

LOCATION MAP (Not to Scale)

LOT COVERAGE CALCULATIONS:

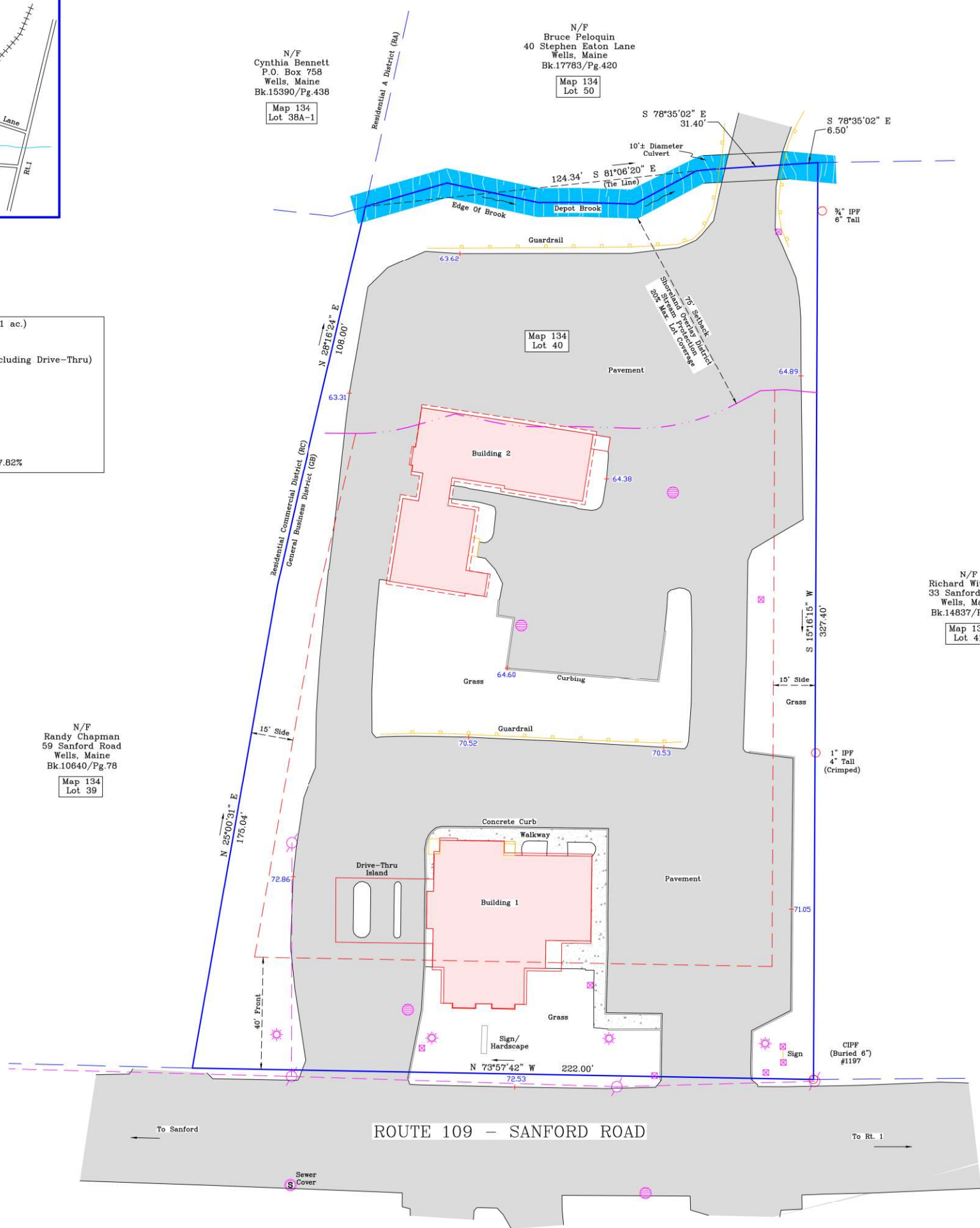
| | |
|---|------------------------------------|
| Total Lot Area (To Centerline of Brook) | = 61214 s.f. (1.41 ac.) |
| Building 1 to Overhangs | = 3575 s.f. (including Drive-Thru) |
| Building 2 to Overhangs | = 2728 s.f. |
| Pavement (incl. Curbing) | = 34243 s.f. |
| Steps (Bld. 1&2) | = 47 s.f. |
| Walkways | = 875 s.f. |
| Misc. Hardscape | = 20 s.f. |
| Bulkhead | = 26 s.f. |
| Total Lot Coverage | = 41514 s.f. |
| Percent Lot Coverage = 41514 ÷ 61214 = 67.82% | |

N/F
Randy Chapman
59 Sanford Road
Wells, Maine
Bk.10640/Pg.78
Map 134
Lot 39

N/F
Cynthia Bennett
P.O. Box 758
Wells, Maine
Bk.15390/Pg.438
Map 134
Lot 38A-1

N/F
Bruce Peloquin
40 Stephen Eaton Lane
Wells, Maine
Bk.17783/Pg.420
Map 134
Lot 50

N/F
Richard Witaszek
33 Sanford Road
Wells, Maine
Bk.14837/Pg.277
Map 134
Lot 41



LOCUS DEED REFERENCE:

Owner of Record: Kennebunk Savings Bank
Deed Book 5429, Page 127

PLAN REFERENCE:

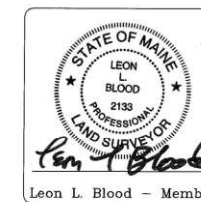
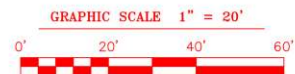
1 - "Condominium Plans For WPC Condominium, Route 109, Wells, Maine" dated March 1995 by Anderson-Livingston Engineers, Inc. and recorded in the York County Registry of Deeds in Condominium File 461, Page 1.

NOTES:

- The locus parcel is identified on the Town of Wells Tax Assessors Map 134 as Lot 40. Parcel shown is located in the General Business District (GB). Space and bulk standards in this District are as follows:
 Minimum Lot Size = 20,000 s.f. (Sewer)
 Minimum Building Setbacks
 Front Yard = 40 feet (State Highway)
 Side Yard = 15 feet
 Rear (Depot Brook) = 75 feet (without DEP Permit)
 Maximum Lot Coverage = 65% or 2500 s.f. (20% Shoreland)
 Minimum Lot Frontage = 100 feet
 Max. Building Height = 34 feet or 3 Stories
- This plan is not the result of a standard boundary survey by Lower Village Survey Co. LLC. Limited deed research of the locus parcel and abutting parcels was conducted by Lower Village Survey in preparing this plan. Property lines shown per Plan Ref. #1.
- The surveyed premises contains ±61,214 sq. ft., (1.40 acres) to the centerline of Depot Brook shown.
- Spot elevations shown are based on a National Geodetic Survey benchmark disc identified as B-158 (Elev. 119.01 feet- NAV 1988) found adjacent to Route 109, 0.9 miles west of Route 1.
- The boundary of the locus parcel along Route 109 is the apparent right-of-way line based on monumentation found and Plan Ref. #1.
- The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.
- Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all applicable building requirements.
- This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
 - No written report prepared
 - No new deed description prepared

LEGEND :

- CIPF ● — Capped Iron Pipe Found
- IPF ○ — Iron Pipe Found
- — Property Line
- - - — Abutter Apprx. Property Line
- — Overhead Utilities
- — Utility Pole
- N/F — Now or Formerly
- Bk./Pg. — Deed Book & Page
- 100.00 + — Spot Grade
- ⊗ — Sign Post
- ⊗ — Storm Drain
- ⊗ — Light Post



LOWER VILLAGE SURVEY CO.
 13 Western Avenue Kennebunk Maine
 Mailing Address: P.O. Box 2825, Kennebunkport, ME 04046
 Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

PARTIAL SITE PLAN OF PROPERTY LOCATED AT
 49 SANFORD ROAD
 WELLS, MAINE
 OWNED BY
KENNEBUNK SAVINGS BANK
 Mailing address: P.O. Box 28, Kennebunk, Maine 04043