§ 145-49B Lot Density Calculation:

Density. *The maximum density of dwelling units permitted shall be the same as permitted in the district(s) in which the cluster development is located, unless density bonuses are granted in accordance with § 145-49D. To determine maximum density the following steps shall be taken:*

(1) In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting 15% of the area of the lot to account for roads and parking.

Total Lot Area:	1,018,078 Square Feet
Residential A District Area:	949,492 Square Feet
Rural District Area:	68,586 Square Feet
Rural District	**68,586 Square Feet**
15% Deduction:	-10,288 Square Feet
Net Area:	**= 58,298 Square Feet**
Minimum Lot Size Requirement:	100,000 Square Feet
TOTAL LOTS ALLOWED	**0 LOTS**
Residential A District	**949,492 Square Feet**
Less Right of Way	-17,656 Square Feet
Total Area:	931,836 Square Feet
15% Deduction:	-139,775 Square Feet
Net Area:	**= 792,061 Square Feet**
Minimum Lot Size Requirement:	40,000 Square Feet
TOTAL LOTS ALLOWED	**19.80 LOTS**
TOTAL LOTS ALLOWED THIS SUBDIVISION	**19 LOTS**
TOTAL LOTS PROPOSED THIS SUBDIVISION	**17 LOTS**

No Innovative Open Space Bonuses requested for density.

Area Totals

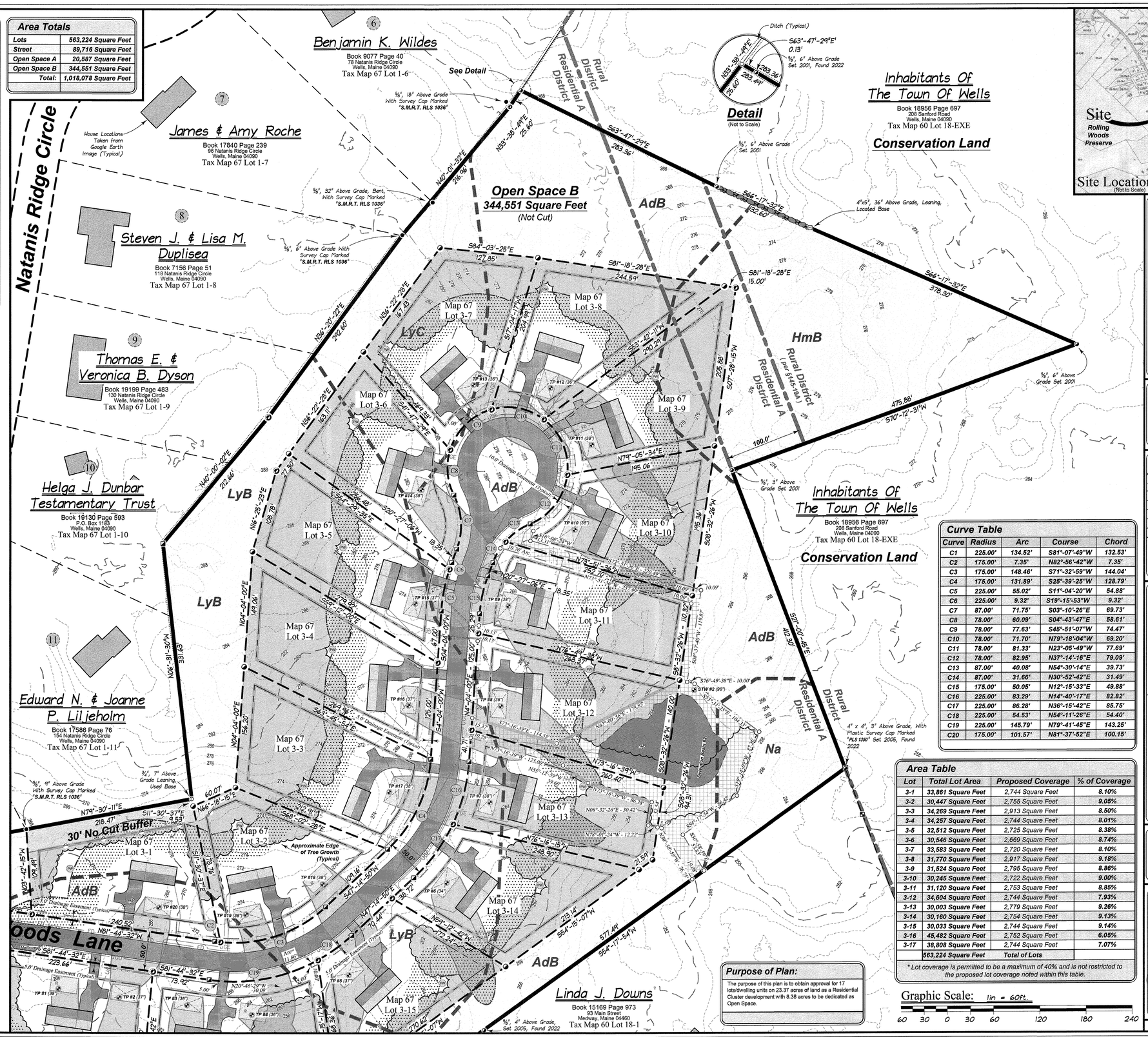
Lots	**563,224 Square Feet**
Street	**89,716 Square Feet**
Open Space A	**20,587 Square Feet**
Open Space B	**344,551 Square Feet**
Total:	**1,018,078 Square Feet**

Legend:

- ⅝" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- ⅝" Iron Rod To Be Set With Plastic Cap Marked "SEBAGO TECH PLS 1350"
- 4"x4" Concrete Monument To Be Set With Plastic Survey Cap Marked "STI 1350"
- 4"x4" Concrete Monument Set in 2005 With Plastic Survey Cap Marked "PLS 1350"
- Stone Monument Found (Dimensions Labeled on Plan)
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Corner, Nothing Found or Set
- Stonewall
- Remains of Wire Fence
- Utility Pole
- Overhead Utility Lines
- Pavement
- Gravel
- Boundary Line Of Surveyed Premises
- Proposed Lot Lines
- Abutter Line (See Note 7)
- Right Of Way Line
- Building Setback Line
- Upland/Wetland Interface Line (See Note 9)
- C20 — Curve Identifier (See Curve Table)
- 5 — Proposed Lot Number
- Proposed House (See Note 26)
- Proposed Driveway (See Note 21)
- No Cut Buffer Signs
- W — Proposed Well Locations
- TP #3 (26') — Test Pit Location, Number and Depth To Restriction
- Well Exclusion Line
- Well Exclusion Zone
- Proposed Septic Locations (Primary) (See Note 16)
- Septic Nitrate Plume
- R — Reserve Septic Locations

Approved By: Date: 9-11-2023

Planning Board


Natanis Ridge Circle
Benjamin K. Wildes
Book 9077 Page 40
78 Natanis Ridge Circle
Wells, Maine 04090
Tax Map 67 Lot 1-6
James & Amy Roche
Book 17840 Page 239
96 Natanis Ridge Circle
Wells, Maine 04090
Tax Map 67 Lot 1-7
Steven J. & Lisa M. Duplisea
Book 7156 Page 51
118 Natanis Ridge Circle
Wells, Maine 04090
Tax Map 67 Lot 1-8
Thomas E. & Veronica B. Dyson
Book 19199 Page 483
130 Natanis Ridge Circle
Wells, Maine 04090
Tax Map 67 Lot 1-9
Helga J. Dunbar Testamentary Trust
Book 19130 Page 593
P.O. Box 1183
Wells, Maine 04090
Tax Map 67 Lot 1-10
Edward N. & Joanne P. Liljeholm
Book 17586 Page 76
154 Natanis Ridge Circle
Wells, Maine 04090
Tax Map 67 Lot 1-11
Linda J. Downs
Book 15169 Page 973
93 Main Street
Medway, Maine 04460
Tax Map 60 Lot 18-1
Inhabitants Of The Town Of Wells
Book 18956 Page 697
208 Sanford Road
Wells, Maine 04090
Tax Map 60 Lot 18-EXE
Conservation Land
Open Space B
344,551 Square Feet
(Not Cut)
Detail
(Not to Scale)
See Detail
Rural District Residential A District
Rolling Woods Lane
Site
Rolling Woods Preserve
Site Location Map
(Not to Scale)
House Locations Taken from Google Earth Image (Typical)
30' No Cut Buffer
Approximate Edge of Tree Growth (Typical)
Map 67 Lot 3-1
Map 67 Lot 3-2
Map 67 Lot 3-3
Map 67 Lot 3-4
Map 67 Lot 3-5
Map 67 Lot 3-6
Map 67 Lot 3-7
Map 67 Lot 3-8
Map 67 Lot 3-9
Map 67 Lot 3-10
Map 67 Lot 3-11
Map 67 Lot 3-12
Map 67 Lot 3-13
Map 67 Lot 3-14
Map 67 Lot 3-15
AdB
LyB
LyC
HmB
Na
Rural District Residential A District
Ditch (Typical)
⅝", 6' Above Grade Set 2001, Found 2022
⅝", 6' Above Grade Set 2001
⅝", 3' Above Grade Set 2001
⅝", 32" Above Grade, Bent, With Survey Cap Marked "S.M.R.T. RLS 1036"
⅝", 18" Above Grade With Survey Cap Marked "S.M.R.T. RLS 1036"
⅝", 6" Above Grade With Survey Cap Marked "S.M.R.T. RLS 1036"
¾" 7' Above Grade Leaning, Used Base
⅝", 9" Above Grade With Survey Cap Marked "S.M.R.T. RLS 1036"
4"x5", 36" Above Grade, Leaning, Located Base
4' x 4", 3" Above Grade, With Plastic Survey Cap Marked "PLS 1350" Set 2005, Found 2022
⅝", 4" Above Grade, Set 2005, Found 2022
Rolling Woods Preserve
Proposed Road A
Proposed Road B
Proposed Road C
Proposed Road D
Proposed Road E
Proposed Road F
Proposed Road G
Proposed Road H
Proposed Road I
Proposed Road J
Proposed Road K
Proposed Road L
Proposed Road M
Proposed Road N
Proposed Road O
Proposed Road P
Proposed Road Q
Proposed Road R
Proposed Road S
Proposed Road T
Proposed Road U
Proposed Road V
Proposed Road W
Proposed Road X
Proposed Road Y
Proposed Road Z
10.0' Drainage Easement (Typical)
5.0' Drainage Easement (Typical)
4.0' Drainage Easement (Typical)
Above Ledge
Underground Electric
Overhead Electric
Underground Telephone
Overhead Telephone
Underground Cable TV
Overhead Cable TV
Underground Gas
Overhead Gas
Underground Water
Overhead Water
Underground Sewer
Overhead Sewer
Underground Drain
Overhead Drain
Underground Fiber Optic
Overhead Fiber Optic
Underground Communication
Overhead Communication
Underground Electric Service
Overhead Electric Service
Underground Telephone Service
Overhead Telephone Service
Underground Cable TV Service
Overhead Cable TV Service
Underground Gas Service
Overhead Gas Service
Underground Water Service
Overhead Water Service
Underground Sewer Service
Overhead Sewer Service
Underground Drain Service
Overhead Drain Service
Underground Fiber Optic Service
Overhead Fiber Optic Service
Underground Communication Service
Overhead Communication Service
Underground Electric Line
Overhead Electric Line
Underground Telephone Line
Overhead Telephone Line
Underground Cable TV Line
Overhead Cable TV Line
Underground Gas Line
Overhead Gas Line
Underground Water Line
Overhead Water Line
Underground Sewer Line
Overhead Sewer Line
Underground Drain Line
Overhead Drain Line
Underground Fiber Optic Line
Overhead Fiber Optic Line
Underground Communication Line
Overhead Communication Line
Underground Electric Service Line
Overhead Electric Service Line
Underground Telephone Service Line
Overhead Telephone Service Line
Underground Cable TV Service Line
Overhead Cable TV Service Line
Underground Gas Service Line
Overhead Gas Service Line
Underground Water Service Line
Overhead Water Service Line
Underground Sewer Service Line
Overhead Sewer Service Line
Underground Drain Service Line
Overhead Drain Service Line
Underground Fiber Optic Service Line
Overhead Fiber Optic Service Line
Underground Communication Service Line
Overhead Communication Service