

NOTES:

- RECORD OWNER / APPLICANT: 782 ALFRED ROAD LLC
39 PARKER WOODS DRIVE
ARUNDEL, ME 04046
- MAP / LOT: 004 / 32
- TOTAL AREA OF PROPERTY 1.57 ACRES / 68,592 SF.
- PROPERTY IS LOCATED IN (AR) ALFRED ROAD BUSINESS DISTRICT ZONE.
- PROPOSED USE: FUNERAL HOME.
- TOTAL NUMBER OF PARKING SPACES IS 34 INCLUDING 2 HANDICAP.
- PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.
- PROPERTY IS CURRENTLY SERVED BY OVERHEAD ELECTRIC AND UNDERGROUND CABLE AND TELEPHONE.
- PRIOR TO THE INSTALLATION OF A SIGN THE OWNER SHALL OBTAIN A SIGN PERMIT FROM THE CODE ENFORCEMENT OFFICER.
- THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). ALL DATA WAS DERIVED USING LEICA GS14 REAL TIME KINEMATICS GPS.
- NO WETLANDS WERE OBSERVED ON THE PROPERTY.
- BOUNDARY INFORMATION IS AS DEPICTED ON PLAN REFERENCE, PAUL P. GADBOIS ENGINEERING HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD, UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES, CONTRACTOR AND / OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO BUILDING DESIGN, CONSTRUCTION AND/OR EXCAVATION.
- THE PROJECT REQUIRES A MDOT CONSTRUCTION ENTRANCE PERMIT FOR THE CHANGE IN USE AND ENTRANCE RELOCATION.
- THE PARKING AREAS SHALL BE ILLUMINATED TO INSURE ADEQUATE VISION. PROPOSED FIXTURES SHALL BE CUT-OFF AND MOUNTED ON POLES NOT TO EXCEED 20 FEET IN HEIGHT. EXACT SPACING AND POLE HEIGHTS TO BE DETERMINED BY LIGHTING CONSULTANT. LIGHTING SHALL MEET THE PERFORMANCE STANDARDS AS OUTLINED IN SECTION 5.10 OF THE ZONING ORDINANCE.

LOCUS DEED REFERENCE:

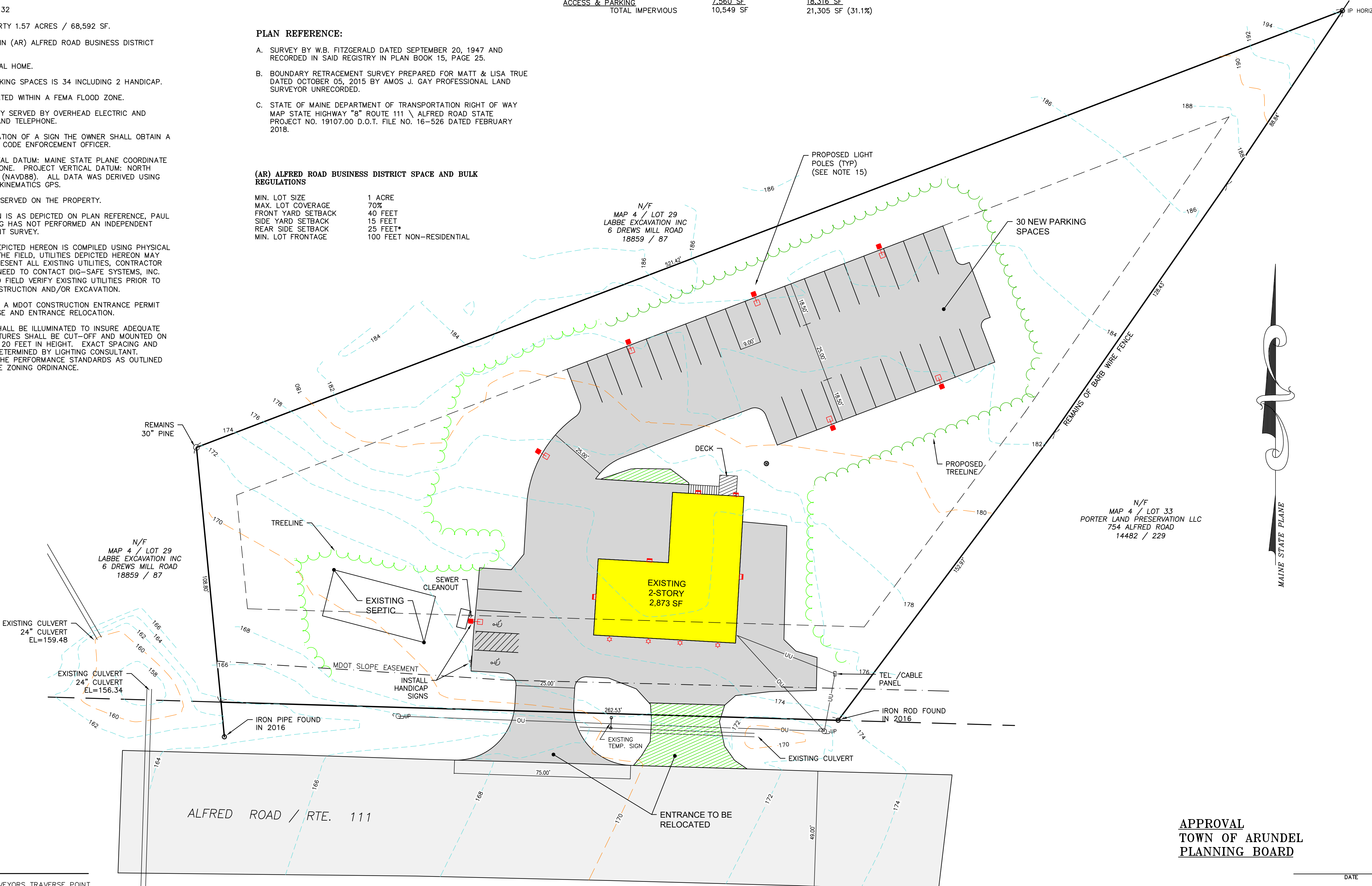
- DEED FROM SPRUCE CIRCLE, INC. TO 782 ALFRED ROAD, LLC DATED SEPTEMBER 22, 2022 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 19121, PAGE 712.
- SURVEY BY W.B. FITZGERALD DATED SEPTEMBER 20, 1947 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 15, PAGE 25.
- BOUNDARY RETRACEMENT SURVEY PREPARED FOR MATT & LISA TRUE DATED OCTOBER 05, 2015 BY AMOS J. GAY PROFESSIONAL LAND SURVEYOR UNRECORDED.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "8" ROUTE 111 \ ALFRED ROAD STATE PROJECT NO. 19107.00 D.O.T. FILE NO. 16-526 DATED FEBRUARY 2018.

AREA CALCULATIONS:

	EXISTING	PROPOSED
AREA OF DEVELOPEMENT	17,733 SF	35,560 SF
BUILDING / DECK / STEPS	2,989 SF	2,989 SF
ACCESS & PARKING	7,560 SF	18,316 SF
TOTAL IMPERVIOUS	10,549 SF	21,305 SF (31.1%)

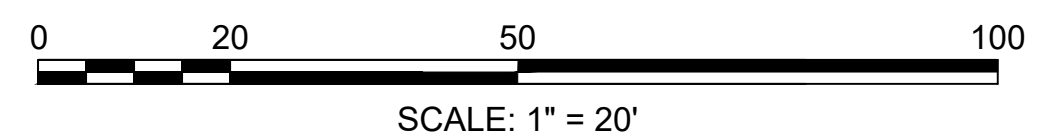
(AR) ALFRED ROAD BUSINESS DISTRICT SPACE AND BULK REGULATIONS

MIN. LOT SIZE	1 ACRE
MAX. LOT COVERAGE	70%
FRONT YARD SETBACK	40 FEET
SIDE YARD SETBACK	15 FEET
REAR SIDE SETBACK	25 FEET*
MIN. LOT FRONTAGE	100 FEET NON-RESIDENTIAL



LEGEND

- ▲ SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- IRON ROD TO BE SET
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - SETBACK LINE
- N/F NOW OR FORMERLY
- ⊕ UTILITY POLE
- OU— OVERHEAD UTILITIES



**APPROVAL
TOWN OF ARUNDEL
PLANNING BOARD**

DATE _____

CHAIRPERSON _____

REVISIONS:

NO.	DESCRIPTION

RECORD OWNER
782 ALFRED ROAD LLC
39 PARKER WOODS DRIVE
ARUNDEL, ME 04046

SKETCH PLAN
MATT & LISA TRUE
782 ALFRED ROAD
ARUNDEL, ME 04046

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980