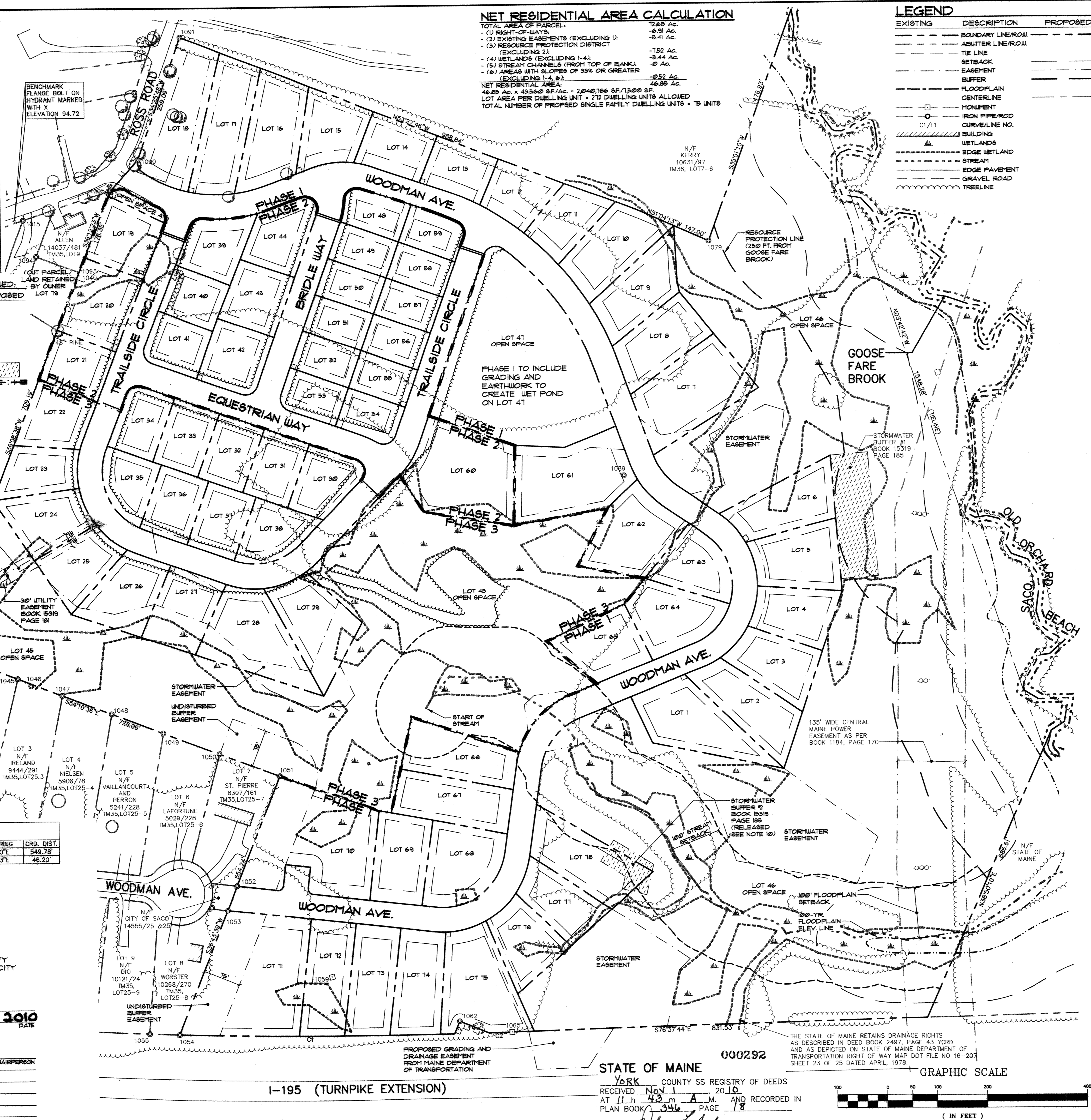
- THE RECORD OWNERS OF THE PROPERTY ARE AS INDICATED IN THE OWNERSHIP TABLES ON SHEET 2 & 3 OF 3 AS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN ON THE CITY OF SACO ZONING MAP 38 AS LOT 21, LOTS 21-1 THROUGH 21-49, LOTS 44-1 THROUGH 44-12, LOT 21-51, LOTS 21-60 THROUGH 21-78.
- SPACE AND BULK CRITERIA FOR THE R2 ZONE ARE AS FOLLOWS:
MIN. LOT SIZE: 13,000 SF.
MIN. STREET FRONTAGE: 15 FT.
MIN. FRONT YARD: 25 FT.
MIN. SIDE YARD: 15 FT.
MIN. REAR YARD: 15 FT.
MAX. BUILDING HEIGHT: 35 FT.
MAX. BUILDING COVERAGE: 30%.
- TOTAL AREA OF PARCEL IS 12.85 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED FROM FEBRUARY THROUGH APRIL OF 2005. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD AND AERIAL SURVEY.
- PLAN REFERENCES:
A. WOODMAN ACRES BY DOU AND COULOMBE JUNE 18, 1981 AND RECORDED IN PLAN BOOK 151 PLAN 181.
B. SURVEY FOR GEORGE J. DOODY AND JUDITH G. DOODY BY DOU AND COULOMBE NOVEMBER 19, 1984, UNRECORDED.
C. PLAN SHOWING LAND SUBDIVISION FOR JOHN M. KERRY AND LINDA A. KERRY OCT. 19, 1984 AND REVISED MARCH 24, 1986 BY DOU AND COULOMBE, UNRECORDED.
D. PLAN SHOWING A PROPOSED DIVISION OF LAND FOR KERRY BROTHERS, BY DOU AND COULOMBE, OCTOBER 9, 1981 AND REVISED AUGUST 2003, UNRECORDED.
E. MOST RECENT UTAI PLAN PROPOSED, PLAN FILE NO. 16-205, APRIL 1978 SHEETS 19-23, 24, 25.
F. SURVEY FOR DONALD F. AND DONNA A. LETENDRE BY OAK POINT ASSOCIATES, DATED 8-23-1992, RECORDED IN PLAN BOOK 154, PAGE 40 YCRD. (WOODMAN AVE.)
G. PLAN OF LOTS FOR EDGAR AND AURORE MORIN, DATED 7-21-1969, BY LIBBY AND DOU, RECORDED IN PLAN BOOK 20, PAGE 98, YCRD. (WOODMAN AVE.)
H. PLAN OF GERRISH INDICATING LOTS DATED 4-26-1996, RECORDED IN PLAN BOOK 151, PAGE 95, YCRD. (MOODY STREET).
I. PLANS TITLED "FINAL OVERALL SITE AND SUBDIVISION PLAN" (SHEET 3) AND "FINAL SUBDIVISION PLAN" (SHEETS 4 AND 5) RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 331, PAGES 48, 49, AND IN BOOK 336, PAGE 1.
J. PLANS TITLED "BOUNDARY SURVEY" (SHEET 2), "OVERALL FIRST AMENDED SUBDIVISION PLAN" (SHEET 3), "FIRST AMENDED SUBDIVISION PLAN" (SHEETS 4 AND 5) RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 331, PAGES 8-11.
K. PLANS TITLED "OVERALL SECOND AMENDED SUBDIVISION PLAN" (SHEET 3) AND "SECOND AMENDED SUBDIVISION PLAN" (SHEETS 4 AND 5) RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 336 PAGES 48-50 AND IN BOOK 331 PAGE 1.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1983 ON NAD83 AND NAVD83 IN 10 FEET.
- A WETLAND DELINEATION WAS PERFORMED ON THIS SITE IN MAY 2005 BY MARK HAMPTON DURING AN APRIL 2005. THIS PLAN REFLECTS REVISIONS MADE IN THE FIELD DURING A SITE WALK WITH U.S. ARMY CORPS OF ENGINEERS REPRESENTATIVES IN APRIL 2006. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLAND DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLANDS WITHIN THE PROPOSED DEVELOPMENT AREA HAVE BEEN LOCATED BY GROUND SURVEY.
- THE TOTAL PROPOSED WETLAND FILL FOR THE ROSS RIDGE SUBDIVISION PROJECT IS 8,800 SF. NO ADDITIONAL WETLAND FILL IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE AUTHORITIES HAVING JURISDICTION.
- REFERENCE IS MADE TO THE APPROVAL ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE ROSS SUBDIVISION RELATIVE TO THE SITE LOCATION OF DEVELOPMENT CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLAND DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLANDS WITHIN THE PROPOSED DEVELOPMENT AREA HAVE BEEN LOCATED BY GROUND SURVEY.

AMENDMENT NOTE:

- THIS PLAN AMENDS THE PLANS REFERENCED IN PLAN REFERENCE 6K. THE AMENDMENTS CONSIST OF THE FOLLOWING: (1) ELIMINATION OF PONDEROSA WAY AS PRIVATE ACCESS DRIVEWAY ACROSS LOT 46 THROUGH LOT 93; (2) A GRADING, DRAINAGE AND UTILITY EASEMENT IS RETAINED AT THIS LOCATION; (3) REVISIONS TO THE PROFILES AND UTILITY LAYOUT FOR TRAILSIDE CIRCLE, EQUESTRIAN WAY, AND BRIDLE WAY; (4) CORRECTIONS TO THE WETLAND BOUNDARY SHOWN ON LOT 62; (4) ADDITION OF A DRAINAGE AND UTILITY EASEMENT ALONG THE COMMON LOT LINE OF LOT 18 AND LOT 20.

CONDITIONS OF APPROVAL:

- ANNUAL STORMWATER MAINTENANCE REPORTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS BY THE DEVELOPER UNTIL SUCH TIME AS THE PROJECT BECOMES THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AT THAT TIME, SAID ASSOCIATION SHALL SUBMIT ANNUAL STORMWATER REPORTS TO THE DEPARTMENT OF PUBLIC WORKS.
- SEVEN AND ONE-HALF (7.5) PERCENT OF THE GROSS AREA OF THE PARCEL, OR 5.41 ACRES, IS REQUIRED TO BE SET ASIDE AS OPEN SPACE. A TOTAL OF 34.71 ACRES OF OPEN SPACE IS PROPOSED. THE OPEN SPACE REQUIREMENT IS THEREBY MET. NO LESS THAN 50% OF THE OPEN SPACE (17.4 ACRES) MUST BE IMPROVED AS ACTIVE RECREATION FACILITIES. A BALL FIELD (0.88 ACRES) IS PROPOSED ON LOT 47 (OPEN SPACE, ONE TENNIS COURT (0.71 ACRES) IS PROPOSED AND A TRAIL SYSTEM IS PROPOSED WITHIN THE REMAINING OPEN SPACE. BASED ON 125 ACRES OF ACTIVE RECREATION FACILITIES, AND THE TRAIL SYSTEM AS PROPOSED, THE PARKS AND RECREATION DEPARTMENT RECOMMENDS A RECREATIONAL FACILITIES IMPACT FEE OF 1950 PER UNIT, FOR A TOTAL OF 126,250. SAID IMPACT FEE SHALL BE DUE AT THE ISSUANCE OF BUILDING PERMITS.
- IN LIEU OF IMMEDIATE IMPROVEMENTS AT THE MOODY STREET/MAIN STREET INTERSECTION, THE APPLICANT SHALL PAY A FEE OF \$100,000 SPECIFICALLY FOR FUTURE IMPROVEMENTS AT SAID INTERSECTION SAID FEE IS DUE IN THE FORM OF A \$40,000 PAYMENT PER UNIT AT THE ISSUANCE OF BUILDING PERMITS.
- TEMPORARY CONSTRUCTION EASEMENTS PROVIDED BY PRIVATE PROPERTY OWNERS ALONG THE CONSTRUCTION OF A PUBLIC SIDEWALK ALONG THE SOUTHERLY SIDE OF ROSS ROAD, FROM THE PROJECT ENTRANCE TO MAIN STREET AS PART OF THE FIRST PHASE OF THE SUBDIVISION, ARE NECESSARY. THE APPLICANT SHALL OBTAIN SUCH EASEMENTS FROM EACH OF THE SIX AFFECTED HOMEOWNERS AND PROVIDE COPIES OF EACH TO THE PLANNING OFFICE.
- A WALKING TRAIL ACCESSIBLE TO THE PUBLIC, CONSISTING OF WOOD CHIPS AND SUITABLE SIGNAGE, SHALL BE ESTABLISHED WITHIN THE SUBDIVISION. SIGNAGE INFORMING THE PUBLIC OF THE TRAIL'S EXISTENCE TO INCLUDE A TRAIL MAP AND THE AVAILABILITY OF PUBLIC PARKING ALONG THE ACCESS DRIVE TO THE BEBER PLUMP STATION, SHALL BE INSTALLED AND FOUND ACCEPTABLE BY CITY STAFF.
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THIS SUBDIVISION WITHIN TWO YEARS OF THE DATE OF SIGNING OF THE PLAN SHALL RENDER THIS PLAN NULL AND VOID.



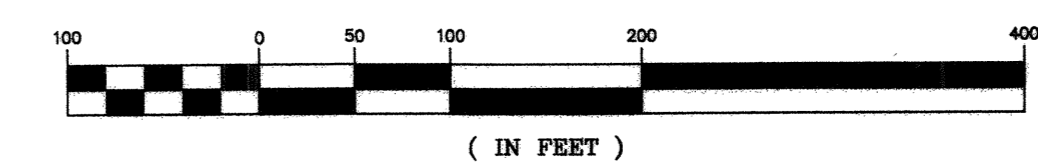
STATE OF MAINE 000292

YORK COUNTY SS REGISTRY OF DEEDS

RECEIVED Nov 1 2010
AT 11 h 43 m A.M. AND RECORDED IN
PLAN BOOK 346 PAGE 18

ATTEST *Shirley Anderson* REGISTRAR

GRAPHIC SCALE



I-195 (TURNPIKE EXTENSION)

Seal

Matthew W. Ek, PLS 2117

DATE	SCALE
10-21-10	1"=100'

SHEET 1 OF 3

0503758.dwg, TAB: 3RD AND SUB

OVERALL THIRD AMENDED SUBDIVISION PLAN

OF: ROSS RIDGE SUBDIVISION

ROSS ROAD, SACO, MAINE

FOR: CHAMBERLAIN PROPERTIES, LLC

1032 FORTLAND ROAD, SACO, MAINE 04072

PROJECT NO. 05037

FIELD BOOK DESIGN CHKD DRAWN

607B DLR DLR BRF

DATE: 10-21-10

SCALE: 1"=100'

SHEET 1 OF 3