

---

**TO:** Planning Board

**CC:** Cloverleaf Development LLC  
Jeff Amos, Terradyn Consultants

**FROM:** Emily Cole-Prescott, Planning Director

**DATE:** May 24, 2024 (June 4, 2024 Planning Board Meeting)

**RE:** Workshop/Sketch Plan Review: 986 Portland Road (Map 63 Lot 3-1) – Cloverleaf Development (Phase 2) for 138 apartments with two solar arrays, commercial lot, and one single family home with associated site improvements

---

#### **PLANNING STAFF RECOMMENDATION:**

Planning Staff recommends the Board hear from the developer, review the sketch plan materials, and provide feedback.

#### **OVERVIEW:**

Cloverleaf Development represented by Terradyn Consultants requests sketch plan review for a mixed use development proposal on Portland Road, to be considered phase two of the Cloverleaf Development. Phase one of Cloverleaf is currently nearing construction completion. This phase two proposal includes construction of 138 dwelling units permitted as apartments to be retained in one ownership, the installation of two solar arrays, creation of a commercial lot, and provision for one single family home. Proposal is in the Portland Road (PR) Zoning District where “Multifamily Residential Project” and “Commercial Solar Energy System” are both conditional uses. Various commercial uses are allowable in this zoning district, which supports the creation of the commercial parcel.

#### **REQUIRED CITY PLANNING REVIEWS:**

This proposal will require the following Planning reviews:

- Preliminary & Final Subdivision Review per [Chapter 188](#)
- Conditional Use Review per [Chapter 230](#)
- Site Plan Review per [Chapter 179](#) (Site will also need to comply with [Chapter 180](#) provisions for solar)

#### **DEPARTMENTAL REVIEWS:**

- **Fire Department:** Deputy Fire Chief Pendleton indicates “The Fire Department looks forward to future details of fire sprinkler system and fire department connection locations, fire alarm systems, Knox Box locations, and solar array access and safety.”
- **Public Works Department:** City Engineer Laverriere’s review memo is in the meeting packet. If other City staff reviews are received, they will be shared.

## **DISCUSSION:**

- Permitting: The proposal is subject to the above-listed city reviews, as well as Tier 2 DEP wetland permit, site location of development amendment, and Maine DOT Traffic Movement Permit.
- Architectural Considerations: Staff recommends the Board review architectural details as part of any future submissions. Dwellings will be in a mix of buildings of various sizes – five buildings will have 12 units, 3 buildings will have 24 units, and one building will have 6 units. There will be 114 one-bed units, 18 two-bed units, and six three-bed units.
- Solar: Chapter 180 and Section 230-722 standards will apply.
- Net Residential Acreage: Moving forward, questions about net residential acreage should be confirmed.
- Water & Sewer: Future proposal will be reviewed by Maine Water Company and Saco Water Resource Recovery Department. WRRD impact fees and other city impact fees are applicable to the proposal. Details of a pump station will need to be clarified.

**GENERAL NOTE ON SKETCH PLAN REVIEW PROCESS:** Per section 188-401 of the City's ordinance, Sketch Plan Review applications generate no vested rights as a pending proceeding. The Planning Board's comments are advisory in nature, and not binding on the applicant or the Planning Board.

**CONCLUSION:** The Planning Board is asked to hear from the developer, review the sketch plan materials, and provide feedback and questions for future review considerations.



# CITY OF SACO, MAINE

Saco Public Works Department  
15 Phillips Spring Road  
Saco, Maine 04072

**Joseph A. Laverriere, P.E. - City Engineer**  
Telephone: (207) 284-6641  
Email: [jlaverriere@sacomaine.org](mailto:jlaverriere@sacomaine.org)

## MEMORANDUM

TO: Emily Cole-Prescott, Planner  
DATE: May 9, 2024  
RE: **Clover Leaf Development (Phase 2) Sketch Plan - 986 Portland Road  
Tax Map 63, Lot 3-1**

The Department of Public Works (DPW) has reviewed the phase 2 sketch plan application materials for the above referenced project prepared by Terradyn Consultants, Inc, dated April 29, 2024. As this is a sketch plan, our comments are limited in scope; however, the following comments have been prepared based upon our review:

1. Include a figure that summarizes the deduction areas included as part of the net residential density calculations.
2. During the Phase 1 approval process, were the wetland delineation reviewed by the City's peer review consultant for the entire parcel? If not, then it is recommended this be completed as part of the sketch plan review process.
3. Has the applicant explored a second means of access to this development? This was also recently discussed with MaineDOT representatives during a pre-scoping meeting. It is our understanding that the applicant will be preparing a Traffic Movement Permit application for this project.
4. All vehicular access to the commercial lot will need to be provided from the existing access road into Phase 1 of the development.
5. As a reminder to the applicant, MaineDOT is currently repaving Portland Road. Once completed, there will be a pavement moratorium in place. Any disturbance to the pavement surface within five years of completing the work will require authorization from MaineDOT and the City.
6. Apple Tree Lane is a public roadway. The hammer head turn around has restrictions on driveway access. The applicant will need to meet those requirements for accessing the additional single family house lot as currently shown.
7. During the initial phase of development, the applicant had indicated that the entrance road would remain private. As part of this phase 2 sketch plan application, it appears the applicant is proposing the entrance road to be a public road. Please confirm intention. There are aspects of the existing entrance road that do not meet public road standards. It will be important to understand clear expectations as part of the planning for the second phase of this project.
8. Likely a minor oversight; however, the pedestrian sidewalk from Phase 2 should connect to the sidewalk system in Phase 1.
9. It should be noted that the parking requirements contained in Table 10-1 of the zoning ordinance are minimum parking requirements. What is the applicant's experience on other similar projects for actual parking demand? Will the minimum parking requirements be adequate?

10. Are all phase 1 utilities (i.e. water main, underground electric, etc.) adequate to serve the full extent of development planned for phase 2?
11. The design of the private pump station is required to meet WRRD standards. The applicant should consult with the WRRD prior to commencing the design of this pump station.
12. The applicant should confirm that mail deliveries, trash collection, etc. will be handled similar to the first phase of development.
13. It is recommended that a more convenient turnaround (i.e. cul-de-sac) be provided at the terminus end the main access road.
14. The applicant should be aware that the Zoning Ordinance requires stormwater management for projects disturbing more than one acre of land are subject §230-1202 (Stormwater runoff management), §230-1203 (Stormwater quantity and quality control), and §230-1204 (Post-construction stormwater management plan). The provisions of §230-1205 (Drainage plan) are applicable to smaller projects that disturb less than one-acre of land, but more than 10,000 s.f. of new or redeveloped impervious area.
15. How will the solar array be fed back into the grid? On other larger solar array projects, we are accustomed to interconnections back to the electrical grid at substations. That does not appear to be the approach for this project. Please explain.

We look forward to discussing this project further and would be happy to clarify any of our comments made within this review memo.



**Pineland**  
Cumberland Hall  
41 Campus Drive, Suite 101  
New Gloucester, ME 04260

**Portland**  
565 Congress Street, Suite 201  
Portland, ME 04101

April 29, 2024

Project #2104.1

Emily Cole-Prescott, City Planner  
City of Saco  
300 Main Street  
Saco, ME 04072

**Sketch Plan Application  
Clover Leaf Development – Phase 2  
986 Portland Road, Saco, ME 04072**

Dear Emily,

Terradyn Consultants, LLC (Terradyn) is pleased to submit the attached Sketch Plan Application submission package on behalf of Clover Leaf Development, LLC for the second phase of the Clover Leaf Development project. This phase includes 138 multifamily units, an outparcel to be located adjacent to Portland Road, one single family house lot off the end of Apple Tree Lane and two solar array areas. The first phase was permitted in 2022 and included 120 multifamily units located at 986 Portland Road. The property is shown as lot 3-1 on the City of Saco Tax Map 63. The 68.3-acre property is located within the Portland Road (PR) District.

**Existing Conditions:**

The parcel features approximately 326' of frontage on the westerly side of Portland Road and is located immediately north of the Aquaboggin Waterpark. Construction of the first phase of Clover Leaf Development is nearing completion. That phase included 10 twelve-unit apartment buildings, a multi-purpose building, storage building, hard-scaped courtyards, landscaped areas and a dog park. The development is served by a 1,000' long access drive that was built to City road standards. The first phase was limited to the 10 acres of the property that are closest to Portland Road. The remaining 58 acres of the site are undeveloped and located across a 250' wide wetland area. A 50' wide right of way extends to the property from Apple Tree Lane along the northwest side of the rear of the property.

Water & underground electrical service was stubbed beyond the end of the access road to allow for easy connection for the second phase. The first phase is served by a gravity sewer line but the ground drops off beyond the limits of construction, so a sleeve was installed in one of the sewer manholes to allow for a future force main connection.

**Proposed Conditions:**

The second phase of Clover Leaf Development will include the following:

- 138 multifamily units that will be located in nine buildings.
- Two solar array areas.
- Formal creation of a 1.1 acre +/- commercial outparcel along Portland Road.

- One single family residential lot off Apple Tree Lane.
- Creation of a right of way around a portion of the access road.

The access road will be extended 1,550' to serve the next (and final) phase of multifamily housing. This phase will include 138 units in nine buildings. The units are broken out as follows: five of the buildings will contain 12, three will contain 24 and the final building will feature 6. There are 24 two & three car garages located throughout the project site. There will be centrally located pickleball courts along with an associated support building.

Public water and underground electricity will be extended from the end of the first phase. A new gravity sewer system will be installed in the access road in the area adjacent to the new buildings. That gravity system will flow to a new private pump station that will outlet to the closest gravity manhole in phase 1.

Two solar array areas will be constructed adjacent to the extended access road. It's hoped that arrays will offset the power needs for both the existing & proposed phase of apartments (258 total).

A commercial outparcel will be created adjacent to Portland Road. The area was set aside in phase 1 for the lot to be broken out during the second phase. The driveway to the proposed lot will connect to the existing access road. The phase 1 stormwater pond was sized to handle full development of the outparcel.

The Apple Tree Lane right of way connects to the back portion of the property. The applicant proposes to create one single-family residential lot that will be accessed from this location. This lot will have no connection to the apartment access road.

A formal right of way will be created around the existing access road to allow Phase 1 to be on a different property from Phase 2. This will aid the project financing effort. The access road within the right of way is designed to meet or exceed the City street standards.

See the Clover Leaf Development – Phase 2 Concept Plans in Attachment 4.

### **Stormwater Management:**

The development parcel is located within the Scarborough River Watershed. The proposed development activities will be subject to Basic, General, and Flooding Standards contained in MEDEP Rules, Chapter 500 Sections 4.B, 4.C, and 4.F respectively. Additionally, the project will conform to the stormwater quality standards of Ordinance Section §230-1205 of the City of Saco Code where treatment shall be provided for 90% of the new or developed impervious area and 75% of the new or developed non impervious surface area.

A Gravel Wetland, Roof Drain Filter Strips & Meadow Buffer BMPs will provide stormwater quality and quantity control to runoff flows to ensure that the post-development peak flow rates for the 2, 10, 25, and 50-year/24-hour design storm events do not exceed the pre-development conditions.

### **Project Permitting:**

We anticipate that at a minimum, the project will require Major Subdivision Site approval for the Subdivision Site Plan from the City of Saco Planning Board, an amendment to the MDEP Site Location of Development Permit, a Tier 2 Wetland Alteration Permit, and U.S. Army Corp. of Engineering Permit for all work that creates greater than 1/10<sup>th</sup> of an acre of wetland alterations.

VHB is preparing a MDOT Traffic Movement Permit that will include the development in both the existing development and the proposed second phase.

### **Technical Capacity:**

- Landscaping - Barry Hosmer, ASLA will prepare a landscaping plan for the project.
- Wetlands – Mark Hampton Associates.
- Boundary & Topographic Survey – Owen Haskell, Inc.
- Transportation Engineering - VHB

### **Sketch Plan Submission Requirements:**

In accordance with Saco Sketch Plan Review Checklist Submission Requirements, we are providing the following:

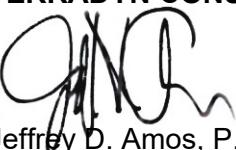
1. A signed application included in Attachment 1 and Sketch Plan application fee of \$250.00.
2. A copy of the warranty deed is included in Attachment 2.
3. A completed Wastewater Discharge Application and Sewer Capacity Request Form is included in Attachment 3.
4. A Concept Plan for Clover Leaf Development – Phase 2 is included in Attachment 4.

At this time, we request to be added to the Planning Board's next meeting agenda to discuss the project's Sketch Plan submission.

If you have any questions or need more information, please contact me at (207) 926-5111 or by email at [jeff@terradync.com](mailto:jeff@terradync.com).

Sincerely,

**TERRADYN CONSULTANTS, LLC**



Jeffrey D. Amos, P.E.



Sketch Plan Review Application  
Saco Planning Board Review

Application # \_\_\_\_\_

Street Address of Proposed Project: 986 Portland Road Tax Map & Lot: 63/3-1

Registry of Deeds Book & Page Number: Book 19071 Page 215 Zoning District: PR

Applicant: Clover Leaf Development, LLC

Applicant's Address: P.O. Box 6799, Scarborough, ME 04070

Applicant's Email & Phone #: RhondaAnderson245@gmail.com (207) 252-0245

Architect/Engineer's Name: Terradyn Consultants, LLC - Jeff Amos, P.E.

Architect/Engineer's Email & Phone #: jeff@terradyndconsultants.com (207) 926-5111

Architect/Engineer's Address: 41 Campus Dr. Ste. 301, New Gloucester, ME 04260

Property Owner: Clover Leaf Development, LLC

Property Owner's Email & Phone #: RhondaAnderson245@gmail.com (207) 252-0245

Property Owner's Address: P.O. Box 6799, Scarborough, ME 04070

Area of Parcel: 68.84 Ac Proposed Developed Area: 12.2 Ac Proposed Height: 42.5'

Sq. Ft. of Each Proposed Structure: 6,886, 3,000 & 540 Proposed # of Parking Spaces: 245

Amendment to Previously Approved Plan:  Yes  No

Description of Proposal: Second phase of Cloverleaf Development. 138 apartments, 2 solar arrays

accessed off of extension to phase 1 road. 1 single family lot to be accessed off Apple Tree Lane.

Signature of Owner/Applicant

4-23-2024

Date

## Sketch Plan Review Checklist

### Submission Requirements

Please email one electronic PDF copy of all applications materials to: [Planning@sacomaine.org](mailto:Planning@sacomaine.org).

Applicant	City Staff	Submission Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two copies of a fully executed and signed sketch plan review application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A letter explaining the purpose of the sketch plan review and the overall goal for the proposal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two copies of a concept plan on paper not larger than 24 by 36 inches nor smaller than 11 by 17 inches, drawn at a scale sufficient to allow review of the items listed under the approval criteria herein, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two copies of a warranty deed showing ownership of the subject parcel and/or three copies of a purchase and sales agreement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two copies of a completed Wastewater Discharge Application & Sewer Capacity Request Form. Available at: <a href="http://www.sacomaine.org/WRRD">www.sacomaine.org/WRRD</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A check made out to the City of Saco for the Sketch Plan Review Fee.



DLN: 1002240202008

## QUITCLAIM DEED WITH COVENANT

**PAMELA CONSIGLIO**, of Lady Lake, County of Lake, State of Florida, whose mailing address is 1316 Debra Drive, Lady Lake, Florida 32159 and **SHERRY W. MITCHELL**, of Lady Lake, County of Lake, State of Florida, whose mailing address is 930 Oleander Street, Lady Lake, Florida 32159, for consideration paid, grant, with quitclaim covenant, to **CLOVER LEAF DEVELOPMENT LLC**, a Maine limited liability company with a mailing address of PO Box 6799, Scarborough, Maine 04070, the land located at or near 986 Portland Road in Saco, County of York, State of Maine, together with all rights and easements appurtenant thereto, such land being more particularly described as follows (hereinafter referred to as "Surveyor's Description"):

A certain lot or parcel of land with the buildings thereon, situated on the northwesterly side of Portland Road (US Route 1) in the City of Saco, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point on the northwesterly sideline of Portland Road (US Route 1) at the northeasterly corner of land now or formerly of Aqua Management, LLC as described in deed book 17607, page 402 and deed book 18450, page 71;

Thence, the following courses and distances along land of said Aqua Management, LLC:

N 55°35'19" W a distance of 998.00 feet to a capped iron rod;

N 55°35'19" W a distance of 214.67 feet;

S 33°20'05" W a distance of 473.10 feet;

S 40°46'17" W a distance of 228.42 feet;

N 56°11'14" W a distance of 1.187.24 feet

S 35°14'35" W a distance of 401.27 feet to 1

Mahoney as described in deed book 17782, page 855;  
Thence N 52°01'25" W along land of said Mahoney and the end of a minute right of way

shown on "Final Plan, Apple Tree Lane Subdivision" recorded in York County Registry of Deeds plan book 381, page 44, a distance of 150.02 feet to land now or formerly of Jason A. Camire as described in deed book 18120, page 865;

Thence, N 35°14'35" E along land of said Camire 206.51 feet to a crimped iron pipe;

Thence, N 54°06'44" W continuing along land of said Camire 235.63 feet to an iron pipe and land now or formerly of Therese M. and Paul D. Hersey as described in deed book 18402, page 583;

Thence, N 53°29'04" W along land of said Hersey and land now or formerly of Marilyn Ives as described in deed book 14318, page 329 a distance of 286.42 feet to and iron pipe and other land now or formerly of Marilyn Ives as described in deed book 8075, page 334;

Thence, N 54°01'13" W along land of said Ives 402.98 feet to a granite monument;

Thence, N 35°00'44" E along land of said Ives 195.53 feet to an iron rod and land now or formerly of James H. and Edna M. Leary as described in deed book 11917, page 161;

Thence, the following courses and distances along land of said Leary:

N 36°20'28" E a distance of 730.38 feet;

S 53°57'48" E a distance of 918.75 feet to a granite monument;

N 35°45'01" E a distance of 421.76 feet to a granite monument;

S 53°15'01" E a distance of 2,044.03 feet to a drill hole and land now or formerly of Cottages at Pine Meadows Condominium as shown on "Cottages at Pine Meadows, Overall Site Layout and Materials Plan" recorded in York County Registry of Deeds plan book 960, page 1;

Thence, S 53°45'50" E along land of said Cottage at the Pine Meadows Condominium 165.36 feet to a drill hole at land now or formerly of William A. Jipsom, Jr. as described in deed book 18086, page 906 and land now or formerly of Phineas Merrill heirs, being the grave yard lot excepted in deed book 292, page 508;

Thence, the following courses and distances along land of said Phineas Merrill heirs:

S 35°21'59" W a distance of 28.00 feet;

S 54°38'01" E a distance of 331.82 feet to the northwesterly sideline of said Portland Road (US Route 1);

Thence, S 34°27'03" W along the northwesterly sideline of said Portland Road (US Route 1) 326.02 feet to the point of beginning, containing 65.84 acres more or less.

The above-described parcel of land is shown on "Boundary and Topographic Survey at 986 Portland Road, Saco, Maine made for Clover Leaf Development LLC," dated Feb. 23, 2021 and revised 3/4/21 by Owen Haskell, Inc. OHI Job #2020-392 S-Y.

Also releasing Grantor's right, title and interest in and to the premises described as follows (hereinafter referred to as "Historical Description"):

Certain lots or parcels of land with the buildings thereon, situated on the northwesterly side of Portland Road (US Route 1) in the City of Saco, County of Cumberland and State of Maine bounded and described as follows:

Parcel One:

A certain lot or parcel of land, with the buildings thereon, situated and located on the Northwesterly side of the Portland Road, in Saco, Maine, and being the Mills Homestead, so- called, and containing ninety (90) acres, more or less, and being the same premises devised to Edgar E. Mills by his father, Eugene Mills, late of Saco, Maine, and the same premises devised to this Grantor by his late father, Edgar E. Mills, the Wills of the said Eugene Mills and Edgar E. Mills having been duly proved and allowed by the Probate Court for the County of York.

Excepting from the above above-described premises, the land described in Deed from Pamela Consiglio and Sherry Mitchell to Aqua Management LLC dated September 25, 2020 and recorded in York County Registry of Deeds in Book 18450, Page 71.

Parcel Two:

A certain lot or parcel of land together with any improvements thereon situated northeasterly of the Flag Pond Road but not adjacent thereto, and at the end of Apple Tree Lane as the same is shown on plan recorded in the York County Registry of Deeds in Plan Book 381, Page 44 in Saco, York County, Maine and being more particularly bounded and described as follows:

Beginning at the granite monument which marks the end of Apple Tree Lane, a corner of Lot No. 4 as shown on said plan where it abuts and land labeled on said plan N/F Michael S. Kimball and Peter J Kimball in Book 13763, Page 88;

Thence N 35° 29' 35" W along said Lot No. 4 and land now or formerly of Witham a distance of 392.99 feet to an iron rod and other land of Witham;

Thence S 37° 23' 58" E along said Witham land a distance of 150 feet to a point;

Thence S 35° 29' 35" W through remaining land of Aqua Management LLC a distance of 393 feet, more or less, to a point on the northerly sideline of Lot No. 3 as shown on said plan;

Thence N 52° 59' 44" W along Lot No. 3 and Apple Tree Lane a distance of 150 feet to the monument which marks the point and place of beginning.

For source of title, see Deed of Distribution from Harold Mitchell, personal representative to Grantors dated August 3, 2015, and recorded in the York County Registry of Deeds in Book 17077, Page 835, Warranty Deed from Aqua Management LLC dated November 12, 2020, recorded in said Registry in Book 18450, Page 73, and Boundary Line Establishment with Aqua Management LLC dated March 16, 2021, and recorded in said Registry in Book 18610, Page 857.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of this 13<sup>th</sup> day of July, 2022.

Witness:

---

Melissa M. Braley

Sherry W. Mitchell

---

Pamela Consiglio

Pamela Consiglio

STATE OF VERMONT  
GRAND ISLE, ss.

July       , 2022

Then personally appeared before me the above-named Sherry W. Mitchell and acknowledged the foregoing instrument to be her free act and deed.

---

Notary Public  
My Commission Expires:  
Print name:

STATE OF MAINE  
PENOBSCOT, ss.

July 13<sup>th</sup>, 2022

Then personally appeared before me the above-named Pamela Consiglio and acknowledged the foregoing instrument to be her free act and deed.

---

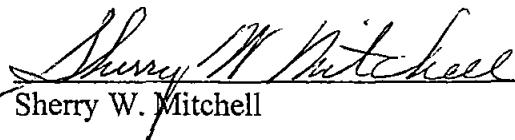
Melissa M. Braley  
Notary Public  
My Commission Expires:  
Print name:

MELISSA M BRALEY  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
June 13, 2028

SEAL

IN WITNESS WHEREOF, the undersigned have executed this instrument as of this 13<sup>th</sup> day of July, 2022.

Witness:

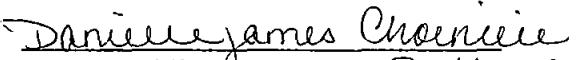
  
Sherry W. Mitchell

  
Pamela Consiglio

STATE OF VERMONT  
GRAND ISLE, ss.

July 12, 2022

Then personally appeared before me the above-named Sherry W. Mitchell and acknowledged the foregoing instrument to be her free act and deed.

  
Danielle James Choiniere  
Notary Public      FKT James  
My Commission Expires: 1-31-2023  
Print name: Danielle James Choiniere  
Credential # 157,000 2819

STATE OF MAINE  
PENOBCOT, ss.

July \_\_\_\_\_, 2022

SEAL

Then personally appeared before me the above-named Pamela Consiglio and acknowledged the foregoing instrument to be her free act and deed.

Notary Public  
My Commission Expires:  
Print name:



## Wastewater Discharge Application & Sewer Capacity Request

Water Resource Recovery Department

300 Main Street, Saco, ME 04072

#207-282-3564 / [Rcobb@sacomaine.org](mailto:Rcobb@sacomaine.org)

Please complete this form if you plan to connect to or use any part of the City of Saco's sewer system. This form is used to help the WRRD understand potential impacts to the sewer system. The WRRD uses this form to assist businesses with any required pretreatment and retains the data for sewer infrastructure planning.

### Contact Information

Legal name of business or industry: Clover Leaf Development, LLC

Physical Facility Address: 986 Portland Road

Mailing Address: P.O. Box 6799, Scarborough, ME 04070

Facility Contact (Name, title, work email, work phone): Kerry Anderson, Owner, kerrykda@gmail.com, (207) 252-0243

### Use Details

Type of Business / Use / Operations: 138 Unit apartment complex with 1 unspecified commercial out-parcel & 1 house lot.

18,540 gpd (114 1-bdrm, 18 2-bdrm & 6 3-bdrm

What is the anticipated gallons per day you will need for this project? \_\_\_\_\_ *If you do not know, refer to [Appendix B in Chapter 176](#) or call the Saco WRRD at 207-282-3564.*

For Multi-family Only: Anticipated number of housing units: 138

Pump Station Required? *Select One:*  Yes  No  Unsure *(If multi-family proposal, stop here and skip to signature section).*

Number of Employees: \_\_\_\_\_ Normal hours of operation: \_\_\_\_\_

Applicable industry classification codes (NAICS or SIC codes): \_\_\_\_\_

Hazardous or other types of chemicals stored or used at facility? *Select One:*  Yes  No  Unsure  
*Some types and/or amounts of hazardous chemicals require additional reporting to the State or local Fire Department.*

### Operational Details

Do you use water for purposes other than sanitary (toilet, shower) use? *Select One:*  Yes  No  Unsure

Do you discharge process wastewater to the public sewer system? *Select One:*  Yes  No  Unsure

Does the facility have a grease trap or oil/water separator? *Select One:*  Yes  No  Unsure

Grease trap or separator size: \_\_\_\_\_

Location of grease trap within facility: \_\_\_\_\_

Maintenance schedule: \_\_\_\_\_

Destination of intercepted waste: \_\_\_\_\_

Does the facility generate or receive any wastes? *Select One:*  Yes  No  Unsure

Material: \_\_\_\_\_

Amount (gallons or lbs./month): \_\_\_\_\_

Removal schedule: \_\_\_\_\_

Describe storage method and location: \_\_\_\_\_

## Wastewater Details

*This section required for light industrial, heavy industrial, processing facilities, and breweries/distilleries uses. If you do not know the answers to the below questions, please contact the Compliance Manager at the Saco Water Resource Recovery Department to discuss.*

Biochemical Oxygen Demand (BOD) in mg/L: \_\_\_\_\_

Total Suspended Solids (TSS) in mg/L: \_\_\_\_\_

pH: \_\_\_\_\_

Fats, Oils and Grease (FOG) in mg/L: \_\_\_\_\_

Provide a list of all contaminants that may be in your wastewater.

Will your process water have any kind of discoloration? *Select One:*  Yes  No  Unsure

Are you planning on treating your wastewater prior to discharge? *Select One:*  Yes  No  Unsure

Water and/or sewer account number(s), if applicable: \_\_\_\_\_

**For Light Industrial, Heavy Industrial, Brewery/Distillery, Food Processing & Restaurants:** Attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers, sewer connections, inspection manholes, sampling chambers, and appurtenances by size, location and elevation, if applicable. All sources of discharge should be numbered and identified as being process flow, sanitary flow, or combinations thereof, if applicable.

**Flow Rates & Impact Fees:** The landowner is responsible for payments of any and all fees assessed by the Saco Water Resource Recovery Department (WRRD). Annually, Saco WRRD will confirm that assigned flow rate and/or loading capacity are not exceeded. If flow rate is above approved usage, WRRD will assess the additional impact fee for the higher flow rate.

**Certification & Signature:** *I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate, and complete. I understand per Chapter 176, Sewer Ordinance, that new, proposed dischargers shall file permit applications at least 90 days prior to connecting to the city's wastewater facilities. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*



\_\_\_\_\_  
Signature

Project Engineer

\_\_\_\_\_  
Title

\_\_\_\_\_  
Jeffrey D. Amos  
Printed Name

\_\_\_\_\_  
4/29/2024  
Date

### GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS CLOVER LEAF DEVELOPMENT, LLC AND RECORDED IN THE YORK COUNTY OF DEEDS IN BOOK 19071 PAGE 215.

2. THE PROPERTY IS SHOWN AS LOT 3-1 ON THE CITY OF SACO TAX MAP 63 AND IS LOCATED PORTLAND ROAD DISTRICT (PR).

3. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY OWEN HASKELL INC., FALMOUTH, MAINE. PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY AT 986 PORTLAND ROAD SACO, MAINE MADE FOR CLOVER LEAF DEVELOPMENT LLC, P.O. BOX 6799 SCARBOROUGH, MAINE" DATED FEBRUARY 23, 2021.

4. THE TOTAL AREA OF THIS PROPERTY IS 65.84 AC.

5. SPACE AND BULK CRITERIA (PR):

MIN. LOT SIZE:	20,000 SF (SEWERED AND UNSEWERED)
MIN. LOT AREA PER DWELLING UNIT:	7,500 SF (SEWERED)
MIN. STREET FRONTAGE:	200' FOR ROUTE 1, 50' ALL OTHER ROADS
MIN. FRONT SETBACK:	40' FOR ROUTE 1, CASCADE & FLAG POND ROADS 25' ALL OTHER ROADS
MIN. SIDE SETBACK:	20'
MIN. REAR SETBACK:	20'
MAX. LOT COVERAGE:	60%
MAX. HEIGHT:	60'

6. THE WETLANDS ON THIS PLAN WERE DELINEATED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.

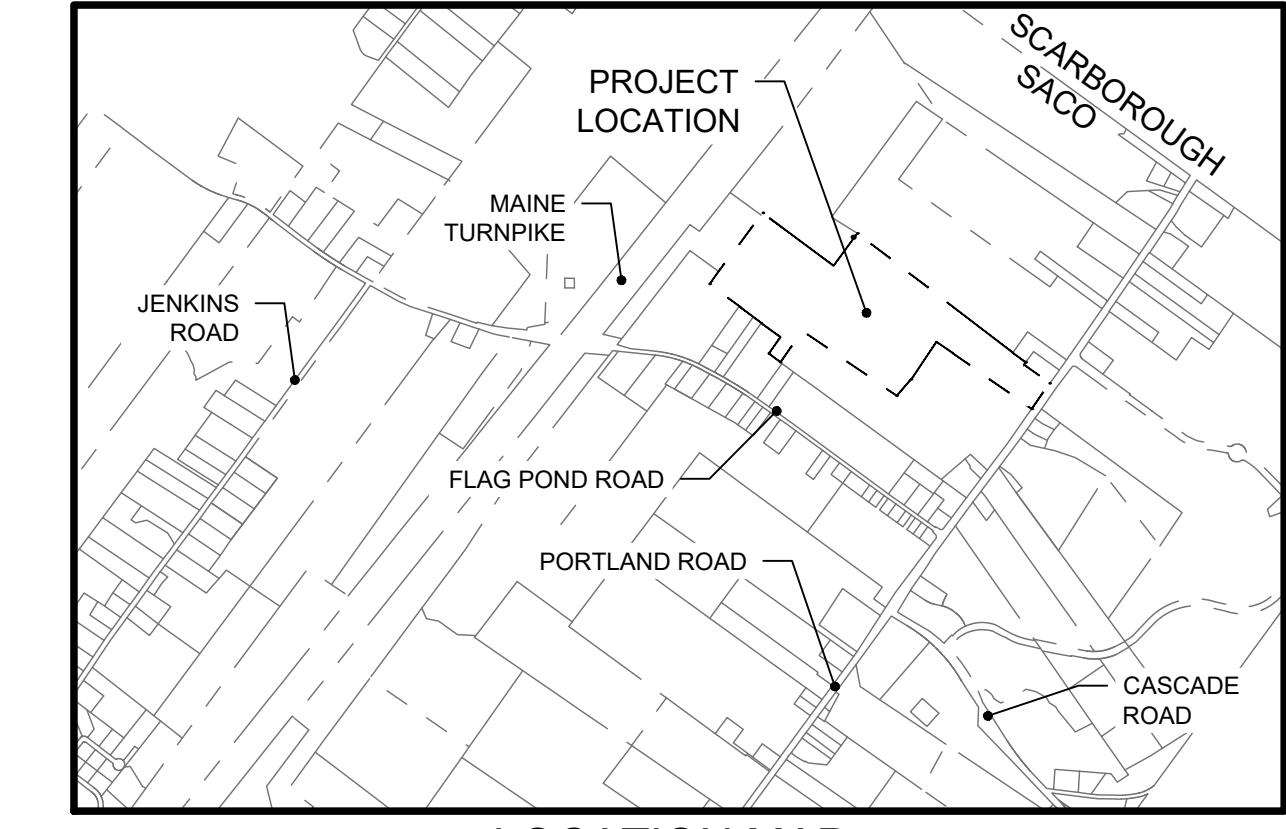
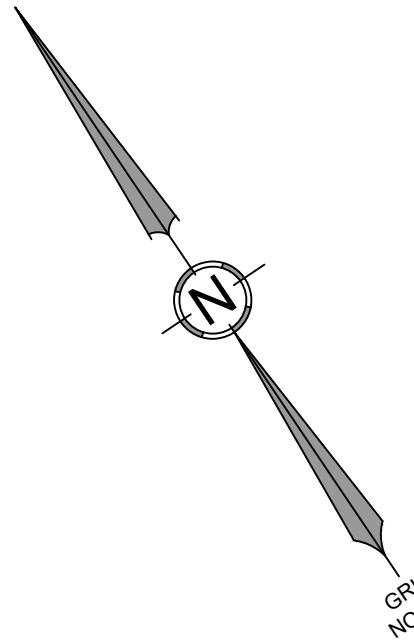
7. PARKING CALCULATION:

PHASE 1 USE	DENSITY	UNITS	REQUIRED SPACES
MULTIFAMILY	1.5 PER ONE BEDROOM	102	153
	2 PER TWO BEDROOM	18	36
VISITORS	1 PER EVERY 6 UNITS	120	20
TOTAL PROPOSED SPACES: 211			

PHASE 2 USE	DENSITY	UNITS	REQUIRED SPACES
MULTIFAMILY	1.5 PER ONE BEDROOM	114	171
	2 PER TWO BEDROOM	18	36
	2.5 PER THREE BEDROOM	6	15
VISITORS	1 PER EVERY 6 UNITS	138	23
TOTAL PROPOSED SPACES: 245			

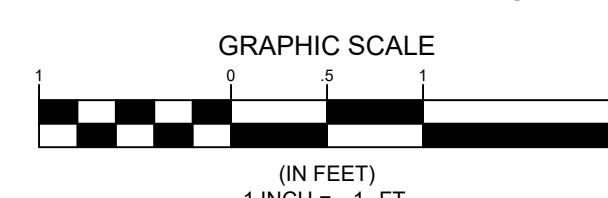
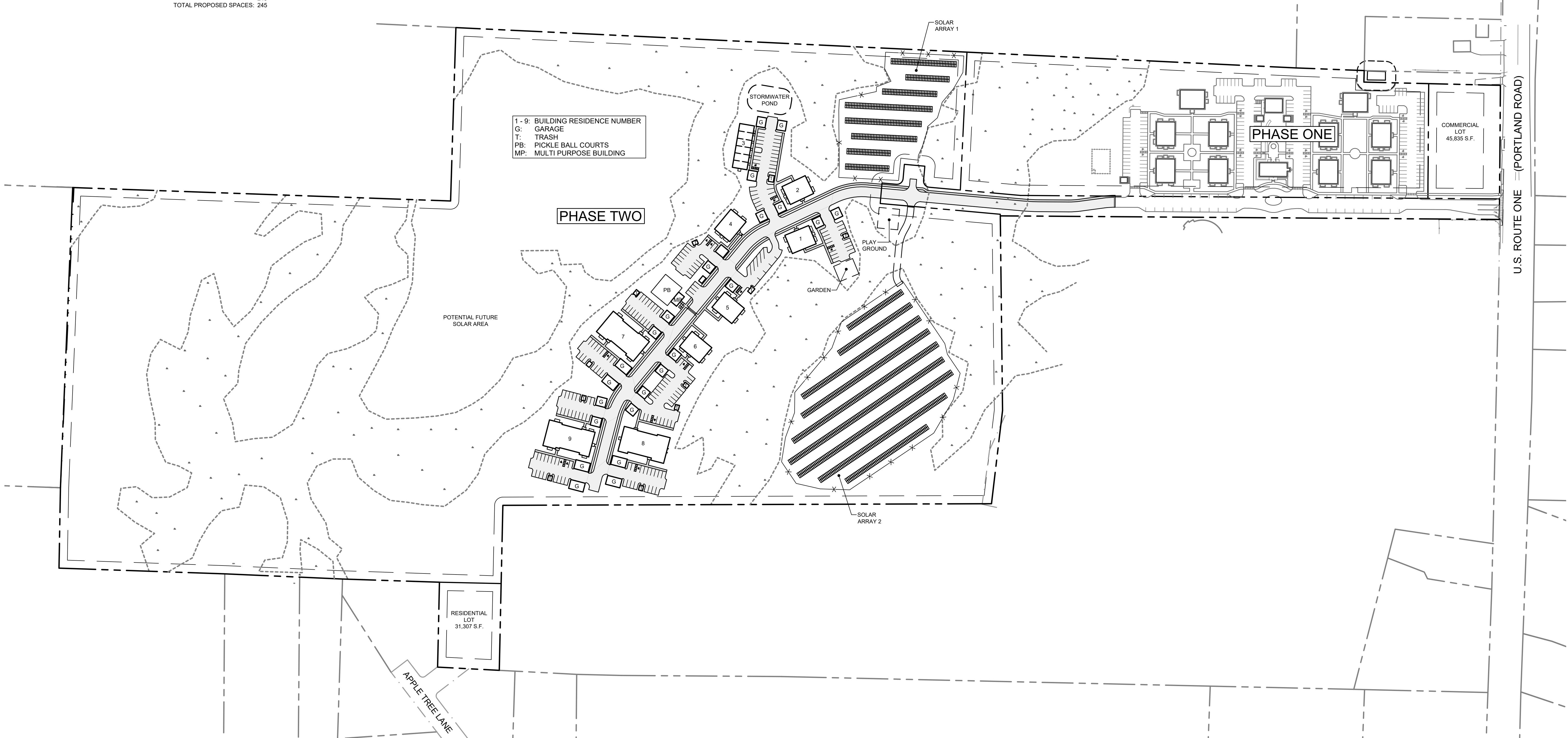
### NET RESIDENTIAL ACREAGE CALCULATION:

TOTAL PARCEL AREA	2,868,010 SF
INACCESSIBLE AREAS	0 SF
FLOODWAYS OR FLOOD ZONES	0 SF
WETLANDS	847,254 SF
SUSTAINED CHANNELS	0 SF
SUSTAINED STEEP SLOPES (>20%)	0 SF
NET RESIDENTIAL ACREAGE (NRA)	2,020,756 SF
ALLOWABLE DENSITY	1 LOT/20,000 SF
ALLOWABLE DENSITY	1 UNIT/7,500 SF
COMMERCIAL, OUT PARCEL	45 SF
DENSITY USE FOR 1 RESIDENTIAL LOT	1,954,921 SF
REMAINING NRA	269.7
ALLOWABLE NUMBER OF UNITS	258 (120 PHASE 1, 138 PHASE 2)

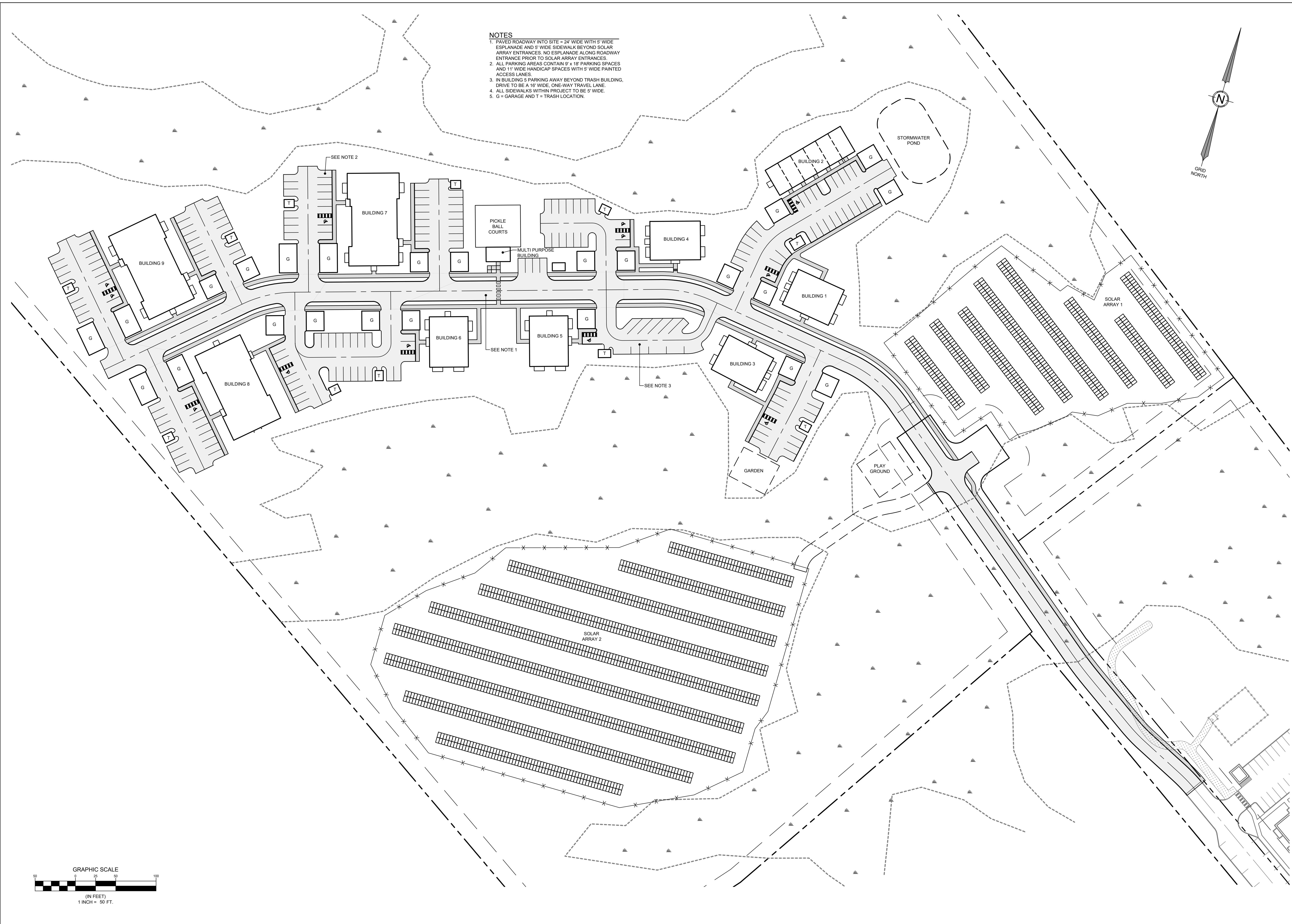


LOCATION MAP

SCALE: 1"=2,000 FT



PROJECT: CLOVERLEAF DEVELOPMENT, PHASE 2			
SHEET TITLE: OVERALL SITE PLAN			
CLIENT: CLOVERLEAF DEVELOPMENT, LLC	DATE: 01-30-2024		
ADDRESS: 986 PORTLAND ROAD P.O. BOX 6799 SCARBOROUGH, MAINE 04094	PHONE: (207) 985-5111		
WEBSITE: www.terradynconsultants.com	SKETCH PLAN SUBMISSION		
NO. 1	DATE 04-30-2024		
PERMIT DRAWING NOT FOR CONSTRUCTION			
C-1.0			
GENERAL NOTES	NET RESIDENTIAL ACREAGE CALCULATION		
1. THE RECORD OWNER OF THE PARCEL IS CLOVER LEAF DEVELOPMENT, LLC AND RECORDED IN THE YORK COUNTY OF DEEDS IN BOOK 19071 PAGE 215.	TOTAL PARCEL AREA 2,868,010 SF		
2. THE PROPERTY IS SHOWN AS LOT 3-1 ON THE CITY OF SACO TAX MAP 63 AND IS LOCATED PORTLAND ROAD DISTRICT (PR).	INACCESSIBLE AREAS 0 SF		
3. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY OWEN HASKELL INC., FALMOUTH, MAINE. PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY AT 986 PORTLAND ROAD SACO, MAINE MADE FOR CLOVER LEAF DEVELOPMENT LLC, P.O. BOX 6799 SCARBOROUGH, MAINE" DATED FEBRUARY 23, 2021.	FLOODWAYS OR FLOOD ZONES 0 SF		
4. THE TOTAL AREA OF THIS PROPERTY IS 65.84 AC.	WETLANDS 847,254 SF		
5. SPACE AND BULK CRITERIA (PR):	SUSTAINED CHANNELS 0 SF		
MIN. LOT SIZE: 20,000 SF (SEWERED AND UNSEWERED)	SUSTAINED STEEP SLOPES (>20%) 0 SF		
MIN. LOT AREA PER DWELLING UNIT: 7,500 SF (SEWERED)	NET RESIDENTIAL ACREAGE (NRA) 2,020,756 SF		
MIN. STREET FRONTAGE: 200' FOR ROUTE 1, 50' ALL OTHER ROADS	ALLOWABLE DENSITY 1 LOT/20,000 SF		
MIN. FRONT SETBACK: 40' FOR ROUTE 1, CASCADE & FLAG POND ROADS 25' ALL OTHER ROADS	ALLOWABLE DENSITY 1 UNIT/7,500 SF		
MIN. SIDE SETBACK: 20'	COMMERCIAL, OUT PARCEL 45 SF		
MIN. REAR SETBACK: 20'	DENSITY USE FOR 1 RESIDENTIAL LOT 1,954,921 SF		
MAX. LOT COVERAGE: 60%	REMAINING NRA 269.7		
MAX. HEIGHT: 60'	ALLOWABLE NUMBER OF UNITS 258 (120 PHASE 1, 138 PHASE 2)		
6. THE WETLANDS ON THIS PLAN WERE DELINEATED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.			
7. PARKING CALCULATION:			
PHASE 1			
USE	DENSITY	UNITS	REQUIRED SPACES
MULTIFAMILY	1.5 PER ONE BEDROOM	102	153
	2 PER TWO BEDROOM	18	36
VISITORS	1 PER EVERY 6 UNITS	120	20
TOTAL PROPOSED SPACES: 211			
PHASE 2			
USE	DENSITY	UNITS	REQUIRED SPACES
MULTIFAMILY	1.5 PER ONE BEDROOM	114	171
	2 PER TWO BEDROOM	18	36
	2.5 PER THREE BEDROOM	6	15
VISITORS	1 PER EVERY 6 UNITS	138	23
TOTAL PROPOSED SPACES: 245			
NET RESIDENTIAL ACREAGE CALCULATION:			
TOTAL PARCEL AREA 2,868,010 SF			
INACCESSIBLE AREAS 0 SF			
FLOODWAYS OR FLOOD ZONES 0 SF			
WETLANDS 847,254 SF			
SUSTAINED CHANNELS 0 SF			
SUSTAINED STEEP SLOPES (>20%) 0 SF			
NET RESIDENTIAL ACREAGE (NRA) 2,020,756 SF			
ALLOWABLE DENSITY 1 LOT/20,000 SF			
ALLOWABLE DENSITY 1 UNIT/7,500 SF			
COMMERCIAL, OUT PARCEL 45 SF			
DENSITY USE FOR 1 RESIDENTIAL LOT 1,954,921 SF			
REMAINING NRA 269.7			
ALLOWABLE NUMBER OF UNITS 258 (120 PHASE 1, 138 PHASE 2)			



PROJECT: CLOVERLEAF DEVELOPMENT, LLC	
SHEET TITLE: SITE LAYOUT PLAN	
SHEET NUMBER: 2	
DATE: 01-30-2024	CLIENT: 988 PORTLAND ROAD
SCALE: 1" = 50'	ADDRESS: 41 CAMPUS DRIVE, SUITE 301
JOB NO: 21-04-1	PHONE: (207) 986-5111
SHEET: C-2.0	WEBSITE: www.terradynconsultants.com
Civil Engineering   Land Surveying   Geomatics	
Stormwater Design   Land Planning   Environmental Permitting	
DATE: 04-30-2024 SKETCH PLAN SUBMISSION	
NO. DATE REVISIONS	
C-ODTERRADYN Consultants Project Folders - Documents\2024\Jobs\21-04-1 Cloverleaf Phase 2\CAD\Permitting\21-04-1 SITE-E02.dwg	

**TERRADYN**  
**CONSULTANTS, LLC**

**PERMIT DRAWING  
NOT FOR CONSTRUCTION**