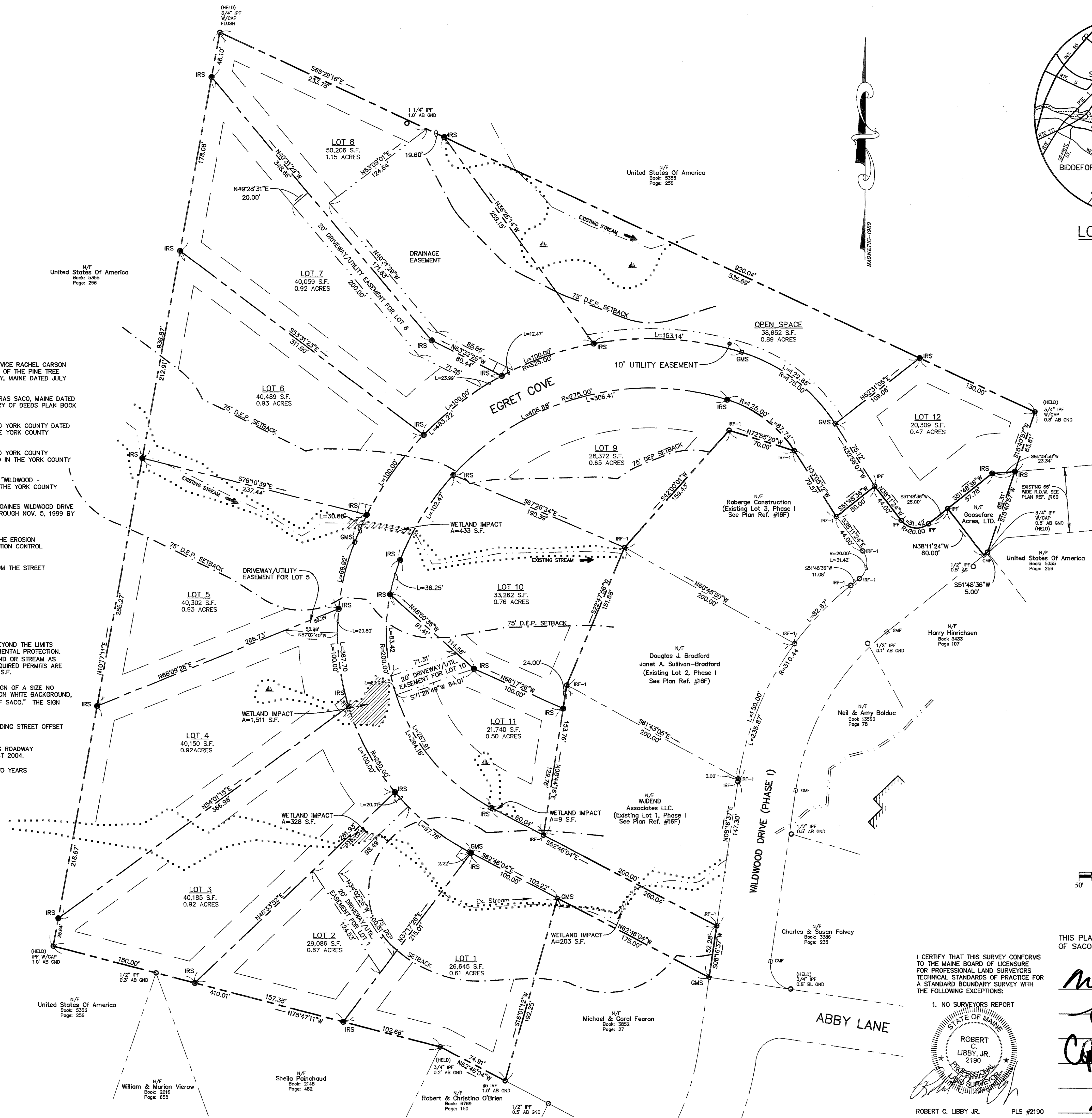


- NOTES:
- OWNER: 2047 ASSOCIATES LLC.  
18 PEPPERELL SQUARE  
SACO, MAINE 04072
  - SURVEYOR: ROBERT C. LIBBY JR. PLS #2190  
BH2M INC.  
28 STATE STREET  
GORHAM, MAINE
  - ENGINEER: LESTER S. BERRY, PE #3341  
BH2M INC.
  - SOIL EVALUATOR: TIMOTHY O. BROWN, SE #130  
BH2M INC.
  - WETLANDS: MARK HAMPTON ASSOCIATES  
MARK HAMPTON ASSOCIATES
  - TAX MAP REFERENCE: MAP 19, LOT 22
  - DEED REFERENCE: BOOK 3210 PAGE 345  
BOOK 5163 PAGE 134  
BOOK 5163 PAGE 117
  - ZONING: R-1A
  - SPACE AND BULK: R-1A:  
MIN. FRONTAGE 100'  
MIN. LOT SIZE - 20,000 S.F.  
MIN. SETBACKS - 40' FRONT, 20' SIDE, 20' REAR
  - PROJECT AREA: 11.83± ACRES
  - PROPOSED USE: 12 SINGLE FAMILY LOTS
  - VEGETATION: MIXED GROWTH/LIGHTLY WOODED
  - SEWER SERVICE: CITY SEWER CONNECTION
  - WATER SERVICE: CITY WATER CONNECTION
  - ELECTRIC SERVICE: UNDERGROUND FROM WILDWOOD DRIVE
  - PLAN REFERENCES:

- PLAN OF UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE RACHEL CARSON NATIONAL WILDLIFE REFUGE GOOSEFARE BROOK DIVISION THE NATURE CONSERVATION OF THE PINE TREE STATE, INC. TRACTS (135,b-L.C.R.R-1-R-2) 308.2 ACRES CITY OF SACO, YORK COUNTY, MAINE DATED JULY 14, 1989 (SRW 890714 REV. PM890815).
- PLAN OF "WILDWOOD" SECTION E OWNED BY NICHOLAS P. & MARGARET B. SCONTRAS SACO, MAINE DATED NOVEMBER 19, 1971 BY LIBBY & DOW AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 54, PAGE 45.
- PLAN OF LOT 6 PREPARED FOR ROBERT W. HALE SITUATED IN THE CITY OF SACO YORK COUNTY DATED SEPTEMBER 26, 1983 BY COURBRON GOTTO ASSOCIATES, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 127, PAGE 2.
- PLAN OF LOT 7 PREPARED FOR ROBERT W. HALE SITUATED IN THE CITY OF SACO YORK COUNTY DATED SEPTEMBER 26, 1983 BY COURBRON GOTTO ASSOCIATED, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 127, PAGE 9.
- PLAN SHOWING REVISED LOT LINE LOCATION LOTS 61 & 62 MEADOW VIEW CIRCLE "WILDWOOD - SECTION E" SACO, MAINE DATED NOVEMBER 1984 BY BH2M, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 132, PAGE 35.
- FINAL PLAN 3 LOT SUBDIVISION LAND OF BENARD W. GAINES JR. AND SUSAN A. GAINES WILDWOOD DRIVE EXTENSION SACO, MAINE FOR INDIAN REEF, INC. DATED MARCH 1999 AS REVISED THROUGH NOV. 5, 1999 BY BH2M, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
- 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 PRACTICES, 1991.
- ALL HOUSES SHALL BE PROPERLY NUMBERED WITH THE NUMBERS BEING VISIBLE FROM THE STREET YEAR AROUND.
- BENCHMARK: 4" NAIL IN UTILITY POLE #26  
0.3' FEET ABOVE GROUND  
ELEVATION: 17.70'
- A 10' X 10' TRANSFORMER PAD EASEMENT IS LOCATED ON LOTS 2, 4, 6 AND 8.
- A DRAINAGE EASEMENT FOR THE DETENTION POND IS LOCATED ON LOT 8.
- THE WETLAND AREAS SHOWN ON THE INDIVIDUAL LOTS SHALL NOT BE DISTURBED BEYOND THE LIMITS IDENTIFIED ON THE PLANS AND APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. NO ADDITIONAL WETLAND IMPACT OR DISTURBANCE WITHIN 75 FEET OF ANY WETLAND OR STREAM AS SHOWN ON THE PLANS SHALL BE PERMITTED BY LOT DEVELOPMENT UNLESS THE REQUIRED PERMITS ARE FIRST OBTAINED. THE TOTAL WETLAND IMPACT AS SHOWN ON THE PLANS IS 2,484 S.F.
- THE APPLICANT SHALL, UPON BEGINNING CONSTRUCTION OF EGRET COVE, POST A SIGN OF A SIZE NO SMALLER THAN TWO FEET BY THREE FEET AND WITH TWO INCH LETTERS OF BLACK ON WHITE BACKGROUND, WITH THE FOLLOWING MESSAGE: "THIS IS NOT A PUBLIC WAY OWNED BY THE CITY OF SACO." THE SIGN SHALL IDENTIFY THE DEVELOPER AND INCLUDE AN ADDRESS.
- A WAIVER FROM SECTION 10.11.5.3 FROM THE CITY SUBDIVISION REGULATIONS REGARDING STREET OFFSET DISTANCE WAS GRANTED IN OCTOBER, 2003.
- A WAIVER FROM SECTION 11.11 FROM THE CITY SUBDIVISION REGULATIONS REGARDING ROADWAY ESPALANADE WAS GRANTED FOR THE FIRST 200 FEET +/- OF EGRET COVE IN AUGUST 2004.
- 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.

THIS PLAN SUPERSEDES THE PREVIOUSLY APPROVED PLAN TITLED: WILDWOOD PHASE II FINAL SUBDIVISION PLAN, WILDWOOD DRIVE SACO, MAINE FOR MARK McCALLUM, 18 PEPPERELL SQUARE, SACO, MAINE 04072, APPROVED AUGUST 31, 2004 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 295 PAGE 29.

SYMBOL	DESCRIPTION
○	UTILITY POLE
○ IRF-1	CAPPED IRON ROD FOUND (PLS #2190)
●	5/8" IRON ROD W/ CAP TO BE SET
□ GMS	GRANITE MONUMENT TO BE SET
□ GMP	4" X 4" GRANITE MONUMENT FOUND
---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	SETBACK LINE
---	ZONE LINE
.....	WETLANDS
---	75' SETBACK FROM STREAM



LOT #	NET AREA (S.F.)
1	26,238
2	28,327
3	35,994
4	36,488
5	36,541
6	39,464
7	40,059
8	49,810
9	28,372
10	30,945
11	20,886
12	20,309

Scale: 1" = 50'

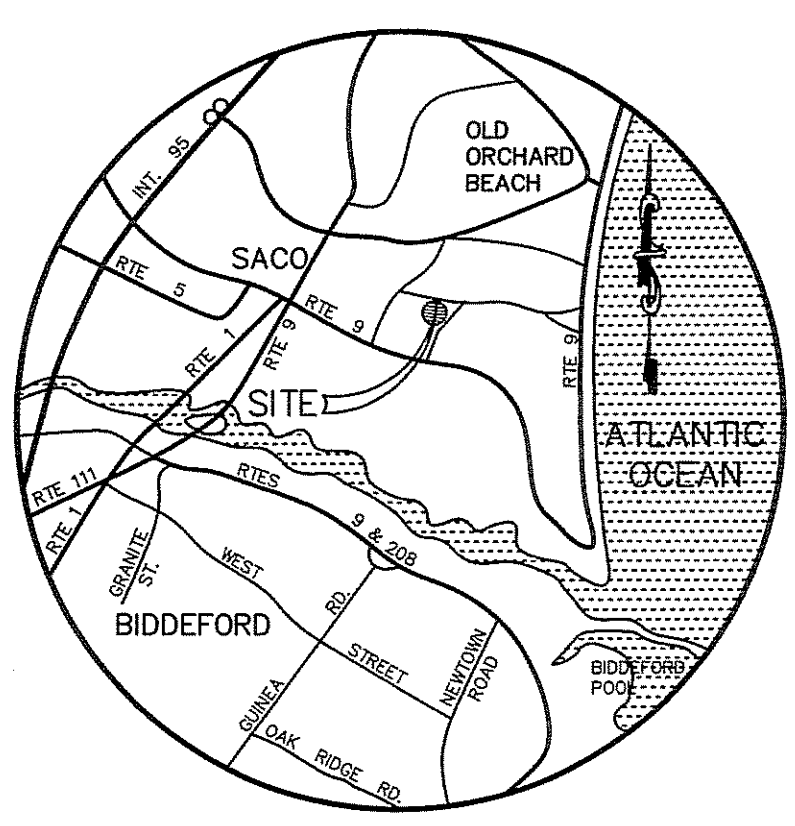
THIS PLAN REVIEWED AND APPROVED BY THE CITY OF SACO PLANNING BOARD

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

ROBERT C. LIBBY JR. PLS #2190

June 17, 2008  
 [Signatures: Neil Bolduc, Stephen P. Libby, Robert C. Libby Jr.]



NO.	DATE	REVISION DESCRIPTION
1	5/29/08	Lot 12 Revised per Peer Review
2	6/2/08	Amended Open Space to 7-1/2%
3	6/17/08	Added 10' Utility Easement Along Open Space

**BH2M**  
 Berry, Huff, MacDonald, Milligan, Inc.  
 Engineers, Surveyors  
 Tel: (207) 839-2771  
 Fax: (207) 839-8250  
 28 State Street  
 Gorham, Maine 04038

FOR  
 2047 ASSOCIATES LLC.  
 18 PEPPERELL SQUARE  
 SACO, MAINE 04072

AMENDED  
 SUBDIVISION PLAN  
 EGRET COVE  
 A 12 LOT SUBDIVISION  
 WILDWOOD DRIVE  
 SACO, MAINE

DESIGNED	DATE
W. Thompson	May 2003
DRAWN	SCALE
Dept.	1"=50'
CHECKED	JOB. NO.
W. Thompson	01191

SHEET  
 1

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