



**35 LITTLEFIELD ROAD**  
LITTLEFIELD ROAD  
WELLS, MAINE

CLIENT:  
**35 LITTLEFIELD ROAD, LLC**  
899 POST ROAD  
WELLS, MAINE 04090

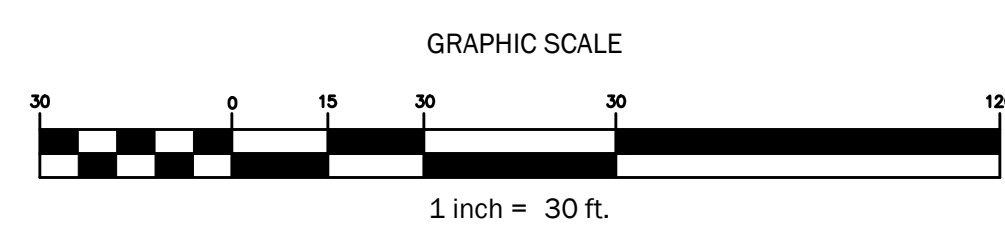
Rev.	Date	Description	Drawn	Check
1	11/08/2022	Rev'd per Site Walk	JDC	WRW

Sheet Title:  
**SITE PLAN -  
PRELIMINARY  
SKETCH PLAN**

Job No.: 813 Sheet No.:  
Date: NOV. 1, 2022  
Scale: AS SHOWN  
Drawn: JDC  
Checked: WRW

**C11**

PRELIMINARY - NOT FOR CONSTRUCTION



**ZONING INFORMATION\*:**

CLASSIFICATION: GENERAL BUSINESS DISTRICT

PERMITTED USES: DWELLINGS: ONE FAMILY, BANK

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MAX. DENSITY: (a) 1 DWELLING PER 20,000 WITH PUBLIC SEWER  
(b) 1 DWELLING PER 40,000 WITHOUT PUBLIC SEWER  
(c) 4 HOUSEKEEPING OR SEASONAL COTTAGES PER ACRE OF NET AREA

MAX. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS:  
ALL STRUCTURES SHALL BE AT LEAST:  
15 FEET FROM ANY LOT LINE  
25 FEET FROM THE BOUNDARY OF ANY CEMETERY.  
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.  
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

ALL STRUCTURES AND PARKING LOTS SHALL BE AT LEAST 200 FEET FROM THE HIGHWATER LINE OF THE WEBHANNET RIVER, MERRILAND RIVER AND THE OGUNQUIT RIVER.

EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON THE SITE.

BUFFERS:  
145-26 GENERAL BUSINESS DISTRICT:  
EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON THE SITE.

145-48 MULTI-FAMILY DEVELOPMENT  
A (1) - A LANDSCAPED BUFFER AT LEAST 25 FEET IN WIDTH ALONG ALL LOT BOUNDARIES SHALL BE REQUIRED. THE BUFFER STRIP SHALL NOT CONTAIN PARKING AREAS OR STRUCTURES, BUT MAY CONTAIN A PERPENDICULAR ACCESS DRIVEWAYS TO CONNECT WITH EXISTING STREETS.

A (4) - ONE-FAMILY DWELLING STRUCTURES SHALL BE SEPARATED BY AT LEAST 20 FEET.

C (1) - IN ANY MULTIFAMILY DEVELOPMENT ABUTTING A RESIDENTIAL USE IN A RESIDENTIAL ... ZONING DISTRICT, THE SETBACK SHALL BE EQUAL TO AT LEAST THREE TIMES THE REQUIRED STRUCTURE SETBACK OR 25 FEET, WHICHEVER IS GREATER. SAID SETBACK SHALL INCLUDE A MINIMUM TWENTY-FIVE-FOOT WIDTH OF VISUAL SCREENING ABUTTING THE SINGLE-FAMILY RESIDENTIAL USE.

\*ZONING STANDARDS FROM TOWN OF WELLS LAND USE ORDINANCE

**PARCEL INFORMATION:**

- OWNER OF RECORD: RICHARD MOODY AND SONS CONSTRUCTION CO., LLC  
899 POST ROAD, WELLS, MAINE 04090
- STREET ADDRESS: 35 LITTLEFIELD ROAD, WELLS, MAINE
- PARCEL SHOWN HEREON IS TOWN OF WELLS TAX MAP 117, LOT 31.
- TOTAL AREA OF PARCEL: 1.84 ACRES
- CURRENT ZONE: GENERAL BUSINESS DISTRICT

**PROJECT RESOURCES:**

- PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
  - YORK COUNTY REGISTRY OF DEEDS BOOK 19070, PAGE 436. RECORDED JULY 14, 2022.
  - "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. F-01P (105), DATED NOVEMBER 1990, RECORDED IN YCRD PLAN BOOK 198, PAGE 37. NOVEMBER 8, 1993.
  - "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 37. MARCH 12, 2003.
  - PRELIMINARY PLAN "STATE HIGHWAY "1" & STATE HIGHWAY NO. 8 ROUTES 1 & 9B / POST ROAD & LITTLEFIELD ROAD" FEDERAL AID PROJECT NO. CM-2056(600), DATED NOVEMBER 2013.
  - ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
  - LIDAR TOPOGRAPHIC CONTOUR LINES OBTAINED FROM THE MAINE OFFICE OF GIS. CONTOUR ELEVATIONS ARE IN NAVD88.
- AERIAL IMAGES TAKEN FROM:
  - AERIAL PHOTOIMAGE FROM 2018 OBTAINED FROM FROM THE MAINE OFFICE OF GIS IN MAY, 2022
  - AERIAL PHOTOIMAGE FROM 2018 OBTAINED FROM FROM GOOGLE EARTH IN JUNE 2022.

**EFFECTIVE FLOOD ZONE INFORMATION:**

- CLASSIFICATION: ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN
- FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 2301580021D
- EFFECTIVE DATE: JANUARY 16, 2003

**PARKING REQUIREMENTS:**

BANK:  
1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA,  
PLUS 6 STACKING SPACES FOR THE FIRST DRIVE-UP WINDOW,  
PLUS 2 PER ADDITIONAL DRIVE-UP WINDOW

BUILDING: 2,448 S.F. x 400 S.F. = 7 SPACES  
ADDITIONAL DRIVE-UP WINDOW: = 2 SPACES  
REQUIRED = 9 SPACES

DWELLING:  
2 SPACES PER EACH DWELLING UNIT  
PLUS 1/2 PER BEDROOM IN EXCESS OF 4 BEDROOMS PER DWELLING UNIT

BUILDINGS: 4 - 3 BEDROOM BUILDINGS = 8 SPACES  
PROVIDED: 2 - SPACES PER UNIT, PLUS 1 - GARAGE SPACE PER UNIT

**COVERAGE CALCULATIONS:**

TOTAL PARCEL: 82,915 S.F.  
IMPERVIOUS COVERAGE: 32,293 (39%)