

GENERAL NOTES:

- PROJECT LOCATION: 63-91 E EMMERSON CUMMINGS BLVD, OLD ORCHARD BEACH, ME. TAX MAP 207 LOT 1-2.
- APPLICANT: SEACOAST LAND ACQUISITIONS, LLC, 57 SMUTTY LANE, SACO, ME 04072.
- RECORD OWNER: WESLEY A. KINNEY JR. & GWEN H. KINNEY, 39 MAPLE LANE, KNOX, MAINE 04986.
- ZONING STANDARDS: CONTRACT ZONE AGREEMENT BETWEEN SEACOAST LAND ACQUISITIONS, LLC AND THE TOWN OF OLD ORCHARD BEACH, DATED JANUARY 2, 2024 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON JANUARY 13, 2024 IN BOOK 19386 PAGE 877.
- PROJECT AREA = 19.77 ACRES
- PROPOSED USE: 61 SINGLE FAMILY CONDOMINIUM HOUSES.
- SEWER SERVICE: PUBLIC
- WATER SERVICE: PUBLIC
- ELECTRIC AND COMMUNICATIONS SERVICES: UNDERGROUND.
- ALL CONSTRUCTION AND SITE ALTERNATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PROVISIONS OUTLINES IN THE MAINE EROSION AND SEDIMENTATION CONTROL BMPs, LATEST EDITION.
- MAINTENANCE OF ALL ROADS, DRIVEWAYS, STORM DRAINAGE SYSTEMS, LIGHTING, AND SEWER SYSTEMS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- TOTAL WETLAND IMPACT: 20,421 SQUARE FEET.
- SUGAR BUSH LANE AND BLACK BIRCH WAY SHALL REMAIN PRIVATE INTERNAL DRIVES IN PERPETUITY AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PER FEMA PANEL 230153 EFFECTIVE AS OF JULY 17, 2024 THE PROJECT SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE.

PUBLIC ACCESS AND PARKING NOTES:

- PUBLIC PARKING IS RESERVED FOR RESIDENTS, GUESTS, AND PUBLIC TRAIL USERS ONLY. PARKING FOR OTHER USES IS PROHIBITED. VIOLATORS MAY BE TOWED AT VEHICLE OWNER'S EXPENSE.
- PUBLIC IS ALLOWED TO USE THE PROJECT SIDEWALKS TO PROVIDE ACCESS TO AND FROM THE TRAILS. LOITERING AND SOLICITING IS PROHIBITED.

NO-CUT BUFFER NOTES

- A 15' WIDE BUFFER RETAINING EXISTING VEGETATION SHALL BE MAINTAINED ALONG THE ENTIRE LENGTH OF THE WESTERLY PROPERTY LINE ADJACENT TO THE CIDER HILL CONDO ASSOCIATION.
- ONLY MAINTENANCE OF EXISTING VEGETATION INCLUDING TRIMMING OR REMOVAL OF DEAD OR DANGEROUS TREES AND VEGETATION, AS DETERMINED BY AN ARBORIST IS PERMITTED WITHIN THE 15' WIDE NO-CUT BUFFER.

EASEMENT A LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 64°40'52" W	49.71'
L2	N 83°44'53" W	31.04'
L3	N 14°20'33" W	77.10'
L4	S 75°39'27" W	10.00'
L5	S 14°20'33" E	70.18'
L6	S 83°44'53" E	25.79'
L7	S 64°40'52" E	52.23'

1 1/4" IRON PIPE
0.4' ABOVE GRADE

1" IRON PIPE
0.3' ABOVE GRADE

SEAWAND L.L.C.
32 JAMESON HILL ROAD
OLD ORCHARD BEACH, MAINE, 04084
BOOK 18088 PAGE 861
ASSESSORS MAP 207 LOT 1-11

LEGEND

EXISTING

PROPERTY LINE

ABUTTERS PROPERTY LINE

EASEMENT

PROPERTY SETBACK

IRON ROD OR PIN FOUND

CALCULATED PROPERTY CORNER

EVIDENCE DESCRIPTION

STONEWALL (BOUNDARY)

ABUTTER IDENTIFICATION

WETLANDS

STREAM SETBACK

EDGE OF WATER

BUILDING

BITUMINOUS PAVEMENT

HOUSE ADDRESS NUMBER

WETLAND IMPACT AREA

PROPOSED

PROPERTY LINE

ABUTTERS PROPERTY LINE

EASEMENT

PROPERTY SETBACK

IRON ROD OR PIN FOUND

CALCULATED PROPERTY CORNER

EVIDENCE DESCRIPTION

STONEWALL (BOUNDARY)

ABUTTER IDENTIFICATION

WETLANDS

STREAM SETBACK

EDGE OF WATER

BUILDING

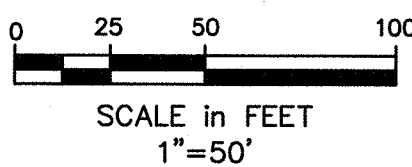
BITUMINOUS PAVEMENT

HOUSE ADDRESS NUMBER

WETLAND IMPACT AREA



SCALE



CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE WITH THE FOLLOWING EXCEPTION: MONUMENTS NOT YET INSTALLED AT MISSING LOT CORNERS.

Andrew J. Nadeau, PLS 2326
DATE 9/17/24

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APPROVAL

APPROVED BY THE TOWN OF OLD ORCHARD BEACH PLANNING BOARD

Robert Dube
Wesley A. Kinney Jr.
Gwen H. Kinney

DATE 10 October 2024

PLAN REFERENCES:

- TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - A PLAN ENTITLED "BOUNDARY AND EXISTING CONDITIONS SURVEY MADE FOR HOME INNOVATIONS, LLC OF PROPERTY LOCATED ON EAST EMERSON CUMMINGS BOULEVARD, OLD ORCHARD BEACH, YORK COUNTY, MAINE, ASSESSORS MAP 207 LOT 1-2" DATED APRIL 22, 2024, PREPARED BY HORIZONS ENGINEERING OF SACO, MAINE.
 - BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE WEST STATE PLANE COORDINATE SYSTEM S DERIVED FROM STATIC GPS OBSERVATIONS, PER PLAN REFERENCE 1.1 ABOVE.
 - LIDAR TOPOGRAPHIC CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS. ELEVATIONS ARE BASED ON NAVD88.
 - WETLANDS AND VERNAL POOLS WERE DELINEATED BY MARK HAMPTON ASSOCIATES IN 2023.

State of Maine, York ss.

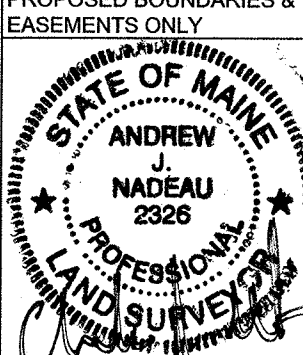
Registry of Deeds

Received Oct 15, 2024

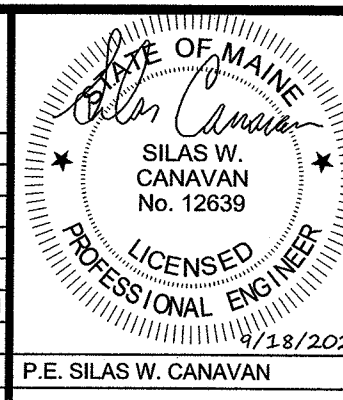
at 11 h 00 m A.M. and recorded in
Plan Book 1055, Page 1

Attest: *Priscilla Hammond*
Register

NOTE: FOR EXISTING & PROPOSED BOUNDARIES & EASEMENTS ONLY.

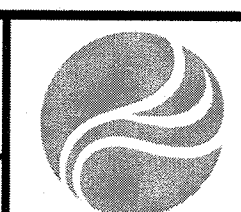


REV	DATE	DESCRIPTION
7	9/18/2024	FINAL PLAN - TOWN OF OLD ORCHARD BEACH
6	9/18/2024	REVISED PER ACCE COMMENTS - NOT FOR CONSTRUCTION
5	8/23/2024	REVISED PER TOWN & MWC COMMENTS - NOT FOR CONSTRUCTION
4	8/12/2024	REVISED PER TOWN COMMENTS - NOT FOR CONSTRUCTION
3	7/19/2024	REVISED PER TOWN COMMENTS - NOT FOR CONSTRUCTION
2	5/24/2024	ISSUED FOR TOWN OF OOB PERMITTING - NOT FOR CONSTRUCTION
1	5/8/2024	ISSUED FOR MAINE DEP PERMITTING - NOT FOR CONSTRUCTION



PROJECT:	THE FOREST TAX MAP 207, LOT 1-2 63-91 E EMERSON CUMMINGS BLVD OLD ORCHARD BEACH, MAINE
PLAN:	CONDOMINIUM PLAT PLAN
OWNER/APPLICANT:	SEACOAST LAND ACQUISITIONS, LLC 57 SMUTTY LANE SACO, ME 04072

DRAWN:	DEPT.	DATE: MAY 8, 2024
DESIGNED:	SWC	SCALE: 1" = 50'
CHECKED:	SWC	JOB NO. 23-053
FILE NAME:	23-053 - Base	
SHEET:	P-100	



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