

**LOCATION PLAN**  
(NOT TO SCALE)

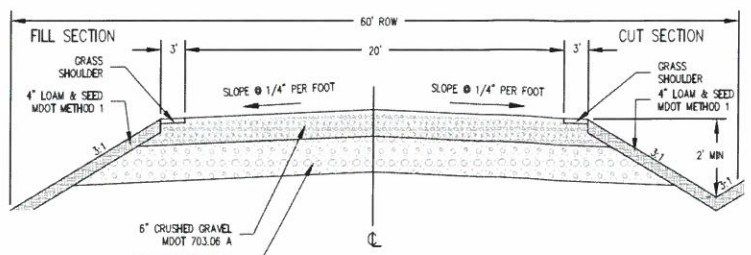
**NOTES:**

- CONTOUR INFORMATION DEPICTED HEREON IS BASED ON LIDAR DATA OBTAINED FROM THE MAINE OFFICE OF GIS.
- ASSESSOR'S INFORMATION:**  
TOWN OF WELLS ASSESSOR'S MAP 25 LOT 11
- RECORD OWNER:**  
LANDINGS DEVELOPMENT, LLC  
164 DALE AVENUE  
LEMINSTER, MA 01453
- DEED REFERENCE:**  
Y.C.R.D. 17486/551
- ZONING INFORMATION:**  
RESIDENTIAL A (RA) DISTRICT  
LOT SIZE: 40,000 SQ.FT. (NET AREA)  
MINIMUM STREET FRONTAGE: 125'  
CUL-DE-SAC FRONTAGE: 100'  
STRUCTURE SETBACK FROM RIGHT-OF-WAY: 25'  
STRUCTURE SETBACK FROM LOT LINE: 15'  
CEMETERY SETBACK: 25'  
MAXIMUM BUILDING HEIGHT: 30' - (NOT TO EXCEED 3 STORES)  
MAXIMUM LOT COVERAGE: 40% OR 2,000 SQ.FT. (WHICHEVER IS GREATER)
- RURAL (R) DISTRICT:**  
LOT SIZE: 100,000 SQ.FT. (NET AREA)  
MINIMUM STREET FRONTAGE: 200'  
CUL-DE-SAC FRONTAGE: 150'  
STRUCTURE SETBACK FROM RIGHT-OF-WAY: 25'  
STRUCTURE SETBACK FROM LOT LINE: 20'  
CEMETERY SETBACK: 25'  
MAXIMUM BUILDING HEIGHT: 40' - (NOT TO EXCEED 3 STORES)  
MAXIMUM LOT COVERAGE: 20% OR 4,000 SQ.FT. (WHICHEVER IS GREATER)
- RESOURCE PROTECTION (POND):**  
250' SHORELAND OVERLAY DISTRICT
- THE PORTION OF THE PARCEL BEING SUBDIVIDED IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLS, COMMUNITY PANEL NO. 2301800010, MAP REVISED: JANUARY 16, 2003. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN".
- LOTS BEING DIVIDED BY DISTRICT BOUNDARIES HAVE DIMENSIONAL REQUIREMENTS THAT ARE DETERMINED BY ARTICLE 145-19 LOT DIVIDED BY DISTRICT BOUNDARY.
- CONTOURS SHOWN HEREON ARE FROM MAINE GIS LIDAR FILES. CONTOURS HAVE BEEN ROTATED TO REFERENCE PLAN #1 COORDINATE SYSTEM.
- WETLANDS SHOWN HEREON WERE DELINEATED BY JOSEPH NOEL CSS #209 AND WERE LOCATED BY ANDERSON LIVINGSTON ENGINEERS, INC. (2002).
- LOCUS PARCEL CONTAINS 55 ACRES MORE OR LESS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.

**REFERENCE PLAN:**

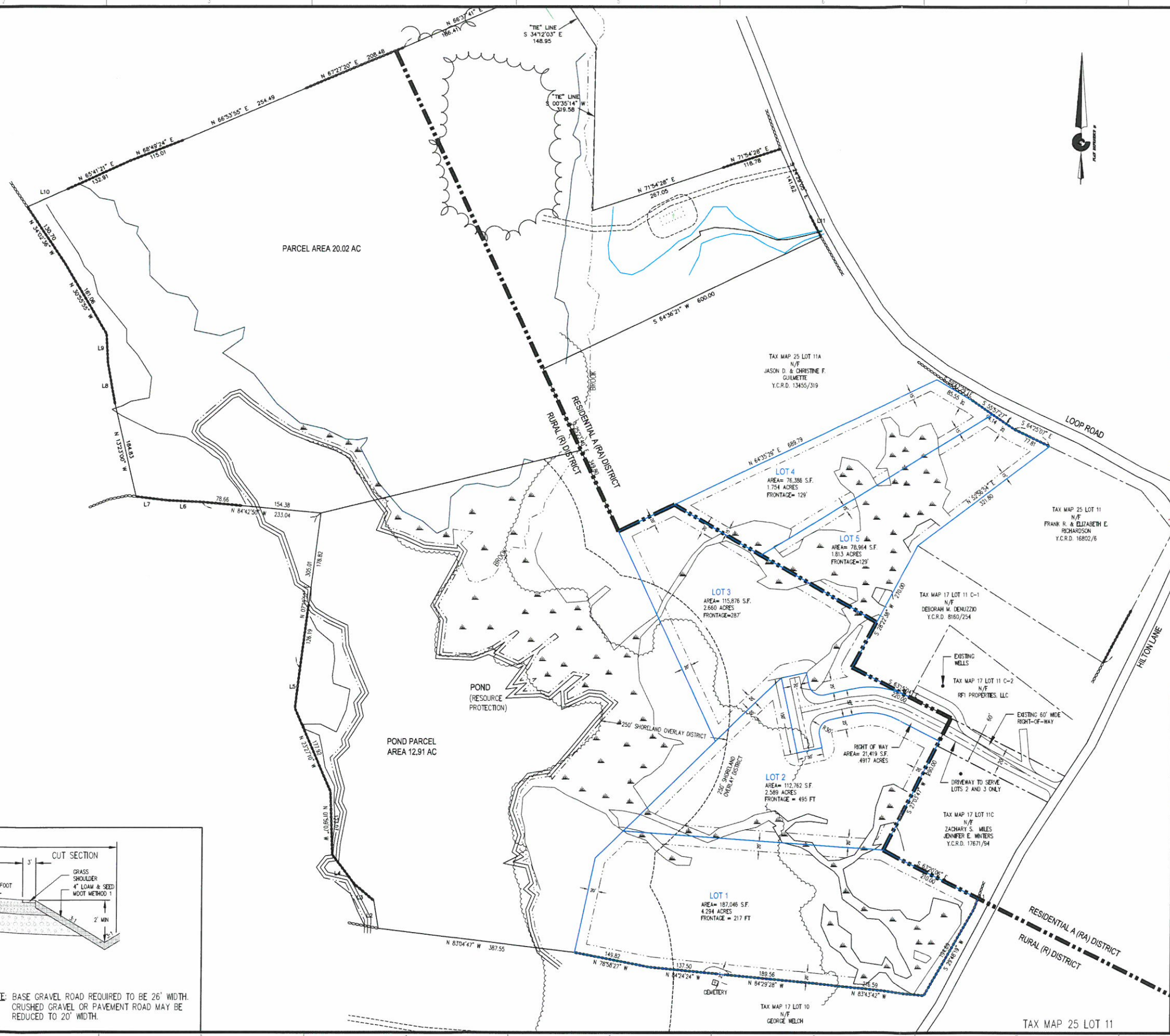
- "BOUNDARY SURVEY PREPARED FOR BARBARA B. HOME LOOP ROAD WELLS MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED APRIL 17, 2002. PLAN RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 273 PAGE 1.

LINE	BEARING	DIST
L1	S20°52'27"W	22.37
L2	N09°26'39"W	54.94
L3	N49°41'20"W	48.41
L4	N37°33'34"W	73.80
L5	N06°47'02"E	78.65
L6	N87°17'03"W	66.22
L7	N83°14'18"W	62.29
L8	N10°22'04"W	80.40
L9	N03°33'34"W	58.18
L10	N65°41'21"E	83.58
L11	S27°51'40"E	47.58



**TYPICAL ROAD SECTION**  
(NOT TO SCALE)

NOTE: BASE GRAVEL ROAD REQUIRED TO BE 26' WIDTH. CRUSHED GRAVEL OR PAVEMENT ROAD MAY BE REDUCED TO 20' WIDTH.



FOR  
PRELIMINARY  
APPROVAL  
5/6/2019

**CIVIL CONSULTANTS**  
Engineers  
Planners  
Surveyors  
P.O. Box 100  
South Berwick  
Maine  
03906  
207-884-2550  
www.civcon.com

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:  
LANDINGS DEVELOPMENT LLC  
OWNER ADDRESS:  
164 DALE AVE  
LEMINSTER, MA 01453

**PROPOSED 5 LOT SUBDIVISION**  
**TAX MAP 25 LOT 11**  
**LOOP ROAD/HILTON LANE**  
**WELLS, MAINE**

PREPARED FOR:  
KEVIN HILL  
CLIENT ADDRESS:  
410 LANCASTER AVE. LUNenburg, MA 01462

1" = 100'  
DATE: 05/06/2019  
DRAWN BY: JAA/DRG  
CHECKED BY: GRA  
APPROVED BY:

**SUBDIVISION PLAN**

PROJECT NO: 18-193.00

**L1**

SHEET: 1 OF 1