

Legend:

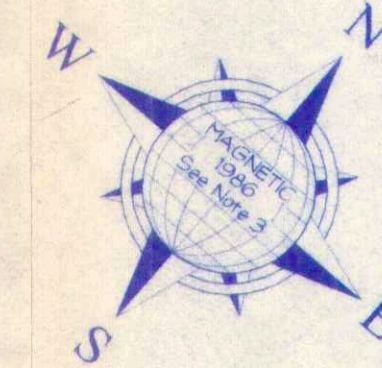
- 5/8" Iron Rod
- Concrete Monument
- Stone Monument
- Iron Pipe
- Overhead Telephone and Electric Service Lines
- Utility Pole
- Fire Hydrant
- Storm Catch Basin
- Water Shutoff Valve
- Sewer Manhole
- Existing Sewer Line Approximate Location (See note B)
- Existing Water Line Approximate Location (See note B)
- Contour Line (1 Foot Interval)
- Contour Line (5 Foot Interval)
- Concrete Sidewalk (Existing)
- Pavement (Existing)
- Pavement (Proposed)
- Concrete Sidewalk (Proposed)
- Zoning District Boundary Line
- Proposed Water Line
- Proposed Sewer Line
- Handicap Parking Sign (See Detail)
- Proposed 150 Watt Energy Saving High Pressure Sodium 12 Foot Pole Light
- Proposed 35 Watt Energy Saving High Pressure Sodium Wall Pack Light
- Building Setback Lines
- Existing 35 Watt Energy Saving High Pressure Sodium Wall Pack Light
- Proposed Sewer Manhole

Single Family Residential Zone

Urban Business Zone

Breary Limited Partnership

Total Area
3.17 Acres



John H. Schiavi
Book 3627 Page 218
R.R. 1 Box 1003
Norwalk, CT
Sanford Tax Map J-37 Lot 4



Site Location Map
(Not To Scale)

Notes:

1. Deed Reference:
 - a. RICHARD A. and PAMELA S. LOLLEY to ANDREW JACKSON REALTY TRUST (ROBERT J. REINKEN - TRUSTEE) dated July 2, 1996 and recorded at the York County Registry of Deeds book 7899 page 11.
 - b. CSC to HERITAGE REALTY TRUST (C. WESLEY CROWELL - TRUSTEE) dated February 4, 1996 and recorded at the York County Registry of Deeds book 8625 page 91.
 - c. CERTIFICATE OF ABANDONMENT (WOODMERE SUBDIVISION) dated December 10, 1993 and recorded at the York County Registry of Deeds book 6861 page 223.
 2. Plan Reference:
 - a. FINAL SUBDIVISION PLAN WOODMERE dated March 3, 1991, surveyed by Thromb Associates and recorded at the York County Registry of Deeds in plan book 203 page 31.
 - b. See Woodmere plans on file at the Town of Sanford Planning Department for topographic information.
 - c. PLAN SHOWING SUBDIVISION OWNED BY CONSTANTINE N. VARGHESE dated April, 1948 and recorded at the York County Registry of Deeds in plan book 19 page 76.
 - d. SITE PLAN BREARY FARM BREARY LIMITED PARTNERSHIP dated February 29, 1964, prepared by Architects Four, Manchester, N.H. and recorded at the York County Registry of Deeds in plan book 130 page 6.
 - e. PLAN SHOWING A SITE PLAN MADE FOR ANDREW JACKSON REALTY TRUST dated April 29, 1996 prepared by Corner Post Land Surveying, Inc.
 - f. PLAN SHOWING A STANDARD BOUNDARY SURVEY AND SITE PLAN MADE FOR ANDREW JACKSON REALTY TRUST dated May 29, 1996 and surveyed by Corner Post Land Surveying, Inc.
 - g. SITE GRADING PLAN ANDREW JACKSON REALTY TRUST dated August 28, 1996 by JPA Consulting Engineer.
 - h. SITE DETAILS SHEET ANDREW JACKSON REALTY TRUST dated September 4, 1996 by JPA Consulting Engineer.
 - i. SITE UTILITY PLAN ANDREW JACKSON REALTY TRUST dated October 5, 1996 by JPA Consulting Engineer.
 - j. SITE SEWER PROFILE ANDREW JACKSON REALTY TRUST dated October 5, 1996 by JPA Consulting Engineer.
 3. Magnetic Basis
Bearings shown hereon are magnetic 1986 and are based on Plan Reference 2a.
 4. See Sanford Tax Map K-37 Lot 7A and a portion of Tax Map K-37 Lot 7.
 5. Topographic information shown hereon is based on an assumed elevation of 250.00 feet taken at the square corner of the lot on the local street shown on the local reference 2a.
 6. This area is zoned URBAN BUSINESS ZONE (UB) and OFFICE RESIDENTIAL ZONE (OR) per First Draft of a Revised Zoning Ordinance for Town of Sanford, Maine September 28, 1995 (Effective Date June 4, 1997) and per Article 106 of the May 1996 Town Meeting.

URBAN BUSINESS ZONE	OFFICE RESIDENTIAL ZONE
Minimum lot size: 5,000 square feet	Minimum lot size: 5,000 square feet
Minimum street frontage: 50.00 feet	Minimum street frontage: 50.00 feet
Front setback: Uniform (See zoning)	Front setback: Uniform (See zoning)
Side/Rear setback: None (See zoning)	Side setback 10.00 feet
	Rear setback 20.00 feet
- Parking requirements are as follows:
- | | |
|---|-------------------|
| Building A - One space per 250 square feet | 10 spaces |
| Building B - One space per 250 square feet | 19 spaces |
| Building C - Four spaces per Doctor, plus one space for each employee | 24 spaces |
| Building D - One space per 250 square feet | 24 spaces |
| Building E - One space per 250 square feet | 24 spaces |
| Building F - One space per 250 square feet | 20 spaces |
| Total spaces required: | 127 spaces |
| Total spaces proposed: | 122 spaces |
| Handicap spaces required (5% of total parking): | 7 spaces |
| Handicap spaces proposed: | 8 spaces |
7. Solid waste to be picked up by private vendor.

Approved By _____ Date _____

Sanford Planning Board

Notes: (Continued)

8. Location of under-ground utilities as shown hereon is based on above-ground utilities/structures and may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the process of this survey to locate buried utilities/structures. Before excavations begin, the appropriate offices should be contacted for verification of type, size and field locations.
9. The contractor must contact "dig safe" and all local utilities prior to excavation for verification of existing subsurface utilities and conditions. Location and protection of any underground or above ground utility is the sole responsibility of the contractor. Any unforeseen conditions that may arise and confirmation of such are the responsibility of the contractor.
10. Buildings along James Avenue were digitized from Plan Reference 2a.

YORK, ss REGISTRY OF DEEDS

Received _____

at _____ m. _____ M., and

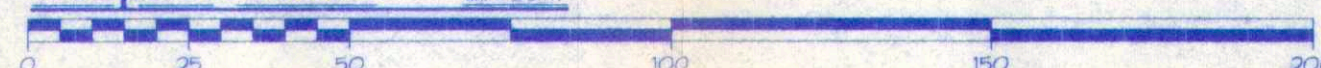
Filed in Plan Book _____ Page _____

ATTEST: _____

Register

REVISIONS	DATE	BY

Graphic Scale: 1" = 30'



Birch Street
(unimproved)

Sign Detail
(Not To Scale)

Detail
(Not To Scale)

David & Donna L. Eldridge

Book 5855 Page 76
11 James Avenue
Sanford, Maine 04073
Sanford Tax Map J-38 Lot 8

Robert A. & Lorraine G. Mitchell

Book 2549 Page 222
9 James Avenue
Sanford, Maine 04073
Sanford Tax Map K-38 Lot 7

Thomas L. & Marie Spellman

Book 8051 Page 3
7 James Avenue
Sanford, Maine 04073
Sanford Tax Map K-38 Lot 3

Myron M. & Irene M. Shaffer

Book 1271 Page 29
5 James Avenue
Sanford, Maine 04073
Sanford Tax Map K-38 Lot 2

Wayne E. & Mary Joan Perkins

Book 1502 Page 464
3 James Avenue
Sanford, Maine 04073
Sanford Tax Map J-38 Lot 25

James Avenue

Main Street

Graphic Scale: 1" = 30'

Plan Showing A Site Plan For
Andrew Jackson Realty Trust

186 Main Street Springvale, Maine 04083
OF Property Located On

Main Street - Sanford, Maine

Scale: 1in. = 30ft.
October 22, 1998

SURVEY FILE NAME: "REINKEN.JAN"
CAD FILE NAME: "REINKEN.JAN"
JOB NUMBER: 96022

THIS PLAN IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR



13 Main Street
Springvale, Maine 04083
Phone Voice and Fax: (207) 324-2119

Dana A. Libby 10-30-1998
Dana A. Libby
Professional Land Surveyor 1950