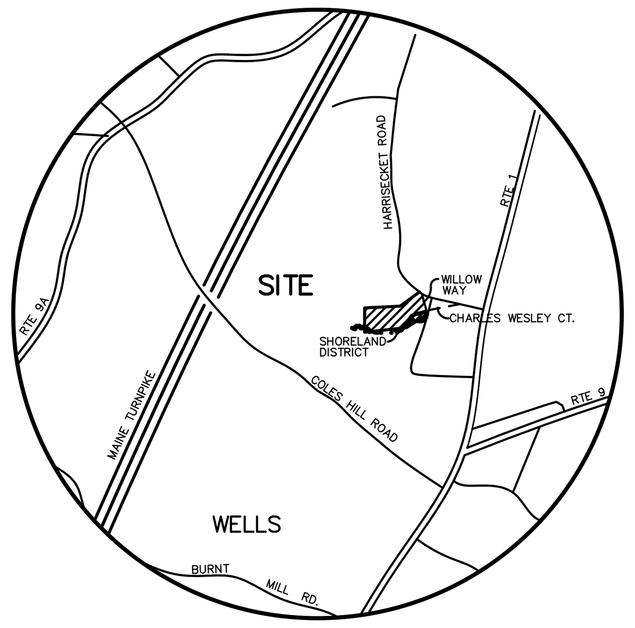


LOCATION MAP
SCALE: N.T.S.

NOTES:

1. OWNER/APPLICANT: PREACHERS AID SOCIETY OF NEW ENGLAND, 53 CHARLES WESLEY COURT, WELLS, MAINE 04090
2. ENGINEER: STEVEN BLAKE, PE #1, BH2M, 28 STATE STREET, GORHAM, MAINE
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190, BH2M
4. WETLANDS: ALEX FINAMORE, LSE, CWS, MAINELY SOILS, LLC, 440 SWAMP ROAD, DURHAM, MAINE 04222
5. SOILS: ALBERT FRICK ASSOCIATES, INC., 380B MAIN STREET, GORHAM, MAINE 04038
6. DEED REFERENCES: BK. 17815, PG. 421-423
7. TAX MAP REFERENCE: MAP 79, LOTS 2 AND 3 TO BECOME LOTS 2-1 TO 2-10
8. ZONING: RURAL AND 75' SHORELAND OVERLAY
9. PROJECT AREA: 25 ACRES +/-
10. PROPOSED USE: 10 LOT CLUSTER RESIDENTIAL SUBDIVISION WITH 11 DWELLING UNITS
11. DIMENSIONAL REQUIREMENTS:
    RURAL (R) ZONE
    MIN-LOT SIZE - 100,000 S.F. (SEPTIC) NET AREA OR 200,000 S.F. (BACK LOT)
    FRONTAGE - 200' (SEPTIC) OR 50' (BACK LOT)
    SETBACKS - 25' FROM ANY LOT LINE
    25' FROM STREET R.O.W.
    25' FROM BOUNDARY OF A CEMETERY
    40' FROM STATE HIGHWAY
    50' FROM ANY LOT LINE (BACK LOT)
    MAX. LOT COVERAGE - 20% OR 4,000 S.F. (WHICHEVER GREATER)
    MAX. BUILDING HEIGHT - 40', NOT TO EXCEED 3 STORIES

    CLUSTER SUBDIVISION:
    MIN-LOT SIZE - 20,000 S.F. (SEPTIC) NET AREA
    FRONTAGE - 50' FEET (SEPTIC)
    MAX DENSITY PER 145-49B
    (SEE DENSITY CALCULATION TABLE)
    SETBACKS - 15' FROM LOT LINE (50' IF ABUTTING LOT IS NOT CLUSTER SUBDIVISION
    25' FROM LOT LINE ABUTTING STREET R.O.W.
    20' FROM LOT LINE ABUTTING STREET R.O.W. WITHIN THE CLUSTER SUBDIVISION
    40' FROM LOT LINE ABUTTING STATE HIGHWAY
    MAX LOT COVERAGE- 40% FOR LOTS SMALLER THAN 40,000 S.F.
    MIN. OPEN SPACE - 35%

    SHORELAND ZONE:
    75' SETBACK FROM ABUTTING STRAM/POND
    200' SHORE FRONTAGE
12. SEWER SERVICE: PUBLIC - WELLS SANITARY DISTRICT
13. WATER SERVICE: PUBLIC - KENNEBUNK KENNEBUNKPORT AND WELLS WATER DISTRICT
14. ELECTRIC/TELEPHONE/CABLE: UNDERGROUND
15. ALL CONSTRUCTION AND SITE ALTERATION SHALL BE DONE IN ACCRODANCE THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
16. THE DEDICATED "OPEN SPACE AREAS SHALL BE RETAINED BY PREACHERS AID SOCIETY OF NEW ENGLAND, IT'S SUCCESSORS AND/OR ASSIGNS. FUTURE DIVISION OR BUILDING LOTS SHALL NOT BE PERMITTED. LOT OWNERS SHALL HAVE PASSIVE RECREATIONAL USE OF THE OPEN SPACE, NO STRUCTURES PERMITTED. THE OPEN SPACE AREAS MAY BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION WITHOUT REQUIRING A SUBDIVISION AMENDMENT, BUT A PLAN DEPICTING THE CONVEYANCE MUST BE RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS. STORMWATER FACILITIES CONSTRUCTION IS PERMITTED WITHIN THE OPEN SPACE AREAS.
17. A PLOT PLAN PREPARED BY A PLS OR PE SHALL BE PROVIDED FOR EACH CLUSTER LOT UPON SUBMISSION OF A BUILDING PERMIT TO THE CEO DEPICTING THE HOUSE, DRIVEWAY, SETBACKS, BUFFERS, WETLANDS AS APPLICABLE IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN. THE PLOT PLAN SHALL ALSO DETAIL THE PROPOSED LOT COVERAGE TO DEMONSTRATE THE 20% 40% MAXIMUM LOT COVERAGE REQUIREMENT HAS BEEN MET.
18. NO FLOOD ZONE IS PRESENT ON THE PARCEL PER FEMA MAP 2031580013D.
19. PLAN REFERENCES:
    A. BOUNDARY SURVEY, PLAN OF LAND OF: BARBARA P. AND LEONARD A. SEVIGNEY, TRUSTEES OF THE BARBARA P. SEVIGNEY LIVING RUST, 16 DORFIELD LANE, WELLS, MAINE 04090, FOR KASPRZAK LAND HOLDINGS, INC. DATED FEBRUARY 4, 2012, BY SEBAGO TECHNICS.
    B. JESSE LEE VILLAGE LOCATED AT HARRISECKETT ROAD, WELLS, MAINE, OVERALL FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAN, FOR PREACHERS AID SOCIETY OF NEW ENGLAND, DATED APRIL 2007, BY DELUCA-HOFFMAN ASSOCIATES, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 330, PAGES 42 AND 43.
    C. PLAN SHOWING WELLS, MAINE PROPERTY DEVISED UNDER THE WILL OF THEODURA BARBER STAUFFEN AND THE DIVISION. THEROF INTO THREE SECTIONS, TO WIT: LOT S, LOT K AND LOT B, DATED JANUARY 19, 1965, BY LIBBY AND DOW ENGINEERS AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 42, PAGE 39.
20. TOPOGRAPHY: GROUND TOPOGRAPHY BY BH2M
21. OPEN SPACE: NET AREA - 1,022,512 S.F.; MIN. 35% REQ'D - 357,879 S.F.; DESIGNATED AMOUNT - 387,817 S.F. (37.9%)
22. SITE BENCHMARK. A: SURVEY CONTROL POINT #1, PK NAIL SET IN PAVEMENT ON WILLOW WAY, ELEVATION 58.69 USGS DATUM
23. DORFIELD LANE SHALL BE PRIVATELY OWNED AND MAINTAINED TO TOWN STANDARDS BY THE LAND OWNER OR HOMEOWNERS' ASSOCIATION AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN OF WELLS.
24. THE LAND OWNER OR HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:
    A. ROAD MAINTENANCE AND REPAIR: PLOWING, PAVEMENT, ETC.
    B. STORMWATER SYSTEM MAINTENANCE AND REPAIR: PONDS, SWALES, CULVERTS, MOWING, ACCESS, INSPECTIONS, MDEP REPORTING, BUFFERS, ETC.
    C. OPEN SPACE MANAGEMENT: BUFFERS, TRAILS, FORESTRY ACTIVITY, SETBACKS, ETC.
25. PERFORMANCE GUARANTEES SHALL BE ESTABLISHED BY THE DEVELOPER PRIOR TO THE START OF CONSTRUCTION OR CONVEYANCE OF A LOT. THE PERFORMANCE GUARANTEE TO BE ESTABLISHED SHALL BE IN THE FORM OF CASH ESCROW FOR THE FOLLOWING ITEMS:
    A. THIRD PARTY CONSTRUCTION INSPECTIONS/MONITORING
    B. SOIL DISTURBANCE AND SITE STABILIZATION BASED ON $3,500 PER ACRE
    C. MONUMENTATION
    D. AS-BUILT SURVEY PREPARED BY A PLS OR PE DEPICTING ROADWAYS, STORMWATER SYSTEMS AND UTILITIES.

    PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ROADWAY BASE GRAVEL, BASE PAVEMENT AND UNDERGROUND UTILITIES SHALL BE INSTALLED AND CASH ESCROW OR, LETTER OF CREDIT DEEMED ACCEPTABLE BY THE TOWN, SHALL BE PROVIDED IN AN AMOUNT REQUIRED TO FINISH ALL INCOMPLETE ITEMS.
26. THE PROPOSED PLACEMENT OF ANY STRUCTURE WITH A FOUNDATION SHALL REQUIRE THE LAYOUT BY A PLS IF CLOSER THAN 10 FEET FROM SETBACK.
27. THE DORFIELD HOME WAS BUILT IN 1762 AND IS ON THE NATIONAL REGISTER OF HISTORICAL BUILDINGS.

DENSITY CALCULATION

TOTAL AREA = 1,090,719 S.F.
STREAM/POND AREA = 68,207 S.F.
NET AREA = 1,090,719 S.F. - 68,207 S.F. = 1,022,512 S.F.
15% DEDUCTION = 1,022,512 S.F. x 0.15 = 153,377 S.F.
TOTAL AREA = 1,022,512 - 153,377 = 869,135 S.F.

$\frac{869,135\ S.F.}{40,000\ S.F./UNIT} = 21.7$ UNITS

GRID NORTH SEE PLAN REF. 18B

LINE DATA

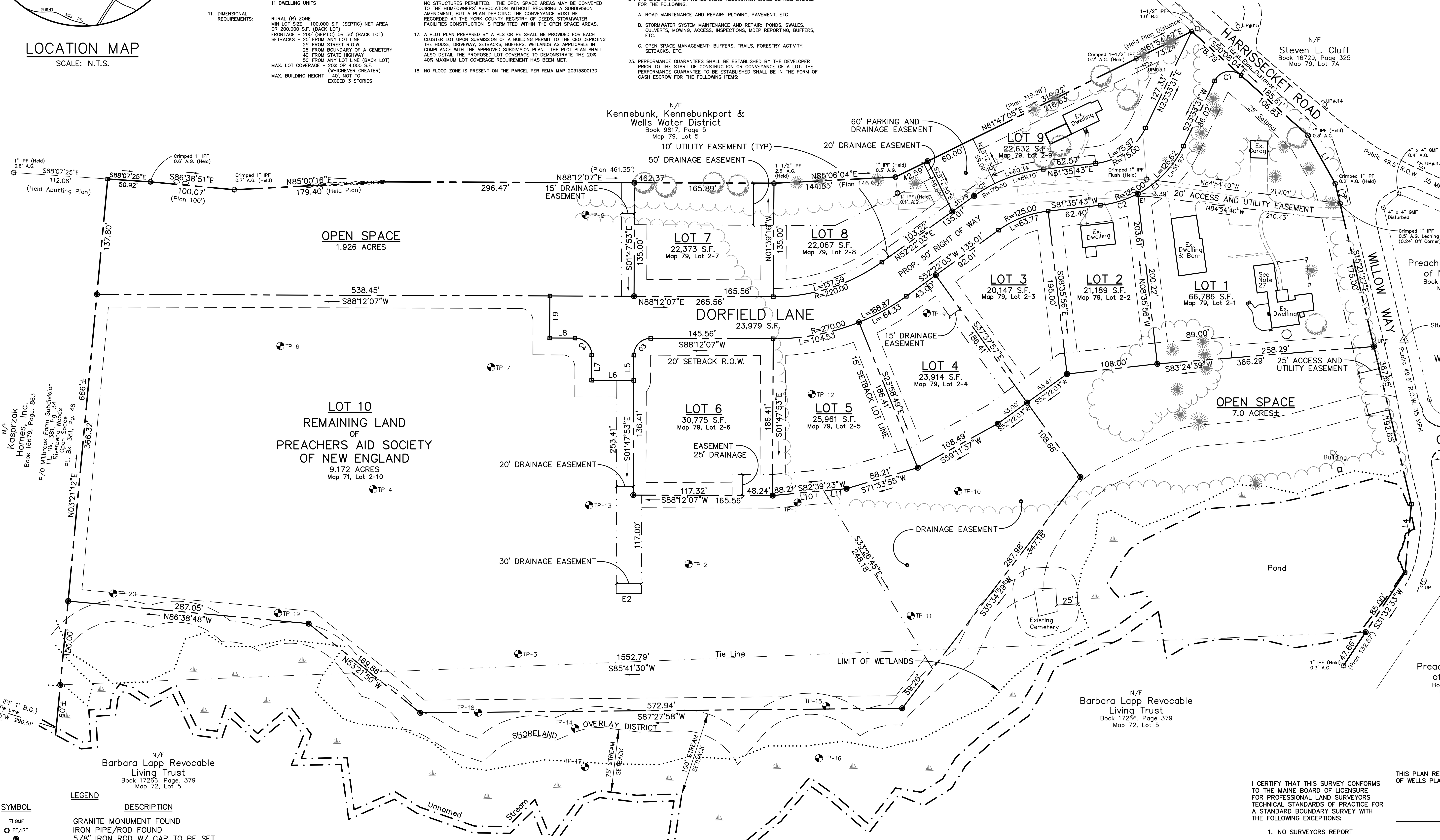
L1 - S31°32'56"E, 65.45'
L2 - S15°21'27"E, 24.27'
L4 - S03°11'33"W, 81.80'
L5 - S01°47'53"E, 30.00'
L6 - S88°12'07"W, 50.00'
L7 - N01°47'53"W, 30.00'
L8 - S88°12'07"W, 30.00'
L9 - N01°47'53"W, 50.00'
L10 - S82°39'23"W, 60.94'
L11 - S82°39'23"W, 27.27'
L11 - S88°12'07"W, 10.00'

CURVE DATA

C1 - R=20.00', L=37.11'
C2 - R=125.00', L=46.65'
C3 - R=20.00', L=31.42'
C4 - R=20.00', L=31.42'
C5 - R=175.00', L=28.76'
C6 - R=125.00', L=21.09'

EASEMENT DATA

E1 - N84°50'20"E, 9.69'
E2 - S88°12'07"W, 30.00'
E3 - R=125.00', L=27.99'



LEGEND

SYMBOL	DESCRIPTION
GMF	GRANITE MONUMENT FOUND
IPF/IRF	IRON PIPE/ROD FOUND
	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	WELL LOCATION
	PROPERTY LINE
	EDGE OF PAVEMENT
	LIMIT OF WETLANDS
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY
TP-1	TEST PIT
	CONIFEROUS TREE (> 24" DIA.)
	DECIDUOUS TREE (> 24" DIA.)

YORK COUNTY REGISTRY OF DEEDS
RECEIVED ____________ AT ______ H ______ M ______ M
AND RECORDED IN BOOK ____________ PAGE ______
ATTEST ____________ REGISTRAR

Scale: 1" = 60'
60' 0 30' 60' 120'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE · ROBERT C. LIBBY, JR. · 2190 · PROFESSIONAL LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF WELLS PLANNING BOARD.

DATE ____________

REVISION

NO.	DATE	DESCRIPTION
1	1/15/19	Submitted Plan For Town Review
2	2/12/19	Revised per Town Comments

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Preachers Aid Society Of New England
51 Charles Wesley Court
Wells, Maine

PRELIMINARY PLAN
WESLEY BY THE SEA
PHASE III
HARRISSECKET ROAD
WELLS, MAINE

DESIGNED	DATE
W. Pelkey	Oct. 2018
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
R. Libby Jr.	18118

SHEET
1

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