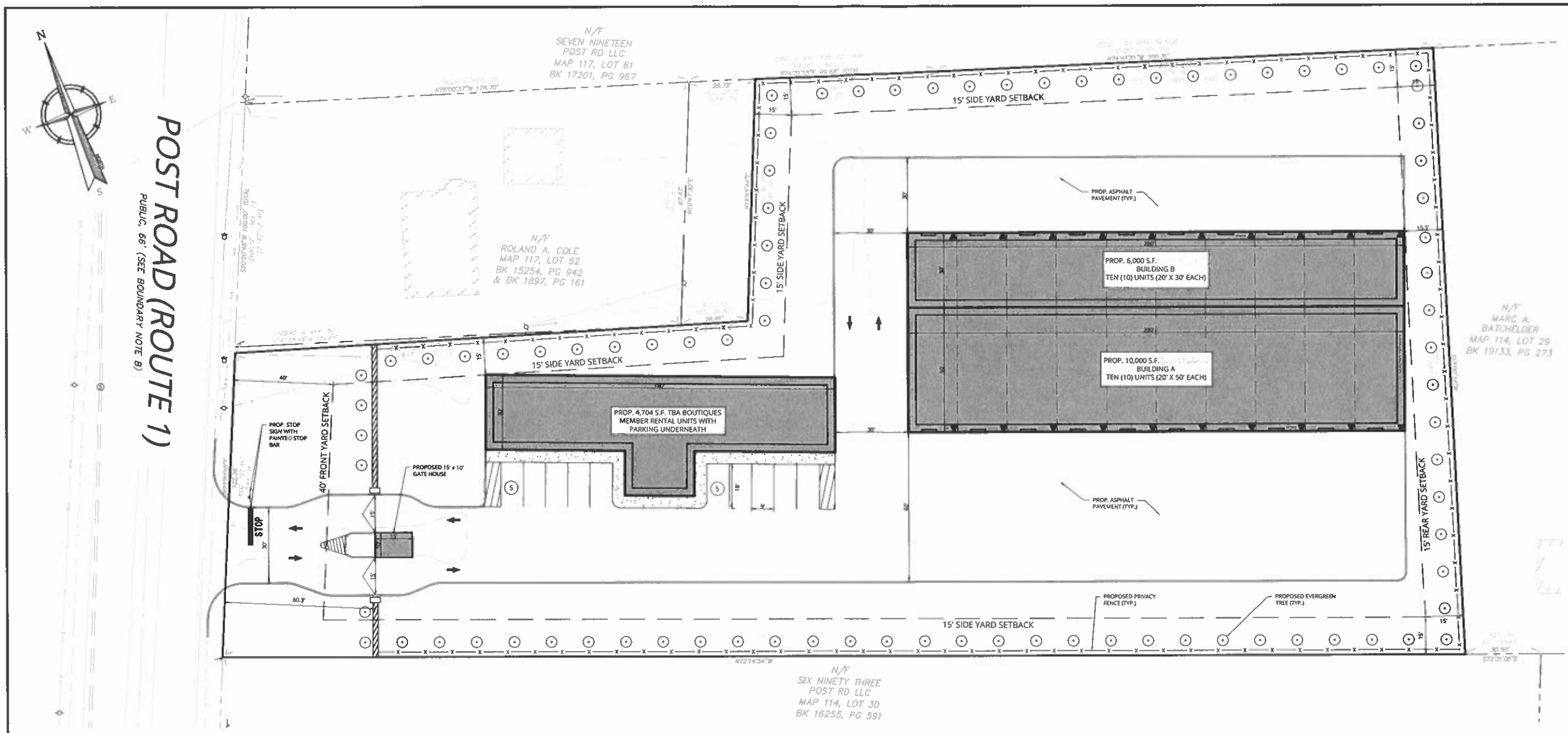


ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: "GB" GENERAL BUSINESS DISTRICT

ITEM	REQUIRED	PROVIDED	COMPLIES
MIN. LOT AREA	20,000 S.F. (W/PUBLIC SEWER)	93,753 SF (2.15 AC)	YES
MIN. SIDE / REAR YARD SETBACK	15'	15'	YES
MIN. STATE ROW SETBACK	40'	60.3'	YES
MAX. BUILDING HEIGHT	30' / 3 STORIES	TBD; < 30' / STORIES	YES
MAX. COVERAGE	65%	60.3%	YES

PROPOSED USE: SELF STORAGE (NOT PERMITTED) IN THE GB DISTRICT.

GENERAL NOTES

1. LOT AREA OF 15 +/- 93,753 SF (±2.15 ACRES).
2. ZONE - TOWNSHIP OF WELLS , GB GENERAL BUSINESS DISTRICT
3. ENGINEER: COLLIERS ENGINEERING & DESIGN, CT, P.C.
   234 MAIN STREET
   1ST AND 2ND FLOOR
   BIDDEFORD, ME 04005
4. BOUNDARY AND TOPOGRAPHIC INFORMATION PREPARED BY COLLIERS ENINEERING & DESIGN DATED, SEPTEMBER 3, 2024.
5. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.

PARKING CALCULATION

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot(1 ft = 1200/3937 m)

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2024 Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as MASER CONSULTING

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY CONCEPT PLAN

FOR

TYBX 2, LLC

TAX MAP 117
LOT 63

TOWNSHIP OF WELLS
YORK COUNTY
MAINE

Colliers Engineering & Design
BIDDEFORD
234 Main Street,
1st and 2nd Floor
Biddeford, ME 04005
Phone: 207 910 6010
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/19/24	kj	JCB

PROJECT NUMBER:	DRAWING NAME:
24007134A	C-CNPT

SHEET TITLE: CONCEPT PLAN

SHEET NUMBER: 1 OF 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL NOTES:

1. THE RECORD OWNER OF THE SURVEYED PROPERTY IS HANNAFORD BROS. CO. LLC, BY QUITCLAIM DEED DATED JANUARY 20, 2021 AND RECORDED AT THE Y.C.R.D. IN BOOK 18530, PAGE 852 AND IS SHOWN AS LOT 63 ON THE CITY OF WELLS TAX MAP 117.
2. THE SURVEYED PROPERTY IS LOCATED IN THE GENERAL BUSINESS DISTRICT (GB). LAND USE REGULATIONS ARE AS FOLLOWS:

MINIMUM LOT SIZE:	20,000 S.F. (W/ PUBLIC SEWER)
MINIMUM STREET FRONTAGE:	100'
MINIMUM ROW SETBACK:	
STATE HIGHWAY ROW:	40'
OTHER ROW:	25'
MINIMUM SIDE/REAR SETBACK:	15'
MAXIMUM BUILDING HEIGHT:	30' / 3 STORIES

RESIDENTIAL CLUSTER DEVELOPMENT

ONE-FAMILY DWELLING IN GB DISTRICT:	10,000 S.F. W/ PUBLIC SEWER
OPEN SPACE DEVELOPMENT AREA:	35%
ROADS & PARKING AREA DEDUCTION:	15% (AREA AVAILABLE FOR DEVELOPMENT = 85,008 SF ±)
TOWN WAY BUFFER: CLUSTER SETBACK (40' X 2 = 80')	THE SETBACK FROM THE STREET SHALL BE TWICE THE REQUIRED NON

STREET FRONTAGE AND SETBACK MAYBE REDUCED UP TO:

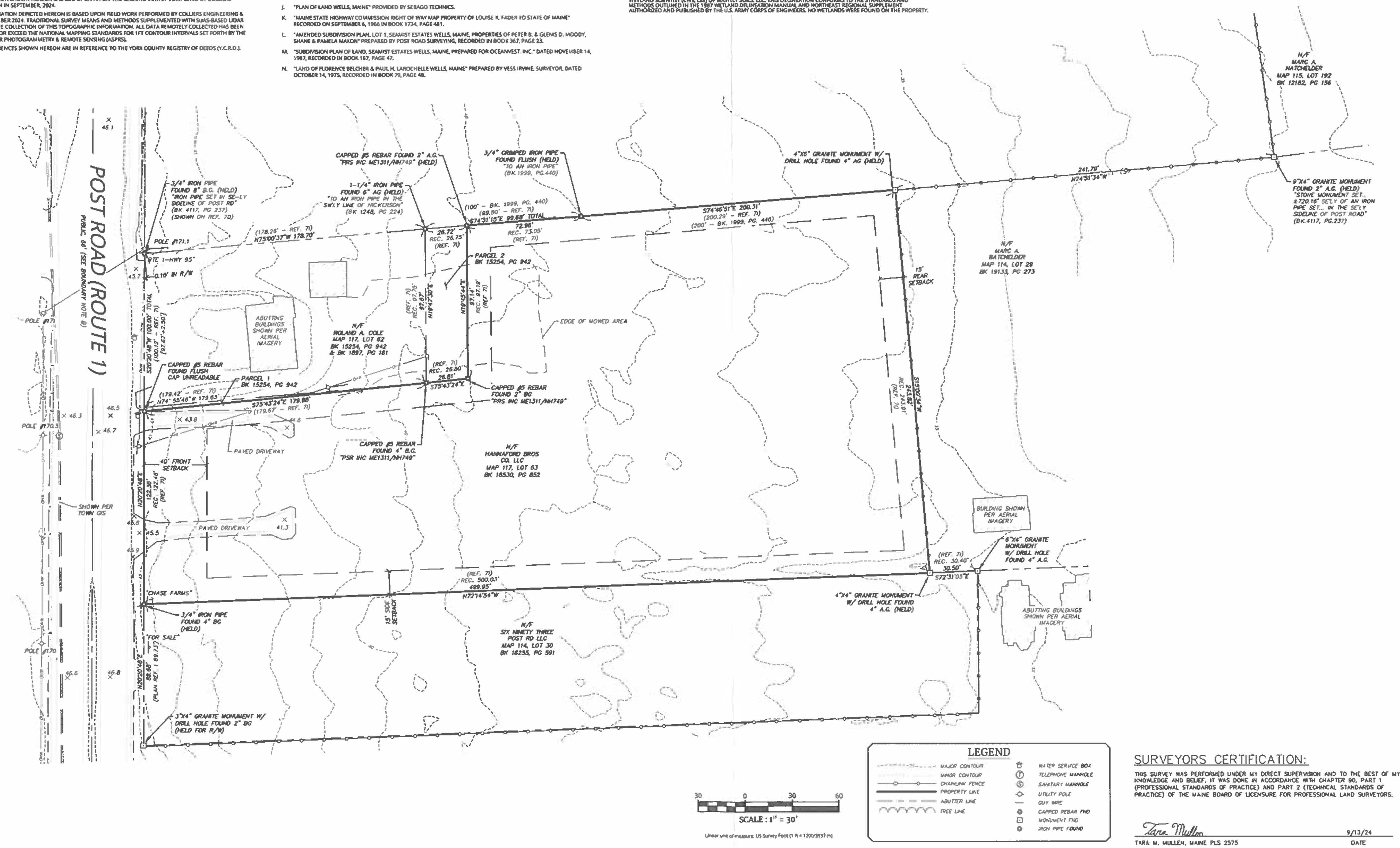
MINIMUM STREET FRONTAGE:	50'
MINIMUM ROW SETBACK:	20'
MINIMUM SIDE/REAR SETBACK:	15'

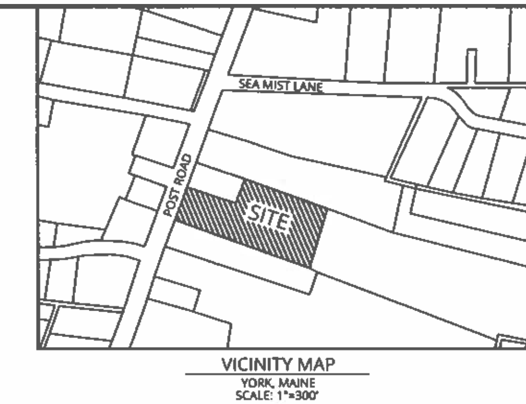
*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

**NO ZONING REPORT/LETTER HAS BEEN PROVIDED TO THIS SURVEYOR. LAND USE REGULATIONS LISTED ABOVE ARE BASED SOLELY UPON A PRELIMINARY REVIEW OF DIMENSIONAL REQUIREMENTS FOR THE TOWN OF WELLS AND MAY NOT NECESSARILY REPRESENT ALL LAND USE REGULATIONS APPLICABLE TO THE PROPERTY. ALL LAND USE REGULATIONS MUST BE CONFIRMED WITH THE APPROPRIATE FEDERAL, STATE AND/OR LOCAL REGULATORY ENTITY TO DETERMINE THE EFFECT THESE MAY HAVE ON THE PERMITTED USE OF THE PROPERTY.

3. TOTAL AREA OF PARCEL IS APPROXIMATELY 93,740 SQUARE FEET (±2.15 ACRES).
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY COLLIERS ENGINEERING & DESIGN IN SEPTEMBER, 2024.
5. TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON FIELD WORK PERFORMED BY COLLIERS ENGINEERING & DESIGN INC. IN SEPTEMBER 2024. TRADITIONAL SURVEY MEANS AND METHODS SUPPLEMENTED WITH SUAS-BASED LIDAR WERE EMPLOYED IN THE COLLECTION OF THIS TOPOGRAPHIC INFORMATION. ALL DATA REMOTELY COLLECTED HAS BEEN TESTED TO MEET AND/OR EXCEED THE NATIONAL MAPPING STANDARDS FOR 1FT CONTOUR INTERVALS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY & REMOTE SENSING (ASPRS).
6. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
7. PLAN REFERENCES:
   - A. "PLAN OF LAND IN WELLS, MAINE SURVEYED FOR THE SEA MIST MOTEL" PREPARED BY THE DESIGN COMPANY, INC., DATED SEPTEMBER 4, 1986 AND RECORDED IN PLAN BOOK 157, PAGE 37.
   - B. "EXISTING CONDITIONS PLAN IN WELLS, MAINE SURVEYED FOR F&T REALTY NORTH, LLC" PREPARED BY JONES AND BEACH, ENGINEERS, DATED 11/4/2006, UNRECORDED.
   - C. MAINE D.O.T. PLANS:
     - C.1. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - STATE HIGHWAY '1' - FEDERAL AID PROJECT NO. STP-6705" D.O.T. FILE NO. 16-379 DATED AUGUST, 1999 AND RECORDED IN PLAN BOOK 272, PAGES 37.
     - C.2. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - STATE HIGHWAY '1' - FEDERAL AID PROJECT NO. F-OIL (105)" D.O.T. FILE NO. 16-330 DATED NOVEMBER 1990 AND RECORDED IN PLAN BOOK 198 PAGES 37.
   - D. "PLAN SHOWING PROPERTIES OF W.T. NICKERSON AND W. RIDINGS LOCATED NEAR JUNCTION OF RT 1 AND 98 TOWN OF WELLS, YORK CO, MAINE" BY C.S. GERRISH, C.E. NOVEMBER 1952 BOOK 37 AND PAGES 48.
   - E. "FINAL PLAN SHOWING HIDDEN TREASURES A SIX LOT MAJOR SUBDIVISION OWNED NY SCOTT MCLEOD PROPERTY LOCATED ON RIDINGS ROAD AND WEBANNET RIVER IN WELLS, MAINE" PREPARED BY CORNER POST SURVEYING, INC. DATED SEPTEMBER 10, 2018, BOOK 399, PAGE 2.
   - F. "BUENA VISTA PARK WELLS, MAINE PROPERTY OF CURTIS L. JONES AND C. TELLER WILSON DOING BUSINESS AS THE LAKESIDE CO." DATE RECORDED SEPTEMBER 13, 1955 IN BOOK 24, PAGE 48.
   - G. "BUENA VISTA PARK WELLS, MAINE PROPERTY OF CURTIS L. JONES AND C. TELLER WILSON DOING BUSINESS AS THE LAKESIDE CO." DATE RECORDED OCTOBER 21, 1955 IN BOOK 26, PAGE 2.
   - H. "SEA LANDING WELLS, MAINE PROPERTY OF LEGACY PROPERTIES III, LLC." PREPARED BY CIVIL CONSULTANTS, RECORDED ON JUNE 2, 2015 IN BOOK 376, PAGE 28.
   - I. "EXISTING CONDITIONS PLAN OF LAND WELLS, MAINE PROPERTY OF ROLAND A. & THOMASINA W. COLE" PREPARED BY POST ROAD SURVEYING DATED APRIL 22, 2000.
   - J. "PLAN OF LAND WELLS, MAINE" PROVIDED BY SEBAGO TECHNICS.
   - K. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP PROPERTY OF LOUISE K. FADER TO STATE OF MAINE" RECORDED ON SEPTEMBER 6, 1966 IN BOOK 1734, PAGE 481.
   - L. "AMENDED SUBDIVISION PLAN, LOT 1, SEAMIST ESTATES WELLS, MAINE, PROPERTIES OF PETER B. & GLENIS D. MOODY, SHANE & PAMELA MAXON" PREPARED BY POST ROAD SURVEYING, RECORDED IN BOOK 367, PAGE 23.
   - M. "SUBDIVISION PLAN OF LAND, SEAMIST ESTATES WELLS, MAINE, PREPARED FOR OCEANVEST, INC." DATED NOVEMBER 14, 1987, RECORDED IN BOOK 167, PAGE 47.
   - N. "LAND OF FLORENCE BELCHER & PAUL H. LAROCHELLE WELLS, MAINE" PREPARED BY VESS IRVINE, SURVEYOR, DATED OCTOBER 14, 1975, RECORDED IN BOOK 79, PAGE 48.
8. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 PER GIS PARCELS AND AERIAL IMAGERY. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS.
9. THE SURVEYED PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WELLS, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 2301580021D, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2003. THE ENTIRETY OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE C (NO SHADING), AREAS OF MINIMAL FLOODING.
10. BOUNDARY NOTES:
    - 10.A. EASEMENT FOR MAINTAINING A BUILDING EXTENDING PARTIALLY LAND OF ROLAND A COLE (MAP 117, LOT 62) APPEARS TO HAVE TERMINATED WITH REMOVAL OF THE BUILDING LOCATED ON MAP 117, LOT 63, SEE BOOK 18530, PAGE 852.
    - 10.B. UTILITY EASEMENTS:
      - 10.B.1. EASEMENT CONVEYED BY STANLEY L. & MARTHA A. CONNOR TO CENTRAL CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY TO BUILD, MAINTAIN EQUIPMENT SOUTHEASTERLY FROM U.S. ROUTE 1 TO POLE #171.2, SEE BOOK 1439, PAGE 25, DATED APRIL 18, 1960.
      - 10.B.2. EASEMENT CONVEYED BY STANLEY L. & MARTHA A. CONNOR TO CENTRAL CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY TO BUILD, MAINTAIN EQUIPMENT EXTENDING SOUTHERLY FROM POLE 171 TO POLE 171.2 INCLUDING POLE 171.11 OFF US RT #1, SEE BOOK 1810, PAGE 294, DATED MARCH 8, 1968.
    - 10.C. ACCESS EASEMENT: PREDECESSOR IN TITLE TO MAP 117, LOT 63, FLORENCE BELCHER RESERVED AN ACCESS EASEMENT IN THE CONVEYANCE TO PAUL H. & JEANNETTE D. LAROCHELLE, SEE BOOK 1999, PAGE 440, DATED JUNE 22, 1973, REFERRING TO A 15 FT OVER AN EXISTING DRIVEWAY FROM U.S. ROUTE 1, ALONG THE SOUTHERLY SIDE OF PROPERTY. EASEMENT WAS RELINQUISHED BY FLORENCE BELCHER IN BOOK 2109, PAGE 348, DATED NOVEMBER 12, 1975.
    - 10.D. ROUTE 1/POST ROAD: IS A PUBLIC RIGHT OF WAY, BEING 4 RODS (66 FT) WIDE, PER YORK COUNTY RECORDS, VOL. 5, PAGE 493, DATED 1827. THE D.O.T. PLANS (PLAN REF. C.1 & C.2) COMPLETED FOR THIS AREA SHOW NO CHANGES TO THE EXISTING RIGHT OF WAY. A STRAIGHT LINE WAS THROUGH EXISTING MONUMENTATION WHICH GENERALLY CONFORMS TO BEING 2 RODS (33 FT) FROM THE CENTERLINE OF THE TRAVELED WAY FOR THE APPARENT SIDELINE OF THE RIGHT OF WAY. A COMPLETE RIGHT OF WAY SURVEY OF ROUTE 1 MAY YIELD DIFFERENT RESULTS.
11. WETLANDS:

    A WETLAND DELINEATION WAS PERFORMED ON THIS SITE IN SEPTEMBER, 2024 BY ALEXANDER FINAMORE, CERTIFIED WETLAND SCIENTIST (CWS, LSE) OF MAINELY SOILS, LLC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLAND DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. NO WETLANDS WERE FOUND ON THE PROPERTY.





VICINITY MAP
YORK, MAINE
SCALE: 1"=300'

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Tara Mullen
TARA M. MULLEN, MAINE PLS 2575

9/13/24
DATE

Colliers
Engineering & Design
www.colliersengineering.com

Copyright © 2024. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

STATE OF MAINE
TARA MULLEN
2575
PROFESSIONAL LAND SURVEYOR

BOUNDARY & TOPOGRAPHIC SURVEY
OF
HANNAFORD BROS. CO. LLC PROPERTY
PREPARED FOR
TYBX 2, LLC

OWNER OF RECORD:
HANNAFORD BROS. CO. LLC
DEED BK. 18530, PG. 852

TAX MAP 117, LOT 63

703 POST ROAD
WELLS, MAINE
YORK COUNTY

Colliers
Engineering & Design
BRUNSWICK
41 Church Road
Brunswick, ME 04011
Phone: 207.481.7080

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 30'	9/13/24	SMC	TMM

PROJECT NUMBER:	DRAWING NAME:
24007134A	V-SURV

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.