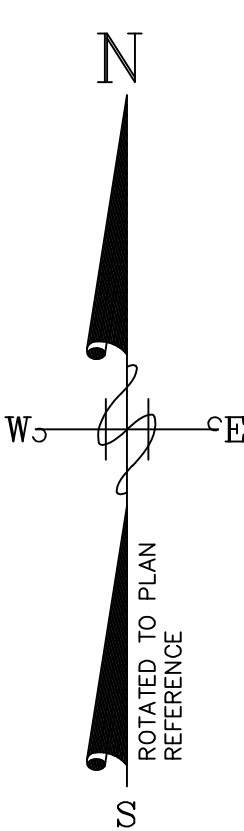


- STANDARD CONDITIONS OF APPROVAL
- Any subdivision not recorded in the Registry of Deeds within 90 days of the date upon which the plan is approved and signed by the Board shall become null and void, unless an extension is granted by the Board in writing before the expiration of the ninety-day period. (§202-9C(2))
 - Prior to the issuance of a building permit for a principal structure in the subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. The evidence shall consist of the results of a primary inorganic water analysis performed upon the well to serve the structure, indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. (§202-12F(2)(b)(4))
 - Prior to the issuance of a building permit in any approved subdivision, the subdivider shall provide the Code Enforcement Officer with a letter from a registered land surveyor stating that all monumentation shown on the plan for the lot receiving the building permit and for the approved subdivision perimeter boundaries or phase therein as approved by the Planning Board has been installed. (§202-11A(5))
 - No changes, erasures, modifications or revisions shall be made in any final plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Board approves any modifications, except in accordance with § 202-10A(3). (§202-9C(4))
 - The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement or other area shown on such plan. (§202-9C(5))
 - Failure to commence substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. (§202-9C(6))

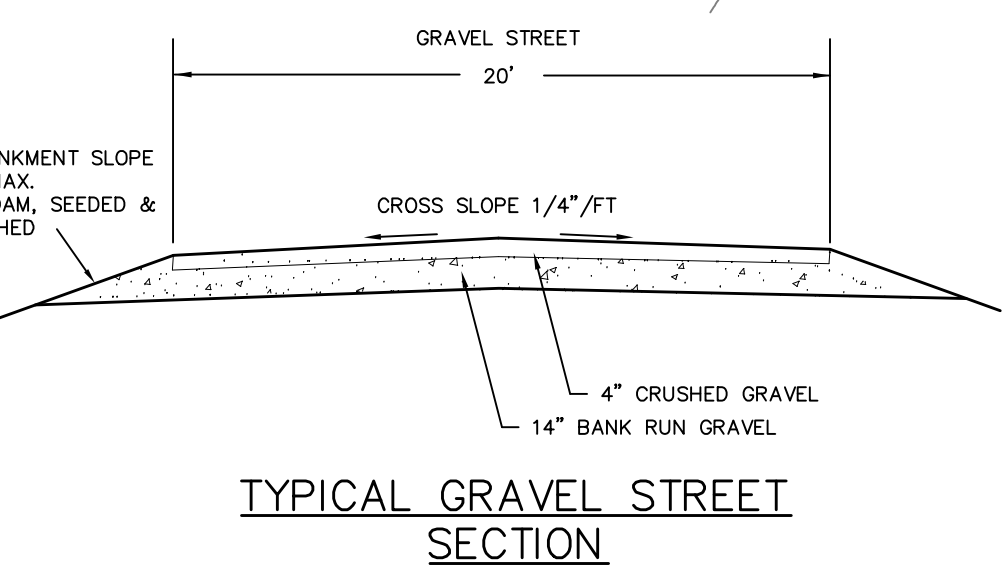
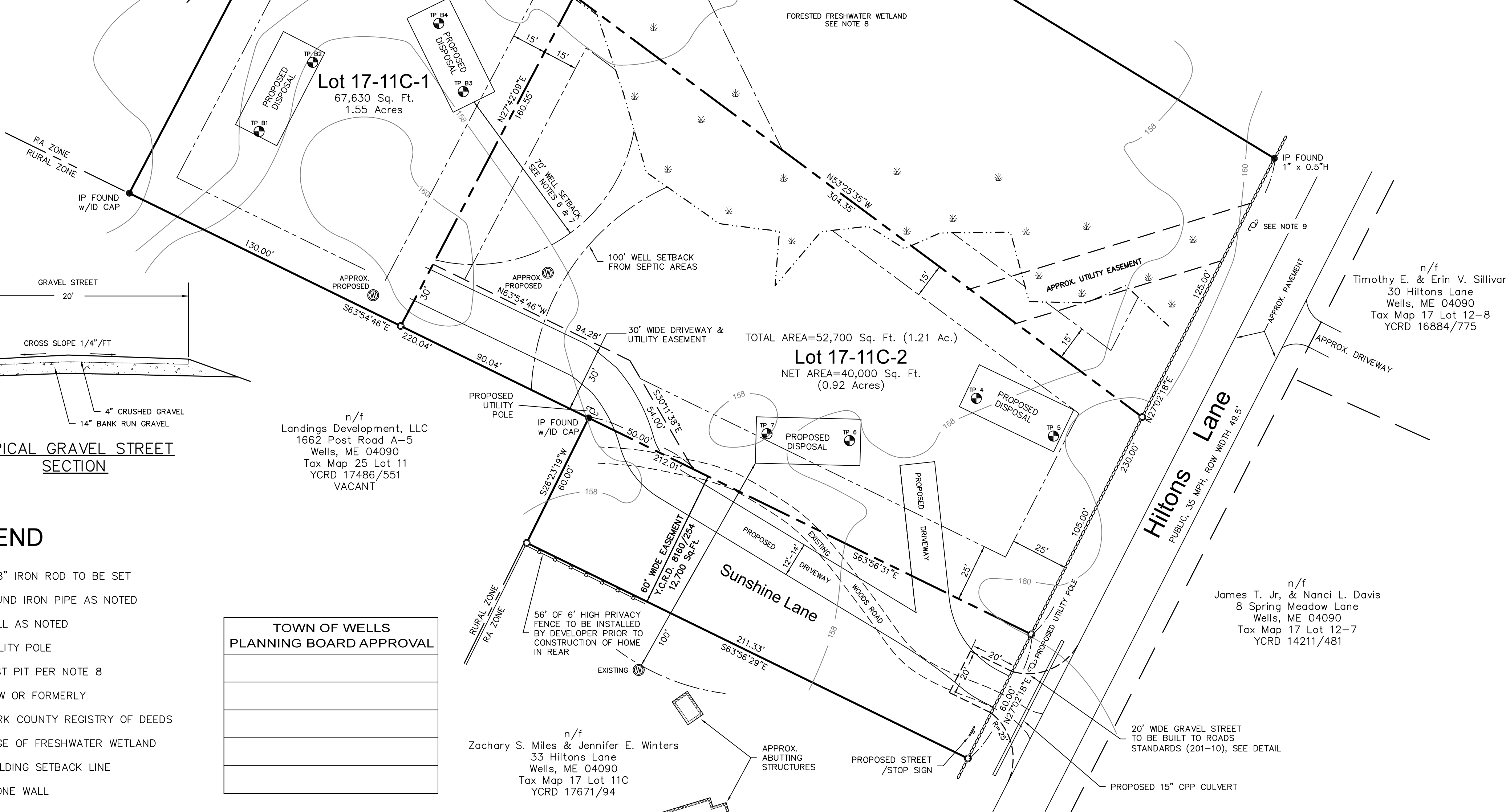
NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNER OF RECORD: DEBORAH M. DENUZZIO, 33 HILTONS LANE, WELLS, ME, 04090, TAX MAP 17, LOT 11C-1, BOOK 14929, PAGE 619 Y.C.R.D.
APPLICANT: RF1PROPERTIES, LLC, 28 WEARE ROAD, SEABROOK, N.H. 03874
- REFERENCE PLAN: "DIVISION OF LAND FOR DEBORAH M. DENUZZIO #33 HILTONS LANE, WELLS, ME 04090 FOR PARCEL OF LAND IDENTIFIED AS TAX MAP 17 LOT 11C LOCATED AT #33 HILTONS LANE, WELLS, ME 04090" YCRD PLAN No. 313-10.
- THIS PARCEL IS LOCATED IN THE RESIDENTIAL A (RA) DISTRICT. THE ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 40,000 SF NET AREA
 - MAXIMUM DENSITY: 40,000 SF NET AREA PER DWELLING = 80,000 SF REQUIRED
 - MAXIMUM LOT COVERAGE: 40%
 - MINIMUM STREET FRONTAGE: 125 FT
 - MINIMUM BUILDING HEIGHT: 30 FT, NOT TO EXCEED 3 STORIES
 - MINIMUM SETBACKS:
 - LOT LINE: 15 FT
 - ANY STREET RIGHT OF WAY: 25 FT
 - BOUNDARY OF ANY CEMETERY: 25 FT
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION APPROVAL OF TWO LOTS ON A 2.76 ACRE PARCEL.
- DWELLINGS SHALL BE SERVED BY PRIVATE DRILLED WELLS. LOT 11-C-1 WELL SHALL BE A MINIMUM OF 100 FEET FROM ANY SEPTIC SYSTEM. LOT 11-C-2 WELL SHALL BE DRILLED WITH CASING OR LINER SEAL A MINIMUM OF 70 FEET BELOW GROUND LEVEL. (SEE 10-144 CMR 241 SECTION 7.A.2, TABLE 7A). DUG WELLS ARE PROHIBITED.
- DWELLINGS SHALL BE SERVED BY PRIVATE SEPTIC SYSTEMS. BUILDINGS SHALL MAINTAIN SETBACKS FROM THE PRIMARY AND RESERVED DISPOSAL AREAS. SYSTEMS ARE TO BE SURVEY LOCATED PRIOR TO INSTALLATION. SEPTIC LOCATIONS MAY VARY UP TO 5 FEET WITH CODE ENFORCEMENT OFFICE APPROVAL. TO BE DETERMINED BY THE CODE ENFORCEMENT OFFICE.
- TEST PITS AND WETLAND DELINEATION (MDEP/ACOE JURISDICTION) BY MICHAEL CUOMO, SE #211, LSS #211.
- UTILITY LINES TO BE INSTALLED OVERHEAD TO LOT C-2 ACROSS LOT C-1 FROM THE EXISTING POLE NEAR THE EASTERLY CORNER OR CONNECT OFF NEW POLE(S). LOT 17-11C-2 WILL BE SUBJECT TO A DRIVEWAY AND UTILITY EASEMENT THROUGH DEED TO LOT 17-11C-1.
- DISTURBANCE AND ALTERATION/FILLING OF WETLAND MAY BE REQUIRED. ANY MAINE DEP OR ACOE PERMITS, IF REQUIRED, SHALL BE PROVIDED PRIOR TO A BUILDING PERMIT BEING GRANTED.
- MISSING PROPERTY CORNERS TO BE INTALLED PRIOR TO A BUILDING PERMIT BEING GRANTED OR A LOT BEING CONVEYED.
- AN ENTRANCE PERMIT IS REQUIRED FOR THE NEW STREET. SUNSHINE LANE SHALL BE CONSTRUCTED 40 FEET IN LENGTH TO ACHIEVE THE REQUIRED STREET FRONTAGE FOR LOT 11-C-2. THE STREET SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 11-C-2. DRIVEWAYS FOR BOTH LOTS SHALL HAVE ON-SITE VEHICULAR TURNAROUNDS. LOT 11-C-1 TURNAROUNDS MAY NEED TO ACCOMMODATE AN EMERGENCY VEHICLE DUE TO THE DRIVEWAY EXCEEDING 150 FEET IN LENGTH. PARKING ON HILTONS LANE OR WITHIN SUNSHINE LANE IS PROHIBITED. SUNSHINE LANE SHALL REMAIN A PRIVATE ROAD OWNED BY LOT 11-C-2 AND MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE OWNERS OF LOT 11-C-1 AND 11-C-2 VIA A ROAD MAINTENANCE AGREEMENT OR DEED COVENANT. SUNSHINE LANE SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. IF THE STREET IS UPGRADED AND USED BY OR ADDITIONAL LOTS ARE CREATED ON MAP 25, LOT 11, A REVISED MAINTENANCE AGREEMENT MAY BE ESTABLISHED AND A SUBDIVISION APPROVAL AMENDMENT IS NOT REQUIRED.
- STREET AND SITE CONSTRUCTION WILL ADHERE TO BEST MANAGEMENT PRACTICES (BMP'S). SEE 145-42 OF LAND USE CODE.
- THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE DEPICTED ON THE FEMA MAPS.
- SITE DISTANCE NORTHEASTERLY= .815 FT. AND SOUTHWESTERLY= .700+ FT.
- TOPOGRAPHY BASED ON THE TOWN OF WELLS GIS DATA.
- FIFTY SIX (56) LINEAR FEET OF SIX (6) FOOT PRIVACY FENCE TO BE INSTALLED BY DEVELOPER, ON PROPERTY OF ABUTTER ZACHARY MILES AND JENNIFER WINTERS. FENCE TO BE INSTALLED PRIOR A BUILDING PERMIT BEING ISSUED ON LOT 11-C-1 AS SHOWN ON PLAN. CORNERS OF END POINTS OF FENCE TO BE PINNED BY ATLANTIC SURVEY COMPANY OF DOVER, N.H. FUTURE MAINTENANCE OF THE FENCE IS THE RESPONSIBILITY OR OPTION OF THE OWNER OF MAP 25, LOT 11C.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 11-C-1 AND 11-C-2 THE STREET SIGN AND STOP SIGN FOR SUNSHINE LANE SHALL BE INTALLED.
- SHOULD SUNSHINE LANE BE IMPROVED AND EXTENDED TO SERVE ABUTTING MAP 25, LOT 11, THE DRIVEWAY ENTRANCES FOR LOTS 11-C-1 AND 11-C-2 CAN BE RELOCATED.
- THE LOTS SHALL BE SERVED BY A DRY HYDRANT LOCATED 4,400 LINEAR FEET +/- AWAY ON ROUTE 96 FOR WHICH THE TOWN HAS AN EASEMENT TO USE.



n/f
Landings Development, LLC
1662 Post Road A-5
Wells, ME 04090
Tax Map 25 Lot 11
YCRD 17486/551
VACANT

n/f
Frank R. & Elizabeth E. Richardson
Attn: Maureen Newman
1 Crabapple Lane
Londonderry, NH 03053
Tax Map 25 Lot 11-1
YCRD 16802/6
VACANT

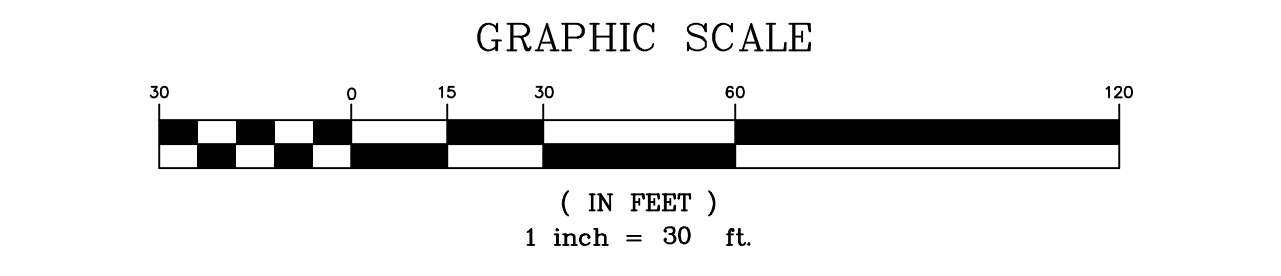


LEGEND

- 5/8" IRON ROD TO BE SET
- FOUND IRON PIPE AS NOTED
- ⊙ WELL AS NOTED
- ⊕ UTILITY POLE
- ⊗ TEST PIT PER NOTE 8
- n/f NOW OR FORMERLY
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- EDGE OF FRESHWATER WETLAND
- BUILDING SETBACK LINE
- STONE WALL

**TOWN OF WELLS
PLANNING BOARD APPROVAL**

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.
1.	4/19/19	ADD APPROX. STRUCTURES, PROPOSED WELLS, STOP SIGN, DRIVEWAY, SETBACKS	AF	AF	AF
2.	4/19/19	REVISE NOTES	AF	AF	AF



ATLANTIC SURVEY CO LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939

DATE:	April, 2019
FIELDWORK BY:	AF
DESIGNED BY:	AF
CAD FILE:	18165-2
PROJECT No.:	18165
SHEET	1 of 1

SUBDIVISION PLAN
PREPARED FOR
RF1PROPERTIES, LLC
LOCATED AT
33 Hiltons Lane, Wells, Maine