

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 THEODORA BARBER STAUFFEN AND THE DIVISION. THEREOF 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.

10. TOPOGRAPHY: GROUND TOPOGRAPHY BY BH2M

11. 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%)
No innovative open space bonuses requested.

2. SITE BENCHMARK. A: SURVEY CONTROL POINT #1
 PK NAIL SET IN PAVEMENT ON WILLOW WAY
 ELEVATION 58.89 USGS DATUM

3. 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. ✓

4. 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.

5. 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:

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.

TOTAL AREA = 1,022,512 - 153,377 = 869,135 S.F.

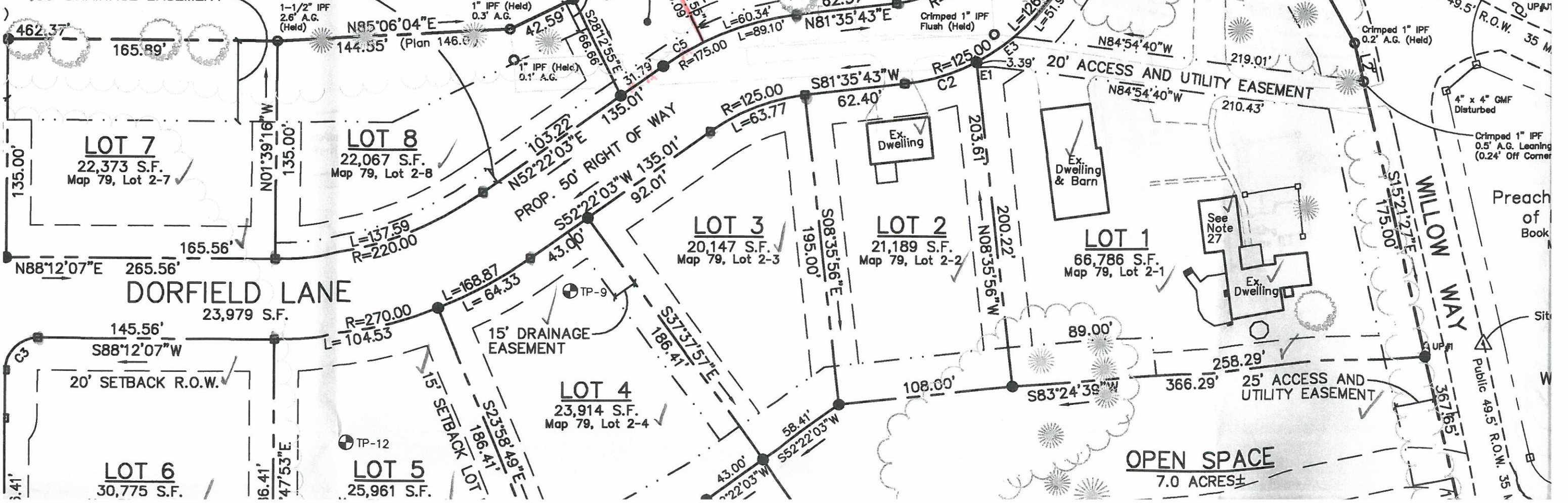
869,135 S.F. *For Residential Cluster*
 40,000 S.F./UNIT = 21.7 UNITS

GRID NORTH
SEE PLAN REF. 18B

N/F
 Kennebunk, Kennebunkport & Wells Water District
 Book 9817, Page 5
 Map 79, Lot 5 ✓

10' UTILITY EASEMENT (TYP)
 50' DRAINAGE EASEMENT

P/O Lot 2-9
 60' PARKING AND DRAINAGE EASEMENT



*Length: Width (Avg.) 4.1 to 1
 Current 5.0 to 1*

N/F
 Steven L. Cluff
 Book 16729, Page 325
 Map 79, Lot 7A ✓

Preach of Book

OPEN SPACE
 7.0 ACRES±