General:

1. See Sheet 1, Boundary and Existing Conditions Survey, for additional boundary information

Zoning:

§ 280-11-5 Residential Development Zone (RD).

(1) Space and bulk standards.

(a) Maximum net residential density.

[1] Basic: six (6) dwelling units per net acre.

[2] With density bonus: ten (10) dwelling units per net acre.

(b) Minimum lot size.

[1] Seven-thousand-five-hundred (7,500) square feet.

[2] With density bonus: six-thousand (6,000) square feet.

(c) Minimum street frontage: sixty-five (65) feet.

(d) Minimum front setback (principal and accessory buildings): twenty-five (25) feet. where the existing buildings have a uniform setback relationship to the street, any new building shall maintain the existing relationship. the setback of an expansion and/or addition to an existing structure shall not vary from the existing setback by more than eight (8) feet, except when the expansion or addition brings the existing building into greater conformance with the uniform setback relationship for the lot. [amended 9-20-2022 by order no. 22-440-01]

(e) Minimum side and rear setbacks: ten (10) feet.

(f) Maximum height.

[1] Thirty-five (35) feet.

[2] With density bonus: fifty (50) feet

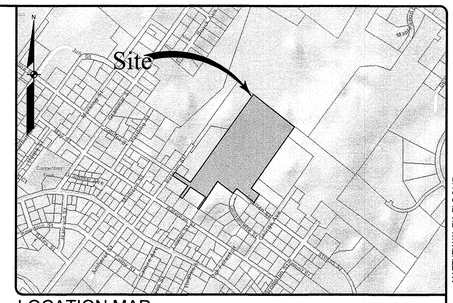
Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	46.97'	42.32'	N07°-34'-50"W
C2	200.00'	42.18'	42.10'	N46°-23'-24"W
C3	200.00'	75.45'	75.00'	N29°-32'-28"W
C4	200.00'	71.80'	71.41'	N08°-26'-54"W
C5	200.00'	21.40'	21.40'	N04°-54'-06"E
C6	150.00'	109.61'	107.18'	S12°-57'-52"E
C7	150.00'	48.52'	48.31'	S43°-09'-53"E

Abutters Table			
Map/Lot	Name	Address	Book/Page
G30/12	**Kirt P. Legere**	*9 Putnam Street, Sanford, Maine 04073*	*17356/457*
G30/13	**Maureen L. Mahoney**	*42 Bateman Street, Sanford, Maine 04073*	*15550/192*
G30/14	**Armand O. & Patricia L. Melanson**	*7 Putnam Street, Sanford, Maine 04073*	*1818/163*
G30/17	**Anita Harris Trust**	*114 Milton Mills Road, Acton, Maine 04001*	*17528/937*
G30/17A	**Crystal L. & Shawn B. Parker**	*46 Bateman Street, Sanford, Maine 04073*	*9620/110*
G30/21	**Brittany M. Crowley**	*56 Bateman Street, Sanford, Maine 04073*	*19009/116*
G30/23	**Alexander L. Shain & Lauren Lessard**	*36 Guillemette Street, Sanford, Maine 04073*	*18667/875*
G31/10A	**Ronald J. & Denise M. Bougie**	*P.O. Box 1418, Sanford, Maine 04073*	*14141/971*
G31/12	**William D. & Mary Lou Bowie**	*12 George Street, Sanford, Maine 04073*	*6318/75*
G31/54	**Robert D. Mack & Nelson P. Sousa Jr.**	*4 Massachusetts Avenue, Woburn, MA 01801*	*18078/86*
G31/55	**Ronald J. & Bougie**	*P.O. Box 1418, Sanford, Maine 04073*	*18078/684*

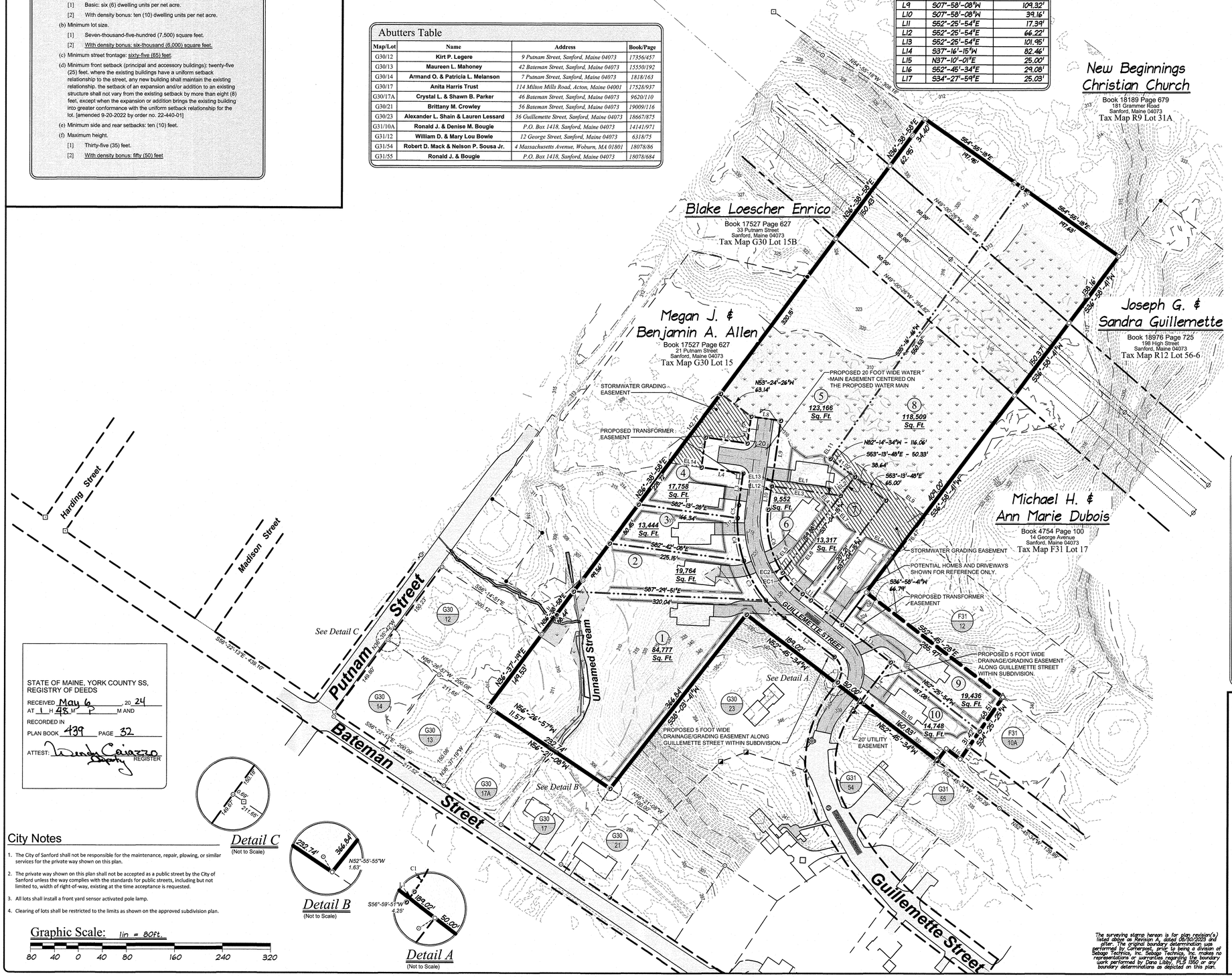
Line Table		
LINE	BEARING	DISTANCE
L1	N57°-16'-15"E	2.90'
L2	N52°-25'-54"W	105.97'
L3	N07°-58'-08"E	53.48'
L4	N82°-01'-52"W	70.00'
L5	N07°-58'-08"E	50.00'
L6	S82°-01'-52"E	70.00'
L7	N07°-58'-08"E	45.00'
L8	S82°-01'-52"E	50.00'
L9	S07°-58'-08"W	109.32'
L10	S07°-58'-08"W	39.16'
L11	S52°-25'-54"E	17.39'
L12	S52°-25'-54"E	66.22'
L13	S52°-25'-54"E	101.95'
L14	S37°-16'-15"W	82.46'
L15	N37°-10'-01"E	25.00'
L16	S52°-45'-34"E	29.08'
L17	S34°-27'-54"E	25.03'

EASEMENT NOTE:

1. *AN EASEMENT 10 FEET IN WIDTH CENTERED ON THE TRANSFORMER AND A DEPTH EQUALING TO A DISTANCE EXTENDING FIVE FEET BEYOND THE CENTER OF THE TRANSFORMER. IT IS INTENDED TO CREATE AN EASEMENT OF APPROXIMATELY 10-FOOT BY 10-FOOT IN DIMENSION CENTERED ON THE TRANSFORMER EXTENDING FROM THE RIGHT OF WAY LINE. DEPICTION OF THE EASEMENTS HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE.*
2. *AN EASEMENT 20 FEET IN WIDTH CENTERED ON THE WATER MAIN. DEPICTION OF THE EASEMENT HEREON IS APPROXIMATE AND SUBJECT TO CHANGE.*



LOCATION MAP N.T.S.



EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL1	N 82°14'34" W	99.37'
EL2	S 51°57'20" W	39.35'
EL3	S 82°14'34" E	82.37'
EL4	S 43°22'06" E	14.71'
EL5	S 37°04'15" W	128.36'
EL6	N 37°04'15" E	131.90'
EL7	S 43°22'06" E	31.58'
EL8	S 64°33'18" E	91.71'
EL9	S 53°01'19" E	181.78'
EL10	S 52°45'34" E	160.79'
EL11	S 35°16'46" W	20.00'
EL12	S 07°58'08" W	10.00'
EL13	S 07°58'08" W	10.00'
EL14	N 82°01'52" W	53.94'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
EC1	10.46'	150.00'	S 35°53'44" E	10.46'
EC2	10.72'	150.00'	S 31°51'01" E	10.72'

Approved By: Date:

5/1/2024
5-1-2024
5-1-2024
5-1-2024
5/1/2024
5/1/2024

Planning Board

STATE OF MAINE, YORK COUNTY SS, REGISTRY OF DEEDS
RECEIVED May 6 20 24
AT 1 H 48 M P M AND
RECORDED IN
PLAN BOOK 439 PAGE 32
ATTEST: REGISTER

City Notes

1. The City of Sanford shall not be responsible for the maintenance, repair, plowing, or similar services for the private way shown on this plan.
2. The private way shown on this plan shall not be accepted as a public street by the City of Sanford unless the way complies with the standards for public streets, including but not limited to, width of right-of-way, existing at the time acceptance is requested.
3. All lots shall install a front yard sensor activated pole lamp.
4. Clearing of lots shall be restricted to the limits as shown on the approved subdivision plan.

Graphic Scale: 1in = 80ft.
80 40 0 40 80 160 240 320

Detail C (Not to Scale)

Detail B (Not to Scale)

Detail A (Not to Scale)

Legend:

- ⊕ — 5/8" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- ⊕ — 5/8" Iron Rod Set IN 1992 With Plastic Cap Marked "CNR POST LAND SURVG PLS 1350"
- ⊡ — Stone Monument Found (Dimensions Labeled on Plan)
- ⊙ — Iron Pipe Found (Dimensions Labeled on Plan)
- ● — Iron Rod Found (Dimensions Labeled on Plan)
- ◪ — Concrete Monument Found (Dimensions Labeled on Plan)
- ○ — Corner, Nothing Found or Set
- ⌀ — Utility Pole
- ⊛ — Fire Hydrant
- 282 — Overhead Utility Lines
- 200 — Pavement
- — Gravel
- — Boundary Line Of Surveyed Premises
- — Abutter Line (See Note 7)
- — Right Of Way Line
- — Zoning District Boundary Line
- — Contour Lines (1' Interval) (See Note 9)
- — Contour Lines (10' Interval) (See Note 9)
- Upland / Wetland — Approximate Upland/Wetland Interface Line (See Note 10)
- Map G30 / Lot # 16 — Abutter Identifier

The surveying stamp hereon is for plan revision(s) listed above as Revision A, dated 08/30/2023 and after. The original boundary determination was performed by Cornerpost, prior to being a division of Sebago Technics, Inc. Sebago Technics, Inc. makes no representations or warranties regarding the boundary work performed by Dana Libby, PLS 1350 or any boundary determinations as depicted on this plan.

STATE OF MAINE MATTHEW W. EK 2117 PROFESSIONAL LAND SURVEYOR
MATTHEW W. EK, PLS 2117

REV:	BY:	DATE:	STATUS:
D	MWE	03/01/2024	REVISED PER CITY COMMENTS
C	MWE	12/06/2023	RELEASED FOR PLANNING BOARD REVIEW
B	MWE	10/3/2023	REVISED PER CITY COMMENTS
A	MWE	08/30/2023	STAMPING FOR REVISIONS MADE AFTER MAY 11, 2023.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS INC.

CORNER POST
Land Surveying
WWW.MAINESURVEYORS.COM
600 Main Street - Springvale, Maine 04083
Tel: (207) 324-2119

SUBDIVISION PLAN OF GUILLEMETTE STREET PRIVATE WAY
MICHAEL'S PLACE SUBDIVISION
GUILLEMETTE STREET, SANFORD, MAINE
FOR RECORD OWNER:
ASH COVE CONSRUCTION, LLC
PO BOX 21
SPRINGVALE, MAINE 04083

DESIGNED	-
DRAWN	JAH
CHECKED	DAL
DATE	05-11-2023
SCALE	1" = 80'
PROJECT	#220851

SHEET 2 OF 2