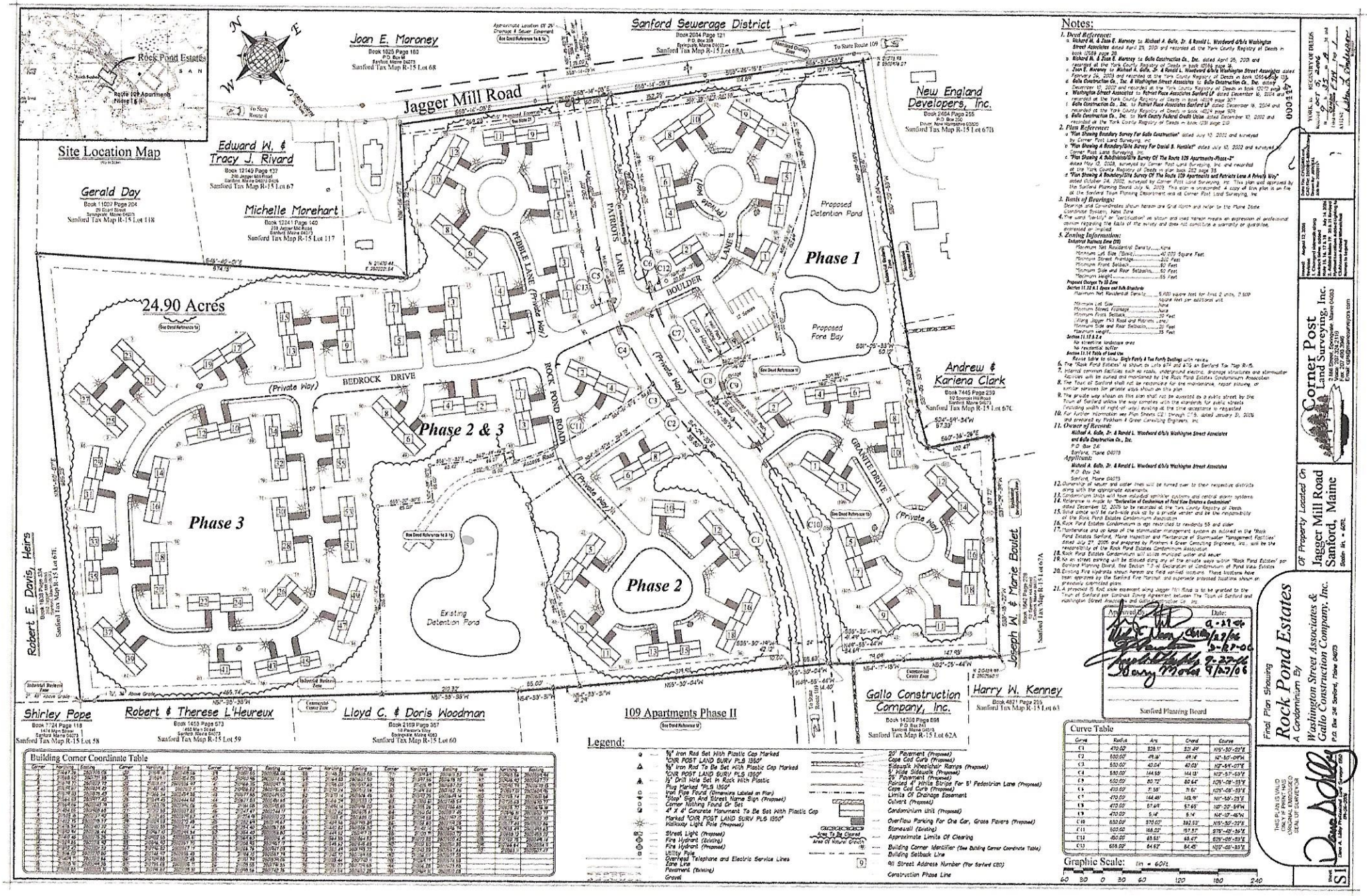
Site Location Map
Rock Pond Estates
Route 109 Apartments Phase I & II
Joan E. Moroney
Book 1825 Page 183
P.O. Box 68
Sanford Maine 04073
Sanford Tax Map R-15 Lot 68
Sanford Sewerage District
Book 2084 Page 121
P.O. Box 339
Springvale Maine 04083
Sanford Tax Map R-15 Lot 68A
Jagger Mill Road
New England Developers, Inc.
Book 2464 Page 255
P.O. Box 250
Dover New Hampshire 03820
Sanford Tax Map R-15 Lot 67B
Edward W. & Tracy J. Riyard
Book 12149 Page 137
246 Jagger Mill Road
Sanford, Maine 04073-3906
Sanford Tax Map R-15 Lot 67
Gerald Day
Book 11007 Page 204
20 Elliott Street
Springvale, Maine 04083
Sanford Tax Map R-15 Lot 118
Michelle Morehart
Book 12241 Page 140
238 Jagger Mill Road
Sanford, Maine 04073-3906
Sanford Tax Map R-15 Lot 117
24.90 Acres
Proposed Detention Pond
Phase 1
Proposed Fore Bay
Phase 2 & 3
Phase 3
Phase 2
Existing Detention Pond
PEBBLE LANE (Private Way)
PATRIOTS LANE
BOULDER
LANE 22
BEDROCK DRIVE (Private Way)
ROCK POND ROAD
GRANITE DRIVE
Andrew & Kariena Clark
Book 7445 Page 239
92 Spencer Hill Road
Sanford, Maine 04073
Sanford Tax Map R-15 Lot 67C
Robert E. Davis, Heirs
Book 1833 Page 304
Sanford Tax Map R-15 Lot 67E
Joseph W. & Marie Boulet
Book 1962 Page 218
Sanford Tax Map R-15 Lot 67A
Harry W. Kenney
Book 4821 Page 205
Sanford Tax Map R-15 Lot 63
Gallo Construction Company, Inc.
Book 14008 Page 098
P.O. Box 741
Sanford Maine 04073
Sanford Tax Map R-15 Lot 62A
Shirley Pope
Book 7124 Page 118
1414 Main Street
Sanford, Maine 04073
Sanford Tax Map R-15 Lot 58
Robert & Therese L'Heureux
Book 1455 Page 673
466 Main Street
Sanford, Maine 04073
Sanford Tax Map R-15 Lot 59
Lloyd C. & Doris Woodman
Book 2109 Page 357
18 Parson's Way
Bridgewater, Maine 4061
Sanford Tax Map R-15 Lot 60
109 Apartments Phase II
Legend:
5/8" Iron Rod Set With Plastic Cap Marked "CVR POST LAND SURV PLS 1350"
5/8" Iron Rod To Be Set With Plastic Cap Marked "CVR POST LAND SURV PLS 1350"
1/2" Drill Hole Set In Rock With Plastic Plug Marked "PLS 1350"
Iron Pipe Found (Dimensions Labeled on Plan)
"Stop" Sign And Street Name Sign (Proposed)
Corner Nothing Found Or Set
4" X 4" Concrete Monument To Be Set With Plastic Cap Marked "CVR POST LAND SURV PLS 1350"
Railway Light Pole (Proposed)
Utility Pole
Overhead Telephone and Electric Service Lines
Zone Line
Pavement (Existing)
Gravel
20' Pavement (Proposed)
Cape Cod Curb (Proposed)
Sidewalk Wheelchair Ramps (Proposed)
5' Wide Sidewalk (Proposed)
25' Pavement (Proposed)
Painted 4" White Stripe For 5' Pedestrian Lane (Proposed)
Cape Cod Curb (Proposed)
Limits Of Drainage Easement
Culvert (Proposed)
Condominium Unit (Proposed)
Overflow Parking For One Car, Grass Pavers (Proposed)
Stonewall (Existing)
Approximate Limits Of Clearing
Building Corner Identifier (See Building Corner Coordinate Table)
Building Setback Line
911 Street Address Number (Per Sanford CEO)
Construction Phase Line
Area To Be Cleared
Area Of Mature Growth
Notes:
1. Deed References:
a. Richard M. & Joan E. Moroney to Michael A. Gallo, Jr. & Ronald L. Woodward d/b/a Washington Street Associates dated April 25, 2005 and recorded at the York County Registry of Deeds in book 17569 page 28
b. Richard M. & Joan E. Moroney to Gallo Construction Co., Inc. dated April 25, 2005 and recorded at the York County Registry of Deeds in book 17569 page 26
c. Joan E. Moroney to Michael A. Gallo, Jr. & Ronald L. Woodward d/b/a Washington Street Associates dated February 26, 2003 and recorded in the York County Registry of Deeds in book 12454 page 33
d. Gallo Construction Co., Inc. & Washington Street Associates to Gallo Construction Co., Inc. dated December 10, 2002 and recorded in the York County Registry of Deeds in book 12013 page 96
e. Washington Street Associates to Patriot Place Associates Sanford LP dated December 16, 2004 and recorded in the York County Registry of Deeds in book 18329 page 307
f. Gallo Construction Co., Inc. to Patriot Place Associates Sanford LP dated December 16, 2004 and recorded in the York County Registry of Deeds in book 18329 page 309
g. Gallo Construction Co., Inc. to York County Federal Credit Union dated December 10, 2002 and recorded in the York County Registry of Deeds in book 12013 page 210
2. Plan References:
a. "Plan Showing Boundary Survey For Gallo Construction" dated July 10, 2002 and surveyed by Corner Post Land Surveying, Inc.
b. "Plan Showing A Boundary/Site Survey For Daniel S. Hamblet" dated July 10, 2003 and surveyed by Corner Post Land Surveying, Inc.
c. "Plan Showing A Subdivision/Site Survey Of The Route 109 Apartments-Phase-2" dated May 12, 2003, surveyed by Corner Post Land Surveying, Inc. and recorded at the York County Registry of Deeds in plan book 352 page 35
d. "Plan Showing A Boundary/Site Survey Of The Route 109 Apartments and Patriots Lane A Private Way" dated October 24, 2002, surveyed by Corner Post Land Surveying, Inc. This plan was approved by the Sanford Planning Board July 16, 2003. This plan is unrecorded. A copy of this plan is on file at the Sanford Town Planning Department and at Corner Post Land Surveying, Inc.
3. Basis of Bearings:
Bearings and Coordinates shown hereon are Grid North and refer to the Maine State Coordinate System, West Zone
4. The word "certify" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
5. Zoning Information:
Industrial Business Zone (IB)
Maximum Net Residential Density..... None
Minimum Lot Size (Sewer)..... 10,000 Square Feet
Minimum Street Frontage..... 100 Feet
Minimum Front Setback..... 50 Feet
Minimum Side and Rear Setbacks..... 50 Feet
Maximum Height..... 55 Feet
Proposed Changes To IB Zone
Section 11.32.6.1 Space and Bulk Standards
Maximum Net Residential Density..... 5,000 square feet for first 2 units, 7,500 square feet per additional unit
Minimum Lot Size..... None
Minimum Street Frontage..... None
Minimum Front Setback..... 20 Feet
Along Jagger Mill Road and Patriots Lane..... 50 Feet
Minimum Side and Rear Setbacks..... 20 Feet
Maximum Height..... 35 Feet
Section 11.17.8.2.e
No streetline landscape area
No residential buffer
Section 11.14 Table of Land Use
Reuse table to allow Single Family & Two Family Dwellings with review
6. The "Rock Pond Estates" is shown as Lots 67A and 67B on Sanford Tax Map R-15.
7. Internal common facilities such as roads, underground electric, drainage structures and stormwater facilities will be owned and maintained by the Rock Pond Estates Condominium Association
8. The Town of Sanford shall not be responsible for the maintenance, repair plowing or similar services for private ways shown on this plan
9. Any private way shown on this plan shall not be accepted as a public street by the Town of Sanford unless the street is constructed to the standards for public streets (including width of right-of-way) existing at the time acceptance is requested
10. For further information see Plan Sheet C2 through C5, dated January 31, 2006 and prepared by Pinkham & Greer Consulting Engineers, Inc.
11. Owner of Record:
Michael A. Gallo, Jr. & Ronald L. Woodward d/b/a Washington Street Associates and Gallo Construction Co., Inc.
P.O. Box 241
Sanford, Maine 04073
Applicant:
Michael A. Gallo, Jr. & Ronald L. Woodward d/b/a Washington Street Associates
P.O. Box 241
Sanford, Maine 04073
12. Ownership of sewer and water lines will be turned over to their respective districts along with the appropriate easements.
13. Condominium Units will have individual sprinkler systems and central alarm systems.
14. Reference is made to "Declaration of Condominium of Pond View Estates a Condominium" dated December 12, 2005 to be recorded at the York County Registry of Deeds
15. Solid waste will be curb-side pick up by a private vendor and be the responsibility of the Rock Pond Estates Condominium Association
16. Rock Pond Estates Condominium is age restricted to residents 55 and older
17. Maintenance and all costs of the stormwater management system as outlined in the "Rock Pond Estates Sanford, Maine Inspection and Maintenance of Stormwater Management Facilities" dated July 27, 2006 and prepared by Pinkham & Greer Consulting Engineers, Inc., will be the responsibility of the Rock Pond Estates Condominium Association
18. Rock Pond Estates Condominium will be serviced water and sewer
19. No on street parking will be allowed along any of the private ways within "Rock Pond Estates" per Sanford Planning Board, the Section 7.3 of Declaration of Condominium of Pond View Estates
20. Existing 15 foot sloped access easement along Jagger Mill Road is to be granted to the Town of Sanford per Contract Zoning Agreement between The Town of Sanford and Washington Street Associates and Gallo Construction Co. Inc.
Approved:
Date:
9-21-06
9-27-06
9-27-06
Sanford Planning Board
Curve Table
Curve | Radius | Arc | Chord | Course
C1 | 470.00' | 328.11' | 321.49' | N35°-50'-09"E
C2 | 530.00' | 49.18' | 49.16' | N1°-50'-04"W
C3 | 530.00' | 40.04' | 40.03' | N2°-54'-07"E
C4 | 530.00' | 144.59' | 144.13' | N10°-57'-53"E
C5 | 530.00' | 80.72' | 80.64' | N25°-08'-33"E
C6 | 410.00' | 71.56' | 71.51' | N25°-08'-33"E
C7 | 470.00' | 144.48' | 143.91' | N11°-50'-23"E
C8 | 470.00' | 97.69' | 97.53' | N2°-20'-54"W
C9 | 470.00' | 5.14' | 5.14' | N1°-07'-46"W
C10 | 530.00' | 370.07' | 362.53' | N15°-50'-09"E
C11 | 500.00' | 166.02' | 165.27' | S75°-40'-36"E
C12 | 450.00' | 69.83' | 69.47' | S29°-08'-33"E
C13 | 558.02' | 84.62' | 84.45' | N25°-08'-33"E
Graphic Scale: 1in = 60Ft
60 30 0 30 60 120 180 240
Building Corner Coordinate Table
Corner | Northing | Easting
1 | 2,449.76 | 1,000,118.09
2 | 2,449.76 | 1,000,118.09
3 | 2,449.76 | 1,000,118.09
4 | 2,449.76 | 1,000,118.09
5 | 2,449.76 | 1,000,118.09
6 | 2,449.76 | 1,000,118.09
7 | 2,449.76 | 1,000,118.09
8 | 2,449.76 | 1,000,118.09