

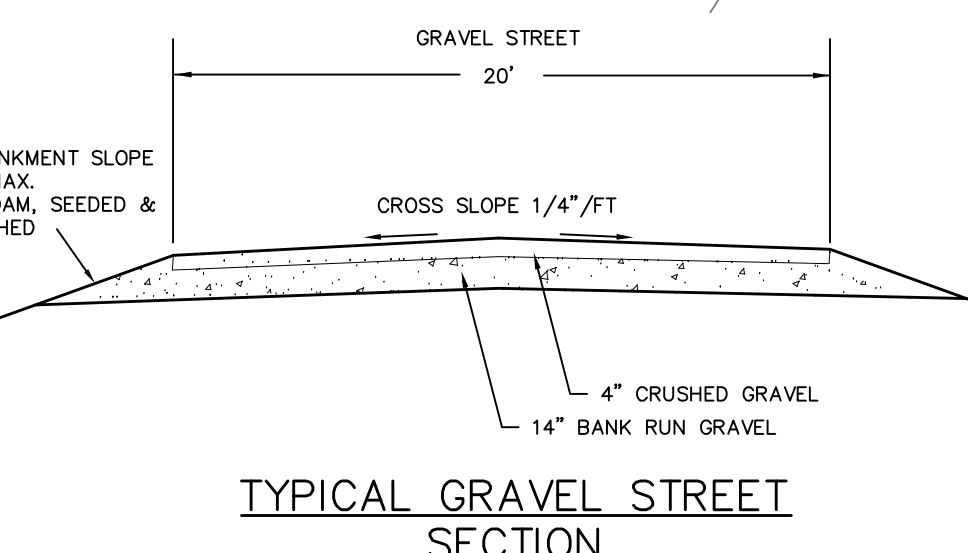
LOCATION PLAN

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

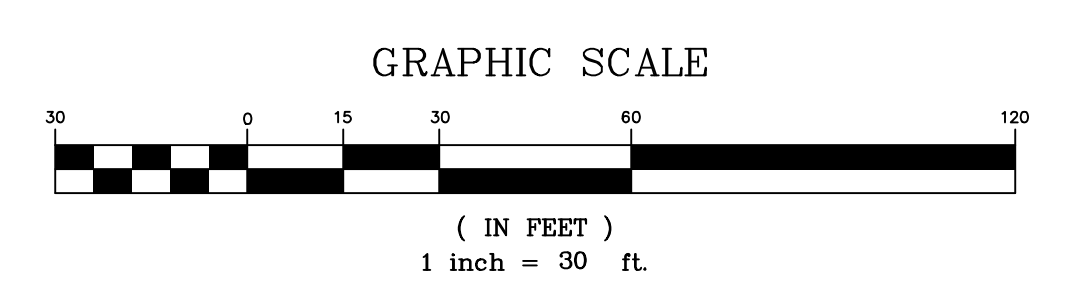
- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNER OF RECORD: DEBORAH M. DENUZZIO, 33 HILTONS LANE, WELLS, ME 04090, TAX MAP 17, LOT 11C-1, BOOK 14929, PAGE 619 Y.C.R.D.
APPLICANT: RF1PROPERTIES, LLC, 28 WEARE ROAD, SEABROOK, N.H. 03874
- REFERENCE PLAN: "DIVISION OF LAND FOR DEBORAH 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 MINOR SUBDIVISION APPROVAL OF TWO LOTS TO BE LOCATED ON LOT 11-C-1, TAX MAP 17.
- DWELLINGS SHALL BE SERVED BY A PRIVATE DRILLED WELL OR WELLS. ALL WELLS SHALL BE A MINIMUM OF 100 FEET FROM ANY SEPTIC SYSTEM. DUG WELLS ARE PROHIBITED.
- DWELLINGS SHALL BE SERVED BY PRIVATE SEPTIC SYSTEMS. BUILDINGS SHALL MAINTAIN SETBACKS FROM THE PROPOSED OR RESERVED DISPOSAL AREAS. SEPTIC LOCATIONS CAN VARY UP TO 20 FEET WITH CODE OFFICE APPROVAL. PRIMARY AND RESERVE SEPTIC SYSTEM SETBACKS FROM THE STRUCTURE(S) 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.
- A DRIVEWAY PERMIT WILL BE REQUIRED, ON-SITE VEHICLE TURNAROUND SHALL BE PROVIDED. PARKING ON HILTONS LANE IS PROHIBITED.
- SITE CONSTRUCTION WILL ADHERE TO BEST MANAGEMENT PRACTICES (BMP'S), SEE FINDINGS OF FACT STANDARD CONDITIONS OF APPROVAL.
- THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE DEPICTED ON THE FEMA MAPS.
- SITE DISTANCE NORTHEASTERLY=_____FT. AND SOUTHWESTERLY=_____FT.
- TOPOGRAPHY BASED ON THE TOWN OF WELLS GIS DATA.



LEGEND

- 5/8" IRON ROD TO BE SET
- FOUND IRON PIPE AS NOTED
- ⊙ WELL PER AREAL IMAGERY
- ⊕ 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	



ATLANTIC SURVEY CO LLC
 25 Nute Road, Dover, New Hampshire 03820
 603-659-8939

PREPARED BY:
 SURVEYORS
 PLANNERS
 SEPTIC DESIGNERS

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

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

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.