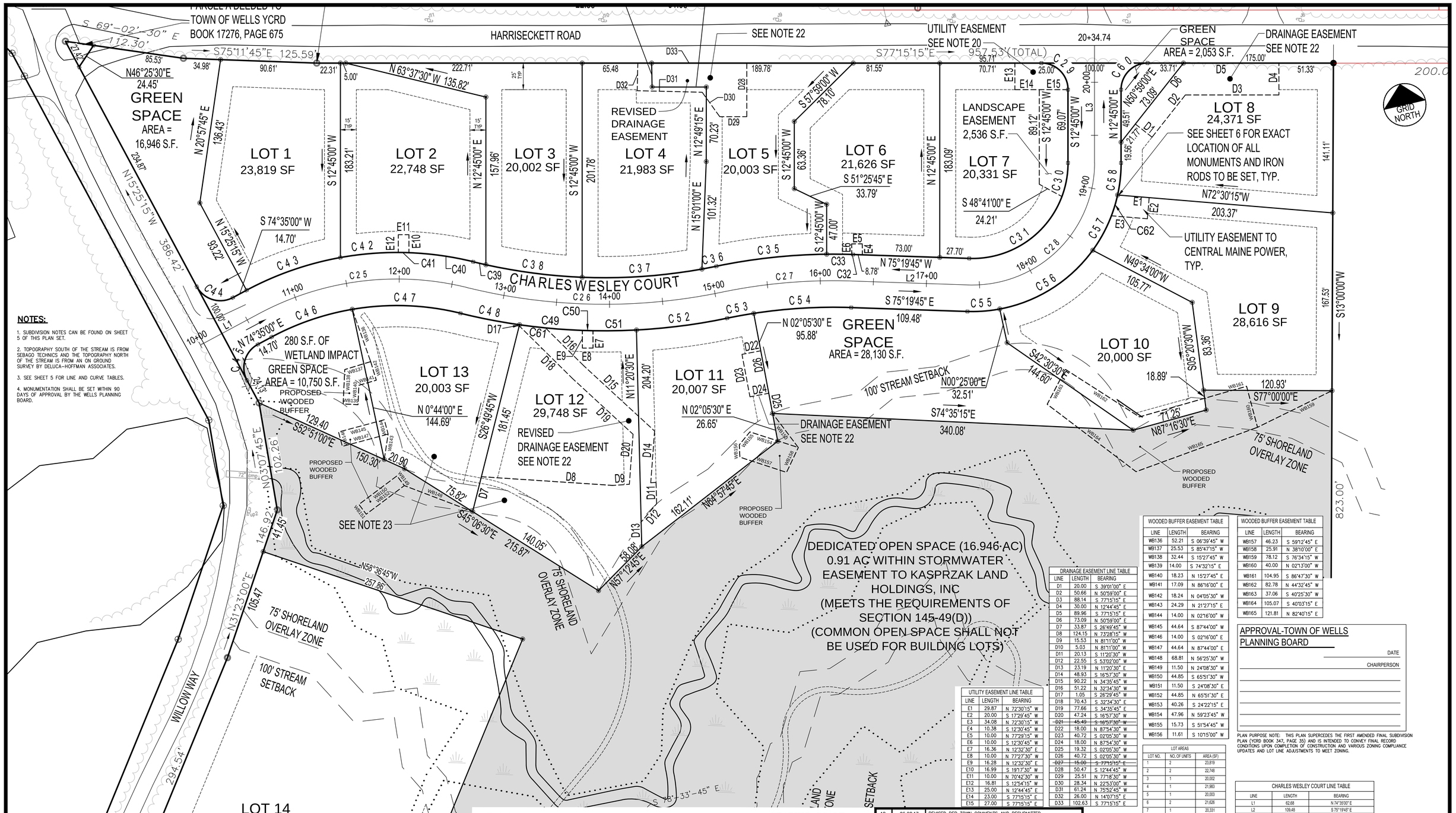

NOTES:

1. SUBDIVISION NOTES CAN BE FOUND ON SHEET 5 OF THIS PLAN SET.
2. TOPOGRAPHY SOUTH OF THE STREAM IS FROM SEBAGO TECHNICS AND THE TOPOGRAPHY NORTH OF THE STREAM IS FROM AN ON GROUND SURVEY BY DELUCA–HOFFMAN ASSOCIATES.
3. SEE SHEET 5 FOR LINE AND CURVE TABLES.
4. MONUMENTATION SHALL BE SET WITHIN 90 DAYS OF APPROVAL BY THE WELLS PLANNING BOARD.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 100' STREAM SETBACK
- WETLANDS
- BUILDING SETBACK
- PROPOSED IRON ROD WITH CAP TO BE SET (DOW & COULOMBE, INC.)
- PROPOSED GRANITE MONUMENT TO BE SET (DOW & COULOMBE, INC.)
- FOUND IRON ROD WITH CAP #1201 UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP #1293 MAY 2007
- FOUND 3/4"ø IRON PIPE UNLESS OTHERWISE NOTED

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	29.87	N 72°30'15" W
E2	20.00	S 17°29'45" W
E3	34.08	N 72°30'15" W
E4	10.38	S 12°30'45" W
E5	10.00	N 77°29'15" W
E6	10.00	S 12°30'45" W
E7	16.36	N 12°32'30" E
E8	10.00	N 77°27'30" W
E9	16.28	N 12°32'30" E
E10	16.99	S 19°17'30" W
E11	10.00	N 70°42'30" W
E12	16.81	S 12°54'15" W
E13	25.00	N 12°44'45" E
E14	23.00	S 77°15'15" E
E15	27.00	S 77°15'15" E

DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D1	20.00	S 39°01'00" E
D2	50.66	N 50°59'00" E
D3	88.14	S 77°15'15" E
D4	30.00	N 12°44'45" E
D5	89.96	S 77°15'15" E
D6	73.09	N 50°59'00" E
D7	33.87	S 26°49'45" W
D8	124.15	N 73°28'15" W
D9	15.53	N 81°11'00" W
D10	5.03	N 81°11'00" W
D11	20.13	S 11°20'30" W
D12	22.55	S 53°02'00" W
D13	23.19	N 11°20'30" E
D14	48.93	S 16°57'30" W
D15	90.22	N 34°35'45" W
D16	51.22	N 32°34'30" W
D17	1.05	S 26°29'45" W
D18	70.43	S 32°34'30" E
D19	77.66	S 34°35'45" E
D20	47.24	S 16°57'30" W
~~D21~~	~~45.49~~	~~S 16°57'30" W~~
D22	18.00	N 87°54'30" W
D23	40.72	S 02°05'30" W
D24	18.00	N 87°54'30" W
D25	19.32	S 02°05'30" W
D26	40.72	S 02°05'30" W
~~D27~~	~~15.00~~	~~S 77°15'15" E~~
D28	50.47	S 12°44'45" W
D29	25.51	N 77°18'30" W
D30	28.34	N 22°53'00" W
D31	61.24	N 75°52'45" W
D32	26.00	N 14°07'15" E
D33	102.63	S 77°15'15" E

WOODED BUFFER EASEMENT TABLE		
LINE	LENGTH	BEARING
WB136	52.21	S 06°39'45" W
WB137	25.53	S 85°47'15" W
WB138	32.44	S 15°27'45" W
WB139	14.00	S 74°32'15" E
WB140	18.23	N 15°27'45" E
WB141	17.09	N 86°16'00" E
WB142	18.24	N 04°05'30" W
WB143	24.29	N 21°27'15" E
WB144	14.00	N 02°16'00" W
WB145	44.64	S 87°44'00" W
WB146	14.00	S 02°16'00" E
WB147	44.64	N 87°44'00" E
WB148	68.81	N 56°25'30" W
WB149	11.50	N 24°08'30" W
WB150	44.85	S 65°51'30" W
WB151	11.50	S 24°08'30" E
WB152	44.85	N 65°51'30" E
WB153	40.26	S 24°22'15" E
WB154	47.96	N 59°23'45" W
WB155	15.73	S 51°54'45" W
WB156	11.61	S 10°15'00" W

WOODED BUFFER EASEMENT TABLE		
LINE	LENGTH	BEARING
WB157	46.23	S 59°12'45" E
WB158	25.91	N 38°10'00" E
WB159	78.12	S 76°34'15" W
WB160	40.00	N 02°13'00" W
WB161	104.95	S 86°47'30" W
WB162	82.78	N 44°32'45" W
WB163	37.06	S 40°25'30" W
WB164	105.07	S 40°03'15" E
WB165	121.81	N 82°40'15" E

APPROVAL-TOWN OF WELLS PLANNING BOARD

DATE

CHAIRPERSON

PLAN PURPOSE NOTE: THIS PLAN SUPERCEDES THE FIRST AMENDED FINAL SUBDIVISION PLAN (YCRD BOOK 347, PAGE 35) AND IS INTENDED TO CONVEY FINAL RECORD CONDITIONS UPON COMPLETION OF CONSTRUCTION AND VARIOUS ZONING COMPLIANCE UPDATES AND LOT LINE ADJUSTMENTS TO MEET ZONING.

LOT AREAS		
LOT NO.	NO. OF UNITS	AREA (SF)
1	2	23,819
2	2	22,748
3	1	20,002
4	1	21,983
5	1	20,003
6	2	21,626
7	1	20,331
8	2	24,371
9	2	28,616
10	2	20,000
11	2	20,007
12	2	29,748
13	2	20,003
14	1	100,037
TOTAL	23	393,298

CHARLES WESLEY COURT LINE TABLE		
LINE	LENGTH	BEARING
L1	62.68	N 74°35'00" E
L2	109.48	S 75°19'45" E
L3	110.77	N 12°45'00" E

CHARLES WESLEY COURT CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STA	PT STA
C25	201.68	275.00	42°01'15"	105.82	10+62.68	12+64.35
C26	242.10	542.00	25°35'30"	123.11	12+64.35	15+06.46
C27	123.53	518.00	13°39'45"	62.06	15+06.46	16+29.99
C28	184.50	115.00	91°55'30"	118.93	17+39.47	19+23.97

REV	DATE	DESCRIPTION
18	06.28.17	REVISED PER TOWN COMMENTS AND RESUBMITTED
17	03.14.17	REVISED SUBDIVISION PLAN AND RESUBMITTED TO TOWN
16	12.15.16	REVISED LOT LINES / RELEASED TO OWNER FOR REVIEW
15	11.21.16	REVISED DRAWING EASEMENTS AND SUBMITTED TO TOWN FOR APPROVAL
14	10.12.16	REVISED DRAWING EASEMENTS AND SUBMITTED TO TOWN FOR APPROVAL
13	10.19.10	REVISED PROJECT NAME AND SUBMITTED TO TOWN FOR APPROVAL
12	09.19.08	REVISED FINAL PLANS
11	08.19.08	REVISED PER INTERNAL REVIEW AND RELEASED TO OWNER
10	05.19.08	REVISED PER TOWN AND KK&W REVIEW
9	04.23.08	REVISED PER TOWN AND KK&W REVIEW
8	04.09.08	REVISED PER TOWN AND KK&W REVIEW
7	03.19.08	REVISED PER MAINE DEP COMMENTS
6	01.16.08	SUBMITTED FINAL SUBDIVISION PLAN TO TOWN OF WELLS
5	12.05.07	REVISED PER MAINE DEP COMMENTS
4	11.14.07	REVISED PER DOW & COULOMBE, INC. COMMENTS
3	10.25.07	REVISED PER DOW & COULOMBE, INC. COMMENTS
2	09.21.07	SUBMITTED TO MAINE DEP–SITE LOCATION
1	5.31.07	PRELIMINARY SUBMISSION TO TOWN

REVISIONS

P.L.S. MICHAEL J. COULOMBE
LIC. # 1293

STATE OF MAINE
STEPHEN R. BUSHEY
No. 7429
LICENSED
PROFESSIONAL ENGINEER
6.28.17

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT
WESLEY BY THE SEA
(FORMERLY KNOWN AS JESSE LEE VILLAGE)
LOCATED AT HARRISECKETT ROAD, WELLS, MAINE

SHEET TITLE
SECOND AMENDED
FINAL SUBDIVISION PLAN
(RECORDING PLAN 2 OF 2)

CLIENT
PREACHERS' AID SOCIETY OF NE
P.O. BOX 3386, 18 MAIN STREET EXT., SUITE 202
PLYMOUTH, MA 02361-3386

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM
Stantec

DRAWN:	CMW	DATE:	APRIL 2007
DESIGNED:	SEB	SCALE:	1" = 40"
CHECKED:	SRB	JOB NO.	2560.01
FILE NAME:	256001-SP		
SHEET	6		