TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Agenda
Monday, February 22, 2016, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER AT 7:00 pm & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 4, 2015 DRAFT MEETING MINUTES

DOCUMENTS: PB MIN 01-04-16.PDF

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. MOODY BEACH RV CAMPGROUND

MHC Moody Beach, LLC, owner; Jason Russo, applicant; Kirk Ball, PE agent. Site Plan Pre-Application to amend the site plan for 71 RV sites, eliminate location of previously approved/ unconstructed RV sites, and depict existing conditions of the property. The property is located within the General Business & Rural Districts and is located off of 266 Post Road. Tax Map 19, Lot 8. **Receive Site Plan Pre-Application and determine a site walk.**

DOCUMENTS: MOODY BEACH PRE- APP MEMO 02-18-16.PDF, MOODY BEACH RV SUBMISSION 02-08-16.PDF, MOODY BEACH SITE PLANS FOR WELLS SITE PLAN APPLICATION BG F 2-8-16.PDF

II. ELMWOOD RESORT

Elmwood Condominium Association, owner; Scott DeFelice, applicant. Site Plan Amendment Application to construct a new entry for the pool building and for after-the-fact approval of various changes made since the 1990 site plan approval. The property is located off of 1351 Post Road and is within the General Business and 75' Shoreland Overlay Districts. Tax Map 129, Lot 35. **Receive Site Plan Amendment Application, provide initial feedback, determine a site walk**

DOCUMENTS: ELMWOOD AMEND APP MEMO 02-18-16.PDF, ELWOOD RESORT 12-05-1990 SITE PLAN SIGNED.PDF, ELMWOOD DRAFT PLAN AREAS OF CHANGE 02-18-16.PDF

III. YORK COUNTY COMMUNITY COLLEGE AMENDMENT

Maine Community College System, owner; Nancy Drouin, YCCS, applicant; Kerry Green, Oak Point Associates, agent. Site Plan Amendment Application to construct an 18,300 SF academic building for classrooms, auditorium and study spaces and to expand parking. The property is located off of 112 College Drive and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 43, Lot 3A.EXE. **Workshop compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS: YCCC DRAFT COMPLIANCE FOF 02-1816.PDF, YCCC SITE PLAN AMEND APP MEMO 02-18-16.PDF, YCCC FIRE SAFETY LETTER 01-20

PLAN AMEND APP MEMO 02-18-16.PDF, YCCC FIRE SAFETY LETTER 01-20-16 SIGNED.PDF, YCCC SHEET L501.PDF, YCCC SHEET L102.PDF, YCCC SHEET L101.PDF, YCCC SHEET L502.PDF, YCCC TRANSMITTAL LETTER01-21-16.PDF, YCCC SITE PLAN REV SHEETS 01-21-16.PDF

IV. BURNT MILL SITE PLAN

Burnt Mill Holding Company, LLC, owner, William Bradley Booth, applicant; Hart Howerton & Corner Post Land Surveying, Inc, engineer/surveyor. Site Plan Application for permitted uses within portions of the Burnt Mill Estates Subdivision open space including an 18-hole Golf Course and Driving Range (Low-intensity commercial recreation use); a Kids Club, a Fitness Club with pool, a Golf Clubhouse with Event Barn, and Maintenance Buildings, sheds, restrooms and associated parking (Club use); and a Standard Restaurant use with the Golf Clubhouse are proposed. Parcels are located within the Rural & 75' Shoreland Overlay Districts and are off or in the vicinity of Hobbs Farm Road. Tax Map 62, Lots 12, and 13 and Map 63, Lot 7. **Workshop completeness and schedule a public hearing if appropriate**

DOCUMENTS: BURNT MILL SITE PLAN APP MEMO 02-18-16.PDF, BURNT MILL COMPLETNESS DRAFT 02-5-16.PDF, BURNT MILL SITE PLAN OVERFLOW PARKING 02-03-15 DRAFT.PDF, TRUCK TURNING.PDF, BM C6.18REV7-14113 01-18-16.PDF, BMC6.9REV6-14113 01-18-16.PDF, BM C6.8REV7-14113 01-18-16.PDF, BM C6.7REV8-14113 01-18-16.PDF, BM C6.6REV5-14113 01-18-16.PDF, BMC6.5REV6-14113 01-18-16.PDF, BMC6.4REV7-14113 01-18-16.PDF, BM C6.2REV9-14113 01-18-16.PDF, BM C6.1REV9-14113 01-18-16.PDF, BMC6.0REV0-14113 01-18-16.PDF

V. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Preliminary Subdivision Application consisting of 70 dwelling units located within 35 duplex (two-family) buildings on land totaling 80.82 acres of which 60.69 acres to be dedicated as open space (Multifamily Development). The major subdivision proposes roadways and shall be connected to public water and public sewer. The subdivision is located within the Rural and 75' Shoreland Overlay Districts and is located off of Willow Way/ Gateway Drive and Midway Drive. Tax Map 72, Lots 4B, 12 and 13. **Receive Final Subdivision Application and Workshop Completeness and schedule a public hearing if appropriate**

DOCUMENTS: MILLBROOKE FARM FINAL SUB MEMO 02-19-16.PDF, MILLBROOKE FARM MGL MEMO RESPONDING TO KASPRZAK LETTER 02-19-16.PDF, MILLBROOKE FARM - KASPRZAK PROJECT NOTE SUMMARIES 02-19-16.PDF, MILLBROOKE FARM ROAD NAM APPROVALS 01-16-16.PDF, MILLBROOKE FARM FINAL SUBDIVISION PLAN SET 01-12-16.PDF, MILLBROOKE FARM FINAL COMPLETENESS CHECKLIST 02-01-16.PDF, MILLBROOKE FARM MGL EROSION CONTROL AND DRAINAGE MEMO 02-4-16.PDF, MDOT WELLS RIVERBEND WOODS CONDOMINIUMS.PDF, MILLBROOKE FARM PUBLIC COMMENT EMAILS 01-26-16.PDF, WSDAPPROVAL-WPREVIEWLTR-MILLBROOKEFARM 01-25-16.PDF, KASPRZAK LETTER TO LIBBY 01-25-16.PDF, KASPRZAK LETTER TO GOBEIL 01-26-16.PDF, MDOT LETTER WELLS RIVERBEND WOODS CONDOMINIUMS 01-26-16.PDF, MILLBROOKE MGL DOCUMENT MEMO 02-01-16.PDF, MILLBROOKE FARM MGL OPEN SPACE MEMO 01-29-16.PDF, MILLBROOKE FARM FINAL SUBDIVISION APPLICATION 01-13-16.PDF, MILLBROOKE FARM COMMUNITY IMPACT ANAYLSIS 01-13-16.PDF, MILBROOKE FARM DRAFT PERFORMANCE GUARANTEE 01-13-16.PDF, 04426-MILLBROOKE FARM-PROPOSED HYDRANT LOCATIONS.PDF, MILLBROOKE_FARM_APPROVAL LETTER KKW 1-12-16.PDF

VI. WIRE ROAD SUBDIVISION

Highpine Properties, LLC, owner/applicant. Attar Engineering, Inc. agent. Preliminary Subdivision Application for a major subdivision consisting of 40 lots/ single family dwelling units on 100 acres of land (Residential Cluster Development) with private roadways and infrastructure. The parcel is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Receive Preliminary Subdivision Application and Workshop Completeness and schedule a public hearing if appropriate**

DOCUMENTS:WIRE ROAD PRELIM MEMO 02-19-16.DOCX, WIRE ROAD ART V (145-30) RURAL DIST CHECKLIST02-19-16.DOCX, WIRE ROAD PRELIM COMPLETENESS 02-19-16.DOCX, WIRE ROAD ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 02-19-16.DOCX, WIRE ROAD PKG 01-29-16.PDF, WIRE ROAD PRELIM SUB APPLICATION FORM 1-12-16.PDF, WIRE ROAD SUB BNDY PLAN.PDF, WIRE ROAD GROUNDWATER NITRATE EVALUATION SME 01-12-16.PDF, WIRE ROAD RIGHT TITLE INTEREST.PDF, WIRE ROAD TEST PITSOCT 2013.PDF, WIRE ROAD SOIL SURVEY AND TEST PITS DEC 2015.PDF, WIRE ROAD FIRM MAP AND LOCATION MAPS 01-12-16.PDF, WIRE ROAD IFW LETTER 01-08-14.PDF

VII. AVITA NURSING HOME & MEDICAL CLINIC

Roy & Patricia Garvin; Penny Freeman; and Shane & Pamela Maxon owners. Sandy River II, Inc. applicant; Sebago Technics, agent. Site Plan Amendment Application to divide off 3.00 acres of the 10.7 acre parcel. Nursing Home/Medical Clinic to remain on 7.05 acres. The properties are located off of 84 Sanford Road and Route One and are within the General Business and Residential-Commercial Districts. Tax Map 129, Lot 16A, and Tax Map 134, Lot 18 and 73. **Workshop completeness and determine if a public hearing is needed**

DOCUMENTS:AVITA AMD 1 SITE PLAN APP MEMO 2-19-16.PDF, AVITA DRAFT COMPLETNESS 02-04-16.PDF, AVITA AMD REVISED SITE PLAN APP FORM 02-04-16.PDF, AVITA AMD STORMWATER 01-26-16.PDF, AVITA AMD PLAN DRAFT 01-26-16.PDF, AVITA AMEND COVER LETTER 01-26-16.PDF, AVITA AMEND DEEDS 01-26-16.PDF

VIII. GRANTS PASTURE SUBDIVISION

Gerald & Raylene Grant Living Trust, owners; Sebago Real Estate Investment, LLC/ Paul Hollis, applicant; Attar Engineering, Inc. engineer. Preliminary Subdivision Application for a 7 lot/dwelling unit residential cluster major subdivision on 47 acres of land with 38.8 acres of open space proposed. Parcel is located off of North Berwick Road and is within the Rural, 250' Shoreland Overlay, and Resource Protection Districts. Tax Map 32, Lot 11. **Receive Preliminary Subdivision Application and workshop completeness**

DOCUMENTS:GRANTS PASTURE PRELIM SUB MEMO 02-19-16.PDF, GRANTS PASTURE ART V (145-30) RURAL DIST CHECKLIST 02-19-16.PDF, GRANTS PASTURE ART VII (145-49) RESIDENTIAL CLUSTER 02-19-16.PDF, GRANTS PASTURE PRELIM COMPLETENESS 02-19-16.PDF, GRANTS PASTURE PRELIM APP SUBMISSION 02-09-16.PDF, GRANTS PASTURE PLAN SHT 1 02-09-16.PDF, GRANTS PASTURE PLAN SHT 2 02-09-16.PDF, GRANTS PASTURE PLAN SHT 3 02-09-16.PDF, GRANTS PASTURE PLAN SHT 4 02-09-16.PDF

IX. SEAGLASS VILLAGE

Village Developers, LLC, owners/ applicants. Attar Engineering, Inc. agent. Site Plan Amendment #9 to eliminate the 60' x 120' all-purpose court and replace with grass parking and remove 2 grass parking spaces near the office. No other changes are proposed to this Lodging Facility. The property is located off of Route One and Old County Road and is within the General Business, Rural and 75' Shoreland

Old County Road and is within the General Business, Rural and 79 Shoreland Overlay Districts. The parcel is identified as Tax Map 19, Lot 31. **Receive Site Plan Amendment, Determine if a Site Walk is necessary, Workshop Completeness, and determine if a Public Hearing is necessary**

DOCUMENTS: SEAGLASS VILLAGE AMD 9 AMEND APP MEMO 02-18-16.PDF, SEAGLASS VILLAGE AMD 9 ART VI (145-35 TO 145-47) TOWN REGS 02-18-16.PDF, SEAGLASS VILLAGE AMD 9 DRAFT COMPLETENESS 02-18-16.PDF, SEAGLASS VILLAGE AMD 9 DRAFT PLAN 02-09-16 SHEET 2.PDF, SEAGLASS VILLAGE AMD 9 DRAFT PLAN 02-09-16 SHEET 1.PDF, SEAGLASS VILLAGE AMD 9 SUMBISSION 02-09-16.PDF

OTHER BUSINESS

I. ZONING ORDINANCE CHANGES:

1. Building Height – **Workshop and Schedule for Public Hearing**

2. Other Zoning Changes– **Workshop and Schedule for Public Hearing**

a. House-keeping Items (correcting outdated Code references)

b. Changes to §145-49 Residential Cluster Development regarding lot coverage

c. Change to the Reviewing Authority Chart'

d. Changes to §201-10 to create a review process for private streets.

DOCUMENTS: PB MEMO RE ZONING CHANGES FOR 2-22-16 PB MTG.PDF, MEMO OTHER CHANGES.PDF, BUILDING HEIGHT MEMO AND CODE CHANGES.PDF, REFERENCE CHANGES.PDF, CLUSTER SUBD CHANGES.PDF, LEAH COMMENTS CODE CHANGES.PDF, CODE - CHART CHANGES.PDF

II. SRC & CEO SITE PLAN REVIEWS AND APPROVALS UPDATE

DOCUMENTS: 02-02-16 SRC AGENDA.PDF, SPRINGER LLC FOF SIGNED 02-18-16.PDF

III. SUMMERSCAPE COTTAGES, COLLEGE DRIVE – FIELD CHANGE (M 43, L 4)

DOCUMENTS: FIELD CHANGE REQUEST 1-12-16.PDF, M43 L4 SUMMERSCAPE FIELD CHANGE PLAN SIGNED 1-15-16.PDF, SUMMERSCAPE COTTAGES FIELD CHANGE APPROVED SIGNED 01-15-16.PDF

IV. S&J COLLISION, NORTH BERWICK ROAD – FIELD CHANGE (M 40, L 3-5)

DOCUMENTS: SANDJ COLLISION FIELD CHANGE PLAN APPROVED 01-26-16.PDF

V. ELECTION OF PLANNING BOARD OFFICER POSITIONS

DOCUMENTS: PB MEMO RE OFFICER POSITIONS 02-04-16.PDF

ADJOURN

TOWN OF WELLS, MAINE

PLANNING BOARD

Meeting Minutes
Monday, January 4, 2016, 7:00 P.M.
Littlefield Meeting Room, Town Hall
208 Sanford Road

Chairman Chuck Millian called the meeting to order at 7:00 P.M. Members present: Rick Goodrich, George Raftopoulos and Charles Anderson. There is a quorum and all members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner and Meeting Recorder Cinndi Davidson.

MINUTES

December 21, 2015

MOTION

Motion by Mr. Goodrich, seconded by Mr. Anderson, to approve the minutes as written. **PASSED** 3-0-1 with Mr. Raftopoulos abstaining since he was not at the meeting.

PUBLIC HEARING

I. **MILLBROOK FARM –** Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Preliminary Subdivision Application consisting of 70 dwelling units located within 35 duplex (two-family) buildings on land totaling 80.82 acres of which 60.69 acres to be dedicated as open space (Multifamily Development). The major subdivision proposes roadways and shall be connected to public water and public sewer. The subdivision is located within the Rural and 75' Shoreland Overlay Districts and is located off of Willow Way/ Gateway Drive and Midway Drive. Tax Map 72, Lots 4B, 12 and 13.

Bob Georgitis of Kasprzak Landholdings and Jason Haskell of Sebago Technics were present. Mr. Georgitis described the plan which is the last phase of development at Riverbend Woods. The previously planned 88 units have been reduced to 70 (35 duplexes). Access will be from Gateway Drive and Willow Way. Sewer is in place and the stormwater management system is partially in place. Construction will be in 3 phases from the front of the parcel to the back, with an expected completion in 2020. Open space will be increased to approximately 174 acres for the entire project. Public comment was solicited.

Residents of Windward Pointe were concerned about the traffic from Heron Landing travelling through their neighborhood over private roads to get to the main roads. They expect that the future residents of Millbrooke Farm will have the same issue of through traffic from Heron Landing. Heron Landing is larger than Windward Pointe and the traffic is disturbing the peace and quiet in their neighborhood. The residents feel that the developer should share in the road maintenance costs along with the Association's contribution. The question of liability due to the additional traffic was another concern.

When Heron Landing was being constructed, much of the construction traffic went through Windward Pointe. There was a request to divert construction traffic when Millbrooke Farm is being developed, and use signage, flaggers and other safety measures.

Willow Way is only 16' wide with a curve, and there is no guard rail at the brook crossing. A large stump is in the intersection at the end of the road. Residents are recommending that it be kept as emergency access only. Bypass Road is also in bad condition and needs upgrading. The residents asked to have the Millbrooke Farm road built as soon as possible to divert traffic away from Windward Pointe. The Town and developer were requested to have the contractor provide a bond to cover any road damage.

Some residents heard that Windward Pointe was the secondary route to Heron Landing, and asked when the other entrance would be constructed. There is a sign directing traffic through Windward Pointe to reach Heron Landing. Will there eventually be another sign?
Mr. Georgitis said the signage was put up on Gateway Drive just before the Town was asked to accept the road. As additional phases were built it became confusing and he had new signs made. The original plan provided for interconnecting roadways to provide two accesses for all the phases, as required by the Town. Gateway Drive has been used for 10 years during all the construction and is still in good condition. The construction schedule is to build the first section of Millbrooke Farm in 2016 and the middle section in 2018. When plans were submitted for Windward Pointe, the intention was to pave the walking trail from the end of Willow Way to connect into Windward Pointe if there would be no further construction. If the extension of Willow Way was paved it would create a road behind the houses. The developer wants to keep it as a walking trail because it leads to the river and open space. That portion has been abandoned by the Town. Willow Way from Gateway Drive to Harrisecket Road is paved and is still a Town road. The condition of Bypass Road is really an issue for the Town and the Public Works Department. Mr. Georgitis said he has put up signs for the construction traffic. He was previously contacted about cost sharing for the road impacts, and feels that this is an issue between Kasprzak Landholdings and the Windward Pointe Association. Construction vehicles will be using Gateway Drive and possibly Willow Way, but they will not be going through Windward Pointe and Heron Landing to get to Millbrooke Farm. He suggested that the 3 associations may wish to merge, but recognized that a consolidated association would be difficult for the residents to manage. Mr. Anderson asked if the condo documents allow the associations to merge. Mr. Georgitis said nothing in the documents prohibits a merger. Mr. Raftopoulos asked if there are any plans to develop Willow Way. Mr. Georgitis said the developer doesn't plan to. The tree at the end was cut down and the stump was left. Mr. Livingston said the whole intersection will be redone this spring as part of the Preachers Aid project and the stump will be removed. Mr. Raftopoulos asked if that portion of the road could be developed as part of

Millbrooke Farm and Heron Landing, with a gate and Knox box. Mr. Georgitis said it would involve connecting two public streets and would never be approved.

There was a suggestion to complete the first two sections of the Millbrooke Farm road first so the connecting road would provide an alternate access to Heron Landing. Mr. Livingston said that part of the Heron Landing approval was to complete the connecting road five years after approval (April 15, 2018). Since the road can't be paved in April, it will have to be completed in 2017. There was a question about Note 24 on the Heron Landing plan stating that the associations would pay for road maintenance. Mr. Millian said that is from the condo documents and doesn't involve the Planning Board. Mr. Livingston said that originally the private section of Willow Way was the emergency access for Windward Pointe. If Heron Landing was built and no more phases of the project were built, an access road would have to be paved and the associations would share the maintenance costs. Since Millbrooke Farm is being developed, the connecting road will create another means of access.

There was a request to pave the road from Heron Landing to Millbrooke Farm early in the development process. There is extensive traffic from Heron Landing going through Windward Pointe: 50 units with an estimated 100 residents' cars, visitors, delivery trucks, and realtors showing units. Mr. Georgitis said he will discuss scheduling with the owner. Sewer and other utilities need to be extended before the road is paved.

MOTION

Motion by Mr. Goodrich, seconded by Mr. Anderson, to close the public hearing. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

I. MILLBROOK FARM – Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Preliminary Subdivision Application consisting of 70 dwelling units located within 35 duplex (two-family) buildings on land totaling 80.82 acres of which 60.69 acres to be dedicated as open space (Multifamily Development). The major subdivision proposes roadways and shall be connected to public water and public sewer. The subdivision is located within the Rural and 75' Shoreland Overlay Districts and is located off of Willow Way/ Gateway Drive and Midway Drive. Tax Map 72, Lots 4B, 12 and 13. **Workshop Preliminary Completeness and draft Preliminary Findings of Fact & Decisions**

The major concern raised at the public hearing is traffic. Bypass Road and Willow Way are existing town roads and their condition is not a Planning Board issue. Mr. Georgitis said that based on the demographics most of the owners are retired, and a DOT Traffic Movement Permit may not be required. Gateway Drive was accepted as a town road because it connects 2 town roads (Willow Way and Bypass Road) and was built to town standards.

The recommendations in Mr. Livingston's memo were reviewed. Stones in the cemetery date back to the 1700's and 1800's. The applicant will provide a walking path from the road up to and around the cemetery. There will be no disturbance within 25'.

The forest management plan is in place.

The Code requires a 25' vegetated buffer along the lot boundaries. The applicant proposes to leave the existing tree line and additional trees will be planted. Pathways will lead through the trees to the river.

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Goodrich, to find that the proposed landscape buffer shown on Sheet 15 is adequate. **PASSED** unanimously.

The initial review of drainage indicates that some of the catch basins are deep and may require larger diameter manholes.

The Planning Board sets road standards for condominium projects. For the other phases of the project, 22' wide roadways with concrete curbing has been accepted as the standard.

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that this is an acceptable road standard. **PASSED** unanimously.

The open space isn't posted and there is no requirement to give a public easement. The policy has been to allow public access as long as it isn't abused, and Mr. Georgitis expects this to continue. The association pays for a liability insurance policy. The developer would like to discuss a river crossing with the town.

The soil survey has been provided. The IF&W letter is included in the MDEP Site Location application.

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the requirement for a new IF&W letter. **PASSED** unanimously.

The Preliminary Findings of Fact & Decisions were reviewed. The Riverbend Woods Association is to be made up of all the condo owners and Kasprzak has retained control of the Association. The open space has been deeded to the Association. Mr. Livingston said that any restrictions or covenants about the open space need to be included in the Association documents. The Kasprzak attorney and Town Attorney will review the documents.

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to approve the Preliminary Findings of Fact & Decisions with 3 standard conditions of approval and 8 special conditions of approval, and grant preliminary approval. **PASSED** unanimously.

II. QUAIL RUN SUBDIVISION – Roger Berube Builders, Inc. owner. Post Road Surveying, Inc. Agent. Final Subdivision Amendment Application to revised well exclusion areas on Lots 2, 3, and 4. No new lots or dwellings are proposed for the existing 5 lot major subdivision or the Quail Run Lane right of way. The subdivision is located off of Sanford Road and is located within the Residential A district. Tax Map 66, Lots 30.2, 30.3, and 30.4. **Receive Final Subdivision Amendment Application, if**

appropriate determine a site walk, completeness, public hearing, compliance and Final Findings of Fact & Decisions.

The applicant has withdrawn the amendment application.

III. YORK COUNTY COMMUNITY COLLEGE – Maine Community College System, owner; Nancy Drouin, YCCS, applicant; Kerry Green, Oak Point Associates, agent. Site Plan Amendment Application to construct an 18,300 SF academic building for classrooms, auditorium and study spaces and to expand parking. The property is located off of 112 College Drive and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 43, Lot 3A.EXE. **Workshop compliance , permitting updates, performance guarantees and inspections**

Scott Anderson of Verrill Dana and Jonah DeWaters of Oak Point Associates represented the applicant. The recommendations in Mr. Livingston's memo were reviewed. The Town Attorney concluded that the applicant has the right to improve the emergency access road across the Barefoot Cottage property. The College Attorney submitted an opinion about the recorded easements and the agreement between Barefoot and the College, and the Town Attorney concurred. The applicant has made the recommended changes on the plans for fire lane striping and signage. A gate is proposed between Rite-Aid and Barefoot with other gates on the College property line and at the proposed parking lot. The plans for the emergency access easement were prepared by an engineer, not a surveyor, and the Board needs to consider if this is acceptable.

MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find that the plans prepared by the engineer are acceptable. **PASSED** unanimously.

MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find that the location of the emergency access road meets the criteria of §145-75 A Traffic & N Fire Safety. **PASSED** unanimously.

The improvements at the Chapel Road/College drive intersection were discussed. The wetland there is considered a vernal pool of special significance. An e-mail from DOT indicates that the Traffic Movement Permit will be modified. Mr. Livingston has asked the peer reviewer Randy Dunton to comment. Such improvements are usually tied to the occupancy of the new building and a performance guaranty would be required because of the Town roads involved. Mr. Millian said that the Town Manager has to approve the performance guaranty or bond. Mr. DeWaters said the entire project is state-funded so the contractor is required to post bonds.

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Goodrich, to require approval of the performance guaranty documentation by Mr. Livingston and the Town Manager at the pre-construction meeting. **PASSED** unanimously.

The DOT Traffic Movement Permit is being amended for the right shoulder work on Chapel Road. The official approval is needed for final approval.

MOTION

Motion by Mr. Goodrich, seconded by Mr. Raftopoulos, to require a signed DOT letter for the preliminary review and approval of the amendment, with the final DOT approval due by the pre-construction meeting. **PASSED** unanimously.

Landscaping and screening were discussed.

MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find that the proposed landscaping satisfies the buffering requirement for the residential abutter. **PASSED** unanimously.

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Goodrich, to find that the landscape buffer along College Drive is adequate. **PASSED** unanimously.

The parking calculations were discussed. Mr. DeWaters said that 132 spaces were removed including 4 handicap spaces, while 214 spaces were added in another area. Removal of the smoking shelter added 2 spaces. One space was lost by adding an access aisle for the handicap spaces. The revised total is 562 spaces including 23 handicap spaces. Mr. Livingston recommended adding a purpose of plan note, and the partial boundary surveys should be included in the full plan set.

MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to continue the application for 60 days. **PASSED** unanimously.

OTHER BUSINESS

~There is a memo in tonight's packets about the proposed zoning changes. The possibility of a building height exemption was raised because of the high school renovation. Much of the roof has to be flat because of height limitations. It will also be an issue with the new fire/police building at the corner of Route One and Harbor Road. A special provision is proposed for municipal buildings including the library in a portion of the GB Zone. Public schools can be another exempt use. The consensus was to send this forward to the Selectmen as amended. Another proposed zoning change for June 2016 is some "housekeeping" to correct and update old references to subdivisions where the chapter numbers have changed.

Lot coverage in residential cluster subdivisions in the Rural Zone is limited to 20% based on the language in the Code. It can be difficult to meet this standard with 20,000 sq.ft. lots. The Board can reduce street frontage and setbacks, and for consistency the Board should be able to reduce lot coverage. There is a conflict in the Code about residential clusters in the Aquifer Protection Zone, which needs to be resolved.

Changes to the Reviewing Authority Chart would allow minor amendments to be approved by the Code Enforcement Office. Approvals of minor site plan amendments would be expedited if they did not have to be reviewed by the Planning Board or Staff Review Committee.

There should be a review process for private streets that are not part of a subdivision. There is no review and approval process now.

~The Board needs to elect officers for 2016. The consensus was to postpone voting until more members are present.

ADJOURN

MOTION

Motion by Mr. Anderson, seconded by Mr. Goodrich, to adjourn. **PASSED** unanimously.

MINUTES APPROVED _____, 2016

ACCEPTED BY:

_____ _____

Robert Sullivan, Secretary Cinndi Davidson, Recorder

Planning & Development
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Michael G. Livingston, PE Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Site Plan Pre-Application Memo

Date: February 18, 2016

To: Planning Board

From: Planning Office

Re: Moody Beach RV Campground – Tax Map 19, Lot 8

Project Description:

Kirk Ball, PE of Acheron Engineering Services has submitted a site plan pre-application on behalf of the applicant, Jason Russo, with the permission of the current property owner, MHC Moody Beach, LLC. The Site Plan Pre-Application is to depict the existing conditions of the site, to eliminate previously approved but unconstructed RV sites and relocate 71 RV sites to the easterly and northerly sides of the property, to locate a basketball court to the north side of the property, and locate an RV storage area to the westerly side of the property. The parcel is 48.65 acres in size and is located off of Route 1 (266 Post Road) via a 50' wide easement over abutting lot 11, on Map 19. This parcel has no street frontage. The parcel is located within the General Business District and Rural District. The parcel shall be served by public water and public sewer. The parcel is identified as Tax Map 19, Lot 8.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot;

B. Resumption of a use which has been discontinued for at least two years is proposed; or

C. An existing use proposes to expand its gross floor area and/or land area. **YES – 71 RV sites are proposed to be relocated on the property; a new playground is proposed, RV storage relocation is proposed, basketball court relocation proposed; various other changes made to the property without site plan approval since 1997 include: a playground built within the 25' RV Park buffer, 2 dumpsters, an additional trailer and shed? located behind the maintenance building, a play area and canopy near an existing 80' x 30' building, a 10' x 9' building, propane tanks, concrete pad, and a canopy and addition off of the 30' x 90' building.**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. **[Amended 4-18-1998]** **The proposal requires Planning Board approval**

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Upon the submission of the Site Plan Application the fee shall be paid.**

B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan. **Upon the submission of the Site Plan Application additional escrow shall be provided.**

C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]** **To be determined**

§ 145-74. Review and approval processes.

A. Preapplication. **[Amended 4-14-2000]**

(1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features, a list of names and addresses of abutters to the proposed project, and a set of Size 10 envelopes addressed to the abutters, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

(a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **Article V use determination done by CEO on 2/9/16**

(b) If the proposed use is a permitted use on the subject lot:

[1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **Notice mailed to applicant and abutter on 2/12/16**

[2] Certify that said notices have been sent or delivered.

[3] If the reviewing authority pursuant to § **145-71** is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **The reviewing authority is the Planning Board.**

[4] If the reviewing authority pursuant to § **145-71** is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **The reviewing authority is the Planning Board.**

(c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.

(2) The abutters' notification sent pursuant to Subsection **A(1)(b)[1]** above shall include a copy of the preapplication form and an explanation of the purpose of the notification. If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Notice mailed on 2/12/16 of 2/22/16 meeting.**

(3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § **145-77** if it determines that they would not be applicable or are not necessary to determine that the standards of § **145-75** have been or will be met.

(4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and conclusions:

1. The Planning Board should receive the site plan pre-application and consider if possible to schedule a site walk of the property as snow cover is currently minimal.

Acheron International Inc.

Engineering, Environmental & Geologic Consultants

February 8, 2016

Michael Livingston, P.E.
Town of Wells
208 Sanford Road
Wells, Maine 04090

RE: Sketch Plan Review Application for Moody Beach RV Campground, Wells, Maine

Mr. Livingston:

On behalf of our client, Moody Beach RV Campground, please find attached a Site Plan Preapplication and supporting documents. The existing campground is a seasonal camping resort with approximately 208 RV sites and 3 tenting areas and is located at 266 Post Road in Wells, Maine. The owners, MHC Moody Beach LLC are proposing a 71 RV site expansion at the campground.

In 1989 the campground obtained approval to expand the campground at the far west end of the campground parcel. Only a small portion of the approved expansion was constructed. Rather than applying for a building permit to construct the expansion as approved, the campground is proposing to relocate the expansion to east end of the parcel. The primary reasons for the request to relocate the expansion are;

- The design of the approved expansion will not accommodate the size of reactional vehicles on the road today.
- Constructability of the approved development is difficult due to the presence of a wetland and the distance form public utilities.

For your and the board's review attached to the application are three different site plans, an existing conditions site plan, a site plan showing the location and size of the 1989 approved expansion and the 2016 conceptual expansion site plan.

Thank you in advance for your assistance. Please call me (368-5700) or email (kball@acheronengineering.com) me with any questions or concerns.

Sincerely,
Acheron

KJBall

Kirk J. Ball, PE

Enclosure: Site Plan Preapplication
Cc: Jason Russo, Greggory Kane, Brian Rayback

TOWN OF WELLS, MAINE
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

SITE PLAN PREAPPLICATION - §145-74A

1. Project/Business Name: Moody Beach RV Campground
2. Street Address (of project): 266 Post Road, Wells, Maine 04090
3. Assessor's Tax Map Number(s): 0019 Lot Number(s): 008
4. Property Owner: MHC Moody Beach, LLC

   Mailing Address: c/o Equity Life Style Properties, Inc., Two North Riverside Plaza, Suite 800
   Chicago, Illinois 60606

   Telephone: 207-646-4586 Fax: 207-646-0637

   Email Address: jason_russo@equitylifestyle.com
5. Applicant (if different from owner): Jason Russo

   Mailing Address: 5100 W. Lemon St Suite 109
   Tampa Fl. 33609

   Telephone: 813-480-2307 Fax:

   Email Address: jasonrusso.fl@gmail.com
6. Agent/ Engineer/ Surveyor: Kirk Ball, PE, Acheron Engineering Services

   Mailing Address: 147 Main Street
   Newport, Maine 04953

   Telephone: 207-368-5700 Fax: 207-368-5700

   Email: kball@acheronengineering.com
7. All correspondence should be sent to: Kirk Ball
   (specify one of the above)
8. Zoning District(s): Rural & General Business
9. Shoreland Overlay District(s): N/A
10. Land Uses: (see attached Land Use Table to use correct use terminology)

    A. Existing Land Use(s): Tent & RV Park

B. Proposed Land Uses(s): Tent & RV Park

11. What legal interest does applicant have in the property?

Ownership X Option _____ Purchase & Sales Contract _____ Other _____

Documentation of right, title or interest must accompany the application

12. Is any part of parcel within 250 feet of high water mark of a pond, stream, or tidal water body? Yes_____ No X

13. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes____ No X

14. Does the parcel include any water bodies? Yes_____ No X

15. Acreage of Parcel: 48.65 Acerage to be Developed: 8.0

16. EXISTING a) Total Gross Floor Area of All Structures 13,862 SF

17. PROPOSED a) Total Gross Floor Area of All Structures N/A

18. Number of Existing Parking Spaces: 2/RV Site Total Number of Parking Spaces as proposed: 2/RV Site

19. Description of proposed amendment: Moody Beach RV Campground is proposing an expansion of the campground. The expansion will include the addition of 71 full service RV sites, and a play ground; relocation of the basketball court, RV storage and the conversion of two structures from seasonal to year round occupation. in 1989 the campground obtained approval from to expand at the far west end of the of the campground parcel, in the rural district. Only a small portion of that expansion was constructed. Rather than constructing the expansion approved in 1989, the campground is proposing to relocate the expansion to the east end of the parcel in both the rural and general business districts. Please refer to the attached site plans for details.

CERTIFICATION. To the best of my knowledge, all information submitted on this site plan and with my application is true and correct.

_____ 2/8/16

Signature of Applicant or Authorized Agent Date

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED.

Submitted	Not Submitted	Preapplication form shall be accompanied by
✔		A sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, and any other significant features.
	✔	A list of names and addresses of abutters to the proposed project. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records.
	✔	A set of Size 10 envelopes addressed to the abutters, affixed with first class postage.
✔		Proof of Right, Title and Interest

- See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations land use standards, and site plan review process. The entire Wells Town Code is online at **www.wellstown.org** . Follow link to the 'Document Center' then 'Town Code.' Section 145-74A details the Preapplication procedures.

- The Code Enforcement Officer will determine the appropriate Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s). All abutting property owners will be notified of the preapplication by the Planning Office.

- Contact the Planning Department at (207) 646-5187 with questions.

LISTING OF ABUTTERS TO A PROPOSED SITE PLAN PREAPPLICATION, APPLICATION OR AMENDMENT

Project Name: 2016 Moody Beach RV Campground Expansion

Street Adress of Project: 266 Post Road

Map/ Lot# of Project: 0019/008

This form is used to list the names, addresses, and tax map/lot numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan preapplications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preapplication abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Town Tax Assessor's records. **Site Plan Preapplication notice is mailed by the Planning Office per 145-74A(1).**

Use additional sheets if necessary.

Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project

Name	Address	Tax Map	Lot

~~To Be Completed By Wells Planning Department~~

I hereby certify that the abutter information provided with this preapplication is complete and accurate as of this date, and represents all abutters to the subject property as defined by the Town of Wells.

Signature of Applicant or Authorized Agent

2/8/16
Date

Doc# 2006071289
Bk 15046 Pg 0463 - 0467
Received York SS
12/27/2006 11:47AM
Debra L. Anderson
Register of Deeds

Moody Beach

Warranty Deed

Know all persons by these presents,

that OUTDOOR WORLD CORP., a Pennsylvania corporation, successor by merger to OW Acquisition Corp., a Delaware corporation, having an address of Box 447, Route 209, Bushkill, Pennsylvania 18324 ("Grantor")

for consideration paid

by MHC MOODY BEACH, L.L.C., a Delaware limited liability company ("Grantee")

whose mailing address is c/o Equity Lifestyle Properties, Inc., Two North Riverside Plaza, Suite 800, Chicago, Illinois 60606

MAIN .E. TRANSFER TAX PAID

the receipt whereof Grantor does hereby
acknowledge,
does hereby give, grant, bargain, sell and convey unto the said

Grantee,

its successors and assigns forever,

with warranty covenants, the land in the Town of Wells, County of York, State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

Grantee, its successors and assigns, to Grantee's use and behoof forever.

In witness whereof, the said

Moody Beach

Grantor, has hereunto
set its hand and seal this 13th day of the
month of December, A.D. 2006.

Signed, sealed and delivered
in presence of

Thomas V. Casale

Name: Thomas V. Casale, Secretary

OUTDOOR WORLD CORP.,
a Pennsylvania corporation, successor by
merger to OW Acquisition Corp.

By:
Name: Worthington
Its: President

State of Pennsylvania, County of Monroe ss: December 13, 2006.

Then personally appeared the above named W. Andrew Worthington, President of Outdoor World Corp.

and acknowledged the foregoing instrument to be his free act and deed on behalf of said corporation.

Before me,

Notary Public
Attorney at Law

Printed Name Kimberla K. Stein

When recorded return to:
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661
Attn: James P. Vanderwoud, Esq.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberla K. Stein, Notary Public
Middle Smithfield Twp., Monroe County
My Commission Expires June 21, 2008
Member, Pennsylvania Association Of Notaries

EXHIBIT A

[See Attached]

A certain lot or parcel of land situated westerly of U.S. Route 1, in the Town of Wells, County of York, and State of Maine, being bounded and described as follows:

Beginning at a point on the northerly side of land now or formerly of Robert E. Brown and Sandra C. Brown and Russell C. Darling and Mailyn Darling, said point being situated on a course of north 60° 53' 50" west a distance of 570.43 feet from a point on the westerly side of said U.S. Route 1 marking the intersection of land now or formerly of said Brown and Darling and land of Wells Development Company, Inc.; thence along said land of Brown and Daring by the following courses and distances:

North 60° 53' 50" west a distance of 75.01 feet to an angle point; thence north 60° 39' 09" west a distance of 210.17 feet to an angle point; thence north 61° 25' 41" west a distance of 260.33 feet to a iron pipe; thence north 64° 21' 07" west a distance of 89.45 feet to a drill hole; thence south 27° 34' 39" west a distance of 48.97 feet to a drill hole; thence north 63° 39' 28" west a distance of 297.21 feet to an angle point; thence north 61° 59' 47" west a distance of 256.78 feet to an angle point; thence north 63° 03' 48" west a distance of 136.29 feet to a drill hole; thence north 62° 11' 57" west a distance of 282.73 feet to a drill hole; thence north 61° 16' 00" west a distance of 180.66 feet to an iron pin; thence north 60° 37' 22" west a distance of 80.88 feet to an iron pin; thence north 58° 54' 59" west a distance of 101.20 feet to a drill hole; thence north 60° 27' 40" west a distance of 292.88 feet to a drill hole; thence north 63° 46' 56" west a distance of 81.18 feet to a drill hole; thence north 60° 00' 22" west a distance of 213.30 feet to a drill hole; thence north 62° 02' 55" west a distance of 178.24 feet to a drill hole; thence north 54° 05' 48" west a distance of 27.86 feet to a drill hole; thence north 62° 35' 59" west a distance of 101.63 feet to a drill hole; thence north 62° 34' 52" west a distance of 284.31 feet to a drill hole, thence north 62° 06' 16" west a distance of 94.74 feet to a drill hole set in land now or formerly of Wells Development Company, Inc.;

Thence north 26° 24' 05" east along said land of Wells Development Company, Inc. a distance of 397.69 feet to a point on the southerly side of land now or formerly of James E. Elwell and Gertrude M. Elwell; thence along said Elwell land by the following courses and distances:

South 62° 53' 31" east a distance of 103.14 feet to an angle point; thence south 62° 23' 31" east a distance of 154.72 feet to an angle point; thence south 62° 15' 38" east a distance of 331.52 feet to an angle point; thence south 63° 04' 31" east a distance of 575.58 feet to an angle point; thence south 63° 49' 17" east a distance of 123.64 feet to an angle point; thence south 62° 16' 47" east a distance of 202.52 feet to an iron pipe; thence north 24° 38' 20" east a distance of 193.38 feet to an angle point; thence north 26° 46' 16" east a distance of 208.23 feet to the northeasterly corner of said Elwell land;

Thence continuing on said course of north 26° 46' 16" east along land now or formerly of The Satter Companies, Inc. and Philip a. Singer a distance of 50.00 feet to an angle point; thence south 62° 45' 21" east along said land of The Satter Companies, Inc. and Singer a distance of 1677.85 feet to an angle point; thence south 21° 09' 43" west a distance of 428.51 feet to said land of Wells Development Company, Inc.; thence south 21° 09' 43" west along said land of Wells Development Company, Inc. a distance of 434.68 feet to the point of beginning.

The above described premises are shown on a plan entitled "Plan of Land, Wells Development Company, Inc., Wells, Maine" dated November 30, 1984, prepared by Thomas F. Moran, Inc., and recorded in the York County Registry of Deeds in Plan Book 136, Page 24.

The above described premises are conveyed together with an easement in common with Wells Development Company, Inc., its successors and assigns, for purposes of ingress and egress between U.S. Route 1 and the premises herein conveyed upon the existing roadway as it is located on property abutting the premises herein conveyed, owned by Wells Development Company, Inc., said roadway being shown on said Plan as "Approx. Loc. Gravel Drive", and an easement to maintain the existing sign near the intersection of said roadway and U.S. Route 1 provided, however, that Wells Development Company, Inc., its successors and assigns, shall have the right to relocate said roadway and sign at its expense at any time other than between May 15 and October 1 in any year. Outdoor World Corporation, having agreed that it and its successors and assigns shall be responsible for the maintenance and repair of said roadway and sign.

Joseph Carlton JR
P. Box 369
Wells, Me 04090

END OF DOCUMENT

5 pp

NOTES:

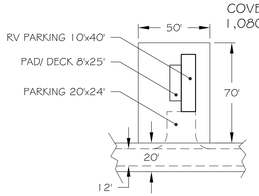
1. Property Boundary Survey:
   Survey was developed by Back Bay Boundary, Inc. under supervision of Robert T. Greenlaw a Professional Land Surveyor on October 11, 2006.
2. Topographic Information:
   Ground surface elevations (topo lines) were obtained from Maine GIS based on a LiDAR survey. The elevations depicted on this sheet have NOT been field verified. The topographic information should be used for planning purposes only and should not be used for final design and/or construction.
3. Parcel Area: 48.65 Acres

EXISTING CONDITIONS LOT COVERAGE	GB DISTRICT	RURAL DISTRICT
AREA OF PARCEL IN DISTRICT	8.64 ACRES	40.01 ACRES
NON-REVEGETATED AREA	2.08 ACRES	11.03 ACRES
LOT COVERAGE	24%	28%
MAX ALLOWED	65%	25%

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING ROADS
- LIDAR CONTOURS
- WETLAND
- BUILDING
- ZONE BOUNDARY

LAYOUT USED FOR LOT COVERAGE CALCULATION
1,080 SF PER SITE



TYPICAL SITE DETAIL

0 100 200 300
SCALE: 1" : 100'

Moody Beach Campground
Wells, York County, Maine
Site Plan - Existing Conditions
January 2016

Prepared for:
MHC Moody Beach LLC
5100 Lemon Street, Suite 308
Tampa, Florida

ACHERON INTERNATIONAL INC.
Engineering, Environmental & Geologic Consultants
147 Main Street *24466 Powell Rd.*
Newport, ME 04953 *Brooksville, Fl. 34602*
(207)-368-5786 *(352)-796-6236*

NOTES:

1. Property Boundary Survey:
   Survey was developed by Back Bay Boundary, Inc. under supervision of Robert T. Greenlaw a Professional Land Surveyor on October 11, 2006.
2. Topographic Information:
   Ground surface elevations (topo lines) were obtained from Maine GIS based on a LiDAR survey. The elevations depicted on this sheet have NOT been field verified. The topographic information should be used for planning purposes only and should not be used for final design and/or construction.
3. Parcel Area: 48.65 Acres

CONCEPTUAL WEST EXPANSION LOT COVERAGE	GB DISTRICT	RURAL DISTRICT
AREA OF PARCEL IN DISTRICT	8.64 ACRES	40.01 ACRES
EXPANSION NON-REVEGETATED AREA	0.00 ACRES	3.14 ACRES
TOTAL NON-REVEGETATED AREA	2.08 ACRES	14.16 ACRES
LOT COVERAGE	24%	35%
MAX ALLOWED	65%	25%

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING ROADS
- 72 - LIDAR CONTOURS
- WETLAND
- BUILDING
- ZONE BOUNDARY
- 89 EXPANSION
- 20 - 89 EXPANSION RV SITE NUMBERS

0 100 200 300
SCALE: 1" : 100'

Moody Beach Campground
Wells, York County, Maine
Site Plan - 1989 Approved Expansion

Prepared for:
MHC Moody Beach LLC
5100 Lemon Street, Suite 308
Tampa, Florida

ACHERON INTERNATIONAL INC.
Engineering, Environmental & Geologic Consultants
147 Main Street *Newport, ME 04953* *(207)-368-5786*
24466 Powell Rd. *Brooksville, Fl. 34602* *(352)-796-6236*

NOTES:

1. Property Boundary Survey:
   Survey was developed by Back Bay Boundary, Inc. under supervision of Robert T. Greenlaw a Professional Land Surveyor on October 11, 2006.
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   Ground surface elevations (topo lines) were obtained from Maine GIS based on a LiDAR survey. The elevations depicted on this sheet have NOT been field verified. The topographic information should be used for planning purposes only and should not be used for final design and/or construction.
3. Parcel Area: 48.65 Acres

CONCEPTUAL EAST EXPANSION LOT COVERAGE	GB DISTRICT	RURAL DISTRICT
AREA OF PARCEL IN DISTRICT	8.64 ACRES	40.01 ACRES
EXPANSION NON-REVEGETATED AREA	1.35 ACRES	1.8 ACRES
TOTAL NON-REVEGETATED AREA	3.43 ACRES	12.83 ACRES
LOT COVERAGE	40%	32%
MAX ALLOWED	65%	25%

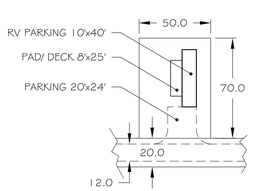
LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING ROADS
- 72 - LIDAR CONTOURS
- WETLAND
- BUILDING
- ZONE BOUNDARY
- PROPOSED EAST EXPANSION
- 20 - PROPOSED RV SITE NUMBERS

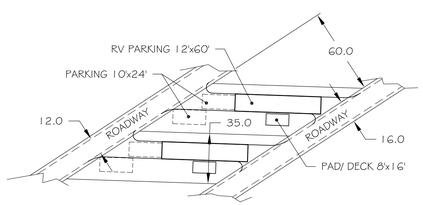
MAINE STATE GRID WEST ZONE NAD 83

Moody Beach Campground
Wells, York County, Maine
2016 Conceptual East Expansion Site Plan
71 New Sites

0 100 200 300
SCALE: 1" : 100'



TYPICAL SITE DETAIL



TYPICAL PULL-THRU SITE DETAIL

Prepared for:
MHC Moody Beach LLC
5100 Lemon Street, Suite 308
Tampa, Florida

ACHERON INTERNATIONAL INC.
Engineering, Environmental & Geologic Consultants
147 Main Street *Newport, ME 04953* *(207)-368-5786*
24466 Powell Rd. *Brooksville, Fl. 34602* *(352)-796-6236*

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Site Plan Amendment Application Memo

Date: February 18, 2016

To: Staff Review Committee

From: Planning Office

Re: Elmwood Resort – Site Plan Amendment Application - Map 129, Lot 35

Scott Defelice, on behalf of the Elmwood Condominium Association, has submitted a site plan amendment application for the Elmwood Resort located off of 1351 Post Road identified as Tax Map 129, Lot 35. The property is located within the General Business District and 75' Shoreland Overlay District and is 3.35 acres in size. The site plan amendment application is seeking approval for a new 5' x 7' entry to the pool building and after the fact approval for various changes made since the 1990 site plan approval including: A deck, stairs and landscaped area around the pool building, an altered outdoor pool apron and new pool shed; expanded parking area (no retaining wall) to the south of the office building, altered stairway locations into the motel buildings, relocated dumpsters, a picnic and playground area, and eliminated parking islands. No changes are proposed to the existing 77 one-bedroom motel units, the office unit, the storage unit or the laundry room unit. The parcel is served by public sewer and public water.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot;

B. Resumption of a use which has been discontinued for at least two years is proposed; or

C. An existing use proposes to expand its gross floor area and/or land area. **YES – new SF is proposed for the pool area and new SF is involved with the after-the-fact approval of the various changes made since 1990**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. **[Amended 4-18-1998]** **The amendments sought requires Planning Board approval.**

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted and application fee and escrow deposit.**

B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.

C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

G. Amendment to approved site plans.

(2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. ***

(3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.

(4) Field changes to approved site plans. **[Added 4-18-1998]** **Not applicable at this time**

H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**

I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**

A. Preapplication. **[Amended 4-14-2000]** *

(1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

(a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 2/11/16 the Code Officer determined the uses are permitted.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed**

2/12/16

[1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**

[2] Certify that said notices have been sent or delivered.

[3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**

[4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board scheduled to receive site plan amendment application on 2/22/16**

(c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.

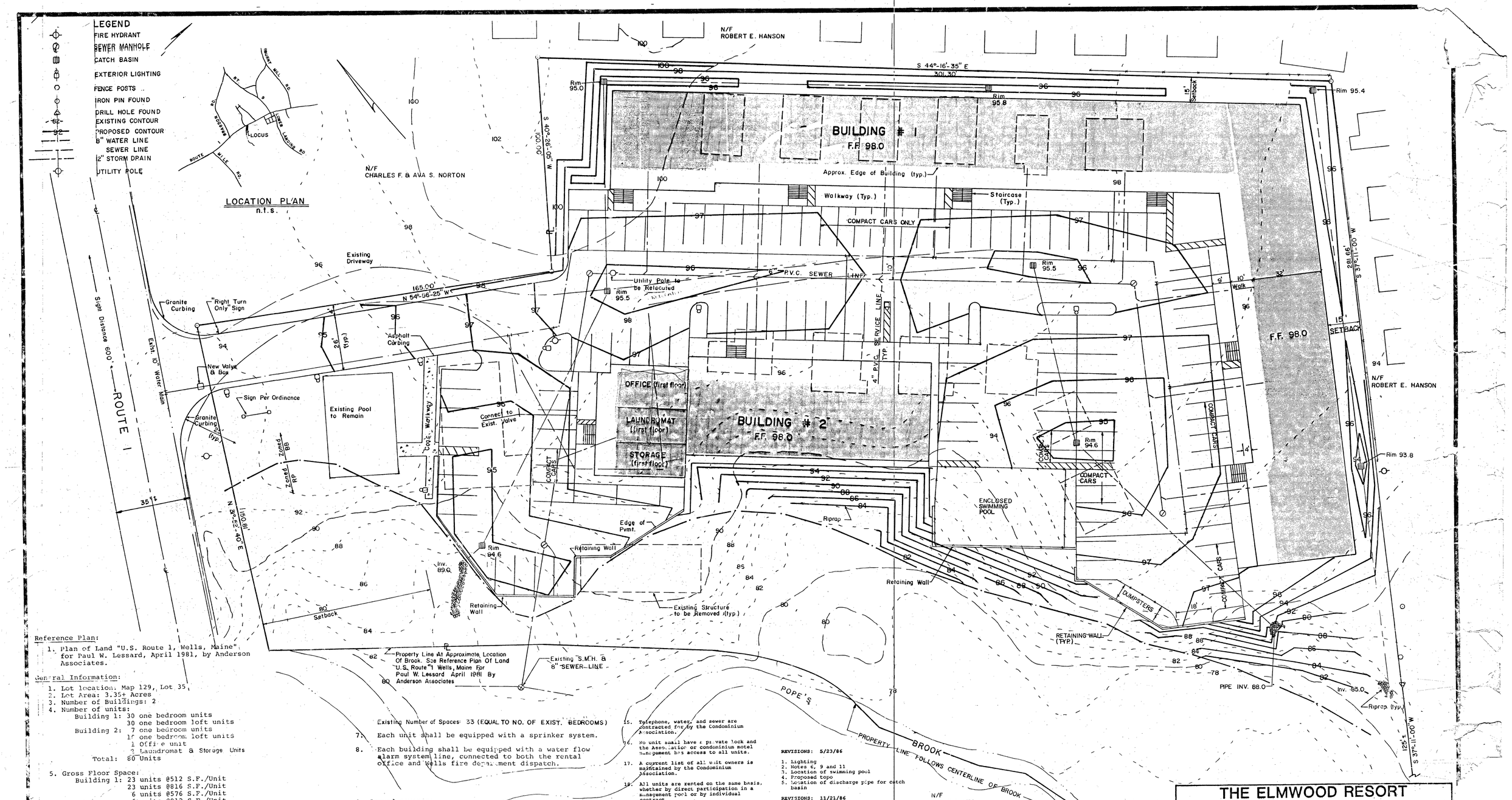
(2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 2/12/16; meeting is on 2/22/16**

(3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**

(4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusion:

1. The Planning Board should consider receiving the site plan amendment application.
2. The Planning Board should give the applicant direction on pursuing an as-built plan of the property. (Concerns regarding parking, pool/ pool shed, and pool building deck adjacent to the Shoreland Overlay District or within the Shoreland Overlay District need review.)
3. The Planning Board should determine if the as built plan is needed prior to scheduling a site walk of the property or if a site walk could be scheduled before an as-built plan is completed and with snow cover.



Reference Plan:

1. Plan of Land "U.S. Route 1, Wells, Maine" for Paul W. Lessard, April 1981, by Anderson Associates.

General Information:

1. Lot location: Map 129, Lot 35
2. Lot Area: 3.35± Acres
3. Number of Buildings: 2
4. Number of units:
   - Building 1: 30 one bedroom units
     30 one bedroom loft units
   - Building 2: 7 one bedroom units
     17 one bedroom loft units
     1 Office unit
     2 Laundromat & Storage Units
   - Total: 80 Units
5. Gross Floor Space:
   - Building 1: 23 units @512 S.F./Unit
     23 units @816 S.F./Unit
     6 units @576 S.F./Unit
     6 units @912 S.F./Unit
     1 unit @1140 S.F.
     1 unit @1710 S.F.
   - Building 2: 7 units @576 S.F./Unit
     7 units @912 S.F./Unit
     3 units @512 S.F./Unit
     3 units @816 S.F./Unit
   - Total: 56,722 S.F.
6. Parking Spaces:
   - Required: 119 spaces @ 1 space/sleeping room and 1 space/350 S.F. of office space
   - Total spaces provided: 119 spaces — Regular: 95, Compact: 24
   - Parking space sizes:
     95 @ 9' x 19.5'
     20 @ 7.5' x 18.5' (compact cars)
     4 @ 7.5' x 15' (compact cars)
   - Compact parking areas to be designated as such
   - Existing Number of Spaces: 33 (EQUAL TO NO. OF EXIST. BEDROOMS)
7. Each unit shall be equipped with a sprinker system.
8. Each building shall be equipped with a water flow alarm system line, connected to both the rental office and Wells fire department dispatch.
9. Ground coverage:
   - Building 1: 20704 S.F.
   - Building 2: 6720 S.F.
   - Swimming Pools: 3696 S.F.
   - Parking area and driveway: 42382 S.F.
   - Total coverage: 73502 S.F.
10. All existing structures to be removed unless otherwise specified.
11. Lighting: 7 foot poles
12. The swimming pool building must be built.
13. All occupants must register at a front desk.
14. Occupancy by any party can not go beyond 29 consecutive days, and after such occupancy, said party must vacate the premises for 5 days.
15. Telephone, water, and sewer are contracted for by the Condominium Association.
16. No unit shall have a private lock and the Association or condominium motel management has access to all units.
17. A current list of all unit owners is maintained by the Condominium Association.
18. All units are rented on the same basis, whether by direct participation in a management pool or by individual contract.
19. The Association shall keep records of all rentals as well as the state lodging taxes and said records will be available to the Code Enforcement Officer for the Town of Wells for inspection at any time.
20. A rental office shall be maintained for the project which is open on a daily basis.
21. A clear statement that the project is a motel and that any and all units shall be available for transient use by the travelling public.
22. Requirement of notification to all unit owners by registered mail of these conditions.
23. The Condo-Association will notify the Town of any and all changes to their documents in the future.

#24. THIS REVISION IS TO BE RECORDED AT Y.C.R. OF DEEDS WITHIN 30 DAYS OF 12-5-90

REVISIONS: 5/23/86
1. Lighting
2. Notes 6, 9 and 11
3. Location of swimming pool
4. Proposed topo
5. Location of discharge pipe for catch basin

REVISIONS: 11/21/86
1. Added note 12
2. Added the word "enclosed" to swimming pool shown on this plan

REVISIONS: 12/1/86
1. Added boundary information
2. Changed title block

REVISIONS: 11/29/90
1. Revised note 13
2. Added notes 14 thru 23

PLAN & REVISIONS TO DATE APPROVED BY TOWN OF WELLS SITE REVIEW BOARD
DATE 12-5-96

PLAN APPROVED TOWN OF WELLS SITE REVIEW BOARD
DATE 11/13/85

YORK, ss. REGISTRY OF DEEDS
Received DEC 18 1990 at 3 m. 12 M., and recorded in Book 4219 Page 7
ATTEST: Jean M. Forgette Register

THE ELMWOOD RESORT MOTEL CONDOMINIUM DEVELOPMENT

ROUTE #1, WELLS, MAINE
FOR S. ELDRIDGE, R. MORENCY

STATE OF MAINE — THOMAS W. HARMON No. 2977 — REGISTERED PROFESSIONAL ENGINEER

CIVIL CONSULTANTS
ENGINEERING & PLANNING
SOUTH BERWICK, MAINE

DRAWN H.S.	SCALE 1" = 20'	DATE Nov 1	
CALC. H.S.	APPROVED		
CHECKED			85

129-35

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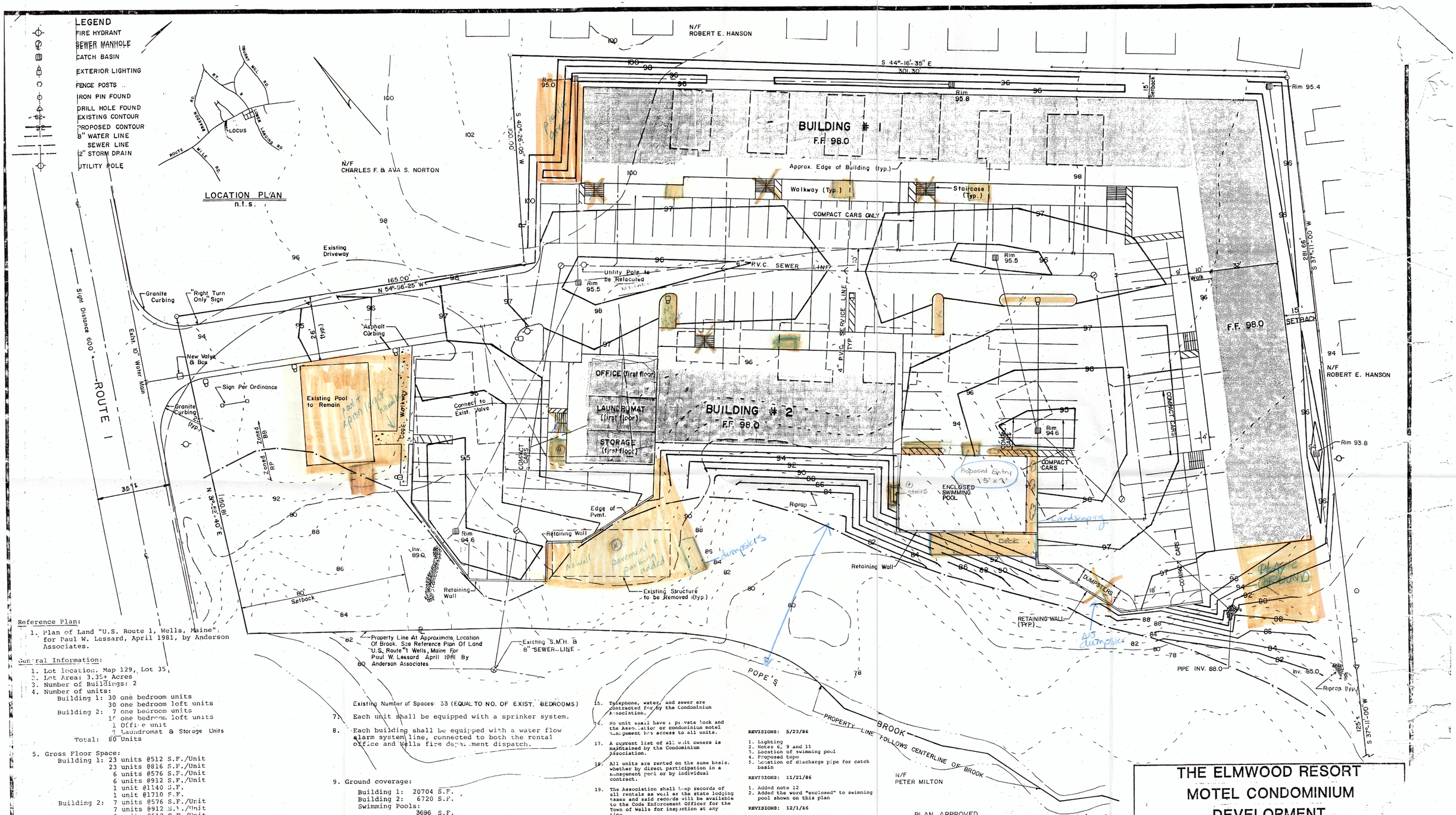

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YORK, ss. REGISTRY OF DEEDS
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Received
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Attest: Register

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CHECKED			85

Town of Wells, Maine
Planning Board

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "York County Community College"

Chapter 145, Article X
Site Plan Approval

PROJECT INFORMATION		
General:	**Project Name:**	York County Community College
	Applicant:	Nancy Drouin, Dean of Finance & Administration, YCCC, 112 College Dr, Wells, ME 04090 Maine Community College System, 323 State St, Augusta, ME 04330
	Landowner:	112 College Drive, Wells, Maine
	Location:	School, Vocational Technical
	Existing Use:	School, Vocational Technical
	Proposed Land Use:	Tax Map 43, Lot 3A.EXE
	Tax Parcel ID:	Rural, Residential A, and 75' Shoreland Overlay Districts
	Zoning District:	
	Art VII Performance Standards:	None
	Design Engineer:	Jonah DeWaters, PE Oak Point Associates, 231 Main St, Biddeford, ME 04005
	Plan Submission Date:	5/1/2015
Project Description:	Oak Point Associates has submitted a site plan amendment application on behalf of the York County Community College which is seeking approval for an 19,565 SF Academic Building (School use), which shall consist of classrooms, an auditorium, and study areas; update the gross square footage of the existing School building from 77,000 SF to 78,600 SF based on as-built conditions; improvements to the existing emergency access drive including a connection to the proposed parking lot; widening the paved shoulder on Chapel Road at the College Drive intersection; and for the parcel to provide a total of 562 parking spaces (a new parking lot with 180 new parking spaces, modifications to existing parking areas to create 34 new parking spaces, and a future parking lot with 38 new parking spaces to be constructed within 5 years of the issuance of the new 19,565 SF building certificate or occupancy or when the Town agrees that additional parking is necessary (see site plan sheet 5 for details); whichever occurs first. The parcel is 83.1 acres in size and is located within the Rural District, Residential A District and 75' Shoreland Overlay District. The property is located off of 112 College Drive and is identified as Tax Map 43, Lot 3A.exe. The parcel is served by public water and public sewer.	
Completeness Determination:	8/4/2015	Town Planner appointed completeness agent 7/20/2015
Public Hearing:	8/17/2015	
Staff Review Mtg:	7/28/2015	

PROJECT HISTORY

1. On 9/8/14 the applicant and agent for this project met with the Town Planner regarding the review process and fees associated with an upcoming site plan amendment application submission for York County Community College (YCCC).
2. On 10/7/14 a site plan pre-application was submitted to the Planning Office for the above described project.
3. On 10/9/14 the Code Enforcement Officer prepared an Article V use determination, finding the use proposed to be permitted within the applicable zoning districts.
4. On 10/10/14 the Planning Office mailed abutters notice of the CEO use determination and of the 10/20/14 Planning Board meeting.
5. On 10/16/14 the Planning Office prepared a review memo for the Planning Board.
6. On 10/20/14 the Planning Board received the site plan pre-application and scheduled a site walk of the property once a concept for the emergency access road is determined by the applicant.
7. On 10/24/14 the Planning Office provided the applicant's attorney and agent with various documents regarding the emergency access issue and its history.
8. On 11/4/14 the applicants attorney provided a letter regarding YCCC secondary access.
9. On 11/12/14 the applicant submitted a revised sketch depicting a new proposed parking lot.
10. On 11/12/14 the Planning Office prepared a memo for the Planning Board.
11. On 11/17/14 the Planning Board voted to schedule a site walk of the property for 11/22/14 at 9:30AM.
12. On 11/22/14 the Planning Board, YCCC agents and Town Planner conducted a site walk of the property.
13. On 11/24/14 the Planning Office prepared a site walk results memo.
14. On 12/1/14 the Planning Board reported the results of the site walk.
15. On 12/12/14 the Planning Office received a WSD sewer availability letter for the proposed building.
16. On 12/17/14 the Planning Office received a KKWWD water availability letter for the proposed building.
17. On 2/11/15 the Town Planner mailed MDOT with various comments regarding the January 2015 Maine Traffic Resources submission for YCCC.
18. On 2/13/15 the Town Planner and applicant's agent corresponded regarding off-site improvements required by MDOT or MDEP.
19. On 5/1/15 the applicant submitted a Site Plan Amendment Application to the Planning Office.
20. On 5/8/15 the Code Enforcement Officer prepared an Article V use determination, finding the use proposed to be permitted within the applicable zoning districts.
21. On 5/8/15 the Planning Office mailed abutters notice of the CEO use determination and of the 5/18/15 Planning Board meeting.
22. On 5/11/15 the Planning Office received written abutter comments regarding the access road proposal for YCCC.
23. On 5/15/15 the Planning Office prepared the following review checklists for review by the applicant and Planning Board: Article V, VI, and completeness (145-77) checklists. A memo regarding boundary survey issues and a memo for the Planning Board were also prepared.
24. On 5/18/15 the Planning Board received the site plan amendment application. The Planning Board conducted a workshop and determined another site walk was necessary. The Planning Board scheduled a site walk for 5/26/15 at 5:30PM.
25. On 5/26/15 the Planning Board, applicant, and applicant's agents conducted a site walk of the property.
26. On 5/27/15 Planning Board member, Bob Sullivan, reported the results of the site walk to the Planning Office.
27. On 5/29/15 the Planning Office prepared a review memo for the Planning Board.
28. On 6/1/15 the Planning Board reported the results of the site walk, conducted a workshop, and voted to grant the application a 60 day extension.

29. On 6/8/15 the Planning Office provided the traffic peer reviewer, Gorrill Palmer, with the YCCC traffic documents necessary.
30. On 7/6/15 the applicant's agent submitted revised plans and information for the YCCC amendment application to the Planning Office for review.
31. On 7/9/15 the Fire Chief provided the applicant with an opinion letter regarding the emergency access road.
32. On 7/15/15 the Planning Office received a peer review memo from Gorrill Palmer regarding YCCC.
33. On 7/16/15 the Planning Office prepared updated review checklists for Articles V, VI and completeness. A review memo was also prepared for the Planning Board.
34. On 7/20/15 the Planning Board conducted a workshop of the YCCC application. The Planning Board voted to grant a waiver of requiring a full boundary survey with the condition that the boundary and existing condition survey is done for the existing emergency access easement. The Planning Board also voted to appoint the Town Planner as the completeness agent.
35. On 7/28/15 the Staff Review Committee commented on the site plan amendment application for the Planning Board.
36. On 8/3/15 the applicant's agent submitted revised plans to the Planning Office for review.
37. On 8/4/15 the Town Planner found the application complete (145-77) for purposes of scheduling a public hearing with the Planning Board on 8/17/15.
38. On 8/6/15 the Planning Office mailed abutters certified notice of the 8/17/15 Planning Board public hearing for YCCC.
39. On 8/13/15 the applicant's agent met with the Code Enforcement Office regarding the parking space requirement recommendations.
40. On 8/17/15 the Planning Office forward updated traffic information to Gorrill Palmer.
41. On 8/17/15 the Planning Board conducted a public hearing and workshop of the application. The Planning Board voted to grant an extension for 60 days.
42. On 8/26/15 the Planning Office received the YCCC DEP SLODA Amendment approval.
43. On 9/8/15 the Planning Office received a parking recommendation response from the applicant's agent.
44. On 9/10/15 the Planning Office prepared an updated review memo for the Planning Board.
45. On 9/14/15 the Planning Board conducted a workshop and voted to require the emergency access road to be paved. The Planning Board then voted to continue the workshop to the next meeting.
46. On 9/29/15 the applicant's agent met with the Town Engineer/Planner and Code Enforcement Office regarding parking recommendations.
47. On 10/5/15 the applicant's agent prepared a letter to the Fire Chief regarding the existing emergency access easement location.
48. On 10/5/15 the applicant's agent submitted revised materials to the Planning Office for review.
49. On 10/7/15 the Planning Office and Gorrill Palmer corresponded regarding the Chapel Road turning lane modifications.
50. On 10/14/15 the Planning Office received revised plans from the applicant for review.
51. On 10/14/15 the Planning Office received an updated memo from Gorrill Palmer regarding traffic.
52. On 10/18/15 the Planning Office received a public comment letter from an abutter regarding the emergency access easement.
53. On 10/19/15 the Planning Board conducted a workshop of the application. The Planning Board voted to obtain the Town Attorney opinion regarding the emergency access easement. The Planning Board granted a 60 day extension.
54. On 11/3/15 the Planning Office inquired with the applicant's attorney regarding the scope of the existing emergency access easement.
55. On 11/3/15 the applicant's attorney provided a written opinion regarding the scope of the emergency access easement for consideration by the Town attorney.
56. On 11/4/15 the Planning Office forward the emergency access easement information to the Town Attorney for a written opinion.
57. On 11/4/15 the Planning Office received correspondence that a minor revision package was submitted to DEP.
58. On 11/16/15 the Planning Office received the concept of proposed work at the Chapel Road/ College Drive intersection.
59. On 11/23/15 the Planning Office received the Town Attorney's written opinion on the emergency access easement issue.
60. On 12/4/15 the Town Attorney opinion was forward to the applicant.
61. On 12/22/15 the Planning Office inquired into the status of the MDOT permit approval and revised plans to be provided for review.

62. On 12/23/15 the Planning Office received revised plans for review. Minor plan changes still found needed to be addressed.
63. On 12/29/15 the Planning Office received revised plans for review.
64. On 12/31/15 the Planning Office prepared updated Article V, VI, and completeness (145-77) review checklists. Minor plan changes still found needed to be addressed. Plan mark-ups were prepared.
65. On 1/4/16 the Planning Office provided plan mark-ups to the applicant.
66. On 1/4/16 the Planning Board conducted a workshop and voted to find that the emergency access easement plans prepared by an engineer and not a surveyor acceptable; voted to find that the location of the emergency access road meets the criteria of §145-75A Traffic and §145-75N Fire Safety, voted to require approvel of the performance guarantee documentation by the Town Engineer/Planner and the Town Manager at the pre-construction meeting, voted to require a signed MDOT letter for the approval of the amendment at the time of the pre-construction meeting, voted to find that the landscaped buffer along College Drive to be acceptable, and voted to continue the application for 60 days.
67. On 1/6/16 the Planning Office received performance bond/ financing information for review.
68. On 1/6/16 the Planning Office emailed the applicant's agent with further plan changes.
69. On 1/6/16 the Planning Office received revised plans for review.
70. On 1/14/16 the Planning Office prepared updated Article V, VI, and completeness checklists as well and minor mark-ups to the site plans.
71. On 1/20/16 the Planning Office mailed the plan mark-ups to the applicant's agent.
72. On 1/20/16 the Planning Office received a draft Fire Chief letter regarding 145-75 (compliance).
73. On 1/20/16 the Planning Office prepared draft compliance/ Findings of Fact & Decisions for the application.
74. On 1/21/16 the Planning Office received revised site plans via email.
75. On 1/21/16 the Planning Office prepared final compliance/ Findings of Fact & Decisions and a memo for the Planning Board.
76. On 1/25/16 the Planning Board meeting was postponed due to a lack of quorum.
77. On 2/8/16 the Planning Office prepared a revised final compliance/ Findings of Fact & Decisions for the Planning Board.
78. On 2/8/16 the Planning Board meeting was postponed dur to inclement weather.
79. On 2/18/16 the Planning Office prepared a revised final compliance/ Findings of Fact & Decisions for the Planning Board.
80. On 2/22/16 the Planning Board conducted a workshop and voted to find the application compliant (145-75), the Board voted to approve and sign the Findings of Fact & Decisions, and the Board voted to approve and sign the site plan.

§ 145-75. Criteria and Standards	Comments
The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.	

§ 145-75. Criteria and Standards	Comments
	providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.

§ 145-75. Criteria and Standards		Comments
A.	**Traffic.** The proposed development shall provide for safe access to and from public and private roads. Safe access shall be assured by providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** 539 feet of street frontage noted on sheet 5. See also "Zoning Dimensional Requirements" table. Street frontage requirements noted. The parcel does not have multiple street frontages, only frontage off of College Drive. On-street parking is prohibited. Parking along College Drive is prohibited. All parking is shown to meet the 90 degree parking space dimensional requirements. 26' wide parking aisles depicted. See sheet 9. All standard parking to be 9' x 18.5' in dimension. A minimum total of 561 parking spaces are required. A total of 562 are proposed which requires a total of 23 handicap accessible parking spaces. 23 handicap accessible parking spaces proposed. Handicap accessible parking spaces are required to have handicap accessbile parking signage and appropriate stripping. All parking lot striping and directional arrows shall be maintained. Snow storage areas depicted on sheets 8 and 9. No parking areas shall be located within the Shoreland Overlay District. See sheet 5 for parking calculations and requirements. 132 spaces are proposed to be eliminated. 214 new parking spaces proposed (180 + 20 + 14). 38 new parking spaces proposed within 5 years of new Building COP issuance or when the Town CEO, PD, and Planning Offices mutually agree more parking is needed. Total proposed parking to be 562 spaces. Prior site plan approval was for a student enrollment of 1,000 and required 468 spaces. On 10/19/15 the Planning Board vote and applicant agreed that the total parking proposed shall be 561 spaces. 562 spaces are proposed.

§ 145-75. Criteria and Standards		Comments
A.	**Traffic continued.**	Sight distance noted to be 850 feet northerly on College Drive. See sheet 4. College Drive speed limit noted to be 25 MPH. Improvements at Chapel Road and College Drive intersection affect abutting property owners. Coggeshall abutter acknowledgement/ agreement of intersection improvements dated 7/1/15 provided. Applicant provided ROW plan see sheet 15 and 17. See sheets 6a and 15a. Revised plans do not include any impacts to abutters. A MDOT Traffic Movement Permit is required. The analysis was included in the application. Final MDOT approval letter for original submittal was provided dated 5-4-2015. MDOT final approval letter of minor modifications is pending and required prior to pre-construction meeting. Updated Gorrill Palmer peer review memo dated 1/7/2016 provided. Emergency access to the site from Route 1 shall be maintained and kept clear of snow and other obstructions that would prevent emergency vehicles from accessing the site at all times, including on abutting properties within the College's emergency access easement from Route 1. The Town of Wells Police Department is authorized to take enforcement action against any vehicles or obstructions placed within the emergency access drive." The College shall be responsible to maintain clear access of the emergency access drive. On 1/4/16 the Planning Board voted to find that the location of the emergency access road meets the criteria of §145-75A Traffic and §145-75N Fire Safety.

§ 145-75. Criteria and Standards		Comments
B.	**Dust, fumes, vapors and gases.** Emission of dust, dirt, fly ash, fumes, vapors or gases which could damage human health, animals, vegetation or property or which could soil or stain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission, shall be prohibited.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** The parcel is prohibited from emitting dust, fumes, vapors or gases at any point beyond its lots lines.
C.	**Odor.** No land use or establishment shall be permitted to produce offensive or harmful odors perceptible beyond its lot lines, measured either at ground or habitable elevation.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** The parcel is prohibited from producing such odor at any point beyond its lot lines as measured at ground or habitable elevation.
D.	**Glare.** No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** This parcel is prohibited from producing such glare onto abutting lots or street right of ways. All existing and proposed exterior lights shall be downward directional and comply with Land Use lighting provisions. Per 6/1/15 Planning Board decision a photometric plan was not required. See sheets 10 and 18. See sheet 3 for standard sign and lighting note. Lights 60' from southerly abutting lot line. No changes to signage are proposed. Signs will be determined in compliance by the Code Enforcement Office prior to being placed. See sheet 3 for standard sign and lighting note.

§ 145-75. Criteria and Standards			Comments
E.	**Stormwater runoff.** Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word "site plan" shall be substituted for "subdivision"). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. **[Amended 4-27-2007]**		**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** This parcel was previously developed. The proposed building addition and parking expansion shall have an inpact on stormwater runoff. Town Engineer reviewed the Stormwater Management Plan prepared by Jonah Dewaters of Oak Point Associates dated 2-12-15. Stormwater Management Plan revisions prepared by Jonah Dewaters of Oak Point Associates dated March 2015. Revisions have been reviewed and found acceptable by the Town Engineer. Jonah DeWaters provided a statement regarding off-site impacts on 1/21/16. MDEP Site Location Permit approval has been granted L-19168-22-E-M. Received on 12/22/15. See sheets 11, 12, 19 and 20 for proposed stormwater. See sheets 6 and 7 for existing utilities and sheet 10 for proposed utilities. Wetlands in vicinity of project are depicted on sheet 5. Brook is depicted on the 1997 boundary plan.
F.	**Erosion control.** Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: **[Amended 4-27-2007]**		**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** Standard Conditions of Approval of the Town of Wells appear on the plan. Best Management Practices shall be followed. See sheet 3.
	(1)	Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.	
	(2)	The duration of exposure of the disturbed area shall be kept to a practical minimum.	

§ 145-75. Criteria and Standards			Comments
	(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	
	(4)	Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.	
	(5)	Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.	
	(6)	The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.	
	(7)	During grading operations, methods of dust control shall be employed.	
	(8)	The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
	(9)	The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
	(10)	Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
	(11)	Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	

§ 145-75. Criteria and Standards		Comments
G.	**Setbacks and screening.** Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** See sheet 5 "Zoning Dimensional Requirements" table for setback requirements. 25' setback from any lot line/ street ROW noted and met for the Rural district. 15' setback from any lot line and 25' street ROW noted and met for the Residential A district. Parcel does not abut any known cemeteries. Parcel does not abut a state highway. Parcel does not abut the Merriland, Webhannet or Ogunquit Rivers. The stream located along the west side of the property is a tributary of the Webhannet River. Existing and proposed tree line depicted on the plan. Proposed landscaping depicted as well. Northerly abutter is an existing residential abutter. The proposed new building is over 1,000 feet easterly of the existing home. See sheet 7, 9, and 10 for limits of landscape disturbance. See sheets L-101, L-102, L-501, and L-502 for landscaping information. On 1/4/16 the Planning Board found that the existing and proposed tree line satisfies the residential screen requirements and the College Drive landscaped buffer requirements. On 1/4/16 the Planning Board voted to find that the landscaped buffer along College Drive is adequate.

§ 145-75. Criteria and Standards		Comments
H.	**Explosive materials.** No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** Existing LP tanks shown on sheet 5 and 12. Identified as (4) 1,000 gallon tanks aboveground. Proposed tanks shown on sheet 8 as two 1,000 gallon underground tanks. Proposed tanks shall be a minimum of 10' from the proposed building. Tanks meet setback requirements for abutting lot lines. Fuel shall be stored in compliance with NFPA standards.
I.	**Water quality.** All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** Water quality standards shall be met.
J.	**Preservation of landscape.** Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** Sheets 11 and 12 in the vicinity of the project depict contours. Basis of contours – Applicant states that the source and datum noted are based on benchmarks from original school construction project. The datum is unknown and is believed to be an assumed datum. Area benchmarks are shown on the plan.

§ 145-75. Criteria and Standards		Comments
J.	**Preservation of landscape continued.**	The area computation letter from Wayne Desper dated 6-24-2015 states the parcel is 83.1035 acres (excluding 50' wide road and cul-de-sac and portion of original 66' wide road). Sheet 5 states the total lot size of 83.1035 acres. Sheet 5 states 61.9 acres is in the Rural District and 21.2 acres is in the Residential A District. Sheet 5 notes that the property is served by public sewer. R District lot coverage is noted to currently be 3.9 acres or 6.3%. Proposed coverage to be 3.7 acres or 6.0%. Rural zone area is 2,696,350 SF. Maximum allowed lot coverage of the Rural zone is noted correctly to be 20%. RA District lot coverage is noted to currently be 2.4 acres or 11.3%. Proposed lot coverage is noted to be 3.8 acres or 17.0% (18.9% after future parking lot expansion). RA zone area is 923,475 SF. Maximum allowed lot coverage of the RA zone is noted correctly to be 40%.
K.	**Refuse disposal.** The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** Existing dumpster area identified on sheet 5. Dumpster fencing height is 8' and type is chain-link with privacy slates. Dumpsters shall meet setbacks and be screened from the view of abutters.

§ 145-75. Criteria and Standards		Comments
L.	**Water supply.** The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** The parcel is served by the KKW Water District. A letter from the KKWWD for a new 12,500 SF building footprint dated 12/17/2014 was provided. A revised statement from the KKWWD for the proposed 11,300 SF building footprint dated 1/20/2016 was provided. See site plan sheet CU101 for utility plans. Existing hydrant identified. Proposed hydrant identified.
M.	**Sewage disposal.** The applicant shall provide for the safe disposal of all wastewaters.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** The parcel is served by the Wells Sanitary District. See the capacity letter from the WSD dated 12/12/14 stating sufficient capacity exists for this project. See site plan sheet CU101 for utility plans.

§ 145-75. Criteria and Standards		Comments
N.	**Fire safety.** The site plan shall make adequate provisions for access by fire-fighting equipment and personal.	**BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.** See Fire Chief letter dated 1/20/2016. The proposed 19,565 SF School building has vehicular access to 3 sides of the building. The building shall be constructed with a sprinkler system. The property is served by two fire hydrants, both located adjacent to the proposed building location. Sheet CU101 should identify the existing fire hydrant. Sheet CX101 notes the Knox Box/Lock requirements of the property. A Knox box is located at the main entrance to the existing building. Knox padlocks shall be installed by the owner at the main entrance gate on College Drive and the gate across the emergency access drive on the eastern side of the property prior to the start of construction. The proposed building shall have a Knox Box; the location to be approved by the Fire Department prior to installation. See the letter dated 7/9/2015 prepared by me regarding the emergency access road and recommendations and opinions regarding its location, maintenance, surface, gates, Knox boxes, fire lanes, and enforcement. See site plan sheet C001 Emergency Access Note: "Emergency access to the site from Route 1 shall be maintained and kept clear of snow and other obstructions that would prevent emergency vehicles from accessing the site at all times, including on abutting properties within the College's emergency access easement from Route 1. The Town of Wells Police Department is authorized to take enforcement action against any vehicles or obstructions placed within the emergency access drive." The College shall be responsible to maintain clear access of the emergency access drive. On 1/4/16 the Planning Board voted to find that the location of the emergency access road meets the criteria of §145-75A Traffic and §145-75N Fire Safety.

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "York County Community College"

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for two years or more. [§145-74F]
2. Approval is conditioned upon compliance by the applicant with the plans and specifications which have been received by the Town in connection with this development proposal.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan. [§145-74G(1)(b)]
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64. [§145-79A]
5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-64. [§145-79B]
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
   (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
   (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
   (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
   (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
   (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
   (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
   (g) During grading operations, methods of dust control shall be employed.
   (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
   (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
   (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
   (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board and/or Staff Review Committee.
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and use permits prior to occupancy.

9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the owner/Homeowners Association/applicant/developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this subdivision/site plan parcel(s).
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change.
12. Prior to the pouring of a building footing/foundation, the location of each cottage and/or building to be constructed shall be located on the face of the earth and shall be marked with surveyor pins or stakes. The developer shall receive approval of each cottage and/or building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation.
13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be presented to the Town for review and approval by the Town Attorney. No use permit shall be issued until the Town Attorney has indicated approval of the condominium documents.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer.
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy.

Special Conditions of Approval

1. All previous Conditions of Approval will remain in effect unless amended by this application. The approval of this Amended Site Plan in no way negates the need for applicant compliance with all previously set Conditions of Approval.

2. Prior to any construction activity at the site, the applicant and selected contractor shall participate in a pre-construction conference with Town and other regulatory officials to review the project's construction considerations.

3. Third party construction inspections shall be required (see standard condition of approval note 15). A cash escrow deposit shall be provided by the applicant/owner to the Town of Wells to cover the cost associated with such services.

Dated at Wells, Maine this _____ day of _____, 2016

Wells Planning Board

By: _____
Charles Millian, Chairman

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Site Plan Amendment Application Memo

Date: February 18, 2016

To: Planning Board

From: Planning Office

Re: York County Community College Academic Building – Site Plan Amendment Application - Map 43, Lot 3A.exe

Please bring the YCCC packet materials from your prior Planning Board packet to the 2/22 PB meeting.

Project Description:

Oak Point Associates has submitted a site plan amendment application on behalf of the York County Community College which is seeking approval for an 19,565 SF Academic Building (School use), which shall consist of classrooms, an auditorium, and study areas; update the gross square footage of the existing School building from 77,000 SF to 78,600 SF based on as-built conditions; improvements to the existing emergency access drive including a connection to the proposed parking lot; widening the paved shoulder on Chapel Road at the College Drive intersection; and for the parcel to provide a total of 562 parking spaces (a new parking lot with 180 new parking spaces, modifications to existing parking areas to create 34 new parking spaces, and a future parking lot with 38 new parking spaces to be constructed within 5 years of the issuance of the new 19,565 SF building certificate or occupancy or when the Town agrees that additional parking is necessary (see site plan sheet 5 for details); whichever occurs first. The parcel is 83.1 acres in size and is located within the Rural District, Residential A District and 75' Shoreland Overlay District. The property is located off of 112 College Drive and is identified as Tax Map 43, Lot 3A.exe. The parcel is served by public water and public sewer.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot;

B. Resumption of a use which has been discontinued for at least two years is proposed; or

C. An existing use proposes to expand its gross floor area and/or land area. **YES – 19,565 SF new school use is proposed and expanded parking area**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. **[Amended 4-18-1998]** **The amendments sought requires Planning Board approval.**

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted an application fee and escrow.**

B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.

C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

G. Amendment to approved site plans.

(2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. *****

(3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.

(4) Field changes to approved site plans. **[Added 4-18-1998]** **Not applicable at this time**

H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **To be determined**

I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Traffic Review Determined on 5/18/15 and 6/1/15, Legal Opinion rendered.**

A. Preapplication. **[Amended 4-14-2000]** *

(1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

(a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **An Article V use determination was prepared by the CEO on 10/9/14 finding the use proposed is permitted. Article V use determination done again on 5/8/15 finding the use proposed is permitted.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 9/19/14 and on 5/8/15.**

[1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**

[2] Certify that said notices have been sent or delivered.

[3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**

[4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received site plan amendment application on 5/18/15**

(c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.

(2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 5/8/15; meeting was on 5/18/15**

(3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **Staff Review Committee reviewed on 7/28/15**

(4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Comments/ Recommendations:

1. Updates:
    a. Performance Guarantee information provided 1-6-16
    b. Letter received 1-6-16 from MDOT stating MDOT is willing to modify the Traffic Movement Permit
    c. Gorrill Palmer peer review letter received 1-7-16
    d. NRPA PBR received for Chapel Road/ College Drive improvements
    e. WSD service availability letter received dated 1-18-16
    f. Fire Chief letter dated 1-20-16 received
    g. Revised site plan sheets received 1-21-16
    h. Statement from Jonah Dewaters regarding off-site stormwater provided 1-21-16

2. The Planning Board should consider the following if the above items are found to be addressed:
    a. Vote to find the application compliant (145-75)
    b. Vote to approve and sign the Findings of Fact & Decisions, items A through N and the standard and special conditions of approval
    c. Vote to approve and sign the site plan.

Wells Fire Department

1563B Post Road
Wells, Maine 04090

Office (207) 646-7912
FAX (207) 645-0597
TDD (207) 646-7892

Daniel M. Moore
Fire Chief

January 20, 2016

Mike G. Livingston, PE
Town Engineer/ Planner
208 Sanford Road
Wells, Maine 04090

Dear Mr. Livingston,

I have reviewed the site plan for the project known as York County Community College located off of 112 College Drive in Wells, Maine. The application is described as the following:

> Oak Point Associates has submitted a site plan amendment application on behalf of the York County Community College which is seeking approval for an 19,565 SF Academic Building (School use), which shall consist of classrooms, an auditorium, and study areas; update the gross square footage of the existing School building from 77,000 SF to 78,600 SF based on as-built conditions; improvements to the existing emergency access drive including a connection to the proposed parking lot; widening the paved shoulder on Chapel Road at the College Drive intersection; and for the parcel to provide a total of 562 parking spaces (a new parking lot with 180 new parking spaces, modifications to existing parking areas to create 34 new parking spaces, and a future parking lot with 38 new parking spaces to be constructed within 5 years of the issuance of the new 19,565 SF building certificate or occupancy or when the Town agrees that additional parking is necessary (see site plan sheet 5 for details); whichever occurs first. The parcel is 83.1 acres in size and is located within the Rural District, Residential A District and 75' Shoreland Overlay District. The property is located off of 112 College Drive and is identified as Tax Map 43, Lot 3A.exe. The parcel is served by public water and public sewer.

In accordance with Chapter Land Use 145-75 in the Town of Wells Code, the following items pertain regarding the Fire Department's review and consideration of this project. Based upon the latest set of plans submitted on 1/6/2016 with the following comments are offered:

H. *Explosive materials. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.*

Site plan sheet CS101 identifies (2) 1,000 gallon propane tanks to be installed underground. The propane tanks shall be a minimum of 10 feet from the proposed building. Site plan sheet CU101 identifies (4) above ground 1,000 gallon propane tanks located within a chain-link enclosure behind the existing school building adjacent to the parking lot. Fuel shall be stored in compliance with NFPA standards.

I. *Water quality. All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.*

Water quality standards shall be met.

L. Water supply. The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.

The parcel is served by the KKW Water District. A letter from the KKWWD for a new 12,500 SF building footprint dated 12/17/2014 was provided. A revised statement from the KKWWD for the proposed 11,300 SF building footprint dated 1/20/2016 was provided. See site plan sheet CU101 for utility plans.

N. Fire safety. The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.

The proposed 19,565 SF School building has vehicular access to 3 sides of the building. The building shall be constructed with a sprinkler system. The property is served by two fire hydrants, both located adjacent to the proposed building location. <u>Sheet CU101 should identify the existing fire hydrant.</u>

Sheet CX101 notes the Knox Box/Lock requirements of the property. A Knox box is located at the main entrance to the existing building. Knox padlocks shall be installed by the owner at the main entrance gate on College Drive and the gate across the emergency access drive on the eastern side of the property prior to the start of construction. The proposed building shall have a Knox Box; the location to be approved by the Fire Department prior to installation.

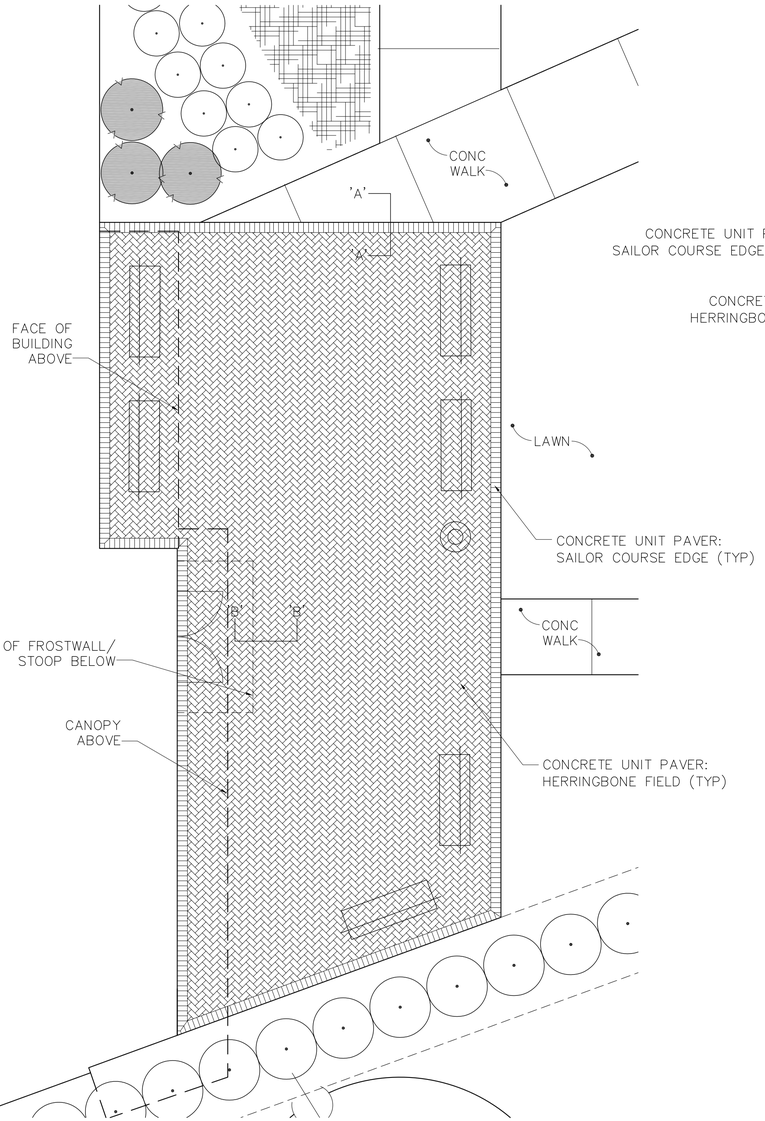
See the letter dated 7/9/2015 prepared by me regarding the emergency access road and recommendations and opinions regarding its location, maintenance, surface, gates, Knox boxes, fire lanes, and enforcement.

See site plan sheet C001 Emergency Access Note: "Emergency access to the site from Route 1 shall be maintained and kept clear of snow and other obstructions that would prevent emergency vehicles from accessing the site at all times, including on abutting properties within the College's emergency access easement from Route 1. The Town of Wells Police Department is authorized to take enforcement action against any vehicles or obstructions placed within the emergency access drive." The College shall be responsible to maintain clear access of the emergency access drive.

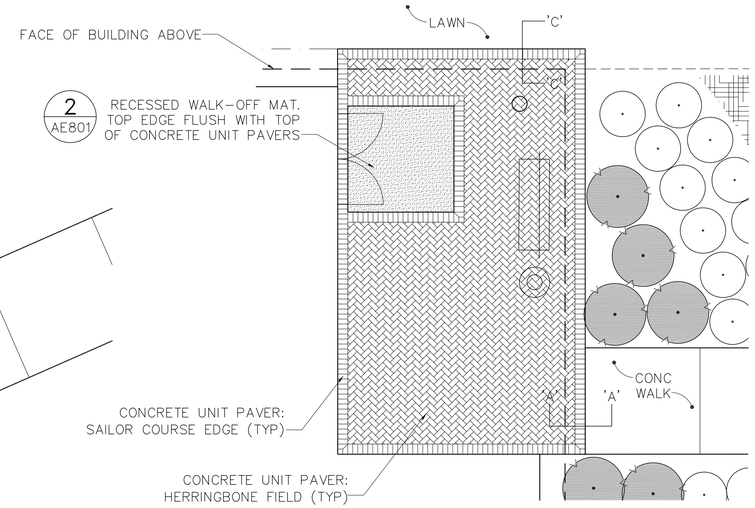
If you have any questions, please contact me.

Sincerely,

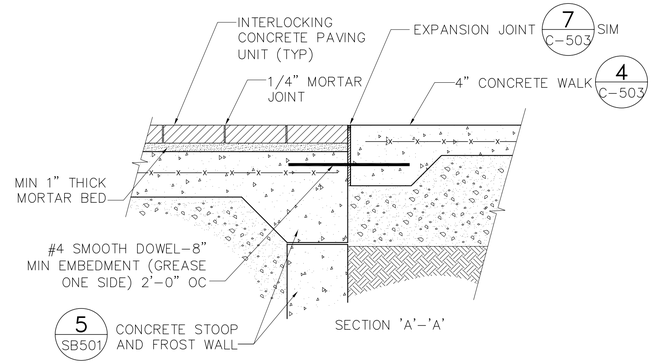
Daniel Moore
Fire Chief

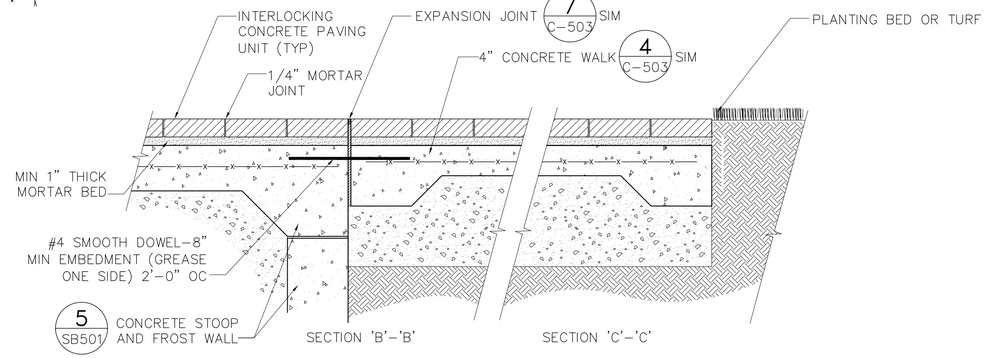


1 L-501 UNIT PAVER PATIO – PLAN
L-101 SCALE: 1"=5'-0"

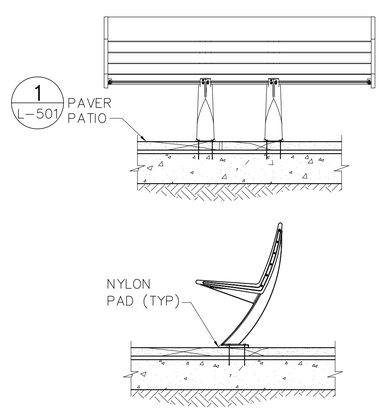


2 L-501 UNIT PAVER PATIO – PLAN
L-101 SCALE: 1"=5'-0"



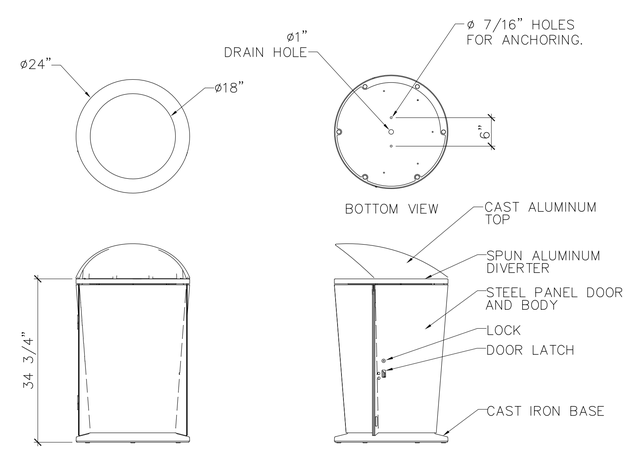


3 L-501 UNIT PAVER SECTIONS
L-101, L-501 NOT TO SCALE



ANCHOR WITH 3/8" X 6-3/4" WEDGE EXPANSION ANCHOR WITH HEX NUT AND STAINLESS STEEL WASHER. 3" MIN EMBEDMENT INTO CONC. (TYP)

4 L-501 BENCH DETAIL
L-101 NOT TO SCALE



ANCHOR WITH 3/8" X 6-3/4" WEDGE EXPANSION ANCHOR WITH HEX NUT AND STAINLESS STEEL WASHER. 3" MIN EMBEDMENT INTO CONC. (TYP)

5 L-501 TRASH RECEPTACLE DETAIL
L-101 NOT TO SCALE

GRAPHIC SCALE
1"=5' 5' 0 5' 10'
CHECK GRAPHIC SCALE BEFORE USING

C:\DFILE\21401.04-L501.dwg 12/15/2015 3:19:01 PM EST

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0199, (F) 207.283.4283
www.oakpoint.com

FINAL QC SUBMISSION

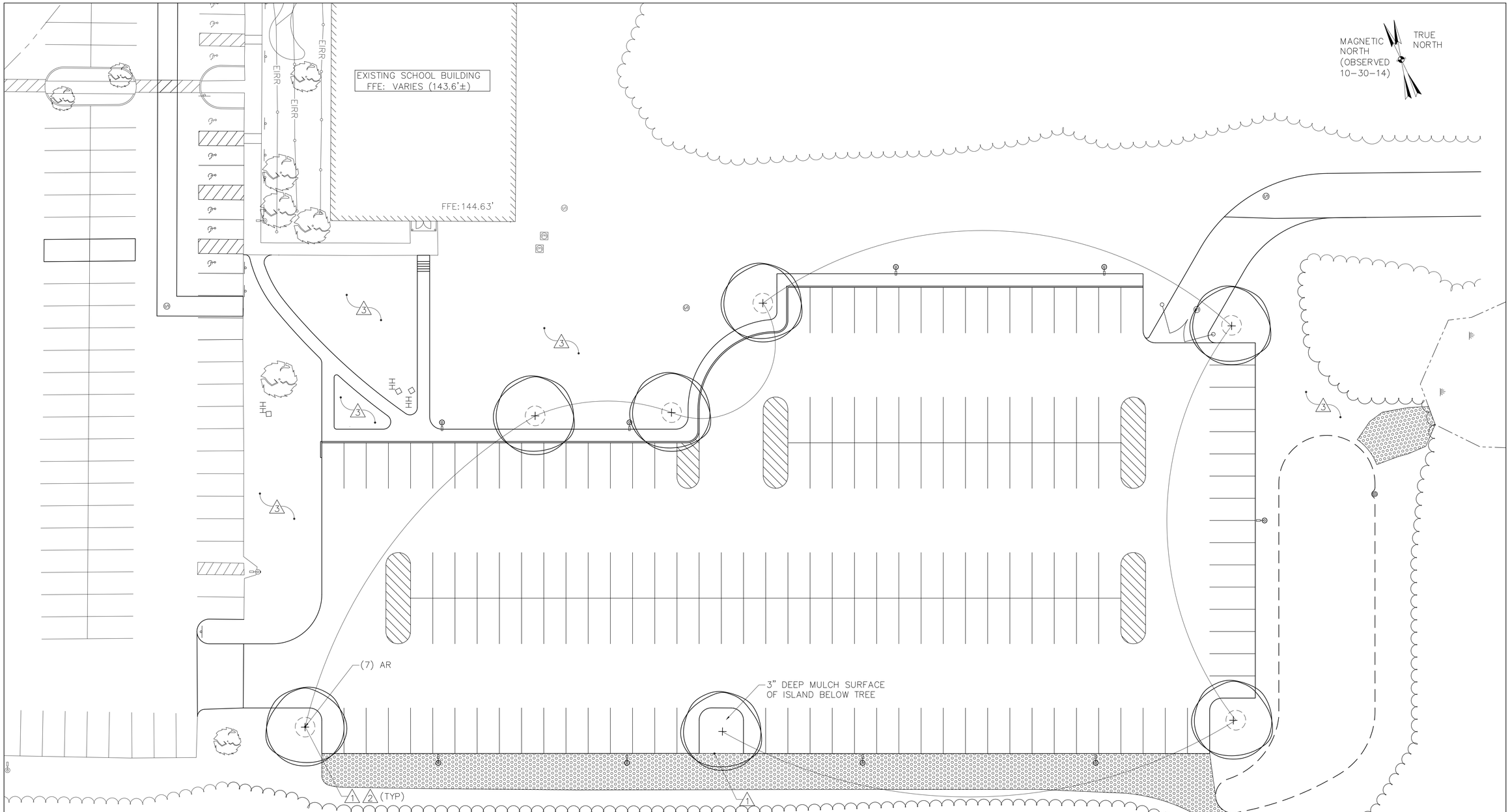
DESIGNED BY: KSP
DRAWN BY: JSD
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

HARDSCAPE DETAILS

SCALE: AS NOTED
DATE: 09/11/15
DWG. L-501
SHEET: 30 OF 147



KEYNOTES:

1. TRENCH EDGE. SEE DETAIL 5/L-502
2. TREE PLANTING. SEE DETAILS 1/L-502 AND 2/L-502
3. 6" PLANTING SOIL, SEED, FERTILIZER AND MULCH ALL DISTURBED AREAS UNLESS INDICATED OTHERWISE. SEE CS101.

NOTE: SEE DRAWING L-502 FOR PLANT LIST.

1 PARKING LOT LANDSCAPE PLAN

L-102 SCALE: 1"=20'

GRAPHIC SCALE

1"=20' 20' 10' 0 20' 40'

CHECK GRAPHIC SCALE BEFORE USING

C:\DFILE\21401.04-L102.dwg 12/15/2015 3:17:18 PM EST

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FINAL QC SUBMISSION

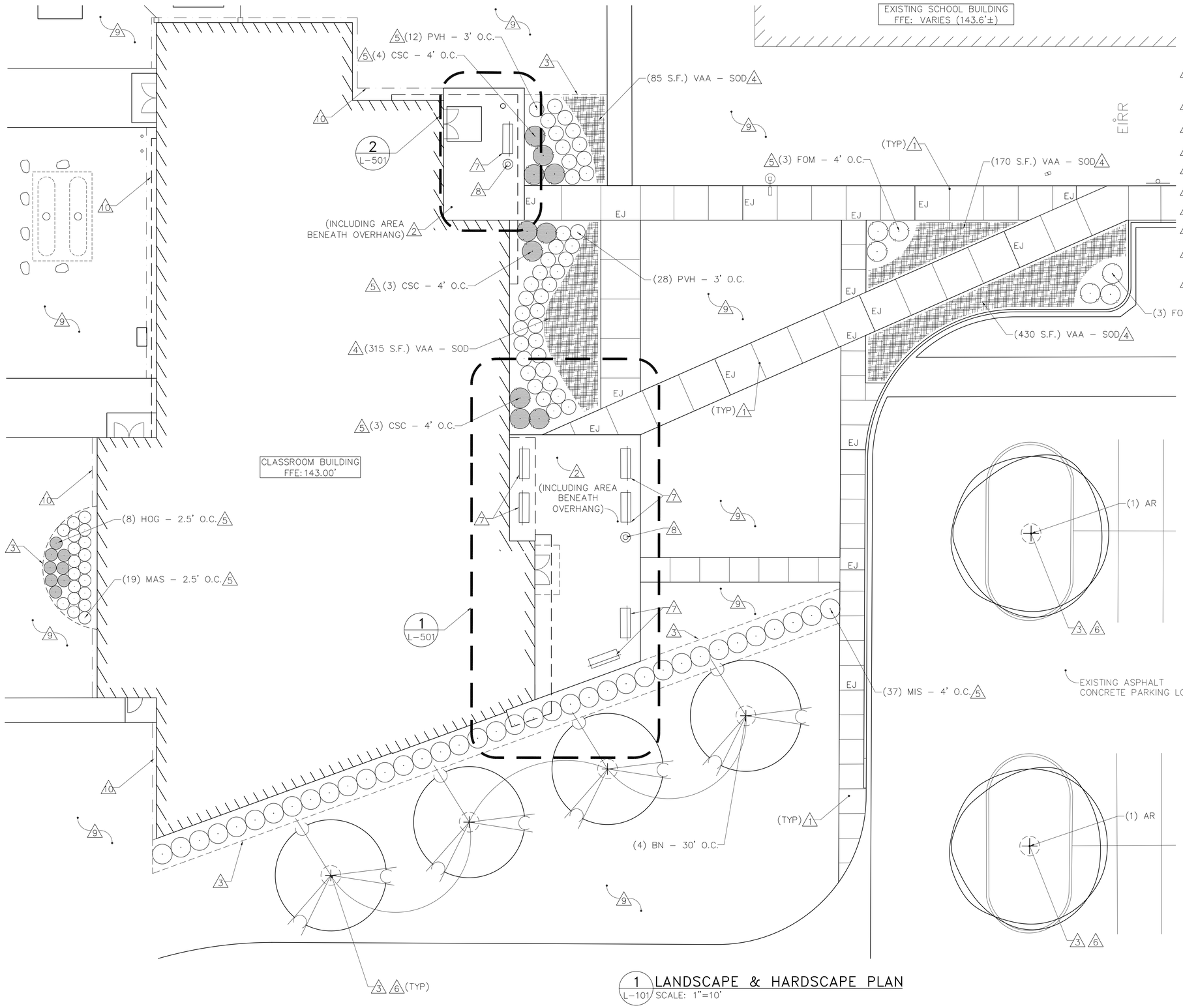
DESIGNED BY: KSP
DRAWN BY: KSP
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY
COMMUNITY COLLEGE
Wells, Maine

PARKING LOT LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 09/11/15
DWG. L-102



1 LANDSCAPE & HARDSCAPE PLAN
L–101 SCALE: 1"=10'

KEYNOTES: (THIS SHEET ONLY)

1. CONCRETE SIDEWALK JOINT. SEE DETAILS 6/C–503 AND 7/C–503
2. UNIT PAVER PATIO. SEE DETAIL 3/L–501
3. TRENCH EDGE. SEE DETAIL 5/L–502
4. BLUEBERRY SOD. SEE DETAIL 4/L–502
5. GROUP SHRUB PLANTING. SEE DETAIL 3/L–502
6. TREE PLANTING. SEE DETAILS 1/L–502 AND 2/L–502
7. BENCH. SEE DETAIL 4/L–501
8. TRASH RECEPTACLE. SEE DETAIL 5/L–501
9. 6" PLANTING SOIL, SEED, FERTILIZER AND MULCH ALL DISTURBED AREAS UNLESS INDICATED OTHERWISE. SEE CS101.
10. STONE DRIP EDGE. SEE DETAIL 2/C101.

NOTE: SEE DRAWING L–502 FOR PLANT LIST.

TRUE NORTH
MAGNETIC NORTH
(OBSERVED 10–30–14)

GRAPHIC SCALE
10' 5' 0 10' 20'
1"=10'
CHECK GRAPHIC SCALE BEFORE USING

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FINAL QC SUBMISSION

DESIGNED BY: KSP
DRAWN BY: KSP
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY
COMMUNITY COLLEGE
Wells, Maine

BUILDING LANDSCAPE & HARDSCAPE PLAN

SCALE: AS NOTED
DATE: 09/11/15
DWG. L-101
SHEET: 28 OF 147

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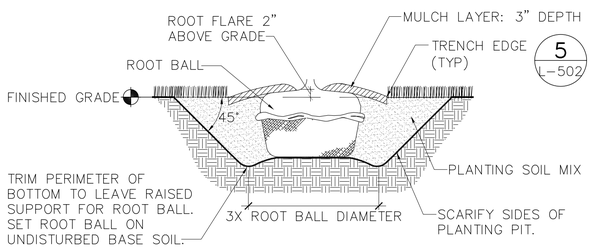
PLANT LIST

Symb.	Qty.	Botanical Name	Common Name	Size	Comment
AR	9	Acer rubrum 'Red Sunset'	Red Sunset Maple	2 1/2 – 3" cal.	Straight trunk; dense, uniform branching
BN	4	Betula nigra 'Heritage'	Heritage River Birch	10 – 12' ht.	Multi trunk, 3–5 canes; dense, uniform branching
CSC	10	Cornus sericea 'Cardinal'	Red Twig Dogwood	4 – 5'ht.	Dense branching; well rooted, self supporting stems
FOM	6	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	3 gal.	Dense branching; well rooted, self supporting stems
MIS	37	Miscanthus sinesis 'Gracillimus'	Maiden Grass	1 gal.	Full in pot; good color
PVH	40	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Full in pot; good color
VAA	952 sf	Vaccinium angustifolium	Lowbush Blueberry	Sod	Dense branching; well rooted
MAS	19	Matteuccia struthiopteris	Ostrich Fern	1 gal.	Well rooted in pot; dense growth; good color
HOG	8	Hosta 'Guacamole'	Hosta	1 gal.	Well rooted in pot; good color

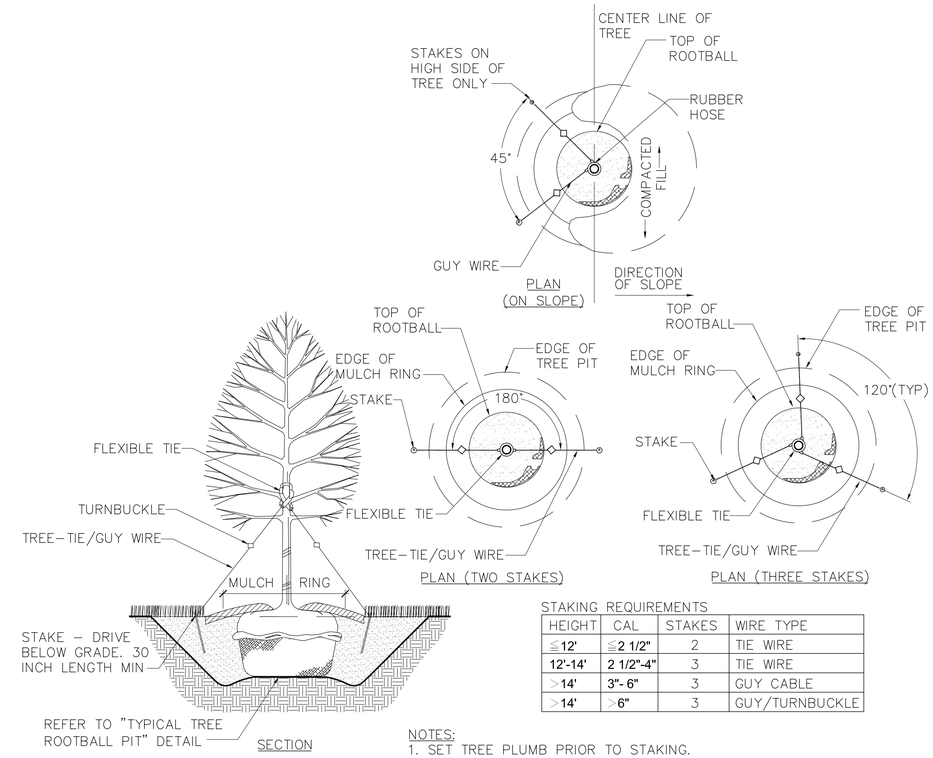


PLANTING PROCEDURE:

1. EXCAVATE CIRCULAR PLANTING PIT 3X THE DIAMETER OF ROOT BALL WITH SIDES SLOPING INWARD AT 45 DEG ANGLE.
2. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE. NOTIFY CONTRACTING OFFICER OF UNEXPECTED WATER SEEPAGE OR RETENTION OF WATER.
3. SET TREE WITH ROOT FLARE 2" ABOVE SURROUNDING FINISHED GRADE. DO NOT BREAK ROOT BALL.
4. REMOVE BURLAP, STRAPS, WIRE CAGE AND OTHER MATERIALS FROM TOP 1/4 OF ROOTBALL.
5. BACK FILL WITH PLANTING SOIL MIX IN LAYERS. TAMP LIGHTLY TO ELIMINATE VOIDS AND AIR POCKETS.
6. WATER THOROUGHLY WHEN ONE–HALF OF PLANTING PIT IS FILLED.
7. PLACE FERTILIZER TABLETS ONE INCH FROM ROOT BALL WHEN ONE–HALF OF PLANTING PIT IS FILLED.
8. PLACE REMAINDER OF FILL AND WATER THOROUGHLY.
9. CONSTRUCT TRENCH EDGE AND MULCH AS SPECIFIED. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNK.
10. STABILIZE TREE AS SPECIFIED.

1 TREE ROOTBALL PIT

L-101, L-102 / L-502 NOT TO SCALE



STAKING REQUIREMENTS

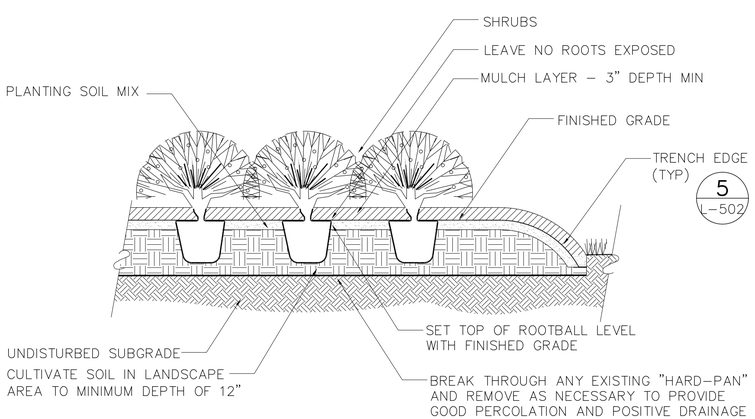
HEIGHT	CAL	STAKES	WIRE TYPE
≦12'	≦2 1/2"	2	TIE WIRE
12'-14'	2 1/2"-4"	3	TIE WIRE
>14'	3"- 6"	3	GUY CABLE
>14'	>6"	3	GUY/TURNBUCKLE

NOTES:

1. SET TREE PLUMB PRIOR TO STAKING.
2. ON MULTI–STEM TREES, ATTACH GUYS TO THE LARGEST TRUNK.
3. ON EVERGREEN TREES, ATTACH GUYS 1/2 WAY UP HEIGHT OF TREE.
4. REMOVE STAKING AND GUYING AFTER ONE YEAR.

2 TREE STAKING AND GUYING

L-101, L-102 / L-502 NOT TO SCALE

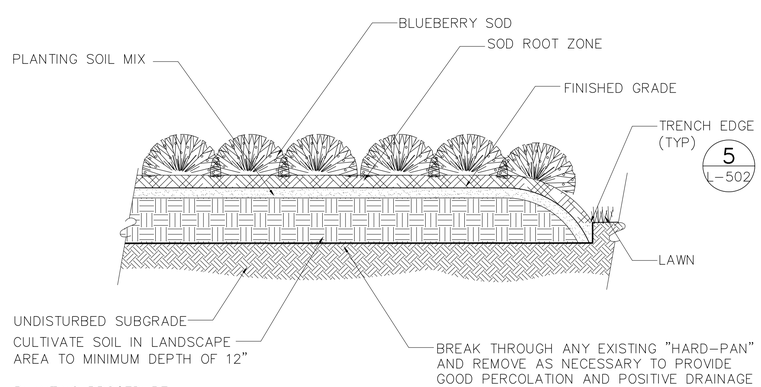


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

3 GROUP SHRUB PLANTING

L-101 / L-502 NOT TO SCALE

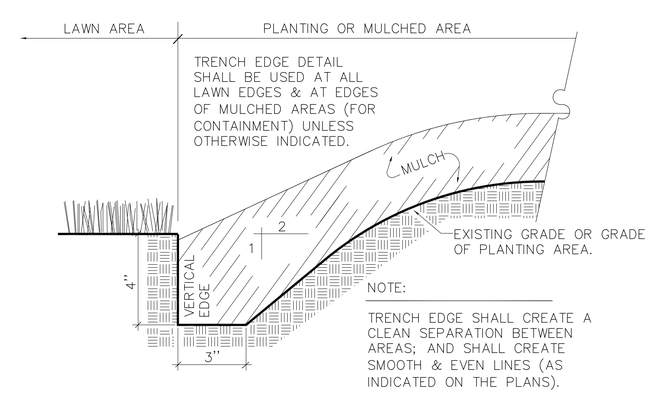


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL SOD. WATER THOROUGHLY.

4 BLUEBERRY SOD PLANTING W/ EDGING

L-101 / L-502 NOT TO SCALE



5 TRENCH EDGE–SECTION

L-101 / L-502 NOT TO SCALE

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DESIGNED BY: KSP
DRAWN BY: KSP
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

LANDSCAPE DETAILS AND PLANT LIST

SCALE: AS NOTED
DATE: 09/11/15
DWG. L-502
SHEET: 31 OF 147

January 21, 2016

Michael G. Livingston, P.E., Town Engineer
Office of Planning & Development
Town of Wells
208 Sanford Road, P.O. Box 398
Wells, ME 04090

Re: Site Plan Amendment Application
York County Community College Academic Building
Wells, Maine

Dear Mike:

Please find enclosed, the following revised plans for the Site Plan Amendment package for the new Academic Building at York County Community College, which address the comments from Shannon Belanger's e-mails dated 12/31/15, 1/4/16, and 1/20/16.

- Five (5) full size and eight (8) half size copies of drawings C001, CX101, CS102, CS104, and CW102
- One (1) full size copy of drawings G002, C002, SV101, and SV102

We look forward to discussing the project at the January 25 Board meeting. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Jonah DeWaters, P.E., LEED AP
Civil Engineer

Enclosures

Copy: Nancy Drouin, Dean of Finance and Administration, YCCC (w/enclosures)
Scott D. Anderson, Esq., Verrill Dana LLP (w/enclosures)

ABBREVIATIONS

%	PERCENT
&	AND
"	INCH, INCHES
'	FOOT, FEET
±	PLUS OR MINUS
@	AT
#	NUMBER
°	DEGREES
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
BF	BARRIER FREE
BLDG	BUILDING
BOC	BOTTOM OF CURB
BOS	BOTTOM OF STAIR
BOT	BOTTOM
BMP	BEST MANAGEMENT PRACTICES
℄	CENTERLINE
CB	CATCH BASIN
CI	CAST IRON
CLG	CEILING
CLR	CLEAR
CMP	CENTRAL MAINE POWER, CORRUGATED METAL PIPE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CR	CONDENSATE RETURN
CPT	CARPET
CT	CERAMIC TILE
CU	COPPER
CWT	CERAMIC WALL TILE
DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	EAST, EASTING, EXISTING
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXT	EXTERIOR
F	FINISH
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FIN	FINISH
FL, FLR	FLOOR
FRT	FIRE RETARDANT TREATMENT
FT	FOOT, FEET
FT^2	SQUARE FEET
Fy	YIELD STRESS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
GRD	GROUND
GYP BD	GYPSUM BOARD
H, HGT	HEIGHT, HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE
HM	HOLLOW METAL
HORIZ, H	HORIZONTAL
HYD	HYDRANT
IN	INCHES, INCH
INSUL	INSULATION, INSULATED
INT	INTERIOR
INV	INVERT
JST	JOIST
LBS	POUNDS
LF	LINEAR FEET
LT	LEFT
MAT	MAT (WALK OFF)
MAX	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
MEAS	MEASURE
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
mm	MILLIMETER
MR	MOISTURE/MOLD RESISTANT
MTL	METAL
N	NORTH, NORTHING
N/F	NOW OF FORMERLY
NAT	NATURAL FINISH
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO,#	NUMBER
OC	ON CENTER
OCC	OCCUPANTS
OD	OUTSIDE DIAMETER
OZ	OUNCE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PNT	PAINT, PAINTED
PL	PLASTIC LAMINATE
PLY	PLYWOOD
PSI	PRESSURE PER SQUARE INCH
PT	PRESSURE (PRESERVATIVE) TREATED, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	RUBBER COVE BASE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SIM	SIMILAR
SPL	SAMPLE
SQ	SQUARE
SF	SQUARE FEET
SS	STAINLESS STEEL
ST	STAIN
STA	STATION
STC	SOUND TRANSMISSION CLASS
STL	STEEL
T	TRANSFORMER
TBM	TEMPORARY BENCHMARK
TOC	TOP OF CURB
TOS	TOP OF STAIR
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
VERT, V	VERTICAL
VIF	VERIFY IN FIELD
W	WEST, WIDE
W/	WITH
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS

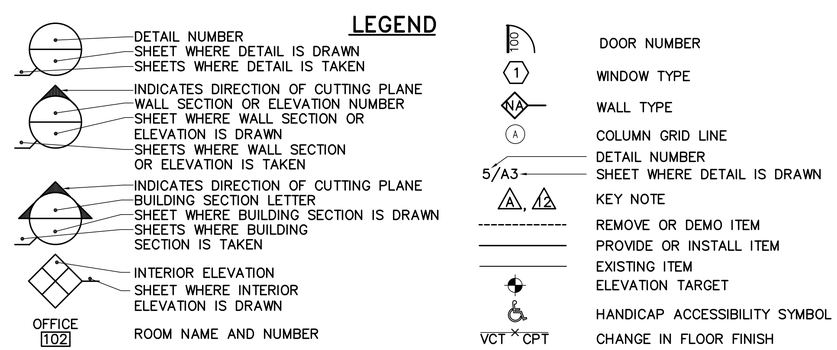
LIST OF DRAWINGS

1 OF 28	G-001	TITLE SHEET
2 OF 28	G-002	ABBREVIATIONS, GENERAL NOTES, AND LIST OF DRAWINGS
3 OF 28	C-001	CIVIL NOTES AND LEGEND
4 OF 28	C-002	VICINITY MAP
5 OF 28	CX101	OVERALL EXISTING CONDITIONS SITE PLAN
6a OF 28	SV101	BOUNDARY LINE VERIFICATION PLAN
6 OF 28	CD101	BUILDING EXISTING CONDITIONS/REMOVALS SITE PLAN
7 OF 28	CD102	PARKING LOT EXISTING CONDITIONS/REMOVALS SITE PLAN
8 OF 28	CS101	BUILDING SITE/LAYOUT PLAN
9 OF 28	CS102	PARKING LOT SITE/LAYOUT PLAN
10 OF 28	CS103	PARKING LOT ADDITION PLAN
11 OF 28	CS104	FUTURE PARKING LOT EXPANSION PLAN
12 OF 28	CU101	UTILITY PLAN
13 OF 28	CG101	BUILDING GRADING, DRAINAGE AND EROSION CONTROL PLAN
14 OF 28	CG102	PARKING LOT GRADING, DRAINAGE AND EROSION CONTROL PLAN
15a OF 28	SV102	CHAPEL ROAD RIGHT-OF-WAY PLAN
15 OF 28	CW101	CHAPEL ROAD SHOULDER WIDENING PLANS
16 OF 28	CW102	EMERGENCY ACCESS DRIVE SITE PLAN
17 OF 28	CW501	CHAPEL ROAD SHOULDER WIDENING CROSS SECTIONS AND DETAILS
18 OF 28	C-501	EROSION AND SEDIMENTATION CONTROL NOTES
19 OF 28	C-502	EROSION AND SEDIMENTATION CONTROL DETAILS
20 OF 28	C-503	SITE DETAILS – 1
21 OF 28	C-504	SITE DETAILS – 2
22 OF 28	C-505	SITE DETAILS – 3
23 OF 28	C-506	SITE DETAILS – 4
24 OF 28	C-507	SITE DETAILS – 5
25 OF 28	C-508	SITE DETAILS – 6
26 OF 28	C-509	SITE DETAILS – 7
27 OF 28	B-101	BUILDING BORING LOGS
28 OF 28	B-102	PARKING LOT BORING LOGS

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, EXISTING MATERIALS AND DIMENSIONS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
2. WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH ARE APPLICABLE TO THIS PROJECT.
3. WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
4. ROOM NUMBERS ON PLANS ARE FOR REFERENCE ONLY AND DO NOT CORRESPOND TO ACTUAL ROOM NUMBERS. THE SIGNAGE CONTRACTOR SHALL VERIFY SIGNAGE TEXT WITH THE OWNER PRIOR TO FABRICATION.
5. BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
6. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT, CLEAN AND SAFE CONDITION.
7. THE CONTRACTOR SHALL DISPOSE OF ANY CONSTRUCTION DEBRIS FROM THE PROJECT.
8. COMPONENTS OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
9. WORK SHALL BE PROVIDED IN COMPLIANCE WITH THAT INDUSTRIES' STANDARDS AND PERFORMED IN A WORKMANLIKE PROFESSIONAL MANNER.
10. DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

LEGEND



NO.	DATE	DESCRIPTION	BY
2	1/21/16	ADDRESS TOWN COMMENTS	JSD
1	12/29/15	QUALITY CONTROL REVIEW,	JSD
		RE-ISSUE DRAWING	

FOR PERMITTING PURPOSES ONLY

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 (T) 207.283.9193, (F) 207.283.4283
www.oakpoint.com

STATE OF MAINE JONAH DeMARS No. 12273 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: KTW
DRAWN BY: CFT
CHECKED BY: JMc
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY
COMMUNITY COLLEGE
Wells, Maine

ABBREVIATIONS, GENERAL NOTES, AND LIST OF DRAWINGS

SCALE: AS NOTED

DATE: 05/01/15

DWG. G-002

SHEET: 2 OF 28

21 Jan, 2016 – 10:44am
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PROJECT INTENT

THE INTENT OF THIS PROJECT AND CORRESPONDING TOWN OF WELLS SITE PLAN AMENDMENT IS TO DEPICT THE EXISTING CONDITIONS ON THE SITE IN THE VICINITY OF THE WORK PROPOSED HEREIN AND GENERALLY DESCRIBED AS FOLLOWS:

1. UPDATE THE GROSS SQUARE FOOTAGE OF THE EXISTING SCHOOL BUILDING FROM 77,000FT^2 TO ±78,600FT^2 TO REFLECT AS-BUILT CONDITIONS.
2. CONSTRUCT A NEW ±19,565 FT^2 ACADEMIC BUILDING WITH SPRINKLER SYSTEM, UTILITIES, DRAINAGE, WALKWAYS AND LANDSCAPING. THIS SITEWORK WILL RESULT IN THE ELIMINATION OF 132 PARKING SPACES ON THE SITE.
3. CONSTRUCTION OF A 180-SPACE PARKING LOT, MINOR ADDITION/MODIFICATIONS TO THE EXISTING PARKING LOT THAT CREATE 34 ADDITIONAL PARKING SPACES, AND A PROVISION FOR A FUTURE ADDITION TO THE PROPOSED PARKING LOT WHAT WILL ADD 38 MORE PARKING SPACES. THESE ADDITIONAL PARKING SPACES ACCOUNT FOR BOTH THE EXISTING PARKING SPACES BEING ELIMINATED AND PROJECTED ENROLLMENT INCREASES DUE TO THE CONSTRUCTION OF THE NEW BUILDING. TOTAL NET PARKING SPACES AFTER CONSTRUCTION COMPLETION: 524 (562 INCLUDING FUTURE PARKING EXPANSION).
4. IMPROVEMENTS TO THE EXISTING EMERGENCY ACCESS DRIVE, INCLUDING A CONNECTION TO THE PROPOSED PARKING LOT.
5. WIDENING THE PAVED SHOULDER ON CHAPEL ROAD AT ITS INTERSECTION WITH COLLEGE DRIVE.

TOWN OF WELLS CONDITIONS OF APPROVAL

1. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. [§145-74F]
2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE CONTRACTOR WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
3. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. [§145-74G(1)(B)]
4. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64. [§145-79A]
5. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY FAILURE TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64. [§145-79B]
6. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]. SEE ALSO SHEETS CD101-2, CG101-2, CW101, AND C501-2.:

(A) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.

(B) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.

(C) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.

(D) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.

(E) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.

(F) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.

(G) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.

(H) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.

(I) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.

(J) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.

(K) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.

7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
8. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
11. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
12. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF THE PROPOSED BUILDING SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
13. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
14. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHELL PROVIDE TO RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK TO THE OWNER, AND THE OWNER SHALL FORWARD A COPY TO THE TOWN.
15. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
16. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. PERFORMANCE GUARANTEE DOCUMENTS TO BE PROVIDED PRIOR TO THE PRECONSTRUCTION MEETING FOR TOWN MANAGER AND TOWN PLANNER ACCEPTANCE. NO SEPARATE ESCROW OR BOND WILL BE REQUIRED FOR SITE STABILIZATION OR THE PROPOSED ROADWORK. ALL WORK SHALL BE COMPLETED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED FOR THE NEW BUILDING.
18. A COPY OF THE APPROVED AMENDED MDOT TRAFFIC MOVEMENT PERMIT SHALL BE PROVIDED PRIOR TO THE PRECONSTRUCTION MEETING. THE FUNDS REQUIRED BY MDOT TO BE CONTRIBUTED TO THE ROUTE 1/CHAPEL ROAD INTERSECTION SHALL BE GIVEN TO MDOT PRIOR TO THE PRECONSTRUCTION MEETING.

TOWN OF WELLS STANDARD LIGHTING AND GLARE NOTES:

1. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE LAND USE CODE.
2. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTIONAL AND NOT PRODUCE GLARE ONTO ABUTTING LOTS OR STREET RIGHT-OF-WAYS.

CIVIL NOTES:

1. REPAIR OR REPLACE ALL DAMAGE RESULTING FROM CONTRACTOR OPERATIONS, AS APPROVED BY THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
2. DO NOT PLACE, PUT OR DUMP ANY CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS IN AREAS THAT COULD ADVERSELY IMPACT THE SURROUNDING WETLAND AREAS.
3. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY AND ARE BASED ON FIELD RECONNAISSANCE, SUBSURFACE UTILITY LOCATION AND PLAN REFERENCES. PRIOR TO COMMENCING EXCAVATION OPERATIONS ON THE SITE, DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES IN THE WORK UTILIZING A PRIVATE UTILITY LOCATING SERVICE AND CONTACT "DIGSAFE" AT 1-888-344-7233 TO OBTAIN A "DIGSAFE" PERMIT. REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXACT UTILITY LOCATIONS TO THE OWNER PRIOR TO DISTURBING AREAS SURROUNDING THE UNDERGROUND UTILITIES.
4. INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING:
   a. TOPOGRAPHIC SURVEYS OF THE EMERGENCY ACCESS EASEMENT, CHAPEL ROAD/COLLEGE DRIVE INTERSECTION, AND PORTIONS OF THE YCCC CAMPUS, PERFORMED BY WAYNE A. DESPER, PLS IN OCTOBER/DECEMBER, 2014, APRIL, 2015, AND JULY, 2015.
   b. SITE RECONNAISSANCE PERFORMED BY OAK POINT ASSOCIATES BETWEEN FALL, 2014 AND SUMMER, 2015
   c. SUBSURFACE UTILITY LOCATION BY DIGSMART OF MAINE (114 SAWYER ROAD, SCARBOROUGH, ME 04074) IN DECEMBER, 2014.
   d. "YORK COUNTY TECHNICAL COLLEGE ADDITIONS AND RENOVATIONS" PREPARED BY HARRIMAN ASSOCIATES, ONE AUBURN BUSINESS PARK, AUBURN, ME 04210, DATED 08-15-00
   e. "YORK COUNTY TECHNICAL COLLEGE" PREPARED BY OPECHEE CONSTRUCTION MANAGEMENT CORPORATION, BAYVIEW BUSINESS PARK #11, GILFORD, NH 03246, DATED 10-23-96
   f. WATER LINE AND EASEMENT INFORMATION PROVIDED BY KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT IN DECEMBER, 2014.
   g. IRRIGATION LINE PLAN PROVIDED BY YORK COUNTY COMMUNITY COLLEGE IN APRIL, 2015, INCLUDING AN IRRIGATION SYSTEM PLAN DATED 7/19/02.
   h. PERIMETER BOUNDARY SURVEY PREPARED BY ASSOCIATED ENGINEERING SERVICES, MEREDITH NH (STAMPED BY JASON R. BLAIS) DATED 04/27/97, LAST REVISED 08/12/97 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS: PLAN BOOK 238, PAGE 36.
   i. RIGHT OF WAY PLAN FOR THE CHAPEL ROAD/COLLEGE DRIVE INTERSECTION PREPARED BY WAYNE A. DESPER, PLS IN MAY, 2015.
   j. NORTHERN AND EASTERN PROPERTY LINES ARE BASED ON A PLAN ENTITLED "PLAN SHOWING PROPERTY LINES ALONG A PORTION OF LAND OF THE MAINE TECHNICAL COLLEGE SYSTEM PROPERTY (YORK COUNTY COMMUNITY COLLEGE CAMPUS) ON COLLEGE DRIVE IN WELLS, MAINE," PREPARED BY WAYNE A. DESPER, PLS. DATED JUNE 24, 2015.
   K. PROPERTY AREA CALCULATION MEMO PREPARED BY WAYNE A. DESPER, PLS. DATED JUNE 24, 2015, WHICH CALCULATES THE TOTAL LOT AREA TO BE 83.1035 ACRES.
5. WETLANDS AND VERNAL POOLS SHOWN HEREON ARE BASED ON THE FOLLOWING:
   a. ON YCCC PROPERTY: A WETLAND DELINEATION PERFORMED IN 2013 BY NORMANDEAU ENVIRONMENTAL CONSULTANTS, 25 NASHUA ROAD, BEDFORD, NH, 03310.
   b. AT THE COLLEGE DRIVE/CHAPEL ROAD INTERSECTION: A WETLAND DELINEATION AND VERNAL POOL SURVEY PERFORMED IN SPRING, 2015 BY JOSEPH W. NOEL, P.O. BOX 174, SOUTH BERWICK, ME 03908.
6. THE PROJECT BENCHMARK IS AN X-CUT SET IN THE NORTHWEST BONNET BOLT IN THE FIRE HYDRANT ON THE EAST SIDE OF THE EXISTING BUILDING. BENCHMARK ELEVATION MATCHES ELEVATION INDICATED ON "YORK COUNTY TECHNICAL COLLEGE ADDITIONS AND RENOVATIONS" DRAWINGS REFERENCED IN NOTE 4, ABOVE. X-CUT ELEVATION: 142.86' (ASSUMED DATUM).
7. TEMPORARY BENCHMARK INFORMATION:
   a. TBM1 IS A 0.15' SQUARE CHISEL MARK IN THE NORTHEAST SIDE OF A 1.5' HIGH CONCRETE LIGHTPOLE BASE. TBM1 ELEVATION: 144.36' (ASSUMED DATUM)
   b. TBM3 IS AN X-CUT IN THE SOUTHERLY CORNER OF A 3.1' SQUARE ELECTRICAL MANHOLE VAULT. TBM3 ELEVATION: 131.22' (ASSUMED DATUM)
   c. TBM4 IS AN X-CUT IN THE NORTHEASTERLY BONNET BOLT OF FIRE HYDRANT P-4-16.5. BOLT IS WESTERLY OF THE LETTER "N" IN THE WORD "OPEN". TBM4 ELEVATION: 142.92' (ASSUMED DATUM).
8. HORIZONTAL COORDINATES ARE BASED ON AN ASSUMED LOCAL DATUM.
9. THIS PROJECT IS SUBJECT TO THE FOLLOWING PERMITS. ALL KNOWN CONDITIONS OF THE PERMITS HAVE BEEN INCLUDED IN THE CONTRACT DRAWINGS AND SPECIFICATIONS. ABIDE BY ALL CONDITIONS OF THESE PERMITS:
   a. "MINOR AMENDMENT" AND "MINOR MODIFICATION" TO THE EXISTING MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION "SITE LOCATION OF DEVELOPMENT" PERMIT FOR THE SITE (OBTAINED IN 1996). PERMITS #L-19168-22-D-B AND L-19168-22-E-M
   b. MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION "PERMIT-BY-RULE" FOR WORK ADJACENT TO A SIGNIFICANT VERNAL POOL
   c. MAINE DEPARTMENT OF TRANSPORTATION TRAFFIC MOVEMENT PERMIT (REG 01-00187-A-N).
   d. MAINE GENERAL CONSTRUCTION PERMIT (MGCP).
   e. TOWN OF WELLS SITE PLAN APPROVAL AMENDMENT (DATED AS INDICATED BELOW).

9. SEE SHEET G-002 FOR ABBREVIATIONS.

CONSTRUCTION SEQUENCING NOTES:

1. SEQUENCE CONSTRUCTION ACTIVITIES TO LIMIT DISRUPTION TO EXISTING SCHOOL ACTIVITIES AND MAINTAIN ACCESS TO EXISTING STAFF AND STUDENT PARKING LOTS DURING CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE.
2. SEQUENCE TREE CLEARING ACTIVITIES SO THAT ALL TREE CLEARING IS PERFORMED BETWEEN OCTOBER 20 AND APRIL 15.

EMERGENCY ACCESS NOTE:

1. EMERGENCY ACCESS TO THE SITE FROM ROUTE 1 SHALL BE MAINTAINED AND KEPT CLEAR OF SNOW AND OTHER OBSTRUCTIONS THAT WOULD PREVENT EMERGENCY VEHICLES FROM ACCESSING THE SITE AT ALL TIMES, INCLUDING ON ABUTTING PROPERTIES WITHIN THE COLLEGE'S EMERGENCY ACCESS EASEMENT FROM ROUTE 1. THE TOWN OF WELLS POLICE DEPARTMENT IS AUTHORIZED TO TAKE ENFORCEMENT ACTION AGAINST ANY VEHICLES OR OBSTRUCTIONS PLACED WITHIN THE EMERGENCY ACCESS DRIVE.

BOUNDARY SURVEY NOTE:

1. A WAIVER OF A FULL BOUNDARY SURVEY WAS GRANTED BY THE PLANNING BOARD AND PARTIAL BOUNDARY SURVEY WAS REQUIRED (SEE CIVIL NOTES ABOVE). PARTIAL BOUNDARY SURVEYS AS REQUIRED ARE INCLUDED ON SHEETS 6a AND 15a.

CIVIL LEGEND

Symbol	Description
147.37'E / 145.55'F	EXISTING GRADE SPOT ELEVATION / FINISHED GRADE SPOT ELEVATION
	EXISTING PROPERTY LINE
	EXISTING WATER EASEMENT LINE
	EXISTING ELECTRICAL/ COMMUNICATIONS EASEMENT LINE
	EXISTING BUILDING LINE
	BUILDING LINE
---124---	EXISTING ELEVATION CONTOUR LINE
—124—	ELEVATION CONTOUR LINE
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	REMOVALS (DRAWING CD101 ONLY)
EUE/C(2-1")	EXISTING UNDERGROUND ELECTRIC AND COMMUNICATIONS LINES
EUL	EXISTING UNDERGROUND ELECTRIC LINE (FOR LIGHTING)
EUE(3")	EXISTING UNDERGROUND ELECTRIC LINE
EW(12")	EXISTING WATER LINE
ESS(6")	EXISTING SANITARY SEWER LINE
ESD(12")	EXISTING STORM DRAIN LINE
EUG	EXISTING UNDERGROUND PROPANE LINE
UG(2")	UNDERGROUND PROPANE LINE
SS(4")	SANITARY SEWER LINE
W(2")	WATER LINE
FD(4")	FOUNDATION DRAIN LINE
SD(4")	STORM DRAIN LINE(S)
UE(2-4")	UNDERGROUND ELECTRIC LINE(S) IN CONDUIT
UE/C(3-1")	UNDERGROUND ELECTRIC AND COMMUNICATIONS LINES IN CONDUIT
UL(1")	UNDERGROUND LIGHTING LINE(S) IN CONDUIT
UC(1")	UNDERGROUND COMMUNICATION LINE(S) IN CONDUIT
UD(4")	UNDERDRAIN LINE
UUD(4")	OUTER UNDERDRAIN LINE
Ⓔ	EXISTING ELECTRICAL MANHOLE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD LIGHT
Ⓢ	EXISTING SEWER MANHOLE
T	EXISTING TRANSFORMER
FP	EXISTING FLAGPOLE
EIRR	EXISTING IRRIGATION CONTROL BOX
	EXISTING WATER VALVE
JB	EXISTING JUNCTION BOX
	EXISTING FIRE HYDRANT
	POINT OF CONNECTION TO EXISTING UTILITY
	PROJECT BENCHMARK
B-1	SOIL BORING
	WATER VALVE
⇒	DRAINAGE FLOW
Ⓢ	SEWER MANHOLE
	CATCH BASIN
	LIGHTPOLE
HH	HANDHOLE

NO.	DATE	DESCRIPTION	BY
5	1/21/16	ADDRESS TOWN COMMENTS	JSD
4	12/29/15	QUALITY CONTROL REVIEW	JSD
3	10/5/15	ADDRESS TOWN COMMENTS	JSD
2	8/3/15	ADDRESS TOWN COMMENTS	JSD
1	7/6/15	ADDRESS TOWN COMMENTS	JSD

TOWN OF WELLS PLANNING BOARD APPROVAL

(APPLIES TO ALL SHEETS IN THIS SET)

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FOR PERMITTING PURPOSES ONLY

OAK POINT ASSOCIATES
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231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.4283
www.oakpoint.com

STATE OF MAINE — JONAH DeWATERS No. 12273 — LICENSED PROFESSIONAL ENGINEER

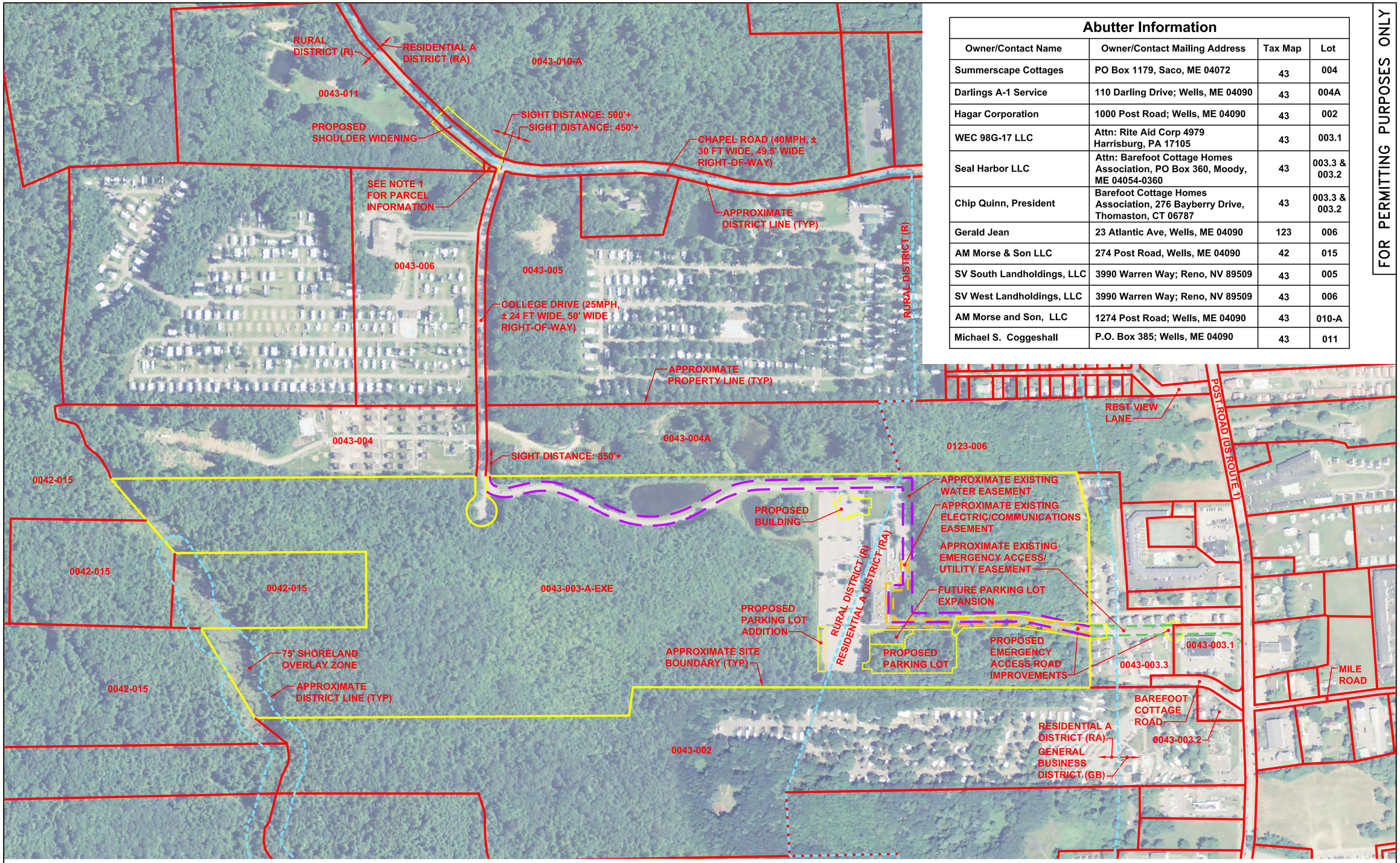
DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

CIVIL NOTES AND LEGEND

SCALE: AS NOTED
DATE: 05/01/15
DWG. C-001
SHEET: 3 OF 28



Abutter Information

Owner/Contact Name	Owner/Contact Mailing Address	Tax Map	Lot
Summerscape Cottages	PO Box 1179, Saco, ME 04072	43	004
Darlings A-1 Service	110 Darling Drive; Wells, ME 04090	43	004A
Hagar Corporation	1000 Post Road; Wells, ME 04090	43	002
WEC 98G-17 LLC	Attn: Rite Aid Corp 4979 Harrisburg, PA 17105	43	003.1
Seal Harbor LLC	Attn: Barefoot Cottage Homes Association, PO Box 360, Moody, ME 04054-0360	43	003.3 & 003.2
Chip Quinn, President	Barefoot Cottage Homes Association, 276 Bayberry Drive, Thomaston, CT 06787	43	003.3 & 003.2
Gerald Jean	23 Atlantic Ave, Wells, ME 04090	123	006
AM Morse & Son LLC	274 Post Road, Wells, ME 04090	42	015
SV South Landholdings, LLC	3990 Warren Way; Reno, NV 89509	43	005
SV West Landholdings, LLC	3990 Warren Way; Reno, NV 89509	43	006
AM Morse and Son, LLC	1274 Post Road; Wells, ME 04090	43	010-A
Michael S. Coggeshall	P.O. Box 385; Wells, ME 04090	43	011

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231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.4283 www.oakpoint.com

STATE OF MAINE JONAH DeWATERS No. 12273 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: PJM
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

VICINITY MAP

SCALE: AS NOTED
DATE: 05/01/15
DWG. C-002
SHEET: 4 OF 28

1 VICINITY MAP
C-002 SCALE: 1"=200'

TRUE NORTH

NOTE
1. PARCEL AT COLLEGE DRIVE/CHAPEL ROAD INTERSECTION IS NOT INDICATED ON TAX MAP. PER THE PLAN ENTITLED "PLAN SHOWING ROAD SIDELINES AT THE INTERSECTION OF CHAPEL ROAD AND COLLEGE DRIVE IN WELLS, MAINE" PREPARED BY WAYNE A. DESPER, PLS. DATED MAY 20, 2015, THE PARCEL IS OWNED BY THE MAINE TECHNICAL COLLEGE SYSTEM

NO.	DATE	DESCRIPTION	BY
3	1/21/16	ADDRESS TOWN COMMENTS	JSD
2	12/29/15	QUALITY CONTROL REVIEW, RE-ISSUE DRAWING	JSD
1	7/6/15	ADDRESS TOWN COMMENTS	JSD

GRAPHIC SCALE
200' 100' 0 200' 400'
1"=200'
CHECK GRAPHIC SCALE BEFORE USING

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ZONING/PROJECT SUMMARY:

TOWN OF WELLS, MAINE MAP 43, LOT 3A.EXE

OWNER:	MAINE COMMUNITY COLLEGE SYSTEM
APPLICANT:	NANCY DROUIN, DEAN OF FINANCE AND ADMINISTRATION YORK COUNTY COMMUNITY COLLEGE 112 COLLEGE DRIVE, WELLS, MAINE 04090
DEED REFERENCES:	Y.C.R.D. 7878/128, 8134/85, 8452/38, AND 8378/200
DISTRICTS:	R (RURAL) AND RA (RESIDENTIAL A)
EXISTING USE:	SCHOOL (VOCATIONAL–TECHNICAL)
PROPOSED USE:	SCHOOL (VOCATIONAL–TECHNICAL)
SIGN:	NO SIGN OR SIGN LIGHTING IS PROPOSED (EXISTING SIGN AT COLLEGE DRIVE SHALL REMAIN).

EXISTING GROSS FLOOR AREA: SCHOOL BUILDING = ± 78,600 FT^2 (PREVIOUSLY APPROVED: 76,000 FT^2)
EQUIPMENT SHED = 200 FT^2
TOTAL: ± 78,800 FT^2

PROPOSED GROSS FLOOR AREA: SCHOOL BUILDING = ± 78,600 FT^2
EQUIPMENT SHED = 200 FT^2
PROPOSED BUILDING = ±19,565 FT^2
TOTAL: ± 98,365 FT^2

LOT AREA CALCULATIONS

CALCULATED LOT AREA (SEE CIVIL NOTE 4, SHEET C–001):	83.1035 ACRES
LOT AREA IN R ZONE:	± 61.9 ACRES
LOT AREA IN RA ZONE:	± 21.2 ACRES

EXISTING GROUND COVERAGE:	R ZONE	RA ZONE
BUILDINGS	± 0.1 ACRES	± 0.8 ACRES
IMPERVIOUS AREAS (PAVEMENT, WALKWAYS, PATIOS, ETC)	± 3.7 ACRES	± 1.2 ACRES
RIPRAP/STONE	± 0.1 ACRES	–
EMERGENCY ACCESS DRIVE	–	± 0.4 ACRES
TOTAL	± 3.9 ACRES	± 2.4 ACRES

PROPOSED GROUND COVERAGE:	R ZONE	RA ZONE
BUILDINGS	± 0.3 ACRES	± 0.8 ACRES
IMPERVIOUS AREAS (PAVEMENT, WALKWAYS, PATIOS, ETC)	± 3.3 ACRES	± 2.7 ACRES
RIPRAP/STONE	± 0.2 ACRES	–
EMERGENCY ACCESS DRIVE	–	± 0.3 ACRES
TOTAL	± 3.7 ACRES	± 3.8 ACRES

PROPOSED GROUND COVERAGEE AFTER FUTURE PARKING LOT EXPANSION (± 0.2 ACRES)

	R ZONE	RA ZONE
TOTAL	± 3.7 ACRES	± 4.0 ACRES

OFF–STREET PARKING INFORMATION:

EXISTING OFF–STREET PARKING SPACES: 442 (424 SPACES, PLUS 18 ACCESSIBLE SPACES; PRIOR APPROVED PARKING REQUIRED 468 SPACES)

PROPOSED OFF–STREET PARKING SPACES*:
EXISTING SPACES ELIMINATED: 132 (INCLUDING 4 ACCESSIBLE SPACES)
NEW SPACES PROPOSED:
PARKING AREA: 180
PARKING LOT REVISIONS/RE–STRIPING: 14 (INCLUDING 7 ACCESSIBLE SPACES)
PARKING LOT ADDITION: 20
TOTAL: 214 (INCLUDING 7 ACCESSIBLE SPACES)

NET PARKING SPACES: 524 (503 SPACES, PLUS 21 ACCESSIBLE SPACES)

*BECAUSE THERE IS NO APPLICABLE OFF–STREET PARKING REQUIREMENT IN THE LAND USE CODE, THE PROPOSED PARKING CALCULATION IS BASED ON EXISTING AND PROJECTED PARKING LOT USAGE, TOWN OF WELLS CODE ENFORCEMENT OFFICER'S RECOMMENDATION, AND AS APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON OCTOBER 19, 2015. A MINIMUM OF 524 SPACES IS REQUIRED BEFORE THE BUILDING CAN BE OCCUPIED. A MINIMUM OF 561 SPACES ARE REQUIRED ONCE THE FUTURE PARKING LOT IS CONSTRUCTED.

FUTURE PARKING LOT CONSTRUCTION

CONSTRUCT THE FUTURE PARKING LOT INDICATED ON SHEET CS104 WHEN EITHER OF THE FOLLOWING CONDITIONS ARE MET:

1. WITHIN 5 YEARS OF THE TOWN OF WELLS' ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING
2. WHEN THE TOWN OF WELLS POLICE DEPARTMENT, CODE ENFORCEMENT DEPARTMENT, AND PLANNING DEPARTMENT UNANIMOUSLY AGREE THAT ADDITIONAL PARKING IS NECESSARY. WRITTEN NOTICE SHALL BE SENT TO THE COLLEGE AND THE PARKING SHALL BE CONSTRUCTED WITHIN 12 MONTHS OF THE COLLEGE'S RECEIPT OF THE NOTICE.

FUTURE PARKING LOT EXPANSION: 38 SPACES (36 SPACES, PLUS 2 ACCESSIBLE SPACES)
NET PARKING SPACES INCLUDING FUTURE PARKING LOT EXPANSION: 562 SPACES

NO.	DATE	DESCRIPTION	BY
7	1/21/16	ADDRESS TOWN COMMENTS, UPDATE PROPOSED BUILDING	JSD
6	12/29/15	REISSUE DRAWING	JSD
5	12/23/15	ADDRESS TOWN COMMENTS	JSD
4	10/14/15	ADDRESS TOWN COMMENTS	JSD
3	10/5/15	ADDRESS TOWN COMMENTS	JSD
2	8/3/15	ADDRESS TOWN COMMENTS	JSD
1	7/6/15	ADDRESS TOWN COMMENTS	JSD

TOWN OF WELLS PLANNING BOARD APPROVAL

(APPLIES TO ALL SHEETS IN THIS SET)

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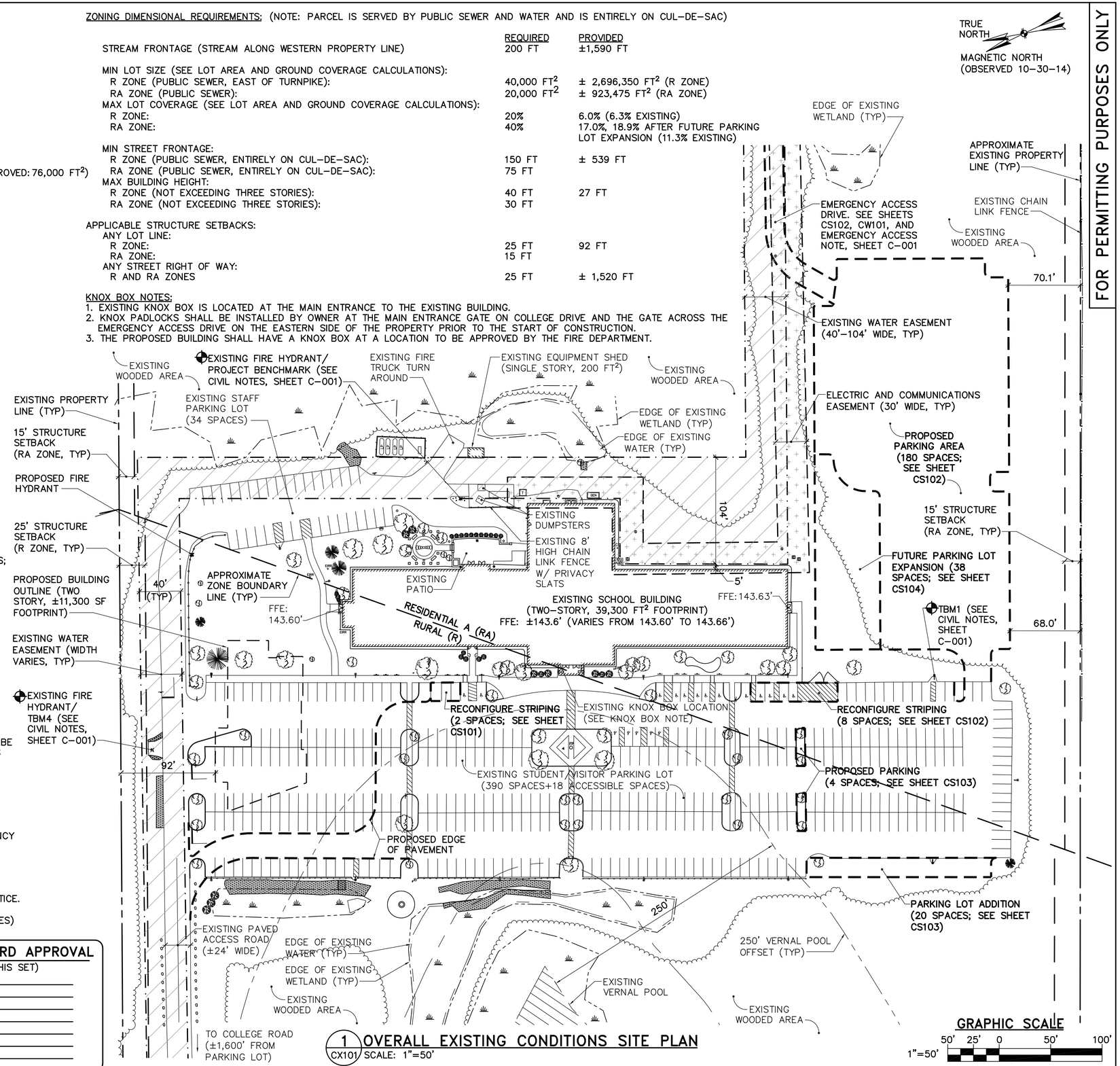
ZONING DIMENSIONAL REQUIREMENTS: (NOTE: PARCEL IS SERVED BY PUBLIC SEWER AND WATER AND IS ENTIRELY ON CUL–DE–SAC)

	REQUIRED	PROVIDED
STREAM FRONTAGE (STREAM ALONG WESTERN PROPERTY LINE)	200 FT	±1,590 FT
MIN LOT SIZE (SEE LOT AREA AND GROUND COVERAGE CALCULATIONS):		
R ZONE (PUBLIC SEWER, EAST OF TURNPIKE):	40,000 FT^2	± 2,696,350 FT^2 (R ZONE)
RA ZONE (PUBLIC SEWER):	20,000 FT^2	± 923,475 FT^2 (RA ZONE)
MAX LOT COVERAGE (SEE LOT AREA AND GROUND COVERAGE CALCULATIONS):		
R ZONE:	20%	6.0% (6.3% EXISTING)
RA ZONE:	40%	17.0%, 18.9% AFTER FUTURE PARKING LOT EXPANSION (11.3% EXISTING)
MIN STREET FRONTAGE:		
R ZONE (PUBLIC SEWER, ENTIRELY ON CUL–DE–SAC):	150 FT	± 539 FT
RA ZONE (PUBLIC SEWER, ENTIRELY ON CUL–DE–SAC):	75 FT	
MAX BUILDING HEIGHT:		
R ZONE (NOT EXCEEDING THREE STORIES):	40 FT	27 FT
RA ZONE (NOT EXCEEDING THREE STORIES):	30 FT	
APPLICABLE STRUCTURE SETBACKS:		
ANY LOT LINE:		
R ZONE:	25 FT	92 FT
RA ZONE:	15 FT	
ANY STREET RIGHT OF WAY:		
R AND RA ZONES	25 FT	± 1,520 FT

KNOX BOX NOTES:
1. EXISTING KNOX BOX IS LOCATED AT THE MAIN ENTRANCE TO THE EXISTING BUILDING.
2. KNOX PADLOCKS SHALL BE INSTALLED BY OWNER AT THE MAIN ENTRANCE GATE ON COLLEGE DRIVE AND THE GATE ACROSS THE EMERGENCY ACCESS DRIVE ON THE EASTERN SIDE OF THE PROPERTY PRIOR TO THE START OF CONSTRUCTION.
3. THE PROPOSED BUILDING SHALL HAVE A KNOX BOX AT A LOCATION TO BE APPROVED BY THE FIRE DEPARTMENT.



1 CX101 OVERALL EXISTING CONDITIONS SITE PLAN
SCALE: 1"=50'

FOR PERMITTING PURPOSES ONLY

OAK POINT ASSOCIATES
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STATE OF MAINE JONAH DEVANEY No. 12273 LICENSED PROFESSIONAL ENGINEER

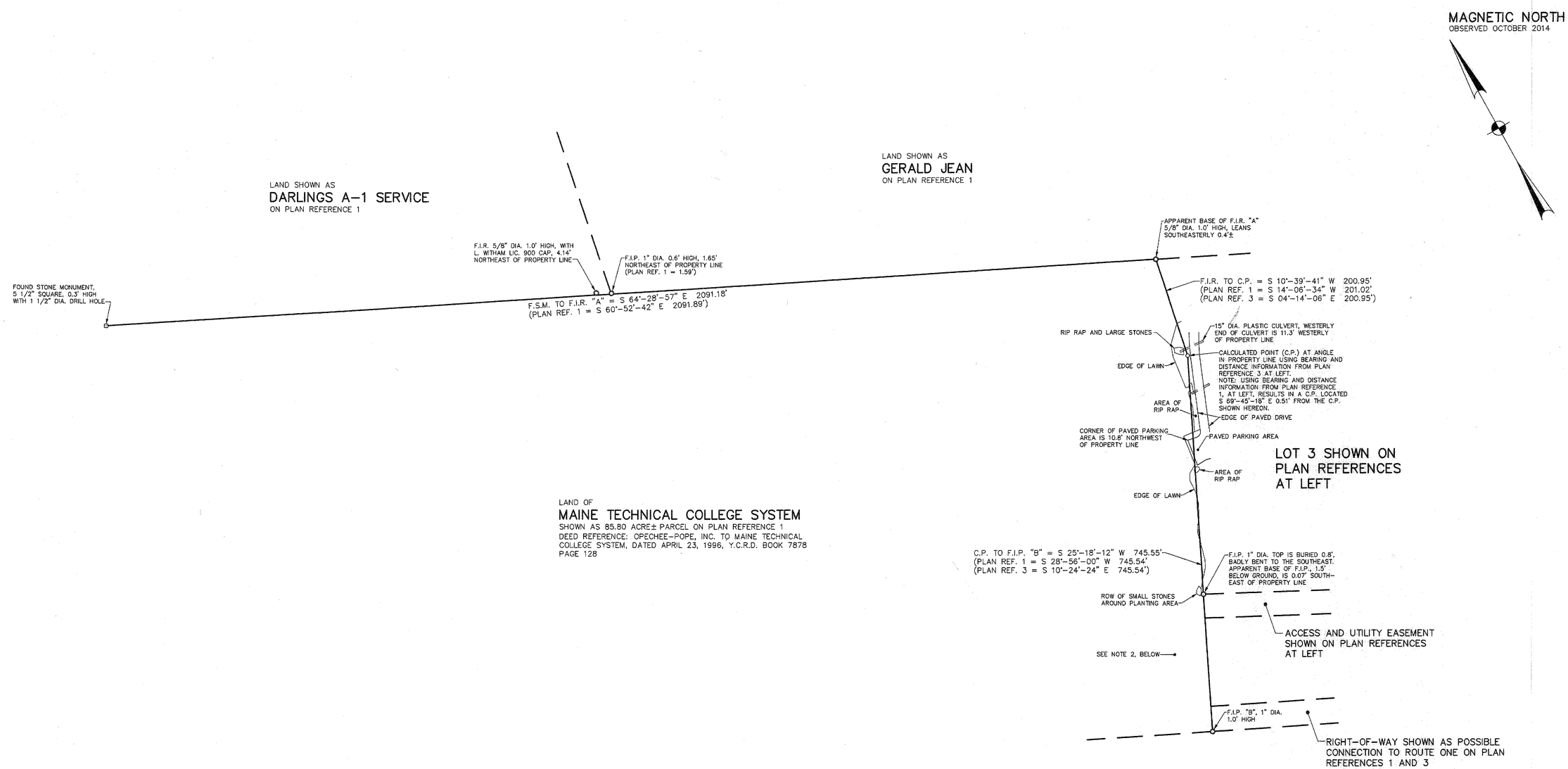
DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: PJM
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

OVERALL EXISTING CONDITIONS SITE PLAN

SCALE: AS NOTED
DATE: 05/01/15
DWG. CX101
SHEET: 5 OF 28



PLAN SHOWING PROPERTY LINES ALONG A PORTION OF LAND OF THE MAINE TECHNICAL COLLEGE SYSTEM PROPERTY (YORK COUNTY COMMUNITY COLLEGE CAMPUS) ON COLLEGE DRIVE IN WELLS, MAINE

PREPARED FOR OAK POINT ASSOCIATES,
P.O. BOX 1259, 231 MAIN STREET, BIDDEFORD, ME 04005
PREPARED BY WAYNE A. DESPER, MAINE P.L.S. NO. 1279
P.O. BOX 296 WEST KENNEBUNK, ME 04094

PLAN REFERENCES

1) PERIMETER BOUNDARY SURVEY AND PROPOSED SUBDIVISION OF LAND OWNED BY OPECHEE–POPE OF WELLS AND STELLA BLOOM LOCATED OFF ROUTE ONE IN WELLS, MAINE, DATED APRIL 27, 1997 AND REVISED THROUGH AUGUST 12, 1997 BY ASSOCIATED ENGINEERING SERVICES, SCALE 1" = 200', SHEET 1 OF 2, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 238 PAGE 36.
2) PERIMETER BOUNDARY SURVEY AND PROPOSED SUBDIVISION OF LAND OWNED BY OPECHEE–POPE OF WELLS AND STELLA BLOOM LOCATED OFF ROUTE ONE IN WELLS, MAINE, DATED JUNE 3, 1997 AND REVISED THROUGH AUGUST 12, 1997 BY ASSOCIATED ENGINEERING SERVICES, SCALE 1" = 50', SHEET 2 OF 2, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 238 PAGE 37.
3) SUBDIVISION AMENDMENT OF: "PERIMETER BOUNDARY SURVEY AND PROPOSED SUBDIVISION, LAND OF OPECHEE–POPE OF WELLS AND STELLA BLOOM... SHEET 1 OF 2, DATED APRIL 4, 1997, LAST REVISED AUGUST 12, 1997 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 238 PAGE 36... AND SHEET 2 OF 2... RECORDED AT THE Y.C.R.D. IN PLAN BOOK 238 PAGE 37", DATED SEPTEMBER 21, 2010 AND REVISED THROUGH FEBRUARY 8, 2011 BY POST ROAD SURVEYING, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 349 PAGE 29.

LEGEND

- ⊡ F.S.M. — FOUND STONE MONUMENT
- ● F.I.P. — FOUND IRON PIPE
- ● F.I.R. — FOUND IRON ROD
- ○ C.P. — CALCULATED POINT, NO MONUMENT FOUND OR SET
- Y.C.R.D. — YORK COUNTY REGISTRY OF DEEDS
- (PLAN REF. 1 =) — REFERENCE TO INFORMATION SHOWN ON PLAN REFERENCED AT LEFT

GRAPHIC SCALE: 1" = 100'

0 100' 200' 300' 500'

NOTES

1) THIS PLAN WAS PREPARED TO SHOW A RETRACEMENT OF THREE OF THE PROPERTY LINES OF LAND OF THE MAINE TECHNICAL COLLEGE SYSTEM PROPERTY BASED ON LINES SHOWN ON THE PLANS REFERENCED AT LEFT. THE RETRACEMENT, SHOWN HEREON, IS BASED SOLELY ON FIELD LOCATION OF THE MONUMENTS, SHOWN HEREON, AND INFORMATION SHOWN ON SAID PLANS. DEED AND RECORD RESEARCH AND ANALYSIS, USUALLY DONE AS PART OF A FULL BOUNDARY SURVEY, HAS NOT BEEN PERFORMED AS PART OF THE SURVEY DEPICTED HEREON. NO MONUMENTS HAVE BEEN SET AS PART OF THIS SURVEY.
2) LIMITS OF TREE AND BRUSH CLEARING AND EARTH MOVING ACTIVITIES, NORTHWESTERLY OF THE LINES SHOWN HEREON, HAVE NOT BEEN LOCATED DUE TO THE VAGUE NATURE OF THOSE LIMITS.

STATE OF MAINE
WAYNE A. DESPER
1279
PROFESSIONAL LAND SURVEYOR

WAYNE A. DESPER,
MAINE P.L.S. NO. 1279

DATE: JUNE 24, 2015
SCALE: 1" = 100'
PLAN NO. 114–I–1

THIS PLAN IS BASED ON SURVEY WORK WHICH CONFORMS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, IN EFFECT AT THE TIME OF SAID SURVEY WITH THE EXCEPTIONS DESCRIBED IN NOTE 1 AT LEFT.

DWG: **SV101**

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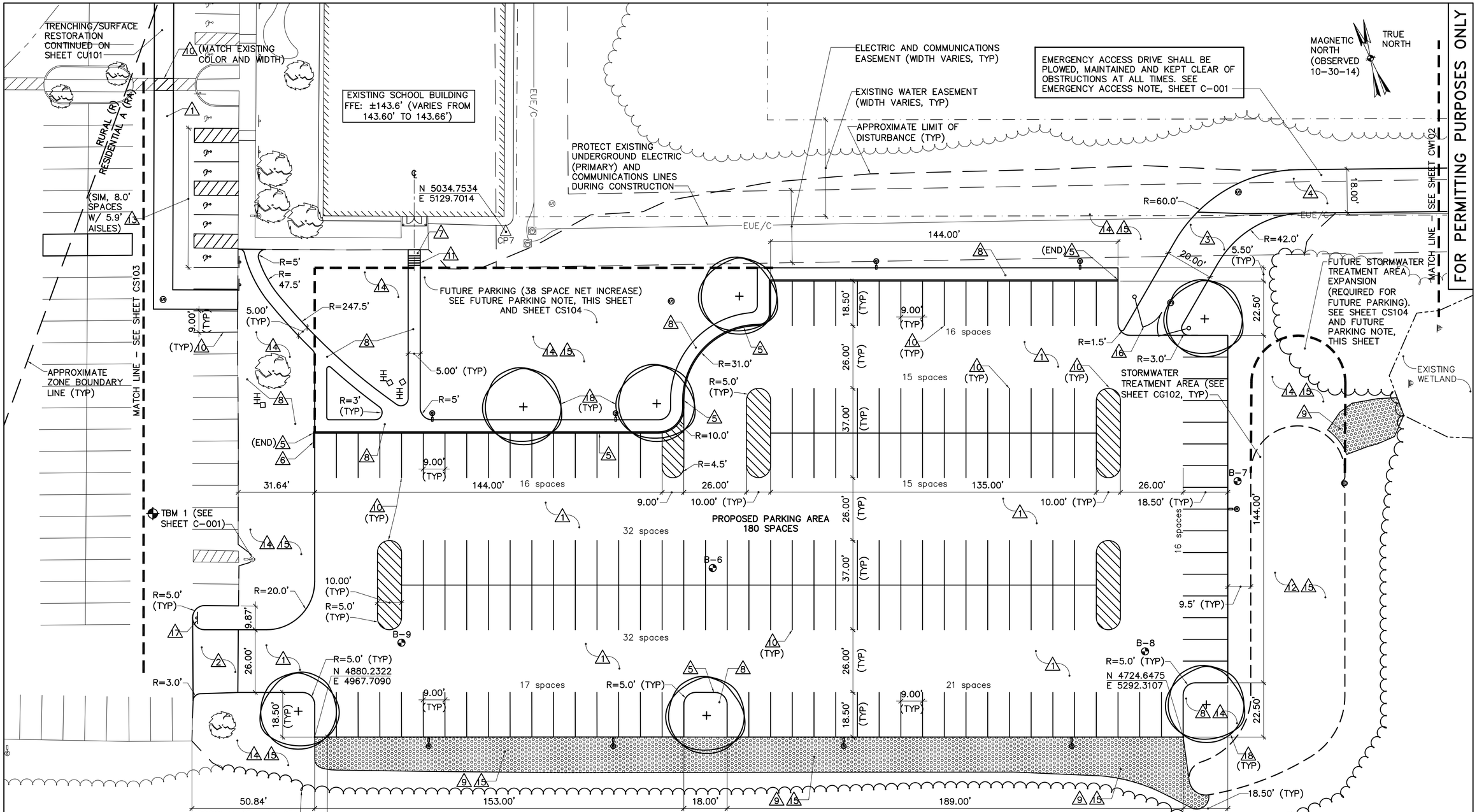

1 CS102 PARKING LOT SITE/LAYOUT PLAN

SCALE: 1"=20'

KEYNOTES: (THIS SHEET ONLY)

1. ASPHALT CONCRETE PAVEMENT (FULL DEPTH). SEE DETAIL 1/C-503
2. ASPHALT CONCRETE PAVEMENT AND AGGREGATE BASE SHIM. SEE DETAIL 2/C-503
3. PAVED FIRE DEPARTMENT ACCESS DRIVE: 12" THICK COMPACTED AGGREGATE BASE LAYER AND A 2" THICK LAYER OF ASPHALT CONCRETE WEARING COURSE. SEE DETAIL 9/C-503 (SIM)
4. PAVED EXISTING FIRE DEPARTMENT ACCESS DRIVE CONSISTING OF 4" THICK COMPACTED AGGREGATE BASE LAYER AND 2" THICK ASPHALT CONCRETE WEARING COURSE. SEE DETAIL 9/C-503
5. ASPHALT CONCRETE CURB. SEE DETAIL 5/C-503
6. ASPHALT CONCRETE CURB TIP DOWN. SEE DETAIL 5/C-503
7. CONCRETE WALK. SEE DETAIL 4/C-503
8. ASPHALT CONCRETE SIDEWALK. SEE DETAIL 3/C-503
9. 9" THICK RIPRAP (D_{50}=4") ON FILTER FABRIC.
10. PAVEMENT MARKING: SINGLE WHITE LINE, 4" WIDE.
11. PRECAST CONCRETE STEPS. SEE DETAIL 1/C-509
12. STORMWATER TREATMENT AREA. SEE DETAIL 4/C-507
13. ACCESSIBLE PARKING SPACE AND SIGN. SEE DETAIL 2/C-504
14. 6" PLANTING SOIL, SEED, FERTILIZER AND MULCH ALL DISTURBED AREAS UNLESS INDICATED OTHERWISE
15. POSSIBLE SNOW STORAGE AREA.
16. METAL LEAF GATE. REINSTALL EXISTING "EMERGENCY VEHICLES ONLY" SIGN EXISTING GATE (SEE SHEET CD102). SEE DETAIL 3/C-509
17. STOP SIGN. SEE DETAIL 3/C-504
18. TREE. SEE SHEET L102 FOR ADDITIONAL INFORMATION

NOTES:
1. SEE SHEET CU101 FOR ADDITIONAL SITEWORK REQUIRED FOR UTILITY TRENCHES AND STRUCTURES.
2. SEE SHEET L102 FOR LANDSCAPING INFORMATION.

FUTURE PARKING/STORMWATER TREATMENT NOTE: NO CONSTRUCTION SHALL OCCUR IN THE AREAS DESIGNATED AS "FUTURE PARKING" OR "FUTURE STORMWATER TREATMENT AREA EXPANSION" OTHER THAN THE ADDITIONAL PARKING/STORMWATER TREATMENT AREA EXPANSION AS APPROVED BY THE TOWN OF WELLS AND INDICATED ON SHEET CS104.

GRAPHIC SCALE
20' 10' 0 20' 40'
1"=20'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
5	1/21/16	ADDRESS TOWN COMMENTS	JSD
4	12/29/15	RE-ISSUE DRAWING	JSD
3	10/14/15	ADDRESS TOWN COMMENTS	JSD
2	10/5/15	ADDRESS TOWN COMMENTS	JSD
1	7/6/15	ADDRESS TOWN COMMENTS	JSD

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231 Main Street, Biddeford, Maine 04005 (T) 207.283.9193 (F) 207.283.4283
www.oakpoint.com

STATE OF MAINE JONAH DAMMERS No. 12271 LICENSED PROFESSIONAL ENGINEER

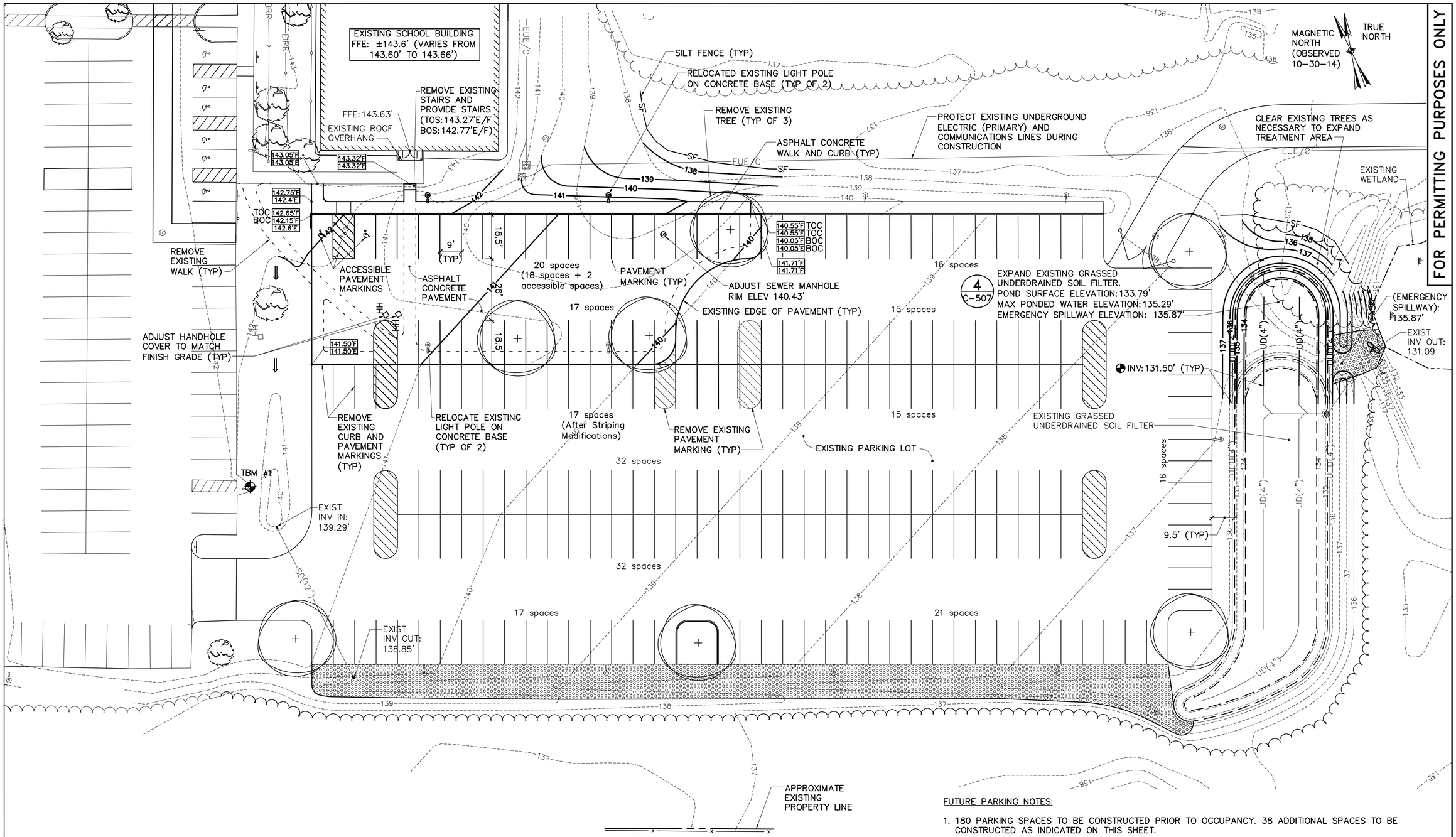
DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

PARKING LOT SITE/LAYOUT PLAN

SCALE: AS NOTED
DATE: 05/01/15
DWG. CS102
SHEET: 9 OF 28



1 FUTURE PARKING LOT EXPANSION PLAN

CS104 SCALE: 1"=20'

FUTURE PARKING NOTES:

1. 180 PARKING SPACES TO BE CONSTRUCTED PRIOR TO OCCUPANCY. 38 ADDITIONAL SPACES TO BE CONSTRUCTED AS INDICATED ON THIS SHEET.
2. FUTURE PARKING AND STORMWATER TREATMENT AREA EXPANSION INDICATED SHALL BE REQUIRED WHEN EITHER OF THE FOLLOWING CONDITIONS ARE MET:
   a. WITHIN 5 YEARS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR NEW ACADEMIC BUILDING. OR;
   b. WHEN THE TOWN OF WELLS POLICE DEPARTMENT, CODE ENFORCEMENT, AND PLANNING DEPARTMENT UNANIMOUSLY AGREE THAT THE ADDITIONAL PARKING IS NECESSARY. WRITTEN NOTICE SHALL BE SENT TO THE COLLEGE, AND THE PARKING LOT SHALL BE CONSTRUCTED WITHIN 12 MONTHS OF THE COLLEGE'S RECEIPT OF THE NOTICE.

NO.	DATE	DESCRIPTION	BY
3	1/21/16	RESPOND TO TOWN COMMENTS	JSD
2	12/29/15	REISSUE DRAWING	JSD
1	12/23/15	ADDED SHEET TO SET	JSD

GRAPHIC SCALE

1"=20' 20' 10' 0 20' 40'

CHECK GRAPHIC SCALE BEFORE USING

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www.oakpoint.com

STATE OF MAINE JONAH DAVIS 12277 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

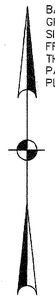
NEW ACADEMIC BUILDING
YORK COUNTY
COMMUNITY COLLEGE
Wells, Maine

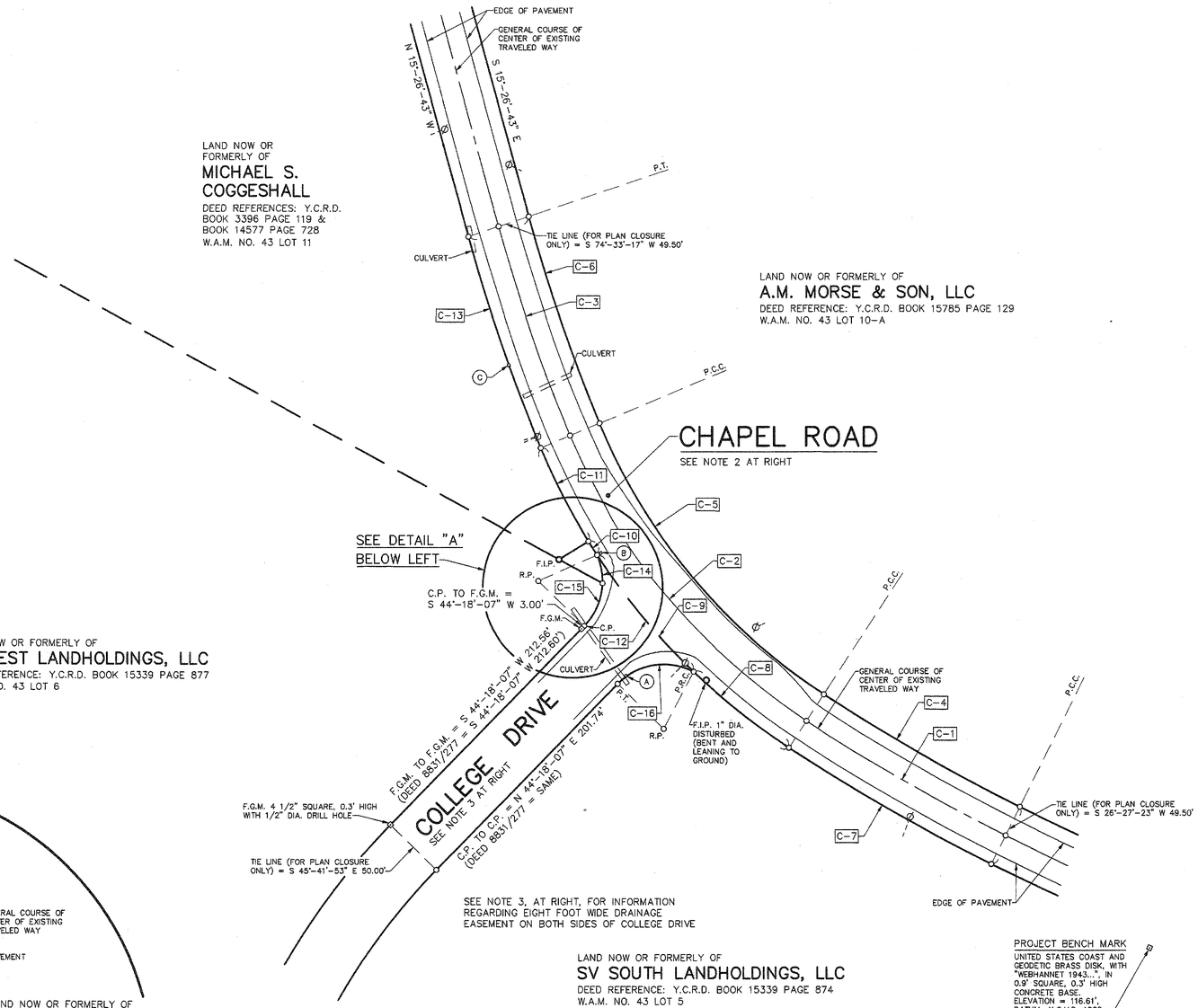
FUTURE PARKING LOT EXPANSION PLAN

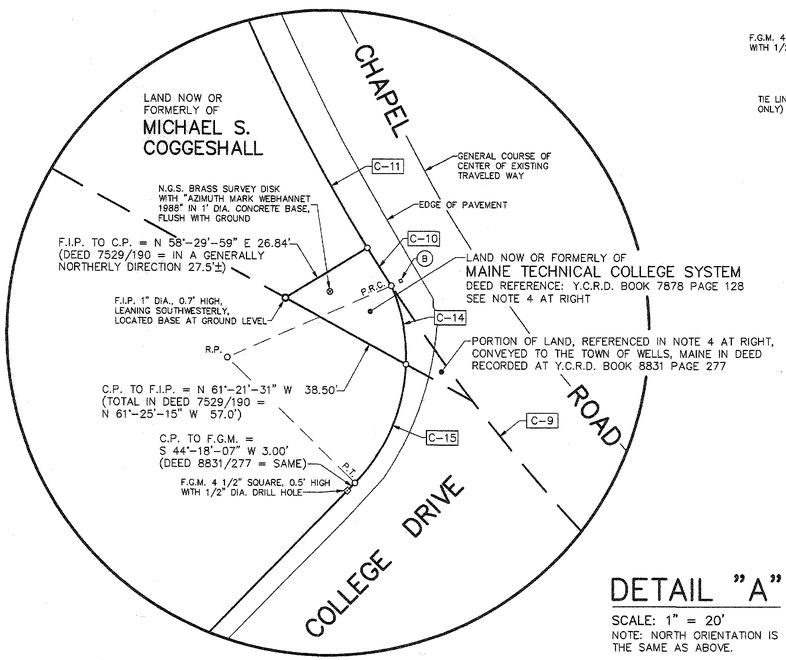
SCALE: AS NOTED
DATE: 05/01/15
DWG. CS104
SHEET: 11 OF 28

MAGNETIC NORTH

BASIS: BEARING OF S 44°-18-07" W, BETWEEN GRANITE MONUMENTS ON THE NORTHWESTERLY SIDE OF COLLEGE DRIVE, AS LISTED IN DEED FROM MAINE TECHNICAL COLLEGE SYSTEM TO THE TOWN OF WELLS, MAINE, Y.C.R.D. BOOK 8831 PAGE 277. APPEARS TO BE 1973 MERIDIAN PER PLAN REFERENCE 2 AT RIGHT.







DETAIL "A"

SCALE: 1" = 20'

NOTE: NORTH ORIENTATION IS THE SAME AS ABOVE.

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING & LENGTH	COMMENTS
C-1	6°-39'-28"	1538.23'	178.74'	N 60°-12'-53" W 178.64'	ALONG GENERAL COURSE OF CENTER OF TRAVELED WAY
C-2	34°-11'-58"	489.66'	292.27'	N 39°-47'-11" W 287.95'	ALONG GENERAL COURSE OF CENTER OF TRAVELED WAY
C-3	7°-14'-28"	1358.16'	171.65'	N 19°-03'-57" W 171.53'	ALONG GENERAL COURSE OF CENTER OF TRAVELED WAY
C-4	6°-39'-28"	1513.48'	175.87'	N 60°-12'-53" W 175.77'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-5	34°-11'-58"	464.91'	277.50'	N 39°-47'-11" W 273.40'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-6	7°-14'-28"	1333.41'	168.52'	N 19°-03'-57" W 168.41'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-7	6°-39'-28"	1562.98'	181.62'	N 60°-12'-53" W 181.52'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-8	10°-33'-55"	514.41'	94.86'	N 51°-36'-13" W 94.72'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-9	13°-08'-13"	514.41'	117.95'	N 39°-45'-08" W 117.69'	ALONG APPARENT ROAD SIDELINE AT INTERSECTION WITH COLLEGE DRIVE
C-10	1°-24'-02"	514.41'	12.57'	N 32°-29'-00" W 12.57'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-11	9°-05'-48"	514.41'	81.67'	N 27°-14'-06" W 81.59'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-12	34°-11'-58"	514.41'	307.05'	N 39°-47'-11" W 302.51'	TOTAL OF C-8, C-9, C-10 & C-11
C-13	7°-14'-28"	1382.91'	174.77'	N 19°-03'-57" W 174.66'	ALONG APPARENT ROAD SIDELINE, SEE NOTE 2 AT RIGHT
C-14	25°-43'-52"	50.00'	22.46'	N 10°-44'-26" W 22.27'	ALONG ROAD SIDELINE, SEE NOTE 3 AT RIGHT
C-15	42°-10'-37"	50.00'	36.81'	N 23°-12'-48" E 35.98'	ALONG ROAD SIDELINE, SEE NOTE 3 AT RIGHT
C-16	73°-34'-13"	50.00'	64.20'	S 81°-05'-13" W 59.88'	ALONG ROAD SIDELINE, SEE NOTE 3 AT RIGHT

INFORMATION TABLE

(A)—STOP SIGN ON METAL POST

(B)—4" SQUARE WOOD POST WITH SIGN FOR SEA-VU WEST 1/10 MILE

(C)—4" X 6" WOOD POST WITH SIGNS FOR YORK COUNTY COMMUNITY COLLEGE 3/10 MILE AND SUMMERSCAPE SEASONAL COTTAGES 2/10 MILE

LEGEND

⊡ F.G.M.	FOUND GRANITE MONUMENT, 4 1/2" SQUARE ±, WITH 1/2" DIA. DRILL HOLE
O F.I.P.	FOUND IRON PIPE
o	CALCULATED POINT (C.P.), NO MONUMENT FOUND OR SET
Ø- -	UTILITY POLE WITH GUY WIRE
DIA.	DIAMETER (OUTSIDE UNLESS NOTED)
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
(DEED 8831/112 =)	REFERENCE TO DEEDED INFORMATION WITH Y.C.R.D. BOOK/PAGE OF REFERENCED DEED
W.A.M.	TOWN OF WELLS ASSESSORS (TAX) MAP
M.R.S.A.	MAINE REVISED STATUTES ANNOTATED
N.G.S.	NATIONAL GEODETIC SURVEY
C-1 TO C-16	REFERENCE TO CURVE TABLE BELOW
R.P.	RADIUS POINT
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
(A) TO (C)	REFERENCE TO INFORMATION TABLE ABOVE

PLAN REFERENCES

1) LAND OF DONALD MORSE FOR DAVID TALEVI, LOWER BRAGDON ROAD, WELLS, MAINE, DATED AUGUST 19, 1988 BY A.W.I. ENGINEERING CO. Y.C.R.D. PLAN BOOK 176 PAGE 37
2) PERIMETER BOUNDARY SURVEY AND PROPOSED SUBDIVISION OF LAND OWNED BY OPECHEE-POPE OF WELLS AND STELLA BLOOM LOCATED OFF OF ROUTE ONE IN WELLS, MAINE, DATED APRIL 27, 1997 AND REVISED THROUGH AUGUST 12, 1997 BY ASSOCIATED ENGINEERING SERVICES, Y.C.R.D. PLAN BOOK 238 PAGE 36

NOTES

1) THIS PLAN WAS PREPARED TO SHOW THE RESULTS OF A SURVEY OF ROAD SIDELINES ALONG A PORTION OF CHAPEL ROAD AND COLLEGE DRIVE RELEVANT TO A PROPOSED TURNING LANE DESIGN PROJECT BY OAK POINT ASSOCIATES. REFRENCE IS MADE TO NOTES 2 AND 3, BELOW, FOR THE METHODS USED IN RETRACING SAID ROAD SIDELINES.
2) THE CHAPEL ROAD, FORMERLY KNOWN AS THE LOWER BRAGDON ROAD, IS LISTED IN THE TOWN OF WELLS ROAD BOOK, LOCATED AT THE TOWN OF WELLS MUNICIPAL OFFICES, AS BEING DESCRIBED IN THE TOWN CLERK'S RECORDS, VOLUME B, PAGE 76B, AND REFERENCES A 1775 TOWN MAP. SAID VOLUME B, PAGE 76B CONTAINS A RETURN OF A ROAD LAYOUT FOR A ROAD RUNNING IN A GENERALLY WESTERLY DIRECTION FROM THE LOWER POST ROAD 327 RODS (5395.5 FEET) TO THE MERRILAND ROAD. THE ROAD IS CALLED TO BE 3 RODS (49.5 FEET) WIDE AND SAID ROAD LAYOUT WAS ACCEPTED AT THE WELLS TOWN MEETING ON MAY 7, 1792. THE 1775 TOWN MAP. REFERENCED ABOVE, COULD NOT BE LOCATED AT THE WELLS TOWN CLERK'S OFFICE.
   ALTHOUGH THE ROAD LAYOUT CONTAINS BEARINGS AND DISTANCES, GIVEN THE LACK OF ANY KNOWN PHYSICAL MONUMENTS, TO WHICH THE ROAD LAYOUT CAN BE APPLIED, IT IS NOT POSSIBLE TO DETERMINE THE RECORD SIDELINES OF SAID ROAD WITH ANY DEGREE OF CERTAINTY. THE GENERALLY ACCEPTED METHOD OF DETERMINING APPARENT ROAD SIDELINES, WHEN THE RECORD SIDELINE LOCATIONS CAN NOT BE DETERMINED, IS TO HOLD LINES ONE HALF OF THE RECORD ROAD WIDTH ON EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY (SEE M.R.S.A. TITLE 23, CHAPTER 205, SECTION 2103).
   THE APPARENT SIDELINES OF THE CHAPEL ROAD, AS SHOWN HEREON, ARE LOCATED 1 1/2 ROADS (24.75 FEET) FROM THE GENERAL COURSE OF THE PAINTED CENTERLINE OF THE EXISTING PAVED WAY.
3) COLLEGE DRIVE IS DESCRIBED IN A DEED FROM MAINE TECHNICAL COLLEGE SYSTEM TO THE TOWN OF WELLS, MAINE, DATED FEBRUARY 13, 1998 AND RECORDED AT THE Y.C.R.D. IN BOOK 8831 PAGE 277. THE LINES DESCRIBED IN SAID DEED DIFFER FROM THOSE SHOWN ON PLAN REFERENCE 2, ABOVE, AND THE WIDTH, ALONG MOST OF THE ROAD, IS 50 FEET AS OPPOSED TO 66 FEET AS SHOWN ON SAID PLAN. BOTH THE REFERENCED PLAN AND DEEDS TO OPECHEE-POPE, INC. (Y.C.R.D. BOOK 7596 PAGE 262 & BOOK 7593 PAGE 221) NOTE THAT ANY PORTION OF THE CONVEYED 66 FOOT WIDE STRIP NOT MADE A PART OF THE ACCEPTED TOWN WAY WOULD AUTOMATICALLY REVERT TO THE ORIGINAL OWNERS.
   THE SIDELINES OF COLLEGE DRIVE, SHOWN HEREON, ARE BASED ON THE LOCATION OF THE TWO GRANITE MONUMENTS SHOWN AND INFORMATION FROM THE DEED TO THE TOWN OF WELLS, REFERENCED ABOVE (Y.C.R.D. BOOK 8831 PAGE 277). OTHER MARKERS (IRON PIPES) REFERENCED IN SAID DEED, LOCATED NORTHEASTERLY OF LAND NOW OR FORMERLY OF DARLINGS A-1 SERVICE, HAVE BEEN DISTURBED.
   AN EIGHT FOOT WIDE EASEMENT, FOR DRAINAGE PURPOSES, EXISTS ON BOTH SIDES OF COLLEGE DRIVE (SEE Y.C.R.D. BOOK 8831 PAGE 280 FOR AN EASEMENT DEED FROM SEA-VU SOUTH ASSOCIATES TO THE TOWN OF WELLS).
4) MICHAEL COGGESHALL CONVEYED A TRIANGULAR SHAPED PARCEL, ON THE CHAPEL ROAD, TO OPECHEE-POPE, INC. BY DEED DATED AUGUST 18, 1995 (Y.C.R.D. BOOK 7529 PAGE 190). THERE IS NO REVERSIONARY CLAUSE IN SAID DEED REGARDING ROAD OR OTHER USE. SAID PARCEL WAS INCLUDED IN A DEED FROM OPECHEE-POPE, INC. TO MAINE TECHNICAL COLLEGE SYSTEM, DATED APRIL 23, 1996 (Y.C.R.D. BOOK 7878 PAGE 128. A PORTION OF THE SAID PARCEL IS NOW A PART OF COLLEGE DRIVE OWNED BY THE TOWN OF WELLS. THE REMAINDER OF SAID PARCEL IS SHOWN AT LEFT.

GRAPHIC SCALES

1" = 50' 0 50' 100' 150' 250'

1" = 20' 0 20' 40' 60' 100'

PLAN SHOWING ROAD SIDELINES AT THE INTERSECTION OF CHAPEL ROAD AND COLLEGE DRIVE IN WELLS, MAINE

PREPARED FOR OAK POINT ASSOCIATES, P.O. BOX 1259, 231 MAIN STREET, BIDDEFORD, ME 04005

PREPARED BY WAYNE A. DESPER, MAINE P.L.S. NO. 1279
P.O. BOX 296 WEST KENNEBUNK, ME 04094

DATE: MAY 20, 2015

SCALE: 1" = 50' UNLESS NOTED

PLAN NO. 114-I

STATE OF MAINE WAYNE A. DESPER 1279 PROFESSIONAL LAND SURVEYOR

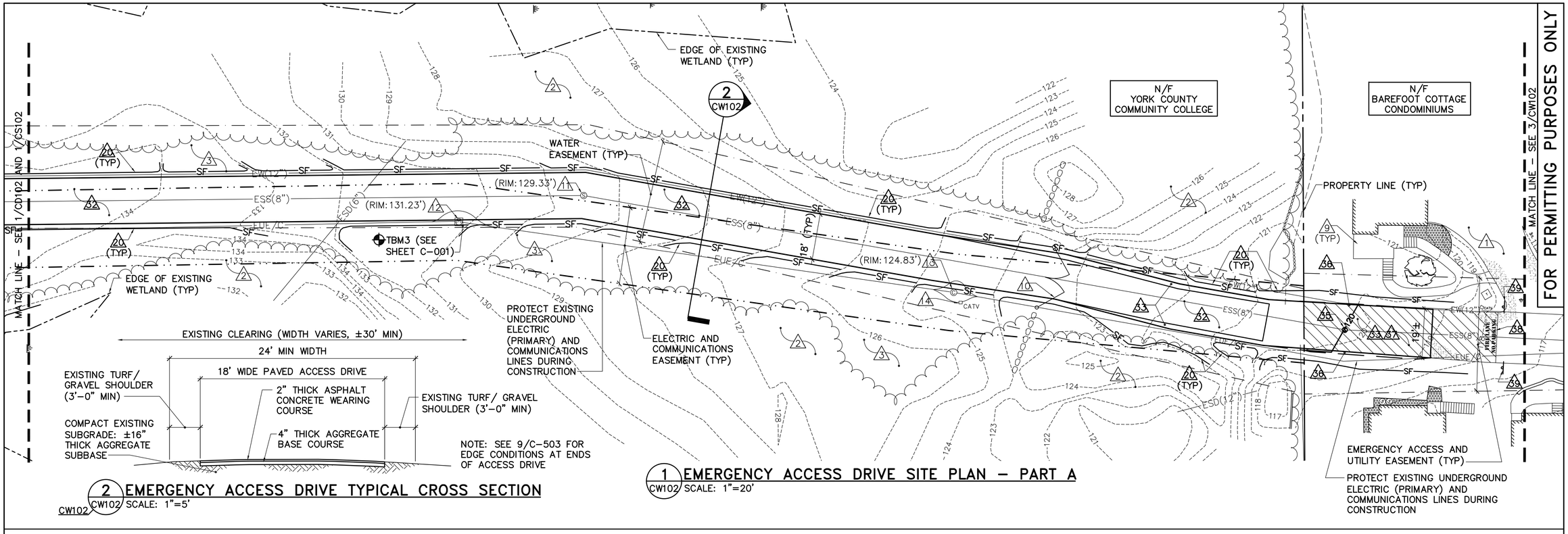
THIS PLAN IS BASED ON A SURVEY WHICH CONFORMS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, IN EFFECT AT THE TIME OF SAID SURVEY, WITH THE EXCEPTION THAT NO MONUMENTS HAVE BEEN SET AS OF THE DATE OF THIS PLAN.

WAYNE A. DESPER,
MAINE P.L.S. NO. 1279

DWG: SV102

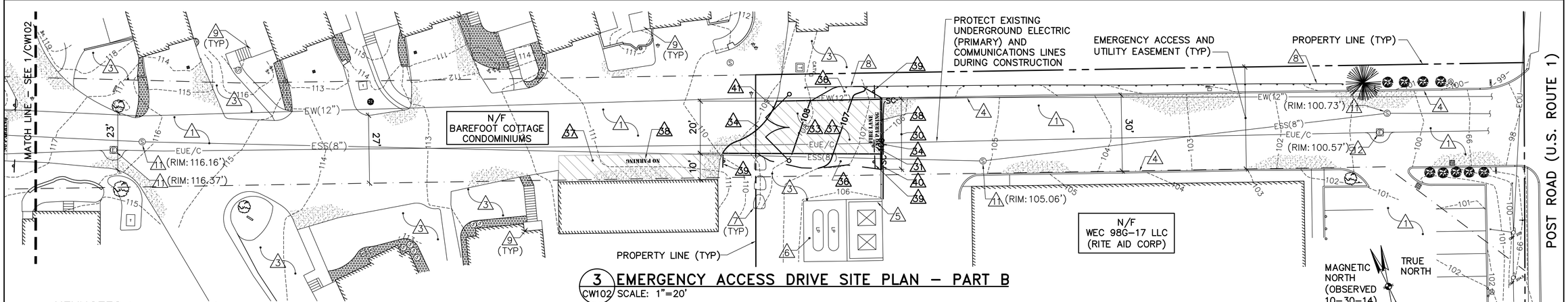
SHEET 15a OF 28

C:\dfile\21401.04-SV102.dwg 1/20/2016 12:18:48 PM EST



2 CW102 EMERGENCY ACCESS DRIVE TYPICAL CROSS SECTION
CW102 SCALE: 1"=5'

1 CW102 EMERGENCY ACCESS DRIVE SITE PLAN – PART A
SCALE: 1"=20'



3 CW102 EMERGENCY ACCESS DRIVE SITE PLAN – PART B
SCALE: 1"=20'

KEYNOTES: (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING WOODS.
3. EXISTING TURF.
4. EXISTING CONCRETE CURB.
5. EXISTING DUMPSTER ENCLOSURE (CONCRETE PAD WITH ±6.5' CONCRETE BLOCK WALL).
6. EXISTING CONCRETE PAD.
7. EXISTING LANDSCAPE BOULDER.
8. EXISTING WOODEN FENCE.
9. EXISTING WOOD DECK.
10. EXISTING LEAF GATE WITH KNOX PADLOCK.
11. EXISTING SEWER MANHOLE (RIM AS INDICATED).
12. EXISTING ELECTRIC MANHOLE (RIM AS INDICATED).
13. EXISTING COMMUNICATIONS MANHOLE (RIM AS INDICATED).
14. EXISTING CABLE TELEVISION PULL BOX/MARKER POST.
15–19. NOT USED.
20. SILT FENCE. SEE DETAIL 1/C–502
21. SEDIMENT CONTROL WATTLE. SEE DETAIL 2/C–502
22–29. NOT USED.
30. REMOVE EXISTING CONCRETE CURB. REMOVE CURB TO NEAREST JOINT (APPROXIMATE JOINT LOCATIONS AS INDICATED).
31. REMOVE EXISTING SIGN POST (BROKEN OFF AT GRADE).
32. PAVE EXISTING FIRE DEPARTMENT ACCESS DRIVE: STRIP 6" FROM EXISTING GRAVEL SURFACE AND PROVIDE 4" THICK COMPACTED AGGREGATE BASE LAYER AND 2" THICK ASPHALT CONCRETE WEARING COURSE. SEE DETAILS 2/CW102 AND 9/C–503
33. STRIP EXISTING TOPSOIL (±4" THICK) AND UNDERLYING MATERIAL AND PROVIDE PAVED SURFACE CONSISTING OF A 12" THICK LAYER OF COMPACTED AGGREGATE BASE AND A 2" THICK LAYER OF ASPHALT CONCRETE WEARING COURSE. SEE DETAIL 9/C–503 (SIM)
34. SAWCUT CLEAN VERTICAL EDGE AT EXISTING EDGE OF PAVEMENT AND PROVIDE TACK COAT.
35. REMOVE EXISTING SEWER MANHOLE FRAME AND COVER (RIM ELEV: 119.68') AND RESET TO RIM ELEV 120.00'.
36. STRIP EXISTING TOPSOIL (±4" THICK) AND PROVIDE 6" THICK LAYER OF PLANTING SOIL, SEED, FERTILIZER AND MULCH IN ALL DISTURBED AREAS UNLESS INDICATED OTHERWISE.
37. 4" WIDE DIAGONAL YELLOW PAVEMENT MARKINGS AT 3' ON CENTER.
38. WHITE PAINTED PAVEMENT MARKING, CENTERED ON ACCESS DRIVE. EACH LETTER SHALL BE MIN 18" TALL AND 3" WIDE.
39. EMERGENCY ACCESS SIGN MOUNTED ON METAL SIGN POST. SEE DETAIL 3/C–504
40. GRANITE TIP DOWN CURB. SEE DETAIL 8/C–503
41. METAL LEAF GATE AND GATE–MOUNTED "EMERGENCY VEHICLES ONLY" SIGN. SEE DETAIL 3/C–509

NO.	DATE	DESCRIPTION	BY
5	1/21/16	ADDRESS TOWN COMMENTS	JSD
4	12/29/15	RE–ISSUE DRAWING	JSD
3	12/23/15	ADDRESS TOWN COMMENTS	JSD
2	10/14/15	ADDRESS TOWN COMMENTS	JSD
1	10/5/15	REVISE EMERGENCY ACCESS DRIVE	JSD

EMERGENCY ACCESS NOTE:
EMERGENCY ACCESS DRIVE SHALL BE PLOWED, MAINTAINED AND KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES. SEE EMERGENCY ACCESS NOTE, SHEET C–001

GRAPHIC SCALES
1"=10' 10' 5' 0 10' 20'
1"=20' 20' 10' 0 20' 40'
CHECK GRAPHIC SCALES BEFORE USING

C:\dfile\21401.04–CW102.dwg 1/21/2016 10:07:23 AM EST

FOR PERMITTING PURPOSES ONLY

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
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www.oakpoint.com

STATE OF MAINE JONAH LEMBERS No. 12271 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: JLG
PROJECT: 21401.04

YORK COUNTY COMMUNITY COLLEGE
112 College Dr, Wells, Maine

NEW ACADEMIC BUILDING
YORK COUNTY COMMUNITY COLLEGE
Wells, Maine

EMERGENCY ACCESS DRIVE SITE PLAN

SCALE: AS NOTED
DATE: 05/01/15
DWG. CW102
SHEET: 16 OF 28

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Site Plan Application Memo

Date: January 22, 2016; updated February 18, 2016

To: Planning Board

From: Planning Office

Re: Burnt Mill Estates – Site Plan – Map 62, Lot 12 and 13 and Map 63, Lot 7

Please bring the Burnt Mill Site Plan packet materials from your prior Planning Board packet to the 2/22 PB meeting.

Project Description:

Brad Booth, applicant, has submitted a Site Plan Application on behalf of the property owner Burnt Mill Holding Company, LLC for the Burnt Mill Estates Site Plan on parcels of land located off of Hobbs Farm Road. An 18-hole golf course and driving range (low-intensity commercial recreation use) is proposed ; a Kids Club and Fitness Club with pool (club use) is proposed; a Clubhouse with retail space and small event space is proposed (club use); an Event barn is proposed (club use); Maintenance buildings, sheds and restrooms (club use) are proposed; and a Standard Restaurant use (limited to 74 seats) is proposed within the Clubhouse building. The site plan involves associated parking and infrastructure for all uses proposed. The parcels total 367.4 acres (97.89 to be development for the subdivision lots/ units; 158.63 acres to be development for the golf course and clubhouse uses; 79.78 acres to remain undeveloped Open Space; and 31.1 to remain undeveloped conservation easement area.) The parcels are located off of Hobbs Farm Road and are within the Rural and 75' Shoreland Overlay Districts. Tax Map 62, Lot 12 and 13 and Map 63, Lot 7.

The 174 unit major subdivision was reviewed separately.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot; **YES – a 34,410 SF in new structure proposed for the Club use.**

B. Resumption of a use which has been discontinued for at least two years is proposed; or

C. An existing use proposes to expand its gross floor area and/or land area.

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. **[Amended 4-18-1998]** **The application sought requires Planning Board approval.**

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted the required application fee and escrow deposit**

B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.

C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

G. Amendment to approved site plans.

(2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. ***

(3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved

site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.

(4) Field changes to approved site plans. **[Added 4-18-1998]** **Not applicable at this time**

H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**

I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **To be determined**

A. Preapplication. **[Amended 4-14-2000]** *

(1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

(a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 7/24/15 the Code Officer determined the uses are permitted.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 7/24/15**

[1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**

[2] Certify that said notices have been sent or delivered.

[3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**

[4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received the site plan amendment application on 8/3/15**

(c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.

(2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 7/24/15; meeting was on 8/3/15**

(3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of

the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **SRC comments made on 2-2-16**

(4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations:

1. The Planning Board should discuss the following for Burnt Mill Site Plan:
   a. Parking:
      i. Theaters, auditoriums, function halls, clubs, churches and other places of assembly require 1 space per 4 seats, based upon occupancy load

The **Clubhouse** shall have a maximum occupancy of 125. The clubhouse includes the restaurant, office space, storage, locker rooms, restrooms, accessory retail space and a 20 seat small event room. The restaurant occupancy is estimated as 78 (74 seats + 4 employees). The remaining Clubhouse occupancy of 47 requires 12 parking spaces (47/4) or per use, (5- small event room + 3- accessory retail + 4 employees). The clubhouse provides 7 parking spaces, of which 1 is ADA compliant.

A reduction in required parking from 12 to 7 spaces should be considered by the Planning Board as the Clubhouse operations, restaurant and retail space share in the patronage of the golf course/ driving range and all other club uses.

The **Event Barn/Event Tent** are required to provide 1 space for 4 seats based on occupancy. The Barn/Tent maximum occupancy to be no more than 300 seats. 300/4 = 75 parking spaces required. 25 parking spaces, of which 1 is ADA compliant is provided in the common parking lot. An over-flow grass parking area will be available on the Agriculture land providing a minimum of 25 spaces. Over-flow parking is also available at the Maintenance Building parking lot (10 spaces) after 2pm and at the Kid's Club parking lot (15 spaces) after 4pm or if the Kids Club is temporarily closed during an event.

Maintenance Buildings are required to provided 10 parking spaces (based on 1 space per 1,000 SF (7,500 + 1,000 + 540 = 9,040 SF). The 10 parking spaces to be unmarked and shall accommodate 6-10 employees.

Kids Club is required to provide 1 space for 4 seats based on occupancy. Kids Club building is 1,150 SF in size and has an occupancy load of 50 people. 50/4 = 13 spaces required. 15 parking spaces, of which 1 is ADA compliant is provided.

Fitness Club & Pool is required to provide 1 space for 4 seats based on occupancy. The Fitness Club is 5,380 SF with occupancy of 100 people. 100/4 = 25 spaces required. The Pool is 3,220 SF with occupancy of 146 people. 146/4 = 37 spaces required. 25 + 37 = 62 spaces required. 56 spaces are provided, of which 3 are ADA compliant.

A reduction in required parking (6 spaces) should be considered by the Planning Board as the Fitness Club and

Pool are open to Homeowners and Club members only and pedestrian/ bicycle transportation is expected.

Standard Restaurant shall have 74 seats. The restaurant is required to provide 1 space per 3 seats plus 1 space per 20 seats for employees (74/3 + 74/20 = 30). 30 spaces are required of which 2 to be ADA compliant.

Low –Intensity Commercial Recreation use (**Golf Course & Driving Range**) is required to provide 100 parking spaces, 4 of which are ADA compliant. (100 spaces based on 25 groups of 4 people at peak hour). The driving range is an accessory use to the Golf Course and for the use of golf course players only. The driving range will on grass and have no tee stations constructed and will not be open to the general public."

The estimate of 100 spaces was estimated by the Code Office and also the applicant. The use is not listed in the parking table. The Planning Board should consider confirming that the proposed 100 spaces will be adequate.

b. Landscaping:

1. Clubhouse, Kids Club, Driving Range and Maintenance building: A landscape plan for the Clubhouse & Event Barn is noted on sheet C6.8 and sheet C6.7 notes a treeline to remain. ***Planning Board to review the proposed landscaped buffers along Hobbs Farm Road and determine if what is proposed is sufficient.***
2. Fitness Club & Pool and Restroom See sheet C6.7 for Fitness Club landscaping proposed. ***Planning Board to review the proposed landscaped buffer along Old Mill Trail and determine if what is proposed is sufficient.***

c. **Plan mark-ups/revisions:**

i. Planning Office had various plan mark-ups and recommended Notes to be addressed within the review checklists most of which have been addressed:

1. Fitness Club dumpster must be relocated to meet a 25' lot line setback requirement for a residential abutter
2. Sheet C6.9 to become the Maintenance Building site plan sheet
3. Standard Condition of approval notes to be added to sheet C6.0
4. Lot coverage table to be added to sheet C6.1
5. Open spaces areas to be added to sheet C6.1
6. Sheet C6.16 not part of the site plan set
7. Sight distance for Maintenance Building, Kids Club and Fitness Club not provided.
8. Applicant to confirm no exterior lighting is proposed for the accessing buildings/ sheds such as the restrooms, storm shelters, irrigation sheds, etc.
9. Irrigation pump house and Wastewater Pump building details not provided. Are any generators or equipment that produce noise anticipated for these buildings?

d. Traffic:

i. ***The Planning Board to determine if additional traffic data is needed*** for the Golf Course, driving range, clubhouse, restaurant, Kids Club, Fitness Club & Pool and Maintenance Building impacts.
ii. Burnt Mill Estates subdivision review based on updated traffic calculations from the 174 dwelling units proposed and golf use.

e. Initial Fire Department Comments:

i. Knox Box installation for buildings and gates
ii. Clear building numbering and signage to locate buildings/ neighborhoods
iii. Note the distance to the nearest fire hydrant/ponds
iv. Note size of proposed fire ponds and require NFPA as-built certification
v. Note sprinkler systems to be installed if proposed/ required
vi. Dumpsters to be a minimum of 10 feet from buildings.

2. ***The Planning should consider granting a Waiver to the required plan scale of 1"=40' due to the size of the property and details provide at 1"=40' and 1"=50'. If the above determinations are made, the Planning Board should consider if it is appropriate to appoint the Town Planner as the completeness agent, so a public hearing can be set once the application is found complete.***

Project Name/District:	Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7	Date of Review:	1/11/16; 1/22/16; 2/5/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:							
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet which shall contain the following information:					W	Scale of plans are 1" = 200/ 60/ 50/ 40/ 20 **Planning Board to consider a waiver permitting plans with a smaller plan scale of 1" = 40 feet.**
	(1)	The name and address of the applicant plus the name of the proposed development.	Y				
	(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				**Table recommended to be added to sheet C6.1.** **SF of restaurant space, retail space and small event space within the Clubhouse to be noted where applicable throughout the plan set.**
	(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y				Site plans have been prepared by a licensed engineer and not a surveyor. Boundary Survey of the Burnt Mill Estates Subdivision prepared by Corner Post Land Surveying.
	(4)	All existing and proposed setback dimensions.	Y				Noted on sheet C6.1
	(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				See note 9. **No lighting proposed for shelters, restrooms, or other accessory buildings/ sheds in the Open Space golf course areas. Applicant to confirm and note on plan.**
	(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.

Project Name/District:	Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7	Date of Review:	1/11/16; 1/22/16; 2/5/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			**NA**		No such machinery noted. **Irrigation pump house and Wastewater Pump building details not provided. Are any generators or equipment that produce noise anticipated for these buildings?**
	(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	**Y**				
	(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	**Y**				2 foot contours of the parcel identified on the plan.
	(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	**Y***				All parking appears to be designed to meet the 90 degree parking requirements. Handicap accessible parking spaces are shown. **Required number of spaces to be determined for each Club use building and the Low Intensity Commercial Recreation (golf course/ driving range) use.** Handicap parking spaces to be shown with signage requirements noted on C6.0.
	(10)						

Project Name/District:	Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7	Date of Review:	1/11/16; 1/22/16; 2/5/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	**Y***				A landscape plan for the Kids Club is noted on sheet C6.7. **Planning Board to review the proposed landscaping along Hobbs Farm Road and determine if what is proposed is sufficient.** A landscape plan for the Clubhouse & Event Barn is noted on sheet C6.8. **Planning Board to review the proposed landscaping along Hobbs Farm Road and determine if what is proposed is sufficient.** The Maintenance Building notes to protect existing trees and maintain a treed buffer. **Other than a treeline, no details of what exists for this buffer along Hobbs Farm Road is noted. Does the Board find what exists, sufficient?** **Is landscaping proposed or required for the Shelter/Restroom off of Old Mill Trail?** See sheet C6.7 for Fitness Club landscaping proposed. **Planning Board to review the proposed landscaping along Old Mill Trail and determine if what is proposed is sufficient.** **What landscape buffer is proposed for the Driving Range off of Hobbs Farm Road/ Old Mill Trail?** **Fencing is proposed for residential abutters next to the Fitness Club and near the Kid's Club** Plan references note 28 on sheet 2 of subdivision plan for buffer restrictions.

Project Name/District:	Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7	Date of Review:	1/11/16; 1/22/16; 2/5/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	**Y**				See note 13 for Sheet C6.1 and C6.2 on sheet C6.0
	(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	**Y***				**Some street labelling needed on marked-up sheets.**
	(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	**Y***				Abutters noted on the site plan. **See plan mark-ups and recommended Notes for recommended changes.**
	(15)	An appropriate place for the signature(s) of the reviewing authority.	**Y**				
B.		Documentation of right, title or interest in the proposed site.	**Y**				
C.		An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			**NA**		
D.		The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	**Y**				See note 12 for sheet C6.1 and C6.2 on sheet C6.0
E.		If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			**NA**		Not served by public sewer (WSD).
F.		If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			**NA**		Not served by public water (KKWWD).

Project Name/District:	Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7	Date of Review:	1/11/16; 1/22/16; 2/5/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

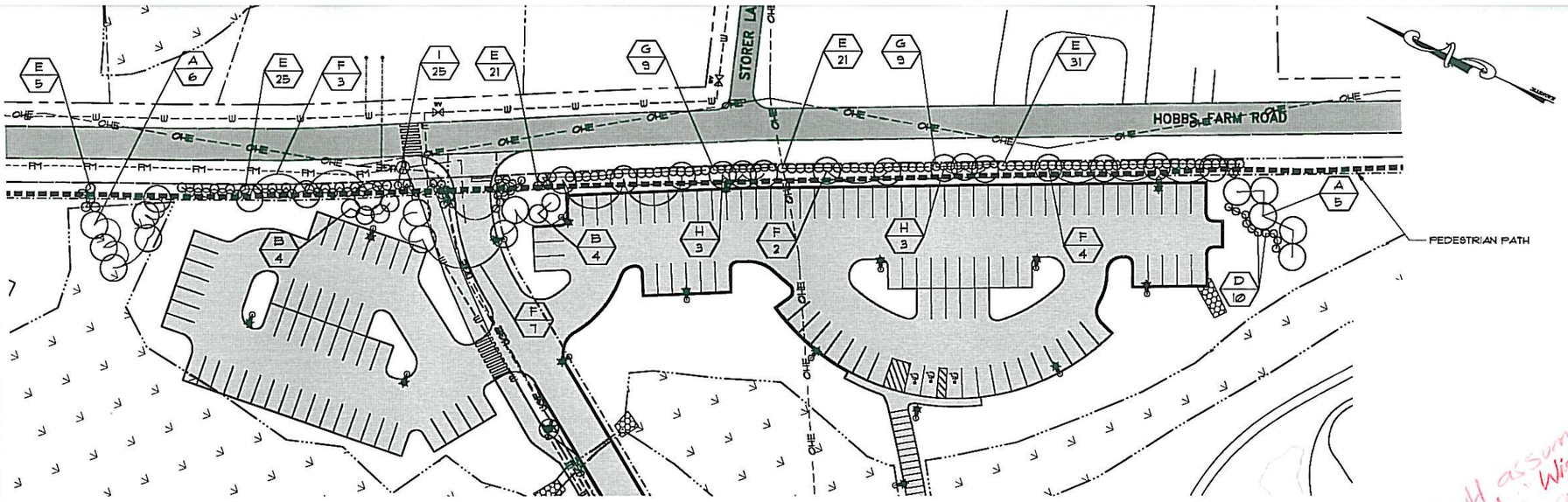
§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:		**Y***				**The Planning Board to determine if traffic data is needed for the Golf Course, driving range, clubhouse, restaurant, Kids Club, Fitness Club & Pool and Maintenance Building impacts.** Burnt Mill Estates subdivision review based traffic calculations off of the 174 dwelling units proposed.
	(1)	The estimated peak-hour traffic to be generated by the proposal.					
	(2)	Existing traffic counts and volumes on surrounding roads.					
	(3)	Traffic accident data covering a recent three-year period.					
	(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
	(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. **[Amended 4-27-2007]**		**Y***				**Standard conditions of approval to be added to the site plan.** Soil erosion and sedimentation control Best Management Practices are a standard condition of approval, see note 17 for sheet C6.1 and C6.2 on sheet C6.0.

Project Name/District:	Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7	Date of Review:	1/11/16; 1/22/16; 2/5/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. **[Added 4-27-2007]**					**Stormwater management reviewed by the Town Engineer.** Site Plan is subject to the MDEP, ACOE Permit #NAE-2006-02949M3 dated 8/11/2015
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. **[Added 4-27-2007]**					
	Chapter 201, Article IV. Sidewalk Development.			**NA**		

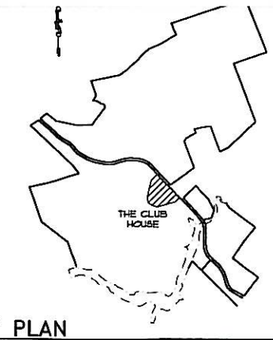
Notes:

1. See Article V, VI, VII review comments.
2. Fire Chief to review the Clubhouse/ Event Barn; the Kids Club, the Fitness Center/ Pool, and the Maintenance building to ensure sufficient access is proposed. Fire Department typically looks for:
   a. Access to at least 3 sides of a building and sufficient off-street turnarounds
   b. Knox Box installation for buildings and gates
   c. Clear building numbering and signage to locate buildings/ neighborhoods
   d. Note the distance to the nearest fire hydrant/ponds
   e. Note size of proposed fire ponds and require as-built certification.
   f. Note sprinkler systems to be installed if proposed/ required
   g. Propane/ Fuel tanks labelled, noted to be above or below ground, and size of tank(s) proposed and setbacks if near abutting lot lines
   h. Protective bollards for fuel tanks adjacent to parking areas/ travel ways
   i. Dumpsters to be a minimum of 10 feet from buildings.



CLUBHOUSE PARKING LANDSCAPE PLAN

SCALE: 1"=40'



KEY PLAN

SCALE: 1"=1500'

NOTE:
1. SEE DWG C7.3 FOR GOLF CART CROSSING SIGNS.
2. SEE DWGS. C6.1 & C6.2 FOR SITE PLAN GENERAL NOTES.

GRAPHIC SCALE

40 0 20 40 80 160

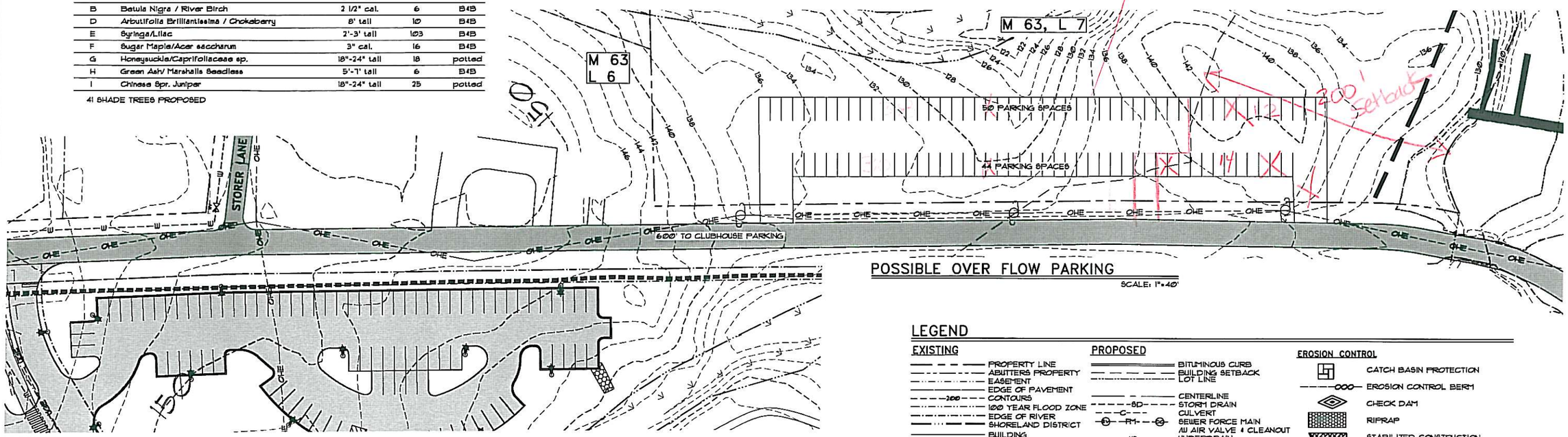
(IN FEET)
1 inch = 40 ft.

PLANT LIST

(A 12) SYMBOL QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Pinus Strobus/ White Pine	5'-7' tall	11	B&B
B	Betula Nigra / River Birch	2 1/2" cal.	6	B&B
D	Arbutifolia Brilliantissima / Chokeberry	8' tall	10	B&B
E	Syringa/Lilac	2'-3' tall	103	B&B
F	Sugar Maple/Acer saccharum	3" cal.	16	B&B
G	Honeysuckle/Caprifoliaceae sp.	18"-24" tall	18	potted
H	Green Ash/ Marshalls Seedless	5'-7' tall	6	B&B
I	Chinese Spr. Juniper	18"-24" tall	25	potted

41 SHADE TREES PROPOSED



POSSIBLE OVER FLOW PARKING

SCALE: 1"=40'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- SD STORM DRAIN
- UTILITY POLE
- OHE OVERHEAD ELECTRIC
- S SANITARY SEWER
- W WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- SD STORM DRAIN
- C CULVERT
- FM SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
- UD UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WL WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT
- PEDESTRIAN EASEMENT/TRAIL

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

SIGHT DISTANCE

ENTRANCE	LEFT	RIGHT
HOBBS FARM ROAD CROSSWALK	350'	1000'
MAINTENANCE BUILDING ENTRANCE	450'	400'

PINKHAM & GREER
CIVIL ENGINEERS
28 WAWAY AVE. PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4243

STATE OF MAINE
THOMAS E. GREER No. 4206
LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
8	2/8/16	REVISED PER TOWN COMMENTS
7	1/18/16	REVISED PER TOWN COMMENTS
6	12/18/15	REVISED PER STAFF COMMENTS
5	12/7/15	REVISED PER TOWN STAFF REVIEW
4	12/1/15	REVISED PER TOWN STAFF REVIEW
3	11/5/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

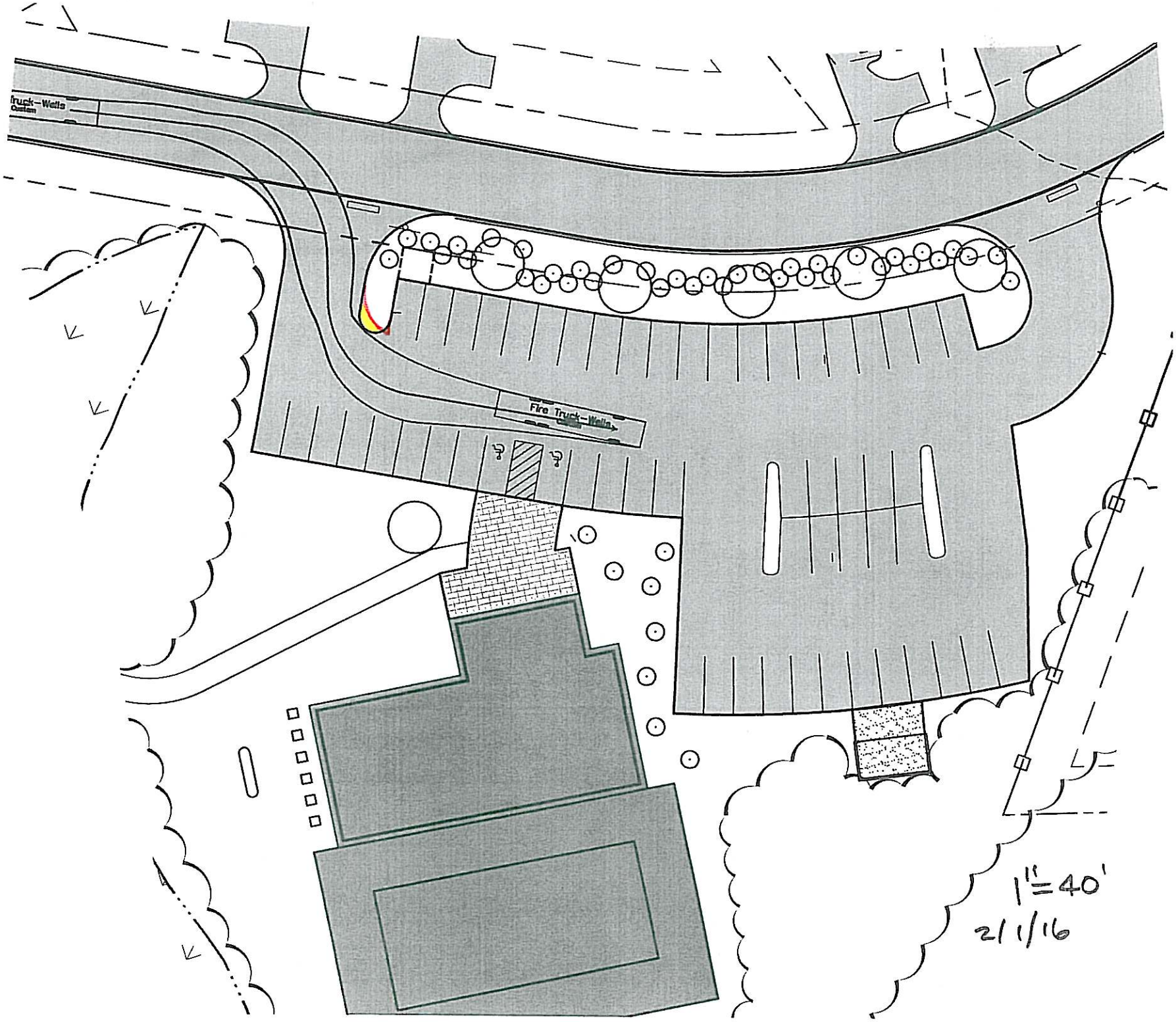
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: JDC/JNG
DESG BY: TSG
CHK BY:

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

CLUBHOUSE PARKING
LANDSCAPE PLAN

C6.8

MAP/LOT : 62 / 12 & 13


Truck–Wells
Fire Truck–Wells
1" = 40'
2/1/16

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
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- SD STORM DRAIN
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- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
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- SD STORM DRAIN
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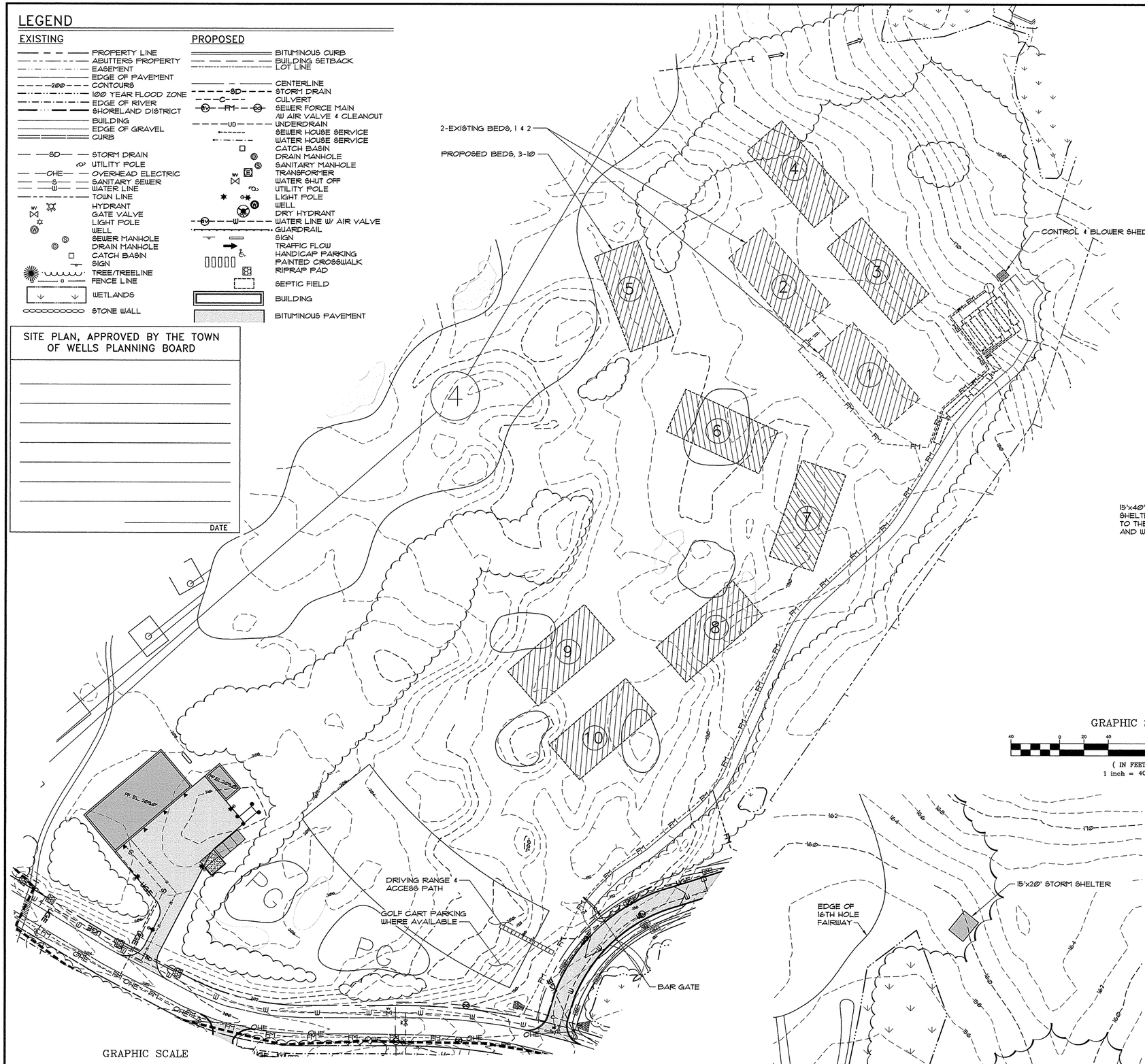
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

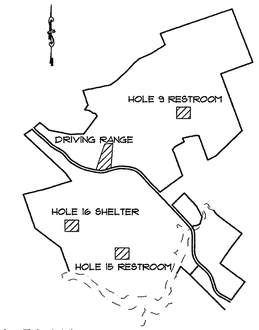
DATE



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

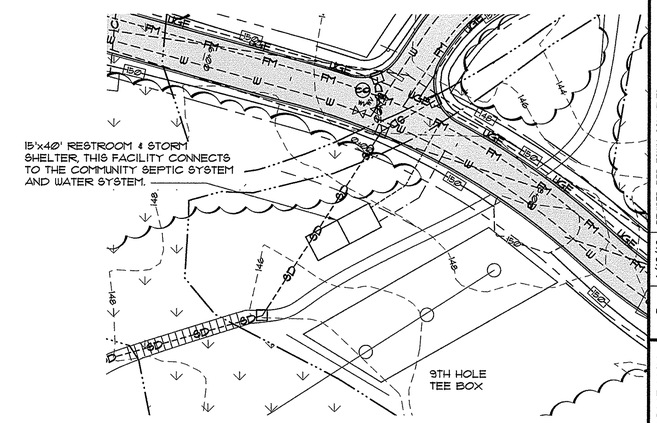
DRIVING RANGE SITE PLAN
SCALE: 1"=60'



KEY PLAN
SCALE: 1"=1,500'

PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

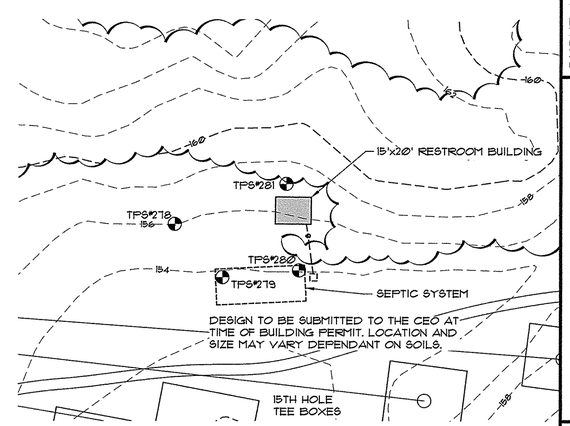


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

9TH HOLE RESTROOM SITE PLAN
ACCESSORY TO CLUB
SCALE: 1"=40'

16TH HOLE STORM SHELTER SITE PLAN
ACCESSORY TO CLUB
SCALE: 1"=40'



15TH HOLE RESTROOM SITE PLAN
ACCESSORY TO CLUB
SCALE: 1"=40'

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE, PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE
THOMAS S. GREER No. 4206
LICENSED PROFESSIONAL ENGINEER
1/18/16

REV.	DATE	DESCRIPTION
7	1/18/16	REVISED PER TOWN COMMENTS
6	12/7/15	REVISED PER TOWN STAFF REVIEW
5	12/1/15	REVISED PER TOWN STAFF REVIEW
4	11/5/15	REVISED PER TOWN STAFF REVIEW
3	9/28/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: JDC/JWG
DESG BY: TSG
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

DRIVING RANGE AND GOLF COURSE RESTROOM & STORM SHELTER SITE PLANS

C6.18

MAP/LOT: 62 / 12 & 13

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
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- WATER SHUT OFF
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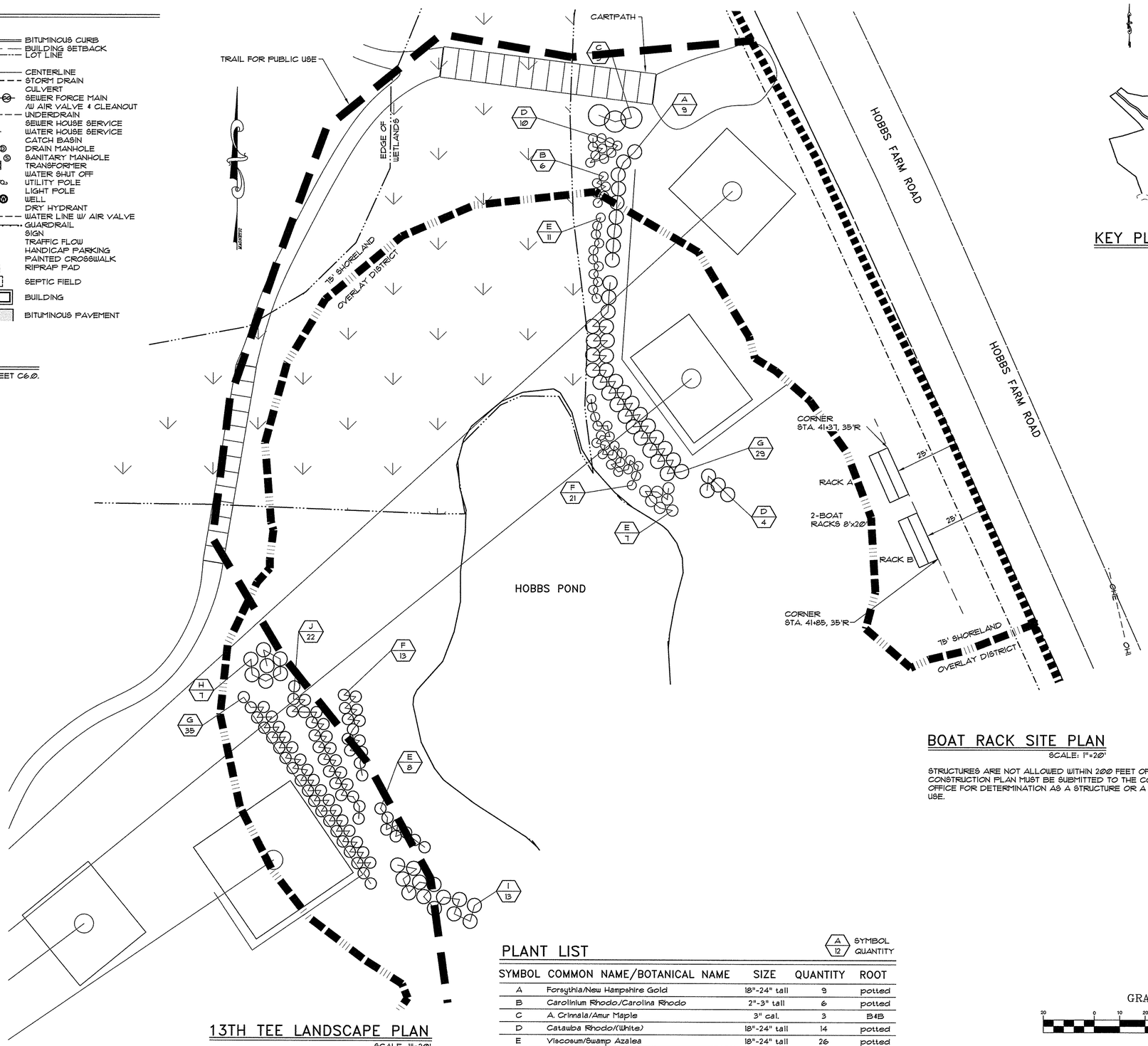
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

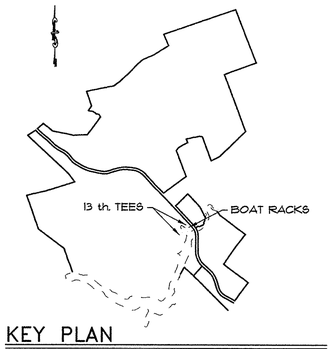
PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.



13TH TEE LANDSCAPE PLAN

SCALE: 1"=20'



KEY PLAN

SCALE: 1"=1,500'

BOAT RACK SITE PLAN

SCALE: 1"=20'

STRUCTURES ARE NOT ALLOWED WITHIN 200 FEET OF HOBBS POND. CONSTRUCTION PLAN MUST BE SUBMITTED TO THE CODE ENFORCEMENT OFFICE FOR DETERMINATION AS A STRUCTURE OR A WATER DEPENDENT USE.

PLANT LIST

A 12 — SYMBOL / QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Forsythia/New Hampshire Gold	18"-24" tall	9	potted
B	Carolinium Rhodo/Carolina Rhodo	2"-3" tall	6	potted
C	A. Crinnala/Amur Maple	3" cal.	3	B&B
D	Catawba Rhodo/(White)	18"-24" tall	14	potted
E	Viscosum/Swamp Azalea	18"-24" tall	26	potted
F	Azalea Aborescens Viscosum/Lemon Drop	15"-18" tall	34	potted
G	J. Chinensis Pfitz/Juniper "Blue"	18"-24" tall	64	potted
H	V. Prunifolium/Blackhaw Viburnum	18"-24" tall	7	potted
I	C. Sericea/Redtwig Dogwood	2'-3' tall	13	potted
J	M. Pennsylvanica/Northern Bayberry	18"-24" tall	22	potted

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 WINKS AVE. PORTLAND, ME. 04103
TEL: 207/797-1240 FAX: 207/797-4240

STATE OF MAINE — THOMAS S. GREER No. 4206 — LICENSED PROFESSIONAL ENGINEER

1/18/16

REV.	DATE	DESCRIPTION
6	1/18/16	REVISED PER TOWN COMMENTS
5	12/7/15	REVISED PER TOWN STAFF REVIEW
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BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

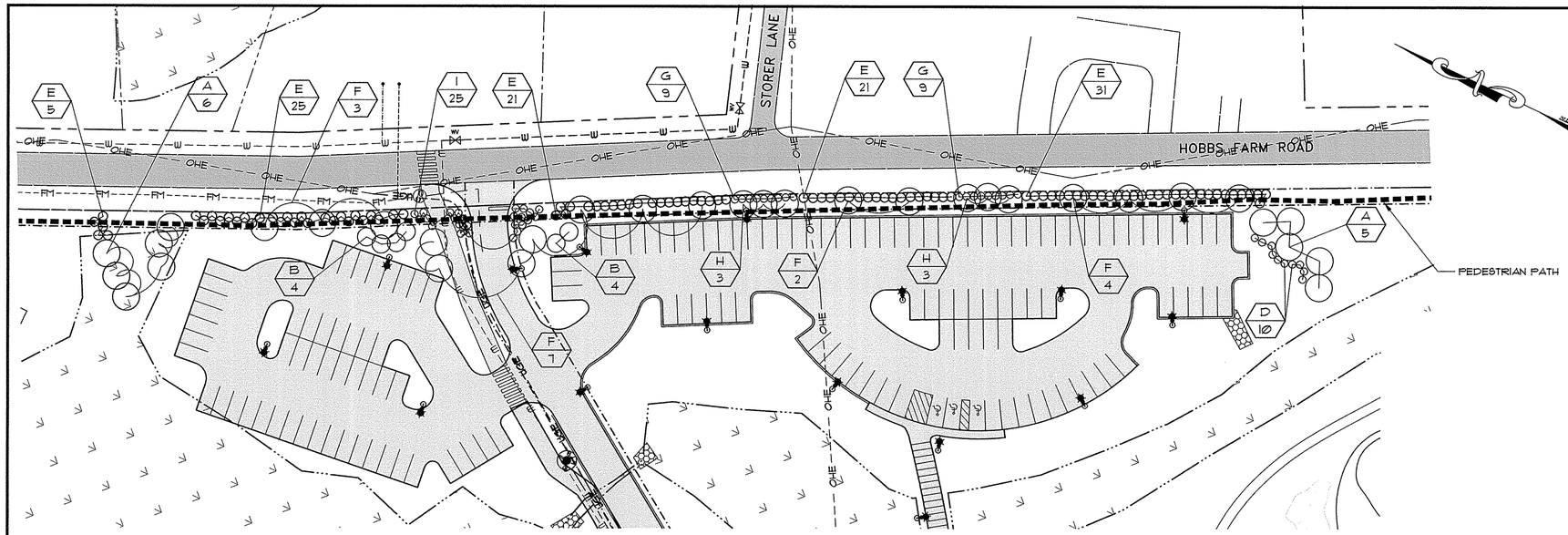
SCALE: AS SHOWN — DRN BY: JDC/JWG
DATE: JANUARY 14, 2015 — DESG BY: TSG
PROJECT: 14113 — CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

13TH TEE LANDSCAPE PLAN
& BOAT RACK SITE PLAN

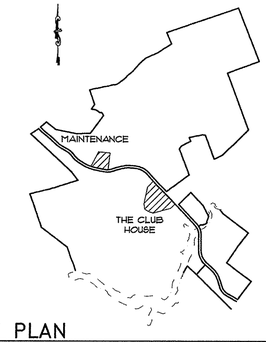
C6.9

MAP/LOT: 62 / 12 & 13



CLUBHOUSE PARKING LANDSCAPE PLAN

SCALE: 1"=40'



KEY PLAN

SCALE: 1"=1,500'

NOTE:
1. SEE DWG C7.3 FOR GOLF CART CROSSING SIGNS.
2. SEE DWGS. C6.1 & C6.2 FOR SITE PLAN GENERAL NOTES.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLANT LIST

A 12 — SYMBOL / QUANTITY

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I	Chinese Spr. Juniper	18"-24" tall	25	potted

41 SHADE TREES PROPOSED

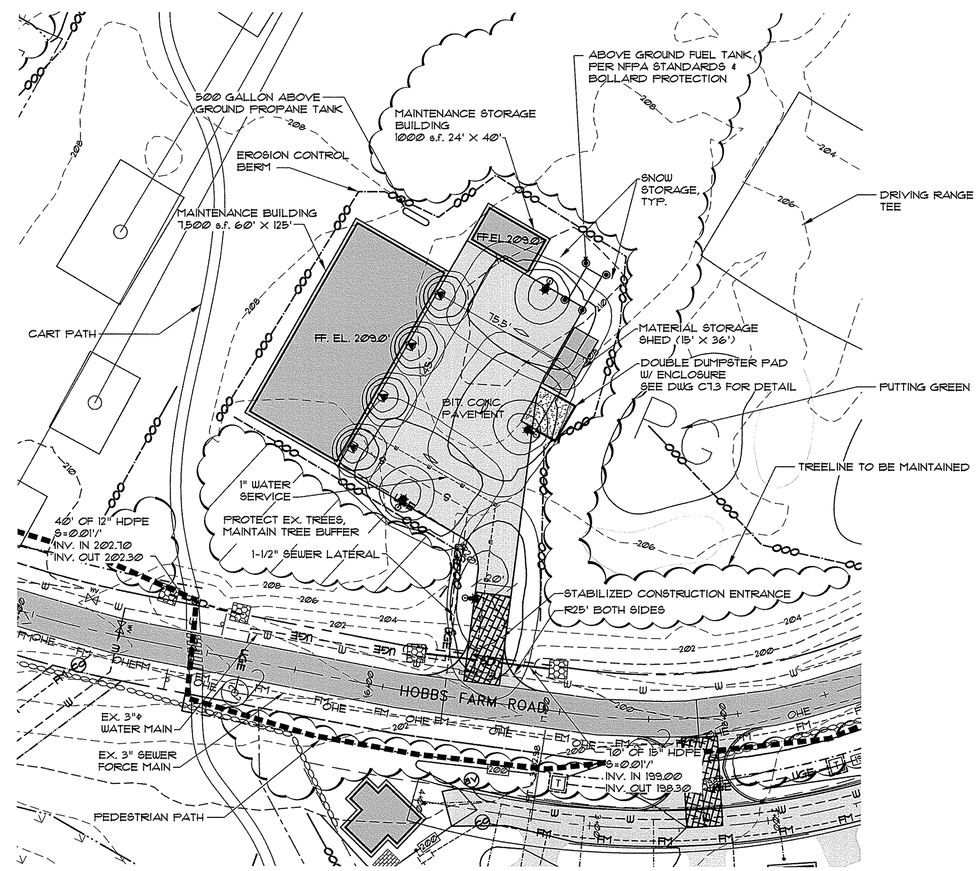
PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

PARKING BREAKDOWN

MAINTENANCE BUILDINGS: 7,500 SF + 1,000 SF, UNLISTED USE

SPACES PROVIDED: 8 STANDARD SPACES, 6-10 EMPLOYEES, PARKING IS NOT DESIGNATED. EMPLOYEES WILL PARK OUT OF THE WAY OF EQUIPMENT AND SUPPLIES.



MAINTENANCE BUILDING SITE PLAN

SCALE: 1"=40'

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT
- PEDESTRIAN EASEMENT/TRAIL

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

SIGHT DISTANCE

ENTRANCE	LEFT	RIGHT
HOBBS FARM ROAD CROSSWALK	350'	1000'
MAINTENANCE BUILDING ENTRANCE	450'	400'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 WINKLEY AVE., PORTLAND, ME. 04103
TEL. 207.772.2892 FAX. 207.772.7635

STATE OF MAINE — THOMAS S. GREER No. 4206 — LICENSED PROFESSIONAL ENGINEER

1/18/16

REV.	DATE	DESCRIPTION
7	1/18/16	REVISED PER TOWN COMMENTS
6	12/16/15	REVISED PER STAFF COMMENTS
5	12/7/15	REVISED PER TOWN STAFF REVIEW
4	12/1/15	REVISED PER TOWN STAFF REVIEW
3	11/5/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

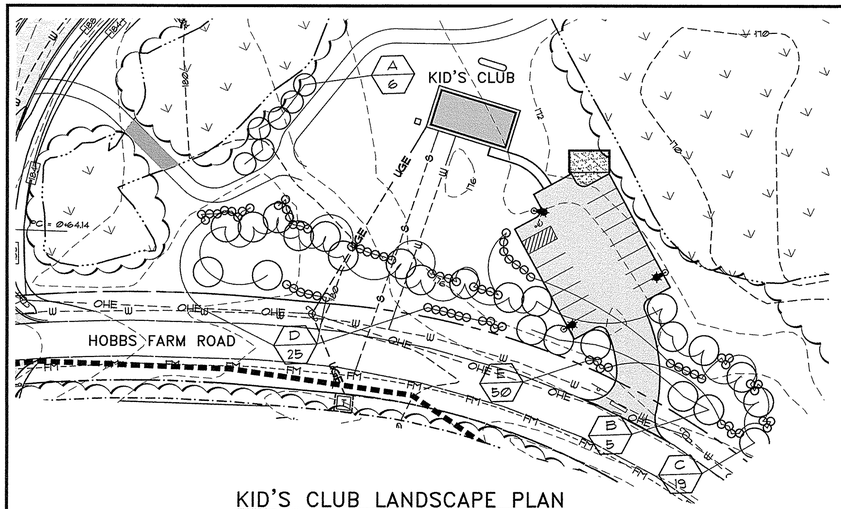
SCALE: AS SHOWN — DRN BY: JDC/JWG
DATE: JANUARY 14, 2015 — DESG BY: TSG
PROJECT: 14113 — CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD & HOBBS FARM ROAD, WELLS, MAINE

MAINTENANCE BUILDING
SITE PLAN & CLUBHOUSE
PARKING LANDSCAPE PLAN

C6.8

MAP/LOT: 62 / 12 & 13



KID'S CLUB LANDSCAPE PLAN

SCALE: 1"=40'

PLANT LIST

(A / 12) SYMBOL / QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Pinus Strobus/ White Pine	5'-7' tall	6	B&B
B	Betula Nigra / River Birch	2 1/2" cal.	5	B&B
C	Quercus Rubra / Red Oak	3" cal.	13	B&B
D	Aronia Arbutifolia 'Brilliantissima' / Chokeberry	2-3' tall	25	B&B
E	Syringa Meyeri 'Palibin'/Lilac	2'-3' tall	50	B&B
F	Acer Saccharum / Sugar Maple	3" Cal.	6	B&B

PARKING BREAKDOWN

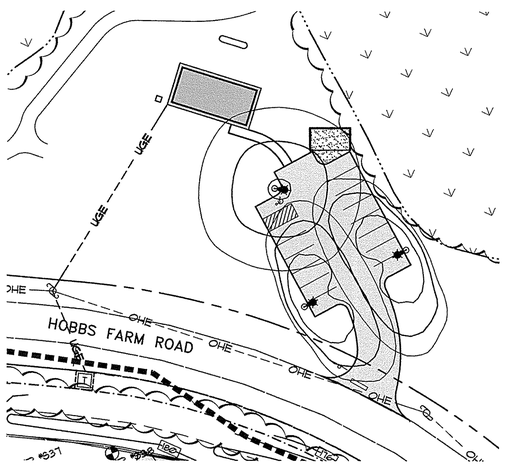
KID'S CLUB: 1,150 SF (DAYCARE USE: 1 PER 400 SQUARE FEET OF FLOOR AREA USED FOR CHILD CARE, PLUS 3)

PARKING PROVIDED: 1 ADA COMPLIANT SPACE, 14 STANDARD SPACES, PARKING FOR KIDS BIRTHDAY: 15 ADULTS & 25 KIDS

POOL (3,220 SF) & FITNESS CENTER (5,380 SF): UNLISTED USE, PRIVATE USE (HOME OWNERS & CLUB MEMBERS ONLY)

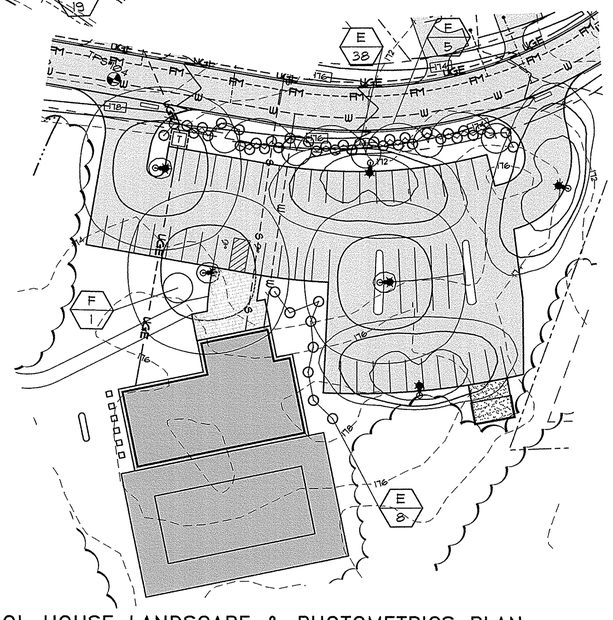
POOL OCCUPANCY: 146± BATHERS (1 DIVING BOARD - 300 SF, 1 BATHER PER 20 SF)

PARKING PROVIDED: 2 ADA COMPLIANT SPACES, 54 STANDARD SPACES



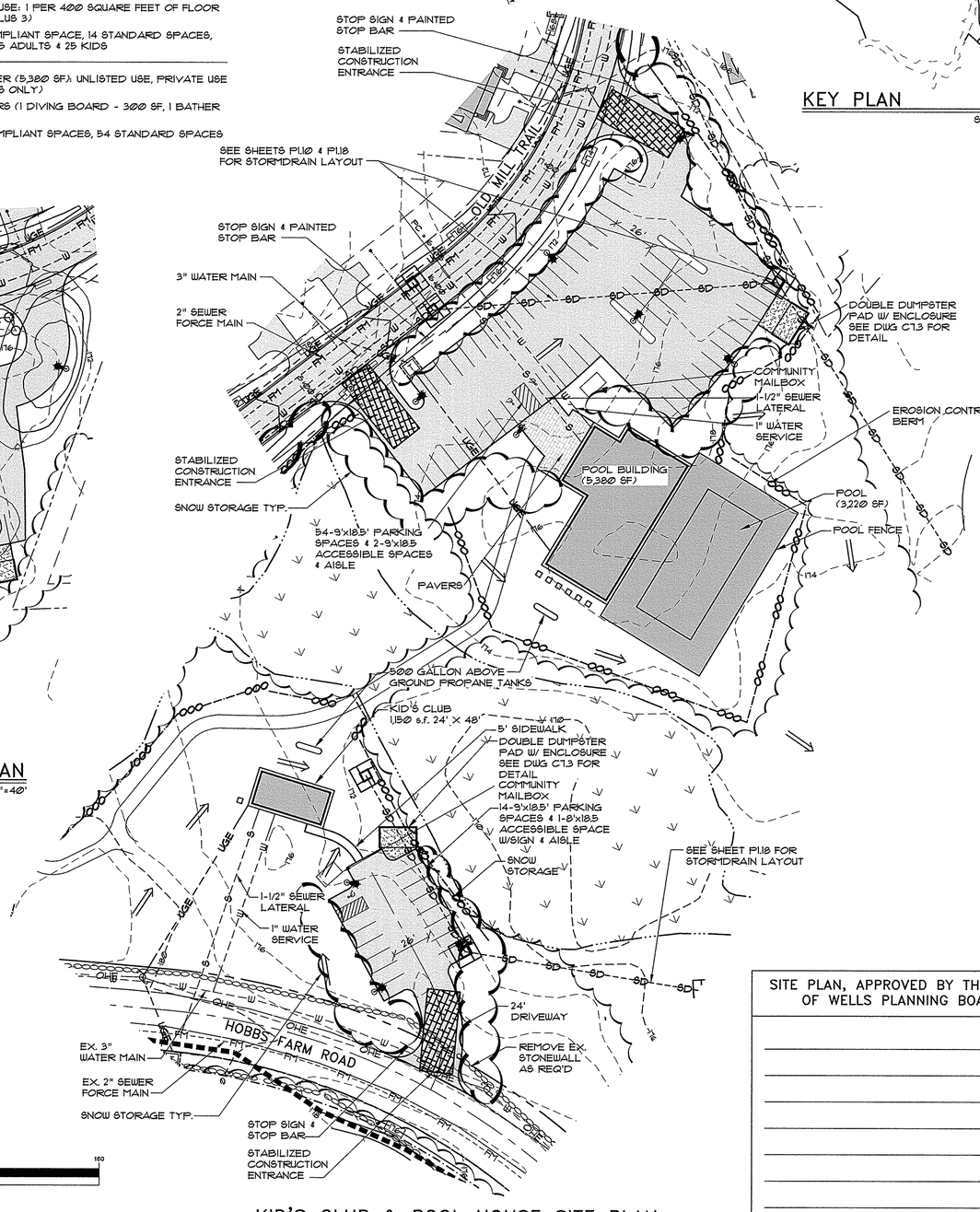
KID'S CLUB PHOTOMETRICS PLAN

SCALE: 1"=40'



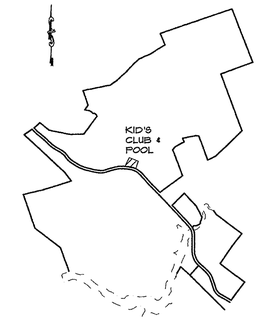
POOL HOUSE LANDSCAPE & PHOTOMETRICS PLAN

SCALE: 1"=40'



KID'S CLUB & POOL HOUSE SITE PLAN

SCALE: 1"=40'



KEY PLAN

SCALE: 1"=1500'

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 HAMMONDS PONDS ROAD, SUITE 2
PO BOX 1486
BOXFORD, MA 01921
TEL. (978) 887-2300 FAX. (978) 887-2400

STATE OF MAINE
THOMAS GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

11/21/16

REV.	DATE	DESCRIPTION
8	1/18/16	REVISED PER TOWN COMMENTS
7	12/16/15	REVISED PER STAFF COMMENTS
6	12/7/15	REVISED PER TOWN STAFF REVIEW
5	12/1/15	REVISED PER TOWN STAFF REVIEW
4	11/5/15	REVISED PER TOWN STAFF REVIEW
3	9/10/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

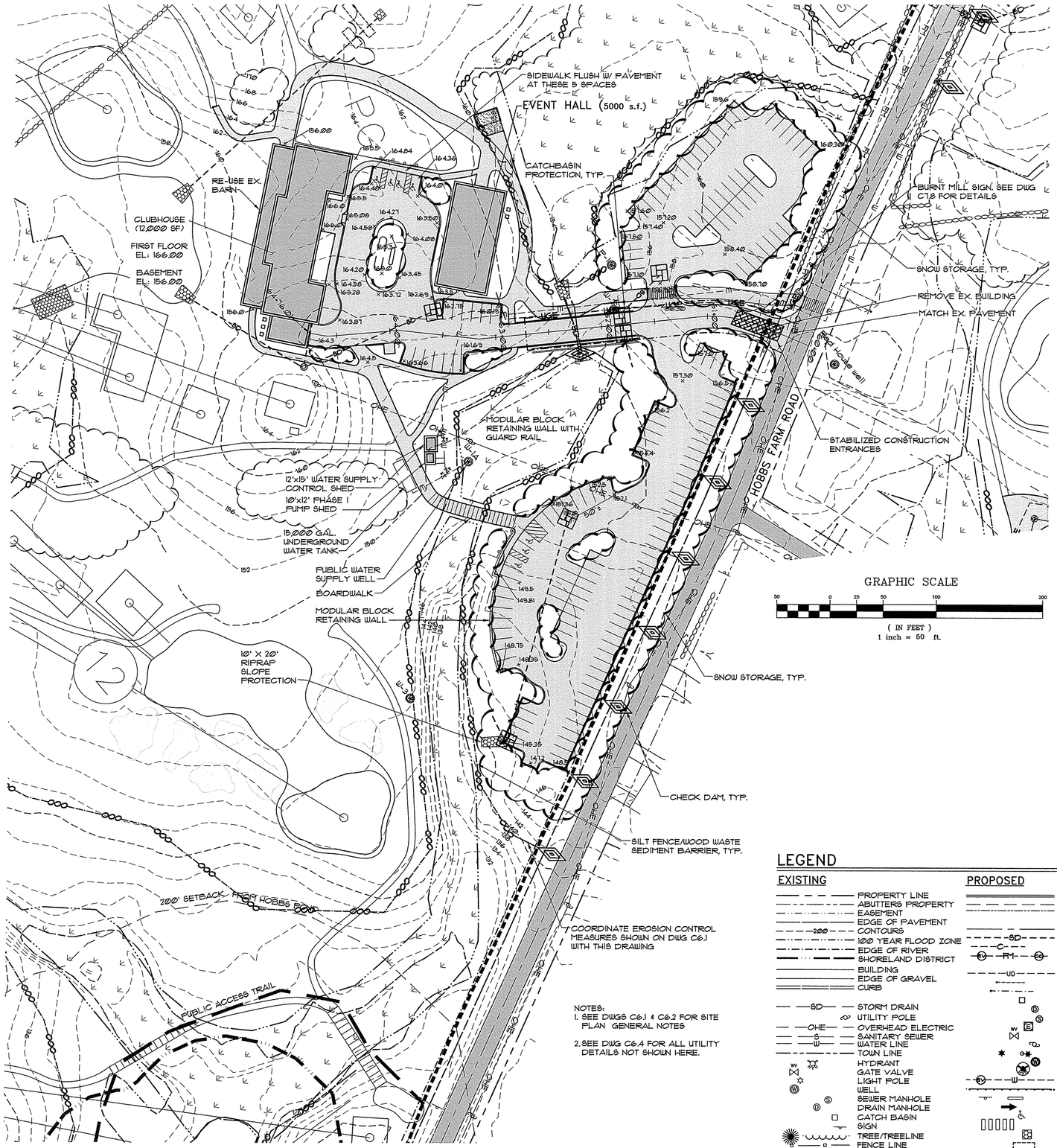
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: JDC/JWG
DESG BY: TSG
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD & HOBBS FARM ROAD, WELLS, MAINE

KID'S CLUB & POOL HOUSE SITE PLAN, KID'S CLUB LANDSCAPE & PHOTOMETRICS PLANS

C6.7

MAP/LOT: 62 / 12 & 13



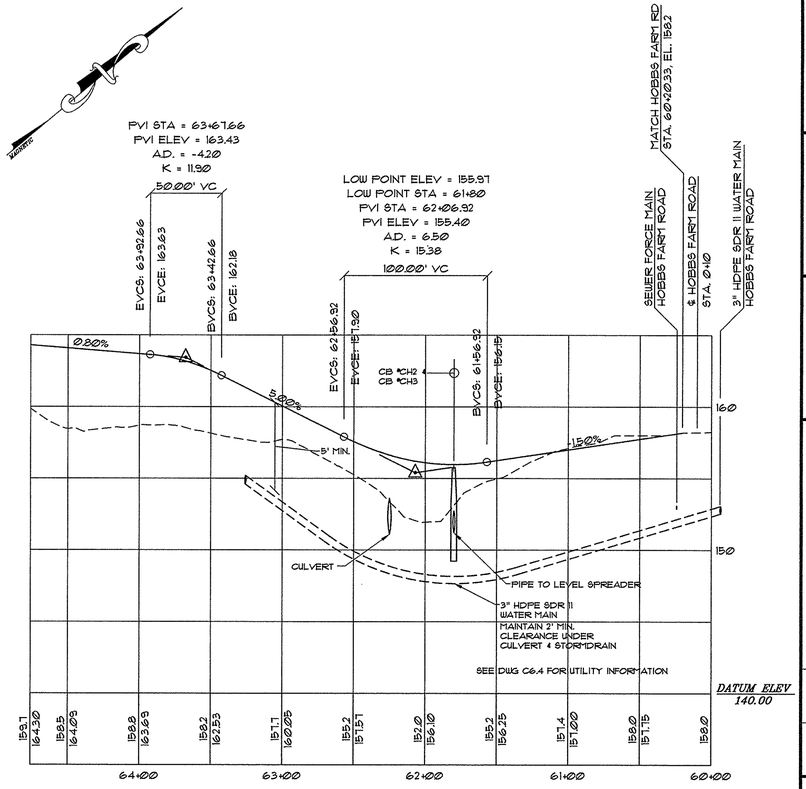
NOTES:
1. SEE DWGS C6.1 & C6.2 FOR SITE PLAN GENERAL NOTES
2. SEE DWG C6.4 FOR ALL UTILITY DETAILS NOT SHOWN HERE.

CLUBHOUSE PLAN

SCALE: 1"=50'

SIGHT DISTANCE

ENTRANCE	LEFT	RIGHT
CROSSWALK (NORTH) SIGHT DISTANCE TO HOBBS FARM ROAD	350'+	1000'+
CROSSWALK (SOUTH) SIGHT DISTANCE TO HOBBS FARM ROAD	350+	900'+



CLUBHOUSE PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

PLAN NOTE

1. THE GOLF COURSE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION PLAN. SEE THE COVER SHEET FOR A DRAWING LIST. SHEETS C6.1 TO C6.9 AND C6.18 ARE SUBJECT TO SEPARATE SITE PLAN APPROVAL. SHEETS C6.1 TO C6.9 AND C6.18 IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET ARE INFORMATIONAL ONLY AND ARE SUBJECT TO CHANGE PER PLANNING BOARD SITE PLAN APPROVAL.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
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- SEWER HOUSE SERVICE
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- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 VAUGHAN AVE, PORTLAND, ME. 04103
TEL: 207.761.2242 FAX: 207.761.4245

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

1/18/16

REV.	DATE	DESCRIPTION
5	1/18/16	REVISED PER TOWN COMMENTS
4	12/16/15	REVISED PER STAFF COMMENTS
3	12/7/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: NRA
DESG BY: MRB
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD & HOBBS FARM ROAD, WELLS, MAINE

CLUBHOUSE GRADING & EROSION CONTROL PLAN

C6.6

MAP/LOT: 62 / 12 & 13

PLAN NOTE

1. THE GOLF COURSE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION PLAN. SEE THE COVER SHEET FOR A DRAWING LIST. SHEETS C6.1 TO C6.9 AND C6.18 ARE SUBJECT TO SEPARATE SITE PLAN APPROVAL. SHEETS C6.1 TO C6.9 AND C6.18 IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET ARE INFORMATIONAL ONLY AND ARE SUBJECT TO CHANGE PER PLANNING BOARD SITE PLAN APPROVAL.

PARKING BREAKDOWN

CLUBHOUSE: 12,000± SF / EVENT HALL: 5,000 SF

PARKING PROVIDED: 7 ADA COMPLIANT SPACES, 155 STANDARD SPACES

CLUBHOUSE USES:

GOLF COURSE: 100 SPACES (25 GROUPS OF 4 GOLFERS)

RETAIL SPACE: 3 SPACES (3.5 PER 1,000 SQUARE FEET OF SALES FLOOR AREA, BUT NO LESS THAN 3)

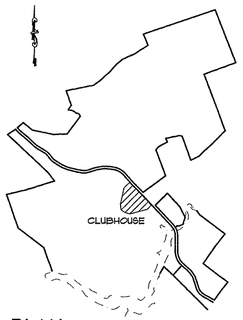
RESTAURANT: 29 SPACES FOR 74 SEATS (1 PER 3 SEATS, PLUS 1 SPACE FOR EVERY 20 SEATS FOR EMPLOYEES)

SMALL EVENT ROOM: 5 SPACES FOR 20 SEATS (1 PER 4 SEATS, BASED UPON OCCUPANCY LOAD)

TOTAL SPACES NEEDED: 137 SPACES

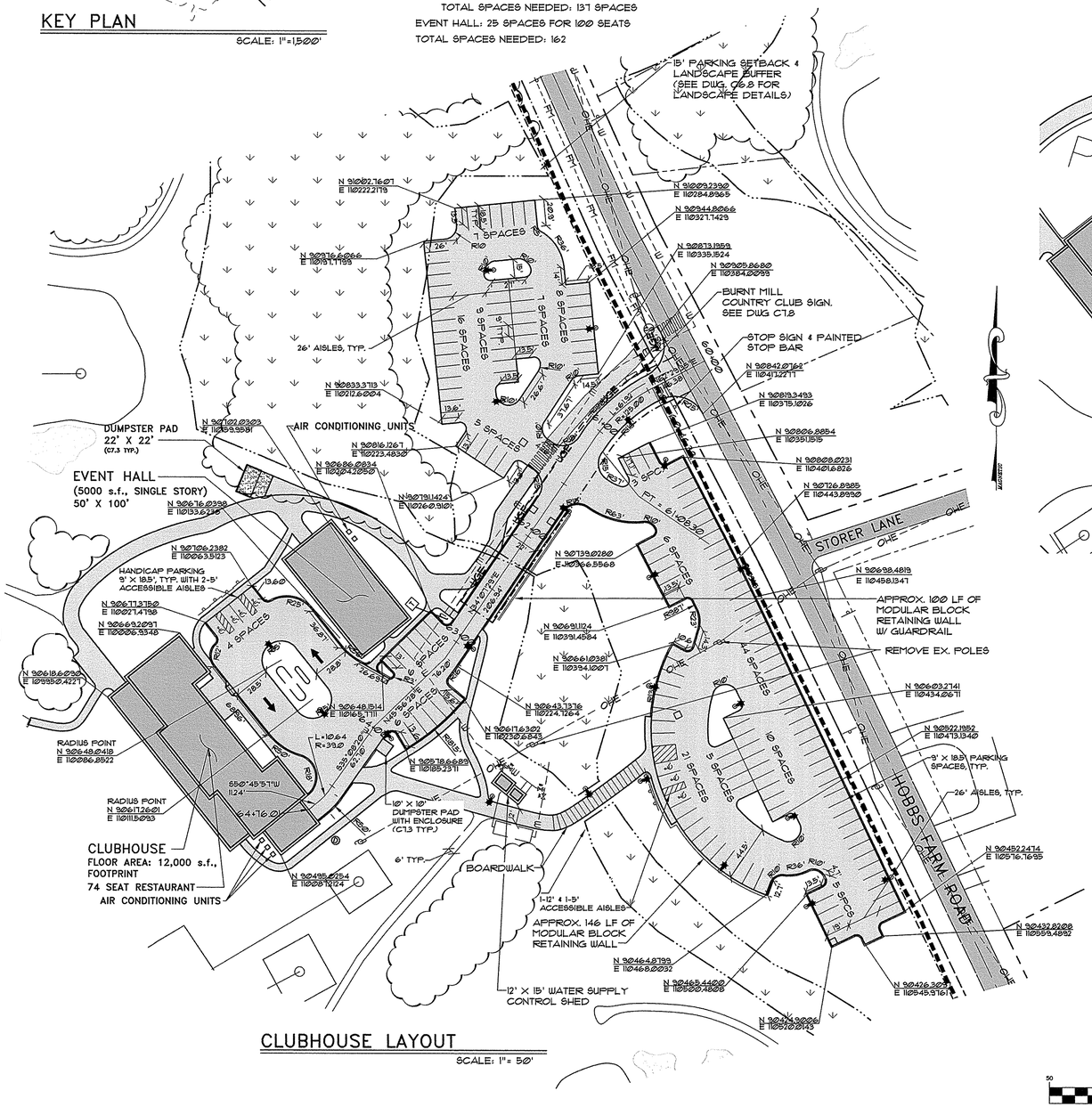
EVENT HALL: 25 SPACES FOR 100 SEATS

TOTAL SPACES NEEDED: 162



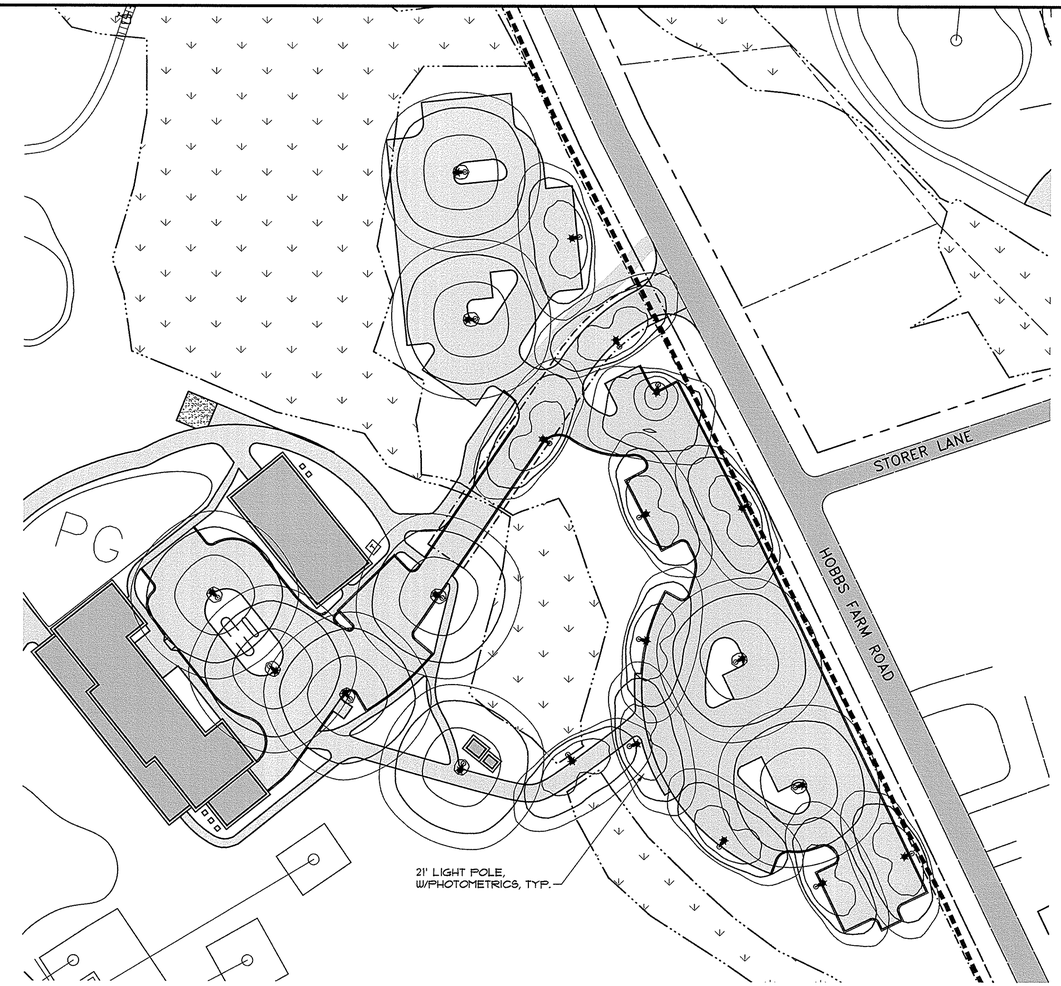
KEY PLAN

SCALE: 1"=1,500'



CLUBHOUSE LAYOUT

SCALE: 1"= 50'



CLUBHOUSE PHOTOMETRICS PLAN

SCALE: 1"= 50'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
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- LIGHT POLE
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- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN
- W/ AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
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- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PINKHAM & GREER
CIVIL ENGINEERS
28 WINWAY AVE., PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE
THOMAS GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

1/18/16

REV.	DATE	DESCRIPTION
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BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

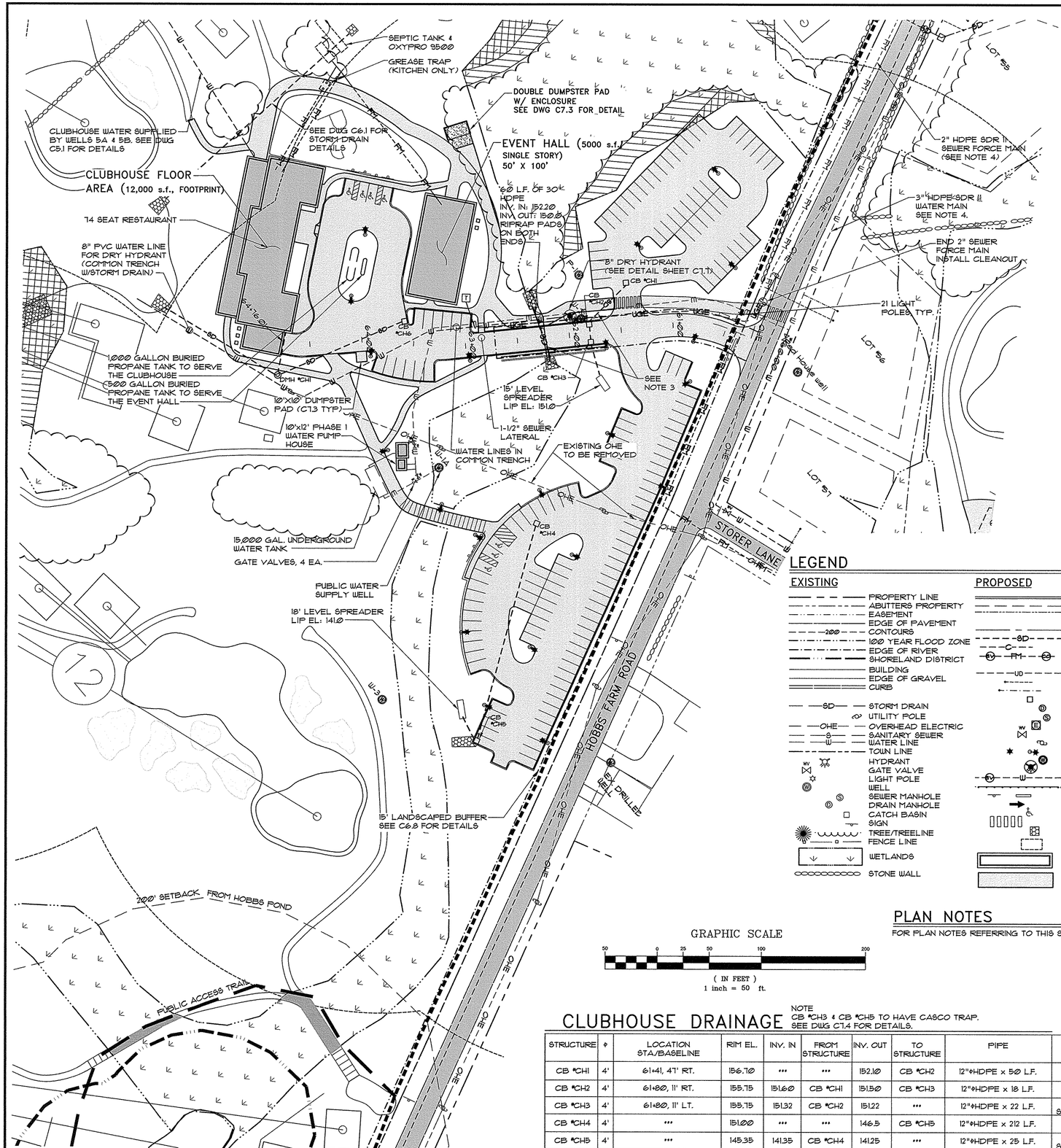
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: NRA
DESG BY: MRB
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

CLUBHOUSE LAYOUT & PHOTOMETRICS PLAN

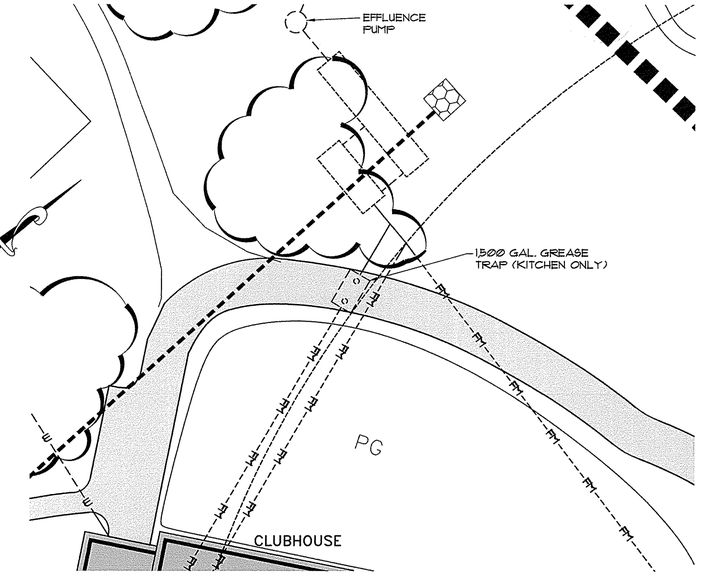
C6.5

MAP/LOT : 62 / 12 & 13



CLUBHOUSE PLAN

SCALE: 1"=50'



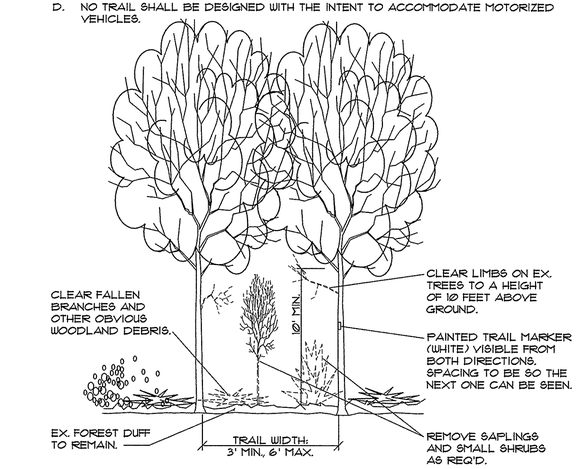
GREASE TRAP LAYOUT

SCALE: 1"=20'

TRAIL DESIGN NOTES

PROPOSED TRAILS SHALL CONFORM TO THE FOLLOWING STANDARDS:

A. TRAIL IMPROVEMENTS SHALL DEMONSTRATE ADHERENCE TO PRINCIPLES OF QUALITY TRAIL DESIGN.
B. TRAILS SHALL HAVE A VERTICAL CLEARANCE OF NOT LESS THAN TEN (10) FEET.
C. THE WIDTH OF THE TRAIL SURFACE MAY VARY DEPENDING UPON TYPE OF USE TO BE ACCOMMODATED, BUT IN NO CASE SHALL IT BE LESS THAN THREE (3) FEET OR GREATER THAN SIX (6) FEET.
D. NO TRAIL SHALL BE DESIGNED WITH THE INTENT TO ACCOMMODATE MOTORIZED VEHICLES.



1 RELOCATED WOODS TRAIL / PEDESTRIAN EASEMENT SECTION

NOT TO SCALE

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
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- WATER LINE
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- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CLUBHOUSE DRAINAGE

NOTE
CB #CH3 & CB #CH5 TO HAVE CASCO TRAP.
SEE DWG C7.4 FOR DETAILS.

STRUCTURE	ø	LOCATION STA/BASELINE	RIM EL.	INV. IN	FROM STRUCTURE	INV. OUT	TO STRUCTURE	PIPE	OTHER
CB #CH1	4'	61+41, 47' RT.	156.70	***	***	152.10	CB #CH2	12"øHDPE x 50 L.F.	***
CB #CH2	4'	61+80, 11' RT.	155.75	151.60	CB #CH1	151.50	CB #CH3	12"øHDPE x 18 L.F.	***
CB #CH3	4'	61+80, 11' LT.	155.75	151.32	CB #CH2	151.22	***	12"øHDPE x 22 L.F.	OUTLET AT LEVEL SPREADER, EL: 151.0
CB #CH4	4'	***	151.00	***	***	146.5	CB #CH5	12"øHDPE x 212 L.F.	***
CB #CH5	4'	***	145.35	141.35	CB #CH4	141.25	***	12"øHDPE x 25 L.F.	OUTLET AT LEVEL SPREADER, EL: 141.0
CB #CH6	4'	63+60, 21' RT±	162.45	***	***	158.25	DMH #CH1	12"øHDPE x 129 L.F.	***
DMH #CH1	4'	64+75, 32' LT.	161.00	155.50	CB #CH6	154.50	***	12"øHDPE x 125 L.F.	OUTLET AT POND EL: 152.5

NOTES:

1. SEE DWG C6.0 FOR SITE PLAN GENERAL NOTES
2. SEE DWG C6.5 & C6.6 FOR OTHER SITE PLAN DETAILS NOT SHOWN HERE.
3. INSTALL WATER LINE & SEWER FORCE MAIN UNDER CULVERT & STORM DRAIN LINES. MAINTAIN 2' CLEAR MIN. BETWEEN PIPES.
4. SEE DRAWING P1.1 FOR CONTINUATION OF WATER MAIN & SEWER FORCE MAIN.

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 WANNAN AVE., PORTLAND, ME. 04103
TEL: 207/761-5262 FAX: 207/761-4245

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER
1/18/16

REV.	DATE	DESCRIPTION
7	1/18/16	REVISED PER TOWN COMMENTS
6	12/16/15	REVISED PER STAFF COMMENTS
5	12/7/15	REVISED PER TOWN STAFF REVIEW
4	12/1/15	REVISED PER TOWN STAFF REVIEW
3	11/5/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

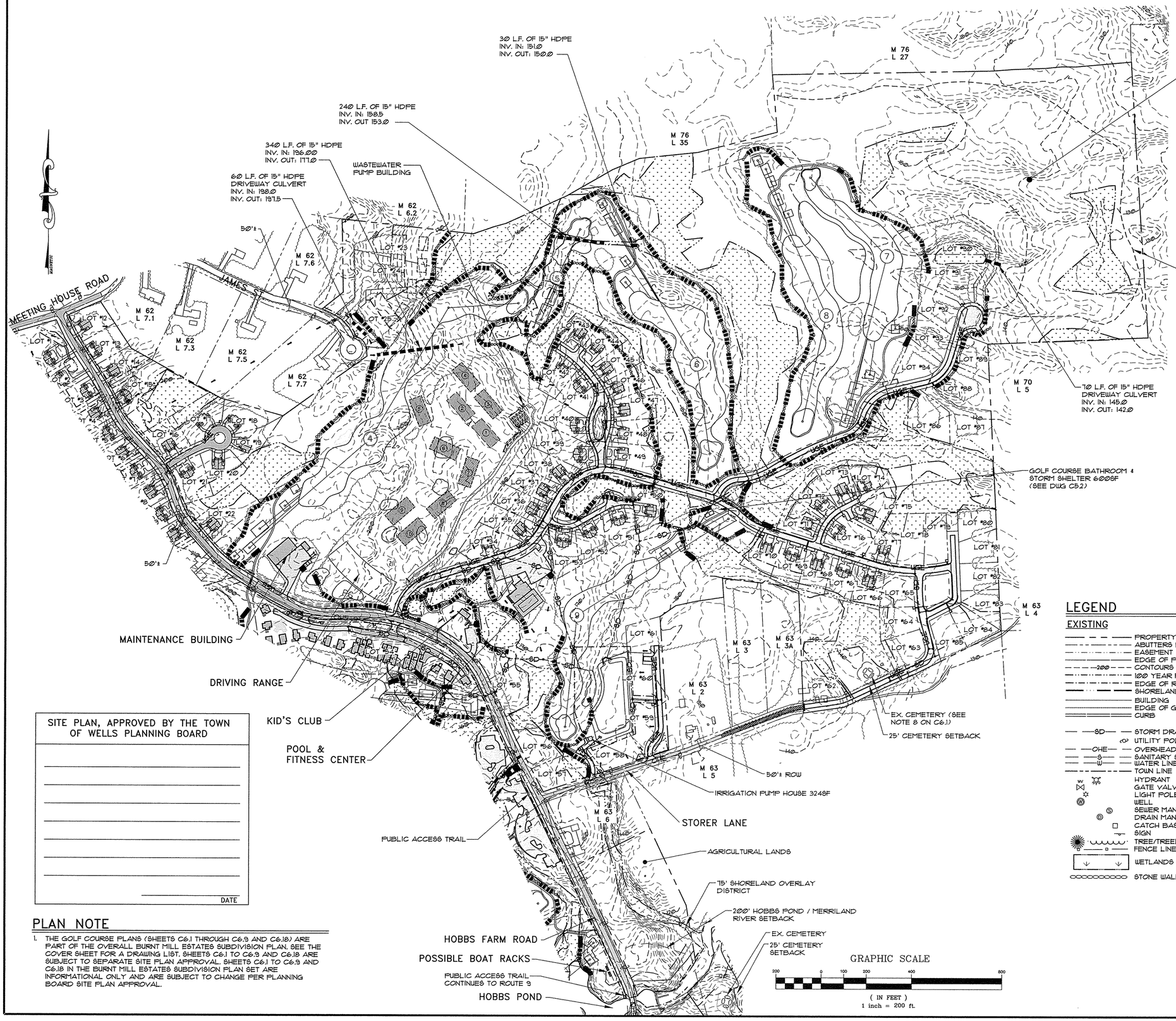
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: NRA
DESG BY: MRB
CHK BY: TSG

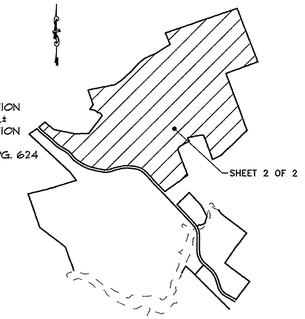
BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD & HOBBS FARM ROAD, WELLS, MAINE

CLUBHOUSE UTILITY PLAN

C6.4

MAP/LOT : 62 / 12 & 13





KEY PLAN

SCALE: 1"=1,500'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PLAN NOTE

1. THE GOLF COURSE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION PLAN. SEE THE COVER SHEET FOR A DRAWING LIST. SHEETS C6.1 TO C6.9 AND C6.18 ARE SUBJECT TO SEPARATE SITE PLAN APPROVAL. SHEETS C6.1 TO C6.9 AND C6.18 IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET ARE INFORMATIONAL ONLY AND ARE SUBJECT TO CHANGE PER PLANNING BOARD SITE PLAN APPROVAL.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- SD STORM DRAIN
- UTILITY POLE
- OHE OVERHEAD ELECTRIC
- S SANITARY SEWER
- W WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- SD STORM DRAIN
- C CULVERT
- SV FM SV SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UD UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- D DRAIN MANHOLE
- S SANITARY MANHOLE
- W TRANSFORMER
- WSO WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- W WELL
- W DRY HYDRANT
- WV W WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT
- EROSION CONTROL BERM

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STATE OF MAINE
THOMAS GREER
No. 4206
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PROFESSIONAL ENGINEER

11/18/15

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BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

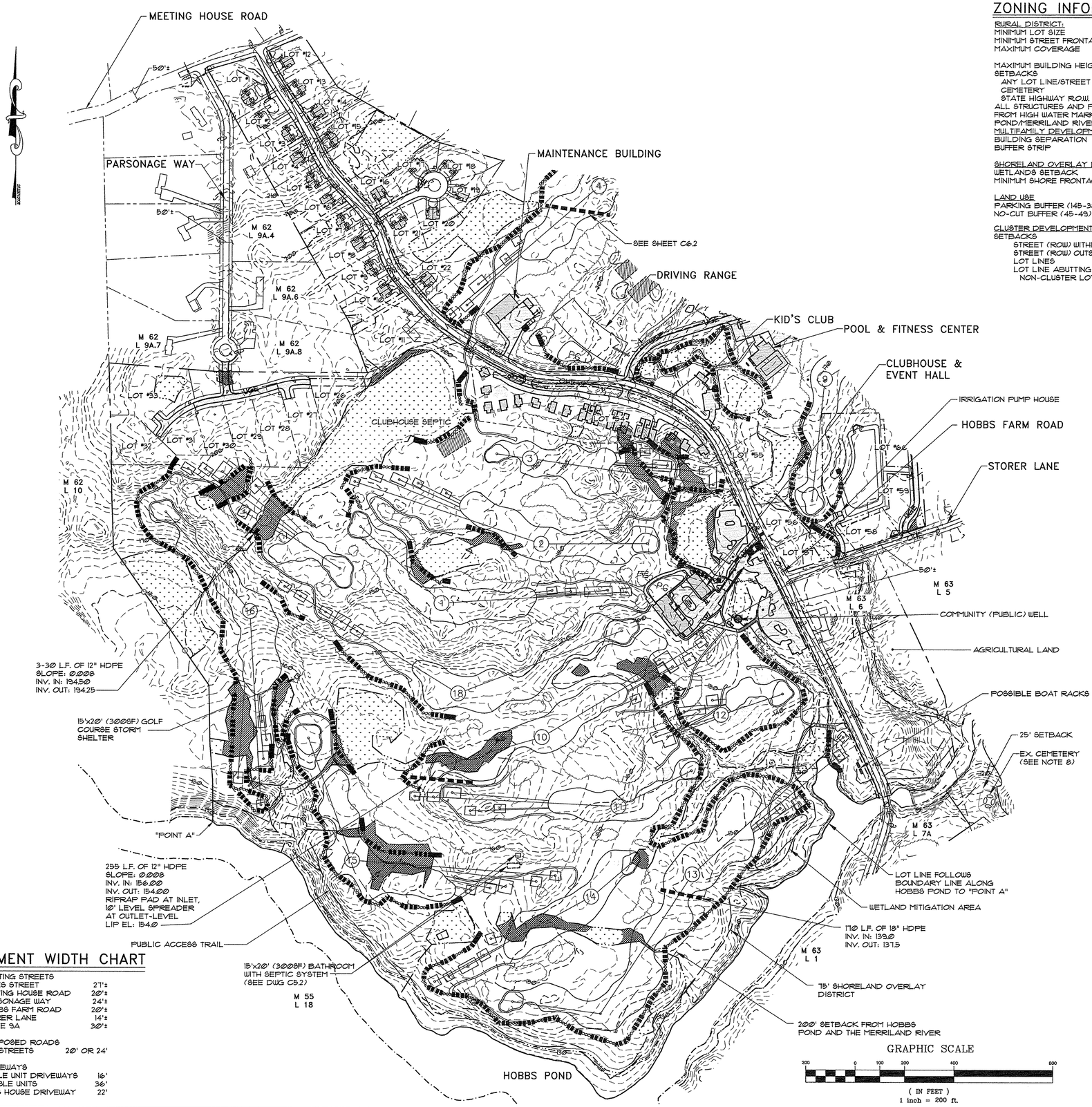
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: JDC/JWG
DESG BY: TSG
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

GOLF COURSE
SITE PLAN SHEET 2 OF 2

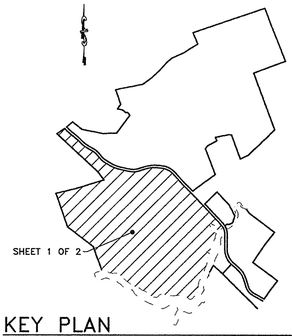
C6.2

MAP/LOT: 62 / 12 & 13



ZONING INFORMATION

RURAL DISTRICT:	
MINIMUM LOT SIZE	100,000 S.F.
MINIMUM STREET FRONTAGE	200 FEET
MAXIMUM COVERAGE	20% OR 4,000 S.F. WHICH EVER IS GREATER
MAXIMUM BUILDING HEIGHT	40', NOT TO EXCEED 3 STORIES
SETBACKS	
ANY LOT LINE/STREET R.O.W.	25'
CEMETERY	25'
STATE HIGHWAY R.O.W.	40'
ALL STRUCTURES AND PARKING LOTS FROM HIGH WATER MARK OF HOBBS POND/MERRILAND RIVER	200'
MULTIFAMILY DEVELOPMENT:	
BUILDING SEPARATION	30'
BUFFER STRIP	25'
SHORELAND OVERLAY DISTRICT:	
WETLANDS SETBACK	75'
MINIMUM SHORE FRONTAGE	200'
LAND USE	
PARKING BUFFER (145-38)	15'
NO-CUT BUFFER (45-49)	50'
CLUSTER DEVELOPMENT	
SETBACKS	
STREET (ROW) WITHIN CLUSTER	20'
STREET (ROW) OUTSIDE CLUSTER	25'
LOT LINES	15'
LOT LINE ABUTTING NON-CLUSTER LOT	50'



KEY PLAN

SCALE: 1"=1,500'

PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

PAVEMENT WIDTH CHART

EXISTING STREETS	
JAMES STREET	27'±
MEETING HOUSE ROAD	20'±
PARSONAGE WAY	24'±
HOBBS FARM ROAD	20'±
STORER LANE	14'±
ROUTE 9A	30'±
PROPOSED ROADS	
ALL STREETS	20' OR 24'
DRIVEWAYS	
SINGLE UNIT DRIVEWAYS	16'
DOUBLE UNITS	36'
CLUB HOUSE DRIVEWAY	22'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

LEGEND

EXISTING

PROPERTY LINE
ABUTTERS PROPERTY
EASEMENT
EDGE OF PAVEMENT
CONTOURS
100 YEAR FLOOD ZONE
EDGE OF RIVER
SHORELAND DISTRICT
BUILDING
EDGE OF GRAVEL
CURB
STORM DRAIN
UTILITY POLE
OVERHEAD ELECTRIC
SANITARY SEWER
WATER LINE
TOWN LINE
HYDRANT
GATE VALVE
LIGHT POLE
WELL
SEWER MANHOLE
DRAIN MANHOLE
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SIGN
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STONE WALL

PROPOSED

BITUMINOUS CURB
BUILDING SETBACK
LOT LINE
CENTERLINE
STORM DRAIN
CULVERT
SEWER FORCE MAIN
/W AIR VALVE & CLEANOUT
UNDERDRAIN
SEWER HOUSE SERVICE
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CATCH BASIN
DRAIN MANHOLE
SANITARY MANHOLE
TRANSFORMER
WATER SHUT OFF
UTILITY POLE
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WATER LINE W/ AIR VALVE
GUARDRAIL
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HANDICAP PARKING
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RIPRAP PAD
SEPTIC FIELD
BUILDING
BITUMINOUS PAVEMENT
EROSION CONTROL BERM
PEDESTRIAN EASEMENT/TRAIL

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STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

GOLF COURSE
SITE PLAN SHEET 1 OF 2

C6.1

MAP/LOT : 62 / 12 & 13

PLAN NOTES – SHEET C6.1

1. THE GOLF COURSE SITE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION. LOCATED ON TAX MAP 62, LOTS 12 AND 13 AND MAP 63, LOT 7.
   a. THE GOLF COURSE (18-HOLES AND DRIVING RANGE AREA) IS A LOW INTENSITY COMMERCIAL RECREATION USE AND IS LOCATED WITHIN 213.8 ACRES OF DEDICATED OPEN SPACE AREAS OF THE BURNT MILL ESTATES SUBDIVISION. (M 62, L 12 & 13). BUILDINGS ARE NOT INCLUDED IN THE DEFINITION OF LOW INTENSITY COMMERCIAL RECREATION USE FOR GOLFING. THE OPERATION OF GOLF CARTS IS PERMITTED ON THE DESIGNATED CART PATHS AND IS ACCESSORY TO THE LOW INTENSITY COMMERCIAL RECREATION USE.
   b. THE CLUBHOUSE, EVENT BARN, KID'S CLUB, FITNESS CENTER & POOL, MAINTENANCE BUILDINGS, RESTROOMS, STORM SHELTERS, IRRIGATION PUMP HOUSE, CONTROL AND BLOWER SHED, AND OTHER SHEDS ARE CONSIDERED A CLUB USE OR ACCESSORY TO THE CLUB USE. THESE BUILDINGS AND ASSOCIATED PARKING/ INFRASTRUCTURE AS DEPICTED ARE LOCATED WITHIN THE 3.37 ACRES OF NON-DEDICATED OPEN SPACE AREAS OF THE TOTAL OPEN SPACE FOR BURNT MILL ESTATES SUBDIVISION. (M 62, L 12 & 13).
   c. THE CLUBHOUSE CONTAINS A STANDARD RESTAURANT USE (REQUIRED TO HAVE FEWER THAN 75 SEATS). THE RESTAURANT WILL HAVE 74 SEATS AND BE 2,500± SQUARE FEET. (M 62, LOT 13)
   d. AGRICULTURE USE IS PERMITTED AND DOES NOT REQUIRE SITE PLAN APPROVAL. AGRICULTURE USE IS LOCATED WITHIN THE DEDICATED OPEN SPACE AREAS OF THE BURNT MILL ESTATES SUBDIVISION. (M 63, L 7)
   e. PASSIVE RECREATION USE IS PERMITTED AND DOES NOT REQUIRE SITE PLAN APPROVAL. PASSIVE RECREATION USE IS WITHIN ALL OPEN SPACE AREAS AS DEFINED ON THE BURNT MILL ESTATES SUBDIVISION PLANS (SEE SHEET S11 AND HOA DOCUMENTS). (M 62, L 12 & 13)
   f. TWO CEMETERIES ARE KNOWN TO EXIST WITHIN THE OPEN SPACE AREAS AS DEFINED ON THE BURNT MILL ESTATES SUBDIVISION PLANS. (M 62, L 12 & M 63, L 7)
2. SPEED LIMIT ON HOBBS FARM ROAD IS 35 MPH. PARKING ALONG ROADWAYS IS PROHIBITED.
3. ALL PARKING LOT CURB RADII SHALL BE 5 FT, UNLESS OTHERWISE NOTED.
4. PARKING REQUIREMENTS:
   a. LOW-INTENSITY COMMERCIAL RECREATION USE. THE GOLF COURSE IS REQUIRED TO PROVIDE 100 PARKING SPACES, OF WHICH 4 ARE ADA COMPLIANT. 100 PARKING SPACES ARE PROVIDED, OF WHICH 4 ARE ADA COMPLIANT.
   b. CLUBHOUSE. THE CLUBHOUSE IS REQUIRED TO PROVIDE 8 PARKING SPACES, 3 SPACES FOR THE RETAIL SPACE AND 5 SPACES FOR 20 SEATS FOR A SMALL EVENT ROOM. 8 PARKING SPACES ARE PROVIDED, OF WHICH 1 IS ADA COMPLIANT.
   EVENT BARN. THE EVENT BARN IS REQUIRED TO PROVIDE 25 PARKING SPACES FOR 100 SEATS. 25 SPACES ARE PROVIDED, OF WHICH 1 SPACE IS ADA COMPLIANT.
   MAINTENANCE BUILDINGS. THE MAINTENANCE BUILDING WILL HAVE 8 PARKING SPACES FOR THE CREW OF 6-10 EMPLOYEES. THE PARKING WILL BE UNMARKED.
   KID'S CLUB. THE KIDS CLUB WILL HAVE 15 PARKING SPACES, OF WHICH 1 WILL BE ADA COMPLIANT.
   FITNESS CENTER & POOL. THE FITNESS CENTER & POOL BUILDING WILL PROVIDE 56 PARKING SPACES, OF WHICH 2 ARE ADA COMPLIANT. THE FITNESS CENTER & POOL ARE FOR PRIVATE USE ONLY (HOME OWNERS & MEMBERS ONLY).
   c. RESTAURANT. THE RESTAURANT WILL HAVE 74 SEATS. THE RESTAURANT IS REQUIRED TO PROVIDE 1 PARKING SPACE FOR EVERY 3 SEATS, PLUS 1 SPACE FOR EVERY 20 SEATS FOR EMPLOYEES. $\frac{74}{3} + \frac{74}{20} = 29$ PARKING SPACES. 29 PARKING SPACES ARE PROVIDED, OF WHICH 2 SPACES WILL BE ADA COMPLIANT.
   d. THE CLUBHOUSE, RESTAURANT, & EVENT BARN ALL SHARE A PARKING LOT. THE PARKING LOT WILL HAVE 162 PARKING SPACES, 7 OF WHICH ARE ADA COMPLIANT.
5. ALL STORMDRAIN PIPES & CULVERTS SHALL HAVE RIPRAP PADS ON EACH END UNLESS NOTED OTHERWISE (SEE DETAIL SHEET).
6. THE EDGES OF HOBBS POND & THE MERRILAND RIVER SHOWN ARE THE APPROXIMATE HIGH WATER LINE. 200' SETBACK FOR ALL STRUCTURES AND PARKING REQUIRED.
7. NO CONSTRUCTION OR DEMOLITION EQUIPMENT WILL BE OPERATED BETWEEN 10PM AND 7AM MONDAY THROUGH SATURDAY AND BETWEEN 9PM AND 9AM ON SUNDAYS AS OUTLINED BY THE WELLS NOISE ORDINANCE. ALL OPERATIONS OF THE GOLF COURSE AND EVENTS SHALL COMPLY WITH THE WELLS NOISE ORDINANCE.
8. THERE ARE DEEDED ACCESS RIGHTS AND RESTRICTIONS TO THE CEMETERYS, SEE BOUNDARY SURVEY FOR DETAILS.
9. WALL MOUNTED LIGHTS ON ALL STRUCTURES/ BUILDINGS SHALL COMPLY WITH TOWN ORDINANCES. EXTERIOR LIGHTS SHALL NOT PRODUCE GLARE ONTO ABUTTING LOTS OR ROWS.
10. OWNER OF RECORD: BURNT MILL HOLDING COMPANY, LLC., 222 HOBBS FARM ROAD, WELLS, MAINE, 04090.
11. THERE ARE NO PROPOSED INCINERATION DEVICES. THERE WILL BE NO MACHINERY GENERATING SIGNIFICANT NOISE AT LOT LINES.
12. THERE WILL BE NO RAW OR WASTE MATERIALS STORED OUTSIDE OF ROOFED BUILDINGS. DUMPSTERS SHALL BE SCREENED WITH 6' TALL SOLID FENCING ON ALL SIDES AND SHALL MEET SETBACK REQUIREMENTS.
13. THERE ARE NO EXISTING OR PROPOSED RIGHT-OF-WAYS OR EASEMENTS THAT AFFECT THE PROPOSED CONSTRUCTION. SEE THE BURNT MILL ESTATES SUBDIVISION PLAN FOR ALL ROWS AND EASEMENTS THAT AFFECT THE PROPERTIES.
14. SEE NOTE 28 ON SHEET 82 OF THE BURNT MILL ESTATES SUBDIVISION PLAN FOR BUFFER RESTRICTIONS AFFECTING THIS SITE PLAN.
15. STANDARD PARKING SPACES SHALL BE 9' X 18.5' IN DIMENSION WITH 26' WIDE AISLES. HANDICAP ACCESSIBLE SPACES SHALL BE 16' X 18.5' IN DIMENSION. HANDICAP ACCESSIBLE SPACES SHALL HAVE ADA COMPLIANT SIGNAGE AND STRIPING. ON-STREET PARKING IS PROHIBITED.
16. SIGNS SHALL BE INSTALLED IN COMPLIANCE WITH THE LAND USE CODE REQUIREMENTS.
17. SOIL EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES ARE A STANDARD CONDITION OF APPROVAL.
18. CLUBHOUSE, RESTAURANT AND EVENT BARN TO BE SERVED BY AN ON-SITE SEPTIC SYSTEM AND COMMUNITY WELL. MAINTENANCE BUILDING SERVED BY THE COMMON SEPTIC AND THE COMMUNITY INDIVIDUAL WELL(S). KIDS CLUB SERVED BY THE COMMON SEPTIC SYSTEM AND THE COMMUNITY WELL(S). FITNESS CENTER/ POOL SERVED BY THE COMMON SEPTIC SYSTEM AND THE COMMUNITY WELL(S). THE RESTROOMS AT FAIRWAY 8 TO BE SERVED BY AN INDIVIDUAL ON-SITE SEPTIC SYSTEM AND COMMUNITY WELL(S). THE RESTROOMS AT FAIRWAY 8 TO BE SERVED BY THE COMMON SEPTIC SYSTEM AND COMMUNITY WELL(S).
19. CLUBHOUSE/ RESTAURANT SEPTIC DESIGN SHEETS ARE FOUND IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET. SEE SHEETS C5.8.
20. SEE BURNT MILL ESTATES SUBDIVISION PLAN SET FOR STORMWATER SYSTEMS TO BE CONSTRUCTED. SEE SHEET C6.6.
21. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.4

1. THE PURPOSE OF THIS PLAN (C6.4 TO C6.8) IS TO DEPICT THE DETAILS OF THE 24,000± GROSS SF CLUBHOUSE AND 5,000 GROSS SF EVENT BARN WHICH ARE CONSIDERED A CLUB USE WITHIN THE RURAL DISTRICT AS WELL AS A STANDARD RESTAURANT (2,500 SF) USE CONSISTING OF 74 SEATS TO BE LOCATED WITHIN THE CLUBHOUSE. THE CLUBHOUSE AND EVENT BARN ARE LOCATED ON MAP 62, LOT 13. THE CLUBHOUSE AND EVENT BARN HAVE TWO ACCESSORY SHEDS (WATER SUPPLY CONTROL SHED AND PUMP SHED).
2. THE CLUBHOUSE, RESTAURANT AND EVENT BARN ARE REQUIRED TO PROVIDE 162 PARKING SPACES, OF WHICH 7 ARE ADA COMPLIANT. 162 PARKING SPACES AND 7 ADA COMPLIANT SPACES ARE PROVIDED.
3. CLUBHOUSE OCCUPANCY RESTRICTED TO 125 PEOPLE (OCCUPANCY LOAD). EVENT BARN OCCUPANCY RESTRICTED TO 125 PEOPLE (OCCUPANCY LOAD).
4. A KNOX BOX SHALL BE INSTALLED ON THE CLUBHOUSE AND EVENT BARN IN A LOCATION APPROVED BY THE WELLS FIRE DEPARTMENT.
5. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
6. THE CLUB USE BUILDINGS (CLUBHOUSE AND EVENT BARN) ARE OPEN TO MEMBERS OF BURNT MILL GOLF CLUB AND OCCASIONALLY TO THE GENERAL PUBLIC.
7. THE STANDARD RESTAURANT USE SHALL BE OPEN TO BURNT MILL GOLF CLUB MEMBERS AND THE GENERAL PUBLIC.
8. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.7

1. THE PURPOSE OF THIS PLAN (C6.7 AND C6.8 OR TO BE RENUMBERED) IS TO DEPICT THE DETAILS OF THE 1,150 GROSS SF KID'S CLUB AND THE 5,380 GROSS SF FITNESS CENTER WITH 3,220 SF POOL WITH APRON WHICH ARE CONSIDERED A CLUB USE. THE KID'S CLUB AND FITNESS CLUB/ POOL ARE LOCATED ON MAP 62, LOT 12.
2. THE KID'S CLUB IS REQUIRED TO PROVIDE 6 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT. 14 PARKING SPACES AND 1 ADA COMPLIANT SPACE ARE PROVIDED.
3. THE FITNESS CENTER IS REQUIRED TO PROVIDE 56 PARKING SPACES, OF WHICH 2 ARE ADA COMPLIANT. 54 PARKING SPACES AND 2 ADA COMPLIANT SPACES ARE PROVIDED.
4. THE KID'S CLUB OCCUPANCY RESTRICTED TO 50 PEOPLE (OCCUPANCY LOAD). THE FITNESS CENTER OCCUPANCY RESTRICTED TO 100 PEOPLE (OCCUPANCY LOAD).
5. KNOX BOXES SHALL BE INSTALLED ON THE KID'S CLUB AND FITNESS CENTER IN A LOCATION APPROVED BY THE WELLS FIRE DEPARTMENT.
6. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
7. THE CLUB USE BUILDINGS (KIDS CLUB AND FITNESS CENTER) ARE OPEN TO MEMBERS OF BURNT MILL ESTATES HOA AND BURNT MILL GOLF CLUB.
8. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.8

1. THE PURPOSE OF THIS PLAN (C6.8) IS TO DEPICT THE DETAILS OF THE 7,500 GROSS SF MAINTENANCE BUILDING± THE 1,000 GROSS SF MAINTENANCE STORAGE BUILDING, AND THE 540 GROSS SF MATERIAL STORAGE SHED WHICH ARE CONSIDERED ACCESSORY TO THE CLUB USE. THESE BUILDINGS ARE LOCATED ON MAP 62, LOT 12.
2. THE MAINTENANCE BUILDINGS ARE REQUIRED TO PROVIDE 8 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT. 7 PARKING SPACES AND 1 ADA COMPLIANT SPACE ARE PROVIDED.
3. KNOX BOXES SHALL BE INSTALLED ON THE MAINTENANCE BUILDINGS IN LOCATIONS APPROVED BY THE WELLS FIRE DEPARTMENT.
4. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
5. THE MAINTENANCE BUILDINGS ARE FOR THE USE OF THE GOLF FACILITIES, BURNT MILL ESTATES SUBDIVISION, GROUNDS, AND CLUB USE BUILDINGS.
6. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.9

1. THE PURPOSE OF THIS PLAN (C6.9) IS TO DEPICT THE DETAILS OF THE 2 BOAT RACKS PROPOSED ALONG HOBBS FARM ROAD. THE RACKS ARE PROPOSED ON MAP 62, LOT 13.
2. THE BOAT RACKS ARE ACCESSORY TO THE BURNT MILL ESTATES SUBDIVISION AND CLUB USE.
3. PARKING IS PROHIBITED ALONG HOBBS FARM ROAD AND WITHIN 200' OF HOBBS POND/ MERRILAND RIVER.

PLAN NOTES – SHEET C6.18

1. THE PURPOSE OF THIS PLAN (C6.18) IS TO DEPICT THE DRIVING RANGE WHICH IS CONSIDERED THE LOW INTENSITY COMMERCIAL RECREATION USE. NO STRUCTURES ARE PERMITTED. THIS PLAN ALSO DEPICTS THE DETAILS FOR THE ACCESSORY CLUB USE BUILDINGS (RESTROOMS, STORM SHELTER, PUMP HOUSES/ SHEDS).
2. THE DRIVING RANGE IS REQUIRED TO PROVIDE 0 PARKING SPACES. 0 PARKING SPACES ARE PROVIDED. PATRONS WILL PARK AT THE CLUBHOUSE AND WALK OR TAKE A GOLF CART TO THE DRIVING RANGE.
3. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
4. PARKING IS PROHIBITED ALONG STREETS.

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

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STATE OF MAINE
THOMAS S. GREER
No. 4286
LICENSED
PROFESSIONAL ENGINEER
1/18/16

REV.	DATE	DESCRIPTION

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

SCALE: AS SHOWN
DATE: JANUARY 18, 2016
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DRN BY: JDC/JWG
DESG BY: TSG
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

SITE PLAN NOTES

C6.0

MAP/LOT : 62 / 12 & 13

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Final Subdivision Application Memo

Date: February 19, 2016

To: Planning Board

From: Planning Office

Re: Millbrooke Farm Subdivision – Phase VI - Map 72, Lot 4B, 12 and 13

Please bring the Millbrooke Farm materials from the last Planning Board packet to the 2/22 PB meeting

Project Description:

Bob Georgitis of Kasprzak Homes/ Kasprzak Landholdings has submitted a Final Subdivision application for a major subdivision to be located off of Willow Way, Gateway Drive and Midway Drive. The subdivision shall consist of 70 dwelling units constructed as 35 duplex buildings on 20.13 acres of land (Multifamily Development) with 60.69 acres as dedicated open space. The subdivision and open space are located on the following parcels: Tax Map 72, Lot 4B, Lot 12 and Lot 13 and total 80.82 acres (80.81 net acres). The parcels are located within the Rural District and 75' Shoreland Overlay District. The parcels shall be connected to public sewer and public water.

§ 202-9. Final plan for major subdivision.

A. Procedure.

(1) The subdivider shall, within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least 10 days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan, plus any recommendations made by the Board. **[Amended 7-11-1996]**
Site Walk was held on 10/17/15. Preliminary Application was submitted on 11/12/15 and approved on 1/4/16. Final Subdivision Application submitted on 1/13/16.

(2) If a public hearing is deemed necessary by the Board, an additional fee in the amount established by the Board of Selectmen following notice and a public hearing shall be required to

cover the costs of advertising and postal notification. **[Amended 7-9-2002; 4-16-2004]** **To be determined**

(3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the final plan. **To be determined**

(4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **To be determined**

(5) Within 30 days after receiving any application, the Board shall notify the applicant in writing either that the application is complete or, if it is incomplete, the specific additional material needed to complete the application. The Board shall determine whether to hold a public hearing on the final plan application. **To be determined**

(6) Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where appropriate:

(a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. Editor's Note: See 38 M.R.S.A § 481 et seq. and 38 M.R.S.A. § 480-A et seq., respectively. **Provided, MDEP Approval # L-24408-87-E-A dated March 2013**

(b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Provided, KKWWD letter dated 1/12/16**

(c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not Applicable**

(d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Provided, WSD letter dated 1/25/16**

(e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Not Applicable**

(f) An Army Corps of Engineers dredge and fill permit. **Not Applicable**

(g) NPDES permit for stormwater discharges. **Not Applicable**

(7) A public hearing may be held by the Planning Board within 30 days after the issuance of a receipt for the submittal of a complete application. This hearing shall be advertised in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing, and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. When a subdivision is located within 500 feet of a municipal boundary and a public hearing is to be held, the Planning Board shall notify the Clerk and the Planning Board of the adjacent municipality involved at least 10 days prior to the hearing. **To be determined**

(8) Upon receipt of an application for a subdivision containing 20 lots or dwelling units or more, the Planning Board shall notify the Road Commissioner, School Superintendent, Police Chief and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways and the size and construction characteristics of any multifamily, commercial or industrial buildings. The Planning Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision.

(9) Before the Board grants approval of the final plan, the subdivider shall meet the performance guaranty requirements contained in § 202-13. **To be determined**

(10) The Board, within 30 days from the public hearing or within 60 days of the official submittal date if no hearing is held, shall make findings of fact and conclusions relative to the standards contained in 30-A M.R.S.A. § 4404, Subsection 3 and in these regulations. If the Board finds that all standards of the statute and these regulations have been met, it shall approve the final plan. If the Board finds that any of the standards of the statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions

to ensure all of the standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board. **To be determined**

B. Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information:

Recommendations & Conclusions:

1. The Planning Board should review and discuss the following final completeness review comments:
    a. Preliminary Special Conditions of Approval:
        1. Plan scale corrections shall be addressed on the final subdivision plan submission. ***Completed on final submission.***
        2. Sheet 1 additional labels shall be addressed on the final subdivision plan submission. ***Completed on final submission.***
        3. The final subdivision plan submission shall include a note on sheet 2 regarding tree cutting/ forestery plan to satisfy the waiver granted on having to depict trees greater than 24" in diameter at breast height. ***See note 19 on final submission. Waiver of depicting 24" trees granted and to be noted on sheet 2.***
        4. The missing abutter shall be addressed on the final subdivision plan submission. ***Completed on final submission.***
        5. The final subdivision plan submission shall identify the Open Space parcel frontage on Willow Way. ***Completed on final submission.***
        6. A copy of the soil survey (SCS) map to be provided upon submission of the final subdivision application. ***Soil map provided by application in 1/4/16 dated letter.***
        7. The final subdivision plan shall address recommended note changes and additions identified by the Planning Office on 12-31-2015. ***Most recommended changes were completed. Several minor changes still not completed.***
        8. The Riverbend Woods Homeowners Association document to be provided upon submission of the Final Subdivision Application which shall include Open Space restrictions, covenants and provisions to satisfy 145-48E and 202-12B and 202-12H(4). ***Town Engineer reviewed Condominium and Association documentation provided. Town Attorney review is pending.***

    b. The applicant provided a letter responding to the 1/29/16 Planning Office review on 2/8/16 (see attached). Mike Livingston's response memo to this letter is also attached.
    c. Open Space
        i. The Open Space parcel area proposed (60.69 acres) to be combined with other Riverbend Woods Association parcels to be identified by a

Map and Lot number to be assigned by the Town Assessor and shall be addressed on the final subdivision plan submission.

ii. The final subdivision plan shall address if public use of the 60.69 acres of dedicate Open Space is proposed.

d. See attached memos from Mike Livingston regarding Condominium document review and Open Space review. Mike has discussed the development with the Town Attorney. A separate Open Space plan to be recorded is recommended to depict the entire Riverbend Woods Association land.

e. Town Engineer has reviewed stormwater considerations and erosion and sedimentation control plans. See attached memo.

f. A letter from MDOT has been provided. The Planning Board to consider if any additional traffic information or studies are to be required.

g. The Planning Board will also find attached various public comment letters received from Windward Pointe residents and some response letters from Kasprzak.

h. The Planning Board should discuss the existing deadline to complete the road connection to Gateway Drive from Heron Landing.

2. After consideration of the above items, the Planning Board should consider determining the final subdivision application as complete, and schedule a Final Public Hearing for the 3/7/2016 meeting.

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Memo

Date: February 19, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Millbrooke Farm Condominiums – Tax Map 72, Lot 4B–
Response to Kasprzak comment letter dated 2-8-2016

Comments/ Responses to Kasprzak letter dated 2/8/2016:

1. Memos by the Planning Office are prepared for the Planning Board, not for the opportunity for the applicant to respond prior to the scheduled meeting. Copies of memos are given to the applicants to aid in workshop discussions only.

2. The joint ownership question is being reviewed by the Town Attorney.

3. The Riverbend Woods Associations was established prior to March 2006, therefore is not up to date with the restrictions noted on the plans. The plans are not referenced in the Association document.

4. 145-48E and 145-48F(1) requires restrictions to be included in the Association documents or deeds, not via notes on the plan only. Duplication is required.

5. Restrictions on the Open Space are required per 202-12.B and 202-12.H and are conditions of each approval.

6. Prior plans for Heritage Pines, Schooner Landing, Windward Pointe and Heron Landing did not include deeding land to Riverbend, see attached plans, notes and summary. Riverbend would manage the Open Space but ownership of the Open Space as depicted on the approved plans was to be by the corresponding Condominium Associations.

7. A new plan depicting all of the Open Space owned or to be owned by Riverbend with the requirement to be recorded is being recommended. The purpose is to eliminate current title confusion and approval confusion as noted in 6 above. Also, multiple drainage easements exists which need to be documented. The future management by the various condominium representatives should have a complete working plan and document so they can properly manage the open space.

8. The current Multifamily Development standards of 145-48 for Open Space as adopted on 6/10/2014 require such developments to comply with the Open Space requirements of 202-12B(3) and 145-48. The granting of or not granting of density bonuses has no bearing on this requirement. Regardless of previous phases, Millbrooke Farm must meet the current ordinance requirements.

9. A final public hearing should be required. Windward Pointe abutters have continued submitting comments and Heron Landing abutters have only recently contacted the Planning Office inquiring about this development. Notice from Kasprzak to the new unit owners of Heron Landing was not made for the Millbrooke Farm preliminary subdivision application submission or public hearing.

10. Completion of the road connection from Heron Landing to Gateway Drive should be consistent with the Heron Landing approval.

11. If FFE elevations are specified on the plan, they are a condition of approval and must be constructed to that elevation. If the recommended note is not desired by the developer for flexibility, no FFE's should be noted on the plans.

12. CB and DMH changes appear appropriate.

13. As stated in the previous memo, the Planning Board is recommended to find the application complete and schedule a public hearing. The outstanding issues are compliance items to be resolved prior to final approval.

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Memo

Date: February 19, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Plan Notes from Kasprzak Projects (Sandy Brook, Heritage Pines/ Schooner Landing, Winward Pointe, & Heron Landing)

Sandy Brook – Plan approved 9-26-2005

Note 20. Open Space, 12,12 acres will be owned and managed by Riverbend Woods Homeowners' Association which will be comprised of unit owners from Sandy Brook Condominiums and future phases.

Note 22. Common land use restricted to "noncommercial recreation and conservation purposes." Accessory structures and buildings may be erected on common land.

Plan and notes depict Open Space as a separate lot to be owned by Riverbend Association.

Heritage Pines - Plan approved 6-25-2007

Note 15. Common land use restricted to "noncommercial recreation and conservation purposes." Accessory structures and buildings may be erected on common land.

Note 19. Open space land will be managed by the Riverbend Woods Homeowners Association, which is comprised of unit owners from Sandy Brook Condominiums, Heritage Pines Condominium and future developments. The individual condominiums may grant management rights over land owned by the condominium or land owned in common with other condominiums to the benefit of the joint owners.

Plan depicts land (Open Space and Gateway Drive) to be owned by same lot as Heritage Pines.

Windward Pointe – Plan approved 2-7-2011

Notes 4 and 5. Combination of Notes 15 and 19 as noted above. "Open space land will be managed by…"

Plan depicts Open Space to be owned by same lot as Windward Pointe

Heron Landing - Plan approved 4-15-2013

Notes 15 and 16. Similar to notes 4 and 5 on Windward Pointe plans as noted above. "Open space land will be managed by…"

Plan depicts Open Space to be owned by same lot as Heron Landing.

Assessor's Office, Town of Wells

P.O. Box 398, Wells ME 04090-0398
(207) 646-6081, Fax: (207) 646-2935

ROAD NAME REQUEST FORM

In order to comply with the Enhanced E911 requirement that street names be as clear and distinct as possible for emergency dispatch, it is necessary to have new street names approved by the E911 Coordinator prior to subdivision approval. Extra steps and charges may be eliminated during the approval process if the street names don't have to be changed mid-stream.

Please use on form for each street under consideration, and allow a few days for this process. List at least three names to be considered. They should not look like or sound like existing street names. For the present time, the list of street names (actual and reserved) are available in the Assessor's Office. In the near future, we will have a list on our website for your convenience. www.wellstown.org

NAME OF PROPOSED SUBDIVISION: Millbrooke Farm Condominium

LOCATION OF PROPOSED SUBDIVISION: Gateway Drive & Willow Way

MAP(s)/LOT(s)#: Map 72 Lots 4 & 2

Desired Road Names to be Considered:

1. Millbrooke Farm Drive
2. Grist Stone Court
3. Carding Mill Loop
4.
5.

Contact Name of Development: Robert Georgitis

Contact Phone: (207) 247-5307 Email: kasprzakinc@roadrunner.com

Office Use Only

STREET NAME APPROVED: Carding Mill Loop

Date: 1-16-16 Signature: Keeley Lambert

Keeley Lambert, E911 Coordinator

Assessor's Office, Town of Wells

P.O. Box 398, Wells ME 04090-*0398*
(207) 646-6081, Fax: (207) 646-2935

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3. Carding Mill Loop
4.
5.

Contact Name of Development: Robert Georgitis

Contact Phone: (207) 247-5307 Email: kasprzakinc@roadrunner.com

Office Use Only

STREET NAME APPROVED: Grist Stone Court

Date: 1-16-16 Signature: Keeley Lambert

Keeley Lambert, E911 Coordinator

Assessor's Office, Town of Wells
P.O. Box 398, Wells ME 04090-0398
(207) 646-6081, Fax: (207) 646-2935

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Contact Name of Development: Robert Georgitis

Contact Phone: (207) 247-5307 Email: kasprzakinc@roadrunner.com

Office Use Only

STREET NAME APPROVED: Millbrooke Farm DRive

Date: 1-16-16 Signature: Keeley Lambert

Keeley Lambert, E911 Coordinator

MILLBROOKE FARM CONDOMINIUMS

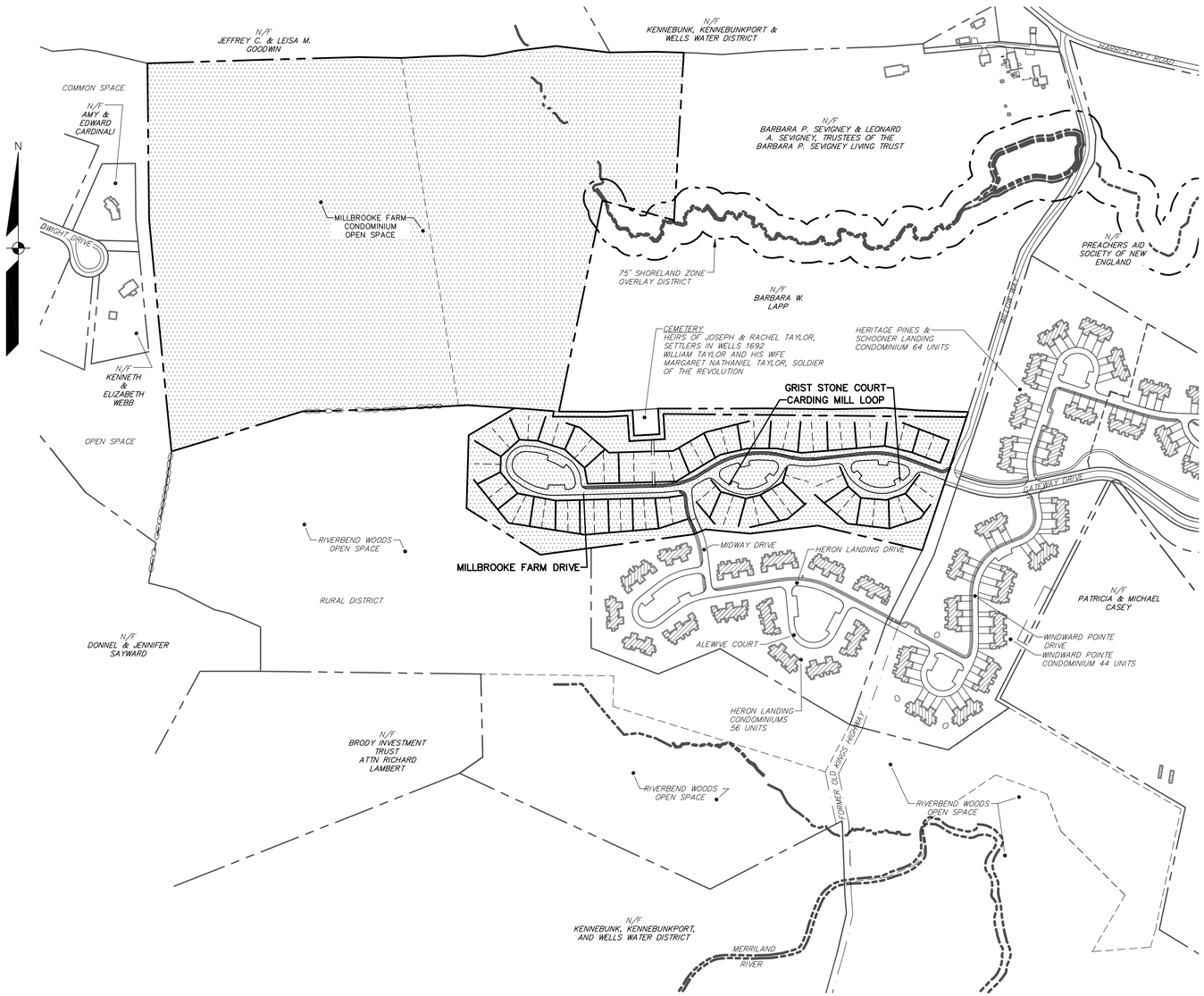
WILLOW WAY
WELLS, MAINE

APPLICANT:

KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

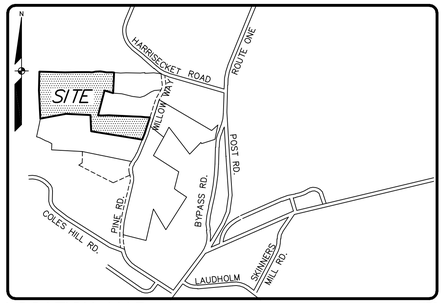
ENGINEER/SURVEYOR:

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656



SCALE: 1" = 250'

GRAPHIC SCALE
250 0 125 250 500
(IN FEET)
1 INCH = 250 FT.

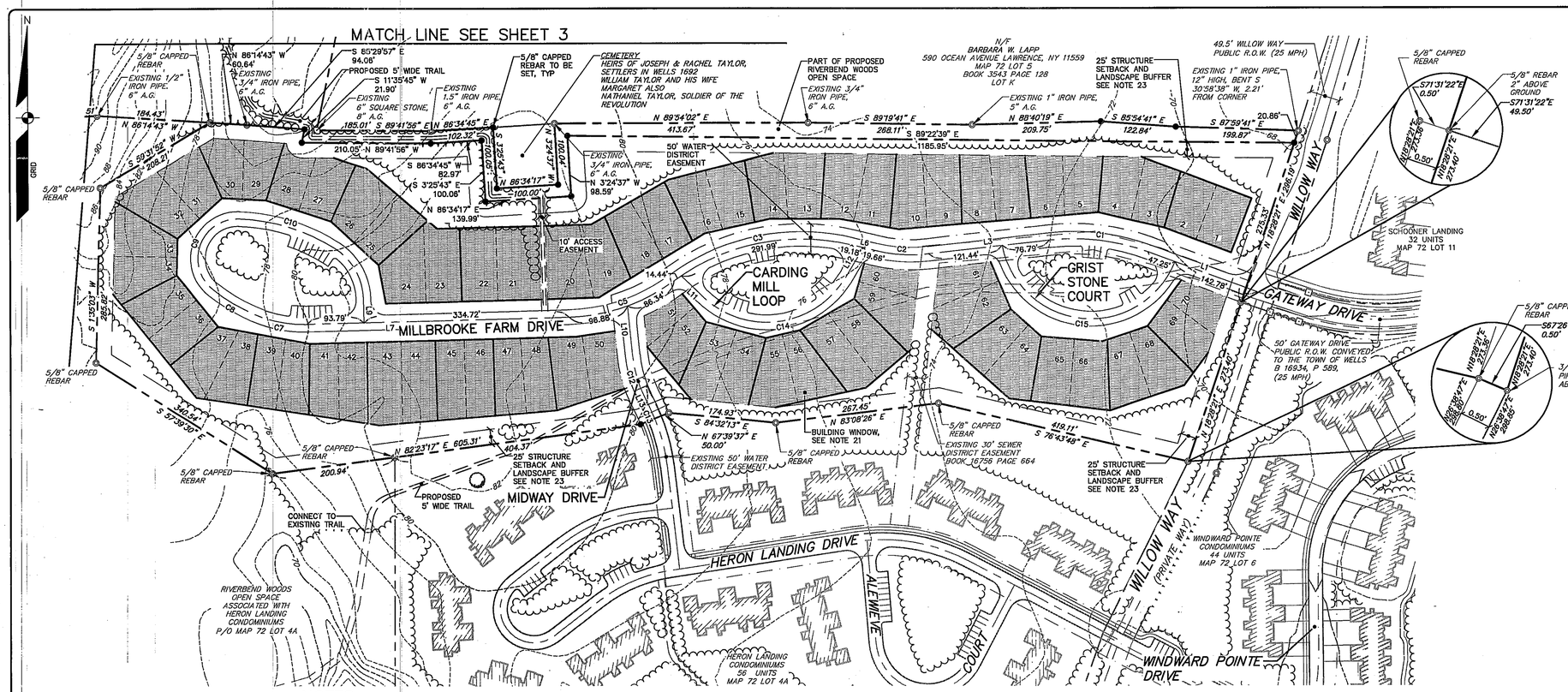


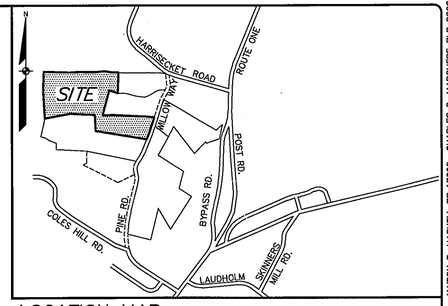
LOCATION MAP NTS

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	SUBDIVISION PLAN
3	SUBDIVISION PLAN
4	PLAN & PROFILE-MILLBROOKE FARM DR
5	PLAN & PROFILE-MILLBROOKE FARM DR
6	PLAN & PROFILE-MILLBROOKE FARM DR
7	PLAN & PROFILE-MILLBROOKE FARM DR
8	PLAN & PROFILE-MILLBROOKE FARM DR
9	PLAN & PROFILE-GRIST STONE COURT
10	PLAN & PROFILE-CARDING MILL LOOP
11	PLAN & PROFILE-MIDWAY DRIVE
12	GRADING & DRAINAGE PLAN
13	GRADING & DRAINAGE PLAN
14	GRADING & DRAINAGE PLAN
15	LANDSCAPE PLAN
16	DETAILS
17	DETAILS
18	DETAILS

REVISED THROUGH 01-11-16





LOCATION MAP N.T.S.

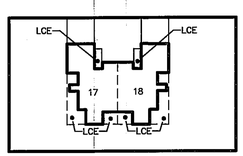
CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CRD. BEARING	CRD. DIST.
C1	350.00'	163.99'	N 83°02'35" W	162.50'
C2	250.00'	87.69'	N 86°25'05" W	87.24'
C3	350.00'	306.43'	S 78°32'54" W	296.74'
C5	300.00'	183.22'	S 70°57'46" W	180.38'
C7	200.00'	87.29'	N 79°02'15" W	86.60'
C8	300.00'	78.07'	N 59°05'37" W	77.85'
C9	65.00'	163.78'	N 19°53'41" E	123.77'
C10	310.00'	166.05'	S 72°34'31" E	164.08'
C12	200.00'	69.86'	N 15°44'12" W	69.50'
C13	300.00'	99.63'	N 16°13'43" W	99.18'
C14	150.00'	269.73'	S 82°43'57" W	234.83'
C15	147.42'	380.14'	N 84°25'49" W	283.24'

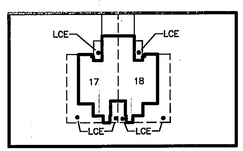
CENTERLINE TABLE

LINE	DIRECTION	LENGTH
L1	N 69°37'12" W	190.04'
L3	S 83°32'01" W	198.23'
L6	N 76°22'11" W	38.83'
L7	S 88°27'32" W	428.51'
L9	S 1°32'28" E	39.80'
L10	N 5°43'50" W	80.47'
L11	N 45°45'12" W	48.14'
L12	S 31°13'07" W	58.38'
L13	N 25°44'35" W	22.35'

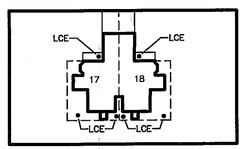
GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.



TWO CAR GARAGE UNIT PLAN



ONE CAR GARAGE UNIT PLAN



ONE CAR GARAGE UNIT PLAN

PLANS ABOVE SHOW TYPICAL BUILDINGS WITHIN BUILDING WINDOWS. BUILDING DIMENSIONS CAN VARY IN LENGTH AND WIDTH. LCE DECKS AND/OR PORCHES MAY BE CONVERTED TO UNIT SPACE SUBJECT TO RESTRICTIONS. LCE'S ARE LIMITED COMMON ELEMENTS UNDER UNIT OWNER'S CONTROL.

NOTES:

1. THE RECORD OWNER OF THE PARCEL IS KASPRZAK LANDHOLDINGS, INC. BY DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS:
   BOOK 14603, PAGE 947 DATED SEPTEMBER 16, 2005,
   BOOK 16684, PAGE 765 DATED AUGUST 29, 2013,
   BOOK 16692, PAGE 992 DATED SEPTEMBER 11, 2013

2. THE PROPERTY IS SHOWN AS LOTS 4B, 12 AND 13 ON THE TOWN OF WELLS TAX MAP 72 CONSISTING OF 80.82 ACRES AND IS LOCATED WITHIN THE RURAL DISTRICT AND 75' SHORELAND OVERLAY DISTRICT. THE DEVELOPMENT OF THE 70 DWELLING UNITS IS PROPOSED ON A 20.13 ACRE (876,720 SF) LOT WITH 60.69 ACRES OF DEDICATED OPEN SPACE. THE CONTIGUOUS DEDICATED OPEN SPACE WILL BE HELD IN JOINT OWNERSHIP WITH RIVERBEND WOODS ASSOCIATION.

3. DIMENSIONAL REQUIREMENTS FOR THE RURAL DISTRICT ARE AS FOLLOWS:
   MINIMUM LOT SIZE (SEWER): 40,000 SQ. FT.
   MAX. DENSITY (SEWER): 1 DWELLING UNIT / 40,000 SQ. FT.
   MINIMUM STREET FRONTAGE: 200 FEET (296' PROVIDED ALONG WILLOW WAY PUBLIC & 273' PROVIDED ALONG WILLOW WAY PRIVATE)
   STRUCTURE SETBACKS: 25 FEET*
   CEMETERY STRUCTURE SETBACK = 25 FEET
   STREET ROW STRUCTURE SETBACK = 25 FEET
   MAXIMUM BUILDING HEIGHT: 40 FEET NOT TO EXCEED 3 STORIES
   MAXIMUM LOT COVERAGE: 20% OR 4,000 SQ. FT. WHICHEVER IS GREATER
   MINIMUM OPEN SPACE: 35% (60.69 Ac. / 80.82 Ac. = 75% PROVIDED
   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCES 5A & 5B. TOPOGRAPHIC INFORMATION IS AERIAL TOPOGRAPHY FROM AERIAL SURVEY AND PHOTO, INC. IN COMBINATION WITH GROUND SURVEY BY SEBAGO TECHNICS, INC., DATA WAS COLLECTED IN 2004, 2009 AND 2012.

5. PLAN REFERENCES:
   A. "BOUNDARY SURVEY, PLAN OF LAND OF BARBARA P. & LEONARD A. SEVIGNEY, TRUSTEES OF THE BARBARA P. SEVIGNEY LIVING TRUST, 16 DORFIELD LANE, WELLS, MAINE 04090 PREPARED FOR KASPRZAK LANDHOLDINGS, INC. ROUTE 5, P.O. BOX 26, NORTH WATERBORO, MAINE 04061", DATED FEBRUARY 4, 2012 THROUGH APRIL 11, 2012 BY SEBAGO TECHNICS, INC., PROJECT 04426EC.
   B. "BOUNDARY SURVEY, PLAN OF LAND FORMERLY OF JOHN E. SUHR, TRUSTEE OF THE PHYLLIS SUHR WELLS REAL ESTATE TRUST, WELLS, MAINE 04090, PREPARED FOR RECORD OWNER KASPRZAK LANDHOLDINGS, INC. ROUTE 5, P.O. BOX 26, NORTH WATERBORO, MAINE 04061", DATED JUNE 6, 2005 BY SEBAGO TECHNICS, INC. PROJECT 04426EC.
   C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR KAI & PHYLLIS SUHR, WELLS, MAINE", DATED JANUARY 30, 1989 AND REVISED THROUGH FEBRUARY 9, 1989 BY DOW & COULOMBE , INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 177 PAGE 43.

6. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM.

7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLS, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 2301580011D, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2003. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

9. ALL RESIDENTIAL UNITS SHALL BE SERVED BY UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE SERVICE. PUBLIC SEWER SERVICE WILL BE PROVIDED TO ALL RESIDENTIAL UNITS BY THE WELLS SANITARY DISTRICT. POTABLE WATER WILL BE PROVIDED TO ALL RESIDENTIAL UNITS BY THE KENNEBUNK, KENNEBUNKPORT, AND WELLS WATER DISTRICT (KKWWD).

10. WETLANDS DELINEATION PERFORMED BY GARY M. FULLERTON, SEBAGO TECHNICS, INC. IN MARCH 2005, APRIL 2012 AND SEPTEMBER 2015, IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND FIELD LOCATED USING A COMBINATION OF TOTAL STATION (REFER TO HIGH INTENSITY SOIL SURVEY) AND GPS.

11. PROPOSED NUMBER OF BLDGS. - 35 BLDGS. WITH TOTAL OF 70 CONDOMINIUM UNITS. PROPOSED NUMBER OF PARKING SPACES PROVIDED - 2-4 PARKING SPACES DEDICATED TO EACH UNIT OWNER (GARAGE SPACE & DEDICATED DRIVEWAY SPACE) WITH 35 ADDITIONAL PARKING SPACES.

12. MILLBROOKE FARM DRIVE, GRIST STONE COURT AND CARDING MILL LOOP WILL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE CONDOMINIUM ASSOCIATION AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN.

13. ALL SITE WORK CONTRACTORS, INCLUDING BUILDING UNIT CONTRACTORS, MUST COMPLY WITH THE EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS AS NOTED WITHIN THIS PLAN SET. TOP SOIL SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOP SOIL IN EXCESS OF WHAT IS NEEDED TO APPLY A 4-INCH COVER OVER DISTURBED AREAS AS DETERMINED BY THE TOWN.

14. ALL PLANS AND DOCUMENTS USED TO APPROVE THIS SUBDIVISION ARE MADE PART OF AND ARE A CONDITION OF PLAN APPROVAL.

15. ANY FURTHER SUBDIVISION , BUILDING OR DEVELOPMENT OF LAND, OTHER THAN A PERMITTED USE, SHALL REQUIRE THE APPROVAL OF THE WELLS PLANNING BOARD. THE RIVERBEND WOODS OPEN SPACE LOT SHALL BE DEEDED BY KASPRZAK LANDHOLDINGS, INC. TO RIVERBEND WOODS ASSOCIATION PRIOR TO ANY CONVEYANCES TO MILLBROOKE FARM CONDOMINIUM. FURTHER SUBDIVISION OF RIVERBEND WOODS OPEN SPACE OR ITS USE FOR OTHER THAN NONCOMMERCIAL RECREATION OR CONSERVATION PURPOSES, EXCEPT FOR EASEMENTS FOR UNDERGROUND UTILITIES, SHALL BE PROHIBITED. STRUCTURES AND BUILDINGS ACCESSORY TO NONCOMMERCIAL RECREATIONAL OR CONSERVATION USES MAY BE ERECTED ON THE COMMON LAND, ONCE APPROVAL IS GRANTED BY THE TOWN OF WELLS CODE ENFORCEMENT AND PLANNING OFFICES.

16. MILLBROOKE FARM CONDOMINIUMS OF RIVERBEND WOODS IS A DEVELOPMENT DESIGNED IN ACCORDANCE WITH THE STANDARDS OF CHAPTER 145 OF THE WELLS LAND USE CODE, ARTICLE VII, SECTION 145-48 MULTIFAMILY DEVELOPMENTS. LAND DEDICATED FOR USE AS OPEN SPACE AT RIVERBEND WOODS WILL BE MANAGED BY THE RIVERBEND WOODS HOMEOWNERS ASSOCIATION, WHICH IS COMPRISED OF UNIT OWNERS FROM SANDY BROOK CONDOMINIUM, HERITAGE PINES, SCHOONER LANDING CONDOMINIUM, WINDWARD POINTE CONDOMINIUM, HERON LANDING CONDOMINIUM AND PHASE 6, MILLBROOKE FARM CONDOMINIUMS. EACH CONDOMINIUM WILL SHARE IN THE JOINT ACCESS AND USE RIGHTS TO THE OPEN SPACE LAND SO DESIGNATED. THE INDIVIDUAL CONDOMINIUMS MAY GRANT MANAGEMENT RIGHTS OVER LAND OWNED BY THE CONDOMINIUM OR LAND OWNED IN COMMON WITH OTHER CONDOMINIUMS TO THE BENEFIT OF THE JOINT OWNERS. THE OPEN SPACE LAND AT RIVERBEND WOODS IS DEDICATED TO MEET THE USE REQUIREMENTS OF SECTION 202-12 B AND SHALL NOT BE USED TO MEET OTHER LAND USE REQUIREMENTS FOR OTHER DEVELOPMENTS UNLESS PROVIDED FOR NOW OR IN THE FUTURE BY THE WELLS LAND USE CODE. THE COMMON OPEN SPACE SHALL NOT BE USED FOR FUTURE BUILDING LOTS AND ALL OR PART OF THE COMMON OPEN SPACE MAY BE DEDICATED FOR ACCEPTANCE BY THE MUNICIPALITY.

17. NO UNITS WITHIN THIS SUBDIVISION MAY BE SOLD UNTIL THE STREET, UTILITIES, AND DRAINAGE IMPROVEMENTS SERVING THE PHASE IN WHICH THE UNITS ARE LOCATED (EXCEPT SURFACE PAVEMENT AND LANDSCAPING, WHICH ARE SUBJECT TO A PERFORMANCE GUARANTEE) ARE PROPERLY INSTALLED. PHASE ONE WILL CONSIST OF THE CONSTRUCTION OF MILLBROOKE FARM DRIVE (STA. 0+00 TO APPROX. 8+00) AND GRIST STONE COURT INCLUDING THE CONSTRUCTION OF UNITS 1-10 AND UNITS 61-70. PHASE TWO WILL CONSIST OF THE CONSTRUCTION OF MILLBROOKE FARM DRIVE (STA. 6+00 TO 11+85) AND CARDING MILL LOOP INCLUDING UNITS 11-20 AND 49-60. THE REMAINDER OF MILLBROOKE FARM DRIVE WILL BE DEVELOPED IN PHASE 3 ALONG WITH UNITS 21-48. CONNECTION FROM GATEWAY DRIVE TO MIDWAY DRIVE VIA MILLBROOKE FARM DRIVE TO BE COMPLETED NO LATER THAN APRIL 30, 2018.

18. SUBJECT TO THE FOLLOWING:
    A) UTILITY EASEMENT TO KENNEBUNK, KENNEBUNKPORT, AND WELLS WATER DISTRICT.
    B) UTILITY EASEMENT TO WELLS SANITARY DISTRICT.
    C) ACCESS EASEMENT TO THE EXISTING CEMETERY.

19. SIGNIFICANT TREES OF 24" D.B.H. OR LARGER LOCATED OUTSIDE OF THE CONSTRUCTION CLEARING LIMITS SHALL BE PRESERVED EXCEPT FOR THE REMOVAL OF STORM-DAMAGED, DISEASED, UNSAFE, OR DEAD TREES. THE ENTIRE PROPERTY IS WOODED EXCEPT FOR THE PRIOR HOMESTEAD BEING USED AS TEMPORARY CONSTRUCTION STOCKPILE AREA. THE OPEN SPACE WILL BE MAINTAINED UTILIZING THE "FOREST MANAGEMENT PLAN FOR RIVERBEND WOODS CONDOMINIUMS" PREPARED BY WADSWORTH WOODLANDS, INC.

20. THE DECLARANT HAS RESERVED UNDER SECTION 2 OF THE DECLARATION OF MILLBROOKE FARM CONDOMINIUM, THE RIGHT TO CREATE UNITS INSIDE THE BUILDING WINDOWS NOTED ON THIS PLAN. NO UNIT SHALL BE SOLD WITHOUT A CERTIFICATE OF OCCUPANCY FROM THE TOWN OF WELLS SUBJECT TO PROOF THAT A DECLARATION AMENDMENT IN ACCORDANCE WITH 33 M.R.S.A. § 1602-109 HAS BEEN RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.

21. ALL CONDOMINIUM BUILDINGS, PATIOS, WALKWAYS, DRIVES AND ACCESSORY THERETO SHALL BE LOCATED WITHIN THE BUILDING WINDOWS DEPICTED ON THIS PLAN, PROVIDED NO PART OF A BUILDING STRUCTURE SHALL BE LESS THAN 30 FEET FROM AN ADJACENT BUILDING STRUCTURE.

22. STORMWATER MANAGEMENT FOR THE DEVELOPMENT WILL BE PROVIDED BY A WET POND THAT WAS PREVIOUSLY CONSTRUCTED AS PART OF THE HERON LANDING DEVELOPMENT. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE THE JOINT RESPONSIBILITY OF HERON LANDING CONDOMINIUM AND MILLBROOKE FARM CONDOMINIUM.

23. A 25' LANDSCAPED BUFFER SHALL BE MAINTAINED AROUND THE PERIMETER BOUNDARY WITH THE EXCEPTION OF VEHICULAR OR PEDESTRIAN CROSSINGS AND ONE UTILITY CROSSING. EXISTING VEGETATION WITHIN THIS BUFFER SHALL BE PRESERVED EXCEPT FOR WHERE DISTURBANCE IS REQUIRED FOR BUILDING, SITE CONSTRUCTION AND/OR DEFINED A SAFETY HAZARD. OPEN AREAS EXISTING, OR AREAS OPENED BY THE REMOVAL OF HAZARDOUS TREES, WILL BE PLANTED WITH EVERGREEN TREES WITHIN THE DESIGNATED BUFFER TO PROVIDE SCREENING OF ABUTTING DWELLING UNITS IN ACCORDANCE WITH SECTION 145-48 SUBSECTION C OF THE WELLS LAND USE CODE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH LAWN, SHRUBS AND/OR TREES.

24. THIS PROJECT SUBJECT TO A SITE LOCATION OF DEVELOPMENT ACT PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ON MARCH 8, 2013. PERMIT ORDER NO. L-24408-87-E-A. THIS APPROVAL WAS FOR THE HERON LANDING DEVELOPMENT AND ANY FUTURE DEVELOPMENT OF REMAINING LAND OWNED BY KASPRZAK LANDHOLDINGS, INC. (MILLBROOKE FARM CONDOMINIUM).

25. ALL UTILITY AND ENGINEER INSPECTION REPORTS TO THE TOWN OF WELLS SHALL BE PROVIDED.

UNIT DENSITY CALCULATIONS:

UNIT DENSITY CALCULATIONS (MILLBROOKE FARM):
REQUIRED AREA PER UNIT: . . . . . 40,000 SF
GROSS LAND AREA: . . . . . 3,520,387 SF (80.82 AC.)
NET DENSITY AREA (LESS 6" STRIP FOR WILLOW WAY RIGHT OF WAY): . . 3,520,250 SF (80.81 AC.)
ALLOWABLE DENSITY:
(3,520,250 SF / 40,000 S.F. PER UNIT) . . . . . 88.01 UNITS
PROPOSED UNITS: . . . . . 70 UNITS
PERCENT OF LOT COVERAGE ALLOWED: 20%
PERCENT OF LOT COVERAGE (6.01 / 80.82): . . . . . 7.4% *
* SEE SECTION 145-48.D OF THE TOWN OF WELLS LANDUSE CODE

DEVELOPMENT CALCULATIONS:

MILLBROOKE FARM: . . . . . 20.13 AC.
HERON LANDING: . . . . . 14.91 AC.
WINDWARD POINTE: . . . . . 12.11 AC.
HERITAGE PINES: . . . . . 11.40 AC.
SCHOONER LANDING: . . . . . 8.76 AC
SANDY BROOK: . . . . . 11.78 AC.
RIVERBEND WOODS ASSOCIATION: . . . . . 176.14 AC.
WILLOW WAY EXT. (PRIVATE ROW): . . . . . 0.66 AC.
TOTAL: . . . . . 255.89 AC.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	C1/L1
	BUILDING ENVELOPE	
	BUILDING	
	EDGE PAVEMENT	
	EDGE GRAVEL	

APPROVAL- TOWN OF WELLS PLANNING BOARD

SEE NOTE 14 ON SHEET 2

DATE

CHAIRPERSON

STATE OF MAINE

YORK COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ___h _____m _____M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

STATE OF MAINE CHARLES D. MARCHESE No. 2009 PROFESSIONAL LAND SURVEYOR

STATE OF MAINE JAYSON R. HASKELL No. 13002 LICENSED PROFESSIONAL ENGINEER

JAYSON R. HASKELL PE 13002 CHARLES D. MARCHESE PLS 2009

DESIGNED	CHECKED
CCA	JRH/CDM

REV:	BY:	DATE:	STATUS:
C	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

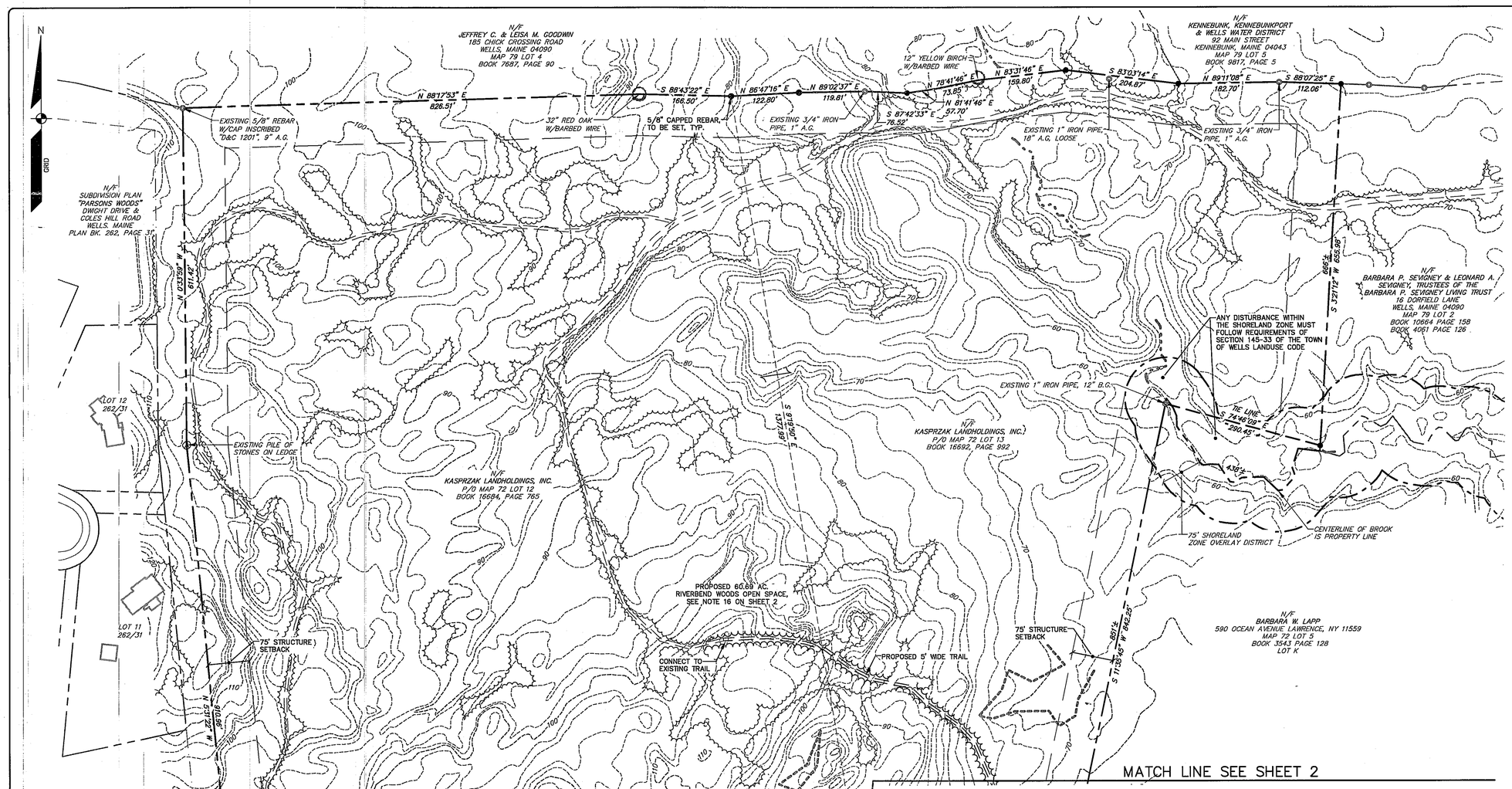
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite I South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

SUBDIVISION PLAN
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

04426-PHSB-SB.dwg, TAB:SB1

PROJECT NO.	SCALE
04426	1" = 100'



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	TIE LINE	
	SETBACK	
	EASEMENT	
⊗	IRON PIPE/ROD	●
C1/L1	CURVE/LINE NO.	C1/L1
	WETLANDS	
	STREAM	
	EDGE WETLAND	
	BUILDING	

TOWN OF WELLS STANDARD CONDITIONS OF APPROVAL:

1. ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD SHALL BECOME NULL AND VOID, UNLESS AN EXTENSION IS GRANTED BY THE BOARD IN WRITING BEFORE THE EXPIRATION OF THE NINETY-DAY PERIOD.
2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERIMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED.
3. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS SHALL BE MADE IN ANY FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE PLANNING BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS, EXCEPT IN ACCORDANCE WITH § 260-10A(3).
4. THE APPROVAL BY THE BOARD OF A SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE MUNICIPALITY OF ANY STREET, EASEMENT OR OTHER AREA SHOWN ON SUCH PLAN.
5. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.
6. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. §145-74F(1)
7. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
8. ANY APPROVAL MAY INCLUDE A PHASING PLAN WHICH WOULD ALLOW THE ISSUANCE OF BUILDING PERMITS FOR A MULTI-BUILDING PROJECT TO BE PHASED ACCORDING TO A PROPOSED TIME SCHEDULE. §145-74F(2)
9. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. §145-74G(1)(B)
10. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64. §145-79A
11. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64. §145-79B

TOWN OF WELLS STANDARD CONDITIONS OF APPROVAL:

12. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES §145-75F:
    (a) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
    (b) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
    (c) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
    (d) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
    (e) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
    (f) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
    (g) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
    (h) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
    (i) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
    (j) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
    (k) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
13. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
14. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
15. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
16. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
17. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
18. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
12. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORNE BY THE DEVELOPER.
13. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF PLAN APPROVAL SHALL BE FULLY COMPLETED PER THE PHASING PLAN NOTE 17 FOUND ON SHEET 2 OF THE SUBDIVISION PLAN.

APPROVAL- TOWN OF WELLS PLANNING BOARD

SEE NOTE 14 ON SHEET 2

_____ DATE

_____ CHAIRPERSON

_____

_____

_____

_____

_____

_____

STATE OF MAINE

YORK COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20___
AT ___h _____m _____M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

STATE OF MAINE
CHARLES D. MARCHESE
No. 2009
PROFESSIONAL LAND SURVEYOR

JAYSON R. HASKELL PE 13002 CHARLES D. MARCHESE PLS 2009

STATE OF MAINE
JAYSON R. HASKELL
No. 13002
PROFESSIONAL ENGINEER

REV.	BY:	DATE:	STATUS:
C	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

DESIGNED	CHECKED
CCA	JRH/CDM

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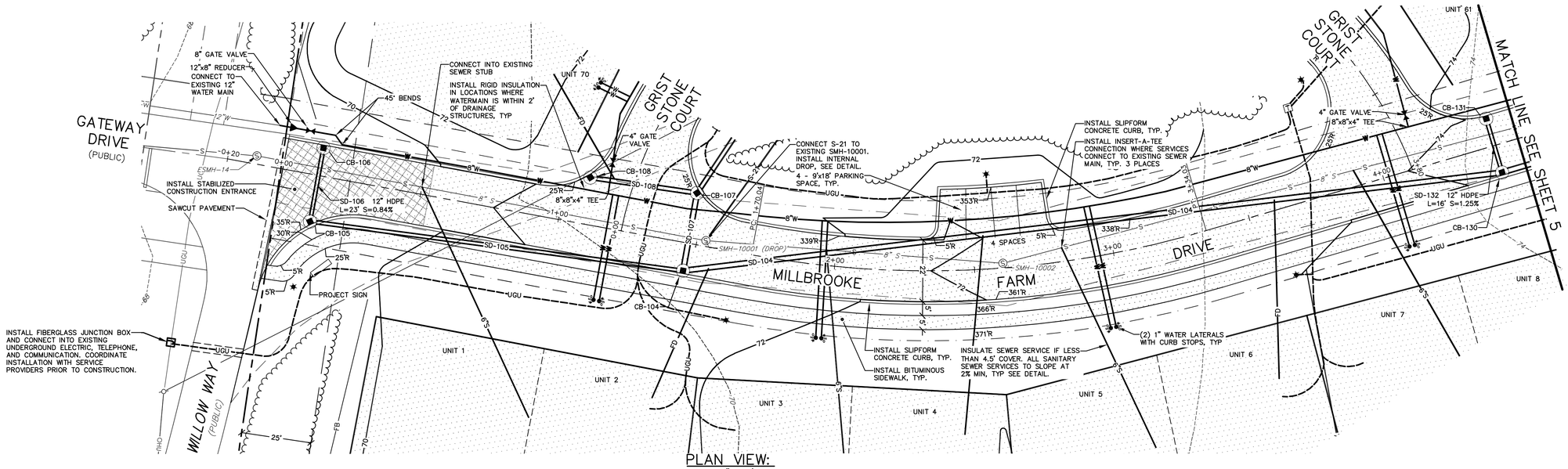
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5858

SUBDIVISION PLAN
OF:
MILLBROOK FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	1" = 100'

SHEET 3 OF18

04426-PNSB-SB.dwg, TAB:SB2



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

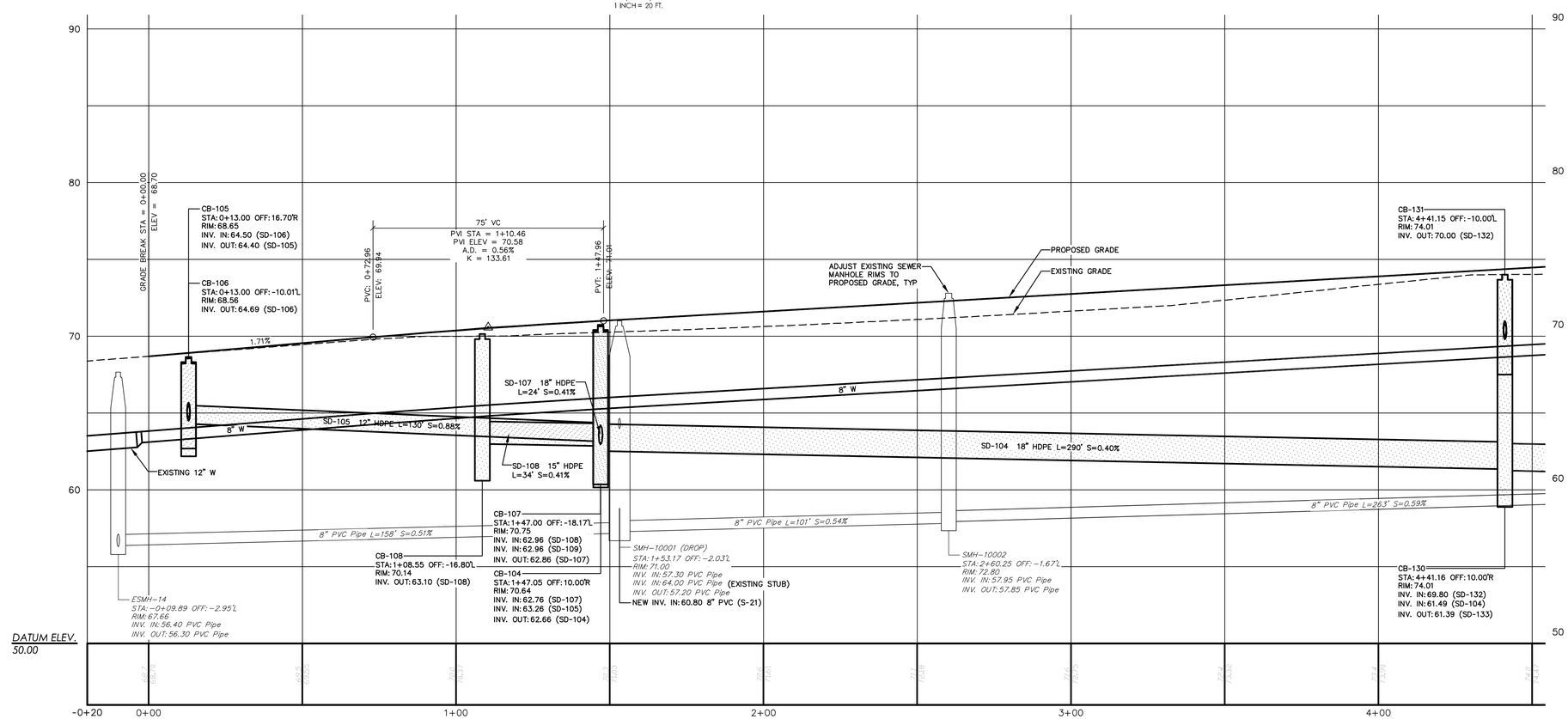
(IN FEET)
1 INCH = 20 FT.

NOTES:

1. SEWER MANHOLES LABELED WITH "DROP" (DROP MANHOLE) TO BE 6' DIAM. STRUCTURES WITH AN INTERNAL DROP. SEE DETAIL.
2. INSULATE SEWER SERVICE IF LESS THAN 4.5' COVER. ALL SANITARY SEWER SERVICES TO SLOPE AT 2% MIN, TYP SEE DETAIL.
3. PIPE MATERIALS:
   - STORMDRAIN: HDPE SMOOTH BORE
   - SANITARY SEWER: SDR 35 PVC
   - WATERMAIN: PER KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT (KKWWD) REQUIREMENTS
4. SEE SHEET 14 FOR ALL PROPOSED STRUCTURE AND PIPE DATA

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
120 118	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
S	SANITARY SEWER	S
Ⓢ	SANITARY MANHOLE	
	STORM DRAIN	SD
	UNDER DRAIN	UD
	CATCH BASIN	
OHU	OVERHEAD UTILITY	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	T
	JUNCTION BOX	J
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB



PROFILE MILLBROOKE FARM DRIVE:

SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PE 13002

JAYSON R. HASKELL No. 13002 STATE OF MAINE PROFESSIONAL ENGINEER 01-11-16

REV:	BY:	DATE:	STATUS:
D.	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
C.	JRH	12-28-15	REVISED PER SANITARY DISTRICT REVIEW
B.	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A.	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

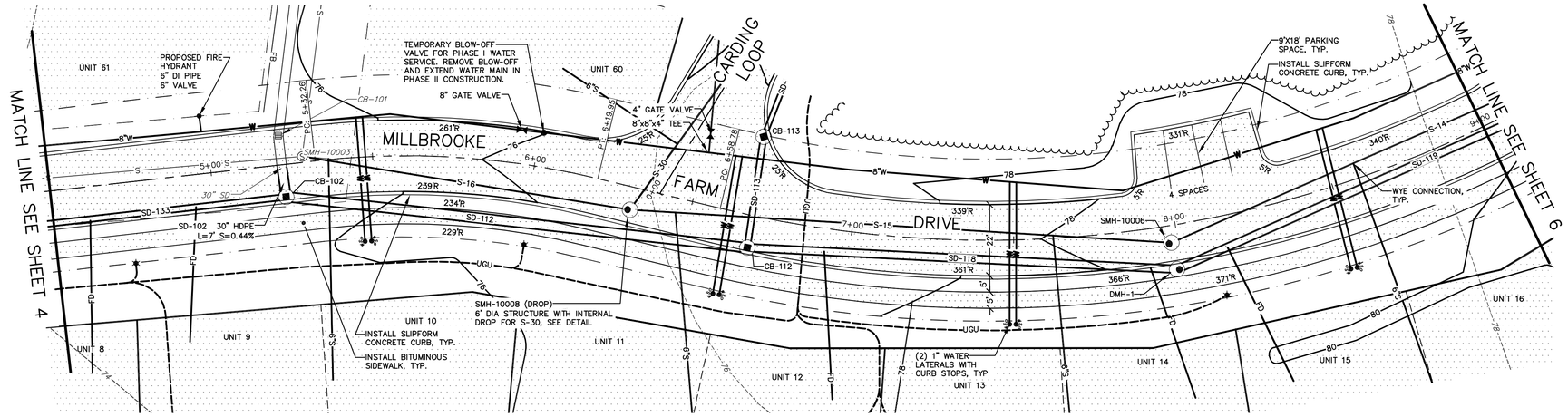
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. – Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. – Suite B Lewiston, ME 04240 Tel. 207-783-9656

PLAN & PROFILE-MILLBROOKE FARM DR
STA. -0+20 TO STA. 4+50
OF: MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR: KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

04426-PH36-GU.dwg, TAB:PP1



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

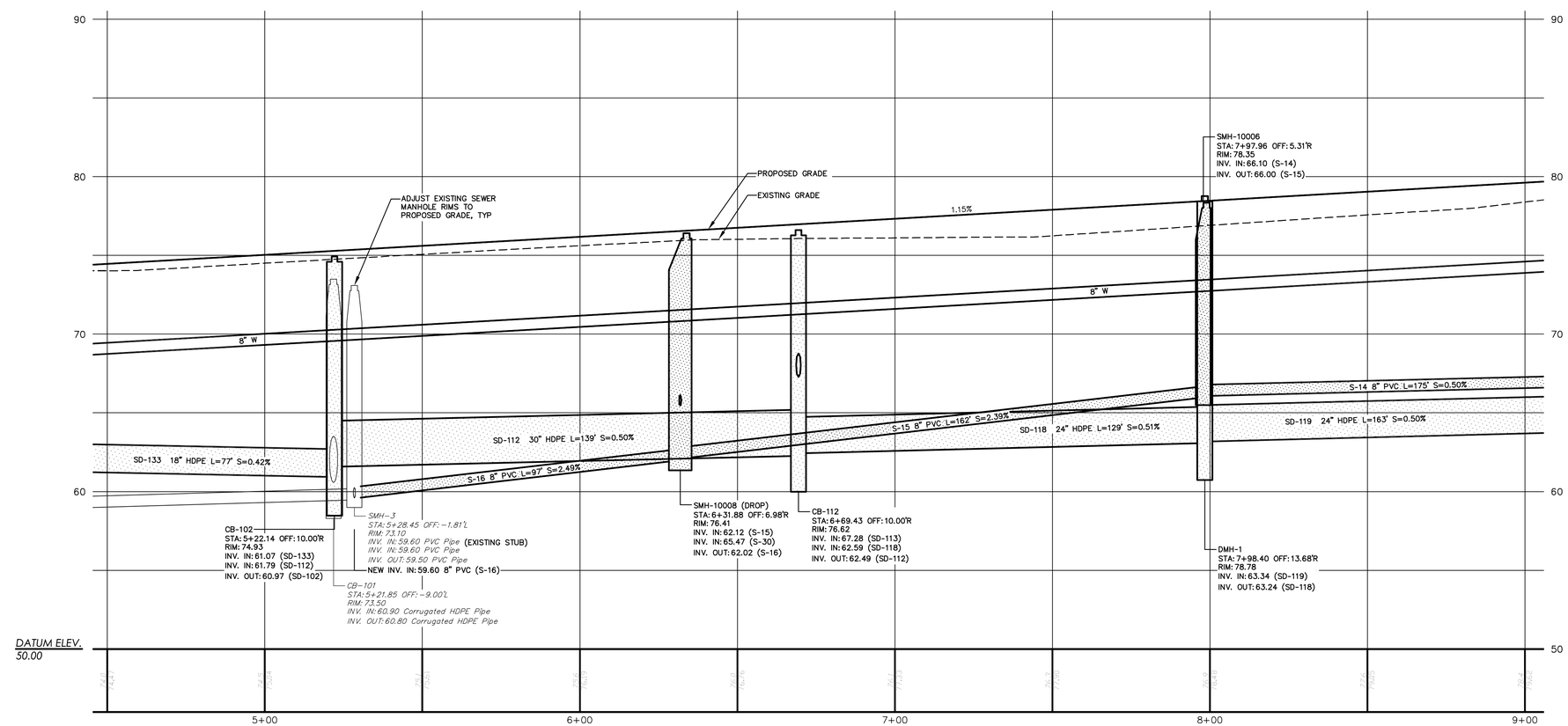
(IN FEET)
1 INCH = 20 FT.

NOTES:

1. SEWER MANHOLES LABELED WITH "DROP" (DROP MANHOLE) TO BE 6' DIAM. STRUCTURES WITH AN INTERNAL DROP. SEE DETAIL.
2. INSULATE SEWER SERVICE IF LESS THAN 4.5' COVER. ALL SANITARY SEWER SERVICES TO SLOPE AT 2% MIN, TYP SEE DETAIL.
3. PIPE MATERIALS:
   - STORMDRAIN: HDPE SMOOTH BORE
   - SANITARY SEWER: SDR 35 PVC
   - WATERMAIN: PER KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT (KKWWD) REQUIREMENTS
4. SEE SHEET 14 FOR ALL PROPOSED STRUCTURE AND PIPE DATA

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
---120--- ---118---	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
S	SANITARY SEWER	S
Ⓢ	SANITARY MANHOLE	
	STORM DRAIN	SD
	UNDER DRAIN	UD
	CATCH BASIN	
OHU	OVERHEAD UTILITY	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	T
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB



PROFILE MILLBROOKE FARM DRIVE:

SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PF 13002

STATE OF MAINE JAYSON R. HASKELL No. 13002 PROFESSIONAL ENGINEER 01-11-16

DESIGNED	CHECKED
CCA	JRH

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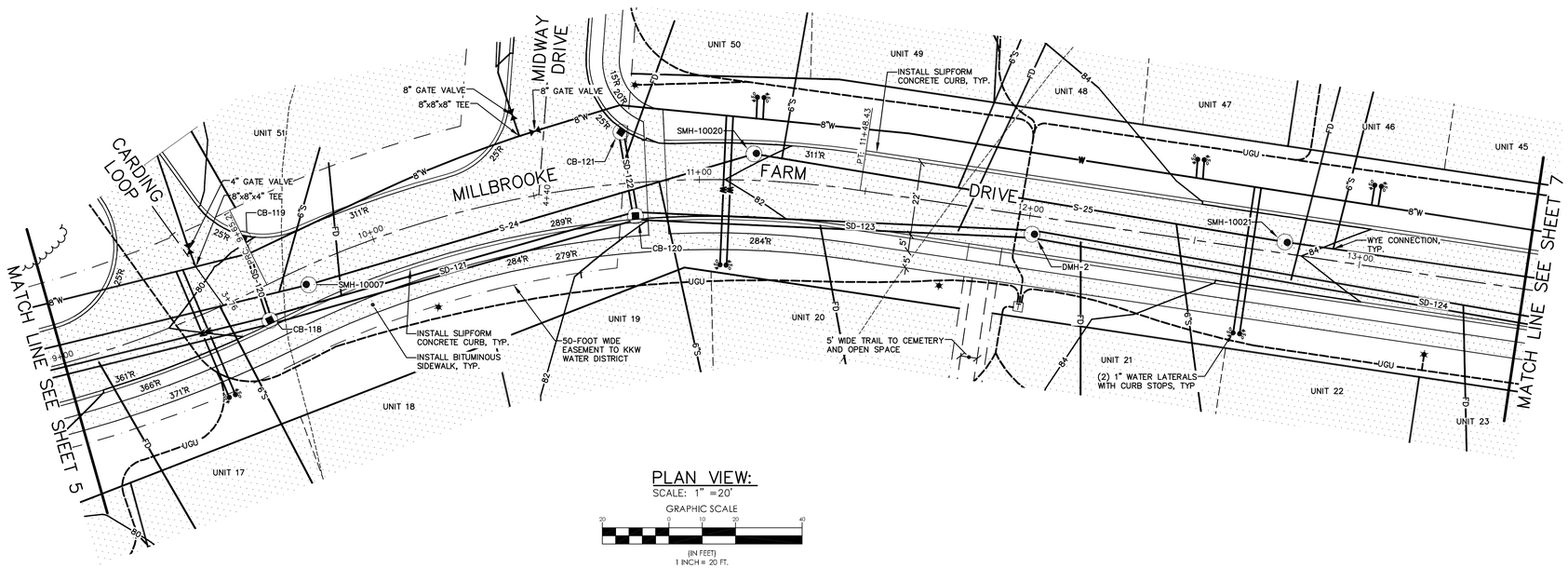
PLAN & PROFILE-MILLBROOKE FARM DR
STA. 4+50 TO STA 9+00
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

SHEET 5 OF 18

04426-PHS6-GD.dwg, TAB:PP2



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

(IN FEET)
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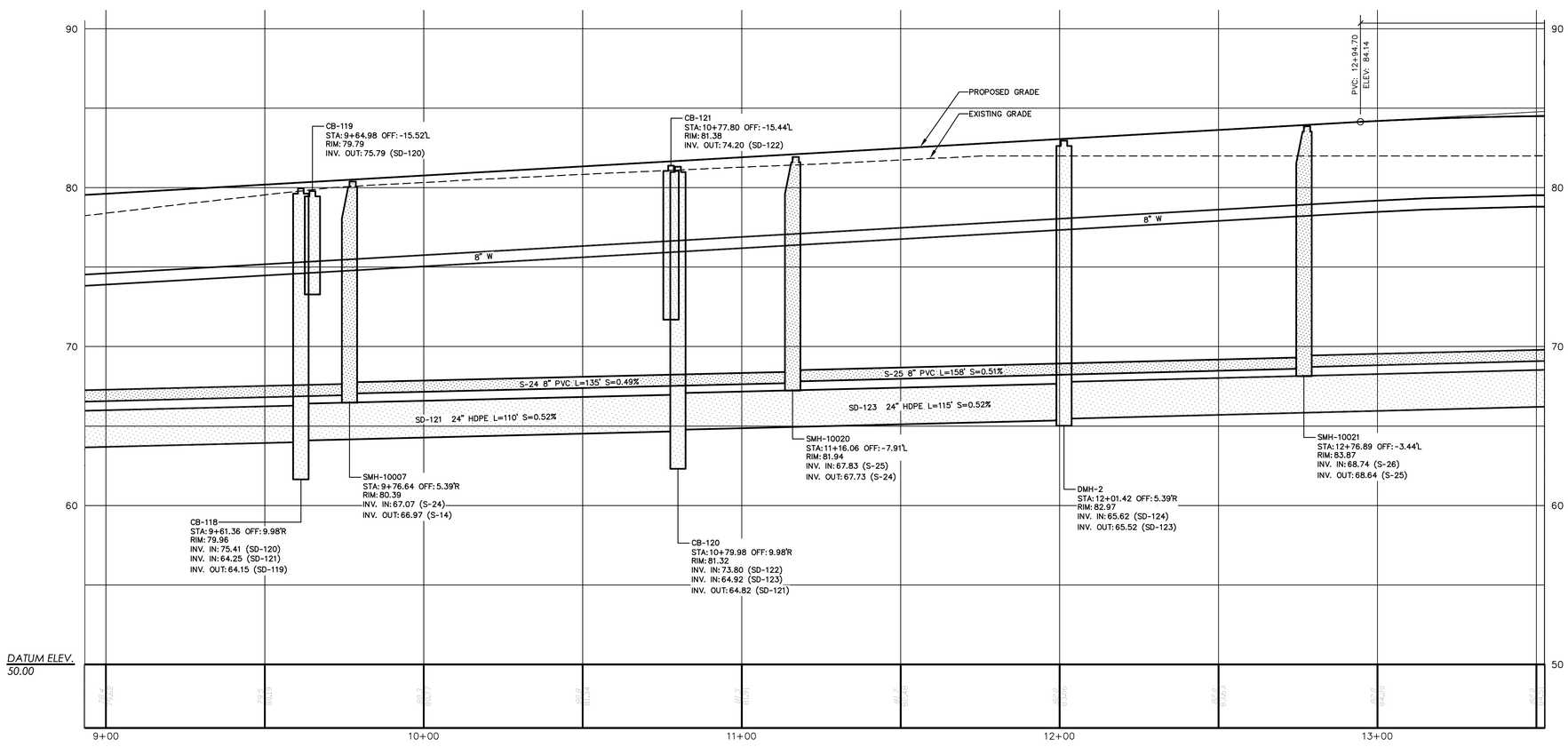
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
--120-- --118--	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
S	SANITARY SEWER	S
Ⓢ	SANITARY MANHOLE	
	STORM DRAIN	SD
	UNDER DRAIN	UD
	CATCH BASIN	
OHU	OVERHEAD UTILITY	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	T
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB



PROFILE MILLBROOKE FARM DRIVE:

SCALE: HORZ. 1" =20'
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JAYSON R. HASKELL PF 13002

STATE OF MAINE
JAYSON R. HASKELL
No. 13002
PROFESSIONAL ENGINEER
01-11-16

DESIGNED	CHECKED
CCA	JRH

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PLAN & PROFILE-MILLBROOKE FARM DR

STA. 9+00 TO STA 13+50

OF: MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE

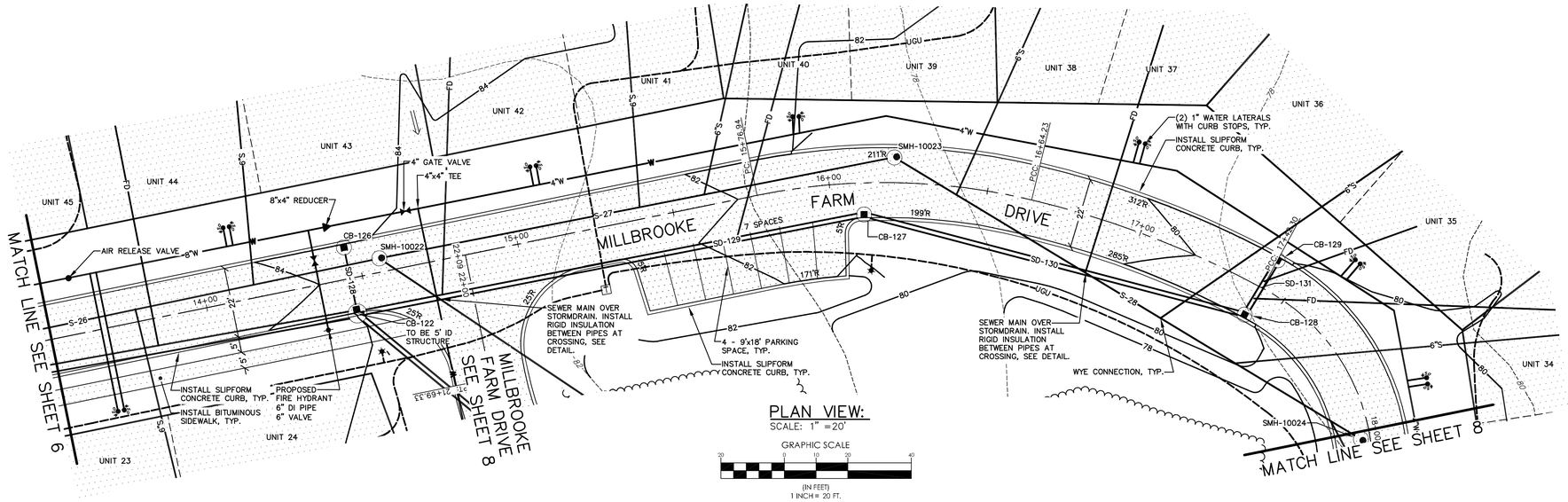
AT RIVERBEND WOODS

FOR: KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

SHEET 6 OF 18

04426-PH56-GU.dwg, TAB:PP3



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

NOTES:

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
--120-- --118--	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	W
WV	WATER GATE VALVE	
	HYDRANT	
S	SANITARY SEWER	S
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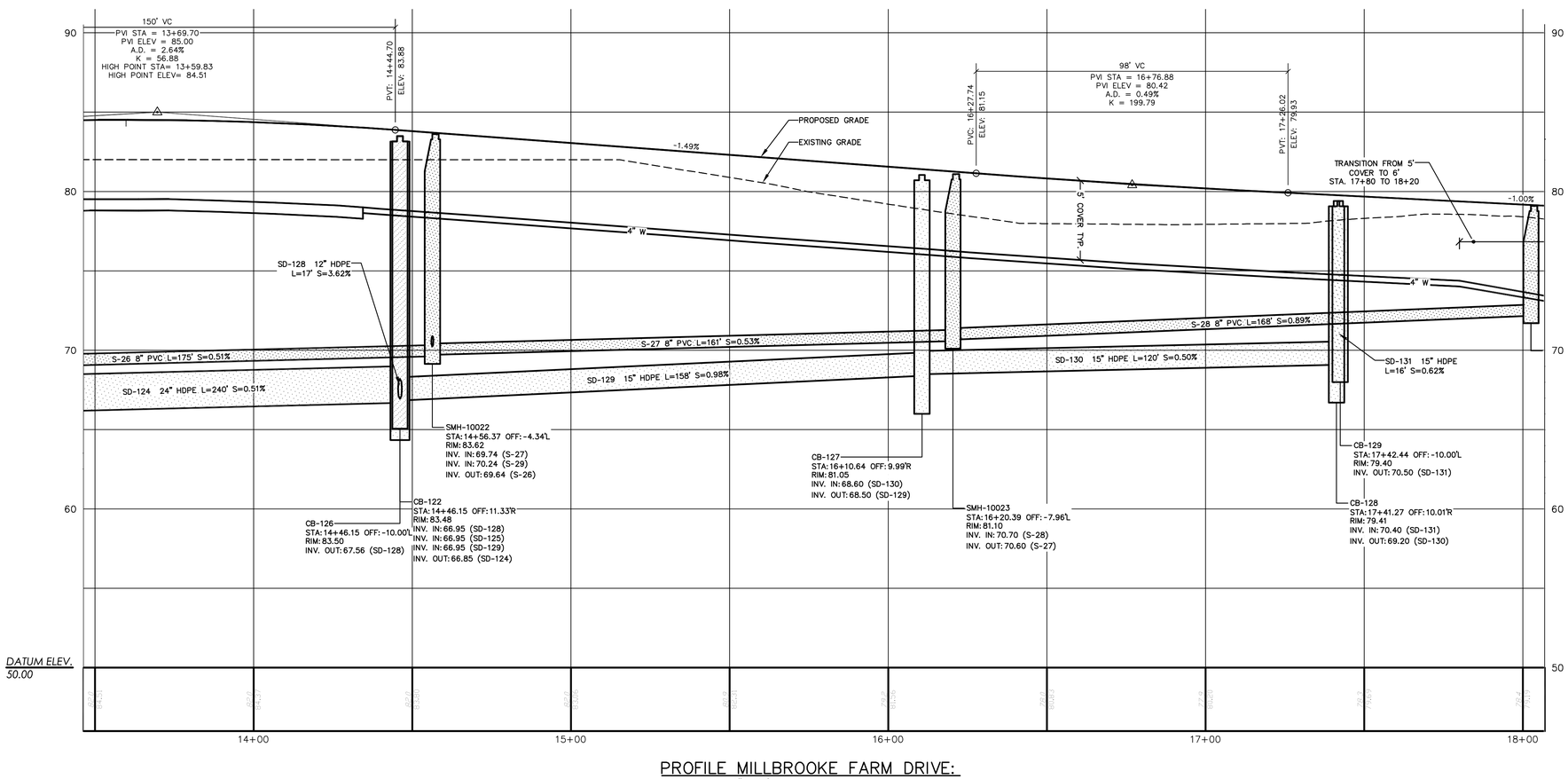
	CATCH BASIN	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	T
	JUNCTION BOX	J
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB
	RIPRAP	



PROFILE MILLBROOKE FARM DRIVE:

SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PF 13002

STATE OF MAINE
JAYSON R. HASKELL
No. 13002
PROFESSIONAL ENGINEER
01-11-16

DESIGNED	CHECKED
CCA	JRH

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PLAN & PROFILE-MILLBROOKE FARM DR
STA. 13+50 TO STA 18+00
OF:
MILLBROOKE FARM CONDOMINIUMS
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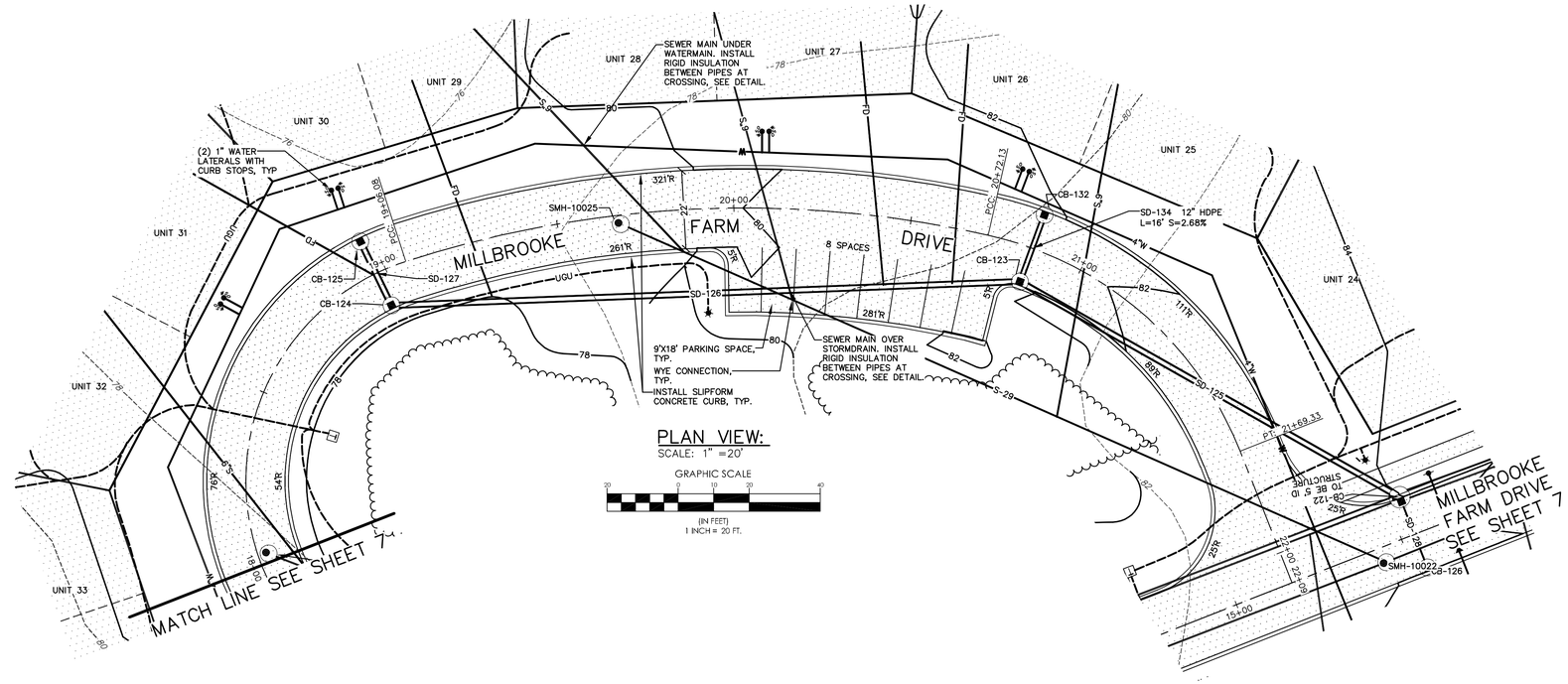
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

04426-PHS6-GU.dwg, TAB:PP4



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LEGEND

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	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
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	BUILDING	
	BUILDING ENVELOPE	
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	EDGE CONCRETE	
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	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
--120-- --118--	CONTOURS	120
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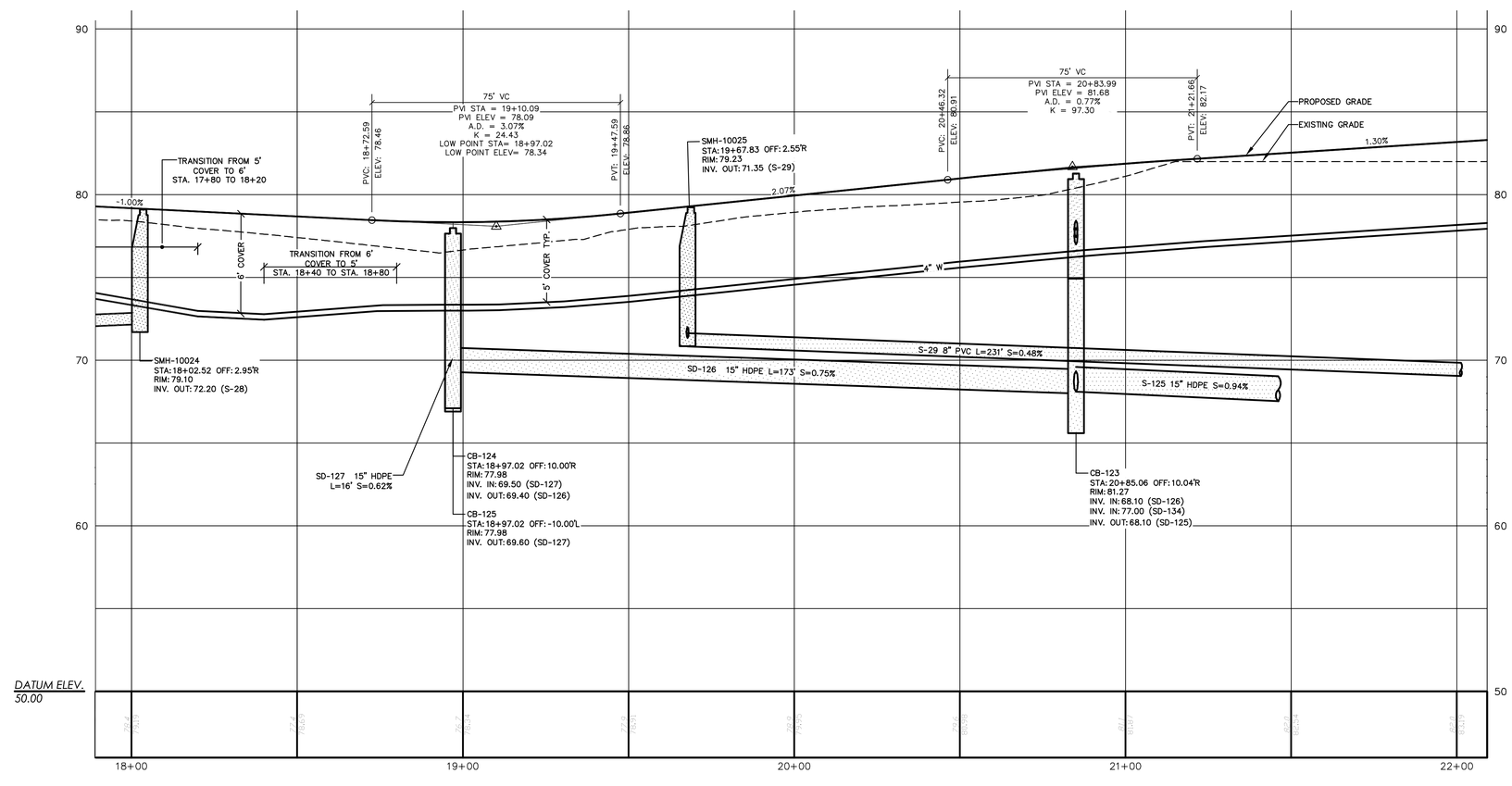
W	WATER	W
WV	WATER GATE VALVE	
	HYDRANT	
S	SANITARY SEWER	S
S	SANITARY MANHOLE	
	STORM DRAIN	SD
UD	UNDER DRAIN	UD
D	DRAINAGE MANHOLE	
	CATCH BASIN	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	T
	JUNCTION BOX	J
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB
	RIPRAP	



PROFILE MILLBROOKE FARM DRIVE:
SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PF 13002

STATE OF MAINE JAYSON R. HASKELL No. 13002 PROFESSIONAL ENGINEER 01-11-16

DESIGNED	CHECKED
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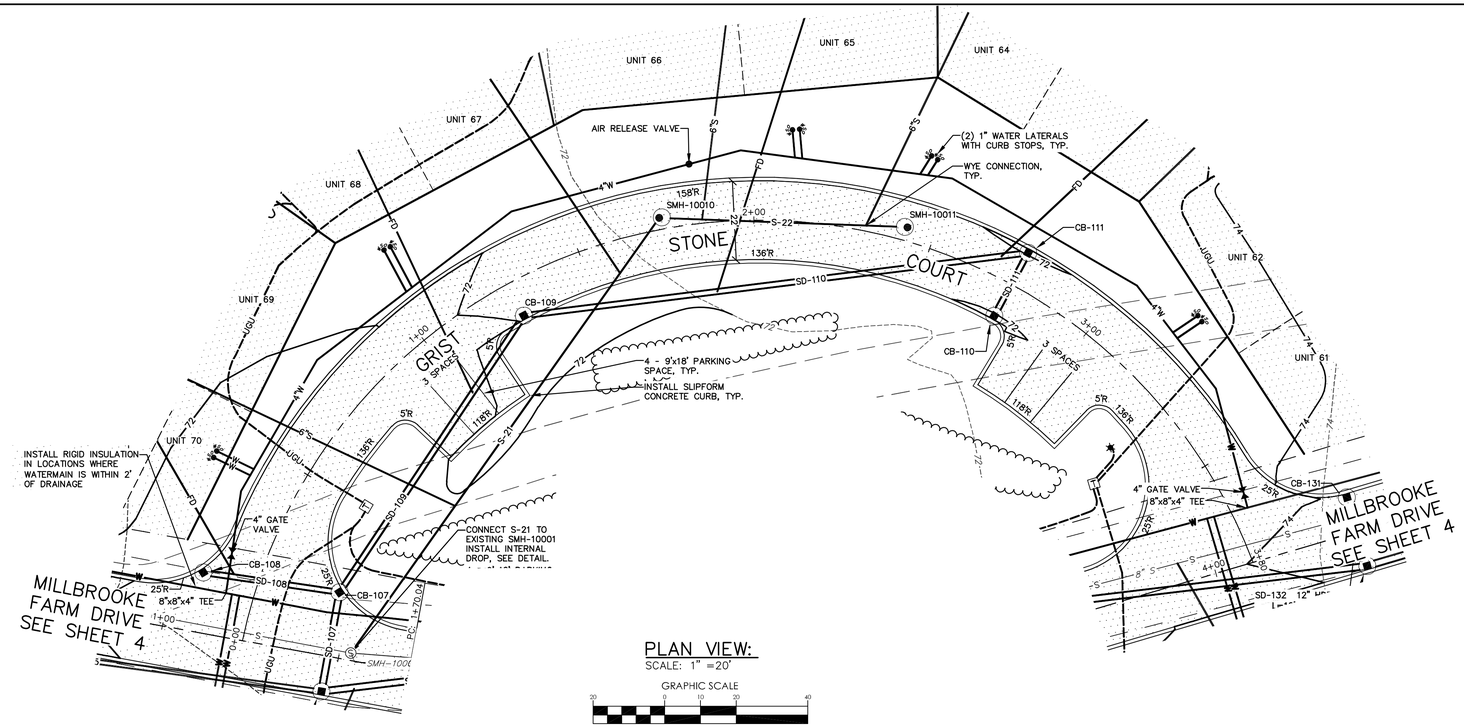
PLAN & PROFILE-MILLBROOKE FARM DR
STA. 18+00 TO STA 22+09
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

SHEET 8 OF 18

04426-PH56-GU.dwg, TAB:PP5



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

NOTES:

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
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	BUILDING	
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	CURB LINE	
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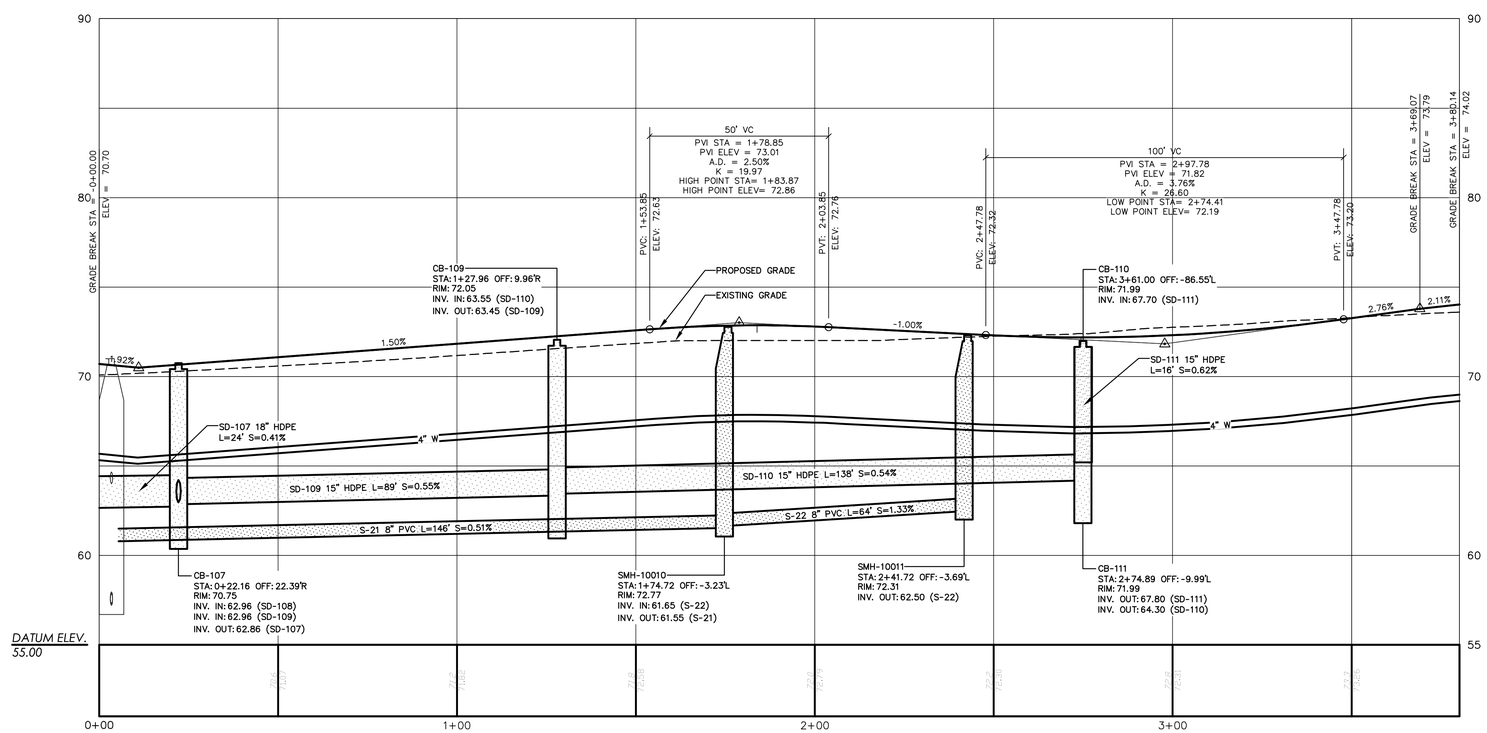

PROFILE GRIS STONE COURT:

SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PE 13002

STATE OF MAINE — JAYSON R. HASKELL No. 13002 — PROFESSIONAL ENGINEER — 01-11-16

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PLAN & PROFILE-GRIST STONE COURT
STA. 0+00 TO STA 3+80
OF:
MILLBROOKE FARM CONDOMINIUMS
AT RIVERBEND WOODS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
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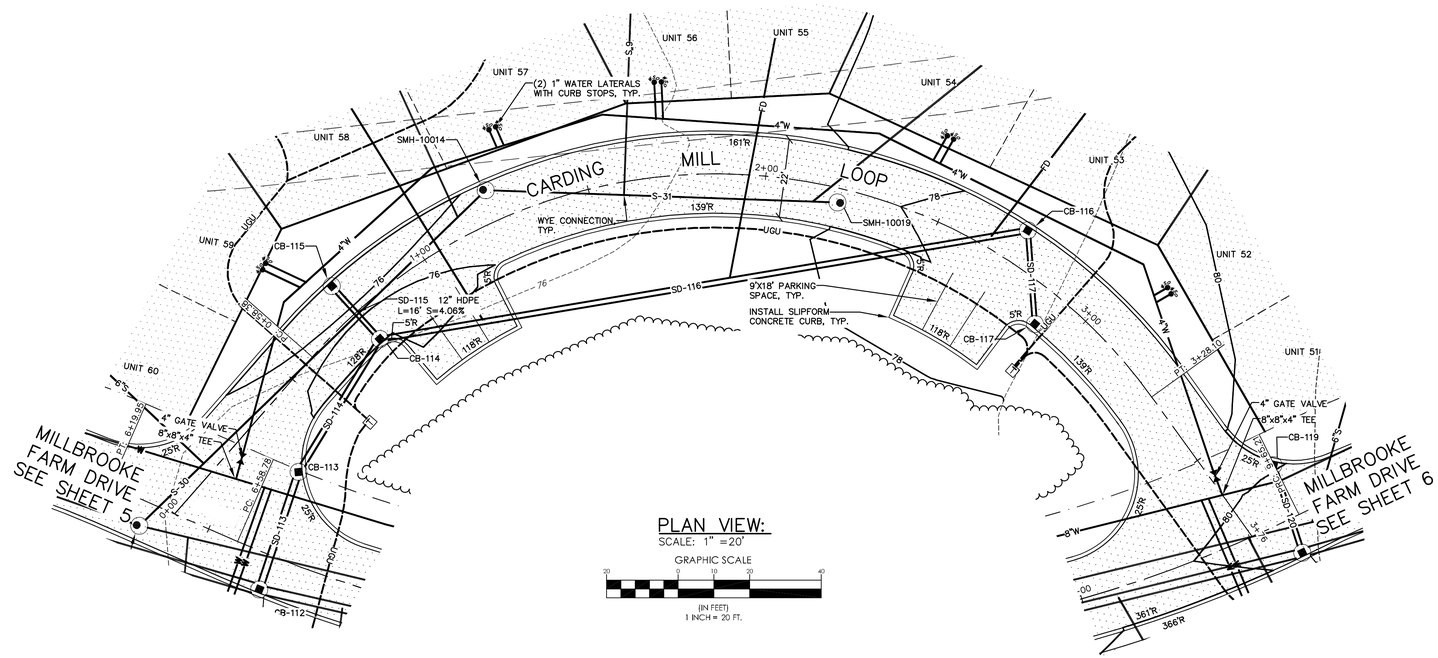
PROJECT NO.	SCALE
04426	AS NOTED

SHEET 9 OF 18

04426-PH56-GU.dwg, TAB:PP6



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

(IN FEET)
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	TREELINE	
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W	WATER	W
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S	SANITARY SEWER	S
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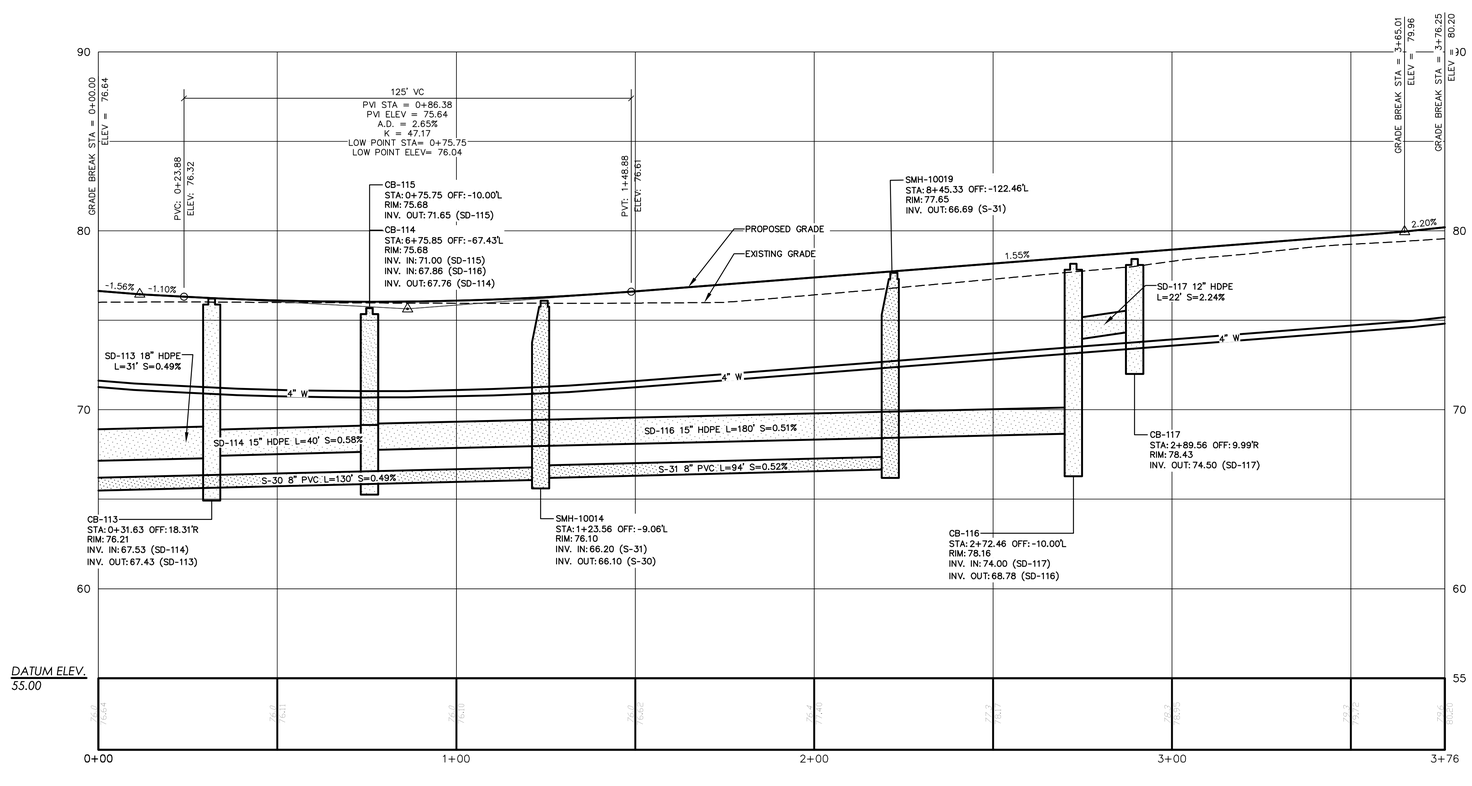
	RIPRAP	



PROFILE CARDING LOOP:

SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PF 13002

STATE OF MAINE
JAYSON R. HASKELL No. 13002
PROFESSIONAL ENGINEER
01-11-16

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B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, WITHOUTS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
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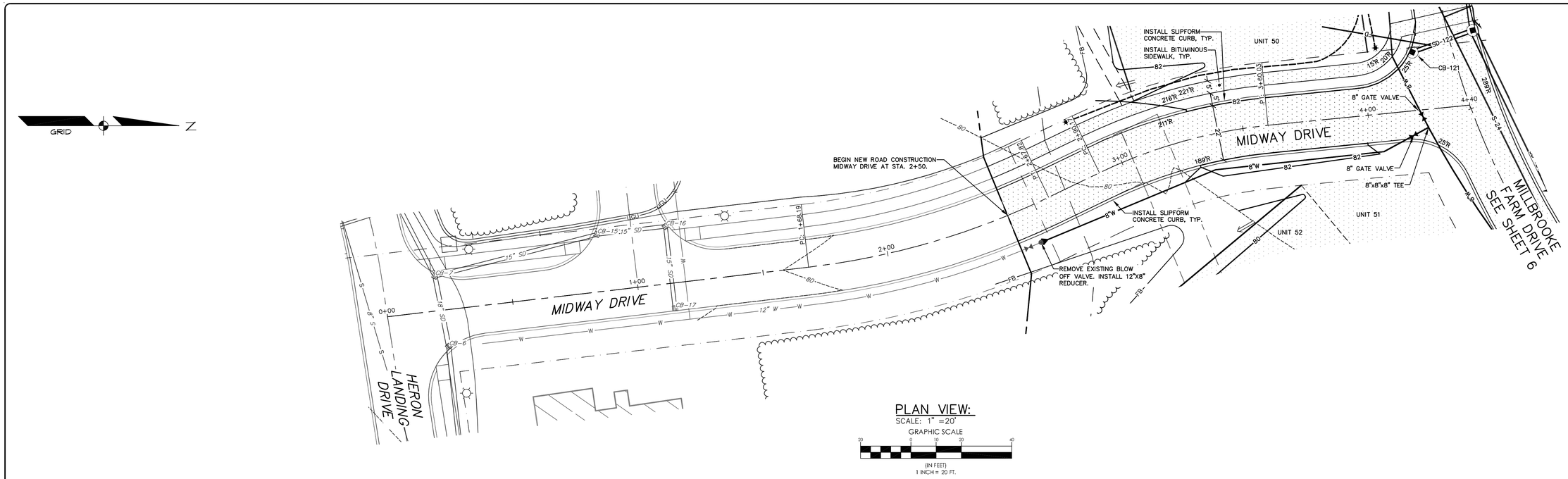
75 John Roberts Rd. – Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. – Suite B Lewiston, ME 04240 Tel. 207-783-3636

PLAN & PROFILE-CARDING MILL LOOP
STA. 0+00 TO STA 3+76
OF:
MILLBROOKE FARM CONDOMINIUMS
AT RIVERBEND WOODS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

SHEET 10 OF 18

04426-PH56-GU.dwg, TAB:PP7



PLAN VIEW:

SCALE: 1" =20'

GRAPHIC SCALE

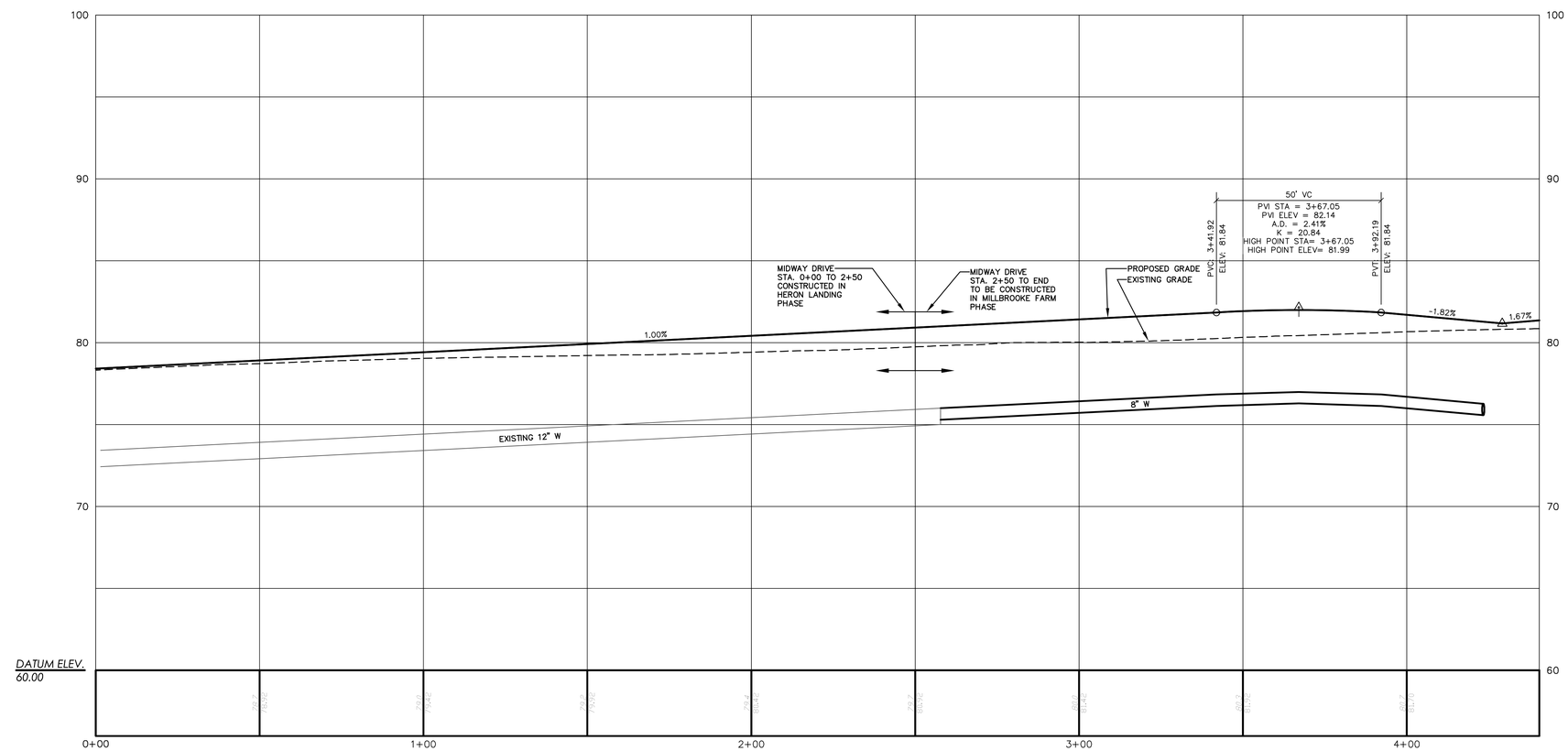
(IN FEET)
1 INCH = 20 FT.

NOTES:

1. SEWER MANHOLES LABELED WITH "DROP" (DROP MANHOLE) TO BE 6' DIAM. STRUCTURES WITH AN INTERNAL DROP. SEE DETAIL.
2. INSULATE SEWER SERVICE IF LESS THAN 4.5' COVER. ALL SANITARY SEWER SERVICES TO SLOPE AT 2% MIN, TYP SEE DETAIL.
3. PIPE MATERIALS:
   - STORMDRAIN: HDPE SMOOTH BORE
   - SANITARY SEWER: SDR 35 PVC
   - WATERMAIN: PER KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT (KKWWD) REQUIREMENTS
4. SEE SHEET 14 FOR ALL PROPOSED STRUCTURE AND PIPE DATA

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
120 118	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	W
WV	WATER GATE VALVE	
	HYDRANT	
S	SANITARY SEWER	S
S	SANITARY MANHOLE	
	STORM DRAIN	SD
UD	UNDER DRAIN	UD
D	DRAINAGE MANHOLE	
	CATCH BASIN	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	T
	JUNCTION BOX	J
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB
	RIPRAP	



PROFILE: MIDWAY DRIVE

SCALE: HORZ. 1" =20'
VERT. 1" = 4'

JAYSON R. HASKELL PE 13002

STATE OF MAINE
JAYSON R. HASKELL No. 13002
PROFESSIONAL ENGINEER
01-11-16

DESIGNED	CHECKED
CCA	JRH

REV.	BY	DATE	STATUS
D	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
C	JRH	12-28-15	REVISED PER SANITARY DISTRICT REVIEW
B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

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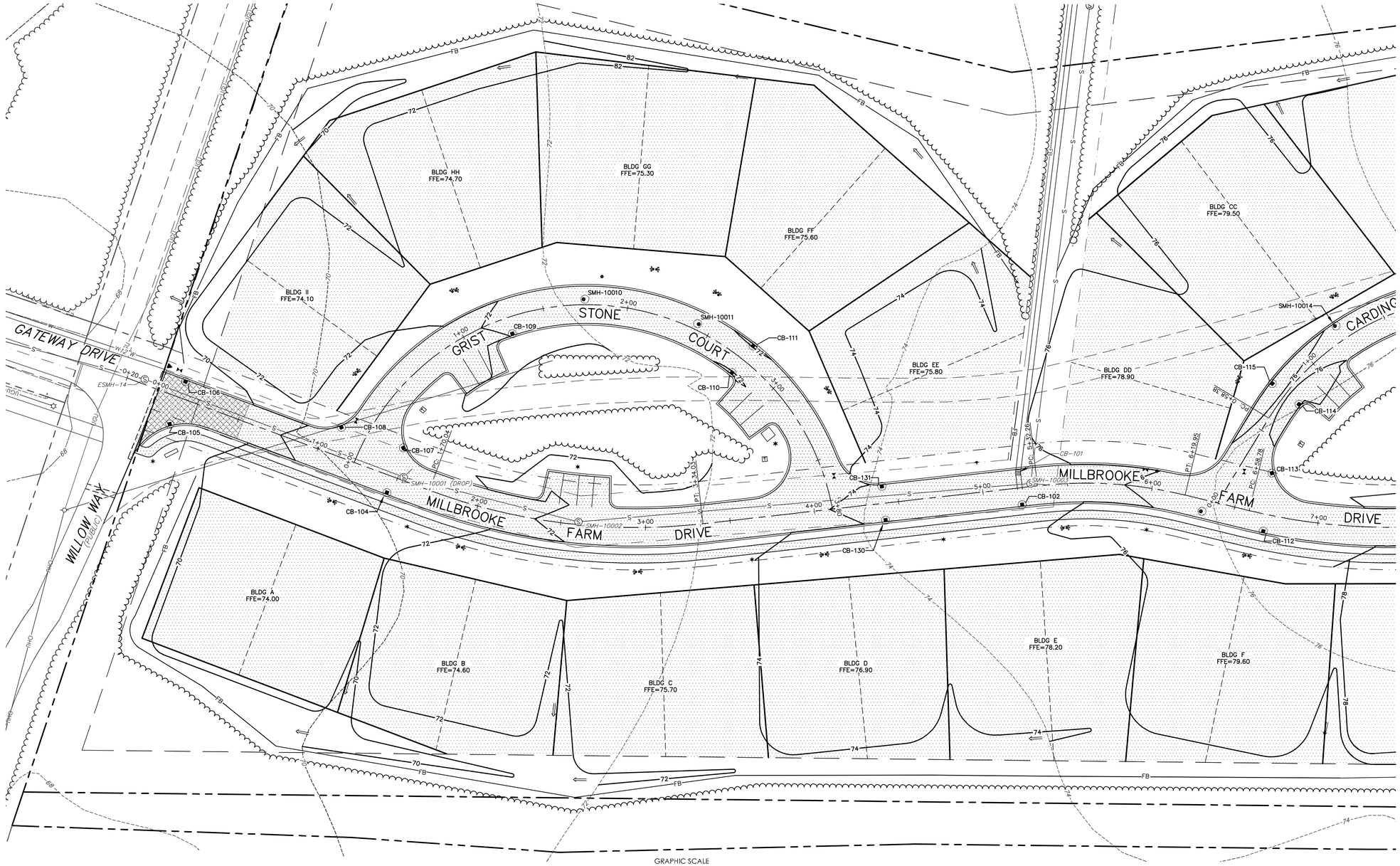
PLAN & PROFILE-MIDWAY DRIVE
STA. 0+00 TO STA 4+40
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	AS NOTED

SHEET 11 OF 18

04426-PH56-GU.dwg, TAB:PP8



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
--120-- --118--	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	
	WATER GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
S	SANITARY SEWER	
Ⓢ	SANITARY MANHOLE	

EXISTING		PROPOSED
UD	UNDER DRAIN	
Ⓓ	DRAINAGE MANHOLE	
	CATCH BASIN	
UGU	UNDERGROUND UTILITY	
	TRANSFORMER PAD	T
	JUNCTION BOX	J
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB

NOTES:

1. SEWER MANHOLES LABELED WITH "DROP" (DROP MANHOLE) TO BE 6' DIAM. STRUCTURES WITH AN INTERNAL DROP. SEE DETAIL.
2. INSULATE SEWER SERVICE IF LESS THAN 4.5' COVER. ALL SANITARY SEWER SERVICES TO SLOPE AT 2% MIN, TYP SEE DETAIL.
3. PIPE MATERIALS:
   - STORMDRAIN: HDPE SMOOTH BORE
   - SANITARY SEWER: SDR 35 PVC
   - WATERMAIN: PER KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT (KKWWD) REQUIREMENTS
4. SEE SHEET 14 FOR ALL PROPOSED STRUCTURE AND PIPE DATA

JAYSON R. HASKELL PE 13002

STATE OF MAINE — JAYSON R. HASKELL No. 13002 — PROFESSIONAL ENGINEER — 01-11-16

DESIGNED	CHECKED
CCA	JRH

REV:	BY:	DATE:	STATUS:
D	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
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GRADING & DRAINAGE PLAN
OF:
MILLBROOKE FARM CONDOMINIUMS AT RIVERBEND WOODS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	1" = 30'

SHEET 12 OF 18

04426-PHS6-GU.dwg, TAB:GU1

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
--120-- --118--	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	
	WATER GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
S	SANITARY SEWER	
Ⓢ	SANITARY MANHOLE	
UD	UNDER DRAIN	
Ⓓ	DRAINAGE MANHOLE	
	CATCH BASIN	
	TRANSFORMER PAD	T
	JUNCTION BOX	J
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB

NOTES:

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4. SEE SHEET 14 FOR ALL PROPOSED STRUCTURE AND PIPE DATA

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

JAYSON R. HASKELL PE 13002

STATE OF MAINE — JAYSON R. HASKELL No. 13002 — PROFESSIONAL ENGINEER — 01-11-16

DESIGNED	CHECKED
CCA	JRH

REV.	BY:	DATE:	STATUS:
D.	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
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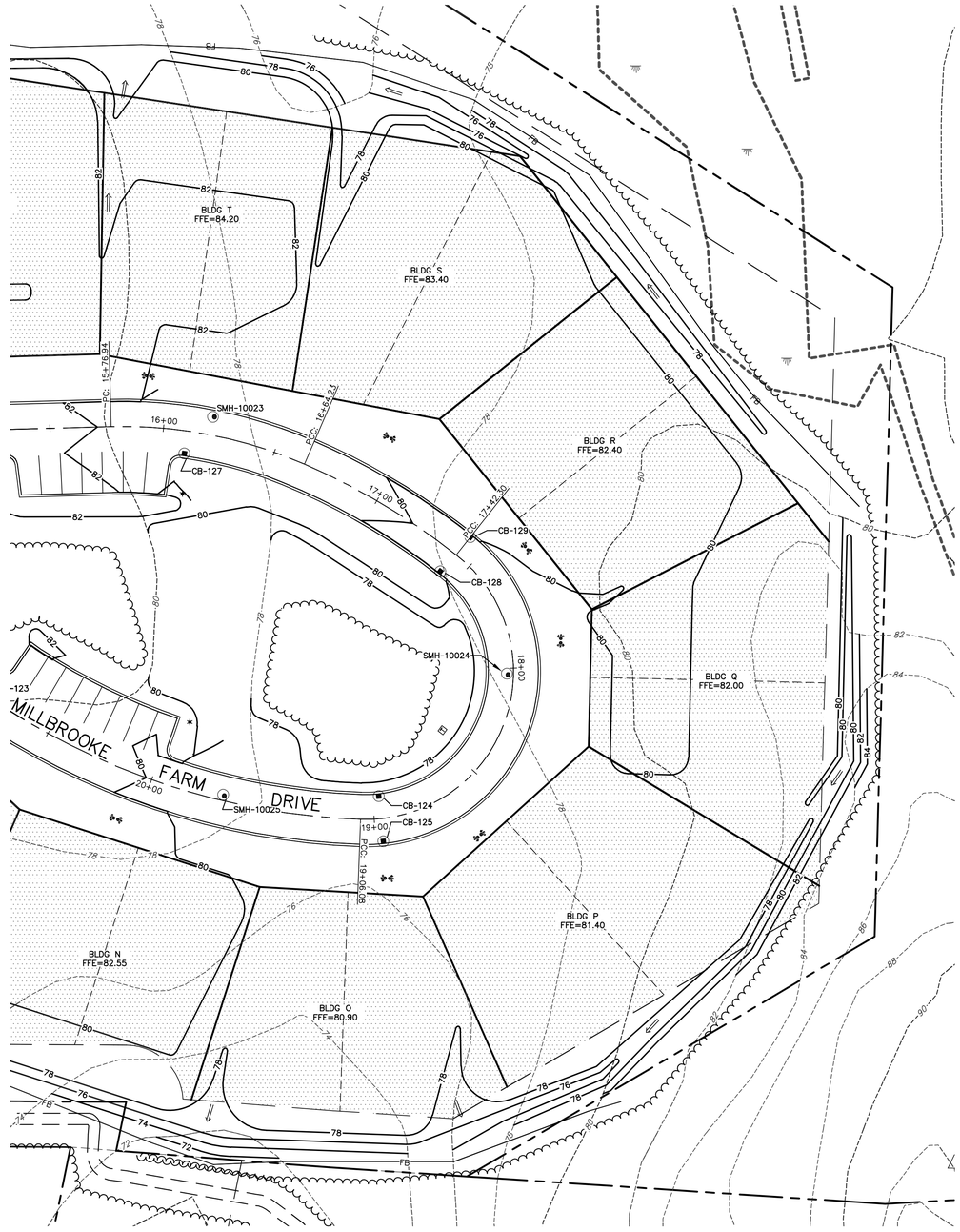
GRADING & DRAINAGE PLAN
OF:
MILLBROOKE FARM CONDOMINIUMS AT RIVERBEND WOODS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	1" = 30'

SHEET 13 OF 18

04426-PH56-GU.dwg, TAB: GU2



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
120 118	CONTOURS	120
×120.00	SPOT GRADE	+120.00
W	WATER	
	WATER GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
S	SANITARY SEWER	
Ⓢ	SANITARY MANHOLE	
UD	UNDER DRAIN	
Ⓓ	DRAINAGE MANHOLE	
	CATCH BASIN	
	TRANSFORMER PAD	
	JUNCTION BOX	
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	FB

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-102	74.93	61.07 (SD-133) 61.79 (SD-112)	60.97 (SD-102)	48"
CB-104	70.64	62.76 (SD-107) 63.26 (SD-105)	62.66 (SD-104)	48"
CB-105	68.65	64.50 (SD-106)	64.40 (SD-105)	48"
CB-106	68.56		64.69 (SD-106)	48"
CB-107	70.75	62.96 (SD-108) 62.96 (SD-109)	62.86 (SD-107)	48"
CB-108	70.14		63.10 (SD-108)	48"
CB-109	72.05	63.55 (SD-110)	63.45 (SD-109)	48"
CB-110	71.99	67.70 (SD-111)		48"
CB-111	71.99		67.80 (SD-111) 64.30 (SD-110)	48"
CB-112	76.62	67.28 (SD-113) 62.59 (SD-118)	62.49 (SD-112)	48"
CB-113	76.21	67.53 (SD-114)	67.43 (SD-113)	48"
CB-114	75.68	71.00 (SD-115) 67.86 (SD-116)	67.76 (SD-114)	48"
CB-115	75.68		71.65 (SD-115)	48"
CB-116	78.16	74.00 (SD-117)	68.78 (SD-116)	48"
CB-117	78.43		74.50 (SD-117)	48"
CB-118	79.96	75.41 (SD-120) 64.25 (SD-121)	64.15 (SD-119)	48"
CB-119	79.79		75.79 (SD-120)	48"
CB-120	81.32	73.80 (SD-122) 64.92 (SD-123)	64.82 (SD-121)	48"
CB-121	81.38		74.20 (SD-122)	48"
CB-122	83.48	66.95 (SD-128) 66.95 (SD-125) 66.95 (SD-129)	66.85 (SD-124)	60"
CB-123	81.27	68.10 (SD-126) 77.00 (SD-134)	68.10 (SD-125)	48"
CB-124	77.98	69.50 (SD-127)	69.40 (SD-126)	48"
CB-125	77.98		69.60 (SD-127)	48"
CB-126	83.50		67.56 (SD-128)	48"
CB-127	81.05	68.60 (SD-130)	68.50 (SD-129)	48"
CB-128	79.41	70.40 (SD-131)	69.20 (SD-130)	48"
CB-129	79.40		70.50 (SD-131)	48"
CB-130	74.01	69.80 (SD-132) 61.49 (SD-104)	61.39 (SD-133)	48"
CB-131	74.01		70.00 (SD-132)	48"
CB-132	81.27		77.43 (SD-134)	48"
DMH-1	78.78	63.34 (SD-119)	63.24 (SD-118)	48"
DMH-2	82.97	65.62 (SD-124)	65.52 (SD-123)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE	START STRUCTURE	END STRUCTURE
SD-102	30"	7'	0.439%	CB-102	
SD-104	18"	290'	0.403%	CB-104	CB-130
SD-105	12"	130'	0.875%	CB-105	CB-104
SD-106	12"	23'	0.837%	CB-106	CB-105
SD-107	18"	24'	0.414%	CB-107	CB-104
SD-108	15"	34'	0.406%	CB-108	CB-107
SD-109	15"	89'	0.551%	CB-109	CB-107
SD-110	15"	138'	0.543%	CB-111	CB-109
SD-111	15"	16'	0.624%	CB-111	CB-110
SD-112	30"	139'	0.504%	CB-112	CB-102
SD-113	18"	31'	0.490%	CB-113	CB-112
SD-114	15"	40'	0.581%	CB-114	CB-113
SD-115	12"	16'	4.062%	CB-115	CB-114
SD-116	15"	180'	0.512%	CB-116	CB-114
SD-117	12"	22'	2.245%	CB-117	CB-116
SD-118	24"	129'	0.505%	DMH-1	CB-112
SD-119	24"	163'	0.497%	CB-118	DMH-1
SD-120	12"	22'	1.763%	CB-119	CB-118
SD-121	24"	110'	0.517%	CB-120	CB-118
SD-122	15"	22'	1.859%	CB-121	CB-120
SD-123	24"	115'	0.521%	DMH-2	CB-120
SD-124	24"	240'	0.512%	CB-122	DMH-2
SD-125	15"	118'	0.972%	CB-123	CB-122
SD-126	15"	173'	0.751%	CB-124	CB-123
SD-127	15"	16'	0.625%	CB-125	CB-124
SD-128	12"	17'	3.625%	CB-126	CB-122
SD-129	15"	158'	0.980%	CB-127	CB-122
SD-130	15"	120'	0.500%	CB-128	CB-127
SD-131	15"	16'	0.623%	CB-129	CB-128
SD-132	12"	16'	1.250%	CB-131	CB-130
SD-133	18"	77'	0.416%	CB-130	CB-102
SD-134	12"	16'	2.681%	CB-132	CB-123

SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
MODFIY SMH-10001	71.03	60.80 (S-21)		48"
MODIFY SMH-10003	75.33	59.60 (S-16)		48"
SMH-10006	78.35	66.10 (S-14)	66.00 (S-15)	48"
SMH-10007	80.39	67.07 (S-24)	66.97 (S-14)	48"
SMH-10008 (DROP)	76.41	62.12 (S-15) 65.47 (S-30)	62.02 (S-16)	72"
SMH-10010	72.77	61.65 (S-22)	61.55 (S-21)	48"
SMH-10011	72.31		62.50 (S-22)	48"
SMH-10014	76.10	66.20 (S-31)	66.10 (S-30)	48"
SMH-10019	77.65		66.69 (S-31)	48"
SMH-10020	81.94	67.83 (S-25)	67.73 (S-24)	48"
SMH-10021	83.87	68.74 (S-26)	68.64 (S-25)	48"
SMH-10022	83.62	69.74 (S-27) 70.24 (S-29)	69.64 (S-26)	48"
SMH-10023	81.10	70.70 (S-28)	70.60 (S-27)	48"
SMH-10024	79.10		72.20 (S-28)	48"
SMH-10025	79.23		71.35 (S-29)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE	START STRUCTURE	END STRUCTURE
S-14	8"	175'	0.497%	SMH-10007	SMH-10006
S-15	8"	162'	2.394%	SMH-10006	SMH-10008 (DROP)
S-16	8"	97'	2.486%	SMH-10008 (DROP)	MODIFY SMH-10003
S-21	8"	146'	0.515%	SMH-10010	MODFIY SMH-10001
S-22	8"	64'	1.328%	SMH-10011	SMH-10010
S-24	8"	135'	0.488%	SMH-10020	SMH-10007
S-25	8"	158'	0.514%	SMH-10021	SMH-10020
S-26	8"	175'	0.513%	SMH-10022	SMH-10021
S-27	8"	161'	0.533%	SMH-10023	SMH-10022
S-28	8"	168'	0.894%	SMH-10024	SMH-10023
S-29	8"	231'	0.480%	SMH-10025	SMH-10022
S-30	8"	130'	0.485%	SMH-10014	SMH-10008 (DROP)
S-31	8"	94'	0.519%	SMH-10019	SMH-10014

NOTES:

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3. PIPE MATERIALS:
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   SANITARY SEWER: SDR 35 PVC
   WATERMAIN: PER KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT (KKWWD) REQUIREMENTS
4. SEE SHEET 14 FOR ALL PROPOSED STRUCTURE AND PIPE DATA

JAYSON R. HASKELL PE 13002

STATE OF MAINE
JAYSON R. HASKELL
No. 13002
PROFESSIONAL ENGINEER
01-11-16

DESIGNED	CHECKED
CCA	JRH

REV.	BY:	DATE:	STATUS:
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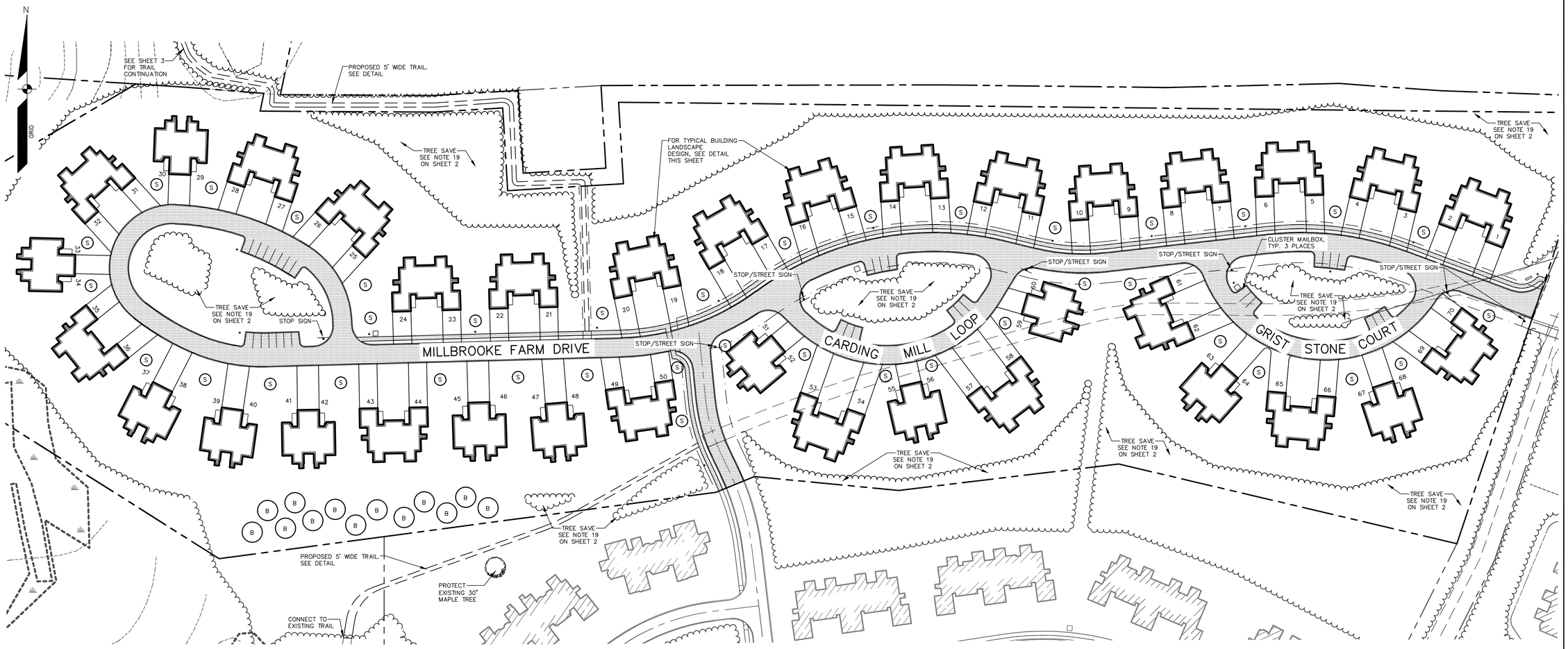
GRADING & DRAINAGE PLAN
OF:
MILLBROOKE FARM CONDOMINIUMS AT RIVERBEND WOODS
WILLOW WAY
WELLS, MAINE

FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	1" = 30'

SHEET 14 OF 18

04426-PHS6-GU.dwg, TAB: GU3



GRAPHIC SCALE

60 0 30 60 120

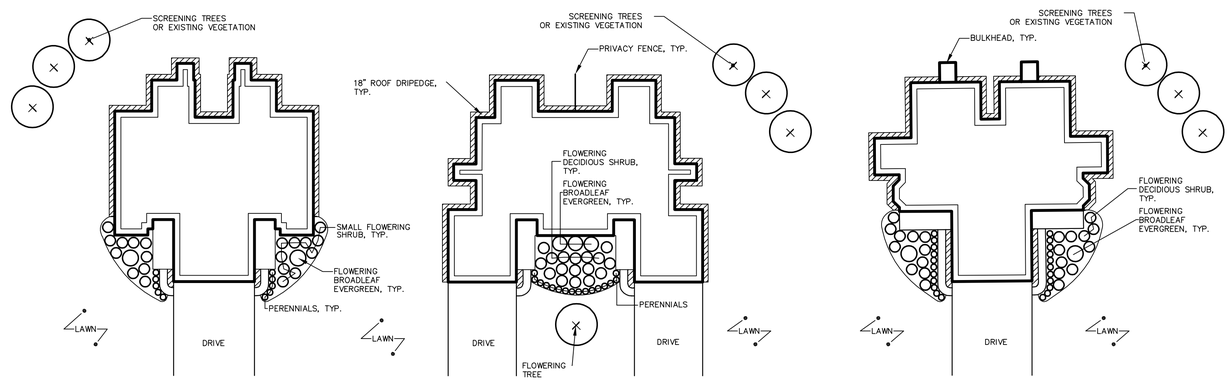
(IN FEET)
1 INCH = 60 FT.

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	BUILDING	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
	STREET TREE (IF EXISTING TREES NOT SUITABLE)	S
	BUFFERING TREE	B



TYPICAL UNIT LANDSCAPE PLAN

NOT TO SCALE

REV.	BY:	DATE:	STATUS:
C.	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
B.	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A.	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, UNDERTAKEN BY OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

DESIGNED	CHECKED
CCA	JRH

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
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250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-3363

LANDSCAPE PLAN
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	1" = 60'

04426-PHSB-Ldwg, TAB:L

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 15%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:
HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).
EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.
EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1. OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4. OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.
PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 85%-90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: WE DO NOT RECOMMEND THE USE OF HAY BALES AS CHECK DAMS.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLETOR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

8. DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE.

9. TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

10. PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREEPING RED FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TALL FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
TOTAL:	0.97 LBS/1,000 S.F. (42 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION:

WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY NOVEMBER 15. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

CONSTRUCTION SCHEDULE

SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SUMMER 2016 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE MILLBROOKE FARM CONDOMINIUM ROADWAY IMPROVEMENTS.

SCHEDULE

1.	ESTIMATED CONSTRUCTION TIME:	3 MONTHS
*2.	EROSION CONTROL MEASURES PLACED.	WEEK 1 - WEEK 2
3.	SITE CLEARING AND GRUBBING.	WEEK 2 - WEEK 5
4.	CONSTRUCTION OF ROAD SUBBASE FOR ACCESS.	WEEK 5 - WEEK 13
5.	UTILITY IMPROVEMENTS AND ROADWAY CONSTRUCTION.	WEEK 5 - WEEK 12
6.	MULCH SPREAD FOR WINTER EROSION CONTROL.	NOVEMBER OF CONSTRUCTION YEAR
7.	START FINAL SEEDING ON PREPARED AREAS. (DURING GROWING SEASON.)	WEEK 10
*9.	BIWEEKLY MONITORING OF VEGETATIVE GROWTH.	WEEK 12
**10.	RE-SEEDING OF AREAS, IF NEEDED.	WEEK 12
**11.	REMOVAL OF EROSION CONTROL DEVICES.	UPON FINAL PROJECT COMPLETION

* HOME CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BASE HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOT(S). HOME CONSTRUCTION MAY CONTINUE BEYOND ESTIMATED COMPLETION DATE FOR ROADWAY CONSTRUCTION. DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION AND SEDIMENTATION CONTROL PROVISIONS CONTAINED HEREIN.

** DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

INSPECTIONS/MONITORING:

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.
WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.
CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS.
DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.
PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1.000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION.
AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1.000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%.
EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES.
IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH.
IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION

WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

8. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

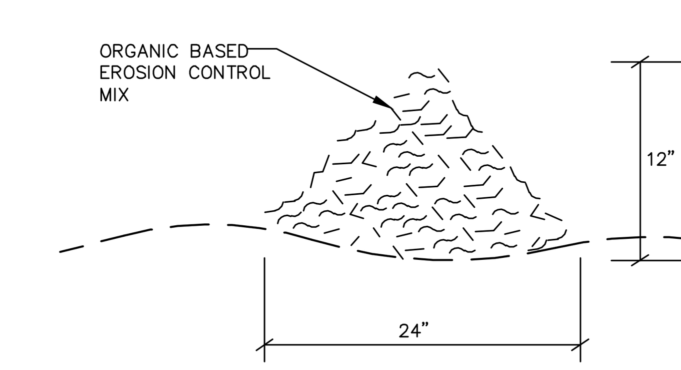
STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.



COMPOSITION

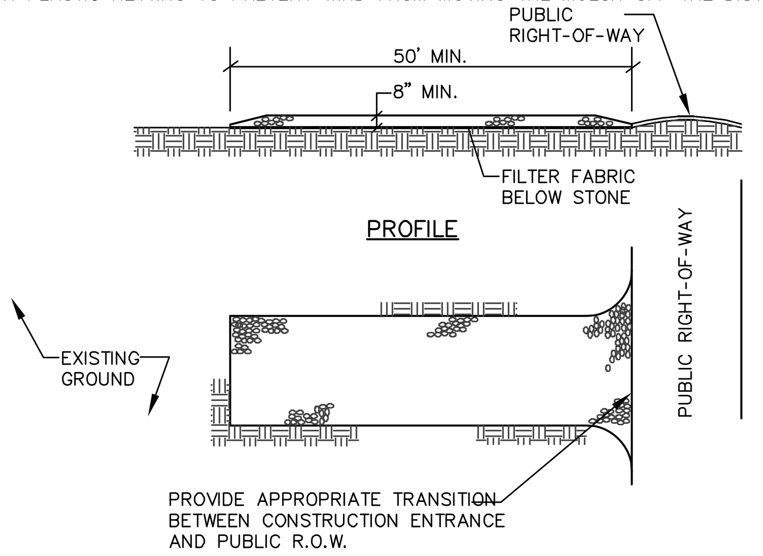
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE



NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

JAYSON R. HASKELL PE 13002
STATE OF MAINE · JAYSON R. HASKELL · No. 13002 · PROFESSIONAL ENGINEER · 01-11-16

DESIGNED	CHECKED
CCA	JRH

REV:	BY:	DATE:	STATUS:
C	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
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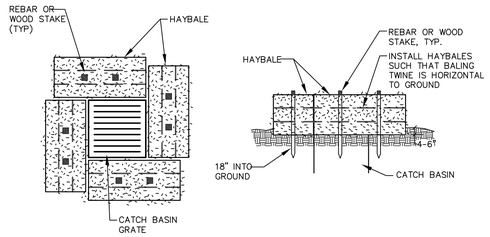
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

DETAILS
OF:
MILLBROOKE FARM CONDOMINIUMS AT RIVERBEND WOODS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	NTS

SHEET 16 OF 18

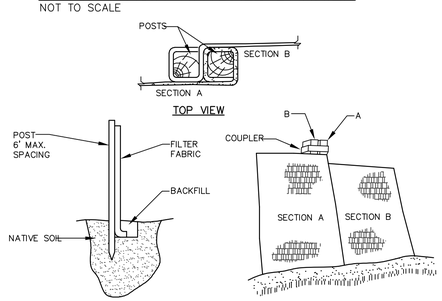
04426-PHS6-D.dwg, TAB:D1



NOTE: INSTALL BARRIER AT EACH CATCH BASIN

CATCH BASIN HAYBALE BARRIER

NOT TO SCALE

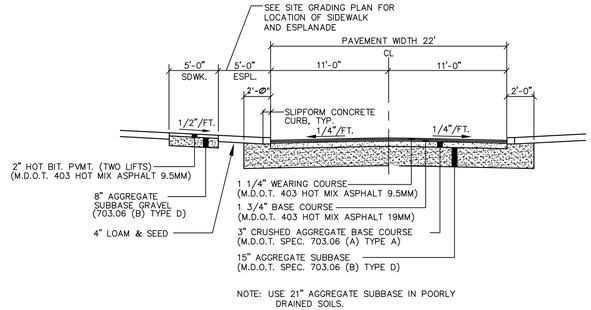


INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

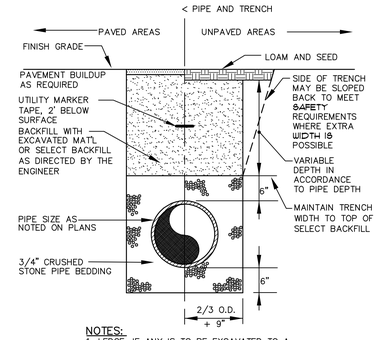
NOT TO SCALE



NOTE: USE 21" AGGREGATE SUBBASE IN POORLY DRAINED SOILS.

TYPICAL PRIVATE DRIVE CROSS-SECTION

NOT TO SCALE

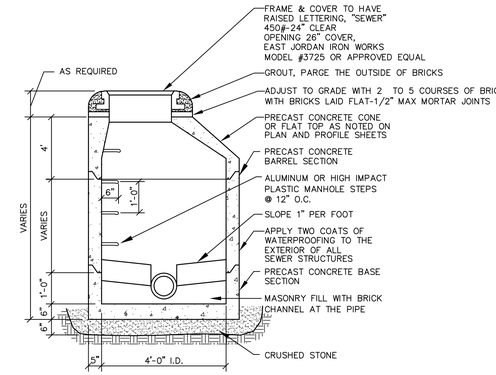


NOTES:

1. LEDGE, IF ANY IS TO BE EXCAVATED TO A MINIMUM OF 6" BELOW THE BOTTOM OF PIPE.
2. 3' WIDE CLAY DAMS SHALL BE INSTALLED IN BEDDING MATERIAL EVERY 100'.
3. PROVIDE CONTINUOUS STONE BEDDING FROM BOTTOM OF STORMDRAIN TRENCH TO 6" ABOVE SEWER THROUGH SKEWED CROSSING.

TYPICAL TRENCH SECTION

NOT TO SCALE

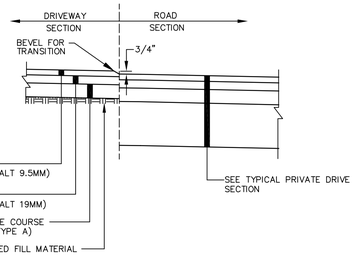


NOTES:

1. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION.
2. USE FLAT SLAB TOP MANHOLE WHEN THE DIFFERENCE BETWEEN INVERT AND RIM IS LESS THAN 6'.
3. INSTALL 6 MIL. FROST PROTECTIVE WRAPPING AROUND NEW MANHOLES PER WELLS SANITARY DISTRICT SPECIFICATIONS.
4. MANHOLE CHANNELS REQUIRING CHANGES IN ALIGNMENT ARE TO BE BUILT ON A SMOOTH RADIUS. IF SIDE PIPES ENTER CHANNEL, SHAPE TO RECEIVE ADDED SIDE FLOW.
5. 18" OF GRAVEL BACKFILL TO BE ADDED AROUND MANHOLE.

PRECAST SEWER MANHOLE

NOT TO SCALE



TYPICAL BIT. DRIVEWAY APRON CONSTRUCTION

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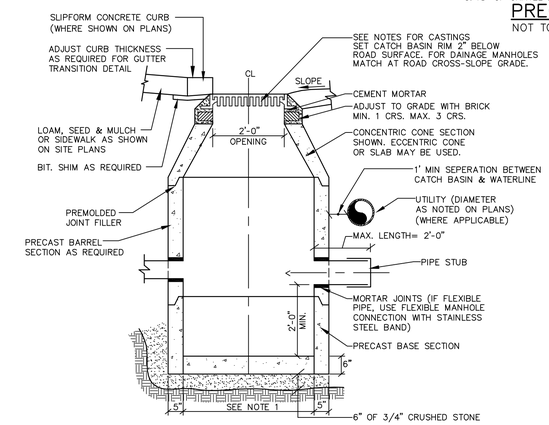
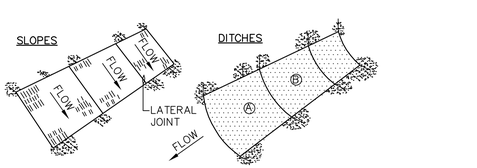


NOTES:

1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EAST JORDAN IRON WORKS MODEL #V3800-3 OR APPROVED EQUAL
5. DRAINAGE MANHOLE FRAME AND COVER TO BE EAST JORDAN IRON WORKS MODEL #3725 OR APPROVED EQUAL.
6. SUBMIT SHOP DRAWINGS FOR OWNERS/ENGINEERS REVIEW.

TYPICAL DRAINAGE STRUCTURE

NOT TO SCALE

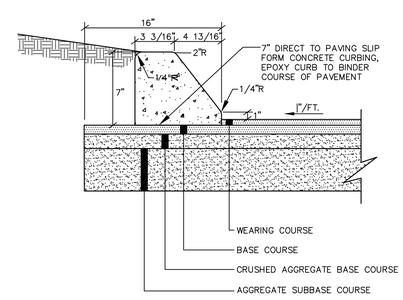


NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

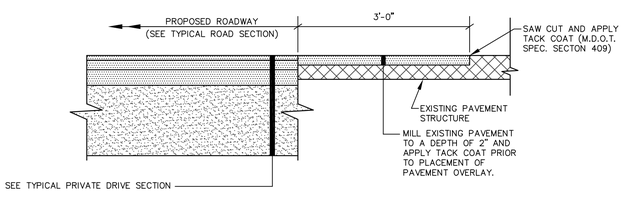
NOT TO SCALE



(SEE TYPICAL ROAD SECTION FOR MATERIAL SPECIFICATIONS AND DEPTHS)

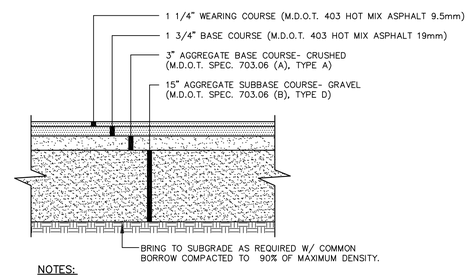
SLIPFORM CONCRETE CURB SECTION

NOT TO SCALE



TYPICAL PAVEMENT JOINT

NOT TO SCALE

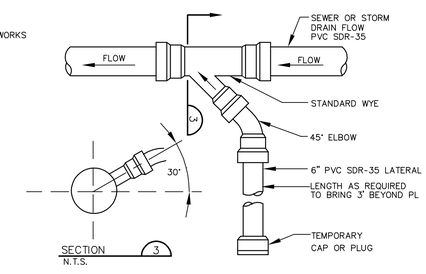


NOTES:

1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYP. PAVED PARKING LOT SECTION

NOT TO SCALE



NOTES:

1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.
3. UNDER NO CIRCUMSTANCE SHALL A FOUNDATION DRAIN DISCHARGE INTO A SANITARY SEWER OR LATER.
4. ALL SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF A 2% SLOPE PER THE WELLS SANITARY DISTRICT STANDARDS.
5. INSTALL 2" INSULATION, 4' WIDE AND 6" OVER ANY SANITARY SEWER SERVICE WITH LESS THAN 4.5' OF COVER PER WELLS SANITARY DISTRICT STANDARDS.

SEWER / FOUNDATION DRAIN SERVICE CONNECTION

NOT TO SCALE

JAYSON R. HASKELL, PE 13002

STATE OF MAINE — JAYSON R. HASKELL No. 13002 — PROFESSIONAL ENGINEER — 01-11-16

DESIGNED	CHECKED
CCA	JRH

REV.	BY:	DATE:	STATUS:
D	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
C	JRH	12-28-15	REVISED PER SANITARY DISTRICT REVIEW
B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

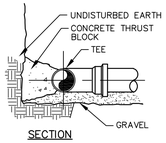
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-9836

DETAILS
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	NTS

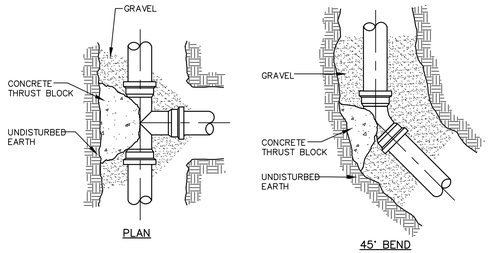
SHEET 17 OF 18

04426-PHSE-D.dwg, TAB:D2

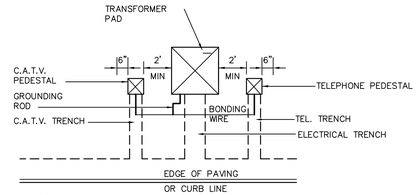


SECTION

CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10

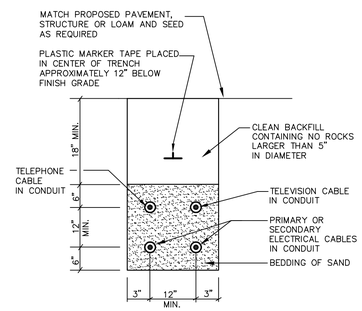


TEE & BEND DETAIL
NOT TO SCALE



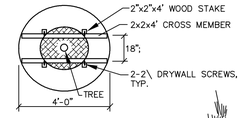
NOTES:
1. TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER COMPANY SPECIFICATIONS.
2. THE SAME FIBERGLASS PAD AND COVER TO BE USED FOR TRANSFORMER PAD SHALL BE USED AS ELECTRICAL PULL BOXES PER CENTRAL MAINE POWER COMPANY SPECIFICATIONS.

TRANSFORMER
NOT TO SCALE

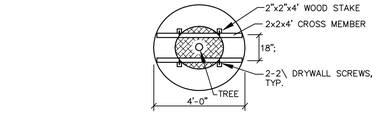


ALL CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS PER CMP AND VERIZON REQUIREMENTS. CONDUIT SHALL BE 5" DIA. SCHEDULE 40 PVC OR AS REQUIRED BY CMP.

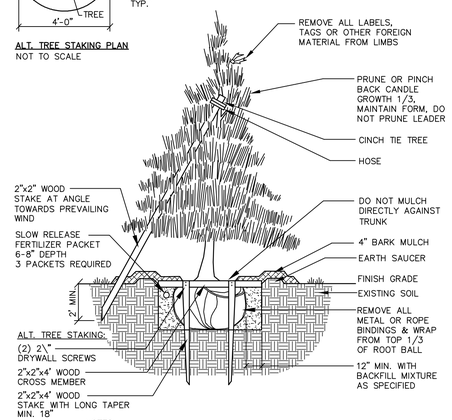
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



ALT. TREE STAKING PLAN
NOT TO SCALE

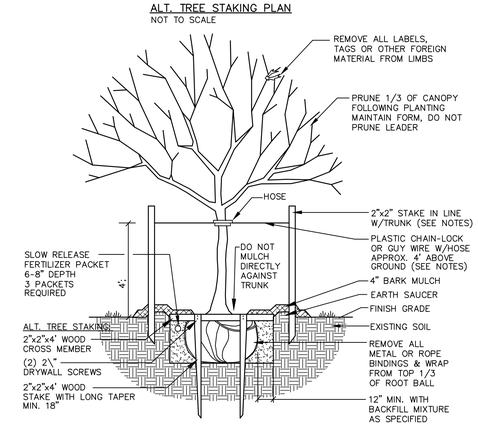


ALT. TREE STAKING PLAN
NOT TO SCALE



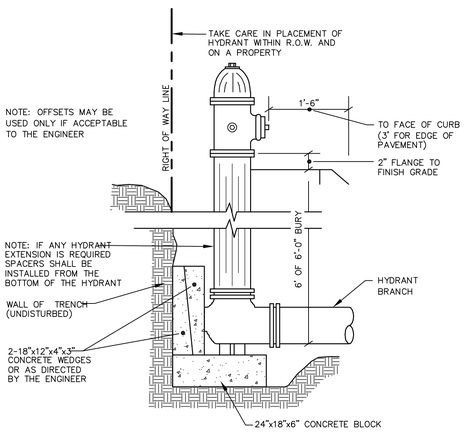
NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES — UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES — 7'-0" IN HEIGHT & UNDER
NOT TO SCALE

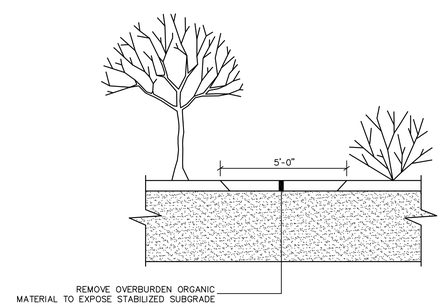


NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES — 2" TO 4" CALIPER
NOT TO SCALE

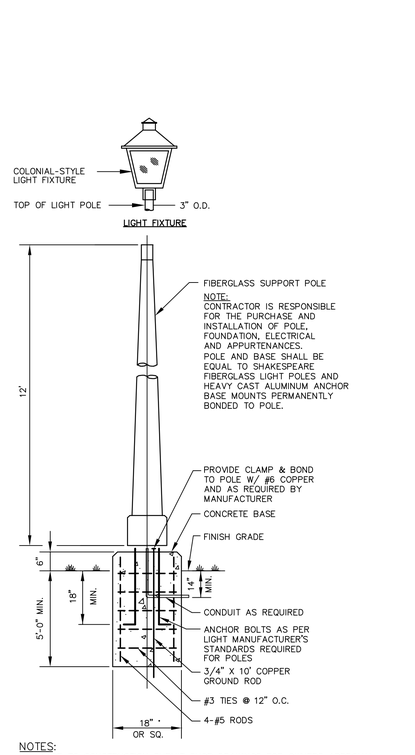


TYP. HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE



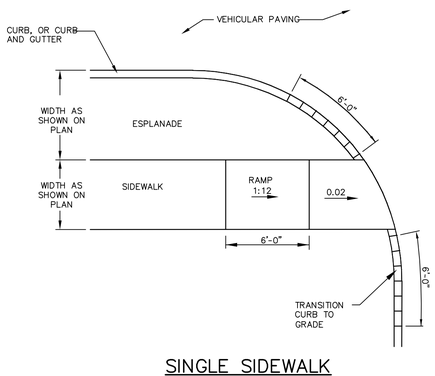
NOTE:
1. EXACT LOCATION OF PATH MAY VARY TO AVOID DISTURBANCE TO MATURE TREES/VEGETATION

WALKING PATH DETAIL
NOT TO SCALE

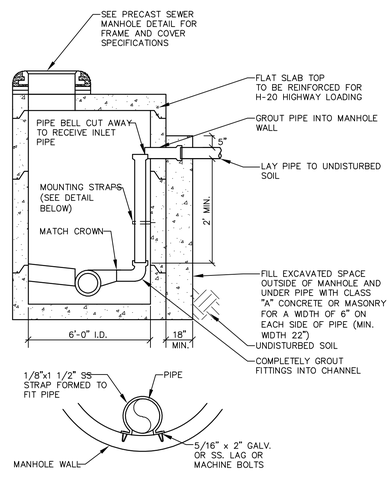


NOTES:
1. PRIOR TO CONSTRUCTION SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL.
2. COORDINATE ELECTRICAL SERVICE REQUIREMENTS WITH KLP.
3. ALL LIGHT FIXTURES SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ABUTTING PROPERTIES AND SHALL BE IN CONFORMANCE WITH CHAPTER 145 SECTION 41.

TYPICAL LIGHT POLE
NOT TO SCALE

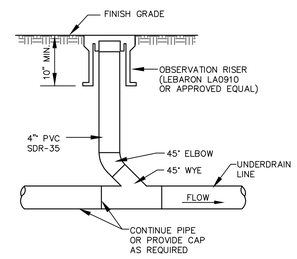


SINGLE SIDEWALK
NOT TO SCALE

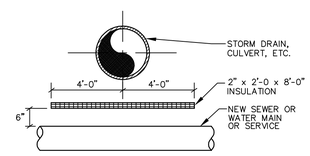


NOTE:
1. INSIDE DROP MANHOLE TO BE 6' INSIDE DIAMETER

INSIDE DROP MANHOLE WITH PVC PIPE
NOT TO SCALE



UNDERDRAIN CLEANOUT
NOT TO SCALE



NOTES:
1. 2" RIGID INSULATION SHALL BE "H1 60" EXTRUDED POLYSTYRENE BY DOW CO. OR APPROVED EQUAL.
2. CONTRACTOR SHALL INSULATE PER DETAIL AT ALL PIPE CROSSINGS WHERE SEPARATION IS 18" OR LESS.
3. PROVIDE CONTINUOUS STONE BEDDING FROM BOTTOM OF STORMDRAIN TRENCH TO 6" ABOVE SEWER THROUGH SKEWED CROSSING.

PIPE INSULATION DETAIL
NOT TO SCALE

JAYSON R. HASKELL, PE 13002

REV.	BY:	DATE:	STATUS
D	JRH	01-11-16	SUBMITTED TO TOWN FOR FINAL SITE PLAN AND SUBDIVISION REVIEW
C	JRH	12-28-15	REVISED PER SANITARY DISTRICT REVIEW
B	JRH	12-22-15	REVISED PER WELLS SANITARY DISTRICT REVIEW COMMENTS
A	JRH	11/13/15	SUBMITTED TO TOWN FOR SITE PLAN REVIEW

DESIGNED: CCA — CHECKED: JRH

THIS PLAN IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, ADDITIONS OR DELETIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-782-5635

DETAILS OF: MILLBROOKE FARM CONDOMINIUMS AT RIVERBEND WOODS
WILLOW WAY WELLS, MAINE
FOR: KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26 NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	NTS

SHEET 18 OF 18

04426-PHSE-D.dwg, TAB:D3

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
Prepared By:	Office of Planning & Development	Review Date:	1/22/16; 02/01/16
Plans Dated:	1/11/16	Prelim. Plan Revisions Submittal Date:	1/11/16

Chapter 202
Subdivision of Land

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: **[Amended 4-13-1999]**	Y				Plan scale is noted to be 1 inch = 100 feet. Road profile sheets are 1" = 20 feet. Landscaping plan is 1" = 60 feet. Drainage sheets are 1" = 30 feet.
	(1) Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	**Y***				The proposed 20.13 acre parcel to consist of the 70 dwellings to be identified as Tax Map 72, Lot 4B. **The Open Space parcel area proposed (60.69 acres) to be combined with other Riverbend Woods Association parcels to be identified by a Map and Lot number to be assigned by the Town Assessor and shall be addressed on the final subdivision plan submission.**
	(2) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	**Y***				**The subdivision plan set (sheets 1 and 2) shall be stamped by a licensed land surveyor prior to final plan approval.**

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
Prepared By:	Office of Planning & Development	Review Date:	1/22/16; 02/01/16
Plans Dated:	1/11/16	Prelim. Plan Revisions Submittal Date:	1/11/16

§ 202-9. Final plan for major subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
	(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y*				The subdivision consists of 80.82 acres. 60.69 to be dedicated as Open Space. The proposed 20.13 acre parcel for the multifamily development has no water bodies. Sheets 2 and 3 identify existing stone walls, trails, and adjacent structures. The proposed Open Space has approximately 438 feet of frontage along the freshwater stream. **This must be noted on sheet 2 on the final subdivision plan submission.** **No timber harvest is proposed within the Shoreland Overlay District (to be noted on sheet 3).** Sheet 3 states disturbance within the 75' Shoreland Overlay District shall comply with 145-33.
	(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y				A letter from the WSD dated 9-17-12 was provided with the Heron Landing Subdivision submission. This letter states there is availability for 144 units. (Heron Landing has 56 units and Millbrooke Farm proposes 70). 56+70=126. WSD public hearing held 1/19/16. Final WSD approval letter of Millbrooke Farm dated 1-25-2016..
	(5)	Indication of the type of water supply system(s) to be used in the subdivision.					
		(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.					A letter from KKWWD dated 10-5-12 was provided with the Heron Landing Subdivision submission. This letter states there is availability to serve the Concept Plan of phase 5, 6, and 7 of the Condonimiums at Riverbend Woods. KKWWD granted approval of Millbrooke Farm water design on 1/12/2016.

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
Prepared By:	Office of Planning & Development	Review Date:	1/22/16; 02/01/16
Plans Dated:	1/11/16	Prelim. Plan Revisions Submittal Date:	1/11/16

§ 202-9. Final plan for major subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
		(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:			NA		
		[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.					
		[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.					
	(6)	The date the plan was prepared, North point (identified as magnetic or true), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Grid North is noted. Plan scales noted. Owner information and abutters.
	(7)	The location of any zoning boundaries affecting the subdivision	Y				Rural District is noted on sheet 2, Note 2. Shoreland Overlay District is depicted on sheet 3.
	(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y				The Town Engineer has reviewed the information and plans submitted, see memo dated 2/4/2016.

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
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Plans Dated:	1/11/16	Prelim. Plan Revisions Submittal Date:	1/11/16

§ 202-9. Final plan for major subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
	(9)	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	**Y***				On 1/4/16 the Planning Board determined that the proposed road ways are acceptable (22 foot wide, paved, with concrete curbing and sidewalks) per 201-10G. **Stream frontage requirement to be noted on sheet 2.** **A path is proposed within 25 feet of the cemetery boundary. See §100-4, if proposed. A detail of the path construction is needed and to be added to sheet 17.**
	(10)	The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.	**Y**				
	(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.	**Y***				Of the 80.82 acres 60.69 acres to be dedicated as Open Space. **The final subdivision plan shall address if public use of the 60.69 acres of dedicate Open Space is proposed.** **The minimum required Open Space per 202-12B is to be noted on sheet 2 on the final subdivision plan submission.**
	(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	**Y***				A draft cost scheduled was provided for 3 phases. **To be reviewed by Town Engineer.**

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
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§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.	**Y**				A community impact analysis was provided.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.	**Y**				An estimate for real estate taxes and excise taxes for this subdivision was provided.
(13)	If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year flood elevation shall be delineated on the plan.	**Y**				Note 8 on sheet 2 states that the subdivision is not located within a flood zone.
(14)	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. **[Amended 4-27-2007]**	**Y***				See sheet 3 note 12. Best management practices are a condition of approval. **Town Engineer has reviwed soil erosion and sedimentation control plans, see memo dated 2/4/2016.**
(15)	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. **[Amended 4-27-2007]**	**Y***				MDEP Approval # L-24408-87-E-A **Town Engineer has reviewed stormwater considerations, see memo dated 2/4/2016.**
(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: **[Added 4-27-2007]**			**NA**		

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
Prepared By:	Office of Planning & Development	Review Date:	1/22/16; 02/01/16
Plans Dated:	1/11/16	Prelim. Plan Revisions Submittal Date:	1/11/16

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;					
	(b) A long-term maintenance plan for all phosphorus control measures;					
	(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					
	(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					

Preliminary FOF STANDARD CONDITIONS OF APPROVAL

1. Approval of a preliminary plan shall not constitute approval of the final plan or intent to approve the final plan, but rather it shall be deemed an expression of approval of the design of the preliminary plan as a guide to the preparation of the final plan. The final plan shall be submitted for approval of the Board upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. Prior to the approval of the final plan, the Board may require additional changes as a result of the further study of the subdivision or as a result of new information received
2. The developer must, within six months of the approval of the preliminary plan, file with the Planning Board an application for final approval. Failure to do so may result in the Planning Board refusing to entertain such final plan, and the lapse of approval of the preliminary plan. The final plan shall approximate the layout shown on the Preliminary Plan, plus recommendations and requirements made by the Planning Board. ***Final Subdivision Application provided within 6 months of Preliminary Approval.***
3. Prior to the submittal of the final plan application, the following approval shall be obtained in writing if applicable: Maine Dept. of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act; the KKW Water District, if connected to public water; Maine Dept. of Human Services, if a central water supply system is proposed; The Wells Sanitary District, if connected to public sewer; Maine Dept. of Human Services, if a centralized or shared subsurface sewage disposal system if to be utilized; an Army Corps of Engineers dredge and fill permit; NPDES permit for stormwater discharges. ***KKWWD approval letter dated 1/12/16. WSD approval letter dated 1-25-16. DEP approval granted in March 2013.***

Preliminary FOF SPECIAL CONDITIONS OF APPROVAL:

1. Plan scale corrections shall be addressed on the final subdivision plan submission. ***Completed on final submission.***

Project Name/Tax Map & Lot #:	Millbrooke Farm Subdivision- Tax Map 72, Lots 4B, 12, & 13	District:	Rural & 75' Shoreland Overlay District
Prepared By:	Office of Planning & Development	Review Date:	1/22/16; 02/01/16
Plans Dated:	1/11/16	Prelim. Plan Revisions Submittal Date:	1/11/16

2. Sheet 1 additional labels shall be addressed on the final subdivision plan submission. ***Completed on final submission.***
3. The final subdivision plan submission shall include a note on sheet 2 regarding tree cutting/ forestery plan to satisfy the waiver granted on having to depict trees greater than 24" in diameter at breast height. ***See note 19 on final submission. Waiver of depicting 24" trees granted and to be noted on sheet 2.***
4. The missing abutter shall be addressed on the final subdivision plan submission. ***Completed on final submission.***
5. The final subdivision plan submission shall identify the Open Space parcel frontage on Willow Way. ***Completed on final submission.***
6. A copy of the soil survey (SCS) map to be provided upon submission of the final subdivision application. ***Soil map provided by application in 1/4/16 dated letter.***
7. The final subdivision plan shall address recommended note changes and additions identified by the Planning Office on 12-31-2015. ***Most recommended changes were completed. Minor changes still not completed.***
8. The Riverbend Woods Homeowners Association document to be provided upon submission of the Final Subdivision Application which shall include Open Space restrictions, covenants and provisions to satisfy 145-48E and 202-12B and 202-12H(4). ***Town Engineer reviewed Condominium and Association documentation provided. Town Attorney review pending.***

Wells Planning Department

208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, P.E. Town Engineer	*mlivingston@wellstown.org*	*(207) 646-5187*
Shannon L.M. Belanger, Planning Assistant	*sbelanger@wellstown.org*	*(207) 646-5187*

Memo

Date: February 4, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Millbrooke Farm Condominiums – Tax Map 72, Lot 4B–
Erosion Control & Drainage Review

Erosion Control Measures:

- Filter Barrier down slope of areas to be disturbed – good.
- Engineer to oversee and inspect
- Plan and measures on Sheet 16 – excellent
- Details – berm and stabilized entrance – good
- Details on Sheet 17 – good
- Town standard notes on Sheet 3
- Pond Constructed and stable– good
- Maintenance Plan – section 12, DEP Permit – excellent

Conclusion: Meets and exceeds Town requirements.

Drainage Analysis:

- Analysis based on full build out of Heron Landing Condominiums and Millbrooke Farm– good
- Pre-development basins – good
- Post –development basins – good; all new impervious areas directed to wet pond. Areas of pre-development basins greatly reduced; therefore small areas of proposed lawns have no impact.
- Travel path determinations all reasonable.
- Reduction of peak runoff rate at 25 year event.
- Water quality also addressed by the wet pond treatment capacity per DEP standards.

Conclusion: Meets or exceeds Town requirements

Drainage Design:

- Drainage easements for the wet pond and the 30" and 36" culverts (SD 1,2, and 3, SD- 23) to benefit Millbrooke Farm were to be reserved across Heron Landing and Riverbend Woods Association.
- Catch basin locations well placed.
- Road crown, curbing (concrete), and catch basin details – good.
- Building Finished Floor Elevations (FFE) noted on plans. **Recommend to add note to sheets 12, 13 and 14: "FFE may vary by 2 foot vertically with Code Office approval**."
- Maintenance Plan – Section 12, DEP Permit – excellent and included in Condominium documents.
- ***Drain Manholes exceed 12 feet in depth and have large inlet and outlet pipes. Larger diameter manholes(5 to 6 foot) are necessary in some locations.(CB's 102, 112, 118, 120, DHM's 1 & 2)***

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
REGION 1
P.O. BOX 358
SCARBOROUGH, MAINE 04070-0358

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

January 26, 2016

Kasprzak Landholdings Inc.
Attn: Robert W. Georgitis
PO Box 26
North Waterboro, ME 04061-0026

RE: Condominiums at Riverbend Woods, Wells Maine

Dear Mr. Georgitis:

Based on the information provided in the package submitted on January 7, 2016, MaineDOT concurs that the proposed expansion to the Condominiums at Riverbend Woods in Wells Maine will not require a MaineDOT Traffic Movement Permit (TMP). Based on the occupancy information provided in your letter a 0.34 trip generation rate (Senior Adult Housing) is appropriate. 260 units total results in a peak hour generation of approximately 88 trips. Since the project is not anticipated to result in an increase in peak hour trip generation over the 100 trip threshold, this project does not require a TMP. It should be noted that any future development of the Condominiums at Riverbend would need to include the anticipated increase in peak hour trip generation of this project in addition to the anticipated increase in peak hour trip generation of the future development. If the combined anticipated increase in peak hour trips of this project and any future project exceed 100 trip ends, a TMP would be required.

If you have any questions or wish to discuss this in more detail, please do not hesitate to contact me.

Sincerely,

Timothy Soucie, PE
Region 1 Traffic Engineer

Cc: file

Shannon Belanger

From: Pat Musser <phmusser61@maine.rr.com>
Sent: Tuesday, January 26, 2016 10:57 AM
To: Shannon Belanger
Subject: Request for Planning Board

Dear Planning Board Members

I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm.

As a Board member of Windward Pointe Condominium Association, I attended the public hearing meeting regarding the Millbroook Farm proposed development held on January 4, 2016. I believe that my fellow neighbors explained clearly and convincingly our concerns regarding the increased traffic on Windward Pointe Drive in Riverbend Woods. We were some of the first occupants of Windward Pointe Drive, having moved in on November 2, 2012. In our 3 plus years here, we have observed a substantial increase in traffic. Once Heron Landing began development, that's when the increased traffic really became noticeable and bothersome.

We were led to believe that most of the Heron Landing traffic would be routed to Gateway via Heron Landing's second egress. That has not happened. Unfortunately, our community is not the peaceful residential development we were led to believe we were living in.

We thus, request the Planning Board to require Kasprzak Holdings to complete the paved road through the Millbrook Farm development this spring of 2016 to provide a functional second egress for the Heron Landing population. Kindly accept our request in good faith and act upon it with empathy, logic, and professional duty.

Sincerely,

Patricia F. Musser

Shannon Belanger

From: George Raftopoulos
Sent: Monday, January 25, 2016 12:23 PM
To: Shannon Belanger
Subject: Fwd: Millbrook Farm Development

Part II

George Raftopoulos
Wells Town Planning Board
Sent from my iPhone

Begin forwarded message:

> **From:** Monique Libby <luckylibbys@gmail.com>
> **Date:** January 19, 2016 at 12:52:15 PM EST
> **To:** cmillian@wellstown.org, canderson@wellstown.org, pcole@wellstown.org, rgoodrich@wellstown.org, graftopoulos@wellstown.org, rsullivan@wellstown.org, hardy7881@yahoo.com
> **Subject: Fwd: Millbrook Farm Development**

Home phone- 216-9002

Clifford Libby

43 Windward Pointe Drive

Wells, Maine 04090

January 19, 2016

Dear Planning Board Members,

I would like to start by thanking you for your service to the Town of Wells. After reviewing the many documents and charges of the Planning Board, I have a new admiration for your work.

My wife and I attended the public hearing on Millbrook Farm, January 4, 2016. I would like to further clarify the situation, address Mr.Georgitis's comments, especially the ones he made after the public hearing portion and request that the extension of the Millbrook Farm Road to Heron Landing be paved by the summer of 2016 as part of your permitting.

At the planning board meeting, Mr. Georgitis was quite dismissive of our concerns which was much different from his comments about traffic at our turnover association meeting. At that time he stated that he felt most of the traffic to Heron Landing would pass through the road near Willow Way. After we left the planning board meeting Mr. Georgitis minimized the extent of traffic, stating that there was only one or two cars an hour on our road. Simply not accurate. One Sunday morning, this past summer I tried to play catch in the road with my grandson. We stopped after fifteen minutes because we had to move every one or two throws.

I don't want to exaggerate the amount of traffic particularly to the extent Mr. Georgitis minimized it. Heron Landing will soon comprise of 56 units, 12 more than all of Windward Pointe. This results in a more than doubling of traffic utilizing Windward Pointe Drive. A conservative estimate of 80 cars from Heron Landing (out of 56 units) making a conservative one trip per day- road use would be an additional 13 cars per hour in a 12 hour time spread. That would be one car approximately every 4 minutes. These numbers do not include any delivery trucks, visitors, landscapers, contractors, irrigation vehicles, maintenance vehicles or perspective buyers.

Advertisement packets for Windward Pointe at Riverbend Woods state: "Consistent with all Kasprzak communities and architectural plan, including detailed landscaping provide residents with all the elements of a peaceful park like setting." Also in the brochure a quote in large print from a Riverbend Woods resident, not from a Windward Pointe resident, says: " Thanks for all you have done to give us a peaceful place to live." I don't know if the development plan was pitched to the Board this way and was part of your consideration for approval, but it is NOT peaceful with the Heron Landing traffic.

Perhaps the extent of potential traffic going through Windward Pointe was overlooked when the Heron Landing development was permitted. As retirees, who do go places, we are more free to come and go. Many far exceed the estimated one trip a day mentioned above. Twenty-five cars per hour does not meet DOT traffic concerns but on a residential road that does not meet Wells road specifications and with many grandchildren on them it should be cause for concern.

The residents of Windward Pointe believe it is within your authority to require Kasprzak Landholding Inc. to complete the Millbrook Road to Heron Landing as part of the first phase. In the comprehensive plan 2005 chapter 8, page 45, policy #1 "ensure that planned transportation improvement and enhancement are appropriate for a particular area and compliment the affected neighborhood." Chapter 10, Housing Policy and Strategy page 52, Wells Goals, #2 " Ensure that

the quality of new residential development provides a good living environment for all residents." Heron Landing residents believed they would have a second paved access in place by the end of their 56 unit construction project, or sooner, not 2018. Both neighborhoods would benefit from this completed road.

Thank you in advance for your serious consideration , caring and action on this matter.

Sincerely,

Clifford Libby

Home phone- 216-9002

Shannon Belanger

From: Cynthia Dubea <cdubea23@gmail.com>
Sent: Saturday, January 23, 2016 4:17 PM
To: Shannon Belanger
Subject: Request re. development of Millbrook Farm

Members of the Wells Planning Board:

I join with my neighbors here on Windward Pointe Drive in asking that you require Kasprzak Homes, Inc. to pave the section of road leading from Gateway Drive
to the intersection of Midway Drive by June 1, 2016 as a condition of approval for the permit to begin development of Millbrook Farm.

Paving this section of road will allow Heron Landing residents to use Midway Drive to access the road leading into/out of Millbrook Farm and, thus, avoid entirely a
drive through our Windward Pointe neighborhood. This would significantly reduce the heavy additional traffic we are experiencing now as our Heron Landing neighbors find themselves needing to use our road to enter and exit their neighborhood.

Thank you.

Cynthia Dubea
45 Windward Pointe Drive

Shannon Belanger

From: Pamela Sullivan <pksullivanms@yahoo.com>
Sent: Saturday, January 23, 2016 3:07 PM
To: Shannon Belanger
Subject: Millbrook Farm

Dear Planning Board members:

When I bought my condo in December 2012, I believed I had purchased a unit located on a quiet Drive with low traffic volume and lots of safety for my small grandchildren. This is not the reality of 2016 and the recent construction of Heron Landing condominiums. Because Heron Landing has no access to their condos except over Windward Pointe Drive, we have doubled our traffic flow. Certainly no one in Heron Landing would choose the only other access road over a very bumpy dirt road used by the construction trucks.

I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm.

Sincerely,
Pamela Sullivan
35 Windward Pointe Drive
Wells,Maine 04090
207-216-4878

Shannon Belanger

From: Susan DeLeo <susan.deleo88@gmail.com>
Sent: Friday, January 22, 2016 3:40 PM
To: Shannon Belanger
Subject: Request for Paved Road Directly from Gateway Drive to Heron Landing, Riverbend Woods

Dear Planning Board Members:

I request that the Planning Board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016, as a condition of approval for the permit for Millbrook Farm.

This will help to maintain the condition of the existing roads in the development and secure the safety of the entire neighborhood.

Thank you for considering my request and concerns.

Susan DeLeo
88 Windward Pointe Drive
Riverbend Woods
Wells, ME

Shannon Belanger

From: kcap <kcap1333@earthlink.net>
Sent: Thursday, January 21, 2016 2:41 PM
To: Shannon Belanger
Subject: Millbrook Farm

Dear Planning Board Members,

I request the planning board require Kasprzak to pave a road trough Millbrook Farm, at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm. Traffic is extremely heavy at times and the safety of residents is certainly important.

Karen Caprio - A concerned resident
84 Windward Pointe Drive

Shannon Belanger

From: Frank Moreno <fmoreno207@gmail.com>
Sent: Thursday, January 21, 2016 1:14 PM
To: Shannon Belanger
Subject: Riverbend Woods

I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016, as a condition of approval for the permit for Millbrook Farm.

Thanks,

Frank Moreno
12 Windwood Pointe Dr.

Shannon Belanger

From: Nancye D Tuttle <nancyedt@verizon.net>
Sent: Thursday, January 21, 2016 12:50 PM
To: Shannon Belanger
Subject: Windward Pointe traffic

To members of the Wells Planning Board:

"I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm."

Sincerely,

Nancye Tuttle

68 Windward Pointe Drive
Wells, ME 04090

Shannon Belanger

From: Nancy Armstrong <nancyandben@live.com>
Sent: Thursday, January 21, 2016 10:28 AM
To: Shannon Belanger
Subject: RE: Please Support paved road by Heron Landing

I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm."
Thank you,
Ben Mondor and Nancy Armstrong

Shannon Belanger

From: Pat Hadley <redcardnal@gmail.com>
Sent: Thursday, January 21, 2016 10:00 AM
To: Shannon Belanger
Subject: Roadway

Please note:
I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1,2016 as a condition of approval for the permit for Millbrook Farm.

Pat Hadley
48 Windward Pt.Drive
Wells, ME 04090

--
redcardnal@gmail.com

Shannon Belanger

From: Maureen Dupee <maureend53@yahoo.com>
Sent: Thursday, January 21, 2016 9:13 AM
To: Shannon Belanger
Subject: MILLBROOK FARM

Dear Planning Board Members:

We participated in the Millbrook Farm walk around. We have followed the planning board meetings. We are requesting the planning board, as a condition of approval for the permit to build Millbrook Farm, require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016.

Your consideration is appreciated.

Sincerely,

Charles and Maureen Dupee
8 Windward Pointe Drive
Wells, ME 04090

Shannon Belanger

From: Therese Gobeil <terryg101@gmail.com>
Sent: Wednesday, January 20, 2016 8:25 PM
To: Shannon Belanger
Subject: Millbrook Farm

Dear Planning Board:

"I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm."

Therese P Gobeil Windward Pointe Drive

Shannon Belanger

From: John Tuttle <JohnPTuttle@verizon.net>
Sent: Wednesday, January 20, 2016 6:09 PM
To: Shannon Belanger
Cc: Roger Gobeil; Monique Libby
Subject: Windward Pointe Trafic Concerns

I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm. The concerns related to traffic from Heron Landing include the speed of the traffic and failure to stop at the intersection to Windward Pointe Drive. An accident is bond to happen. Also, as stated in a reserve study for Windward Pointe conducted by Criterium Engineers "As Heron Landing community also uses this roadway to reach Gateway Drive and Route 1, its asphalt surface will wear more rapidly than if it was just exposed to Windward Pointe traffic.

Respectively,
John Tuttle
68 Windward Pointe Drive

Shannon Belanger

From: Caren Reed <humby@maine.rr.com>
Sent: Wednesday, January 20, 2016 5:58 PM
To: Shannon Belanger
Subject: Millbrook Farm

I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm.

CAREN REED
58 Windward Pte Dr
Wells, ME

Shannon Belanger

From: Josephine Burton <josephinecburton@yahoo.com>
Sent: Wednesday, January 20, 2016 3:59 PM
To: Shannon Belanger
Subject: PAVED ROAD FROM GATEWAY DRIVE TO HERON LANDING

Dear Sir,

Out of concern for heavy traffic generated by Heron Landing to Windward Pointe. It is quite necessary for completion of a paved road directly from Gateway Drive to Heron Landing. This is part of approval of Kasprzak's Millbrook Farm. Building this road will help divert some of the traffic from Windward Pointe Drive to Millbrook Farm. Thank You.

Jack & Jo Burton
21 Windward Pointe Drive
Wells, Maine 04090

Shannon Belanger

From: Jim Mahaney <jim.mahaney@summitqsr.com>
Sent: Wednesday, January 20, 2016 3:03 PM
To: Shannon Belanger
Subject: Request for paved road

I request the planning board to require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm.

Thank you!

Best regards,

Jim Mahaney
2 Windward Point Dr.
Wells, ME 04090

Shannon Belanger

From: steven wells <bigdomino@aol.com>
Sent: Wednesday, January 20, 2016 2:47 PM
To: Shannon Belanger
Subject: Windward Pointe Road

Members of the planning board,

I am writing to request the planning board require Steve Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm. Our road, Windward Pointe, has become a thru-way like Gateway is to us. The main difference is that Gateway does not have any residents living on it. Windward Pointe does. In addition, by adding this road Heron Landing will have two access points into and out of their community, a much improved safety factor.

I appreciate your assistance in this matter.

Steven Wells
31 Windward Pointe.

Shannon Belanger

From: Sheila Nay <sheilaenay@gmail.com>
Sent: Wednesday, January 20, 2016 2:35 PM
To: Shannon Belanger
Subject: Mill brook farm

"I request the planning board require Kasprzak to pave a road through Millbrook Farm at least to the intersection of Midway Drive at Heron Landing by June 1, 2016 as a condition of approval for the permit for Millbrook Farm."

Thank you for helping to keep our neighborhood safe and peaceful.
Sheila and Tom Nay
19 Windward Pointe Drive. Wells
Sent from my iPhone

Wells Sanitary District

Nick F. Rico, P.E. Superintendent

P.O Box 428 WELLS, MAINE 04090 (207) 646-5906 FAX: (207) 646-4020

Website: www.wellssanitarydistrict.org Email: wsd@wellssanitarydistrict.org

BOARD OF TRUSTEES

Dean C. Ramsdell, Chairman

Justin R. Batchelder, Vice Chairman

Al Niski, Treasurer

Ronald W. Brown, Clerk

Jason M. Talevi, Deputy Clerk

January 25, 2016

Mr. Robert Georgitis
Kasprzak Builders, Inc.
PO Box 26
North Waterboro, ME 04061-0026

Re: Riverbend Woods Phase 6 – Millbrooke Farm – Sewer Extension Approval

Dear Mr. Georgitis:

I am pleased to inform you that the Wells Sanitary District (WSD) Board of Trustees approved the sewer extension which is part of Riverbend Woods Phase 6 – Millbrooke Farm project.

WSD Trustees held a public hearing and regular monthly meeting on January 19, 2016, where Jayson Haskell, P.E. (Sebago-Technics) presented the subdivision project. The project will involve the installation of 3,364± feet of 8-inch diameter PVC pipe with appurtenances. The District will provide onsite construction supervision of the sewer line installation and supervision of the sewer line pressure testing phase. As in previous phases, Kasprzak will reimburse WSD for these costs. WSD asked Wright-Pierce to review the project and Sebago-Technics have addressed all the comments. I have enclosed the Wright-Pierce letter dated January 22, 2016 for your information.

As part of the approval process, the Trustees require Kasprzak Landholdings, Inc. to enter into a Developers Permit Agreement with WSD. The agreement is enclosed for your review and signature.

If you have any questions, please let me know.

Sincerely,

Nick F. Rico, P.E.
Superintendent

cc: Michael J. Livingston, P.E. (Wells Town Engineer)
Jayson Haskell, P.E. (Sebago-Technics)

WRIGHT-PIERCE
Engineering a Better Environment

Water
Wastewater
Infrastructure

January 22, 2016
W-P Project No. 10885X

Mr. Nick Rico, PE, Superintendent
Wells Sanitary District
197 Eldridge Road
P.O. Box 428
Wells, Maine 04090

Subject: Millbrooke Farm Condominiums at Riverbend Woods
Sanitary Sewer Design Review

Dear Nick:

As requested, we have reviewed the revised sanitary sewer plans entitled "Millbrooke Farm Condominiums at Riverbend Woods, Willow Way, Wells, Maine", prepared by Sebago Technics (revised January 11, 2016). These revised drawings address the comments provided via letter dated December 11, 2015 and email dated January 8, 2016. As is typical for Wells Sanitary District projects:

1. The Contractor should hold a pre-construction conference with the District, KKW Water District, Town Highway Department, District Engineer, and others as necessary prior to construction. One item to be emphasized at this meeting is that foundation drains shall not be connected to the sanitary sewer.

2. The Contractor should provide hard copy and electronic format as-built drawings to the District following construction and prior to accepting the sewer line. As-built information should be provided as survey grade GPS data so that it can be incorporated into the District's GIS system. Since this is the final phase of this project, the District should also require one simplified drawing of the whole project since inception, including lots, structures and the sanitary sewers.

3. For all sewers which will be accepted by the District, permanent easements should be conveyed following the completion of the 1-year guarantee period.

We appreciate this opportunity to be of service to the District. Please let us know if we can be of any further assistance in this matter.

Very truly yours,

WRIGHT-PIERCE

Edward J. Leonard, PE
Project Manager

CC: File (10885X-1)

75 Washington Street, Suite 202
Portland, ME 04101 USA
Phone 207.761.2991 Fax 207.761.2978

KASPRZAK HOMES INC

FILE COPY

January 25, 2016

Clifford Libby
43 Windward Pointe Drive
Wells, ME 04090

Subject: Millbrooke Farm Traffic

Dear Clifford,

I have read your Jan. 19th letter and understand your concerns related to traffic which Bob Georgitis conveyed to me the next day after the public hearing with the Wells Planning Board. However I respectfully disagree that we have changed our plans about our intention for the buildout development of Riverbend Woods. The plans presented for Windward Pointe showed that we would build a paved road to our remaining property (at the time called Fantail Way which was renamed as Heron Landing Drive) in order to comply with town standards that we have 2 road connections when we build more than 32 units. The approval for the plans to develop Windward Pointe required that we plan for this second road connection either through further development of the remaining 72 acres, which were located at the end of Fantail Way, or widening and paving the abandoned portion of Willow Way (the current walking path behind Units 1-12 in Windward Pointe) that runs between Windward Pointe and Heron Landing.

We began the planning process for HL with the submission of a sketch plan in April of 2012 to the Wells Planning Board and subsequently proceeded with the engineering design and DEP permitting and returned with our Preliminary Plans in December of that year and didn't receive Final Plan approval until April of 2013. Throughout that process there were at least 2 public hearings and 7 other public meetings held by the town with public notices given for each. By the time the final plans for Heron Landing were under review 13 units in Windward Pointe were occupied and had closed, 7 of them in the first two buildings abutting the Willow Way extension. I am sure they were delighted to learn that we would not be widening the walking path behind their buildings and making it into a fully paved street which was a requirement of the plans for Windward Pointe if we did not develop Heron Landing.

When Bob told me of the concerns about traffic from the residents of Windward Pointe, we changed the first phase of Millbrooke Farm from the end off of Midway Drive, which is the closet location of utilities, and we chose instead to begin building directly off of Gateway Drive. The masterplans for development at Riverbend Woods have always shown neighborhoods surrounded by acres of open space (170+). There was

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no reasonable other way to build this layout than what we have done without investing in a bridge across the Merriland River and destroying what we have attempted to preserve for the mutual benefit of all Riverbend Woods homeowners. I don't believe Bob was dismissive of your concerns about traffic or the generation of trips from our condo developments but just stating what we have seen from our experience as Maine's largest condo developer.

In summary, I believe that we have not misled Windward Pointe residents about our buildout plans which have been a matter of public record at the time you wrote a contract with us for your unit in 2012. We have heard your concerns and the emails of your neighbors asking us to change our buildout strategy for Millbrooke Farm but are not prepared to spend hundreds of thousands of dollars to build Phase II several years ahead of the schedule and anticipated need based on our building capacity and demand. We followed a similar conservative building philosophy when we built Windward Pointe and again in Heron Landing in two phases and do not believe it is prudent to change our approach with Millbrooke Farm. Developers get in trouble when they over extend themselves financially. I have already experienced two slowdowns in this century by events beyond my control that impacted the real estate market. One was on September 11, 2001 and the other was the subprime meltdown in the fall of 2008.

Respectfully,

Steve

Stephen M. Kasprzak, President

KASPRZAK HOMES INC.

January 26, 2016

Roger Gobeil, President
Windward Pointe Association
36 Windward Pointe Drive
Wells, ME 04090

Subject: Millbrooke Farm Traffic

Dear Roger,

I have spoken with Steve Kasprzak after the last Planning Board meeting and shared with him the concerns raised by the residents of Windward Pointe and also the flurry of emails and letters that have followed since (see attached response). I previously had taken the position that annual winter maintenance doesn't change because of the amount of cars using the streets and the additional traffic impact to the pavement longevity for a low volume residential street was difficult to quantify.

However I taken time to review the capital budget I prepared for Windward Pointe and determined the length of road used by both Windward Pointe and Heron Landing residents is 1,161 l.f. That represents 34.93% of the paved area calculation used in the pro forma budget Capital Reserve Budget, the remainder is the P-loop end of Windward Pointe Drive, all the unit driveways and sidewalk areas. That means of the $40,000+ reserve amount needed for paving, $14,048 is the shared cost between the two neighborhoods. There are 44 units in Windward Pointe and 56 units in Heron Landing. However based on the layouts it is reasonable to presume 50% will use Windward as their access and the other half will use Millbrooke Farm, so 28 units from Heron added to the 44 Windward gives us 72 units. The $14,048 divided by the unit total amounts to $195.12 per unit.

I used a conservative 15 year period repaving schedule (it likely will be longer) and therefore the annual cost per unit to be set aside for capital reserves would be $13.01/ea ($195.12 ÷ 15 yrs). Since Heron Landing will also having the same impact to Millbrooke Farm we are adjusting their budget to reflect payments to both neighboring associations in the future. Enclosed please find a check for $728.43 to the Windward Pointe Association for 2015 and 2016 shared road use impact.

Respectfully,

Robert W. Georgitis, Vice President

2-10 Home Buyers Warranty®

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STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
REGION 1
P.O. BOX 358
SCARBOROUGH, MAINE 04070-0358

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

January 26, 2016

Kasprzak Landholdings Inc.
Attn: Robert W. Georgitis
PO Box 26
North Waterboro, ME 04061-0026

RE: Condominiums at Riverbend Woods, Wells Maine

Dear Mr. Georgitis:

Based on the information provided in the package submitted on January 7, 2016, MaineDOT concurs that the proposed expansion to the Condominiums at Riverbend Woods in Wells Maine will not require a MaineDOT Traffic Movement Permit (TMP). Based on the occupancy information provided in your letter a 0.34 trip generation rate (Senior Adult Housing) is appropriate. 260 units total results in a peak hour generation of approximately 88 trips. Since the project is not anticipated to result in an increase in peak hour trip generation over the 100 trip threshold, this project does not require a TMP. It should be noted that any future development of the Condominiums at Riverbend would need to include the anticipated increase in peak hour trip generation of this project in addition to the anticipated increase in peak hour trip generation of the future development. If the combined anticipated increase in peak hour trips of this project and any future project exceed 100 trip ends, a TMP would be required.

If you have any questions or wish to discuss this in more detail, please do not hesitate to contact me.

Sincerely,

Timothy Soucie, PE
Region 1 Traffic Engineer

Cc: file

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: February 1, 2016

To: Planning Board
Town Attorney
Applicant

From: Michael G. Livingston, Town Engineer/Planner

Re: Millbrooke Farm Subdivision – Document Review Memo

Review of the Millbrooke Farm Subdivision Condominium and Riverbend Woods Association Documents

Condominium Document

Page 13, Sect 13: Association of Unit Owners……the Millbrooke Farm Owners Association shall be a member of the overall Riverbend Woods Association…
Comments:

Can a Condominium Association be an member of the Riverbend Association? Does this mean that Millbrooke Association is a joint owner of Riverbend as a separate entity or are all the members of Millbrooke joint owners of Riverbend?

Appendix I : Deed description
Comments:

Line 1, Willow Way at Millbrooke is a public road

Page 25 : Deed restrictions
Comments:

- *No description of Open Space restrictions, use, forest management, no further subdivision, dedicated area (density & coverage), trail management, ect.*
- *No description of rights across Willow Way (private portion)*
- *No rights specified across Midway Drive, Heron Landing Drive and Windward Pointe Drive.*
- *Reference to, "…various common easement areas owned by Kasprzak Landholdings, Inc., Riverbend Woods Association and/or related corporations…" these need to be specified.*

Review of the Riverbend Woods Association Document

Title: *Can this be considered a Homeowner's Association?*

Section 3 : Purpose

Comments:

- *Description of oversight items includes drainage easements, stormwater facilities, landscaping, roadways, sewers and sewer pump stations. It has been stated that these items will be managed by the individual Condominium associations that own or have rights to them. Revisions to document needed.*
- *Riverbend Woods Association parcel is composed of four open space areas (Sandy Brook – 12.12 acres, Heritage Pines/ Schooner Landing – 37.74 acres, Windward Pointe – 28.29 acres, Heron Landing – 36.52 acres). Various deed references are made but only the Sandy Brook plan referenced. It is recommended that one open space plan be created and recorded depicting the entirety of the Riverbend Association open space to document the approved plans, project dedications and easements, ownership, development restrictions and management.*
- *Restrictive covenants required in 145-48. E need to be noted.*
- *No description of Open space restrictions, use, forest management, no further subdivision, dedicated area per approved developments, trails, ect.*

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: January 29, 2016

To: Planning Board
Town Attorney
Applicant

From: Michael G. Livingston, Town Engineer/Planner

Re: Millbrooke Farm Subdivision – Open Space Compliance Memo with 145-48

Review of the Millbrooke Farm Subdivision Open space for compliance with sections 145-48, 202-12B and 145-49 (applicable sections).

§145-48 (Multifamily Developments)

D. (2) The adjacent open space land meets all of the requirements of **202-12.B** of the Wells Town Code.

Comments:

202-12.B

(1) Over 35% Open Space proposed

(2) Is Open Space suitable?
Planning Board to determine.

(3) Reservation may be accomplished by incorporation into a Homeowners' Association or Condominium Association or deed covenants.
*None of these three options are incorporated. No open space restrictions described in documents (Ref. **145-49** standards) see comments below.*

(4) Plan depicting the preservation of trees > 24 inches.
Location waived, conditional on a forestry management plan being established and maintained. See referenced on plan on sheet 2, note 19.

E. Adjacent open space land used to satisfy a multifamily development's density, lot coverage and/or open space requirements may be held in joint ownership, dedicated or conveyed to the municipality, a land trust, or other recognized conservation organization. Such reservation of open space may also be accomplished by incorporation into homeowners' association or condominium association documents or into restrictive deed covenants.

Comments:

- *Adjacent open space area satisfies the developments requirements for density and lot coverage; see Sheet 2, Unit density calculations, and Note 16. Also see Section 13, Page 13 of Condominium Declaration, membership requirement.*
- *Is "joint ownership" satisfied by being a "member" of Riverbend Woods Association? See Section 3 of Riverbend Woods Association. Sheet 2, Note 16 only references the open space to be managed by the Association and will share in joint access and use. Ownership needs to be specified. Can a condominium association be an owner?*
- *Reservation of open space. See sheet 2, Notes 15 and 16. Condominium Declaration does not address open space restrictions and does not reference restrictions on the subdivision plan or Notes 15 or 16.*

F. A multifamily development plan approved on or after June 10, 2014 seeking to utilize adjacent open space land to satisfy its density, lot coverage and/or open space requirements shall: Note an express condition that the adjacent open space land may not be used to meet the open space, density, and/or lot coverage requirements for any other development. Said restriction shall also be included in the deeds, condominium documents, and/or homeowners' association documents related to the multifamily development.

Comments:
Adjacent open space note provided on Sheet 2, Note 16, but is not included in condominium documents or Riverbend Woods Association By Laws.

G. A multifamily development plan approved prior to June 10, 2014, is permitted to utilize adjacent open space land to satisfy density and lot coverage requirements for that multifamily development, provided that:

(1) The total area of the multifamily development and the adjacent open space land shall satisfy the open space, density, and/or lot coverage requirements for both the multifamily development and the adjacent property.

(2) The total area of the multifamily development and the adjacent open space required to meet the density and lot coverage requirements are noted on the approved subdivision plan(s) or within a certificate of amendment and shall be recorded at the Registry of Deeds in accordance with § 202-9C of the Wells Town Code.

(3) For any multifamily development approved prior to June 10, 2014, there is no requirement that an express restriction be included or added to the deeds, condominium documents, and/or homeowners' association documents related to the multifamily development.

Comments:

- *Developments approved prior to June 10, 2014 can use adjacent open space provided that requirements are noted on an approved subdivision plan or a certificate of amendment is approved and recorded.*
- *Riverbend Woods Association parcel is composed of four open spaces areas (Sandy Brook – 12.12 acres, Heritage Pines/ Schooner Landing – 37.74 acres, Windward Pointe – 28.29 acres, Heron Landing – 36.52 acres)*

- *Sandy Brook, Heritage Pines/ Schooner Landing, and Windward Pointe were approved prior to June 10, 2014. Each approved plan includes a table "Development Calculations" but lack the specific requirements of E, F, and G (145-48).*
- *Also, boundaries of the dedicated open space areas are depicted on multiple plans. It is recommended that one open space plan be created depicting the entirety of the Riverbend Association open space to document the project dedications and easements.*

§202-12B(3) References §145-49:

F. Management of open space. The open space portion of the cluster development site shall be permanently dedicated open space by covenant recorded at the Registry of Deeds and shown on the recorded subdivision plans. No more than 2% of the open space shall be impervious surfaces that are accessory to the proposed use of open space (i.e., roads, parking areas, sheds, etc.), of which total structural coverage shall not exceed 600 square feet. Nonroofed or elevated structures (i.e., walking paths) are allowed. The designated open space shall not be used for additional building lots.

(1) Prior to the sale of any lots, the open space shall be controlled by one or more of the following methods:

(a) Ownership by an association of the owners of the dwelling units within the development;

Comment:
Does Riverbend Woods Association membership meet this requirement?

(b) Ownership by an association of the owners of the dwelling units within the development with a conservation easement granted to the Town or recognized conservation organization;
(c) Dedication to the Town as public open space; and/or
(d) Transfer, with permanent restrictions, to a land trust or other recognized conservation organization.

(2) The developer may structure the control of the common open space in one or more of the above methods. The Planning Board shall approve the arrangements for the ownership, control and maintenance of the common open space as part of the subdivision approval. No changes in use or management of the common open space shall be made without the approval of the Planning Board.

Comment:
Ownership, control and maintenance of open space to be approved by the Planning Board. To be determined.

G. Homeowners' association management of open space. If the open space will be owned and/or managed by the owners within the cluster development, then a homeowners' association shall be created to own and manage the common lands and facilities. Covenants for mandatory membership in the homeowners' association, setting forth the owner's rights, interest and responsibilities, and providing for the assessment of lots or units to fund common expenses shall be required and approved by the Planning Board and shall be included in the

deed for each lot. The documents shall also include a management plan for the common open space and facilities.

> ***Comment:***
> *Does Riverbend Woods Association meet this requirement? The document states, "ownership, maintenance and oversight," but does not state the open space restrictions, forest management provisions, trail management, ect.*

TOWN OF WELLS, MAINE

208 Sanford Road, PO Box 398
Wells, Maine, 04090
Phone: 207-646-5187, Fax: 646-2935
Website: www.wellstown.org

Amendment _____
(Revision involves only modifications to plan- no new lots or road proposed)
New ✓

For Office Use Only
Fee Paid _____

Received 1-12-2016

FINAL SUBDIVISION APPLICATION - §202-9

1. Project/Subdivision Name: Millbrooke Farm Condominiums

2. Property Owner: Kasprzak Landholdings Inc.

   Mailing Address: P.O. Box 26
   North Waterboro, ME 04061

   Telephone: (207) 247-5307 Fax: (207) 247-3007

   Email Address: kasprzakinc@roadrunner.com

3. Applicant/Agent (if different from owner): Kasprzak Homes/Robert Georgitis

   Mailing Address: P.O. Box 26
   No. Waterboro, ME 04061

   Telephone: 207-247-5307 Fax: 207-247-3007

   Email Address: kasprzakinc@roadrunner.com

4. Engineer or Surveyor who prepared plan: Sebago Technics Inc.

   Mailing Address: 75 John Roberts Road – Suite 1A
   South Portland, ME 04106-6963

   Telephone: 200-2065 Fax: 856-2206

   Email Address: jhaskell@sebagotechnics.com

5. All correspondence should be sent to:
   (specify one of the above) Robert W. Georgitis

6. Assessor's Tax Map Number: 72 Lot Number: 4 (of land to be divided)

7. Is applicant a Maine-licensed corporation? ☒ Yes ☐ No (if yes, attach copy of license)

8. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)?
Owner

9. What interest does the applicant have in any abutting property?
Owner

10. Location of Property:
Street Address (approx.) Willow Way
Book 14603 Page 937 (From County Registry of Deeds)
Map 72 Lot 4 (From Tax Maps)

11. Current zoning of property: Rural

12. Is any portion of the property within 250 feet of the high water mark of a pond, river or salt-water body? ☒ Yes ☐ No

13. Total Acreage: 259+ acres Acreage to be developed: 20.13 ac (total 80.82 ac)

14. Indicate the nature of any restrictive covenants to be place in the deeds:
Condominium Homeowner's operating rules (see documents attached)

15. Has this land been part of a prior approved subdivision? ☒ Yes ☐ No
Or other divisions within the past 5 Years? ☐ Yes ☐ No
If so, please describe:

16. Identify existing use(s) of land, (farmland, woodlot, etc.)
Woodlot/Farmland

17. Does the parcel include any water bodies? ☐ Yes ☒ No

18. Is any portion of the property within a special flood hazard area as identifed by the Federal Emergency Management Agency? ☒ Yes ☐ No

19. Number of lots or units: 70 units

20. Does this development require extension of public infrastructure? ☒ Yes ☐ No
If yes, which type of structure?

☒ roads ☒ storm drainage ☒ sidewalks
☒ water lines ☐ fire protection equipment ☒ sewer
☐ If other, please state

21. Estimated cost for infrastructure improvements: $ 750-900,000

22. Identify method of water supply to the proposed development:

☐ individual wells
☐ central well w/ distribution lines
☒ connection to public water system
☐ If other, please state alternative_____

23. Identify method of sewage disposal to the proposed development:

☐ individual septic tanks
☐ central on site disposal with distribution lines
☒ connection to public sewer system
☐ If other, please state alternative_____

24. Identify method of fire protection for the proposed development:

☒ hydrants connected to the public water system
☐ dry hydrants located on an existing pond or water body
☐ existing fire pond
☐ If other, please state alternative (for example, individual sprinklers)_____

25. Does the applicant intend to request waivers of any of the subdivision submission requirements? ☐ Yes ☒ No
If yes, list them and state the reasons for the request:

_____
_____
_____
_____

To the best of my knowledge, all the information submitted with this application is true and correct.

_____ Monday, January 11, 2016
Signature of Applicant Date

- Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.

- The entire Wells Town Code is on the town website www.wellstown.org . Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), the Streets and Sidewalks Ordinance (Chapter 201), and the Residential Growth Management Ordinance (Chapter 175).

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE AMENDMENT FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED.

- To be submitted with a subdivision amendment application form (***See §202-10)***

Submitted	Not Submitted	Subdivision Amendment form shall be accompanied by
		A copy of the approved plan, as well as 11 copies of the proposed revisions.
		Supporting information to allow the Board to make a determination that the proposed revisions meet the standards of chapter 202 standards and criteria
		A revised plan indicating that it is the revision of a previously approved and recorded plan and shall show the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds.
		Evidence that all owners of abutting property were notified of the application if new lots or dwelling units are proposed to be created

TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

FINAL SUBDIVISION/ AMENDMENT APPLICATION COMPLETENESS REVIEW CHECKLIST

(This Checklist MUST be submitted)

Project Name: Millbrooke Farm Condominiums **Applicant:** Kasprzak Landholdings Inc.

Checklist Prepared By: Robert W. Georgitis **Date:** January 11, 2016
Checklist Reviewed By: _____ **Date:** _____

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Subdivision Approval in Chapter 202 of the Subdivision of Land Ordinance.

Response (Please check applicable box)

Code Section	***I. General***	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9A.1	An application for final approval has been submitted within 6 months after approval of the preliminary plan. The final plan approximates the layout shown on the preliminary plan.	Yes			
202-9A.6.a	Maine Department of Environmental Protection approval under the Site Location of Development Act and the Natural Resources of Protection Act	Pending			
202-9A.6.b	The KKWWD approval, if the district's water service is to be used		Yes		
202-9A.6.c	Maine Department of Human Services approval, if the subdivider proposes to provide a central water supply system.	n/a			
202-9A.6.d	The Wells Sanitary District approval, if the public sewage disposal system is to be used.	Yes			
202-9A.6.e	Maine Department of Human Services approval, if a centralized or shared subsurface sewage disposal system(s) is to be utilized.			n/a	
202-9A.6.f	An Army Corps of Engineers dredge and fill permit			n/a	
202-9A.6.g	NPDES permit for stormwater discharges	Yes			

Code Section	***II. Final Subdivision Submission Requirements***	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.1	Proposed name of subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	Yes			
202-9B.2	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each corner.	Yes			
202-9B.3	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Yes			
202-9B.4	Indication of type of sewage disposal to be used in the subdivision. A written statement from Wells Sanitary District must be submitted indicating approval of the subdivider's sewage design.	Yes			
202-9B.5.a	A written statement from KKWWD shall be submitted indicating that the district has reviewed and approval the water system design.		Yes		
202-9B.5.a	A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.	Yes			
202-9B.5.b.1	When the subdivision is not served by KKWWD, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination. The results of primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination, shall be submitted.			n/a	
202-9B.5.b.2	When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two- family dwellings, evidence of adequate groundwater quantity shall be required.			n/a	
202-9B.6	The date the plan was prepared	Yes			
202-9B.6	North Point (Identified or Magnetic or True)	Yes			
202-9B.6	Graphic map scale	Yes			
202-9B.6	Names and addresses of the record owner, subdivider and individual or company who or which prepared the plan	Yes			
202-9B.7	The location of any zoning boundaries affecting the subdivision.	Yes			
202-9B.8	The location and size of existing and proposed sewers, water mains, culverts, and drainageways on or adjacent to the property to be subdivided.	Yes			

Code Section	***II. Final Subdivision Submission Requirements***	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.9	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Yes			
202-9B.9	Plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground.	Yes			
202-9B.9	The length of all straight lines, the deflection of angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Yes			
202-9B.10	The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.	Yes			
202-9B.11	All parcels of land proposed to be dedicated to public use and the conditions of such dedication.	Yes			
202-9B.11	Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted	Yes			
202-9B.11	If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.			n/a	
202-9B.12	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots	Yes			
202-9B.12 202-9B.12.a	A separate list of construction and maintenance items, with both capital and annual operating cost estimates that must be financed by the municipality or quasi-municipal districts. These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.	Yes			
202-9B.12.b	The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.	Yes			
202-9B.13	If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year flood elevation shall be delineated on the plan.			n/a	

Code Section	***II. Final Subdivision Submission Requirements***	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.14	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991.	Yes			
202-9B.15	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site.	Yes			
202-9B.16	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1.) five or more lots or dwelling units created within any five-year period; or 2.) any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan:			n/a	
202-9B.16.a	A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006			n/a	
202-9B.16.b	A long-term maintenance plan for all phosphorus control measures			n/a	
202-9B.16.c	The contour lines shown on the plan shall be at an interval of no less than five feet	Yes			
202-9B.16.d	Areas with sustained slopes greater than 25% covering more than one acre shall be delineated	Yes			

LISTING OF ABUTTERS TO A PROPOSED FINAL SUBDIVISION APPLICATION

Project Name: Millbrooke Farm Condominiums

Street Address of Project: Gateway Drive & Willow Way

Map/ Lot # of Project: Map 72 Lot 4

Final Subdivision applications are to be accompanied by a current list of names and addresses of abutters to the proposed project. Abutter information shall be obtained by the applicant from the Town Tax Assessor's records. [*Abutter is defined as "A person who owns adjacent land or land across a street right-of-way from the subject lot"*]

It is the responsibility of the Planning Office to notify abutters of a **NEW** Final subdivision application.

It is the responsibility of the applicant to notify abutters of a Final Subdivision **AMENDMENT** application.

Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project

Name	Address	Tax Map	Lot
Jeffrey & Leisa Goodwin	185 Chick Crossing Rd., Wells Maine 04090	79	4
Laura Subillia-Bell, President	Dwight Drive Homeowner's Association 85 Dwight Dr., Wells, ME 04090-5754	71	17-33
Heron Landing Association	P.O.Box 26, No. Waterboro, ME 04061	72	4A
Windward Pointe Association	c/o Roger Gobeil, 36 Windward Pointe Drive, Wells ME 04090	72	6
Heritage Pines & Schooner Landing Association	c/o R & E Associates Inc., 107-2 York St. Kennebunk, ME 04043	72	11
KKW Water District	P.O. Box 88, Kennebunk, ME 04043	72 79	3 5

I hereby certify that this is a current and accurate listing of all abutters to this proposed subdivision.

Signature of Applicant

January 11, 2016
Date

Attach extra pages as necessary

TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

FINAL SUBDIVISION AMENDMENT APPLICATION ABUTTER NOTIFICATION

This Final Subdivision Amendment Application Notice to abutters is required to be ***mailed by the applicant*** *to all abutters and to the Wells Planning Department at P.O. Box 398, Wells, ME 04090 per §202-6.*

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Final Subdivision Amendment Application with the Town of Wells Planning Office. The Subdivision Application and proposed plans are currently available for public inspection at the Wells Planning Office. This abutter notification is required by the Wells Subdivision of Land Ordinance for all subdivision pre-applications and if new lots or dwellings units would be created through a subdivision amendment.

Planning Board meetings are open to the public for informational purposes. Only Planning Board PUBLIC HEARINGS, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Planning Board at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit www.wellstown.org and click on the 'Meeting Calendar' to view the upcoming meeting agendas. "An aggrieved party may appeal any decision of the Board under [the regulations of chapter 202] to York County Superior Court." §202-15

Property Owner (of land to be divided): Kasprzak Landholdings Inc.

Owner's Mailing Address: P.O. Box 26, No. Waterboro, ME 04061

Applicant's Name: Kasprzak Landholdings Inc.

Applicant's Mailing Address: P.O. Box 26, No. Waterboro, ME 04061

Applicant's Signature: _____

Assessor's Tax Map Number: 72 **Lot Number:** 4 **(of land to be divided)**

Subdivision Location (street address): Millbrooke Farm Drive & Willow Way

Acres to be subdivided: 80.82 acres **Number of proposed lots or dwelling units:** 70

Zoning District(s): Rural

Description of Proposal: 70 condominium unit project with similar street and utility layout as previous phases of 4 unit building styles.

COMMUNITY FACILITIES IMPACT ANALYSIS
FOR
MILLBROOKE FARM CONDOMINIUMS
WELLS, MAINE

The following analysis will assist in developing a sense of potential impacts on existing town services as well as the potential benefits from the construction of Millbrooke Farm Condominiums in Wells. This analysis attempts to identify the most visible services impacted by new development: schools, public safety, public works, solid waste, and recreation. Outlined below are the projected costs which could be associated with Phase VI of Riverbend Woods, 70 units of condominium style development called Millbrooke Farm.

COST CENTERS

EDUCATION

Millbrooke Farm homes are designed for older families "empty nesters" with first floor living master bedroom suites and optional second floor finishes. There will be little or no impact on the public school system in Wells based upon our last five condominium projects in Wells, Spinnaker Ridge, Sandy Brook, Heritage Pines & Schooner Landing, Windward Pointe and Heron Landing are similarly designed projects with 250+ units sold to date with currently no school age children living there at this time. (There are none in Sandy Brook which is an age restricted development). This type of condominium development brings positive cash flow into the town's schools through the expansion of the tax base without any significant demands for public education.

PUBLIC WORKS

The interior roads serving the Millbrooke Farm Condominium project are not permitted under the Wells Code to be built as public roads for future acceptance by the town; therefore there will be no direct impact on the town's public works by the addition of these new streets serving the condominiums. The impact of 70 year new round residences will have minimal impact on the Bypass Road where Gateway Drive exits connects all the homes within Riverbend Woods and is within less than 200 feet to US Route One which endures significantly higher peak summer volumes from the traveling public.

PUBLIC SAFETY

The Police and Fire Departments combined budgeted expenditures for personnel and operations for FY 2016 was $3,553,370. This amount averages $390/household, if one assumes that all public safety costs are associated with year round residential use (ignoring industrial, non-profit, seasonal lodging and business uses) these costs are based

on an estimated 9103 households. The construction of 70 units in Millbrooke Farm would result in an incremental annual impact of $27,325 in Public Safety costs to the town.

GENERAL GOVERNMENT

The 2016 expenditures for General Government services was $6,248,439. This amount averages $686/household, based on an estimated 9100 households. The construction of 56 units in Millbrooke Farm would result in an annual impact of $48,049 in General Government costs to the town.

ESTIMATED REVENUES

For this study, we have assumed an average sale price for $375,000 of 70 units based on average sales from Heron Landing, our latest condominium project in Wells. The 2016 mil (tax) rate we project to be $9.95 per thousand. This would translate to each of these 70 units contributing $3,731/unit for a total of $261,187 in real estate taxes.

The town can also expect to collect automobile excise tax from the residents of Millbrooke Farm. Assuming $500 excise taxes per unit, these units would also generate an additional $35,000.

SUMMARY

The projected annual cost for Millbrooke Farm development for education, public works, police and fire protection, and general government services is estimated at $75,374. This cost is offset by anticipated real estate and excise tax revenues of $296,187 resulting in a net benefit of $220,814. The total projected impact for condominium developments Riverbend Woods including the approved phases at these projected costs would be a positive offset of over $820,000.

Millbrooke Farm Condominiums
Performance Guaranty Escrow Account
Date of Established: June 1, 2016
Expiry date: May 1, 2018

BENEFICIARY
Town of Wells
P.O. Box 398
Wells, ME 04043
Attn: John Carter, Town Manager

DEVELOPER
Kasprzak Homes, Inc.
P.O. Box 26
No. Waterboro, ME 04061

Dear Beneficiary:

Kasprzak Homes, Inc. in accordance with Section 202-13 Performance Guaranties of the Wells Subdivision Regulations Subsection 3(C) Escrow Account, has established an escrow account at Peoples United Bank with a contribution to the account by a direct deposit into a savings account with the municipality of Wells named as co-owner with Kasprzak Homes, Inc. for the purpose of providing performance security for the Millbrooke Farm Condominiums Subdivision as approved by the Wells Planning Board.

Written consent of the municipality by the Town Engineer, Town Manager or other authorized agent by the Town is required for any withdrawal from said account. Any interest earned on the escrow account shall be returned to Kasprzak Homes, Inc. unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the applicant and the amount withdrawn to complete the required improvements.

Kasprzak Homes, Inc. has established this Performance Guaranty Escrow Account in favor of the Town of Wells, Maine, [the "Town"] in the original amount of Seventy-One Thousand Nine Hundred Twenty One and 00/100 U.S. Dollars ($71;921.00) for the account of Kasprzak Homes Inc. [the "Developer" (such amount is herein called the "Stated Amount").

Kasprzak Homes, Inc. authorizes the Town of Wells to draw upon this account in accordance with the terms and conditions hereinafter set forth, by a sight draft in the aggregate amount not exceeding the Stated Amount as reduced pursuant to the terms and conditions of this Performance Guaranty Escrow Account. Partial drawings under this Performance Guaranty Escrow Account are permitted.

Subject to the foregoing and the further provisions of this Performance Guaranty Escrow Account, a demand for payment may be made by the Town of Wells by presentation of a certificate signed by a authorized official of the Town of Wells to the effect that the Developer has failed to complete construction of subdivision road and landscaping for Millbrooke Farm Condominiums in Wells, Maine identified in the Schedule of Improvements attached hereto and incorporated herein by reference prior to the required completion date, to the satisfaction of the Town' s Inspection Agent in accordance with the Town of Wells Subdivision Regulations and the Millbrooke Farm Condominiums approved by the Wells Planning Board on January __, 2016

(as delineated in the Schedule of Improvements and attached herewith as "Schedule A"). The demand for payment hereunder shall not exceed the Stated Amount.

Written notice that the Town intends to make a Demand for Payment under this Performance Guaranty Escrow Account shall be given to Kasprzak Homes, Inc. by certified mail at least 10 business days to the filing of the demand with the Bank. Any and all communications relating to this Performance Guaranty Escrow Account shall make specific reference to the grounds for the Demand for Payment.

This Performance Guaranty Escrow Account, including the attached Schedule of Improvements, sets forth in full the terms of our undertaking and this undertaking shall not in any way be amended or amplified by reference to any document, instrument, or agreement referred to herein or to which this Performance Guaranty Escrow Account relates and, in any such reference, shall not be deemed to incorporate herein by reference any document, instrument or agreement.

This Performance Guaranty Escrow Account is not transferable.

This Performance Guaranty Escrow Account shall expire on the Bank's close of business on the earlier to occur of:

(A) 4:00 P.M., Prevailing Time, on May 1, 2018 or if that date is not a Business Day, on the first Business Day after that date; or

(B) The date on which the Town of Wells agrees all the improvements have been completed in accordance with the plans providing that date is on or before May 1, 2018.

SEEN AND AGREED TO:

KASPRZAK HOMES, INC. **TOWN OF WELLS**

BY:

_____ _____ _____

Stephen M. Kasprzak **Date** **Date**
President **Town Manager**

DRAFT

SCHEDULE A

SCHEDULE OF IMPROVEMENTS

Millbrooke Farm Condominiums
Millbrooke Farm Drive Station 0+00 to 3+50
Grist Stone Court 0+12 to 3+68
Emergency Access Midway to Millbrooke Farm 2+50 to 13+35

Completion Date of May 1, 2018

Cost Schedule				
Millbrooke Farm Drive Revegetate	350 lf	17,500 sf		$ 1,225
Grist Stone Court Revegetate	354 lf	17,700 sf		$ 1,239
Carding Mill & Millbrooke Drive Revegetate	2,154 lf	107,700 sf		$ 7,539
Lots (35) Revegetate	9,900 sf	346,500 sf		$ 24,255
		Subtotal Reveg		$ 34,258
Millbrooke Farm Surface Pave	1,430 lf			$ 4,600
Grist Stone Court Surface Pave	354 lf	25,250 sf		$ 4,675
Surface Pave Sidewalks	657 lf			$ 675
		Subtotal Paving		$ 9,950
Pave Access to Midway Drive	950 lf			$ 21,175
		Subtotal		$ 65,383
		Contingency 10%		$ 6,538
		Total		**$ 71,921**

DRAFT

EXHIBIT B

(Performance Guaranty Escrow Account)
Certificate of Town of Wells

Peoples United Bank
1597 Post Road
Wells, ME 04090

Re: Kasprzak Homes, Inc. Performance Guaranty Escrow Account
Gentlemen:

The undersigned, being the duly authorized officer of the Town of Wells, hereby certifies to Peoples United Bank as follows:

A. The amount of US $ _____ is due and payable to Town, because [state conditions in default].

B. The undersigned is making demand for payment under the Performance Guaranty Escrow Account identified above in the amount of US $ _____.

IN WITNESS WHEREOF, the undersigned, a duly authorized officer of Town of Wells, has executed and delivered this Certificate this _____day of _____, 201__.

TOWN OF WELLS

By: _____
Its:
Duly Authorized

DRAFT

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	BUILDING	
	BUILDING ENVELOPE	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
	LIGHT POLE	
	UTILITY POLE	

PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO GRAPHICALLY DEPICT THE OVERALL LAYOUT OF THE PROPOSED WATERMAIN AND HYDRANT LOCATIONS FOR THE PROJECT. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION. THE BUILDINGS DEPICTED ON THIS PLAN ARE SUBJECT TO CHANGE.

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 INCH = 60 FT.

NOT FOR CONSTRUCTION

DESIGNED	CHECKED
CCA	JRH

REV:	BY:	DATE:	STATUS:
A	JRH	1/12/16	SUBMITTED TO FIRE CHIEF FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. – Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. – Suite B Lewiston, ME 04240 Tel. 207-783-5656

FIRE HYDRANT LOCATIONS
OF:
MILLBROOKE FARM CONDOMINIUMS
WILLOW WAY
WELLS, MAINE
AT RIVERBEND WOODS
FOR:
KASPRZAK LANDHOLDINGS, INC.
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

PROJECT NO.	SCALE
04426	1"=60'

SHEET 1 OF 1

04426-PHS6-GU-WSD.dwg, TAB:HYDRANT

Trustees:
Robert A. Emmons, President
Richard H. Littlefield, Vice President
James E. Burrows
Thomas P. Oliver

Normand R. Labbe, Superintendent
Scott J. Minor, Assistant Superintendent
Wayne A. Brockway, Treasurer

Kennebunk, Kennebunkport and Wells Water District

P.O. Box 88, 92 Main Street
Kennebunk, Maine 04043

Phone 207-985-3385
Fax 207-985-3102
www.kkw.org

January 12, 2016

Mr. Robert Georgitis
Kasprzak Landholdings, Inc.
Route 5, P.O. Box 26
North Waterboro, ME. 04061-0026

Subject: Millbrooke Farm Condominiums – Willow Way, Wells Maine.

Dear Mr. Georgitis:

The District has received a set of plans entitled '*Millbrooke Farm Condominiums at Riverbend Woods*', prepared by Sebago Technics Inc., last revised 11/13/2015. The drawings substantially reflect the water system modifications previously recommended. After reviewing the submitted plans, the District approves the overall water system design as having met the District's requirements for material, size and location. The applicant will be allowed to request a water main extension and water service connections pursuant to the District's rules and regulations in effect at that time. The District reserves the right to require minor, non-substantive additions or modifications to the approved water system design as needed to facilitate the construction phasing and to ensure compliance with the District's material and installation specifications.

As the project moves forward, please remember that the District requires a minimum 30 day advance written notice prior to any construction in order to allow time to complete the remaining administrative requirements. If you need any additional information, feel free to call.

Sincerely,

Don Gobeil
Technical Services Director

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Major Preliminary Subdivision Application Memo

Date: February 19, 2016

To: Planning Board

From: Planning Office

Re: Wire Road Subdivision – Tax Map 75, Lot 1

Project Description:

Attar Engineering has submitted a Preliminary Subdivision Application for a 40 lot/ 40 single family dwelling unit Residential Cluster Development (major subdivision) on behalf of the property owner Highpine Properties, LLC. The property is located off of Wire Road and is identified as Tax Map 75, Lot 1 and is located within the Rural District. The property is 100.26 acres in size and 73.73 acres is proposed as dedicated Open Space. The subdivision proposes private street right-of-ways, common on-site septic systems, and individual on-site drilled wells.

§ 202-8. Preliminary plan for major subdivision.

A. Procedure.

(1) Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a preliminary plan at least 10 days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the sketch plan to the Board. The preliminary plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Board. **[Amended 7-11-1996]** **Site Walk conducted on 4/29/14 and Preliminary Subdivision application not submitted. Pre-App re-submitted 10/20/15 and site walk waived by the Planning Board on 11/20/15.**

(2) All applications for preliminary plan approval for a major subdivision shall be accompanied by an application fee in the amount established by the Board of Selectmen following notice and a public hearing. In addition, the applicant shall pay a fee of $25 per lot or dwelling unit, to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional $10 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional $10 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a final decision on the subdivision application by the Board shall be returned to the applicant. **[Amended 5-16-1996; 7-9-2002; 4-16-2004]** **Application fee and escrow provided.**

(3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to

discuss the preliminary plan. **YES**

(4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **To be considered for receipt on 2/22/16**

(5) Within 20 days of the Board meeting at which the application is received, the Board shall notify by certified mail all owners of abutting property and the Town Clerk and Planning Board of any municipality that abuts or includes any portion of the proposed subdivision that an application for subdivision approval has been submitted. The notice shall include the location of the proposed subdivision and a general description of the proposed development. The notice shall be mailed no less than seven days prior to the Board commencing review of the plan. **[Amended 7-9-2002]** **To be determined**

(6) If the subdivision is located in more than one municipality, the Board shall have a joint meeting with the Planning Board of the adjacent municipality to discuss the plan. **Not Applicable**

(7) Within 30 days of receipt of a preliminary plan application form and fee, the Board shall notify the applicant in writing whether or not the application is complete and what, if any, additional submissions are required for a complete application. **To be determined**

(8) Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the subdivider. Within 30 days of determining a complete application has been submitted, the Board shall hold a public hearing on the preliminary plan application and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. A copy of the notice shall be mailed to the applicant and the owners of abutting property. **To be determined**

(9) The Board shall, within 30 days of a public hearing or within another time limit as may be otherwise mutually agreed to by the Board and the subdivider, make findings of fact on the application and approve, approve with conditions or deny the preliminary plan. The Board shall specify in writing its findings of fact and reasons for any conditions or denial. **To be determined**

(10) When granting approval to a preliminary plan, the Board shall state the conditions of such approval, if any, with respect to: **To be determined**

(a) The specific changes which it will required in the final plan;

(b) The character and extent of the required improvements for which waivers may have been requested and which in the Board's opinion may be waived without jeopardy to the public health, safety and general welfare; and

(c) The amount of all performance guaranties which it will require as prerequisite to the approval of the final plan.

(11) Approval of a preliminary plan shall not constitute approval of the final plan or intent to approve the final plan, but rather it shall be deemed an expression of approval of the design of the preliminary plan as a guide to the preparation of the final plan. The final plan shall be submitted for approval of the Board upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. Prior to the approval of the final plan, the Board may require additional changes as a result of the further study of the subdivision or as a result of new information received. **To be determined**

B. Submissions.

(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:

(a) Existing subdivisions adjacent to the proposed subdivision.

(b) Locations and names of existing and proposed streets.

(c) Boundaries and designations of zoning districts.

(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.

(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **To be determined**

Recommendations and conclusions:

1. The Planning Board should consider receiving the Preliminary Subdivision Application.
2. The Planning Board should consider the following Preliminary review comments:
    a. Plan change recommendations to be address by the applicant (setbacks/50' buffers, street names, lot numbers as assigned by the Town Assessor, Wire Road width references and notation, plan revision date, boundary plan to be numbered as sheet 1.5 in plan set)
    b. Applicant must provide a standard subdivision layout per 145-49B(1)
    c. Planning Board should consider the density bonus requested per 145-49D(1). A 10% bonus is requested as the subdivision proposes 73% Open Space and the 50% minimum Open Space requirement is well exceeded. If approved, the Board should make it conditional of final dedication documentation approval.
    d. Planning Board to consider voting to allow a plan scale of 1" = 150' for sheets 1.2 and 1.5.
    e. Planning Board should review the identified trees that are greater than 24" in diameter. Are any to be preserved?
    f. Planning Board should determine if a wildlife analysis is required based on the IF&W letter provided.
3. The Planning Board should consider deeming the Town Planner as the completeness agent so a public hearing can be scheduled once the application is found complete.

Project Name/District:	Wire Road Subdivision - Rural District - Tax Map 75, Lot 1	Date of Review:	1/21/16; 02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article V District Regulations

A. Purpose.

The purpose of the Rural District is to maintain the open, rural character of the land within the district. Open uses of the land, such as forestry and agricultural uses, should be encouraged and large-scale residential uses discouraged. Residential development should be clustered so that significant areas of the development can be maintained as open space and, where applicable, used to buffer the development from existing Town ways.

§ 145-30. Rural District.			Application Meet Requirements			
			Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:					
	(1)	Animal husbandry.			**NA**	
	(2)	Agriculture.			**NA**	
	(3)	Cemetery having an area less than 20,000 square feet and containing no buildings.			**NA**	
	(4)	Dwelling, one-family. (See also § 145-55)	**Y**			40 single family dwelling units are proposed.
	(5)	Dwelling, two-family.			**NA**	
	(6)	Dwelling, multifamily. (See also § 145-48)			**NA**	
	(7)	Recreation, passive.			**NA**	
	(8)	Timber harvesting.			**NA**	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:					No such uses exist or are proposed.
	(1)	Bed and breakfast/small inn (See also § 145-52)			**NA**	
	(2)	Cemetery larger than 20,000 square feet in area.			**NA**	
	(3)	Church.			**NA**	
	(4)	Club.			**NA**	
	(5)	Congregate care facility, in areas served by public water and sewer. **[Added 6-8-2010]**			**NA**	
	(6)	Day-care home.			**NA**	

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-30. Rural District.			Application Meet Requirements			
			Yes	No	NA	Comments
	(7)	Day-care center/ nursery school.			NA	
	(8)	Estuarine and marine research facilities located east of U.S. Route 1. Said facilities may include a building containing a dwelling unit occupied by a resident manager and his or her family and fifteen suites or less occupied by visiting scientists conducting research with the Wells Reserve. Said suites shall not exceed 470 square feet and shall not have their own kitchen facilities. However, said building may contain a common kitchen to provide meals available only to the occupants. **[Added 4-14-2000; amended 11-5-2002]**			NA	
	(9)	Kennel.			NA	
	(10)	Mineral extraction. (See also § 145-53)			NA	
	(11)	Municipal facility.			NA	
	(12)	Museum having a gross floor area less than 5,000 square feet.			NA	
	(13)	Neighborhood convenience store.			NA	
	(14)	Public utility facility.			NA	
	(15)	Recreation, active.			NA	
	(16)	Recreation, low-intensity commercial.			NA	
	(17)	Restaurant (standard) containing fewer than 75 seats.			NA	
	(18)	Sawmill.			NA	
	(19)	School, public and private.			NA	
	(20)	School, vocational-technical, served by public water and sewer and located east of the turnpike and south of Route 109. **[Added 4-18-1995]**			NA	
	(21)	Tent and recreational vehicle park.			NA	
	(22)	Transmission tower, radio.			NA	
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in § 145-51 are accessory uses.		Y			

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-30. Rural District.				Application Meet Requirements			
				Yes	No	NA	Comments
E.	Uses prohibited. Except as permitted in § 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.					NA	No nonconforming uses exist or are proposed.
F.	Dimensional requirements.						
	(1)	Minimum lot size:					
		(a)	One hundred thousand square feet of net area.	Y			Map 75, Lot 1 is noted to be 100.26 acres. See note 2 on sheet 1.1. Minimum lot size (no public sewer) is noted to be 100,000 SF. See note 3 on sheet 1.1. Residential Cluster Development permits a minimum lot size of 20,000 SF (no public sewer).
		(b)	Forty thousand square feet if located east of the Maine Turnpike and connected to public sewer.			NA	
	(2)	Maximum density: **[Amended 4-28-1995]**					
		(a)	One dwelling unit for each 100,000 square feet of net area.	Y*			100.26 x 43560 = 4,367,325 SF / 100,000 = 43 dwellings units. Residential Cluster Development requires a 15% deduction from 100.26 which leaves a total of 85.22 acres. 85.22 x 43560 = 3,712,183 SF / 100,000 = 37 dwelling units. The applicant proposes a 10% density bonus as 73.73 shall be dedicated Open Space or 73% Open Space. 37 x 1.1 = 40 dwelling units. See note 3 on sheet 1.1 40 dwelling units are proposed. **40 dwellings are permitted per 145-49 if the 10% density bonus is granted by the Planning Board.**
		(b)	One dwelling unit for each 40,000 square feet of net area if located east of the Maine Turnpike and connected to public sewer.			NA	Subdivision not served by public sewer or located east of the Maine Turnpike.

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-30. Rural District.				Application Meet Requirements			
				Yes	No	NA	Comments
		(c)	Four housekeeping cottages or seasonal cottages per acre of net area.**[Amended 4-12-2003; 6-13-2006** *Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.*			**NA**	So such use exists or is permitted.
	(3)		Minimum street frontage per lot: 200 feet, which may be reduced to 150 feet for lots fronting entirely on a cul-de-sac. The minimum street frontage for a lot containing a one-family dwelling (in conjunction with a one-family dwelling, a day-care home or day-care center/nursery school may be permitted if the driveway is paved to a width of at least 16 feet and has a gravel base of at least 20 feet in width), an agricultural, animal husbandry or a timber harvesting use may be reduced to 50 feet provided that the total lot area is at least 200,000 square feet; the access driveway shall extend to the house and shall not be longer than 750 feet with a grade and width adequate to permit access by fire, police and other emergency vehicles; and any structure on the lot shall be located at least 50 feet from any lot line. No more than two such lots shall have contiguous street frontage.	**Y***			Sheet 1.1 notes that Map 75, Lot 1 has 1,690' of street frontage along Wire Road. Per 145-49 the Residential Cluster lots are permitted to have 50' of street frontage. See note 3 on sheet 1.1. Proposed lots all appear to have 80' or more of street frontage.
	(4)		Maximum lot coverage: 20% or 4,000 square feet, whichever is the greater.	**Y**			See note 2 on sheet 1.1. This note also refers to 145-49 provisions.
	(5)		Maximum building height: 40 feet, not to exceed three stories. (See § 145-35I.)	**Y**			See note 2 on sheet 1.1.

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-30. Rural District.					Application Meet Requirements			
					Yes	No	NA	Comments
	(6)	Setbacks.			**Y***			25' feet is required for all lots from Wire Road. Per 145-49 Residential Cluster lots have a 20' setback from subdivision ROWs and 15' lot line setbacks. A 50' setback is required for all non-clustered residential abutters. **This 50' setback must be shown on the subdivision plans. The Planning Board to determine what vegetation/buffer requirements shall apply for this 50'.**
		(a)	All structures shall be at least:					
			[1]	Twenty-five feet from any lot line.				
			[2]	Twenty-five feet from any lot line abutting any street right-of-way.				
			[3]	Forty feet from any lot line abutting the right-of-way of any state highway.				
			[4]	Twenty-five feet from the boundary of any cemetery.				
		(b)	All structures and parking lots shall be located at least 200 feet from the high-water line of the Merriland River (including Hobbs Pond), the Webhannet River, Ogunquit River, Perkins Brook and West Brook.				**NA**	Parcel does not abut such rivers or brooks.
		(c)	Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site.**[Added 6-13-2006** *Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.*				**NA**	No such uses exist or are permitted on the parcel.
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, and 145-49, Cluster residential development.					**Y***			See 145-49 Residential Cluster subdivision checklist.

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-30. Rural District.		Application Meet Requirements			
		Yes	No	NA	Comments
G.	Special provisions. All proposed residential subdivisions containing more than four dwelling units shall be developed according to the provisions of § 145-48, Multifamily developments, or § 145-49, Residential Cluster Development. The Planning Board may waive this requirement for projects containing fewer than 20 lots if it determines that a cluster development as regulated in § 145-49 is not practical because of the configuration of the original lot or because of its natural features.	Y			A Residential Cluster subdivision is proposed to consist of 40 dwelling units/lots.

Project Name/Map & Lot #:	Wire Road Subdivision - Tax Map 75, Lot 1	District:	Rural District
Prepared By:	Office of Planning & Development	Review Date:	1/21/16; 02/19/16
Plans Dated:	1/11/16; 01/29/16	Prelim. Plan Revisions Submittal Date:	1/12/16; 2/4/16

Chapter 202
Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
B.	Submissions:						
	(1)	Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y				See sheet 1.1.
		(a) Existing subdivisions adjacent to the proposed subdivision.	Y				
		(b) Locations and names of existing and proposed streets.	Y*				Existing street depicted and labeled (Wire Road). **Proposed streets shown but no names given. Proposed street names to be given to E911 Coordinator for approval. Once approved, street names to be labeled within the plan set.**
		(c) Boundaries and designations of zoning districts.	Y				See sheet 1.1, note 2.
		(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y*				**See note 18 on sheet 1.1. Sheet 1.5 (boundary plan sheet) to be numbered.**

Project Name/Map & Lot #:	Wire Road Subdivision - Tax Map 75, Lot 1	District:	Rural District
Prepared By:	Office of Planning & Development	Review Date:	1/21/16; 02/19/16
Plans Dated:	1/11/16; 01/29/16	Prelim. Plan Revisions Submittal Date:	1/12/16; 2/4/16

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
	(2)	Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **[Amended 4-12-1999]**	Y*				**Planning Board must determine if the plan scale 1" = 150 feet is acceptable for sheets 1.2 and 1.5.** Other sheets scale is 1" = 80 feet or 1" = 40 feet.
		(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	Y*				**Will the name remain Wire Road Subdivision?** Lots proposed are numbered. **Lot numbers are to be assigned by the Town Assessor's Office and noted on the final plan submission.**
		(b) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	Y*				See sheet 1.5. Boundary Survey prepared by Post Road Surveying dated 9-12-2007. **Final subdivision plan sheets 1.2, 1.3, 1.4 to be certified by a licensed land surveyor.**
		(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y				YCRD Book 15311, Page 360 provided.
		(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y*				Draft HOA Declaration prepared by Joseph Carlton dated 1-9-16 provided. **Town Engineer to review. Town Attorney review is recommended.**
		(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				1 foot contour intervals provided on sheets 2.1 to 2.4. Sheet 2.1 note 1 states that Attar Engineering mapped the existing topography.

Project Name/Map & Lot #:	Wire Road Subdivision - Tax Map 75, Lot 1	District:	Rural District
Prepared By:	Office of Planning & Development	Review Date:	1/21/16; 02/19/16
Plans Dated:	1/11/16; 01/29/16	Prelim. Plan Revisions Submittal Date:	1/12/16; 2/4/16

§ 202- 8. Preliminary Plan for Major Subdivision	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.					
(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				100.26 total acres noted on sheet 1.1. **Trees greater than 24" in diameter at breast height exist are identified on sheet 1.3, 2.1 and 2.2. No other trees are labelled. The Planning Board to determine if any noted trees are to be saved.**
(g) Indication of the type of sewage disposal to be used in the subdivision.	Y				Sheet 1.1, note 5. Sheets 1.2, 2.3 and 5.4.
[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.			NA		
[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.	Y				Test pits by Michael Cuomo, CSS#211. See sheet 5.4 and 7.4. Groundwater Nitrate Evaluation Analysis provided by Sevee & Maher Engineers, Inc dated 1/12/2016. **To be reviewed by the Town Engineer.**
(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y				Sheet 1.1, Note 5. Individual drilled on-site wells are to be provided on each lot. Well restrictions depicted on sheet 1.2.
(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Noted.

Project Name/Map & Lot #:	Wire Road Subdivision - Tax Map 75, Lot 1	District:	Rural District
Prepared By:	Office of Planning & Development	Review Date:	1/21/16; 02/19/16
Plans Dated:	1/11/16; 01/29/16	Prelim. Plan Revisions Submittal Date:	1/12/16; 2/4/16

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
		(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y				
		(k) The location of any zoning boundaries affecting the subdivision.	Y				Parcel is located entirely within the Rural District.
		(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y				See sheets 2.1, 2.2, 2.3 and 2.4
		(m) The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Y*				**Proposed street names not noted. Road names to be noted once approved by the Town Assessor. Width of Wire Road is 49.5 feet per Town Clerk Office Vol. D Pages 139, 144 & 145. Plan corrections and notation needed.**
		(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			NA		
		(0) The proposed lot lines with approximate dimensions and lot areas.	Y				See sheets 1.3 and 1.4. All lots meet or exceed the 20,000 minimum lot size per 145-49.
		(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		Dedicated Open Spaces areas are noted noted to be for public use.
		(q) The location of any open space to be preserved and an indication of its improvement and management.	Y*				**A note to be added to sheet 1.1 regarding Open Space management**
		(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map and HISS Map and report by Michael Cuomo dated Dec 2015 provided.
		(s) If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year-flood elevation shall be delineated on the plan.			NA		A copy of FEMA Map provided. No Flood Zones mapped, see sheet 1.1, Note 15.
		(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:	Y*				Groundwater Nitrate Evaluation Analysis provided by Sevee & Maher Engineers, Inc dated 1/12/2016. **To be reviewed by the Town Engineer.**

Project Name/Map & Lot #:	Wire Road Subdivision - Tax Map 75, Lot 1	District:	Rural District
Prepared By:	Office of Planning & Development	Review Date:	1/21/16; 02/19/16
Plans Dated:	1/11/16; 01/29/16	Prelim. Plan Revisions Submittal Date:	1/12/16; 2/4/16

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or	Y				A portion of the subdivision is located within a Sand and Gravel Aquifer per 1990 Update to the Wells Comprehensive Plan Map of the Natural Environment
	[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.			NA		Average density is 109,150 SF per dwelling.
	(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				
	(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y*				IF&W letter dated 1-8-14 provided. Vernal pools of Special Significance depicted on plans. IF&W letter indicates multiple habitats in area located on KKW and The Nature Conservatory abutting properties. **Planning Board to consider if a wildlife analysis is to be required for this subdivision.**

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

Article VII
Performance Standards

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			Application Meet Requirements			
			Yes	No	NA	Comments
The purpose of this section is to allow, by Planning Board approval, the clustering of one- and two-family dwelling units. Clustering shall provide a more efficient use of land resulting in the preservation of natural land forms, wetlands, wildlife and waterfowl habitats, significant vegetation and agricultural lands, other natural resources, and historic sites. Notwithstanding other provisions of this chapter, the Planning Board may modify the dimensional requirements of this chapter as specified in this section to permit the clustering of one- and two-family homes. Such modifications shall not be construed as the granting of a variance to relieve hardship.						
A.	Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed except the Aquifer Protection District and the Shoreland Overlay District.		**Y**			The subdivision is located within the Rural District.
B.	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:		**Y**			See note 3 on sheet 1.1.
	(1)	A sketch plan shall be submitted showing a standard nonclustered subdivision layout. Each lot in the standard subdivision shall meet the minimum lot size, density and lot width requirements of this chapter and, if not serviced by public sewer, shall have an area suitable for subsurface wastewater disposal according to the Maine Subsurface Wastewater Disposal Rules. In addition, the lots shown in the standard subdivision sketch plan shall be designed in accordance with subdivision standards and shall not require a variance or waiver from the existing ordinances or regulations in order to achieve the layout supporting the proposed density.		**N**		**A standard non-clustered subdivision layout has not been provided.**
	(2)	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.	**Y**			See note 3 on sheet 1.1. Residential Cluster Development requires a 15% deduction from 100.26 which leaves a total of 85.22 acres. 85.22 x 43560 = 3,712,183 SF / 100,000 = 37 dwelling units.

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(3)	A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.	**Y**			The applicant proposes 73.73 acres to be dedicated Open Space or 73% Open Space. See note 4 on sheet 1.1.
C.	Dimensional requirements.					
	(1)	The minimum lot sizes may be reduced to 20,000 square feet in any district where clustering is allowed, if not serviced by public sewer, or may be reduced to the following if on public sewer: **Served by Public Sewer** **Type of Dwelling** / **RA, GB and RC Districts (square feet)** One-family Dwelling / 10,000 Two-family Dwelling / 15,000	**Y**			All lots may be reduced to 20,000 SF and are not served by public sewer.
	(2)	The required setbacks from lot lines and from street rights-of-way within the cluster development may be reduced, but no structure shall be located within 15 feet of any lot line or within 20 feet of any street right-of-way within the cluster development.	**Y**			See note 3 on sheet 1.1. 25' feet is required for all lots from Wire Road. Per 145-49 Residential Cluster lots have a 20' setback from subdivision ROWs and 15' lot line setbacks. A 50' setback is required for all non-clustered residential abutters. **This 50' setback must be shown on the subdivision plans. The Planning Board to determine what vegetation/buffer requirements shall apply for this 50'.**
	(3)	The required street frontage may be reduced to no less than 50 feet.	**Y**			See note 3 on sheet 1.1. Proposed lots all appear to have 80' or more of street frontage.
	(4)	When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.	**Y***			25' x 2 = 50' setback/ buffer required for all non-clustered residential abutters. **This 50' setback must be shown on the subdivision plans. The Planning Board to determine what vegetation/buffer requirements shall apply for this 50'.**

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
D.		Innovative open space bonus. At least 35% of the total parcel acreage in a cluster subdivision must be designated as open space and protected as such in perpetuity. At the discretion of the Planning Board the applicant may earn density bonuses in addition to the maximum density permitted in § 145-49B. The applicant may seek application of more than one density bonus as set forth below, and the total density bonus earned shall be cumulative. However, in no case shall the total density bonus allow the overall subdivision density to exceed the maximum density allowed in § 145-49B above by more than 25% in the rural areas and 50% in the growth areas as set forth in the Comprehensive Plan. Bonuses shall be allotted in whole lot increments only and shall not be rounded up. Density calculations, including all awarded open space bonuses, shall be shown on the subdivision plan.	**Y**			An innovative Open Space Bonus is requested. **Planning Board to consider the requested bonus.**
	(1)	An open space cluster plan that provides at least 50% of the total parcel acreage as open space, protected as such in perpetuity, may be awarded a density bonus of 10%. The purposes for which proposed open space areas will be used shall be fully documented by the applicant.	**Y***			The applicant proposes 73.73 acres to be dedicated Open Space or 73% Open Space. A 10% density bonus is required. **Planning Board to consider the requested bonus. The 50% Open Space requirement is well exceeded. If approved, the Board should make it conditional of final dedication documentation approval.**
	(2)	An open space cluster plan that protects agriculturally valuable lands and provides for their use as such in perpetuity may be awarded a 5% density bonus. The open space land preserved for agricultural use must consist of at least 3.5 acres, and be land that has been historically farmed, or contain good soils for farming, and be reasonably accessible to receive a bonus. The instrument designating the land as agriculture use, acceptable to the Planning Board, may reasonably restrict the type or intensity of farming to occur to prevent nuisances. This provision only requires that permission be reasonably available so that validity of the bonus is not affected if agricultural uses are not pursued at any particular time.			**NA**	

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(3)	An open space cluster plan that protects timber harvesting lands and provides permission for that use to continue in perpetuity may be awarded a 5% density bonus. The open space preserved for timber harvesting must include at least 10 contiguous acres and be land that has historically been forested, and must be reasonably accessible to receive a bonus. A forest management plan signed by a professional forester outlining proposed activities to ensure compliance with performance standards and regeneration requirements established pursuant to Title 12 M.R.S.A § 8869 must be submitted.			**NA**	
	(4)	An open space cluster plan that accomplishes either of the following:			**NA**	
		(a) Protects valuable wildlife and environmental areas in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.				
		[1] Chapter 3, Natural Resources Policies and Strategies;				
		[2] Chapter 4, Marine Resources Policies and Strategies;				
		[3] Map 4, Natural Areas Wildlife Habitat;				
		[4] Map 9, Wetlands; or				
		[5] Map 10, Areas of High Potential for Wildlife Habitat.				
		(b) Links dedicated open space to large parcels of adjoining dedicated open space to provide usable wildlife habitat or corridor connections between usable wildlife habitats in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%:				
		[1] Chapter 3, Natural Resources Policies and Strategies;				
		[2] Chapter 4, Marine Resources Policies and Strategies;				
		[3] Map 4, Natural Areas Wildlife Habitat;				
		[4] Map 9, Wetlands; or				
		[5] Map 10, Areas of High Potential for Wildlife Habitat.				
	(5)	An open space cluster plan that allows public access to the open space may be awarded a density bonus of 5%. The nature of public access required to trigger this bonus is pedestrian traffic. The instrument granting access, acceptable to the Planning Board, may reasonably restrict the use of motorized vehicles.			**NA**	

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(6)	An open space cluster plan that preserves, and provides for their use as such in perpetuity, the Town's historic, traditional New England seacoast and rural community character and appearance by preserving and incorporating existing historic structures and natural features of historic significance may be awarded a density bonus of 5%.			**NA**	
	(7)	An open space cluster plan that effectively links large areas of the dedicated open space to adjoining dedicated open space may be awarded a density bonus of 5%.			**NA**	
	(8)	An open space cluster plan that preserves scenic vistas especially toward the seacoast from Route 1 and along scenic corridors especially along Routes 1, 9, 109, and roads in rural areas may be awarded a density bonus of 5%.			**NA**	
	(9)	A "unit for unit" density bonus may be granted for open space cluster plans that include affordable housing for moderate-income buyers. For example, if 10% of the dwelling units in the project are affordable for moderate-income buyers then a density bonus of 10% may be awarded. The matching density bonus may be doubled for open space cluster plans that include affordable housing for low-income buyers. For example, if 10% of the dwelling units in the project are affordable for low-income buyers then a density bonus of 20% may be awarded.			**NA**	
E.	Aquifer Protection District. Where the parcel is located in the Rural District and partially in the Aquifer Protection District the permitted density for that portion of the lot within the Aquifer Protection District may be doubled, transferred to the portion of the lot located in the Rural District, and counted towards total bonus density, provided that:				**NA**	The parcel is not located in the Aquifer Protection District
	(1)	All land within the Aquifer Protection District is included within the common land or open space;				
	(2)	A conservation easement is granted to the Town or to the Kennebunk, Kennebunkport and Wells Water District over that portion of the subdivision located within the Aquifer Protection District; and				
	(3)	All stormwater detention facilities shall be located outside the Aquifer Protection District. Stormwater retention facilities may be located in the Aquifer Protection District.				

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16; 02/19/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
F.	Management of open space. The open space portion of the cluster development site shall be permanently dedicated open space by covenant recorded at the Registry of Deeds and shown on the recorded subdivision plans. No more than 2% of the open space shall be impervious surfaces that are accessory to the proposed use of open space (i.e., roads, parking areas, sheds, etc.), of which total structural coverage shall not exceed 600 square feet. Nonroofed or elevated structures (i.e., walking paths) are allowed. The designated open space shall not be used for additional building lots.		**Y***			The open space management provisions shall be documented in the homeowner association documents. HOA documents have been provided and to be reviewed by the Town Engineer. **Planning Board to consider at final subdivision submission requesting Town Attorney review of the HOA.**
	(1)	Prior to the sale of any lots, the open space shall be controlled by one or more of the following methods:				
		(a) Ownership by an association of the owners of the dwelling units within the development;				
		(b) Ownership by an association of the owners of the dwelling units within the development with a conservation easement granted to the Town or recognized conservation organization;				
		(c) Dedication to the Town as public open space; and/or				
		(d) Transfer, with permanent restrictions, to a land trust or other recognized conservation organization.				
	(2)	The developer may structure the control of the common open space in one or more of the above methods. The Planning Board shall approve the arrangements for the ownership, control and maintenance of the common open space as part of the subdivision approval. No changes in use or management of the common open space shall be made without the approval of the Planning Board.				
G.	Homeowners' association management of open space. If the open space will be owned and/or managed by the owners within the cluster development, then a homeowners' association shall be created to own and manage the common lands and facilities. Covenants for mandatory membership in the homeowners' association, setting forth the owner's rights, interest and responsibilities, and providing for the assessment of lots or units to fund common expenses shall be required and approved by the Planning Board and shall be included in the deed for each lot. The documents shall also include a management plan for the common open space and facilities.		**Y***			HOA documents have been provided and to be reviewed by the Town Engineer. **Planning Board to consider at final subdivision submission requesting Town Attorney review of the HOA.**

WIRE ROAD SUBDIVISION

WIRE ROAD, WELLS, MAINE

GENERAL NOTES

1. THIS PLAN SHOWS THE LAYOUT FOR THE PROPOSED WIRE ROAD SUBDIVISION LOCATED AT WIRE ROAD, WELLS, MAINE. THE DEVELOPMENT CONSISTS OF 40 DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL CLUSTER SUBDIVISION.

2. DEVELOPMENT WILL OCCUR ON THE TOWN OF WELLS TAX MAP 75 LOT 1 IN THE RURAL (R) DISTRICT. THE LOT IS 100.26 ACRES IN AREA AND OWNED BY HIGHPINE PROPERTIES, LLC PER DEED RECORDED AT THE YCRD BOOK 15311, PAGE 360.

DISTRICT REQUIREMENTS FOR THE RURAL DISTRICT (NON-CLUSTER LOTS) ARE AS FOLLOWS:
MIN LOT SIZE: 100,000 S.F (NO PUBLIC SEWER); 40,000 S.F. IF SERVED BY PUBLIC SEWER AND EAST OF THE MAINE TURNPIKE
SETBACKS: 25' FROM ANY LOT LINE
25' FROM ANY LOT LINE ABUTTING A STREET RIGHT-OF-WAY
40' FROM ANY LOT LINE ABUTTING A STATE HIGHWAY RIGHT-OF-WAY
MAXIMUM LOT COVERAGE: 20% OR 4,000 S.F. WHICHEVER IS GREATER OR AS PERMITTED BY 145-49.
MAXIMUM BUILDING HEIGHT: 40' MAXIMUM AND NOT TO EXCEED 3 STORIES
MINIMUM STREET FRONTAGE: 200 FEET OR 150 FEET FOR FRONTAGE ENTIRELY ON A CUL-DE-SAC

THE PROJECT SITE INCLUDES APPROXIMATELY 1690' OF STREET FRONTAGE ON WIRE ROAD.

3. DIMENSIONAL REQUIREMENTS FOR THE PROPOSED CLUSTER SUBDIVISION LOTS ARE AS FOLLOWS:
MIN LOT SIZE: 20,000 S.F. (NO PUBLIC SEWER)
SETBACKS: 15' FROM ANY LOT LINE; 20' FROM A STREET RIGHT-OF-WAY; OR GREATER SETBACK PER WELLS SUBDIVISION ORDINANCE SECTION 145-49(C)(2), AS NOTED ON THE PLAN.
50' SETBACK/BUFFER FROM NON-CLUSTERED RESIDENTIAL LOT (2X SETBACK) 145-49(C)(4)
STREET FRONTAGE: 50'

4. DENSITY CALCULATION:
LOT AREA = 100.26 ACRES
LESS 15% FOR ROADS AND PARKING = 85.22 ACRES
LOTS ALLOWED: (85.22 AC. X 43,560 S.F./AC.) / 100.000 S.F. PER LOT = 37.1 LOTS.

OPEN SPACE BONUS:
145-49.D(1): 10% BONUS FOR OPEN SPACE 50% OR MORE: 37 LOTS X 1.1 = 40.7 (40 LOTS PROPOSED)
73.7 ACRES (73%) DEDICATED OPEN SPACE PROPOSED.

5. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL, PRIVATE, DRILLED WELLS TO BE PLACED ON PROPOSED LOTS. WELL LOCATIONS ARE LIMITED BY A 300' SEPARATION DISTANCE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND RESERVE AREAS. OTHER WELL EXCLUSION AREAS ARE ALSO NOTED ON THE PLANS. SEWER SERVICE SHALL BE PROVIDED BY A CENTRALIZED, PRIVATE, ON-SITE, SUBSURFACE WASTEWATER DISPOSAL SYSTEM (SSWDS), GRAVITY EFFLUENT COLLECTION SYSTEM AND EFFLUENT PUMP STATION.

6. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7. PROPOSED SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE. SIGNS MAY BE ILLUMINATED AS ALLOWED BY THE REFERENCED SECTION.

8. EXISTING, OFF-SITE, STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.

9. SNOW STORAGE AREAS ARE DEPICTED ON THE PLANS. IF THE DESIGNATED SNOW STORAGE AREAS ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS, EXCESS SNOW MAY NEED TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. DRIVEWAYS, PARKING AREAS, SIDEWALKS AND FIRE LANES SHALL BE KEPT CLEAR OF SNOW.

10. THIS PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) SITE LOCATION OF DEVELOPMENT PERMIT (L-XXXXX-NJ-A-N). INSPECTION AND MAINTENANCE OF THE STORMWATER INFRASTRUCTURE IS REQUIRED AS A CONDITION OF THE PERMIT. THESE REQUIREMENTS ARE STATED IN THE "OPERATION AND MAINTENANCE PROGRAM - STORMWATER MANAGEMENT BMP'S" SECTION OF THE STORMWATER MANAGEMENT PLAN - WIRE ROAD SUBDIVISION, PREPARED BY ATTAR ENGINEERING, INC.

11. ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

12. A PERFORMANCE GUARANTEE SHALL BE ESTABLISHED BY THE APPLICANT PRIOR TO CONSTRUCTION, IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN MANAGER AND TOWN ENGINEER.

THE PROJECT SHALL BE CONSTRUCTED IN PHASES AS FOLLOWS:

PHASING SHALL BE INCLUDED ON THE FINAL PLAN.

13. ALL STREETS IN THIS SUBDIVISION SHALL REMAIN PRIVATE AND BE MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE HOMEOWNER'S ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE TOWN, UNLESS FORMALLY ADOPTED/ACCEPTED BY THE TOWN OF WELLS AS TOWN STREETS.

14. PLAN ORIENTATION IS MAGNETIC NORTH. SEE NOTE 1, SHEET 1.3.

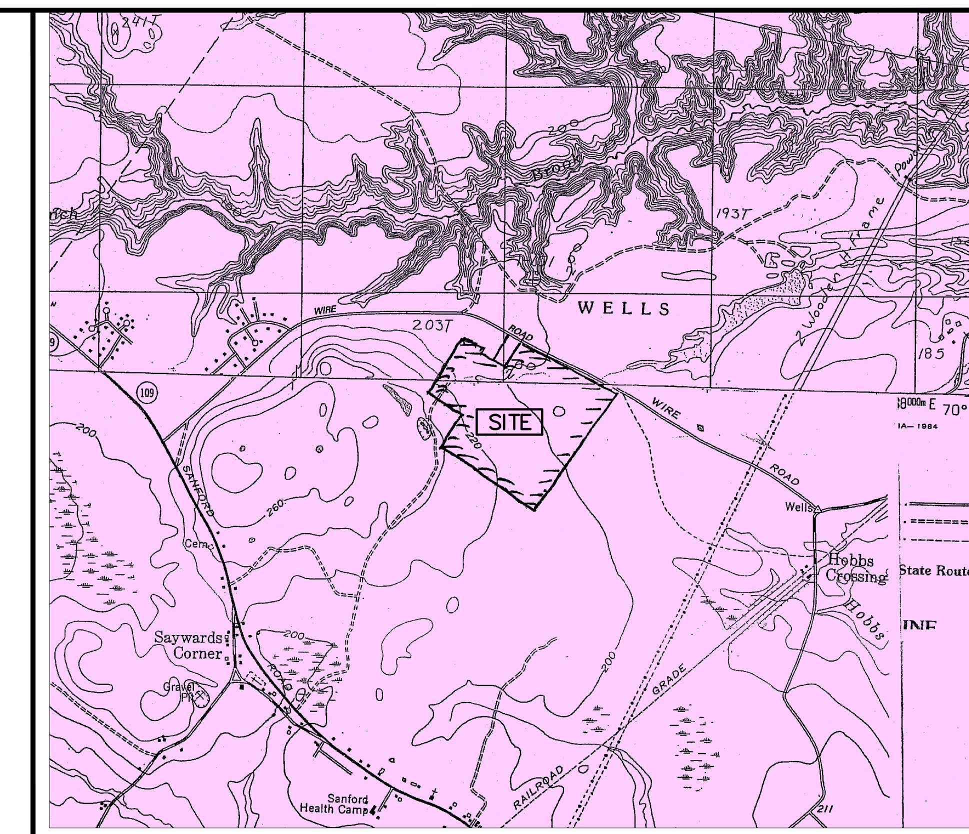
15. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE (SOURCE: FEMA FLOOD INSURANCE RATE MAP; TOWN OF WELLS, MAINE, YORK COUNTY; MAP NUMBER 2301580010D; MAP REVISED 1/16/03).

16. THE OPEN SPACE DEPICTED ON THE PLANS MAY NOT BE USED FOR FUTURE LOTS OR DWELLING UNITS, UNLESS APPROVED BY THE WELLS PLANNING BOARD AS PART OF A PLAN AMENDMENT.

17. A GROUNDWATER NITRATE EVALUATION AND MOUNDING & TRANSMISSION ANALYSIS/REPORT FOR THE PROJECT WAS PREPARED BY SEVEE & MAHER ENGINEERS, INC. THIS REPORT IS DATED 1/12/16.

18. THE SUBDIVISION APPROVAL IS LIMITED TO TAX MAP 75, LOT 1 (SHEET 1.5). ADJACENT PROPERTY OWNED BY HIGHPINE PROPERTIES, LLC ARE NOT SUBJECT TO THIS APPROVAL BUT ARE SUBJECT TO MRSA___.

19. VERNAL POOL / WETLAND IDENTIFICATION BY WOODLOT ALTERNATIVES, INC./STANTEC. SEE REPORTS DATED 9/10/07, 6/16/08 AND 6/5/15.



SITE LOCATION MAP
APPROXIMATE SCALE 1" = 2000'

LEGEND

EXISTING CONTOUR	— — XXX — —	
FINAL CONTOUR	— — XXX — —	
WETLAND BOUNDARY	UPLAND / WETLAND	
UTILITY POLE	EXT.	PRP.
EXT. WATER	EW	
EXT. SEWER	ES	
EXT. OVERHEAD UTIL.	EOHU	
EXT. UNDERGROUND UTIL.	EUE	
PRP. WATER	PW	
PRP. SEWER		
PRP. UTILITY		
WATER VALVE	EXT.	PRP. WV
WATER SHUTOFF	WSO	
SEWER MANHOLE	S	
LIGHT POLE	EXT.	PRP.
SILTATION FENCE		
PROPOSED FENCE		
ASPHALT CURB		
EXISTING CURB		
BOLLARD	o	
FIRE HYDRANT	EXT.	PRP.

INDEX OF SHEETS

1.1 SUBDIVISION PLAN (COVER SHEET & NOTES)
1.2 SUBDIVISION PLAN
1.3 SUBDIVISION PLAN
1.4 SUBDIVISION PLAN
1.5 BOUNDARY SURVEY (REF. 1)
2.1 GRADING & UTILITY PLAN
2.2 GRADING & UTILITY PLAN
2.3 GRADING & UTILITY PLAN
2.4 GRADING & UTILITY PLAN
5.1 SITE DETAILS PLAN
5.2 SITE DETAILS PLAN
5.3 SITE DETAILS PLAN
5.3 SITE DETAILS PLAN
7.1 HIGH INTENSITY SOIL SURVEY

REFERENCES

1. "BOUNDARY SURVEY PLAN PREPARED FOR RTE 109, LLC - LAND LOCATED ON WIRE ROAD, WELLS, MAINE." PREPARED BY POST ROAD SURVEYING, WELLS, ME. PLAN DATED SEPTEMBER 12, 2007.

TOWN OF WELLS SUBDIVISION STANDARD CONDITIONS OF APPROVAL

1. ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD SHALL BECOME NULL AND VOID, UNLESS AN EXTENSION IS GRANTED BY THE BOARD IN WRITING BEFORE THE EXPIRATION OF THE NINETY-DAY PERIOD.

2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A PRINCIPAL STRUCTURE IN THE SUBDIVISION, THE APPLICANT SHALL PRESENT EVIDENCE OF SUITABLE WATER SUPPLY TO THE CODE ENFORCEMENT OFFICER. THE EVIDENCE SHALL CONSIST OF THE RESULTS OF A PRIMARY INORGANIC WATER ANALYSIS PERFORMED UPON THE WELL TO SERVE THE STRUCTURE, INDICATING THE GROUNDWATER MEETS THE PRIMARY DRINKING WATER STANDARDS OF THE MAINE RULES RELATING TO DRINKING WATER FOR THOSE CATEGORIES TESTED.

3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERIMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED.

4. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS SHALL BE MADE IN ANY FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE PLANNING BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS, EXCEPT IN ACCORDANCE WITH § 260-10A(3).

5. THE APPROVAL BY THE BOARD OF A SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE MUNICIPALITY OF ANY STREET, EASEMENT OR OTHER AREA SHOWN ON SUCH PLAN.

6. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED__________, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK______, PAGE_____
ATTEST____________________REGISTER

TOWN OF WELLS PLANNING BOARD	DATE

GRAPHIC SCALE
150 0 150 300 450 (FEET)

OWNER / APPLICANT:
HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

NO.	DESCRIPTION	DATE
	REVISIONS	

PRELIMINARY / BID SET

CLUSTER SUBDIVISION PLAN
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 150'	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE - : -
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 1.1

PRELIMINARY / BID SET

OWNER / APPLICANT:
HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
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WIRE ROAD, WELLS, ME

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DATE: 1/11/16		REVISION : DATE – : –
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 1.2

NO.	DESCRIPTION	DATE
	REVISIONS	

GRAPHIC SCALE
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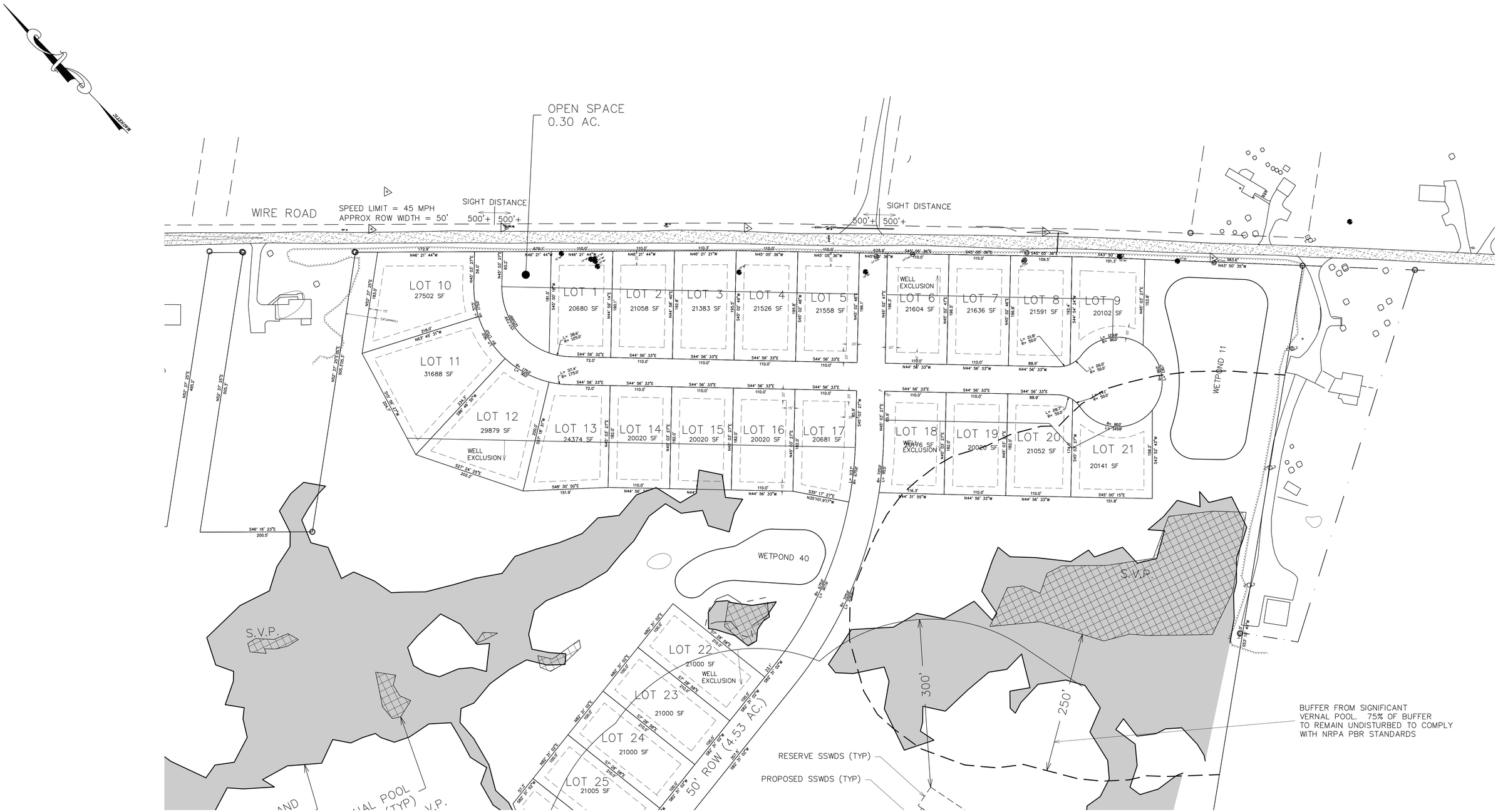
TOWN OF WELLS PLANNING BOARD	DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER



PRELIMINARY / BID SET

TOWN OF WELLS PLANNING BOARD	DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRAPHIC SCALE
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NO.	DESCRIPTION	DATE

REVISIONS

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PRELIMINARY / BID SET

TOWN OF WELLS PLANNING BOARD	DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRAPHIC SCALE

80 0 80 160 240 (FEET)

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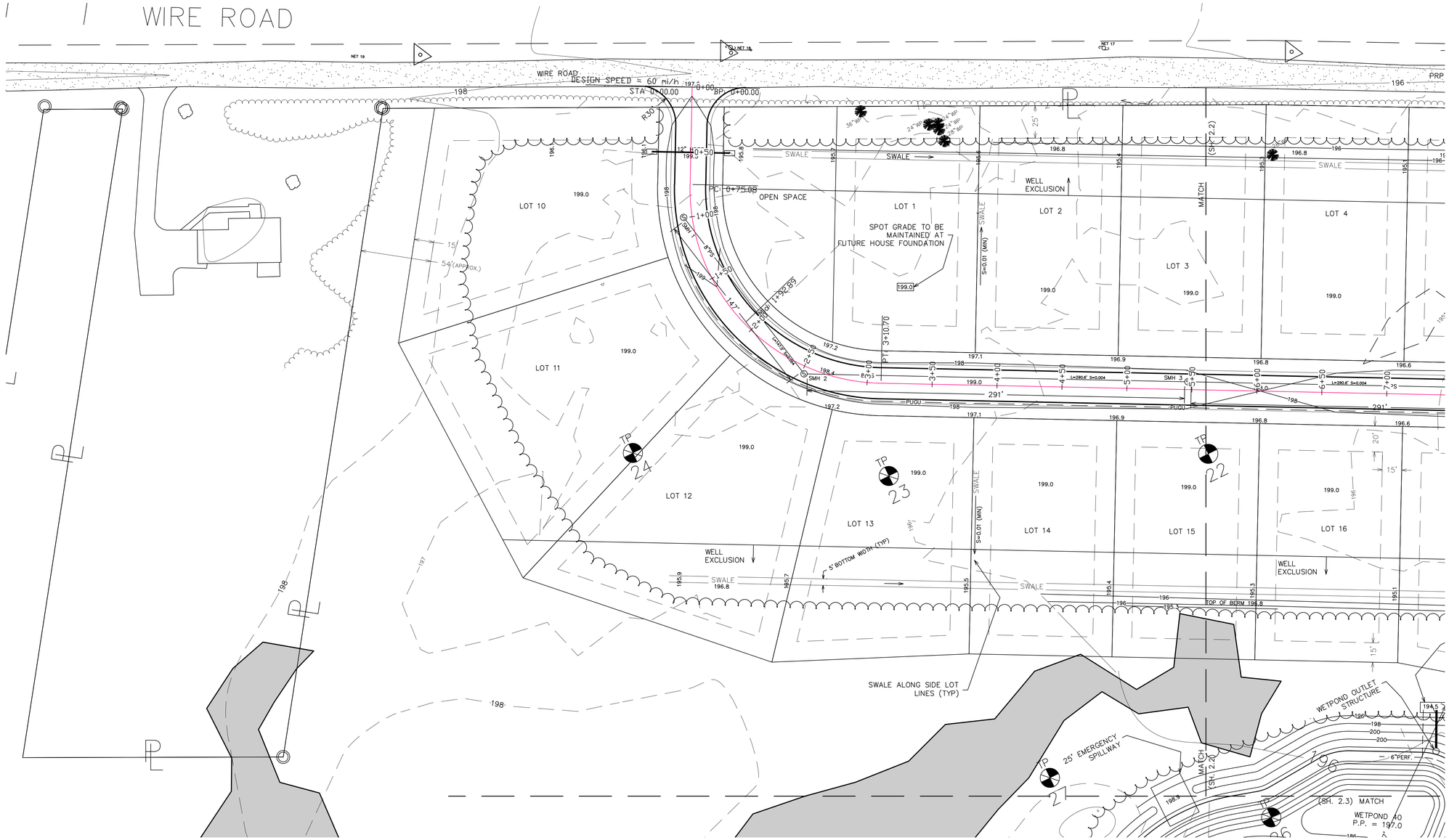

LEGEND

EXISTING CONTOUR	XXX
FINAL CONTOUR	XXX
WETLAND BOUNDARY	UPLAND / WETLAND
UTILITY POLE	EXT. / PRP.
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	EOHU
EXT. UNDERGROUND UTIL.	EUE
PRP. WATER	PW
PRP. SEWER	
PRP. UTILITY	
WATER VALVE	EXT. / PRP.
WATER SHUTOFF	
SEWER MANHOLE	
LIGHT POLE	EXT. / PRP.
SILTATION FENCE	
PROPOSED FENCE	
ASPHALT CURB	
EXISTING CURB	
BOLLARD	
FIRE HYDRANT	EXT. / PRP.

SEWER SCHEDULE

SMH 1 RIM = INV OUT 194.06	SMH 2 RIM = INV IN = 193.47 INV OUT = 193.37
SMH 3 RIM= INV IN = 192.31 INV OUT= 192.21	SMH 4 RIM= INV IN(2)=191.15 INV OUT=191.05
SMH 5 RIM= INV IN=194.68 INV IN=189.96 INV OUT=189.86	PUMP STATION RIM=200.0 INV IN=189.0 INV OUT(FM)=192.0
SMH 6 RIM= INV OUT=192.81	SMH 7 RIM= INV IN=192.03 INV OUT=191.93
SMH 8 RIM= INV OUT= 209.19	SMH 9 RIM= INV IN=207.99 INV OUT=207.89
SMH 10 RIM= INV IN = 206.79 INV OUT= 206.69	SMH 11 RIM= INV IN=203.47 INV OUT=203.37
SMH 12 RIM= INV IN = 200.23 NV OUT= 200.13	SMH 13 RIM= INV IN=196.88 INV OUT=196.78
SMH 14 RIM= INV IN = 195.83 INV OUT= 195.73	

GENERAL NOTES

1. EXISTING TOPOGRAPHY IN DEVELOPMENT AREA WAS MAPPED BY ATTAR ENGINEERING, INC. IN SUMMER AND FALL OF 2016. EXISTING TOPOGRAPHY OUTSIDE DEVELOPMENT AREA WAS TAKEN FROM AN AERIAL SURVEY BY OTHERS.

2. ALL SEWER LINES TO BE 8" PVC (SDR 35). ALL OTHER ASPECTS OF THE SEWER SYSTEM INCLUDING MANHOLES AND CONSTRUCTION METHODS SHALL MEET CURRENT WELLS SANITARY DISTRICT STANDARDS.

3. ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL.

4. PROPOSED UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. CENTRAL MAINE POWER WILL PREPARE FINAL ELECTRICAL PLAN FOR CONSTRUCTION.

MAGNETIC

GRAPHIC SCALE

40 0 40 80 120 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

PRELIMINARY / BID SET

GRADING AND UTILITY PLAN
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

ATTAR ENGINEERING, INC.
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SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: STB
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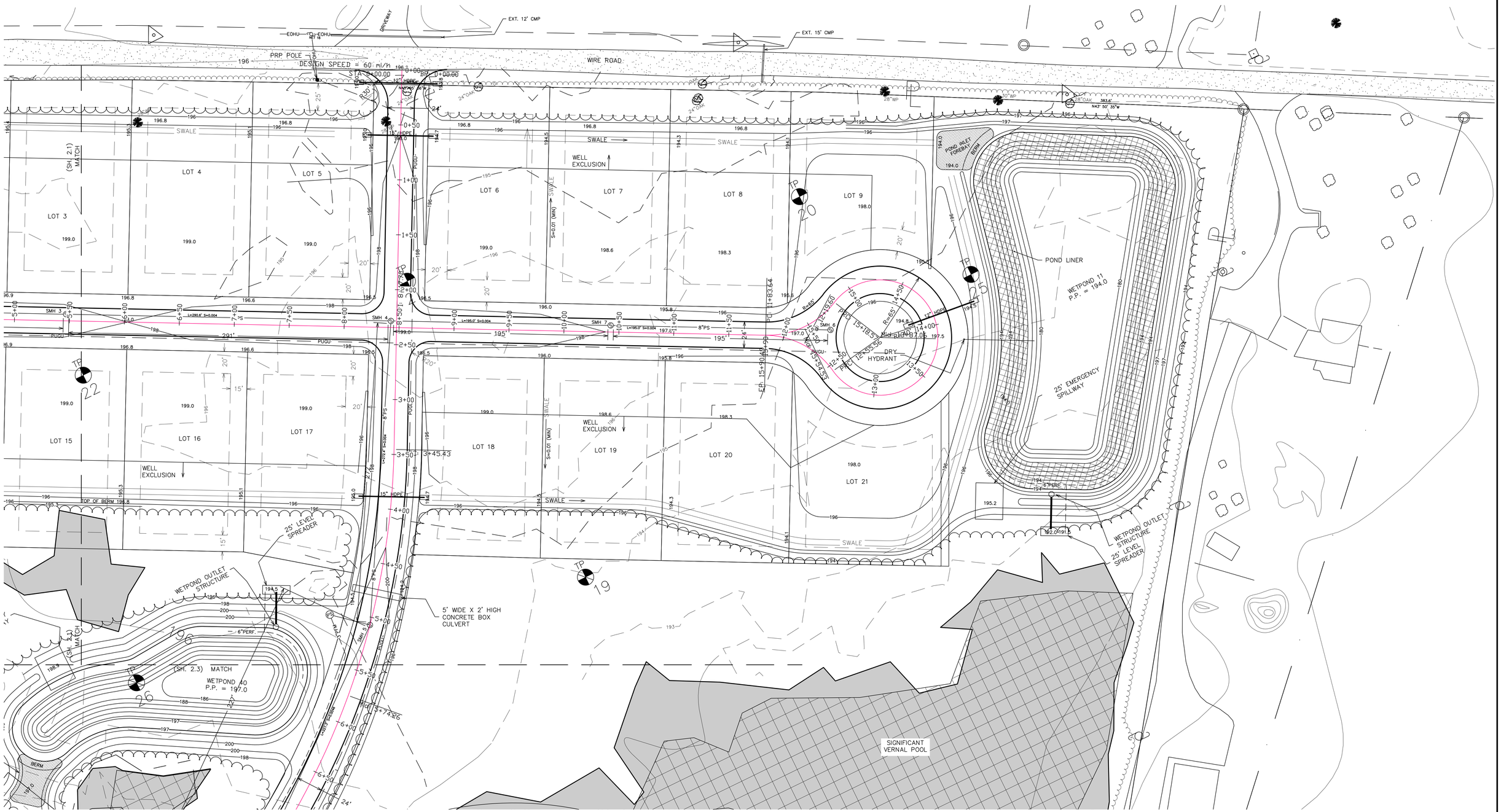

PRELIMINARY / BID SET

GRAPHIC SCALE

40 0 40 80 120 (FEET)

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GRADING AND UTILITY PLAN
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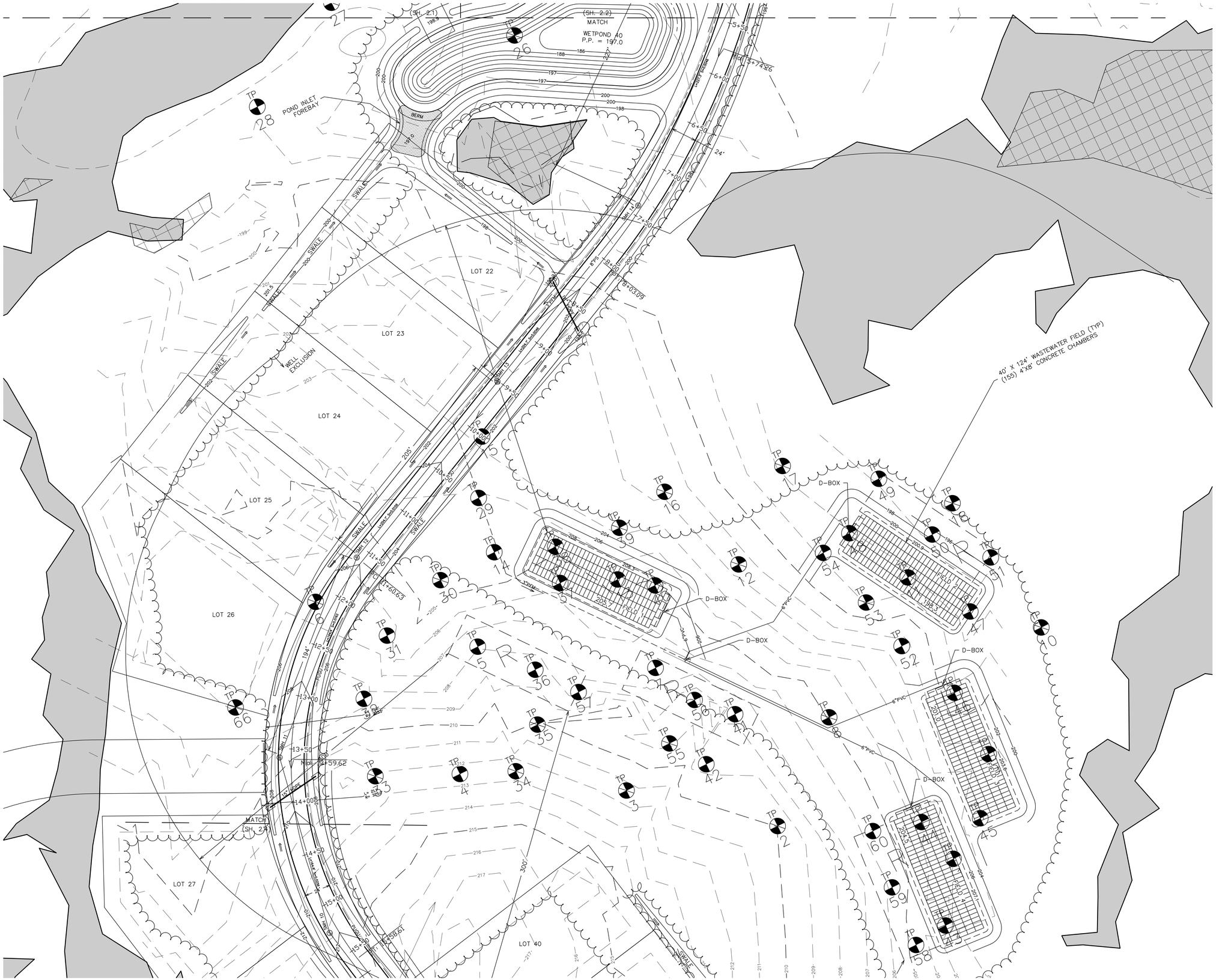

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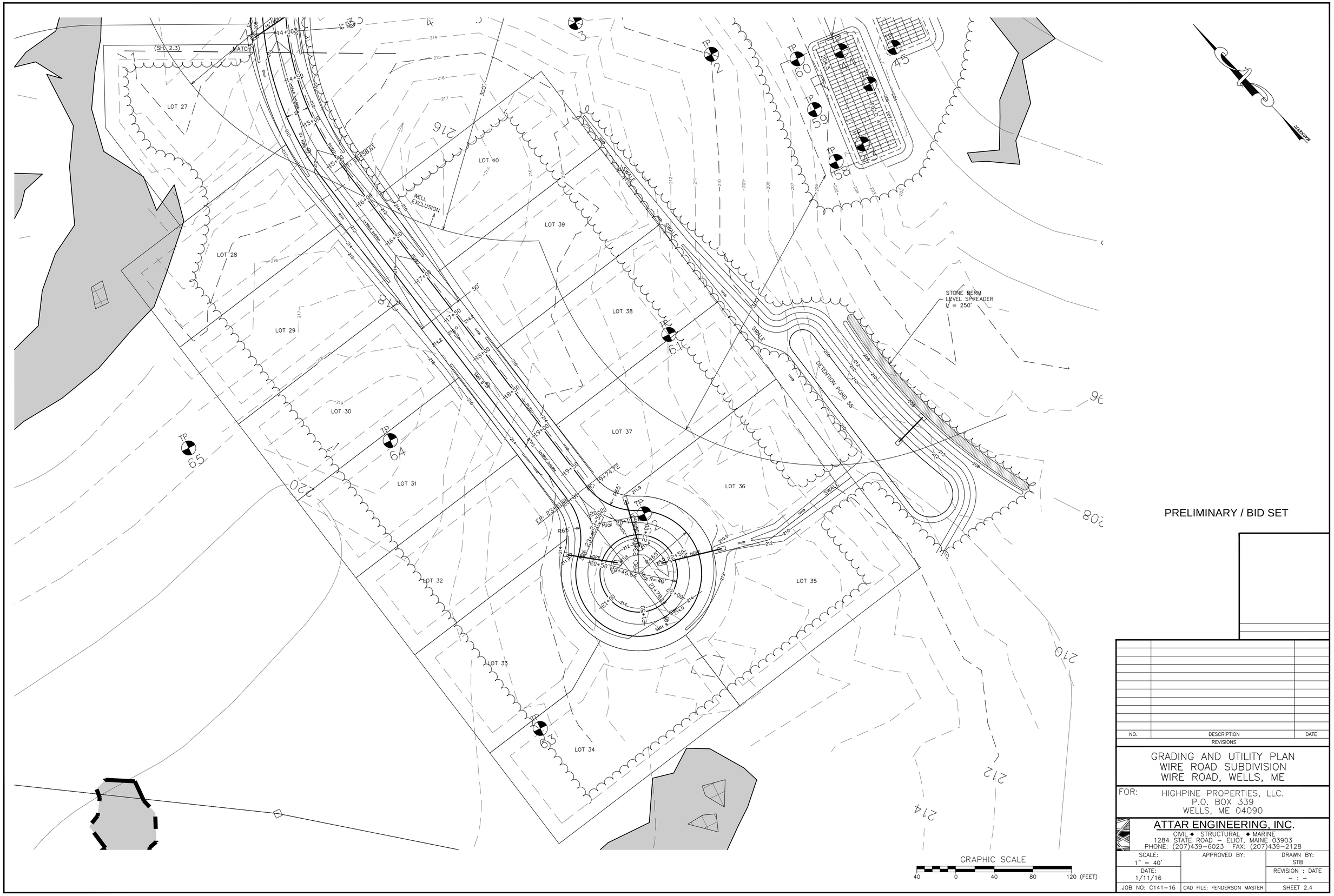

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HIGH INTENSITY SOIL MAP LEGEND

ALB ABRAM–LYMAN COMPLEX, FINE SANDY LOAMS, 0–8% SLOPES
BrB BRAYTON FINE SANDY LOAM, 0–8% SLOPES
CrB CROGHAN LOAMY FINE SAND, 0–8% SLOPES
NaB NAUMBURG LOAMY FINE SAND, 0–8% SLOPES
TSB TUNBRIDGE–SKERRY COMPLEX FINE SANDY LOAMS, 0–8% SLOPES

THIS SOIL SURVEY COMPLIES WITH CLASS B STANDARDS AS DEFINED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS. SEE REPORT DATED DECEMBER, 2015 FOR COMPLETE DESCRIPTION OF METHODS, SOILS AND RESULTS.

MICHAEL CUOMO
MAINE SOIL SCIENTIST #211

GRAPHIC SCALE
100 0 100 200 300 (FEET)

PRELIMINARY / BID SET

NO.	DESCRIPTION	DATE
	REVISIONS	

CLASS B HIGH INTENSITY SOIL SURVEY
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
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SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: STB
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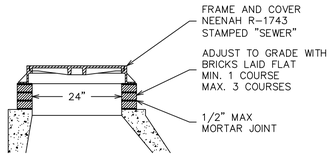
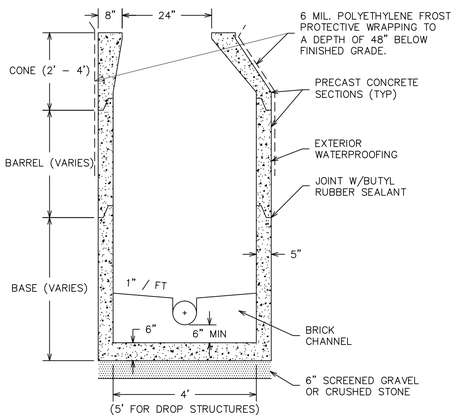
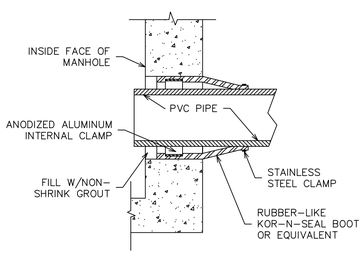


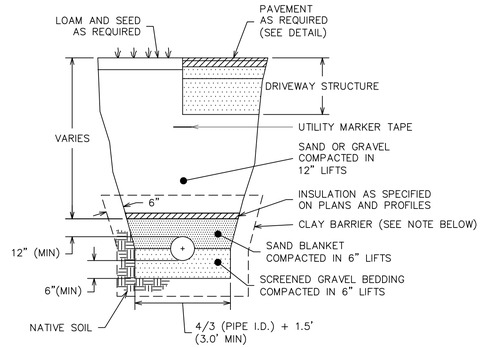
STANDARD COVER AND FRAME
SCALE: NTS



TYPICAL SANITARY MANHOLE
SCALE: NTS



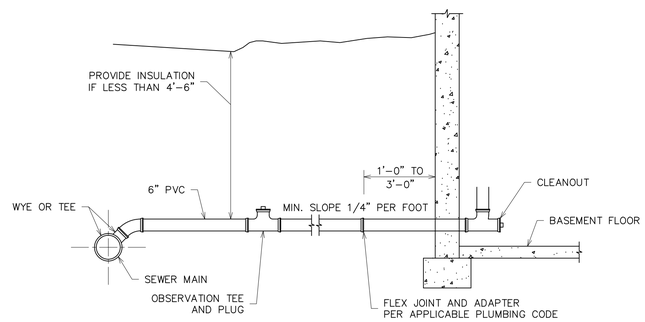
TYPICAL BOOT GASKET
SCALE: NTS



SEWER PIPE TRENCH DETAIL
SCALE: NTS

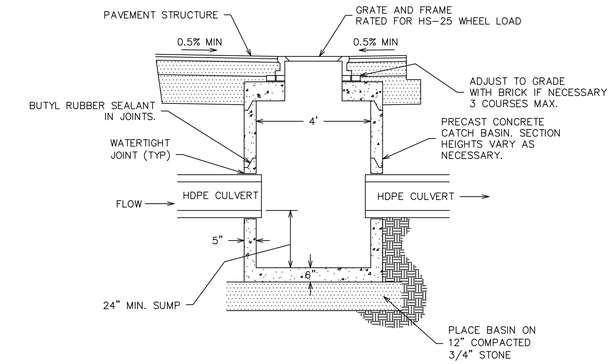
TRENCH TO BE SUPPORTED BY SLOPING BACK AT
2:1 OR OTHER ACCEPTABLE METHOD.

CLAY BARRIERS (12" THICK, APPROX. 100' INTERVALS) ALONG THE
PIPE BEDDING SHALL BE INSTALLED IN AREAS OF HIGH
GROUNDWATER OR AS DIRECTED BY THE INSPECTING ENGINEER.

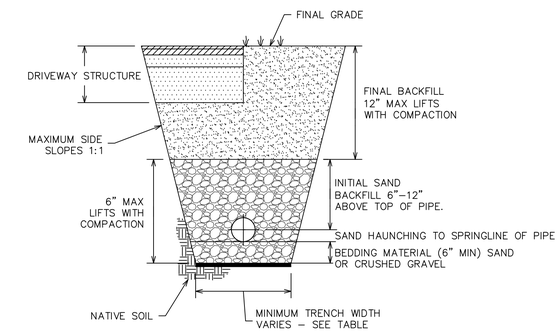


TYPICAL SERVICE CONNECTION AND HOUSE LATERAL DETAIL
SCALE: NTS

NOTE: HOUSE SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR



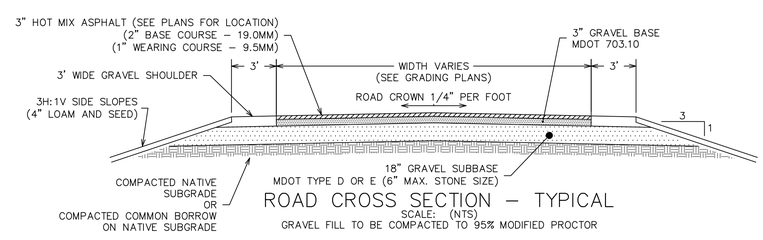
TYPICAL CATCH BASIN
(NTS)



HDPE CULVERT TRENCH DETAIL
(NTS)

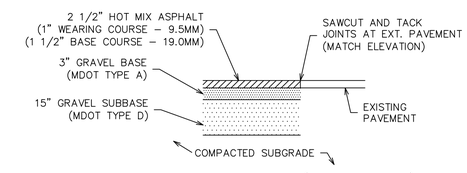
TRENCH TO BE SUPPORTED BY SLOPING BACK AT
2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



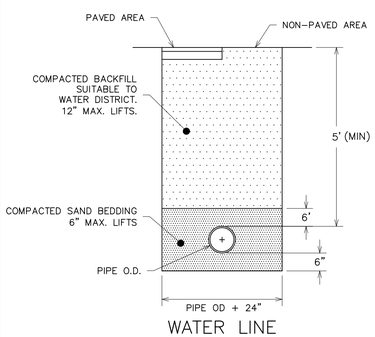
ROAD CROSS SECTION - TYPICAL
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

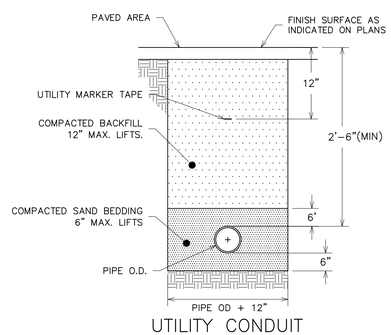


ASPHALT PARKING (DRIVEWAY) CROSS SECTION
(NTS)

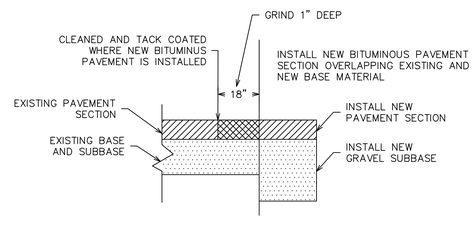
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



WATER LINE TRENCH DETAIL
(NTS)



UTILITY CONDUIT TRENCH DETAIL
(NTS)



PAVEMENT JOINT CROSS SECTION
NEW PAVEMENT ABUTTING EXISTING PAVEMENT
(NTS)

NO.	DESCRIPTION	DATE	
	REVISIONS		

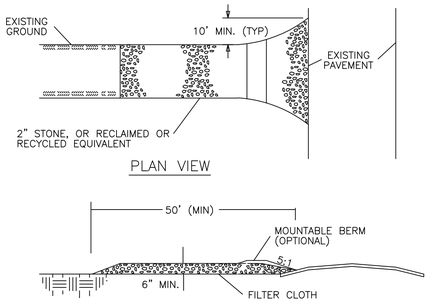
PRELIMINARY / BID SET

SITE DETAILS
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC
P.O. BOX 339
WELLS, ME 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE - : -
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.1



NOTES:

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.

2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE

EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.

2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10–20–20 (N–P205–K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70–90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.

5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70–90 LB) PER 1000 S.F. OF SEEDED AREA.

9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

DRIVEWAY CONSTRUCTION NOTES

1. DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".

2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.

3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.

4. ALL CULVERTS TO BE ADS N–12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.

5. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WINTER CONSTRUCTION NOTES

NOVEMBER 1 – APRIL 15

1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

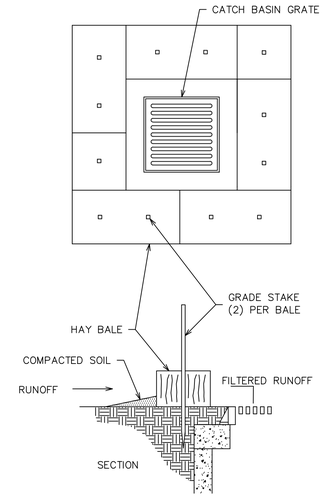
2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200–300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.

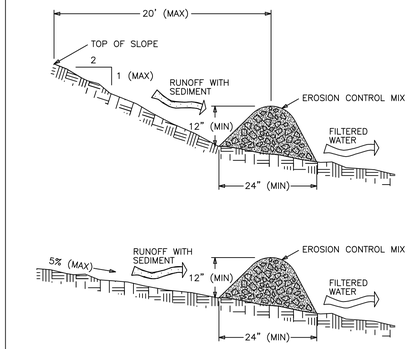
4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%, SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.

5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.

6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.



HAY BALE FILTER FOR CATCH BASIN
(NTS)



EROSION CONTROL MIX COMPOSITION STANDARDS:

– THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.

– PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN.

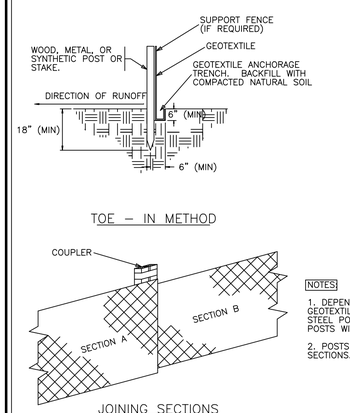
– THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED

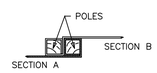
– LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

– SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm

– THE pH SHOULD FALL BETWEEN 5.0 AND 8.0

EROSION CONTROL MIX BERM
(NTS)



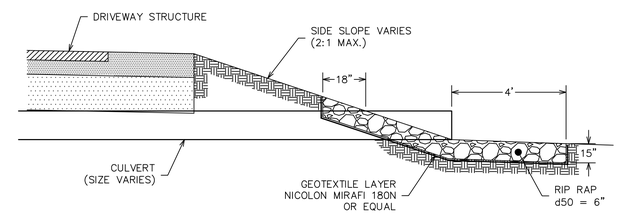


NOTES:

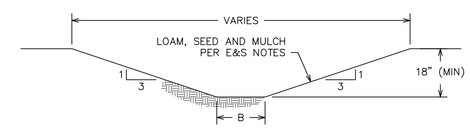
1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.

2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE – NTS



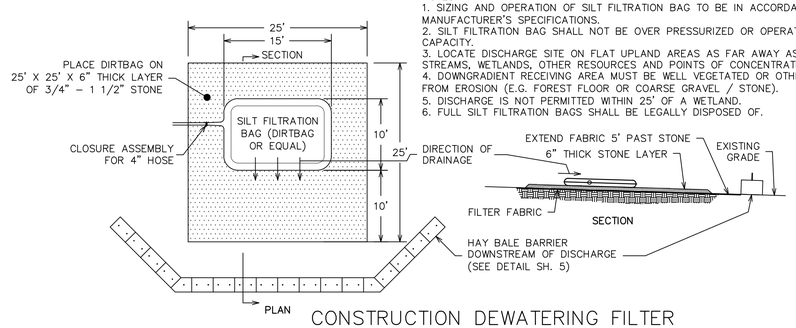
CULVERT INLET/OUTLET PROTECTION DETAIL
(NTS)



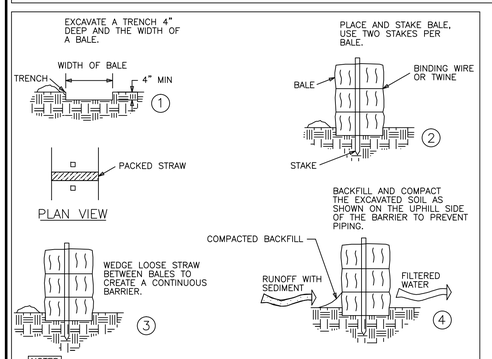
VEGETATED SWALE DETAIL
NTS

B (BOTTOM WIDTH) SHALL BE 2' FOR TYPE 1 SWALES AND 5' FOR TYPE 2 SWALES.

NOTES:
1. SIZING AND OPERATION OF SILT FILTRATION BAG TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SILT FILTRATION BAG SHALL NOT BE OVER PRESSURIZED OR OPERATED BEYOND CAPACITY.
3. LOCATE DISCHARGE SITE ON FLAT UPLAND AREAS AS FAR AWAY AS POSSIBLE FROM STREAMS, WETLANDS, OTHER RESOURCES AND POINTS OF CONCENTRATED FLOW.
4. DOWNGRADIENT RECEIVING AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION (E.G. FOREST FLOOR OR COARSE GRAVEL / STONE).
5. DISCHARGE IS NOT PERMITTED WITHIN 25' OF A WETLAND.
6. FULL SILT FILTRATION BAGS SHALL BE LEGALLY DISPOSED OF.



CONSTRUCTION DEWATERING FILTER DETAIL FOR PUMPED DISCHARGE
(NTS)



NOTES:

1. PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.

2. PLACE BALES 10' AWAY FROM THE TOE OF SLOPE.

3. IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)

HAY BALE BARRIER
(NTS)

PRELIMINARY / BID SET

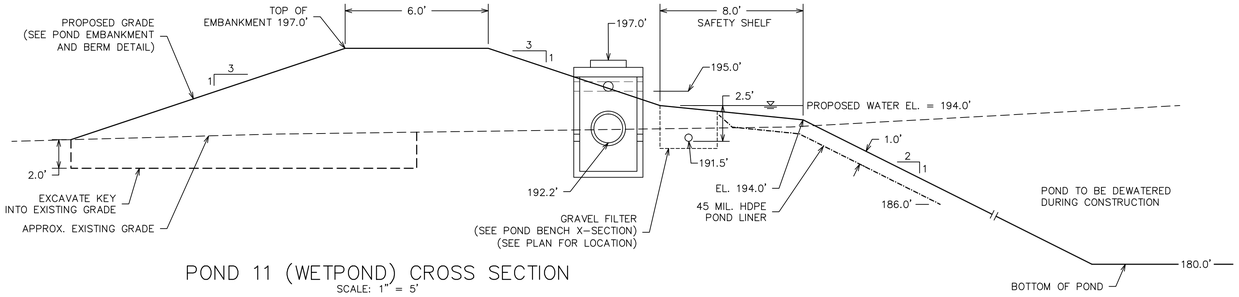
SITE DETAILS
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC
P.O. BOX 339
WELLS, ME 04090

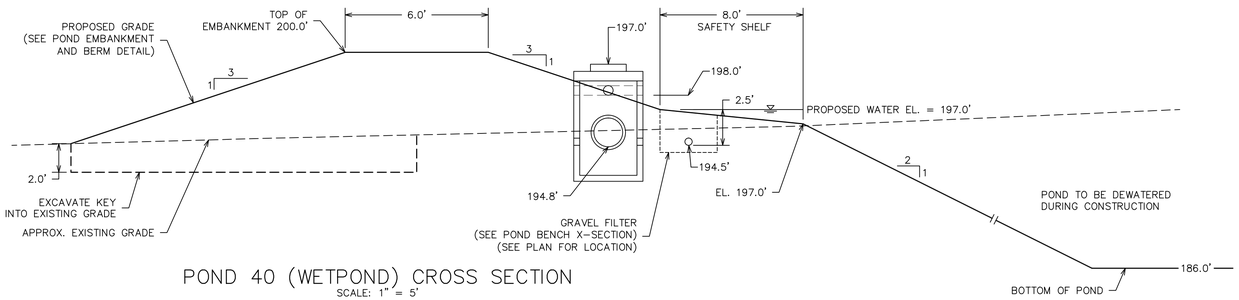
ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

NO.	DESCRIPTION	DATE
	REVISIONS	

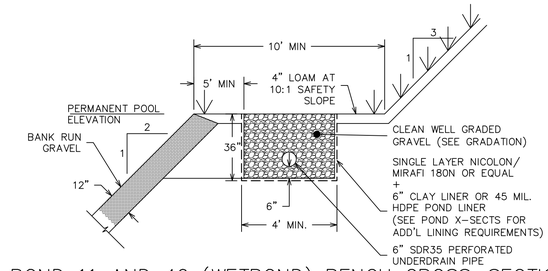
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE – : –
JOB NO: C141–16	CAD FILE: WIRE ROAD DET	SHEET 5.2



POND 11 (WETPOND) CROSS SECTION
SCALE: 1" = 5'



POND 40 (WETPOND) CROSS SECTION
SCALE: 1" = 5'



POND 11 AND 40 (WETPOND) BENCH CROSS-SECTION
(NTS)

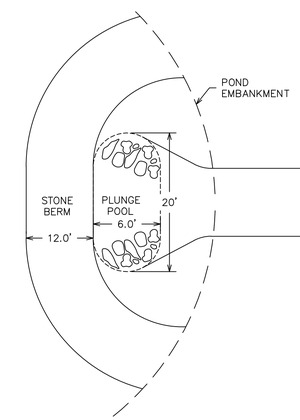
CLEAN WELL
GRADED GRAVEL

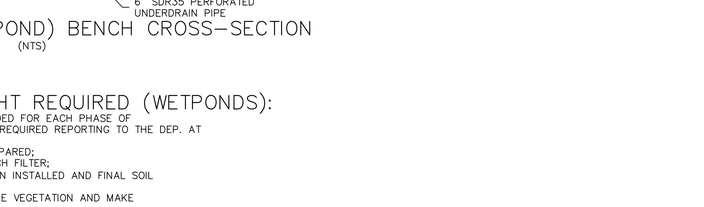
SIEVE SIZE	% BY WEIGHT
1"	100
3/4"	90–100
3/8"	0–75
#4	0–25
#10	0–5

CONSTRUCTION OVERSIGHT REQUIRED (WETPONDS):

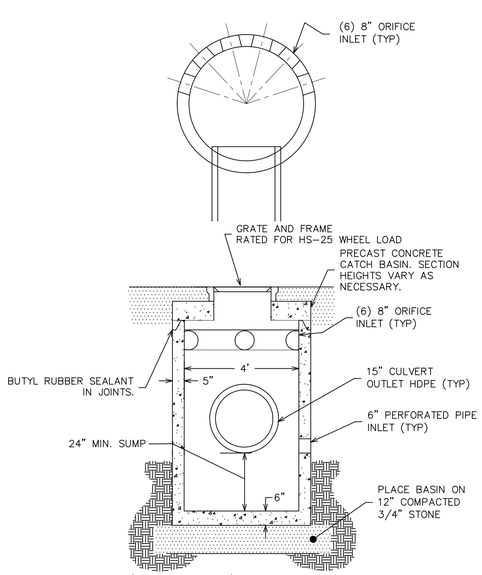
INSPECTION OF THE WETPOND SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:

- WHEN POND EMBANKMENT SUBGRADE IS PREPARED;
- DURING INSTALLATION OF THE GRAVEL TRENCH FILTER;
- AFTER INLET/OUTLET STRUCTURES HAVE BEEN INSTALLED AND FINAL SOIL STABILIZATION MEASURES ARE IN PLACE;
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS;
- ALL THE GRAVEL TRENCH MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.





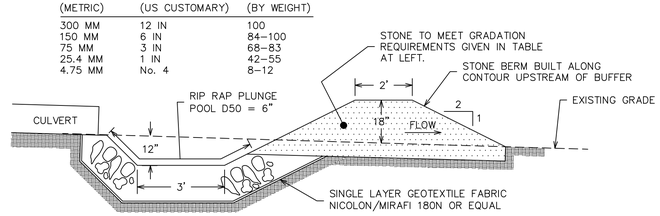
WETPOND FOREBAY
(NTS)



POND 11 & 40 (WETPOND) OUTLET STRUCTURE DETAIL
(NTS)

STONE GRADATION REQUIREMENTS

SIEVE (METRIC)	SIEVE (US CUSTOMARY)	% PASSING (BY WEIGHT)
300 MM	12 IN	100
150 MM	6 IN	84–100
75 MM	3 IN	68–83
25.4 MM	1 IN	42–55
4.75 MM	No. 4	8–12



STONE BERM LEVEL SPREADER
(NTS)

NO.	DESCRIPTION	DATE	
	REVISIONS		

PRELIMINARY / BID SET

SITE DETAILS
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC
P.O. BOX 339
WELLS, ME 04090

ATTAR ENGINEERING, INC.
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1284 STATE ROAD – ELIOT, MAINE 03903
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SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE – : –
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.3

TEST PIT RESULTS SUMMARY

	NUMBER	S.H.W.T.	BEDROCK	TOTAL DEPTH	SOIL PROFILE & CONDITION	SIZE RATING	APPROX. EXT. GRADE
FIELD 1	13	15"	24"	24"	2 C/AIII	MED./LARGE	204.9
	37	17"	42"	42"	3 C/AIII	MED./LARGE	205.7
	38	17"	NONE	50"	3 C	MED./LARGE	204.8
	40	20"	NONE	50"	3 C	MED./LARGE	205.3
FIELD 2	11	NONE	24"	24"	2 A/III	MED./LARGE	198.3
	47	18"	42"	42"	5 C/AIII	MEDIUM	197.3
	48	NONE	22"	22"	2 AIII	MED./LARGE	198.1
FIELD 3	9	29"	NONE	50"	4 C	MEDIUM	201.5
	45	20"	33"	33"	3 C/AIII	MED./LARGE	201.5
	46	18"	36"	36"	4 C/AIII	MEDIUM	199.3
FIELD 4	1	30"	42"	42"	4 C/AIII	MEDIUM	202.8
	43	18"	31"	31"	3 C/AIII	MED./LARGE	204.9
	44	17"	NONE	50"	3 C	MED./LARGE	203.7

SSWDS NOTES

1. THE SYSTEM WILL SERVE 40, 3 BEDROOM HOMES. EACH TWO HOMES/LOTS WILL SHARE A 1,500 GAL SEPTIC TANK. ALTERNATIVELY, A 1,000 GALLON SEPTIC TANK MAY BE INSTALLED FOR EACH HOME. SEPTIC TANK OUTLETS SHALL BE PROTECTED WITH ZABEL FILTERS.

2. THE SYSTEM DESIGN IS BASED ON TEST PIT LOGS THAT WERE EXCAVATED BY MICHAEL CUOMO (S.E. #211). TEST PITS WERE EXCAVATED IN OCTOBER, 2013; NOVEMBER, 2014 AMD DECEMBER, 2015.

3. TOTAL WASTEWATER FLOW WILL BE TREATED BY THE FOUR WASTEWATER FIELDS. FIELDS WILL UTILIZE 4'X8' CONCRETE CHAMBERS [(64 S.F./CHAMBER) – EFFECTIVE AREA].

DESIGN FLOW IS CALCULATED AS FOLLOWS:

[(40 PROPOSED UNITS) X (3 BR)] X (90 GPD/BR) = 10,800 GPD

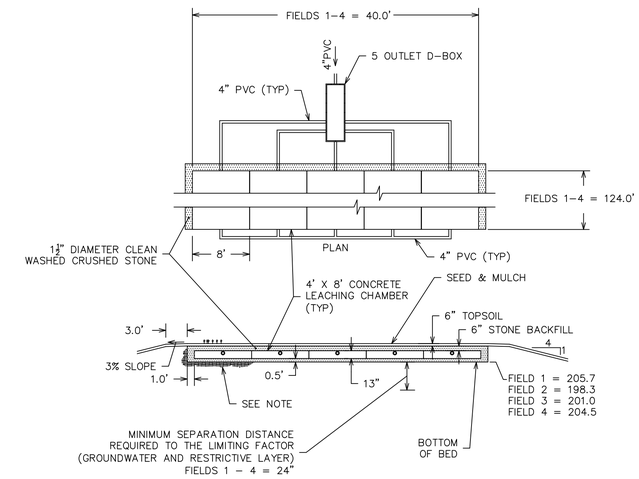
TOTAL GPD = 10,800 GPD

TOTAL GPD TO EACH FIELD = 10,800/4 = 2,700 GPD

FIELD SIZE IS CALCULATED AS FOLLOWS:

FIELDS 1–4:
CONVENTIONAL FIELD SIZE
(2,700 GPD) X (3.3 S.F./GPD) "MEDIUM–LARGE SOIL FACTOR" = 8,910 S.F.

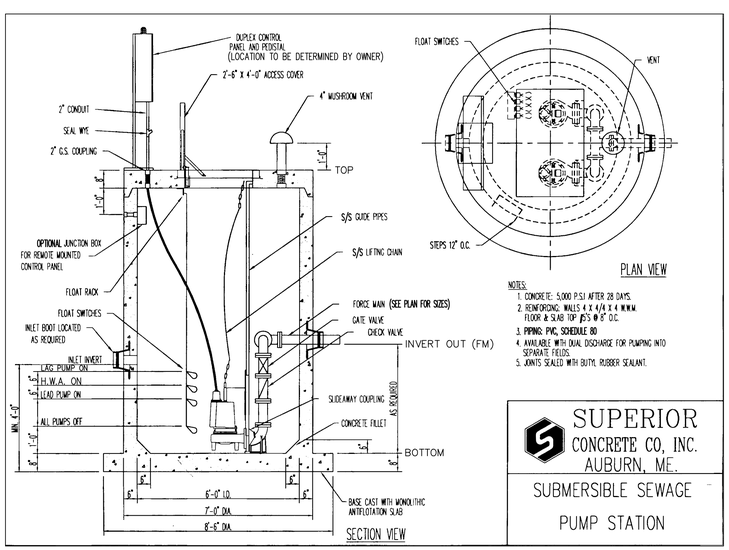
REQUIRED NUMBER CONCRETE CHAMBERS PER FIELD:
(8,910 S.F.) / (64 S.F./CHAMBER) = 140 (4'X8') CHAMBERS REQUIRED (155 CHAMBERS PROVIDED)



SSWDS FIELD DETAIL (FIELDS 1–4)

SCALE: 1" = 10'

NOTE: REMOVE STUMPS, ROCKS, TOPSOIL AND OTHER UNDESIRABLE MATERIAL FOR A MINIMUM OF 24" BELOW BED SUBGRADE. LEVEL/SHIM WITH CLEAN, COARSE SAND AS NECESSARY. SCARIFY NATIVE SOIL PRIOR TO BED PLACEMENT.



DUPLEX PUMP STATION

(NTS)

PUMP STATION DATA

NO.	BOTTOM	TOP	PUMPS OFF	LEAD PUMP ON	HIGH WATER ALARM	LAG PUMP ON	INVERT IN (FROM MAIN)	INVERT OUT (FM)
PS	186.0	200.0	187.0	189.0	189.5	190.0	189.0	192.0

GENERAL NOTES

1. ALL PUMPS, MOTORS, WIRING AND ASSOCIATED ELECTRICAL COMPONENTS SHALL BE EXPLOSION PROOF.

2. PUMPS SHALL BE:
BARNES EH1022DS, 1.0HP, 4.5" IMPELLER DIA.
(OR APPROVED EQUAL)

ADDITIONAL REQUIREMENTS:

– THE CONTROL SYSTEM SHALL INCLUDE REDUNDANT PUMPING CAPACITY.

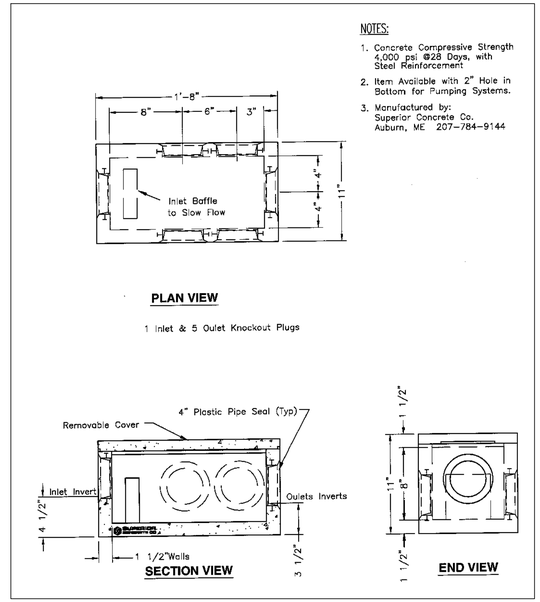
– REDUNDANT ALARM ACTIVATION.

– LOCAL ALARM AS WELL AS REMOTE ALARM (PLACED IN THE PROJECT OFFICE OR OTHER LOCATION DETERMINED BY THE OWNER).

– ELECTRICAL CONNECTION FOR EMERGENCY POWER OR BACKUP GENERATOR.

– AUTOMATIC AND MANUAL PUMP ACTIVATION.

– RUN TIME METER.



5 OUTLET DISTRIBUTION BOX

AS MANUFACTURED BY SUPERIOR CONCRETE (OR APPROVED EQUAL)

NO.	DESCRIPTION	DATE
	REVISIONS	

PRELIMINARY / BID SET

SITE DETAILS
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC
P.O. BOX 339
WELLS, ME 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE – : –
JOB NO: C141–16	CAD FILE: WIRE ROAD DET	SHEET 5.4

TOWN OF WELLS,

208 Sanford Road, PO Box 39
Wells, Maine, 04090
Phone: 207-646-5187, Fax: 6
Website: www.wellstown.or

Amendment _____
(Revision involves the creation of more than 4 lots/dwellings and/or a new road)

New X

For Office Use Only

Fee Paid _____

Received 1-12-2016

PRELIMINARY SUBDIVISION APPLICATION - §202-8

1. Project/Subdivision Name: Wire Road Subdivision

2. Property Owner: Highpine Properties, LLC

   Mailing Address: P.O. Box 339

   Wells, ME 04090

   Telephone: (207) 467- 1770 Fax: N/A

   Email Address: jonarenhall@hotmail.com

3. Applicant/Agent (if different from owner): _____

   Mailing Address: _____

   _____

   Telephone: _____ Fax: _____

   Email Address: _____

4. Engineer or Surveyor who prepared plan: Attar Engineering, Inc./ Lewis Chamberlain, P.E.

   Mailing Address: 1284 State Road

   Eliot, ME 03903

   Telephone: (207) 439-6023 Fax: (207) 439-2128

   Email Address: lew@attarengineering.com

5. All correspondence should be sent to:
   (specify one of the above) Engineer - Attar Engineering, Inc. / Lewis Chamberlain, P.E.

6. Assessor's Tax Map Number: 75 Lot Number: 1 (of land to be divided)

7. Is applicant a Maine-licensed corporation? Yes No (if yes, attach copy of license)

8. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)? Ownership

9. What interest does the applicant have in any abutting property?
Ownership of Approx. 500 Acres to the Southwest

10. Location of Property:
Street Address (approx.)_____
Book 15311 Page 360 (From County Registry of Deeds)

11. Current Zoning and Shoreland Overlay of property:_____

12. Is any portion of the property within 250 feet of the high water mark of a pond, river or salt-water body? Yes (No)

13. Total Acreage: 100 Acreage to be developed: Approx. 25

14. Indicate the nature of any restrictive covenants to be place in the deeds:
Home Owner's Association

15. Has this land been part of a prior approved subdivision? Yes (No)
Or other divisions within the past 5 Years? Yes (No)
If so, please describe and/or list the Map and Lot numbers of all 'out-sale' lots:

16. Identify existing use(s) of land, (farmland, woodlot, etc.)
Woodlot

17. Does the parcel include any water bodies? Yes (No)

18. Is any portion of the property within a special flood hazard area as idenitifed by the Federal Emergency Management Agency? Yes (No)

19. Number of lots or dwelling units exising: 0 and
Number of lots or dwelling units proposed: 40.

20. Does this development require extension of public infrastructure? Yes (No)
If yes, which type of structure?

roads	storm drainage	sidewalks
water lines	fire protection equipment	sewer

If other, please state_____

21. Estimated cost for infrastructure improvements: $ N/A

22. Identify method of water supply to the proposed development:

individual wells
central well w/ distribution lines
connection to public water system
If other, please state alternative_____

23. Identify method of sewage disposal to the proposed development:

individual septic tanks
connection to public sewer system
central on site disposal with distribution lines
If other, please state alternative_____

24. Identify method of fire protection for the proposed development:

hydrants connected to the public water system
dry hydrants located on an existing pond or water body
existing fire pond
If other, please state alternative (for example, individual sprinklers) New Fire Pond with Dry Hydrant

25. Does the applicant intend to request waivers of any of the subdivision submission requirements? Yes No
If yes, list them and state the reasons for the request:

_____
_____
_____
_____

CERTIFICATION: To the best of my knowledge, all the information submitted on this subdivision plan and with my application is true and correct.

Agent — 1/11/16

Signature of Applicant — Date

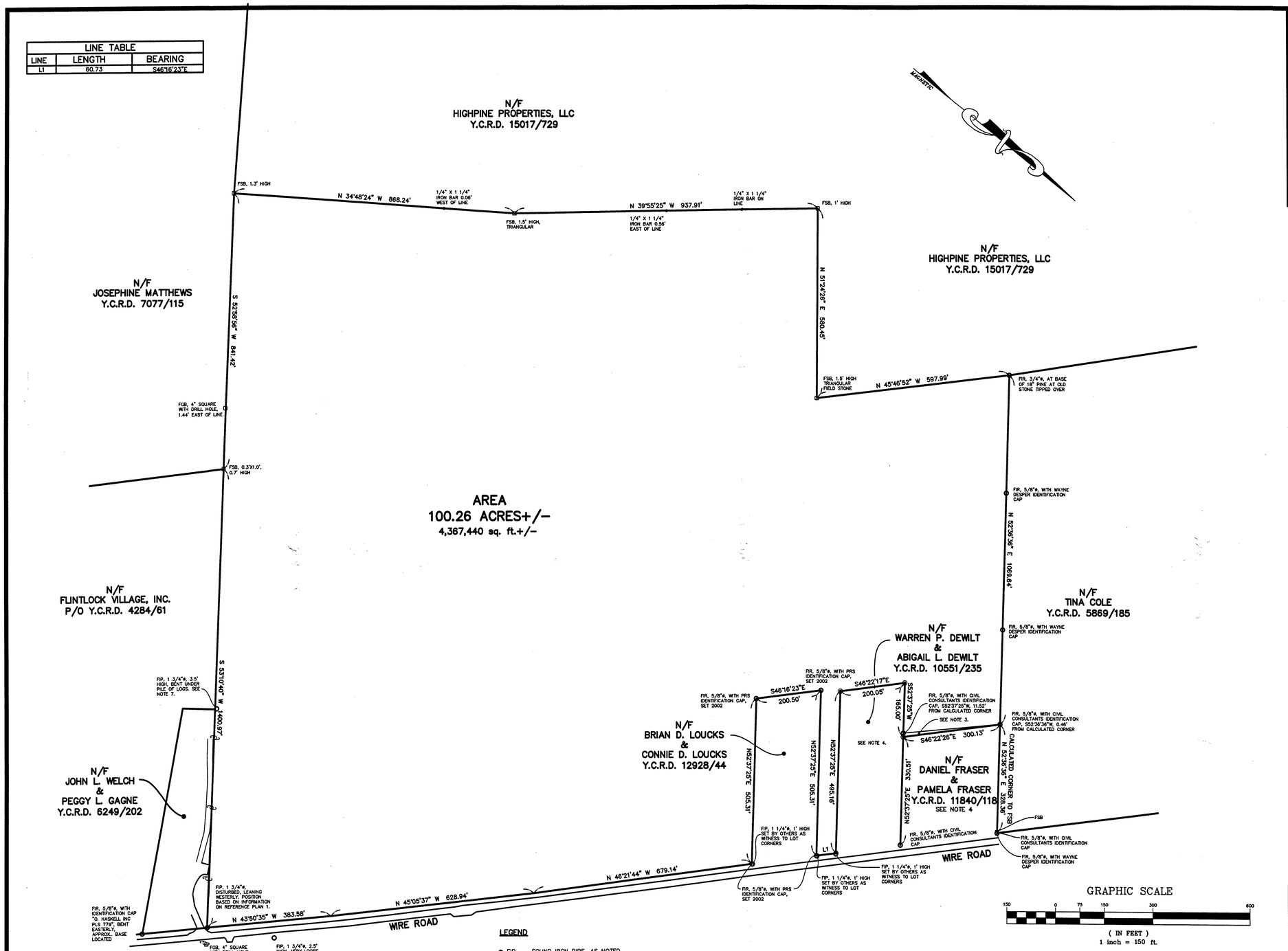
- Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.

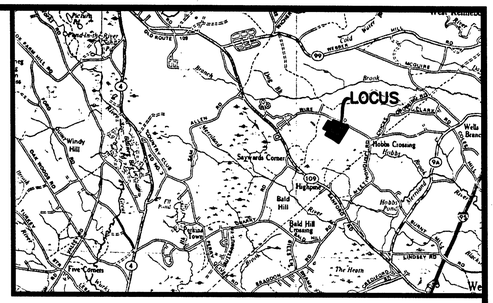
- The entire Wells Town Code is on the town website www.wellstown.org . Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), the Streets and Sidewalks Ordinance (Chapter 201), and the Residential Growth Management Ordinance (Chapter 175).

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE AMENDMENT FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED.

- To be submitted with a subdivision amendment application form (*See §202-10)*

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.73	S46°16'23"E





LOCATION PLAN
NTS

REFERENCE PLANS:

1.) PLAN SHOWING A BOUNDARY SURVEY FOR GEORGE F. FENDERSON & SONS BY CORNER POST LAND SURVEYING, INC., DATED AUGUST 11, 2004, LAST REVISED OCTOBER 2, 2006. UNRECORDED, COPY PROVIDED BY HIGHPINE PROPERTIES LLC.

2.) SKETCH OF LAND TO BE CONVEYED BY DWIGHT E. GOODWIN & BARBARA SUE GOODWIN, LOCATED ON WIRE ROAD, WELLS, YORK COUNTY, MAINE, BY POST ROAD SURVEYING, INC., DATED SEPTEMBER 18, 2002. UNRECORDED.

3.) PLAN SHOWING LAND SURVEYED FOR ROBERT DICKSON, WELLS, MAINE, BY DOW & COULOMBE, INC., DATED OCTOBER 28, 1983. UNRECORDED, COPY PROVIDED BY WAYNE A. DESPER.

4.) PROPERTY NOW OR FORMERLY OF CARL W. GOODWIN, WELLS, ME. WIRE ROAD, BY G. MAYNARD TRAFTON, DATED DECEMBER 1958, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 26, PAGE 40.

5.) PLAN OF LAND OF CARL & BEVERLY DELANO, WIRE ROAD, WELLS, MAINE, BY CIVIL CONSULTANTS, DATED JUNE 4 1987, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 159, PAGE 11.

6.) PLAN SHOWING A SURVEY OF LAND OF TINA L. COLE ON WIRE ROAD IN THE TOWN OF WELLS, YORK COUNTY, MAINE, BY WAYNE A. DESPER, DATED MAY 1, 2006. UNRECORDED.

7.) PLAN SHOWING LAND IN WELLS, MAINE BELONGING TO THE ERNEST G. STEVENS ESTATE, NOW HOPE STEVENS DESCROTTES, BY LIBBY & DOW DATED DECEMBER 12, 1963, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 39, PAGE 16.

NOTES:

1.) BEARINGS DEPICTED HEREON ARE MAGNETIC 1987 PER REFERENCE PLAN 1.

2.) THE SIDELINE OF WIRE ROAD, AS DEPICTED HEREON, IS BASED ON A THREE ROD (49.5 FEET) RIGHT OF WAY WIDTH CENTERED ON THE CENTERLINE OF THE EXISTING TRAVELED WAY. REFERENCE IS MADE TO THE WELLS TOWN CLERKS RECORDS VOLUME D, PAGES 139, 144, & 145 (ANNUAL TOWN MEETING RECORDS APRIL 15, 1844)

FOR RECORD INFORMATION REGARDING WIRE ROAD, REFERENCE IS MADE TO THE FOLLOWING:
WELLS TOWN CLERK'S RECORDS; VOLUME D. PAGES 139, 144 & 145, APRIL 15, 1844

POST ROAD SURVEYING HAS NOT PERFORMED A RECORD RETRACEMENT OF THESE SIDELINES.

THE OWNERS OF LAND ADJOINING WIRE ROAD, DEPICTED HEREON, MAY HAVE OWNERSHIP RIGHTS EXTENDING INTO THE ROADS. THIS DOCUMENT DOES NOT INTEND TO LIMIT, DENY OR LOCATE THESE RIGHTS. THE BOUNDARIES AS SHOWN ARE THE BOUNDARIES DESCRIBED IN VARIOUS DEEDS AND DEPICTED ON THE ABOVE REFERENCED PLANS AND DO NOT NECESSARILY REFLECT THE EXTENT OF TITLE THAT PASSES BY IMPLICATION OR OPERATION OF LAW.

3.) AREA SHOWN ON REFERENCE PLAN 5 AS TO BE CONVEYED BY CARL GOODWIN TO DELANO. AS OF THE DATE OF THIS PLAN, NO RECORD CONVEYANCE HAS BEEN FOUND.

4.) THE DEPTH OF THIS LOT HAS BEEN CALCULATED BASED ON THE POSITION OF THE WIRE ROAD SIDELINE DEPICTED ON REFERENCE PLAN 4 (TRAFTON PLAN).

5.) WETLAND INFORMATION, DEPICTED HEREON, HAS BEEN SUPPLIED BY WOODLOT ALTERNATIVES, INC. POST ROAD SURVEYING HAS NOT FIELD VERIFIED THE LOCATION OF THESE WETLANDS. IT IS RECOMMENDED THAT PRIOR TO DEVELOPMENT FLAGS BE INSTRUMENT LOCATED. REFERENCE IS ALSO MADE TO A WETLAND DELINEATION REPORT PREPARED BY WOODLOT ALTERNATIVES, INC. DATED SEPTEMBER 10, 2007.

6.) ENCROACHMENTS ONTO THE LOCUS ALONG THE BOUNDARY WITH LAND NOW OR FORMERLY OF WELCH, WERE OBSERVED AND INCLUDE THE FOLLOWING:
LANDSCAPING
MULCH PILES
UTILITY POLE
STOCKPILED LOGS
BOULDERS
WETLAND IMPACT (FILLED AREA)

7.) IRON PIPE SET BY JOHN WELCH AS WITNESS TO IRON ROD NOW BURIED UNDER APPROXIMATELY 3 – 4 FEET OF FILL.

OWNER OF RECORD: DWIGHT E. GOODWIN & BARBARA SUE GOODWIN

RECORD REFERENCES: Y.C.R.D. VOLUME 7687, PAGE 92, VOLUME 7656, PAGE 283

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

LEGEND

FIP	FOUND IRON PIPE, AS NOTED
FIR	FOUND IRON ROD, AS NOTED
FGB	FOUND GRANITE BOUND, AS NOTED
FSB	FOUND FIELD STONE BOUND
	UTILITY POLE
N/F	LAND, NOW OR FORMERLY, OF
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
7654/321	VOLUME OF RECORDED DOCUMENT/PAGE OF RECORDED DOCUMENT
◉	IRON ROD, 5/8 INCH ø, WITH IDENTIFICATION CAP SCRIBED ME PLS 1311 NH LLS 749 (TO BE SET)

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

STATE OF MAINE
JAMES S. WRIGHT JR.
No 1311
PROFESSIONAL LAND SURVEYOR

Post Road Surveying
Wells, Maine 04090
P.O. Box 1557
Tel. 207-646-4246
FAX 207-646-4242

DRAWN: J. WRIGHT	SCALE: 1" = 150'	DATE: 9/12/2007
CALC. J. WRIGHT	APPROVED	
N.B.# SEE FILE	SHEET 1 OF 1	PROJ. 0712701 GOODWIN.DWG

C141-16 SHEET 1.5

BOUNDARY SURVEY PLAN PREPARED FOR RT 109, LLC LAND LOCATED ON WIRE ROAD WELLS ~ MAINE

RECORD OWNER: DWIGHT E. GOODWIN & BARBARA SUE GOODWIN

MAILING ADDRESSES: DWIGHT E. & BARBARA SUE GOODWIN, PO BOX 701286 ST CLOUD, FL 34770

HIGH PINE PROPERTIES, LLC, P.O. BOX 339, WELLS, ME 04090

JOB #2007-127.01

SME
Sevee & Maher Engineers, Inc.

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

January 12, 2016

13179.00
20160112lc.doc

Lewis Chamberlain
Attar Engineering, Inc.
1284 State Road
Eliot, ME 03903

Subject: Groundwater Nitrate Evaluation and Mounding & Transmission Analysis
Proposed Engineered Subsurface Wastewater Disposal Fields
Wire Road Subdivision, Wells, Maine

Dear Mr. Chamberlain:

At your request, Sevee & Maher Engineers, Inc. (SME) has completed a groundwater nitrate evaluation and groundwater mounding and transmission analysis for four proposed engineered subsurface wastewater disposal fields (disposal fields) at the proposed Wire Road Subdivision (the site). The site consists of 100.3 acres of undeveloped forestland located on the south side of Wire Road in Wells, Maine. A site locus and approximate property boundary is provided on Figure 1 in Attachment 1.

Summarized below are the information and data provided to us, our assumptions based on the information provided, and a description of the calculations used in the groundwater nitrate evaluation and groundwater mounding and transmission analysis.

SITE SETTING

Attar Engineering, Inc. of Elliot, Maine provided SME with a site plan showing existing topography, property boundaries, regulated natural resources and the locations of soil test pits observed by Maine Licensed Site Evaluator Michael Cuomo of York, Maine. Mr. Cuomo's test pit logs are included as Attachment 2.

The site conditions as mapped by the York County Soil Survey[1] indicates Adams, Croghan and Naumberg sands on the northern portion of the Site, and Skerry and Hermon sandy loam to loamy sand soils on the southern and central portions of the Site. Adams and Croghan soils are coarse-grained glaciofluvial sands that are excessively well drained and moderately well drained, respectively. Naumburg soils are associated with Adams and Croghan soils, but

[1] USDA, et. al. 1982. Soil Survey of York County, Maine. US Government Printing Office

4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021 • Phone 207.829.5016 • Fax 207.829.5692 • www.smemaine.com

Are in poorly drained low-lying areas. Skerry soils are fine-grained (fine sandy loam to loamy sand) lodgment till soils which generally have a hardpan at a depth of approximately 1 to 2 feet below the ground surface. Hermon soils are coarse-grained (gravelly loamy sand) ablation till soils which do not have a hydraulically restrictive horizon within 6 feet of the ground surface. Test pit log descriptions are generally consistent with the York County Soil Survey map, with the exception that in some areas of the site shallow depth to bedrock soils are present.

The surficial materials on-site are classified by the Maine Geological Survey as glacial till and distal glaciomarine delta deposits.[2] Glacial till overlying shallow bedrock is mapped on the gently north-sloping hill on the central and southern portions of the Site. The broad plateau area along Wire Road is mapped as sandy glacial marine delta deposits contiguous with an aerially extensive significant sand and gravel aquifer[3] which extends to the north, east and west into the towns of Sanford and Lyman.

Regional drainage patterns, site geology and water body/course elevations were used to prepare the schematic shallow groundwater elevation contour/flow direction map included as Figure 2 in Attachment 1. Based on a review of site/regional geology and drainage patterns, the direction of shallow groundwater flow on the site is interpreted to be approximately downslope and perpendicular to topographical contours within the till deposits and to the northeast in the glacial marine delta deposits. The hydraulic gradient (slope of the water table) is estimated to be one half of the topographic gradient in till soils and 1.0 percent in the glacial marine delta deposits, based on SME's review of test pit soil profile descriptions, the location/elevation of the test pits, and existing grade elevations.

Prior to the completion of this analysis, SME completed a water supply investigation to assess the potential for installing one or more community water supply wells in the sand and gravel deposits on the northern portion of the site to serve the development. Five test borings were completed and one 2-inch diameter test well (at B-14-05) was installed in the sand and gravel deposits near Wire Road, at the locations shown on Figure 3. In general surficial materials encountered in the borings consisted of approximately 20 feet of sand and gravel overlying 2 to 3 feet of clay which was deposited directly on the bedrock surface. A short duration pump test was completed on the two-inch test well to estimate the sustained yield of well installed in the unconfined sand and gravel aquifer. Water quality samples were also collected after the pump test and submitted to the Maine Health and Environmental Testing Laboratory for a subset of the analytes required for a public water supply well (i.e., typical inorganic, metals

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[2] Maine Geological Survey, 1999, *Surficial Geology, Alfred and North Berwick Quadrangles, Maine*, Open-File Nos. 99-76 & 99-92.

[3] Maine Geological Survey, 1998, *Significant Sand and Gravel Aquifers, Alfred and North Berwick Quadrangles, Maine*, Open-File Nos. 98-147 & 98-129.

And radiological parameters). A copy of the report is provided as Attachment 3. Note that the developer opted for individual on-site bedrock wells for each lot as shown on the subdivision plans provided by Attar Engineering, Inc, and acceptable areas for bedrock water supply wells are shown on Figure 3 in Attachment 1.

LEACHFIELD NITRATE EVALUATION

Given the information provided, an analysis of the groundwater nitrate plume lengths and widths using analytical calculations developed to simulate the three-dimensional transport of plumes of constituents in groundwater was performed.[4,5] The calculations were carried out to steady-state conditions. Variables employed in the calculations include the daily nitrate mass applied to the groundwater, the seepage velocity of the groundwater, and soil dispersivity. As a conservative measure for these calculations, no allowance is made for nitrogen removal by vegetation, bacteria, or by soil sorption. Existing groundwater quality data obtained during the October 2014 water supply well investigation (see Attachment 3) indicates that the background concentration of nitrate-nitrogen in the sand and gravel aquifer on the northern portion of the site (downgradient of the proposed disposal fields) is 0.05 milligrams nitrogen per liter (mg N/L).

According to Attar Engineering, Inc., the domestic wastewater generated by the 44 three-bedroom homes will be collected, conveyed and equally distributed to four subsurface wastewater disposal fields identified as Pods A, B, C and D on Figure 3 in Attachment 1. Each of the four disposal fields consists of 155 4-foot by 8-foot concrete chambers arranged in a cluster configuration with a total bed footprint measuring 40 feet by 124 feet. The Maine Subsurface Wastewater Disposal Rules indicate that a three-bedroom home will generate approximately 270 gallons per day of domestic wastewater. Accordingly, the total design flow for the development is approximately 11,880 gallons per day. For the purposes of this analysis, SME has modeled a total design flow of 12,000 gallons per day with 3,000 gallons per day going to each of the four disposal fields. The nitrate concentration in the domestic wastewater is assumed to be 40 mg N/L per Section 17.B.2.a of the Maine Department of Environmental Protection Site Location of Development permit application.

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[4] Baetsle, L.H., 1969, *Migration of Radionuclides in Porous Media*; Progress in Nuclear Energy, Series XIL, Health Physics, A.M.F., Duhamel (Ed.). Pergamon Press, Elmsford, NY, pp. 707-730.

[5] Chang, Tan-yuch, Winkley, W., Montgomery, J., 1998. *Utilizing Baetsle's Equation to Model the Fate and Transport of MTBE in Groundwater*, Proceedings of the Petroleum Hydrocarbons and Organic Chemicals in Ground Water Prevention, Detection, and Remediation Conference, Houston, TX.

The calculation input parameters used for estimating the length of the nitrate plumes from each of the four disposal fields are summarized in Table 1. It is noted that soil test pit and published maps indicate that sand and gravel materials are present downgradient of all proposed disposal field, but that there is some variable of soil profiles within the disposal field footprints. SME selected input parameters which were most representative of the soils downgradient of each disposal field.

TABLE 1

MODEL INPUT PARAMETERS

Disposal Field Pod	Soils	Hydraulic Conductivity [6]	Porosity [7]	Hydraulic Gradient
A	Hermon Loamy Sand (Till)	2.8 feet/day	0.21	0.02
B	Naumberg Sand (Outwash)	12 feet/day	0.26	0.01
C	Naumberg Sand (Outwash)	12 feet/day	0.26	0.01
D	Hermon Loamy Sand (Till)	2.8 feet/day	0.21	0.02

The disposal fields are located relatively close to one another and to varying extents the nitrate plumes will mix with one another, especially in areas where the disposal fields are located in close proximity to one another (i.e., Pods B, C and D). To simulate the additive effects of mixing of nitrate plumes, SME utilized a three-dimensional analytical transport model described in Chang et al (1998) to calculate the nitrate concentration at 25 foot increments along the plume centerline and at grid points 25 feet apart extending 200 feet cross gradient from the plume centerline and 1000 feet downgradient of each disposal field. Steady state nitrate concentrations values for each of the 680 points in the 25 foot by 25 foot array were calculated for each disposal field pod. The array of nitrate concentrations within the 200 foot by 1000 foot area modelled for each disposal field were then spatially arranged within a larger 25 foot by 25 foot grid and the nitrate concentration contributed by each disposal field were added (superimposed on one another) to obtain an array of nitrate concentrations which takes into consideration the mixing of nitrate plumes from each disposal field. The 5 mg N/L plumes shown on Figure 3 in Attachment 1 represent a 4.95 mg N/L plume superimposed on a background concentration of 0.05 mg N/L.

Results of our calculations indicate that groundwater nitrate concentrations will decrease to less than 5 mg N/L or half of the Maine drinking water standard (10 mg N/L), as required per the Town of Wells Subdivision Ordinance, prior to crossing the subdivision property boundary

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[6] Hydraulic conductivity based on the lower most range of permeability values for the soil series listed in the *Soil Survey of York County, Maine. US Government Printing Office, USDA, et. al. 1982.*

[7] Porosity based on average specific yield for fine sand (Hermon soil series) and medium sand (Naumberg soil series) listed in *Fetter, C.W., 1994, Applied Hydrogeology, 3rd Edition, Prentice Hall.*

(i.e., Wire Road or the immediate abutter to the east). Based on the configuration of the proposed disposal field locations in relation to the subdivision boundaries, there will be no adverse increase in nitrate concentrations (i.e., greater than or equal to 5 mg N/L) in the off-site groundwater as a result of the proposed disposal fields.

BEDROCK AQUIFER GROUNDWATER BUDGET ANALYSIS:

A groundwater budget analysis was conducted to assess the overall sustainability of groundwater withdrawals from the bedrock aquifer for use by the proposed 44 three-bedroom homes. York County averages approximately 46-inches of rainfall per year according to the Soil Survey of York County Area, Maine. The proposed development has an area of approximately 100.3 acres. Forty-six inches of annual rainfall on 100.3 acres is equivalent to 125.2 million gallons (MG) of water per year. However, only a small percentage of this water will infiltrate into the bedrock fractures beneath the site and recharge the bedrock aquifer. A conservative estimate of 5% of the precipitation is assumed to recharge the bedrock aquifer.[8] Therefore, it is estimated that 5% of 125.2 MG of water (6.3 MG) will recharge the bedrock aquifer beneath the site during an average year.

The Maine Subsurface Wastewater Disposal Rules indicate that each of the 44 three-bedroom homes will require approximately 270 gallons per day. The net annual water requirement for the proposed 44 three-bedroom homes is 4.3 MG or 3.5% of the annual precipitation falling on the Site, which is lower than the estimated annual bedrock recharge of 6.2 MG. Based on these assumptions, there should be sufficient water in the bedrock aquifer for supplying water to the proposed development.

ACCEPTABLE AREAS FOR WATER SUPPLY WELLS

Based on SME's evaluation and the proposed disposal field locations provided by Attar Engineering, Inc., water supply wells can be installed on the proposed lots within the acceptable well areas indicated on Figure 3 (Attachment 1) without being adversely affected by nitrates from the proposed disposal fields, provided that the disposal fields and associated septic tanks and conveyance structures are designed and installed in accordance with the Maine Subsurface Wastewater Disposal Rules. The potential well zones on each lot shown on Figure 3 in Attachment 1 avoid the 5 mg N/L plumes and allow for a 300-foot setback from the proposed engineered disposal fields as required by the Maine Subsurface Wastewater Disposal Rules and reserve disposal field areas which may be utilized when a replacement

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[8] Gerber, R.G., & Hebson, C.S., *Ground Water Recharge Rates for Maine Soils and Bedrock, in Geological Society of Maine, Bulletin 4: Selected Papers on the Hydrogeology of Maine.*

disposal field is required. The recommended well locations do not guarantee the quality or quantity of water, but are located solely for the purpose of limiting the potential effects of effluent nitrates on water quality.

Due to the proximity of disposal fields to acceptable well areas for the proposed subdivision, SME recommends that water supply wells proposed for the site be drilled bedrock wells, and that overburden wells (dug wells) be prohibited. SME recommends that the drilled bedrock well steel casings be installed at a minimum of 15 feet into bedrock and that the annular space between the bedrock borehole and the steel casings be sealed with grout.

HYDRAULIC MOUNDING AND TRANSMISSION ANALYSIS

Conceptually, it is expected that wastewater flow from each of the proposed disposal fields will move generally in a vertical downward direction through the permeable gravelly coarse sand fill placed beneath the proposed disposal field areas during construction. Based on the hydraulic capacity of the soil underlying each disposal field, there is enough area beneath each proposed disposal field to allow for vertical infiltration of the wastewater through the underlying till or sandy soils. The calculations show that based on the square footage of the proposed disposal fields (i.e., 4,960 square feet) and the hydraulic capacity of the underlying soils to transmit water (i.e., either 2.8 or 12 feet per day, per Table 1), the infiltration rate of the disposal field flow into the unsaturated soils is more than an order of magnitude greater than the expected disposal field flow of 2,970 gallons per day. Calculations demonstrating the legitimacy of this conceptual model are included as Attachment 4.

While at most times the above condition is expected to be true, there may be times when climatic conditions or periods of greater wastewater disposal cause groundwater levels to saturate the underlying soils. This would result in wastewater beneath the chambers mounding up into the gravelly coarse sand backfill materials and flowing radially away from the disposal field in the downslope direction. Darcy's Law was used to calculate the estimated saturated thickness in the gravelly coarse sand backfill assuming the wastewater now moves laterally through the backfill. The hydraulic conductivity of the gravelly loamy sand fill materials is estimated to be at least 28.3 feet per day (i.e., 1×10^{-2} centimeters per second) based on comparison of the test pit descriptions to literature values.[9] Based on the disposal field flow, the estimated hydraulic conductivity of the gravelly coarse sand backfill, and a hydraulic gradient equal to the observed topography downgradient of the proposed disposal field, calculations result in a hydraulic mounding height on the order of about 1.6 to 1.9 feet

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[9] Fetter, C.W., 1994. Applied Hydrogeology, 3rd Edition. Prentice Hall.

into the gravelly coarse sand backfill above the native soils (see Attachment 4 for calculations). Results of the hydraulic mounding height calculations and recommended average thickness of gravelly coarse sand backfill under the disposal fields are summarized in Table 2.

TABLE 2

HYDRAULIC MOUNDING HEIGHTS AND RECOMMENDED GRAVELLY COARSE SAND BACKFILL THICKNESSES

Disposal Field Pod	Mound Height (Feet)	Minimum Average Backfill Thickness above the Transitional Horizon
A	1.6 feet	1.6 feet
B	1.3 feet	1.3 feet
C	1.6 feet	1.6 feet
D	1.3 feet	1.3 feet

Based on this standard accepted disposal field construction practice, the recommended thicknesses of gravelly coarse sand backfill listed in Table 2 will support this degree of mounding.

CLOSURE

Based on the information provided to us and the assumptions described herein, SME concludes that the lots shown on the drawings provided to SME have the ability for individual wells, and the proposed disposal fields will not have an adverse impact on groundwater quality beyond the subdivision boundaries or at existing off-site water supply wells. Furthermore, the groundwater mound below each disposal field will not rise above the base of each disposal field.

This letter has been prepared for the exclusive use of Attar Engineering, Inc. for the specific application for the proposed Wire Road Subdivision in Wells, Maine. Our review was based only on the available information provided to us, or as described in this letter. Conditions that differ from what was presented to us may alter our conclusions. If changes are made to the site layout, we request the opportunity to review the final locations of the disposal fields, and to conduct the further necessary analysis to determine the suitability of the proposed disposal field locations.

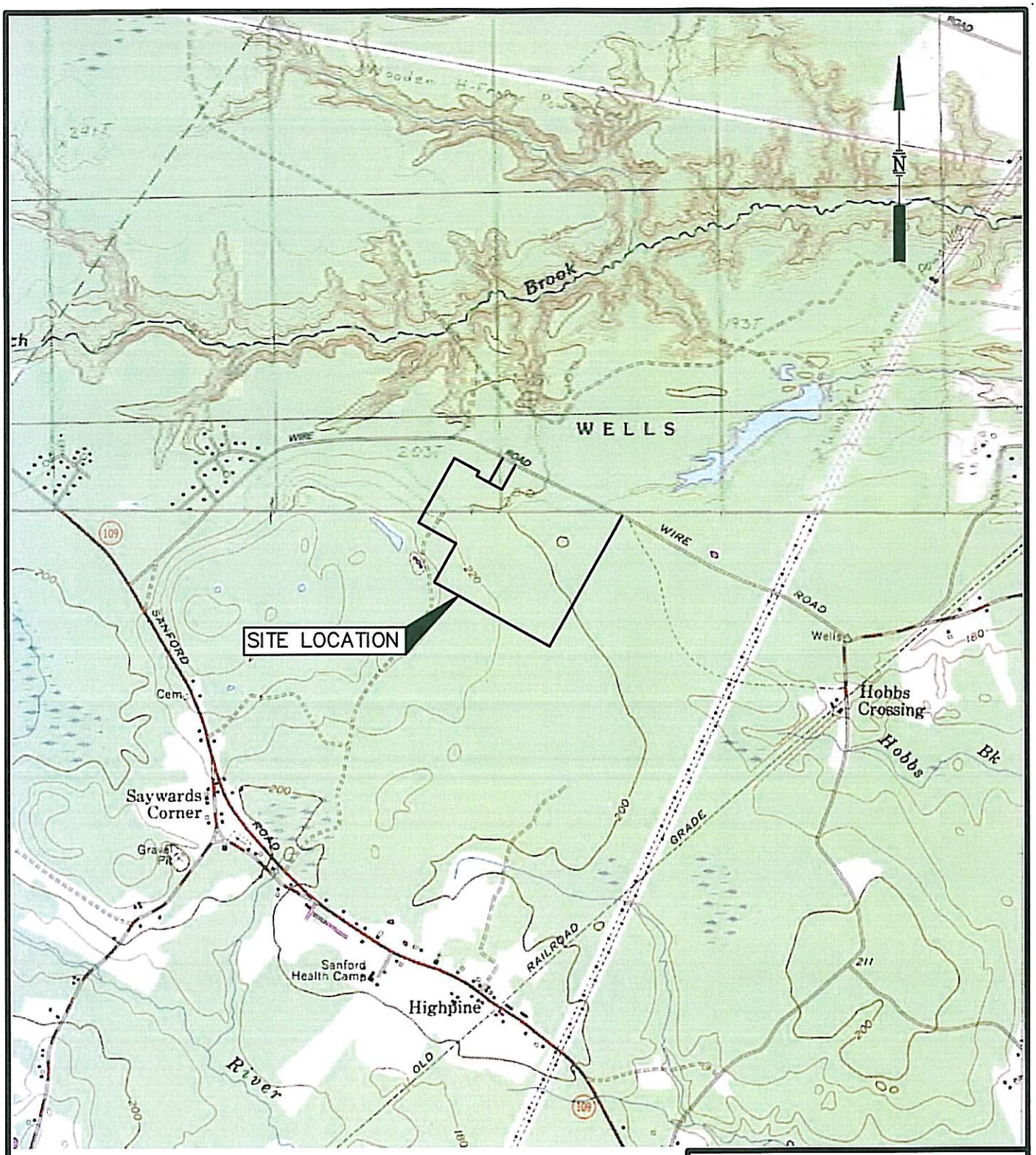
If you have any questions concerning this matter, please do not hesitate to give us a call.

Very truly yours,

SEVEE & MAHER ENGINEERS, INC.

Stephen B. Marcotte, L.S.E., C.G.
Senior Geologist

Attachments



BASE MAP ADAPTED FROM 7.5 MIN
USGS TOPOGRAPHIC QUADRANGLES
ALFRED, ME–1983
NORTH BERWICK, ME–1973

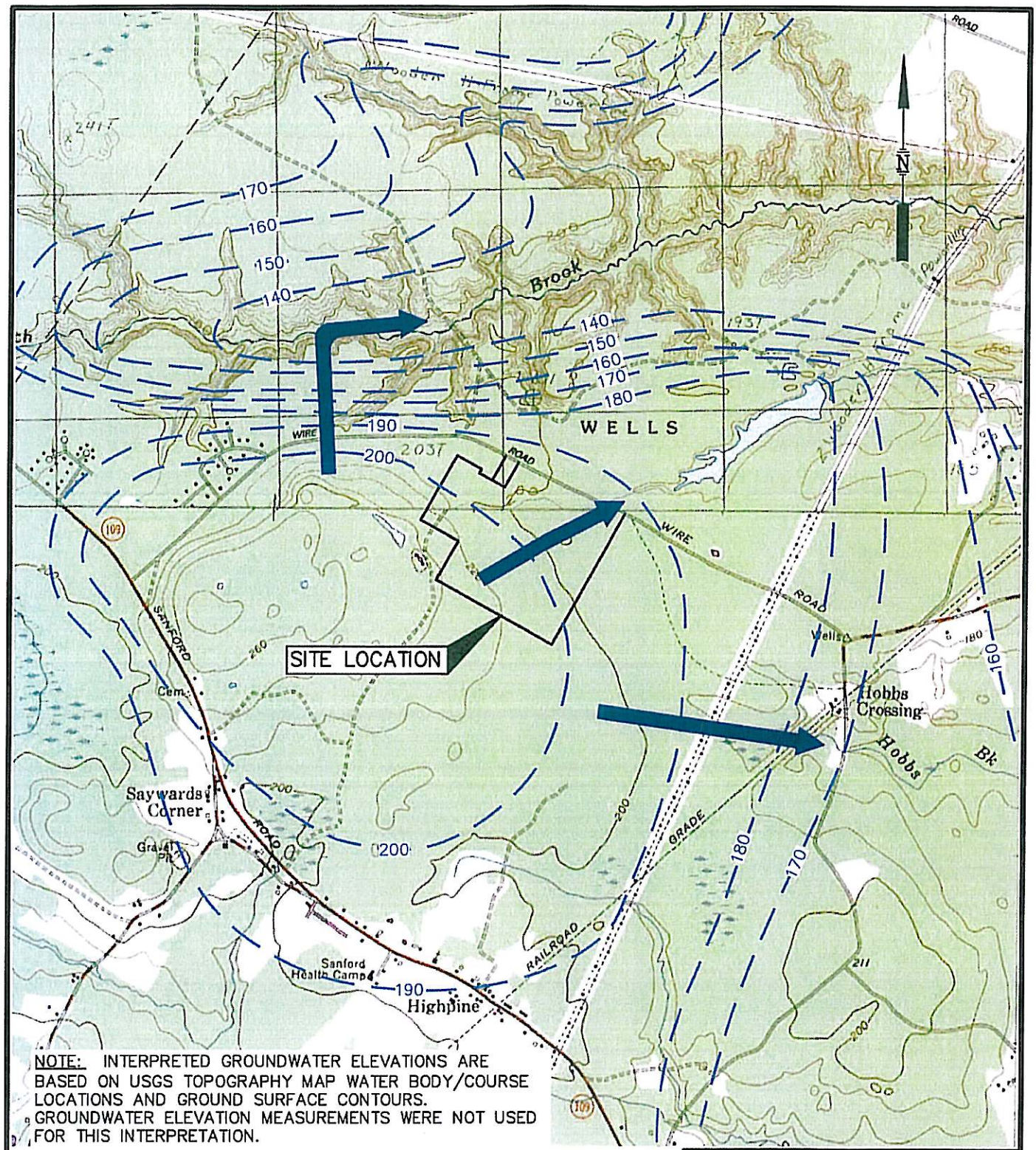
1000 0 2000 FEET

FIGURE 1
SITE LOCATION MAP
WIRE ROAD
WELLS, MAINE

SME
Sevee & Maher Engineers, Inc.
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

DWG: SITELOC LMN: SITELOC CTB: SME–STD REV: 12/4/2015

\\nserver\CFS\Allan\WireRdSepticAnalysis\Acad\Figures\Siteloc.dwg, 12/4/2015 8:26:32 AM, paf



NOTE: INTERPRETED GROUNDWATER ELEVATIONS ARE BASED ON USGS TOPOGRAPHY MAP WATER BODY/COURSE LOCATIONS AND GROUND SURFACE CONTOURS. GROUNDWATER ELEVATION MEASUREMENTS WERE NOT USED FOR THIS INTERPRETATION.

LEGEND

—150— INTERPRETED SHALLOW GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)

APPROXIMATE DIRECTION OF GROUNDWATER FLOW

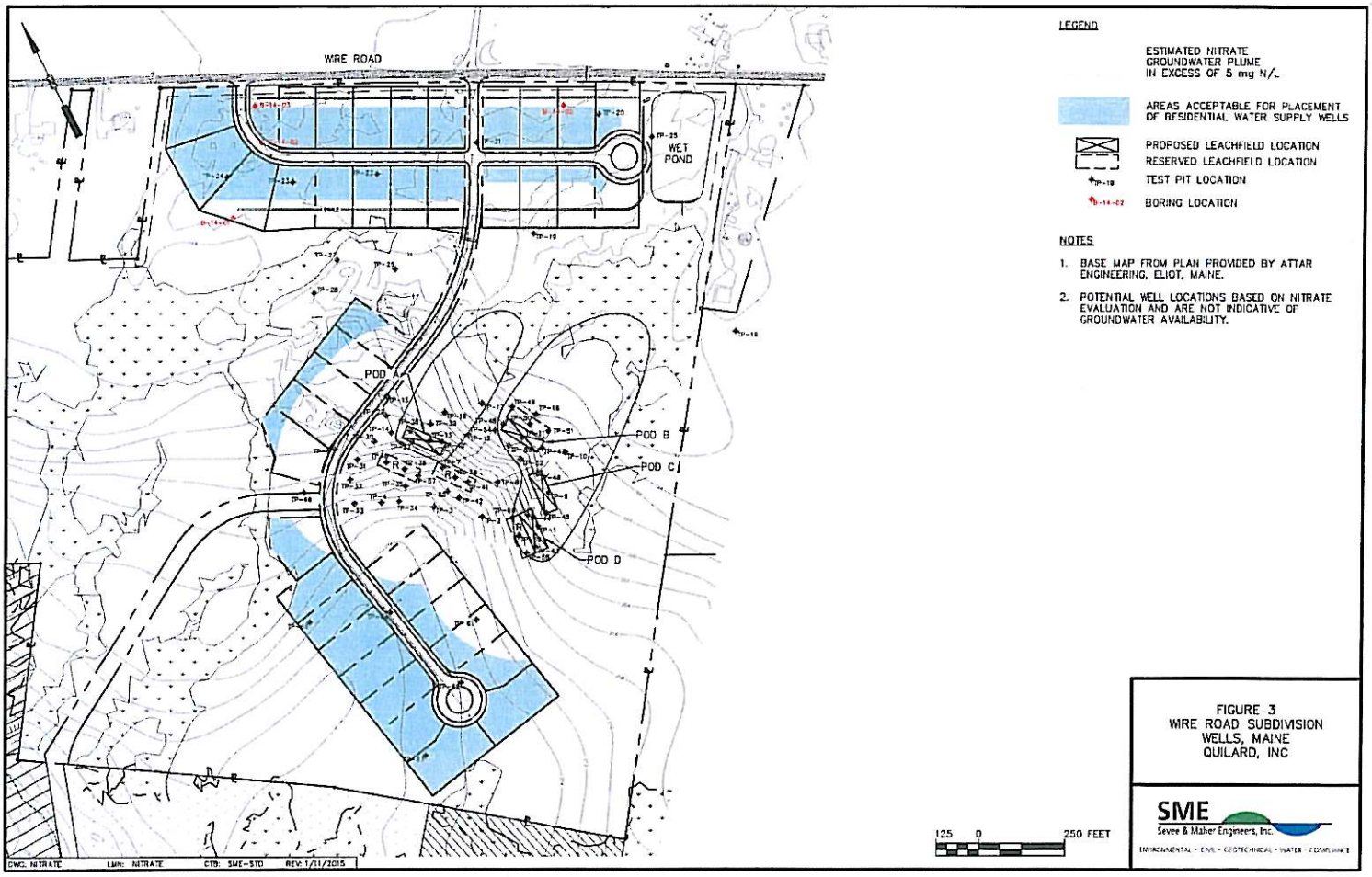
1000 0 2000 FEET

FIGURE 2
INTERPRETED SHALLOW GROUNDWATER CONTOUR MAP
WIRE ROAD AREA
WELLS, MAINE

SME
Sevee & Maher Engineers, Inc.
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

DWG: SITELOC LMN: GW CONTOURS CTB: SME-STD REV: 1/11/2016

\\Nserver\cis\Attar\WireRdSepticAnalysis\Acad\Figures\Siteloc.dwg, 1/11/2016 7:59:50 AM, sjm


WIRE ROAD
WET POND
POD A
POD B
POD C
POD D
LEGEND
ESTIMATED NITRATE GROUNDWATER PLUME IN EXCESS OF 5 mg N/L
AREAS ACCEPTABLE FOR PLACEMENT OF RESIDENTIAL WATER SUPPLY WELLS
PROPOSED LEACHFIELD LOCATION
RESERVED LEACHFIELD LOCATION
TEST PIT LOCATION
BORING LOCATION
NOTES
1. BASE MAP FROM PLAN PROVIDED BY ATTAR ENGINEERING, ELIOT, MAINE.
2. POTENTIAL WELL LOCATIONS BASED ON NITRATE EVALUATION AND ARE NOT INDICATIVE OF GROUNDWATER AVAILABILITY.
125 0 250 FEET
FIGURE 3
WIRE ROAD SUBDIVISION
WELLS, MAINE
QUILARD, INC
SME
Sevee & Maher Engineers, Inc.
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
DWG: NITRATE
LMN: NITRATE
CTB: SME-STD
REV: 1/11/2015

Doc# 2007060849
Bk 15311 Pg 0360 - 0363
Received York SS
12/04/2007 11:55AM
Debra L. Anderson
Register of Deeds

MAINE R.E. TRANSFER TAX PAID

WARRANTY DEED

DWIGHT E. GOODWIN and BARBARA SUE GOODWIN, with a mailing address of PO Box 701286, St. Cloud, FL 34770, *for consideration paid, grant to* ***HIGHPINE PROPERTIES, LLC,*** whose mailing address is PO Box 339, Wells, ME 04090, with **WARRANTY COVENANTS,** the land in Wells, York County, Maine, more particularly described as follows:

See Schedule A Attached hereto and made a part hereof.

Witness, our hands and seals this 30 day of November, 2007.

Witness:

Rose Marie Vega

Sarah Diane Barnes

Dwight E. Goodwin

Dwight E. Goodwin

Barbara Sue Goodwin

Barbara Sue Goodwin

State of Florida
County of Osceola, *ss.* November 30, *2007.*

Then personally appeared the above-named Dwight E. Goodwin, and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public - Attorney At Law

PRINT NAME Rose Marie Vega

(For Notaries) My Commission expires 9/23/08.

ROSE MARIE VEGA
MY COMMISSION # DD357463
EXPIRES: September 23, 2008
1-800-3-NOTARY
FL Notary Discount Assoc. Co.

State of Florida
County of Osceola, ss.

November 30, 2007.

Then personally appeared the above-named Barbara Sue Goodwin and acknowledged the foregoing instrument to be her free act and deed, before me.

Sarah Diane Barnes
Notary Public

(For Notaries) My Commission expires 2/18/2009.

Sarah Diane Barnes
Print Name

SARAH DIANE BARNES
Comm# DD0367770
Expires 2/18/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Exhibit A
Goodwin to Highpine Properties, LLC

A certain tract or parcel of land located on the southwesterly side of Wire Road in Wells, County of York and State of Maine, more particularly bounded and described as follows:

Beginning at a 1 ¼" iron pin on the southwesterly sideline of Wire Road at a corner of land now or formerly of John L. Welch and Peggy L. Gagne;

Thence running by land of said Welch and Gagne, and land now or formerly of Flintlock Village, Inc, S 53° 10' 40" W a distance of 400.97 feet to a stone bound and land now or formerly of Josephine Matthews;

Thence running S 52° 58' 56" W by land of said Matthews a distance of 841.42 feet to a stone bound and land of Highpine Properties, LLC;

Thence running N 34° 48' 24" W by land of said Highpine Properties, LLC a distance of 868.24 feet to a triangular stone bound;

Thence running N 39° 55' 25" W by land of said Highpine Properties, LLC a distance of 937.91 feet to a stone bound;

Thence running N 51° 24' 26" E by said Highpine Properties, LLC, a distance of 580.45 feet to a triangular field stone bound;

Thence running N 45° 46' 52" W by land of Highpine Properties, LLC a distance of 597.99 feet to a ¾" iron rod at land now or formerly of Tina Cole;

Thence running N 52° 36'36" E, passing online at 1069.18 feet a found iron rod with Civil Consultants cap, and continuing the same course for a total of 1069.64 feet to land now or formerly of Daniel Fraser and Pamela Fraser;

Thence running S 46° 22' 26" E by land of said Fraser a distance of 300.13 feet to a point and land now or formerly of Warren P. Dewilt and Abigail L. Dewilt;

Thence running S 52° 37' 25" W by land of Dewilt, passing online at 11.52 feet a 5/8" iron rod carrying the ID of Civil Consultants and continuing the same course for a total distance of 165.00 feet to a point;

Thence running S 46° 22' 17" E by land of Dewilt a distance of 200.05 feet to a point;

Thence running N 52° 37' 25" E by land of said Dewilt a distance of 495.16 feet to a point at the southwesterly sideline of Wire Road;

Thence running S 46° 16' 23" E by the southwesterly sideline of Wire Road a distance of 60.73 feet to a 1 ¼ inch iron rod and land now or formerly of Brian D. Loucks and Connie D. Loucks;

Thence running N 52° 37' 25" E by land of said Loucks a distance of 505.31 feet to a 5/8" iron rod with PRS ID cap;

Thence running S 46° 16' 23" E by said Loucks land a distance of 200.50 feet to a 5/8" iron rod with PRS ID cap;

Thence running N 52° 37' 25" E by land of said Loucks a distance of 505.31 feet to the southwesterly sideline of Wire Road;

Thence running N 46° 21' 44" W by the southwesterly sideline of Wire Road a distance of 679.14 feet to a point;

Thence running N 45° 05' 37" W by the southwesterly sideline of Wire Road a distance of 628.94 feet to a point;

Thence running N 43° 50' 35" W by the southwesterly sideline of Wire road a distance of 383.58 feet to the point of beginning.

Containing 100.26 acres, more or less.

Meaning and intending to convey the same property described in deeds at 7687, page 92 and 7656, page 283.

END OF DOCUMENT

LAW OFFICES OF
JOSEPH G. CARLETON, JR. ESQ.
P.O. Box 389
Wells, Maine 04090

Interactive Corporate Services

MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Dec 23 2013 11:34:33. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
HIGHPINE PROPERTIES, LLC	20071350DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
11/20/2006	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

JOSEPH G. CARLETON, JR.
P.O. BOX 369
WELLS, ME 04090

Back to previous screen | New Search

Click on a link to obtain additional information.

List of Filings — View list of filings

Obtain additional information:

Additional Addresses	Plain Copy	Certified copy
Certificate of Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the troubleshooting page.

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© Department of the Secretary of State

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WELLS	WIRE ROAD	HIGH PINE PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole ONE ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM		BROWN	
10			YELLOW	
			BROWN	No
20	STONY LOAMY	FRIABLE	LIGHT YELLOW BROWN	
30	SAND		LIGHT OLIVE BROWN	YES
40	X	BEDROCK		X
50				

Soil Classification	Slope	Limiting Factor	
4 C/AIII (Profile / Condition)	____ %	30 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole TWO ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DK. BR.	No
10			DK. YL. BR.	X
20	X	BEDROCK		
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
2 AI (Profile / Condition)	____ %	6 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole THREE ■ Test Pit ☐ Boring
1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DK. GY. STRONG BROWN	No
10				X
20	X	BEDROCK		
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
2 AI (Profile / Condition)	____ %	6 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole FOUR ■ Test Pit ☐ Boring
____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DARK BROWN STRONG BROWN YELLOW BROWN	No
10				
20	STZS		LT. YL. BR.	YES
	X	BEDROCK		X
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
4 C/AIII (Profile / Condition)	____ %	18/22	[●] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
24 OCT 13 — Date

HHE-200 Rev. 8/01

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Department of Human Services Division of Health Engineering (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGH PINE PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole FIVE ■ Test Pit ☐ Boring
4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY		DARK BROWN	
10–20	FINE		YELLOW BROWN	No
20–30	SANDY	FRIABLE	LIGHT YELLOW	YES
30–40	LOAM		BROWN	
40–50	ST. L.S.	FIRM	LT. OL. BR.	
50	X	BEDROCK		X

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
3 C/ATII	___ %	18 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole SIX ■ Test Pit ☐ Boring
5 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY		LIGHT GRAY	
10–20	SAND		GRAY	
20–30		FRIABLE	OLIVE YELLOW	
30–40	STONY		OLIVE	YES
40–50	LOAMY		GRAY	
50	SAND			

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
4 E	___ %	0 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole SEVEN ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY		GRAY	
10–20	SAND	FRIABLE	DK. YL. BR. YELLOW	No
20–30	STONY LOAMY SAND		BROWN LT. YL. BR.	YES X
40–50	X	BEDROCK		

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
4 C/ATII	___ %	24 "	[●] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole EIGHT ■ Test Pit ☐ Boring
4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	F.S.L.	FRIABLE	DK. GY.	No
10–50	X	BEDROCK		X

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
2 AT	___ %	4 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
24 OCT 13 — Date

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: WELLS

Street, Road, Subdivision: WIRE ROAD

Owner's Name: HIGH PINE PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 9 ■ Test Pit ☐ Boring
1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	BROWN / YELLOW	NO
10–20	SAND	LOOSE	BROWN	
20–30	STONY LOAMY SAND	FRIABLE	LIGHT OLIVE BROWN	YES

Soil Classification	Slope	Limiting Factor	
Profile 4 / Condition C	___ %	29"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 10 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	DARK GRAY	
10–20		CONSISTED	STR. BR. / LT. YL. BR.	YES
20–30	SAND	LOOSE	LIGHT OLIVE	
30–40			BROWN	

Soil Classification	Slope	Limiting Factor	
Profile S / Condition E	___ %	0"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 11 ■ Test Pit ☐ Boring
3" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DARK GY / STR. BR. / DARK YELLOW BROWN	NO
20–30	X			X
30–40		BEDROCK		

Soil Classification	Slope	Limiting Factor	
Profile 2 / Condition AIII	___ %	24.	[ ] Ground Water [ ] Restrictive Layer [■] Bedrock [ ] Pit Depth

Observation Hole 12 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	ST.F.S.L. X	FRIABLE	V. DK. GY. / DK. YL. BROWN	NO
20–30		BEDROCK		X

Soil Classification	Slope	Limiting Factor	
Profile 2 / Condition AI	___ %	3"	[ ] Ground Water [ ] Restrictive Layer [■] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
24 OCT 13 — Date

Page 3 of 17
HHE-200 Rev. 8/01

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WELLS	WIRE ROAD	HIGH PINE PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 13 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DK. GY. DARK YELLOW BROWN	No
10–20	STONY LOAMY SAND		LIGHT YELLOW BROWN	YES
20–30	X	BEDROCK		X
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
2 C/AIII (Profile / Condition)	___ %	15/24	[●] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole 14 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DK. GY. SDL. BR. DARK YELLOW BROWN	No
10–20	STONY LOAMY SAND	FIRM	LIGHT YELLOW BROWN	YES
20–30	X	BEDROCK		X
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	20"	[●] Ground Water [●] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 15 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY LOAMY		GRAY	
10–20	SAND	FRIABLE	DK. GY.	YES
20–30	ST.F.S.L. ST.L.S.		DK. GY. BR. OL. BR.	
30–40	X	BEDROCK		X
40–50				

Soil Classification	Slope	Limiting Factor	
4 E/AIII (Profile / Condition)	___ %	0"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 16 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY LOAMY SAND	FRIABLE	BLACK GRAY	No
10–20	ST.F.S.L. STONY L.S.	FIRM	LT. YL. BR. LIGHT OL. BR.	YES
20–30	X	BEDROCK		X
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
3 E/AIII (Profile / Condition)	___ %	3	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
24 OCT 13 — Date

HHE-200 Rev. 8/01

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Department of Human Services Division of Health Engineering (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGH PINE PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 17 ■ Test Pit ☐ Boring

3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	ST.F.S.L.	FRIABLE	V.DK.GY	No
10	X	BEDROCK		X
20				
30				
40				
50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
2 AI	___ %	4 "	[ ] Ground Water [ ] Restrictive Layer [■] Bedrock [ ] Pit Depth

Observation Hole 18 ■ Test Pit ☐ Boring

4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	FINE		V.DK.GY	
10	SANDY	FRIABLE	GRAY	
	LOAM		DK.YL.BR.	
			LT.YL.BR.	
20			YELLOW	YES
30	SAND	LOOSE	LIGHT	
			OLIVE	
40			BROWN	
50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
5 E	___ %	0 "	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 19 ■ Test Pit ☐ Boring

2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND	FRIABLE	GRAY	
10		SOME	LIGHT YELLOW	
20		CEMENTED	BROWN	YES
30	SAND	LOOSE	DARK	
			YELLOW	
40			BROWN	
50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
5 E	___ %	0 "	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 20 ■ Test Pit ☐ Boring

3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY		STRONG BROWN	
10		FRIABLE		No
	SAND		YELLOW BROWN	
20				
30	SAND	LOOSE	PALE BROWN	YES
40				
50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
5 C	___ %	20 "	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature

211 — SE #

24 OCT 13 — Date

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WELLS	WIRE ROAD	HIGH PINE PROPERTIES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 21 ■ Test Pit ☐ Boring
1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY		BLACK	
10	SAND	FRIABLE	DARK YL. BR.	
			YELLOW BROWN	NO
20	SAND	LOOSE	PALE	YES
30			BROWN	
40				
50				

Soil Classification Profile	Condition	Slope	Limiting Factor	
S	C	%	23"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 22 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY		V. DK. GY.	
10	SAND	FRIABLE	DK. YL. BR.	NO
			YELLOW BROWN	
20			LIGHT YELLOW BROWN	
30	SAND	LOOSE	LIGHT	YES
			OLIVE	
40			BROWN	
50				

Soil Classification Profile	Condition	Slope	Limiting Factor	
S	C	%	16"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 23 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY	FRIABLE	V. DK. GY.	
10	SAND		GRAY	
			STRONG BROWN	
20		CEMENTED	YELLOW BROWN	YES
30	SAND		LIGHT	
		LOOSE	YELLOW	
40			BROWN	
50				

Soil Classification Profile	Condition	Slope	Limiting Factor	
S	E	%	0"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 24 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0		FRIABLE	V. DK. GY.	
10	LOAMY		GRAY	
			DK. YL. BR. STRONG	
20	SAND	CEMENTED	BROWN	YES
30			LIGHT	
	SAND	LOOSE	YELLOW	
40			BROWN	
50				

Soil Classification Profile	Condition	Slope	Limiting Factor	
S	E	%	0"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
24 OCT 13 — Date

HHE-200 Rev. 8/01

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: WELLS

Street, Road, Subdivision: WIRE ROAD

Owner's Name: HIGHPINE PROPERTIES LLC.

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 25 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	V. DK. GY / DARK YL. BR.	
10–20			YELLOW BROWN	NO
20–30	SAND	LOOSE	LIGHT	
30–40			YELLOW	YES
40–50			BROWN	

Soil Classification	Slope	Limiting Factor	
5 Profile / C Condition	___ %	21 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 26 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	V. DK. GY / DK. YL. BR.	NO
10–20			LIGHT YELLOW	
20–30	FINE SAND	LOOSE	BROWN	YES
30–40			LIGHT	
40–50			GRAY	

Soil Classification	Slope	Limiting Factor	
5 Profile / E Condition	___ %	8 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 27 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY F.S.L.	FRIABLE	V. DK. GY / STR. BR.	NO
10–20				
20–30				
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
2 Profile / AI Condition	___ %	5 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole 28 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY FINE SAND	FRIABLE	GRAY / STR. BR. / YELLOW	NO
10–20			BROWN / LIGHT	
20–30	SAND	LOOSE	YELLOW	
30–40			BROWN	YES
40–50		CEMENTED	STRONG BROWN	

Soil Classification	Slope	Limiting Factor	
5 Profile / C Condition	___ %	16 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cerrato — Site Evaluator Signature
211 — SE #
17 NOV 14 — Date

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Department of Human Services Division of Health Engineering (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 29 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DARK BR. YL. BR. LT. YL. BR.	NO
10–20	STONY LOAMY SAND	FIRM	LIGHT OLIVE BROWN	YES
20–50	X	BEDROCK		X

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
3 D/AIII	%	11 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 30 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V. DK. GY. LT. BR. GY.	NO YES
10–20	X	X	X	X
20–50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
2 E/AI	%	4 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 31 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY LOAMY SAND	FRIABLE	VERY DK. BR. YELLOW BROWN LT. YL. BR.	NO YES
10–20	X	X	X	X
20–50		BEDROCK		

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
4 C/AIII	%	15 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 32 ■ Test Pit ☐ Boring
4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM		VERY DK. GY. STR. BR.	NO
10–20	STONY LOAMY SAND	FRIABLE	YELLOW BROWN LIGHT YELLOW BROWN	
20–50		FIRM	LIGHT YELLOW BROWN	YES

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
3 C	%	20 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cerrano — Site Evaluator Signature
211 — SE #
17 Nov 14 — Date

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Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGHPIVE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 33 ■ Test Pit ☐ Boring

3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V.DK.GY STRONG BROWN	NO
10–20	X	X	X	X
20–30	BEDROCK			
30–40				
40–50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
2 AI	___ %	6 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole 34 ■ Test Pit ☐ Boring

3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DK.BR. LT.YL. BROWN	NO YES
10–20	X	X	X	X
20–30	BEDROCK			
30–40				
40–50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
2 E/AI	___ %	3 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 35 ■ Test Pit ☐ Boring

2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V.DK.GY STR.BR.	NO
10–20	X	X	X	X
20–30	BEDROCK			
30–40				
40–50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
2 AI	___ %	6 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole 36 ■ Test Pit ☐ Boring

4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V.DK.GY DARK YELLOW BROWN	NO
10–20	STONY LOAMY SAND		LT.YL.BR.	YES
20–30	X	X	X	X
30–40	BEDROCK			
40–50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	
4 C/AIII	___ %	24 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

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Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 37 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V.DK.GY. DARK YELLOW BROWN	NO
10–20	STONY LOAMY SAND	FIRM	LIGHT YL. BR. LIGHT OLIVE BROWN	YES
40–50	X	BEDROCK		X

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	17 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 38 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM		BLACK GRAY STR. BR.	NO
10–20	ST.L.S.		YELLOW BROWN	
20–30	GRAVELLY LOAMY COARSE SAND	FRIABLE	LIGHT OLIVE	YES
30–50	STONY LOAMY SAND	FIRM	BROWN	

Soil Classification	Slope	Limiting Factor	
3 C (Profile / Condition)	___ %	17 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 39 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY		VERY DK. GY. LIGHT GRAY	
10–20	LOAMY	FRIABLE	LIGHT YELLOW BROWN	YES
30–40	SAND	FIRM	LIGHT OLIVE BROWN	

Soil Classification	Slope	Limiting Factor	
3 E (Profile / Condition)	___ %	0 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 40 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY	FRIABLE	V. DK. GY YELLOW BROWN	NO
10–30	LOAMY SAND		LIGHT YELLOW BROWN	YES
30–50		FIRM	LIGHT OLIVE BROWN	

Soil Classification	Slope	Limiting Factor	
3 C (Profile / Condition)	___ %	20 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

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17 Nov 14 — Date

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Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 41 ■ Test Pit ☐ Boring

2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DK. GY. YELLOW BROWN	NO
10–30	STONY L.S.	FIRM	LT. YL. BR.	YES
30–40	X	X	X	X
40–50		BEDROCK		

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	28 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole 42 ■ Test Pit ☐ Boring

3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	STRONG BROWN DARK YELLOW BROWN	NO
10–30	STONY LOAMY SAND	FIRM	LT. YL. BR. LIGHT YELLOW BROWN	YES
30–40	X	BEDROCK		X

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	25 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 43 ■ Test Pit ☐ Boring

2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V. DK. GY. YELLOW BROWN	NO
10–30	STONY LOAMY SAND	FIRM	LT. YL. BR. LT. OL. BR.	YES
30–40	X	X	X	X
40–50		BEDROCK		

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	18 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 44 ■ Test Pit ☐ Boring

4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V. DK. GY. YELLOW BROWN	NO
10–30	STONY LOAMY SAND	FIRM	LIGHT YELLOW BROWN LIGHT OLIVE BROWN	YES

Soil Classification	Slope	Limiting Factor	
3 C (Profile / Condition)	___ %	17 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cerrano 211 17 NOV 14

Site Evaluator Signature SE # Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: WELLS

Street, Road, Subdivision: WIRE ROAD

Owner's Name: HIGHPINE PROPERTIES LLC.

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 45 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DARK GRAY STRONG BROWN	
10–20	STONY		YELLOW BROWN	NO
20–30	LOAMY SAND	FIRM	LIGHT YELLOW BROWN	YES
30–40	X	X	X	X
40–50		BEDROCK		

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	20 "	[●] Ground Water [●] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 46 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V.DK. GY. DARK YELLOW BROWN	NO
10–20	STONY LOAMY SAND		LIGHT OLIVE BROWN	YES
20–30	X	X	X	X
30–40		BEDROCK		

Soil Classification	Slope	Limiting Factor	
4 C/AIII (Profile / Condition)	___ %	18 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 47 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	DARK GRAY DARK YELLOW BROWN	NO
10–20	SAND		YELLOW	
20–30		LOOSE	BROWN	YES
30–40	FINE SAND		LT. GY. BR.	
40–50	X	X	X	X
		BEDROCK		

Soil Classification	Slope	Limiting Factor	
5 C/AIII (Profile / Condition)	___ %	18 "	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 48 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE		V.DK.GY STRONG	
10–20	SANDY LOAM	FRIABLE	BROWN	NO
20–30	X	X	X	X
30–40		BEDROCK		

Soil Classification	Slope	Limiting Factor	
2 AIII (Profile / Condition)	___ %	22	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Michael Cenzano — Site Evaluator Signature
211 — SE #
17 NOV 14 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: WELLS

Street, Road, Subdivision: WIRE ROAD

Owner's Name: HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 49 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	DK. BR. / DARK YELLOW BROWN	NO
10–30	SAND	LOOSE	LIGHT YELLOW BROWN	YES
30–50			LIGHT OLIVE BROWN	

Soil Classification	Slope	Limiting Factor	
S (Profile) D (Condition)	___ %	14"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 50 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	VDK. GY / DARK YELLOW BROWN	NO
10–30	SAND	LOOSE	LIGHT YELLOW BROWN	YES
30–50			LIGHT OLIVE BROWN	

Soil Classification	Slope	Limiting Factor	
S (Profile) D (Condition)	___ %	14"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 51 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND	FRIABLE	DK. GY. / DK. YL. GR.	NO
10–40	SAND	LOOSE	LIGHT YELLOW BROWN	YES
40–50			BEDROCK	

Soil Classification	Slope	Limiting Factor	
S (Profile) D/~~A~~III (Condition)	___ %	10"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 52 ■ Test Pit ☐ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	SILTY LOAMY SAND	FRIABLE	DARK GRAY / YELLOW BROWN	NO
10–40			LIGHT OLIVE BROWN	YES
40–50			BEDROCK	

Soil Classification	Slope	Limiting Factor	
4 (Profile) C/~~A~~III (Condition)	___ %	20"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cesmo — Site Evaluator Signature
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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Department of Human Services Division of Health Engineering (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE ROAD	Owner's Name: HIGHPINE PROPERTIES LLC.

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 53 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	V.DK.GY STR. BR.	No
10–20	X	X	X	X
20–30		BEDROCK		
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
2 (Profile) AI (Condition)	___ %	6 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole 54 ■ Test Pit ☐ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DK. BR. DARK YELLOW BROWN	No
10–20	X	X	X	X
20–30		BEDROCK		
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
2 (Profile) AIII (Condition)	___ %	18 "	[ ] Ground Water [ ] Restrictive Layer [●] Bedrock [ ] Pit Depth

Observation Hole ___ ■ Test Pit ☐ Boring
___ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10				
10–20				
20–30				
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
___ (Profile) ___ (Condition)	___ %	___ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole ___ ■ Test Pit ☐ Boring
___ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10				
10–20				
20–30				
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
___ (Profile) ___ (Condition)	___ %	___ "	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

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17 Nov 14 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION	Department of Human Services Division of Health Engineering (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation: WELLS Street, Road, Subdivision: WIRE RD.	Owner's Name: HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 55 ■ Test Pit □ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	V.DK.GY / LT.GY. / STR. BR.	No
10	X	X	X	X
20		BEDROCK		
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
2 AI (Profile / Condition)	___ %	6"	[ ] Ground Water [ ] Restrictive Layer [■] Bedrock [ ] Pit Depth

Observation Hole 56 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	GRAY / DARK YELLOW BROWN	No
10				
20	STONY LOAMY SAND	FIRM	LT.OL.BR / OLIVE BROWN	YES
30				
40				
50	X	BEDROCK		X

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile / Condition)	___ %	20"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 57 ■ Test Pit □ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DK GY / LT GY / DARK YELLOW BROWN	No
10				
20	X	X	X	X
30			BEDROCK	
40				
50				

Soil Classification	Slope	Limiting Factor	
2 AII (Profile / Condition)	___ %	13"	[ ] Ground Water [ ] Restrictive Layer [■] Bedrock [ ] Pit Depth

Observation Hole 58 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DK. GY. / YELLOW BROWN	No
10				
20	STONY LOAMY SAND		LIGHT YELLOW BROWN	YES
30				
40	X	X	X	X
50		BEDROCK		

Soil Classification	Slope	Limiting Factor	
4 C/AIII (Profile / Condition)	___ %	20"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
7 DEC 15 — Date

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WELLS	WIRE RD.	HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 59 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY		DARK GRAY	
10	FINE		DARK	
	SANDY	FRIABLE	YELLOW	NO
20	LOAM		BROWN	
	STONY		LIGHT OLIVE BROWN	
30	LOAMY	FIRM	LIGHT GRAY	YES
40	SAND		BROWN	
50				

Soil Classification	Slope	Limiting Factor	
3 C (Profile, Condition)	%	24"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 60 ■ Test Pit □ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY		GRAY	
10	LOAMY		DARK	NO
	SAND	FRIABLE	YELLOW BROWN	
20	STFSL		OLIVE BR.	
	STONY LOAMY		OLIVE	YES
30	SAND		GRAY	
40	X	X	X	X
		BEDROCK		
50				

Soil Classification	Slope	Limiting Factor	
4 C/AIII (Profile, Condition)	%	18"	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 61 ■ Test Pit □ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY		DK. GY.	
10	FINE		YELLOW	
	SANDY			
20	LOAM	FRIABLE	BROWN	NO
	ST. L.S.		LT. OL. BR.	
30	STONY		OLIVE	YES
	F.S.L.	FIRM	BROWN	
40	X	BEDROCK		X
50				

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile, Condition)	%	24"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 62 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY		V. DK. GY.	
10	FINE		YELLOW	NO
	SANDY		BROWN	
20	LOAM	FRIABLE		
	STONY		BROWN	
	L.Co.S.			
30	STONY LOAMY SAND	FIRM	LIGHT OLIVE BROWN	YES
40	X	BEDROCK		X
50				

Soil Classification	Slope	Limiting Factor	
3 C/AIII (Profile, Condition)	%	21	[●] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
7 DEC 15 — Date

HHE-200 Rev. 8/01

MICHAEL CUOMO 207 363 4532

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WELLS	WIRE RD.	HIGHPINE PROPERTIES LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 63 ■ Test Pit □ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY FINE SANDY LOAM	FRIABLE	DK GY / SR. BR. / YELLOW / BROWN	NO
20–30	STONY LOAMY SAND	FIRM	LIGHT OLIVE / BROWN	YES
40–50				

Soil Classification	Slope	Limiting Factor	
3 C (Profile / Condition)	___ %	22"	[■] Ground Water [■] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 64 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY LOAMY SAND	FRIABLE	DK. GY. / SR. BR. / YELLOW / BROWN	NO
20–30	STONY SAND	LOOSE	LIGHT YELLOW / BROWN	YES
40–50	STONY LOAMY COARSE SAND	FIRM	OLIVE / BROWN	

Soil Classification	Slope	Limiting Factor	
3 C (Profile / Condition)	___ %	22"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 65 ■ Test Pit □ Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY LOAMY SAND	FRIABLE	BLACK / GRAY / SR. BR. / YELLOW / BROWN	NO
20–30	STONY SAND		LIGHT YELLOW / BROWN	YES
40–50	COARSE SAND	LOOSE	LIGHT / OLIVE / BROWN	

Soil Classification	Slope	Limiting Factor	
5 C (Profile / Condition)	___ %	18"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole 66 ■ Test Pit □ Boring
4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	STONY LOAMY SAND	FRIABLE	BLACK / GRAY	
20–30	LOAMY COARSE SAND		STRONG BROWN	YES
40–50	STONY LOAMY SAND	FIRM	LIGHT OLIVE / BROWN	

Soil Classification	Slope	Limiting Factor	
3 E (Profile / Condition)	___ %	0"	[■] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Michael Cuomo — Site Evaluator Signature
211 — SE #
7 DEC 15 — Date

HHE-200 Rev. 8/01

MICHAEL CUOMO 207 363 4532

Michael Cuomo, Soil Scientist

6 York Pond Road, York, Maine 03909
(207) 363-4532
mcuomosoil@gmail.com

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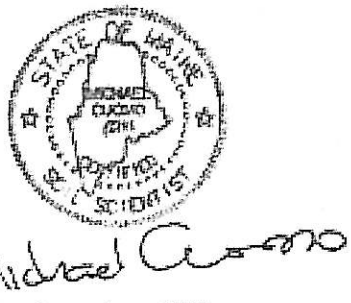
Class B

High Intensity Soil Survey

Highpine Properties, LLC
Wire Road
Wells, Maine

prepared for:

Attar Engineering, Inc.
1284 State Street
Eliot, Maine 03903



December 2015

Michael Cuomo, Soil Scientist

6 York Pond Road, York, Maine 03909
(207) 363-4532
mcuomosoil@gmail.com

This report is in reference to the 100.2 acre Highpine Properties, LLC parcel located on Wire Road in Wells , Maine. In December of 2015 a class 'B' High Intensity Soil Survey of this property was completed in compliance with the standards created by the Maine Association of Professional Soil Scientists. The purpose of this work is to assist in the permitting a housing development served by on-site community wastewater disposal systems and individual on-lot water supply wells. Only the portion of the site to be developed has been soil mapped. This report will explain the methods, limitations, and results of this work.

A High Intensity Soil Survey is comprised of two components: a soil map and a report. The soil map is made by traversing the property and observing the soil at locations thought to be representative of the landform. Because soil is highly variable, it is not possible to represent every soil variation on the soil map. The soil map is a simplified two-dimensional interpretation of the complex three dimensional soil-landscape relationship. Class B standards allow for inclusions of soils other than those named in the soil map unit label, so long as no inclusion limiting for the proposed land use is greater than one acre in size. Boundaries between different soils are shown as lines on the soil map, but may be diffuse transition zones.

Soil names were selected using best fit with soils already researched in detail and found to occur extensively in Maine by the USDA Natural Resource Conservation Service. The map unit design and the interpretations of soil properties in this report are specific to this site and were selected considering the proposed use. Therefore, the interpretations and limitation information in this report may be insufficient for other uses.

This soil map is based on sixty-six test pits. The data for these is attached at the rear of this report. The soil map is presented on a base plan: a two foot contour interval Existing Conditions Plan prepared by Attar Engineering, Inc. The limit of the area soil mapped is shown on the base plan.

Michael Cuomo, Soil Scientist

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(207) 363-4532
mcuomosoil@gmail.com

Five soil map units are found on the property and are described below.

Abram-Lyman Complex (ALB)

This soil map unit represents two named soils which occur in a complex pattern, so they can't be mapped separately at the scale the soil survey is prepared. The soils are very similar, except Abram has less than 10 inches of mineral soil over bedrock and Lyman has between 10 and 20 inches of soil over bedrock.

Drainage class: excessively and somewhat excessively drained.
Parent material: loose glacial till.
Texture range: fine sandy loam, with stones and boulders.
Description: Test pit 8 is the Abram soil. Test pit 2 contains both Abram and Lyman.
Landscape position: upland.
Landform: gently rolling.
Slope range: 0-8%.
Permeability: moderately rapid.
Bedrock class: very shallow to shallow.
Hydrologic group: D.
Flood hazard: none.
Inclusions: moderately deep Tunbridge soil, see test pit 4. Test pit 34 is a very shallow poorly drained soil.
Use and management: land uses are limited by bedrock 0 to 20 inches from the soil surface, which can be overcome by blasting and filling.

Brayton (BrB)

Drainage class: poorly drained.
Parent material: basal till.
Texture range: fine sandy loam to loamy sand with stones and boulders.
Description: see test pit 39.
Landscape position: lowland.

Landform: ground moraine.
Slope range: 0 to 8%.
Permeability: moderate in the upper layers and slow in the lower layers.
Bedrock class: very deep.
Hydrologic group: D.
Flood hazard: none.
Inclusions: test pit 16 is a moderately deep to bedrock soil similar to Brayton. Test pit 6 is a poorly drained soil without the firm basal till in the substrate.
Use and management: Land uses are limited by wetness close to the surface for prolonged periods of time. These are wetland soils and those portions of the Brayton map units determined to be wetlands may not be filled without permits.

Croghan (CrB)
Drainage class: moderately well drained.
Parent material: outwash.
Texture range: loamy fine sand to fine sand.
Description: see test pit 20.
Landscape position: upland.
Landform: outwash plain.
Slope range: 0 to 8%.
Permeability: moderate in the upper layers and rapid in the lower layers.
Bedrock class: very deep.
Hydrologic group: A.
Flood hazard: none.
Inclusions: None noted.
Use and management: land uses are limited by the brief presence of groundwater seasonally within 2 to 3 feet of the surface. This limitation can be overcome by appropriate filling, grading, and drainage.

Naumburg (NaB)
Drainage class: poorly drained.

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Parent material: outwash.
Texture range: loamy fine sand to sand.
Description: see test pit 18.
Landscape position: wetland.
Landform: depressions in outwash plains.
Slope range: 0 to 8%.
Permeability: moderately rapid in the upper layers and rapid in the lower layers.
Bedrock class: very deep.
Hydrologic group: D.
Flood hazard: none.
Inclusions: test pit 24 is an inclusion of the Finch soils; these are wet sands like Naumburg but have a chemically cemented layer below the surface.
Use and management: Land uses are limited by frequent saturation to the surface. These are wetland soils and those portions of the Naumburg map units determined to be wetlands may not be filled without permits.

Tunbridge-Skerry Complex (TSB)

This soil map unit represents two named soils which occur in a complex pattern, so they can't be mapped separately at the scale the soil survey is prepared.

Drainage class: Tunbridge is somewhat excessively drained and Skerry is moderately well drained.
Parent material: Tunbridge is loose glacial till and Skerry is firm basal till.
Texture range: fine sandy loam to loamy sand, with stones and boulders.
Description: Tunbridge is described in test pit 11. Skerry is described in test pit 32. A soil with some characteristics of both occur in test pit 31.
Landscape position: upland.
Landform: gently rolling ground moraine.
Slope range: 0 to 8%.

Permeability: moderately rapid to moderately slow.
Bedrock class: moderately deep and deep.
Hydrologic group: C.
Flood hazard: none.
Inclusions: Abram soils, Lyman soils, and Croghan soils occur to a limited extent in this map unit. There is some loose moderately well drained glacial till, as found in test pit 1. There is also some loose moderately well drained glacial till which is moderately deep to bedrock, as found in test pit 13.
Use and management: land uses are limited by bedrock 20 to 40 inches from the soil surface, which can be overcome by blasting and filling. Groundwater will be found within two feet of the surface at some times of the year. Drainage and filling can overcome this limitation.

Conclusion

Wetlands on this site were previously identified by others. The Brayton and Naumburg soils are wetland soils, but are only regulated as wetlands if they have a predominance of plants adapted to life in wet conditions and wetland hydrology. Therefore, some parts of the Brayton and Naumburg soil map units are wetlands and some parts are not.

Bedrock depths are irregular and unpredictable on this site. In other respects the soils found on this site are those which commonly occur in York County and are mapped extensively in Maine.

This report has identified the soils and their limitations. Engineering and design measures such as construction sequencing, material specifications, drainage structures, grading, filling, and erosion/sediment control can overcome these limitations, when properly designed and implemented.

Michael Cuomo, Soil Scientist

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THIS LEGEND MUST APPEAR ON THE PLAN WHICH CONTAINS THE SOIL MAP.

High Intensity Soil Map Legend

ALB Abram-Lyman Complex, fine sandy loams, 0 - 8% slopes
BrB Brayton fine sandy loam, 0 - 8% slopes
CrB Croghan loamy fine sand, 0 - 8% slopes
NaB Naumburg loamy fine sand, 0 - 8% slopes
TSB Tunbridge-Skerry Complex fine sandy loams, 0 - 8% slopes

This soil survey complies with Class B standards as defined by the Maine Association of Professional Soil Scientists. See report dated December 2015 for complete description of methods, soils, and results.

Michael Cuomo
Maine Soil Scientist #211

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100–YEAR FLOOD

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99	To be protected from 100–year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X	Areas of 500–year flood; areas of 100–year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100–year flood.

OTHER AREAS

ZONE X	Areas determined to be outside 500–year floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

UNDEVELOPED COASTAL BARRIERS*

Identified 1983 | Identified 1990 or Later | Otherwise Protected Areas Identified 1991 or Later

* Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain Boundary
	Floodway Boundary
	Zone D Boundary
	Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
513	Base Flood Elevation Line Elevation in Feet**
A — A	Cross Section Line
23 - - - - - 23	Transect Line
(EL 987)	Base Flood Elevation in Feet Where Uniform Within Zone**
RM7 x	Elevation Reference Mark
● M1.5	River Mile

**Referenced to the National Geodetic Vertical Datum of 1929

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for possible updated flood hazard information prior to use of this map for property purchase or construction purposes.

Areas of special flood hazard (100–year flood) include Zones A, AE, AH, AO, A99, V, and VE.

JOINS PANEL 0011

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WELLS,
MAINE
YORK COUNTY

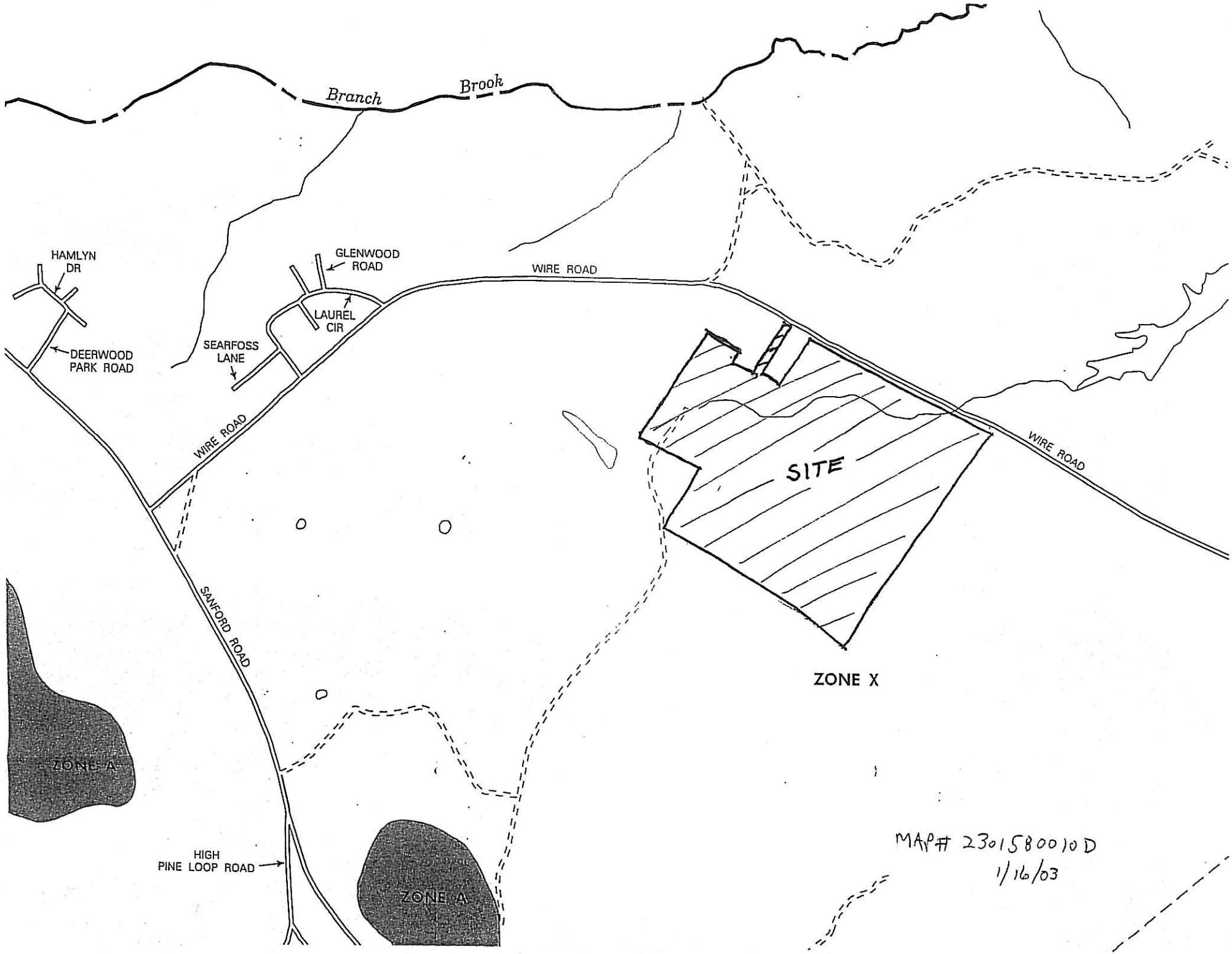
PANEL 10 OF 23

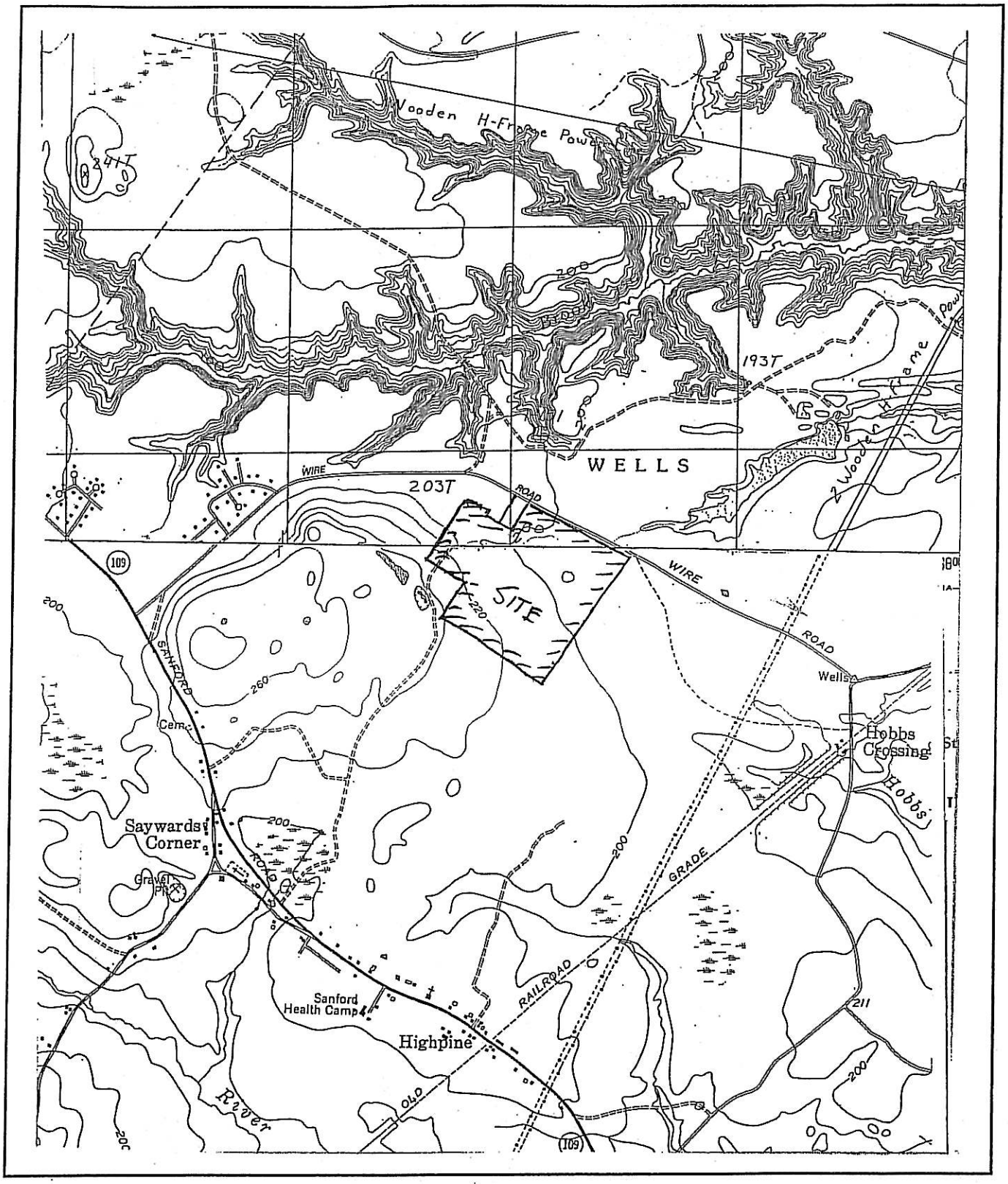
(SEE MAP INDEX FOR PANELS NOT PRINTED)

MAP NUMBER
2301580010D

MAP REVISED:
JANUARY 16, 2003

Federal Emergency Management Agency


Branch Brook
HAMLYN DR
DEERWOOD PARK ROAD
GLENWOOD ROAD
LAUREL CIR
SEARFOSS LANE
WIRE ROAD
WIRE ROAD
WIRE ROAD
SANFORD ROAD
SITE
ZONE X
ZONE A
ZONE A
HIGH PINE LOOP ROAD
MAP# 2301580010D
1/16/03

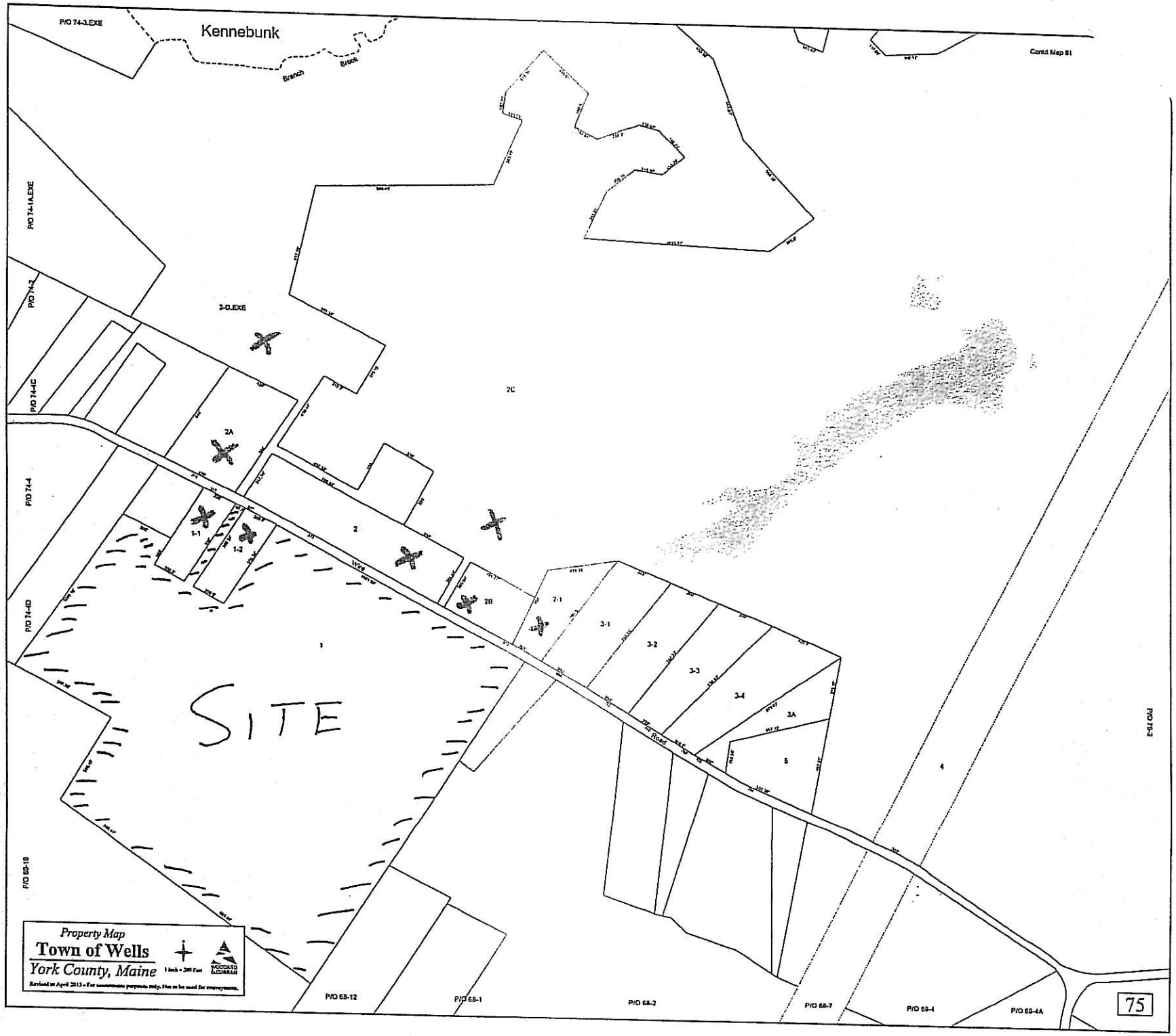


ATTAR
ENGINEERING, INC
CIVIL · STRUCTURAL · MARINE

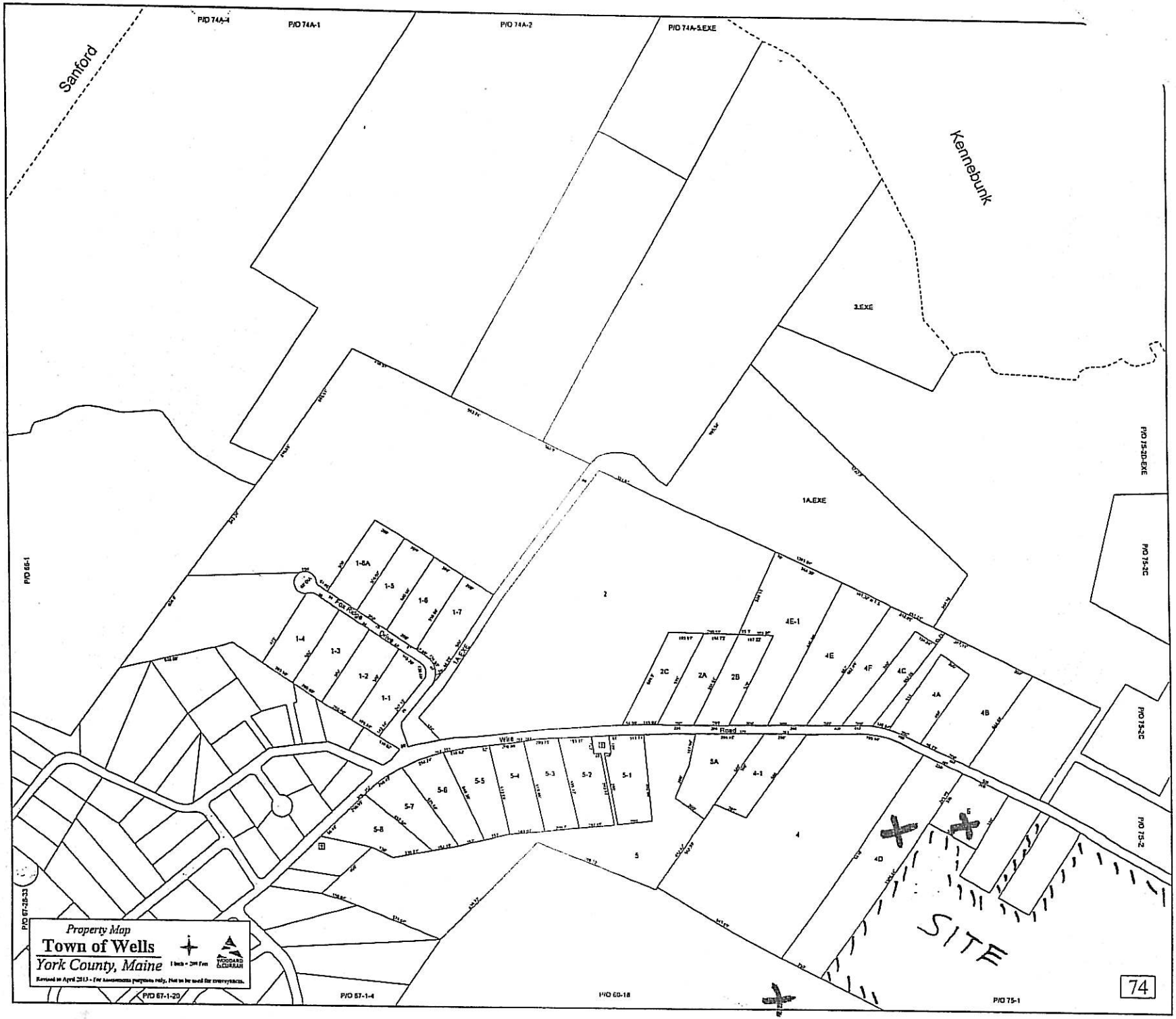
LOCATION MAP
WIRE ROAD SUBDIVISION – WELLS, MAINE
USGS 7.5' SERIES – ALFRED / N. BERWICK QUAD.
APPROX. SCALE: 1" = 2000'
PROJECT NO. C141-14

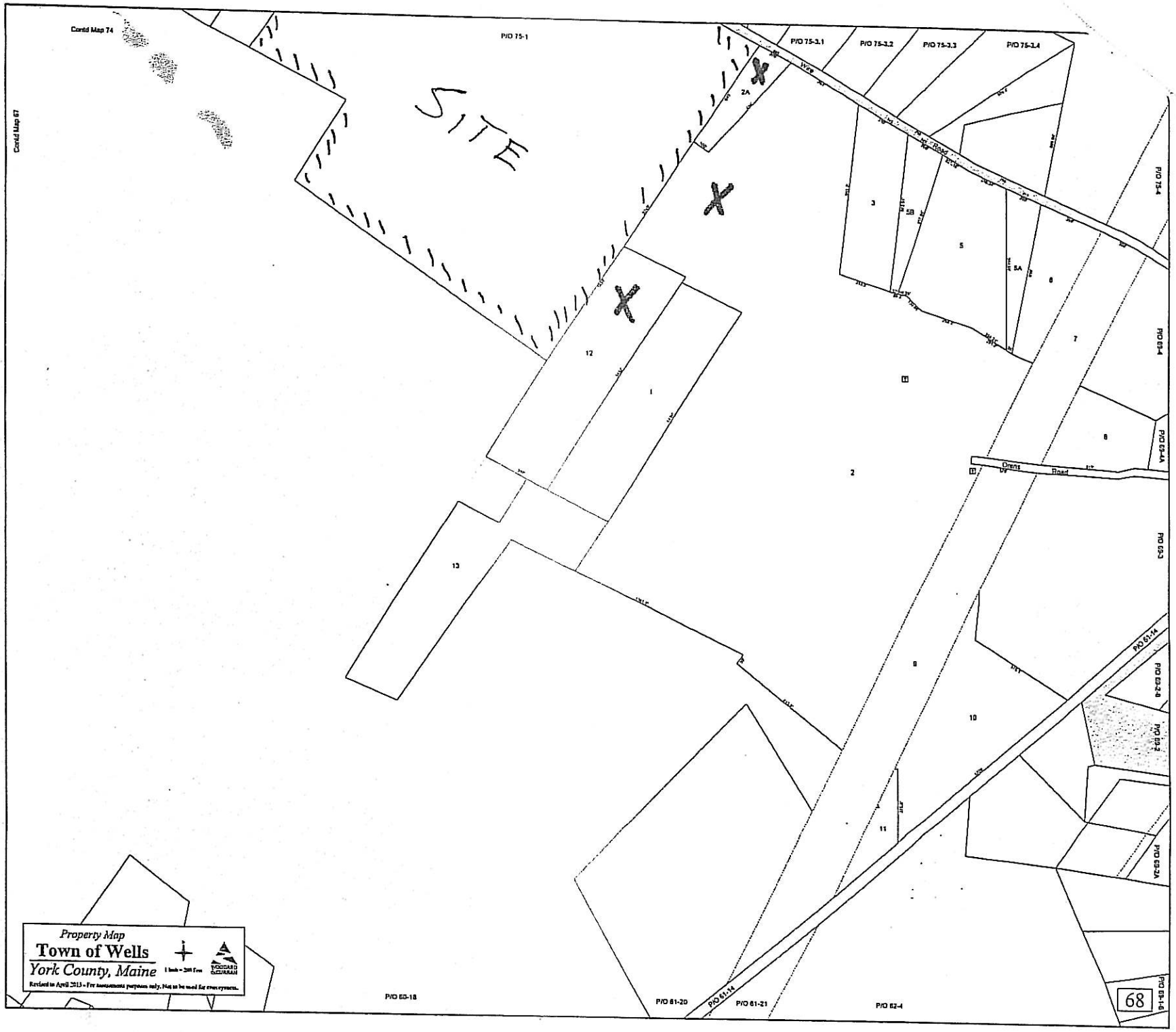
ATTAR
ENGINEERING, INC
CIVIL · STRUCTURAL · MARINE
1284 STATE ROAD, ELIOT ME 03903

LOCATION MAP
WIRE ROAD SUBDIVISION – WELLS, MAINE
SOIL SURVEY OF YORK COUNTY, MAINE
APPROX. SCALE: 1" = 1667'
PROJECT NO. C141-14



Kennebunk
Branch
Brook
Contd Map 81
P/O 74-3.EXE
P/O 74-1A.EXE
P/O 74-2
P/O 74-4C
P/O 74-4
P/O 74-4D
P/O 60-18
2-D.EXE
2A
2C
2
1-1
1-2
2B
2-1
3-1
3-2
3-3
3-4
3A
5
4
1
Wire
Road
SITE
P/O 75-2
P/O 68-12
P/O 68-1
P/O 68-2
P/O 68-7
P/O 69-4
P/O 69-4A
Property Map
Town of Wells
York County, Maine


Sanford
Kennebunk
P/O 74A-4
P/O 74A-1
P/O 74A-2
P/O 74A-5.EXE
3.EXE
1A.EXE
P/O 15-2D-EXE
P/O 15-2C
P/O 15-2C
P/O 15-2
P/O 65-1
P/O 67-28-33
P/O 67-1-29
P/O 67-1-4
P/O 60-18
P/O 75-1
Fox Ridge Drive
1A.EXE
Wells Road
1-8A
1-5
1-6
1-7
1-4
1-3
1-2
1-1
2
2C
2A
2B
4E-1
4E
4F
4C
4A
4B
5-6
5-5
5-4
5-3
5-2
5-1
5-7
5-8
3A
4-1
4
5
4D
6
SITE
74
Property Map
Town of Wells
York County, Maine
1 Inch = 200 Feet
WOODARD & CURRAN
Revised to April 2013 - For assessments purposes only. Not to be used for conveyances.


Contd Map 74
Contd Map 67
P/O 75-1
SITE
P/O 75-3.1
P/O 75-3.2
P/O 75-3.3
P/O 75-3.4
Wire Road
2A
3
5B
5
5A
6
7
8
P/O 75-4
P/O 69-4
P/O 69-4A
Orens Road
12
1
2
13
9
10
11
P/O 69-3
P/O 61-14
P/O 69-2-B
P/O 69-2
P/O 69-2A
P/O 69-1-B
P/O 60-18
P/O 61-20
P/O 61-21
P/O 62-4
Property Map
Town of Wells
York County, Maine
1 inch = 200 Feet
WOODARD & CURRAN
Revised to April 2013 - For assessments purposes only. Not to be used for conveyance.
68

PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

January 8, 2014

Lewis Chamberlain
1284 State Road
Eliot, ME 03903

RE: Information Request - Wire Road Subdivision, Wells

Dear Lewis:

Per your request received December 06, 2013, we have reviewed current MDIFW information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of *Wire Road Subdivision Project* in Wells. Findings for each category of protected resource are specified below.

Endangered, Threatened, and Special Concern Species

Spotted turtle

Multiple occurrences of spotted turtles, a State Threatened species, have been documented in the immediate vicinity of the proposed project area. Spotted turtles potentially utilize any wetlands and forested areas that may occur in the project area. In Maine, spotted turtles are most frequently associated with complexes of small, acidic wetlands and vernal pools located in large blocks of forested habitat. They also use small streams, shrub swamps, wet meadows, bogs, and forested swamps. Although these turtles spend most of their time in water, they readily travel overland between wetlands during spring and summer. Upland habitats are critical for nesting, basking, estivating, and as travel corridors for movements between isolated wetlands. Development activity that compromises riparian integrity or migration permeability among seasonally critical wetlands can lead to degradation of habitat quality and potential loss of local populations. Additionally, development projects that lead to significant increases in local traffic volume will likely lead to increased road kill and possible extirpation of the local population.

In addition, based on the location of the project it is possible, though less likely, that other State-listed species could be present in the project area. These species include the black racer and Blanding's turtle, both of which are listed in Maine as Endangered. Blanding's turtles share similar habitat and life history requirements as spotted turtles. Development activities and increased road kill can negatively impact local populations of each species.

Therefore, due to the presence of a State Threatened Species and its associated habitats in the vicinity of the project, and the possible presence of the other State-listed species above, the Department strongly recommends that you work closely with MDIFW Region A Wildlife biologists in Gray (657-2345), as

well as MDIFW's species specialists in our Bangor office (Derek Yorks, 941-4475) in the development of your project. These species are protected under Maine's Endangered Species Act (MESA), and as such are afforded special protection by the State. Specifically, §12808 of the MESA prohibits any party from actions that Take (kill) or Harass (injure or disrupt normal behavioral patterns) a state-Endangered or Threatened species. We recommend that you request a site visit with MDIFW biologists during a suitable time of the year (i.e. spring) that staff may assess the habitat features, determine the presence of listed species, and make recommendations to minimize potential impacts to the species' and their habitats.

Wood turtles and ribbon snakes

Wood turtles and ribbon snakes, both listed as Species of Special Concern in Maine, have been documented in the vicinity of the project and may utilize any wetlands and forested areas that may occur in the project area. As with the species listed above, the Department recommends that you work closely with MDIFW biologists in the development of your project to minimize impacts to this rare species.

Upland sandpiper and grasshopper sparrow

Multiple occurrences of two other State-listed species, the upland sandpiper and grasshopper sparrow, have been documented in the habitat to the northeast of the project area. However, based on aerial mapping the preferred habitat for these species does not appear to occur in the project area; therefore, MDIFW does not anticipate impacts to these species as a result of the project.

Essential Habitat

Currently, Essential Habitat is designated only for Piping Plovers, Least Terns, and Roseate Terns, all of which are coastal breeding species and which do not occur in this area.

Significant Wildlife Habitat

At this time, Significant Wildlife Habitat, which includes Wading Bird and Waterfowl Habitat, Deer Wintering Areas, Seabird Nesting Islands, Shorebird Areas and Significant Vernal Pools, has not been mapped within the project area. A comprehensive statewide inventory for Significant Vernal Pools, however, has not been completed. Surveys of the vernal pools in the project boundary will need to be conducted prior to final project design to determine whether there are Significant Vernal Pools present. Once surveys are completed, our Department will need to verify vernal pool data sheets prior to final determination of significance.

Fisheries habitat concerns

Without details, it is difficult to know what impacts your project may have on the mapped and unmapped perennial and intermittent streams within the search area. That being said, MDIFW makes the following general recommendations as they pertain to streams.

We recommend that a 100-foot undisturbed vegetated buffer be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining

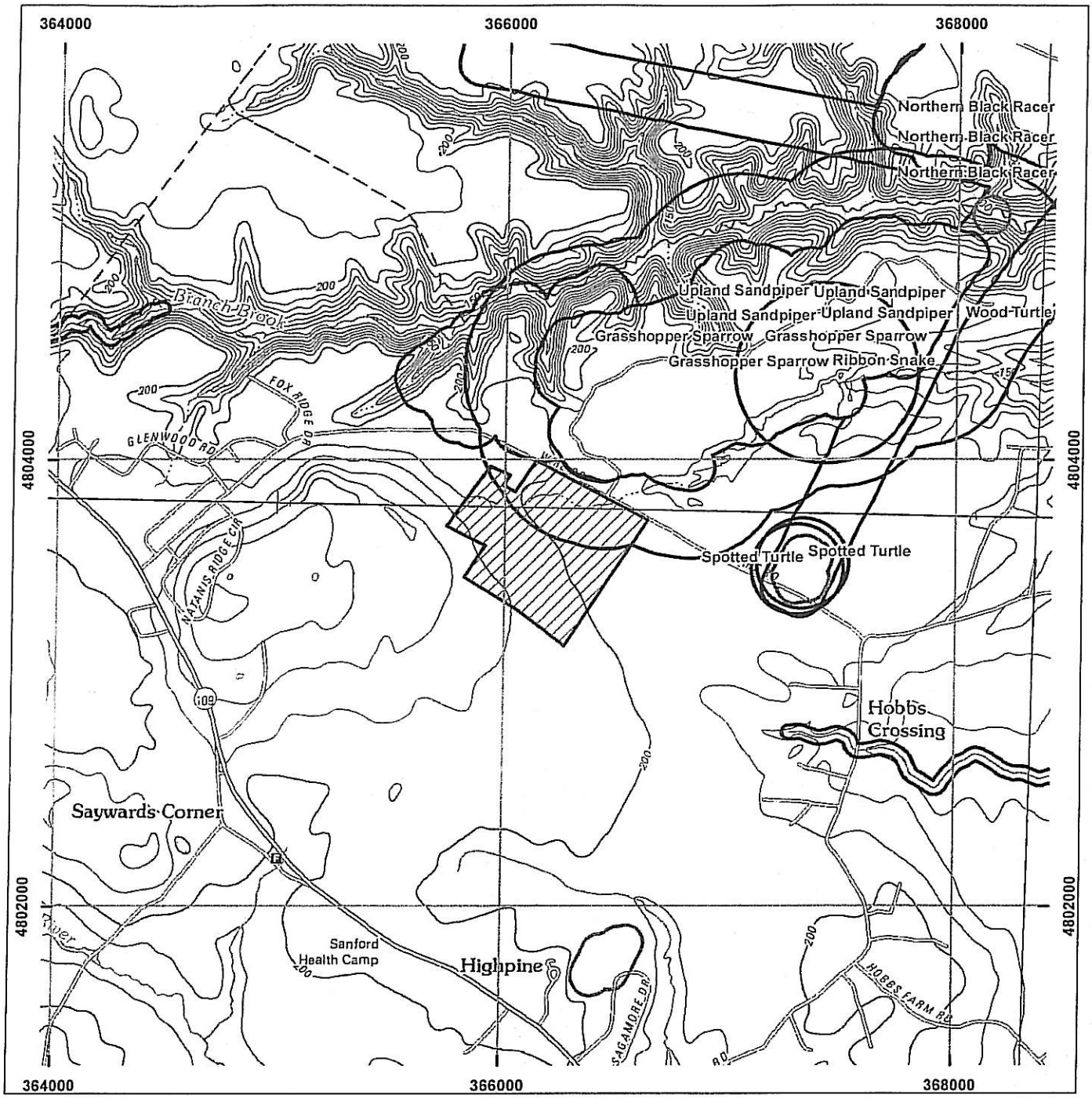
buffers along coldwater fisheries is critical to the protection of water temperatures, water quality, and inputs of coarse woody debris necessary to support conditions required by brook trout. Stream crossings should be avoided, but if a stream crossing is necessary it should be designed to provide adequate fish and aquatic organism passage. We encourage you to contact our Region A Fisheries staff (657-2345) for crossing design recommendations that best maintain fish and aquatic organism passage. Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts to stream habitat. In addition, we recommend that any necessary instream work or work within 100 feet of streams occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

John Perry
Environmental Review Coordinator



Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Wire Road Subdivision (Version 1)

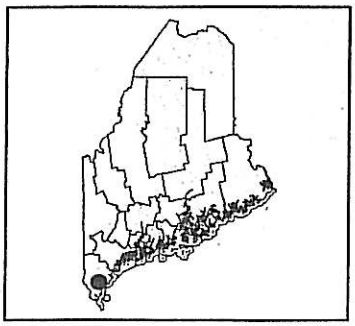
Maine Department of Inland Fisheries and Wildlife

0 0.125 0.25 0.5 0.75 1 Miles

Projection: UTM, NAD83, Zone 19N

Date: 12/12/2013

- ProjectPoints
- ProjectLines
- ProjectPolys
- ProjectSearchAreas
- Deer Winter Area
- LURC p-fw
- Cooperative DWAs
- Seabird Nesting Islands
- Shorebird Areas
- Inland Waterfowl/Wading Bird
- Shoreland Zoning_lwwh
- Tidal Waterfowl/Wading Bird
- Significant Vernal Pools
- Environmental Review Polygons
- Roseate Tern
- Piping Plover/Least Tern
- Aquatic ETSc (2.5 mi review)
- Rare Mussels (5 mi review)
- A and B List Ponds
- Arctic Charr Habitat
- E. Brook Trout Joint Venture Subwatershed Classification
- Redfin Pickerel/Swamp Darter Habitats (buffer100ft)
- Special Concern-occupied habitats(100ft buffer)
- Wild Lake Trout Habitats



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Site Plan Application Memo

Date: February 19, 2016

To: Planning Board

From: Planning Office

Re: Avita Nursing Home and Medical Clinic – Tax Map 129, Lot 16A, and Tax Map 134, Lots 18 and

Please bring the Avita Amendment materials provided in your last PB packet to the 2/22 PB meeting

Project Description:

Will Conway of Sebago Technics has submitted a site plan amendment application on behalf of the applicant, Sandy River II, Inc. for Avita Nursing Home and Medical Clinic. The Site Plan amendment application proposes to adjust the parcel size of the Nursing Home/Medical Clinic from 10.08 acres to 7.05 acres. A 3.00 acre parcel is to be divided off (Map 129, Lot 16A) as undeveloped land. All parcels involved include Tax Map 129, Lot 16A, and Tax Map 134, Lots 18 and 73. Tax Map 134, Lot 18 and 73 to be renumbered as Map 134, Lot 76). The parcels are located within the General Business and Residential Commercial Districts of the Town of Wells and have street frontage along Sanford Road (Route 109) and Post Road (Route 1). The 3.00 acre parcel proposed off of Route One must involve the establishment of a 50' wide right-of-way and construction of a private road for street frontage.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot;

B. Resumption of a use which has been discontinued for at least two years is proposed; or

C. An existing use proposes to expand its gross floor area and/or land area. **A 3.00 acre parcel is proposed to be divided off of the 10.08 acre nursing home parcel**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. **[Amended 4-18-1998]** **The applicant sought requires Planning Board approval.**

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted the application fee and escrow.**

B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.

C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

G. Amendment to approved site plans.

(2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. ***

(3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.

(4) Field changes to approved site plans. **[Added 4-18-1998]** **Not applicable at this time**

H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **To be determined**

I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **To be determined**

A. Preapplication. **[Amended 4-14-2000]** *

(1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property,

water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

(a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 9/3/15 the CEO found the use proposed to be permitted in the applicable zoning districts. Abutter notices mailed 9/4/15.**

(b) If the proposed use is a permitted use on the subject lot:

[1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES, On 9/4/15 abutters were mailed notice of the Site Plan Amendment Application use determination.**

[2] Certify that said notices have been sent or delivered.

[3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**

[4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board to consider receiving site plan amendment application on 9/14/15.**

(c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.

(2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 9/4/15; meeting was held 9/14/15**

(3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**

(4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusion:

1. The Planning Office offers the following initial review comments:
   a. Various plan revisions are needed to be addressed by the applicant on sheets 1, 2, and 3.
   b. Parcel 2 area to note that the ROW area is not included.
   c. Parcel 2 proposes a street ROW and road construction with various grading, swales, and catch basin. Was this road designed due to DEP considerations/ requirements?
2. The Planning Board should consider appointing the Town Engineer as the completeness agent and to have a public hearing scheduled when complete. (If a public hearing is found to not be necessary the workshop should be continued).

Project Name/District:	Avita Nursing Home & Medical Clinic / Residential Commercial & General Business Districts - Tax Map 134, Lot 76	Date of Review:	02/04/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:							
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet which shall contain the following information:		Y				Scale is 1" = 10 feet, 20 feet, 30 feet, 60 feet or 100 feet as noted.
	(1)	The name and address of the applicant plus the name of the proposed development.	Y				
	(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Maximum lot coverage of the Residential Commercial and General Business Districts are noted (see note 3 on sheet 1). Note 7 on sheet 1 states the proposed lot coverage of Parcel 1 is 38.19%. No development/ lot coverage proposed for Parcel 2. A 47,703 SF single story building is approved for a 60 room/ 70 bed Nursing Home with a 620 SF Medical Clinic (Personal Services Business use) on parcel 1. No use is proposed on Parcel 2 at this time.
	(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y				See sheet 2 by Charles Marchese, PLS of Sebago Technics dated 1/26/2016.
	(4)	All existing and proposed setback dimensions.	Y				See note 3 on sheet 1.

Project Name/District:	Avita Nursing Home & Medical Clinic / Residential Commercial & General Business Districts - Tax Map 134, Lot 76	Date of Review:	02/04/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	**Y**				See note 12 on sheet 1. See sheet by Swaney Lighting for lighting plan photometric data and lighting details in previously approved application. No lighting changes proposed. The Planning Board found the lighting information provided to be sufficient to address glare concerns on 7/6/15. No changes to light or glare proposed.
	(6)	The type, size and location of all incineration devices.			**NA**		No such devices proposed.
	(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			**NA**		Noise generating devices are shown on the plan. The Planning Board discussed noise considerations on 5/4/15; noise generating mechanicals shall be within the building. Noise from equipment such as generators, AC units, etc. are proposed. No changes to noise generating devices proposed.
	(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	**Y**				See sheets 5, 6, 10, 11, and 12 of previously approved site plan. See proposed Parcel 2 grading and stormwater changes on sheets 3, 4, 5, 6, and 7.
	(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	**Y**				1 foot contours of the parcel identified on the previously approved plan with spot elevations. See sheets 2, 5, and 6. See sheet 3 for 1 foot contours and private roadway profile for street ROW proposed on Parcel 2.

Project Name/District:	Avita Nursing Home & Medical Clinic / Residential Commercial & General Business Districts - Tax Map 134, Lot 76	Date of Review:	02/04/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	**Y**				No changes are proposed to the following previously approved parking requirements: All parking depicted at 90 degree angle. Parking spaces are designed to be 9' wide by 18.5' deep as required. 90 degree parking shows a 26' aisle width. 31 staff parking spaces permitted by the Planning Board on 5/4/15 to have reduced aisle widths. See sheet 1 note 8A. Directional arrows shown in aisle ways. Planning Board to determine a loading bay is not necessary. 62 parking spaces are proposed. 62 spaces require 3 handicap accessible parking spaces. 3 are designated. Stall depth to be 18.5' The Medical Clinic is considered a Personal Service Business use by definition. 620 SF requires 3 parking spaces. See note 8B. On 5/1/15 the Code Enforcement Office provided the Planning Board with an opinion regarding the recommended required number of parking spaces for the Nursing Home use. Planning Board considered the CEO opinion on 5/4/2015 and found it acceptable. The applicants propose (see note 8 on sheet 1): 1 space per every 3 nursing home units (60 units/ 3 = 20 spaces + 1 per staff employee (max. per shift is 25) + 10 for shift change. 55 spaces are required for the Nursing Home use. Snow storage areas identified on sheet 7. Additional snow storage considerations shown to ensure the turn-tee is kept clear of snow. See sheet 3 and sheet 7. Fence heights are noted on sheet 3 to be 6' tall.

Project Name/District:	Avita Nursing Home & Medical Clinic / Residential Commercial & General Business Districts - Tax Map 134, Lot 76	Date of Review:	02/04/16
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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	**Y**				No changes are proposed to landscaped areas, screening or buffering required as outlined below: This commercial property abuts other commercial properties to the east, south, and north. A screen is not required for these commercial abutters. This commercial property abuts residential properties (Map 134, 15, 16, and 17). Sheets 7 and 8 detail the proposed landscaping of this development. Sheet 8 depicts the proposed plantings for the residents of Ray Mary Lane. On 7/6/15 the Planning Board determined that the vegetation proposed along the westerly lot lines of the residential abutters of Ray Mary Lane to be sufficient. On 7/6/15 the Planning Board found the landscaped buffer proposed along Route 109 to be sufficient. One shade tree is required on the west side of the Route 109 entrance. Vegetation along Route 1 which consists of mature evergreen trees shall be maintained.
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.			**NA**		None existing or proposed.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	**Y**				Route 109 and Route 1 identified. ROW widths noted on sheet 2.
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	**Y**				Abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	**Y**				Planning Board signature block provided on 1 and 2.
B.	Documentation of right, title or interest in the proposed site.	**Y**				See Book 17134 Pages 91-93 recorded YCRD 11/12/15.
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			**NA**		

Project Name/District:	Avita Nursing Home & Medical Clinic / Residential Commercial & General Business Districts - Tax Map 134, Lot 76	Date of Review:	02/04/16
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D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.		**Y**				No such materials to be stored outside of roofed buildings on the property. No propane tanks proposed. The site to be served by natural gas line. See note on sheet 5 of original site plan approval for the natural gas line connection options. Dumpster area identified and shall be screened with solid fencing and meet setbacks.
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.		**Y**				The parcel is served by the Wells Sanitary District. See the capacity letter from the WSD dated 4/14/15 stating sufficient capacity exists for this project. Plan states the property is served by Wells Sanitary District and KK&W Water District. No changes to WSD connections or capacity proposed.
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.		**Y**				The parcel is served by the KKW Water District. See the capacity letter from the KKW Water District dated 2/25/15/15 stating sufficient capacity exists for this project. Plan states the property is served by Wells Sanitary District and KK&W Water District. No changes to KKWWD connections or capacity proposed.
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:		**Y**				No changes to traffic trip generation proposed with the site plan amendment application submitted. Prior approved application stated that the estimated peak hourly rate to change from 4 to 25. The basis of the estimation was provided in a letter dated 6-2-2015 from Will Conway: ITE, Trip Generation 7th Edition. PM Peak Hour is based on .35 trips per bed x 70= 25 trips._ On 7/6/15 the Planning Board determined that additional traffic data is not needed for this development.
	(1)	The estimated peak-hour traffic to be generated by the proposal.					

Project Name/District:	Avita Nursing Home & Medical Clinic / Residential Commercial & General Business Districts - Tax Map 134, Lot 76	Date of Review:	02/04/16
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	(2)	Existing traffic counts and volumes on surrounding roads.					
	(3)	Traffic accident data covering a recent three-year period.					
	(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
	(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.		A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. **[Amended 4-27-2007]**	**Y**				Standard terms and conditions of the Town of Wells appear on the plan sheet 1. See details on sheets 5, 6, and 9. MDEP Permit approval granted (#L-26649-NJ-A-N/L-26649-TF-B-N). Sheet 2 general notes state this parcel is subject to the MDEP Stormwater Management Law and NRPA Permits #L-26649-NJ-A-N/L-26649-TF-B-N
I.		A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. **[Added 4-27-2007]**	**Y**				MDEP Permit approval granted (#L-26649-NJ-A-N/L-26649-TF-B-N). Stormwater Analysis and Plan dated April 2015 prepared by Richard Meek, PE submitted by Sebago Technics. Town Engineer review completed, see memo dated 6-10-15. Town Engineer has agreed with the Stormwater Management Plan dated June 2015 which addresses review comments previously noted on 5/4/15.
J.		Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. **[Added 4-27-2007]**					
		Chapter 201, Article IV. Sidewalk Development.					Property is located within the Sidewalk Development plan See note on sheet 1. Entrance changes and sidewalk reconstruction proposed. Reconstruction shall match existing construction specifications of current sidewalk see sheet 4.

TOWN OF WELLS

208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

New _____	
Amendment _____ (follow 145-74A)	
For office use only	
Fees Paid _____	

SITE PLAN APPLICATION – §145-74B/C/D/G

1. Project/Business Name: AVITA Nursing Home / Medical Clinic
2. Street Address (of project): 86 SANFORD ROAD
3. Assessor's Tax Map Number(s): 129 134 Lot Number(s): 18 16A and 73
4. Property Owner: AVITA WELLS LLC

   Mailing Address: 71 THIRD AVENUE
   BURLINGTON, MA. 01803

   Telephone: (781) 272-2424 Fax: —

   Email Address: sordway@northbridgecos.com
5. Applicant (if different from owner): SAME AS OWNER

   Mailing Address: _____

   Telephone: _____ Fax: _____

   Email Address: _____
6. Agent (Engineer, Surveyor, etc): Sebago Technics Inc. / Will Conway

   Mailing Address: 75 John Roberts Road
   So. Portland ME 04106

   Telephone: 207.200.2055 Fax: —

   Email Address: wconway@sebagotechnics.com
7. All correspondence should be sent to: *(specify one of the above)* Agent
8. Zoning District(s): RC and GB
9. Shoreland Overlay District(s): N/A

10. Land Use(s): Existing: NURSING HOME / MEDICAL CLINIC (IN CONSTRUCTION)

Proposed: NURSING HOME / MEDICAL CLINIC + UNDEVELOPED LOT

11. What legal interest does applicant have in the property?

Ownership X Option _____ Purchase & Sales Contract _____ Other _____

Documentation of right, title or interest must accompany the application

12. Is any part of parcel within 250 feet of high water mark of a pond, stream, or tidal water body? Yes_____ No X

13. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes____ No X

14. Does the parcel include any water bodies? Yes_____ No X

15. Acreage of parcel: 10.07 Acreage to be Developed: 7.07 (LOT 1)

16. EXISTING a) Total Gross Floor Area of All Structures: _____ b) Total Lot Coverage: _____ N/A

c) Total Square Footage of area considered covered ("not green and growing"): _____
(This includes structures, overhangs, paved or gravel surfaces, etc.)

17. PROPOSED a) Total Gross Floor Area of All Structure : _____ b) Total Lot Coverage: _____

c) Total Square Footage of area considered covered ("not green and growing"): _____
(This includes structures, overhangs, paved or gravel surfaces, etc.)

18. Number of Existing Parking Spaces: _____ Total Number of Parking Spaces as proposed: _____

19. Estimated Traffic Generation at peak hour: Existing _____ trips As proposed : _____
One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

20. Description of proposal: Division of the 10.07 acres into Parcel 1 (7.07 ac), Private Way and Lot 2 (2.58 ac).

CERTIFICATION. To the best of my knowledge, all information submitted with this site plan application is true and correct.

Signature of Applicant 2.4.16 Date

- See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at **www.wellstown.org** . Follow link to the 'Document Center' then 'Town Code.' Section 145-74B, C, D, G details the Site Plan and Site Plan Amendment procedures.

- This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.

- The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.

- The Code Enforcement Officer will determine the appropriate Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).

- Contact the Planning Department at (207) 646-5187 with questions.

- **Amendments to Approved Plans:** "Upon reciept of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**

SEBAGO TECHNICS

January 26, 2016
Job #13448

Stormwater Narrative
Avita Lot Division, Wells, Maine

The Avita parcel will be subdivided to create two lots, one of which will be 7.07 acres lot with frontage on Sanford Road and a second will be 2.58 acres with access to Route 1. The larger lot will be developed for the Avita Nursing Home and Medical Clinic that received Town approval in September 2015. A private way will extend from Route 1 to create a minimum 100 feet of road frontage so that the 2.58 acre lot can be developed in general conformance with the Town Ordinance.

The private way will result in 21,374 square feet of developed area, including 8,546 square feet of impervious surfaces and 12,935 of landscaped area. Impervious surfaces will consist of 7,523 square feet of gravel roadway, as well as, a paved apron and reconstructed sidewalk at the entrance. An existing curb cut at Route 1 will be widened for the proposed private way. Associated landscaped areas will be stabilized with loam, seed and mulch. From a local permitting level, provisions are made to handle storm water runoff in general conformance with the requirements of Chapter 202-12F(4) General Standards of the Wells Municipal Code. Treatment and detention of stormwater runoff from new developed areas will be provided through one underdrained soil filter designed in general conformance with Chapter 7.1 of the Maine DEP Stormwater BMP Manual. The site will be graded so that development will not significantly alter the natural drainage patterns. As demonstrated in the enclosed storm water calculations, peak rates of runoff will remain at or below pre-development levels during the 2-, 10- and 25-year storm events.

An Erosion and Sedimentation Control Plan has been developed for the project site placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. Vegetated slopes steeper than 3:1 (H: V) will be lined with an erosion control blanket. The Erosion Control Plan is incorporated into the design plans and includes the locations of the erosion control provisions.

With incorporation of these measures, no significant impacts to off-site drainage are anticipated due to the development of the private way.

Prepared by,

SEBAGO TECHNICS, INC.

Craig Burgess

Craig Burgess, P.E.
Senior Project Engineer

STATE OF MAINE
CRAIG A. BURGESS
No. 12638
LICENSED
PROFESSIONAL ENGINEER

CAB

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207-200-2100 • Fax: 207-856-2206

Underdrained Soil Filter Sizing Calculations

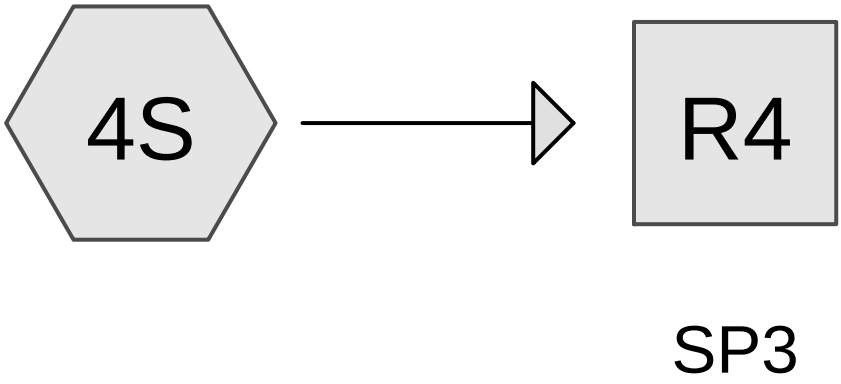
SEBAGO TECHNICS, INC.
75 John Roberts Road, Suite 1A
South Portland, ME 04106
(207) 856-0277 FAX (207) 856-2206

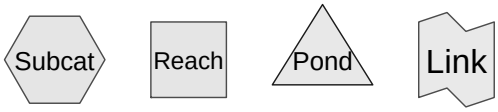
JOB	13448		
SHEET NO.	1	OF	1
CALCULATED BY	CAB	DATE	1/18/2016
CHECKED BY	CAB		
FILE NAME	13448-WQV	PRINT DATE	1/25/2016

Note: Underdrained Soil Filters are sized in accordance with Chapter 7.1 of the Maine Department of Environmental Protection BMPs Technical Design Manual, latest revision

Treatment Calculations for Proposed Underdrained Soil Filter #1 (UDSF #1)									
WQV Calculation									
(WQV = Water Quality Volume)									
Total Impervious Area =			8,439.0	sf					
Total Landscaped Area=			12,935.0	sf					
WQV (MDEP)= 1" x Impervious Area + 0.4"x Landscape Area =						1,134.4	cf		
WQV Provided =		**1,422.0**	cf		(1,945 sf - 523 sf), see calcs				
Filterbed Sizing (5% of impervious + 2% landscape area)									
Filterbed Size Required=			680.7	sf					
Filterbed Size Provided=			691.2	sf					

Pre-Development Drainage Calculations





Routing Diagram for 13448.DRAINAGE ROW
Prepared by Sebago Technics, Printed 1/25/2016
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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.116	74	>75% Grass cover, Good, HSG C (4S)
0.116	**74**	**TOTAL AREA**

Summary for Subcatchment 4S:

Runoff = 0.25 cfs @ 12.26 hrs, Volume= 0.024 af, Depth> 2.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Storm Rainfall=5.40"

Area (ac)	CN	Description
0.116	74	>75% Grass cover, Good, HSG C
0.116		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	120	0.0167	0.11		**Sheet Flow, A to B** Grass: Dense n= 0.240 P2= 3.00"

Summary for Reach R4: SP3

Inflow Area = 0.116 ac, 0.00% Impervious, Inflow Depth > 2.48" for 25-Year Storm event
Inflow = 0.25 cfs @ 12.26 hrs, Volume= 0.024 af
Outflow = 0.25 cfs @ 12.26 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

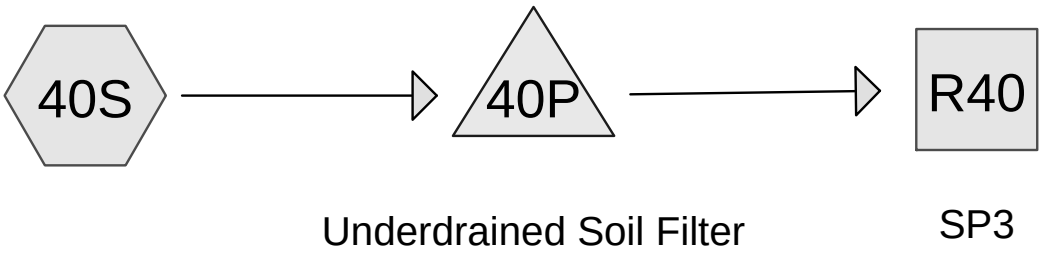
Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

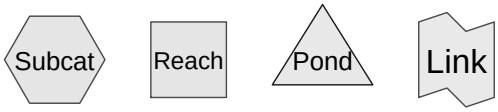
Pond DMH9: Peak Elev=73.77' Inflow=2.76 cfs 0.187 af
18.0" Round Culvert n=0.011 L=170.0' S=0.0025 '/' Outflow=2.76 cfs 0.187 af

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Pond DMH9: Peak Elev=74.29' Inflow=5.50 cfs 0.418 af
18.0" Round Culvert n=0.011 L=170.0' S=0.0025 '/' Outflow=5.50 cfs 0.418 af

Post-Development Drainage Calculations





Routing Diagram for 13448.DRAINAGE ROW
Prepared by Sebago Technics, Printed 1/25/2016
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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.194	94	>75% Grass cover, Good, HSG C (40S)
0.297	74	>75% Grass cover, Good, HSG C (40S)
0.491	**82**	**TOTAL AREA**

Summary for Subcatchment 40S:

Runoff = 1.97 cfs @ 12.08 hrs, Volume= 0.132 af, Depth> 3.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Storm Rainfall=5.40"

	Area (sf)	CN	Description
*	8,439	94	>75% Grass cover, Good, HSG C
	12,935	74	>75% Grass cover, Good, HSG C
	21,374	82	Weighted Average
	21,374		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, TC time < 5 mins**

Summary for Reach R40: SP3

Inflow Area = 0.491 ac, 0.00% Impervious, Inflow Depth > 2.52" for 25-Year Storm event
Inflow = 0.19 cfs @ 12.97 hrs, Volume= 0.103 af
Outflow = 0.19 cfs @ 12.97 hrs, Volume= 0.103 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond 40P: Underdrained Soil Filter

Inflow Area = 0.491 ac, 0.00% Impervious, Inflow Depth > 3.23" for 25-Year Storm event
Inflow = 1.97 cfs @ 12.08 hrs, Volume= 0.132 af
Outflow = 0.19 cfs @ 12.97 hrs, Volume= 0.103 af, Atten= 90%, Lag= 53.7 min
Primary = 0.19 cfs @ 12.97 hrs, Volume= 0.103 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 70.56' @ 12.97 hrs Surf.Area= 2,347 sf Storage= 3,205 cf
Flood Elev= 70.60' Surf.Area= 2,361 sf Storage= 3,298 cf

Plug-Flow detention time= 204.1 min calculated for 0.103 af (78% of inflow)
Center-of-Mass det. time= 148.4 min (927.5 - 779.0)

Volume	Invert	Avail.Storage	Storage Description
#1	66.50'	4,271 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.50	691	0.0	0	0
66.61	691	30.0	23	23
68.99	691	30.0	493	516
69.00	691	100.0	7	523
70.00	2,152	100.0	1,422	1,945
71.00	2,500	100.0	2,326	4,271

Device	Routing	Invert	Outlet Devices
#1	Primary	66.50'	**12.0" Round Stormdrain** L= 196.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.50' / 65.70' S= 0.0041 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	66.50'	**6.0" Round Underdrain** L= 148.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.50' / 66.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Device 2	69.00'	**4.000 in/hr Filtration over Surface area above 69.00'** Excluded Surface area = 691 sf
#4	Device 1	70.00'	**0.2" x 0.2" Horiz. Grate X 36.00** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.19 cfs @ 12.97 hrs HW=70.56' (Free Discharge)
└─**1=Stormdrain** (Passes 0.19 cfs of 4.48 cfs potential flow)
  ├─**2=Underdrain** (Passes 0.15 cfs of 0.82 cfs potential flow)
  │ └─**3=Filtration** (Exfiltration Controls 0.15 cfs)
  └─**4=Grate** (Orifice Controls 0.04 cfs @ 3.60 fps)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 40S: Runoff Area=21,374 sf 0.00% Impervious Runoff Depth>1.28"
Tc=5.0 min CN=82 Runoff=0.79 cfs 0.052 af

Reach R40: SP3 Inflow=0.08 cfs 0.037 af
Outflow=0.08 cfs 0.037 af

Pond 40P: Underdrained Soil Filter Peak Elev=69.60' Storage=1,203 cf Inflow=0.79 cfs 0.052 af
Outflow=0.08 cfs 0.037 af

Total Runoff Area = 0.491 ac Runoff Volume = 0.052 af Average Runoff Depth = 1.28"
100.00% Pervious = 0.491 ac 0.00% Impervious = 0.000 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 40S: Runoff Area=21,374 sf 0.00% Impervious Runoff Depth>2.55"
Tc=5.0 min CN=82 Runoff=1.57 cfs 0.104 af

Reach R40: SP3 Inflow=0.17 cfs 0.082 af
Outflow=0.17 cfs 0.082 af

Pond 40P: Underdrained Soil Filter Peak Elev=70.24' Storage=2,475 cf Inflow=1.57 cfs 0.104 af
Outflow=0.17 cfs 0.082 af

Total Runoff Area = 0.491 ac Runoff Volume = 0.104 af Average Runoff Depth = 2.55"
100.00% Pervious = 0.491 ac 0.00% Impervious = 0.000 ac

AMENDED SITE PLAN
AVITA NURSING HOME/MEDICAL CLINIC

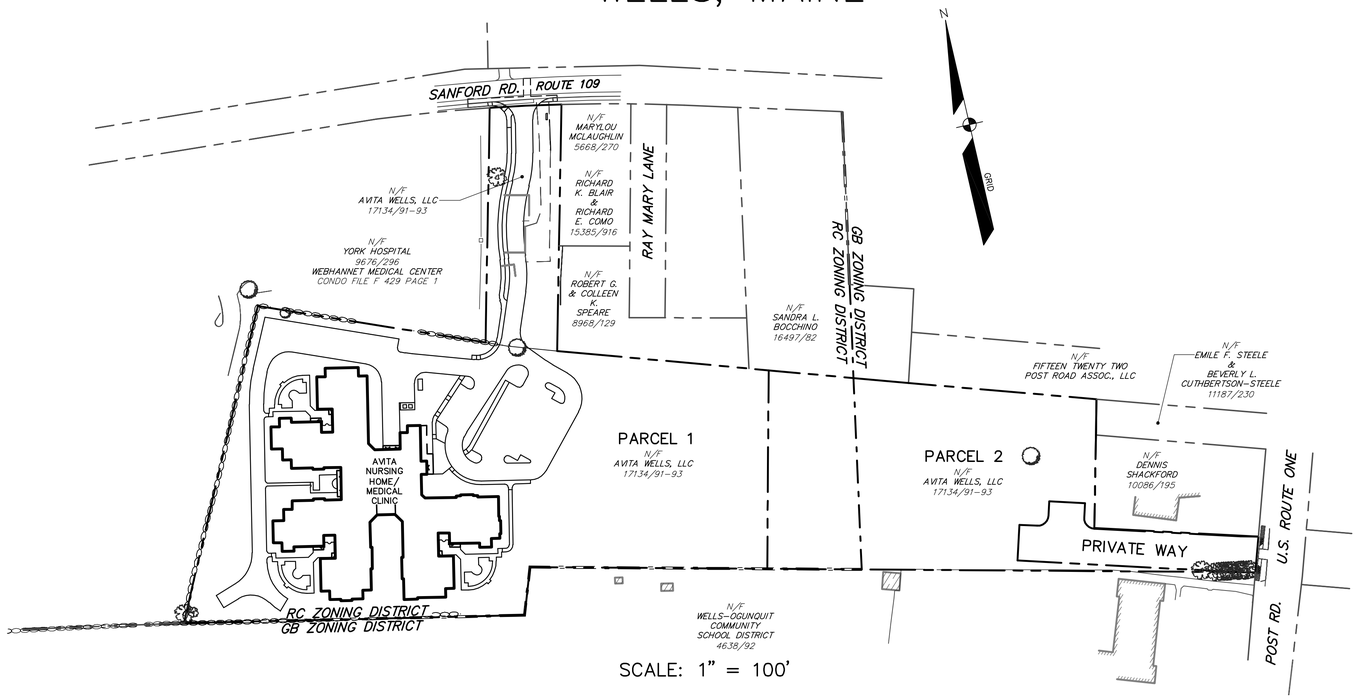
SANFORD ROAD/U.S. ROUTE ONE
WELLS, MAINE

APPLICANT:
SANDY RIVER II, INC.
509 FOREST AVE., P.O. BOX 110
PORTLAND, MAINE 04112

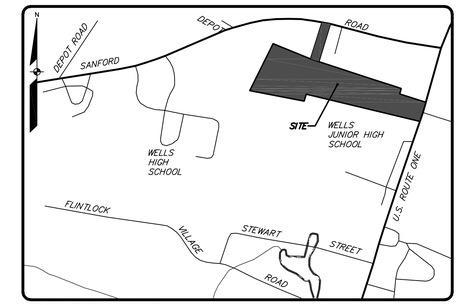
LANDSCAPE ARCHITECT/
ENGINEER/SURVEYOR:

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

PROJECT ARCHITECT:
GAWRON TURGEON ARCHITECTS
29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074



SCALE: 1" = 100'



LOCATION MAP NTS

SHEET INDEX:

SHT NO.	SHEET NAME
1	COVER SHEET
2	DIVISION OF LAND PLAN
3	PLAN AND PROFILE: PRIVATE WAY
4	DETAILS
5	DETAILS
6	DETAILS

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCELS IS AVITA WELLS, LLC BY DEEDS DATED OCTOBER 31, 2015 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17132, PAGE 41, DATED OCTOBER 30, 2015 AND RECORDED AT THE YCRD IN BOOK 17132, PAGE 43 AND DATED NOVEMBER 9, 2015 AND RECORDED AT THE YCRD IN BOOK 17132, PAGE 45.
2. THE PROPERTIES ARE SHOWN AS LOT 18 ON THE TOWN OF WELLS TAX MAP 134; LOT 73 ON THE TOWN OF WELLS TAX MAP 134 AND LOT 16A ON THE TOWN OF WELLS TAX MAP 129 RESPECTIVELY. THE PROPERTIES ARE LOCATED IN THE GENERAL BUSINESS (GB) DISTRICT AND THE RESIDENTIAL COMMERCIAL (RC) DISTRICT.
3. (A) DIMENSIONAL REQUIREMENTS FOR THE RESIDENTIAL/COMMERCIAL DISTRICT (RC):
   (1) MINIMUM LOT SIZE: 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER; 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   (2) MAXIMUM DENSITY:
   A. ONE DWELLING UNIT FOR EACH 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER.
   B. ONE DWELLING UNIT FOR EACH 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   C. FOUR HOUSEKEEPING COTTAGES OR SEASONAL COTTAGES PER ACRE OF NET AREA.
   (3) MINIMUM STREET FRONTAGE PER LOT: 100 FEET
   (4) MAXIMUM LOT COVERAGE: 60% (20% WITHIN THE SHORELAND OVERLAY DISTRICT) OR 2,500 SQUARE FEET, WHICHEVER IS GREATER.
   (5) MAXIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED THREE STORIES (SEE 145-35)
   (6) SETBACKS: ALL STRUCTURES SHALL BE LOCATED AT LEAST:
   A. FIFTEEN FEET FROM ANY LOT LINE.
   B. TWENTY-FIVE FEET FROM THE BOUNDARY OF ANY CEMETERY.
   C. TWENTY-FIVE FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
   D. FORTY FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.
   E. EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON THIS SITE.
   (B) DIMENSIONAL REQUIREMENTS FOR THE GENERAL BUSINESS DISTRICT (GB):
   (1) MINIMUM LOT SIZE: 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER; 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   (2) MAXIMUM DENSITY:
   A. ONE DWELLING UNIT FOR EACH 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER.
   B. ONE DWELLING UNIT FOR EACH 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   C. FOUR HOUSEKEEPING COTTAGES OR SEASONAL COTTAGES PER ACRE OF NET AREA.
   D. TWENTY HOTEL/MOTEL UNITS PER ACRE OF NET AREA.
   (3) MINIMUM STREET FRONTAGE PER LOT: 100 FEET, WHICH MAY BE REDUCED TO 75 FEET FOR FRONTAGE ON A CUL-DE-SAC.
   (4) MAXIMUM LOT COVERAGE: 65% (20% WITHIN THE SHORELAND OVERLAY DISTRICT) OR 2,500 SQUARE FEET, WHICHEVER IS GREATER, EXCEPT THAT THE MAXIMUM LOT COVERAGE SHALL BE 40% OF THE ENTIRE LOT ON ANY LOT THAT WAS LEGALLY CREATED PRIOR TO 01/01/94, IF AT LEAST 75% OF THE LOT IS LOCATED WITHIN THE SHORELAND OVERLAY DISTRICT.
   (5) MAXIMUM BUILDING HEIGHT: 34 FEET, NOT TO EXCEED THREE STORIES.
   (6) SETBACKS: ALL STRUCTURES SHALL BE LOCATED AT LEAST:
   A. FIFTEEN FEET FROM ANY LOT LINE.
   B. TWENTY-FIVE FEET FROM THE BOUNDARY OF ANY CEMETERY.
   C. TWENTY-FIVE FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
   D. FORTY FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.
   (7) ALL STRUCTURES AND PARKING LOTS SHALL BE AT LEAST 200 FEET FROM THE HIGH-WATER LINE OF THE WEBHANNET RIVER, MERRILAND RIVER AND THE OGUNQUIT RIVER.
   (8) EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON SITE.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 439,179 SQUARE FEET OR 10.08 ACRES.
5. PROPOSED LAND USE: ON PARCEL 1, NURSING HOME WITH MEDICAL CLINIC (PERSONAL SERVICE BUSINESS). NURSING HOME INCLUDES 60 UNITS, 70 BEDS; MEDICAL CLINIC INCLUDES 620 S.F. FLOOR AREA. SEE NOTE 10 REGARDING MEDICAL CLINIC. NO DWELLING UNITS ARE PROPOSED.
6. PROPOSED BUILDING DIMENSIONS ON PARCEL 1: 47,703 SQUARE FEET, ONE STORY, 26 FOOT BUILDING HEIGHT.
7. PROPOSED LOT COVERAGE IN PARCEL 1: 2.70 ACRES TOTAL NON-VEGATED AREA. DEVELOPED AREAS ARE LOCATED WITHIN THE RESIDENTIAL / COMMERCIAL ZONING DISTRICT. LOT COVERAGE WITHIN THE RESIDENTIAL/COMMERCAIL ZONING DISTRICT OF PARCEL 1 = 2.70 ACRES/7.07 ACRES = 38.19% OF THE DISTRICT AREA (60% LOT COVERAGE PERMITTED). NO DEVELOPMENT IS PROPOSED WITHIN PARCEL 2.
8. (A) THE WELLS LAND USE CODE DOES NOT INCLUDE A SPECIFIC PARKING REQUIREMENT FOR THE NURSING HOME ON PARCEL 1. BASED UPON THE APPLICANT'S EXPERIENCE WITH SIMILAR FACILITIES, THE FOLLOWING PARKING CAPACITY IS PROPOSED:
   VISITOR PARKING: 1 SPACE PER EVERY 3 NURSING HOME UNITS = 20 SPACES
   STAFF PARKING: 1 SPACE PER EMPLOYEE (MAXIMUM SHIFT) = 25 SPACES + 10 SPACES AT SHIFT CHANGE = 35 TOTAL STAFF SPACES
   TOTAL REQUIRED PARKING FOR NURSING HOME = 55 SPACES
   (B) PARKING REQUIRED FOR MEDICAL CLINIC (PERSONAL SERVICE BUSINESS) - 1 SPACE PER 400 S.F./MINIMUM 3 SPACES PER BUSINESS: 620 S.F./400 S.F. = 2 SPACE, THEREFORE 3 SPACES REQUIRED FOR MEDICAL CLINIC
   (C) TOTAL SPACES REQUIRED = 58 SPACES
   TOTAL SPACES PROPOSED = 60 SPACES
   (D) 31 STAFF PARKING SPACES HAVE REDUCED STALL DEPTHS AND AISLE WIDTHS PER WAIVER GRANTED BY THE PLANNING BOARD.
9. PROPERTY IS SERVED BY THE WELLS SANITARY DISTRICT AND KK&W WATER DISTRICT.
10. LAND USE CODE SECTION 145-10 DEFINITION OF MEDICAL CLINIC - A BUSINESS OR INSTITUTION WHICH PROVIDES MEDICAL CARE ON ONLY AN OUTPATIENT BASIS. FOR THE PURPOSES OF THIS CHAPTER ANY SUCH USE SHALL BE DEFINED AND REGULATED AS A PERSONAL SERVICE BUSINESS. AT AVITA, PROPOSED SERVICES INCLUDE OUTPATIENT HEALTH MONITORING, MEDICATION MANAGEMENT AND THERAPEUTIC SERVICES.
11. ALL BUSINESS USES AND RELATED STORAGE, EXCEPT FOR THE SALE OF VEGETABLES, FRUITS, PLANTS AND NATURAL CHRISTMAS TREES AND WREATHS, SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED STRUCTURE.
12. THE PARCEL IS PROHIBITED FROM PRODUCING STRONG, DAZZLING LIGHT OR REFLECTION OF THAT LIGHT BEYOND ITS LOT LINES ONTO NEIGHBORING LOTS OR ONTO ANY TOWN WAY SO AS TO IMPAIR THE VISION OF THE DRIVER OF ANY VEHICLE UPON THAT TOWN WAY.
13. ALL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF LAND USE CODE SECTION 145-40. SIGNS SHALL NOT BE INTERNALLY ILLUMINATED BY MAY BUT LIT BY MOUNTED DIRECTIONAL LIGHTS AS NOT TO IMPAIR THE VISION OF DRIVERS OF ANY VEHICLE OR TO NOT GLARE ONTO ABUTTING LOTS.
14. ALL LAND CONVEYANCES SHALL BE COMPLETED PRIOR TO THE TOWN OF WELLS PRE-CONSTRUCTION CONFERENCE.
15. PARCEL 1 SHALL BECOME TAX MAP 134, LOT 76. PARCEL 2 SHALL BECOME TAX MAP 129, LOT 16A.
16. PROPERTY IS LOCATED WITHIN THE SIDEWALK DEVELOPMENT PLAN AREA.
17. EXISTING MATURE EVERGREEN TREES ALONG ROUTE ONE SHALL BE PRESERVED. ANY ENCROACHMENTS ONTO PROPERTY SUCH AS OUTDOOR STORAGE, VEHICLES, BOATS, OR DEBRIS SHALL BE REMOVED PRIOR TO A PRE-CONSTRUCTION CONFERENCE.

STANDARD CONDITIONS OF APPROVAL

1. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. [§145-74F]
2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
3. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. [§145-74G(1)(B)]
4. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64. [§145-79A]
5. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64. [§145-79B]
6. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]:
   (A) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (B) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (C) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (D) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
   (E) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
   (F) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
   (G) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (H) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (I) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (J) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (K) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
8. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
9. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
11. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
12. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
13. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
14. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
15. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
16. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPROVAL-
TOWN OF WELLS
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

AMENDED SITE PLAN DIVIDES THE PROPERTY INTO PARCEL 1 AND PARCEL 2. NO CHANGES ARE PROPOSED TO THE AVITA PROJECT ON PARCEL 1. ALL 12 DRAWINGS INCLUDED WITH THE ORIGINAL APPROVAL OF THE AVITA PROJECT (DATED 07-31-15) STILL APPLY TO THE AMENDED SITE PLAN SPPROVAL.

REVISED THROUGH 01-26-16

13448C-ROW.dwg, TAB: C

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	100.22'	2499.78'	N 79°44'39" W	100.22'

PROPERTY LINE TABLE

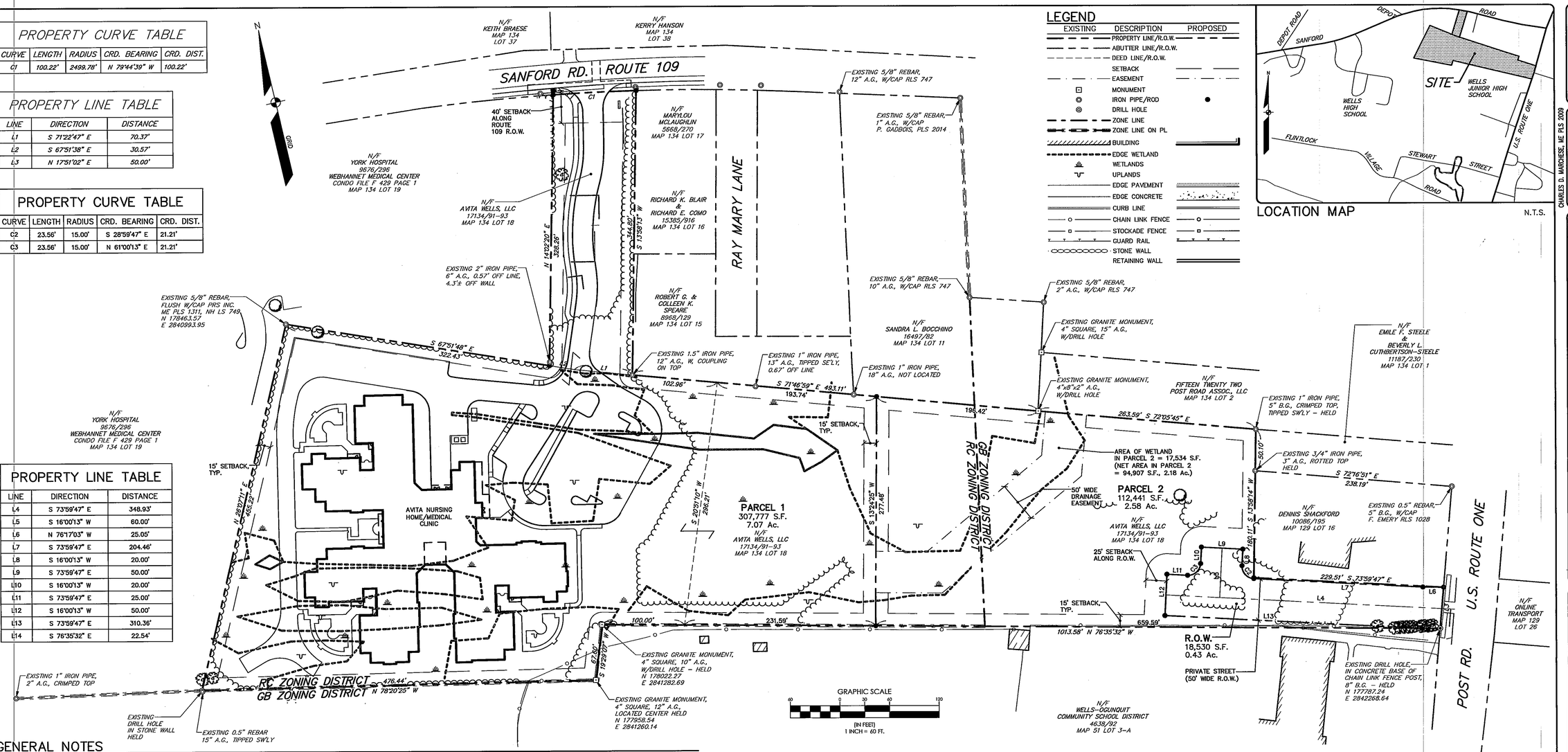
LINE	DIRECTION	DISTANCE
L1	S 71°22'47" E	70.37'
L2	S 67°51'38" E	30.57'
L3	N 17°51'02" E	50.00'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	23.56'	15.00'	S 28°59'47" E	21.21'
C3	23.56'	15.00'	N 61°00'13" E	21.21'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L4	S 73°59'47" E	348.93'
L5	S 16°00'13" W	60.00'
L6	N 76°17'03" W	25.05'
L7	S 73°59'47" E	204.46'
L8	S 16°00'13" W	20.00'
L9	S 73°59'47" E	50.00'
L10	S 16°00'13" W	20.00'
L11	S 73°59'47" E	25.00'
L12	S 16°00'13" W	50.00'
L13	S 73°59'47" E	310.36'
L14	S 76°35'32" E	22.54'



LEGEND

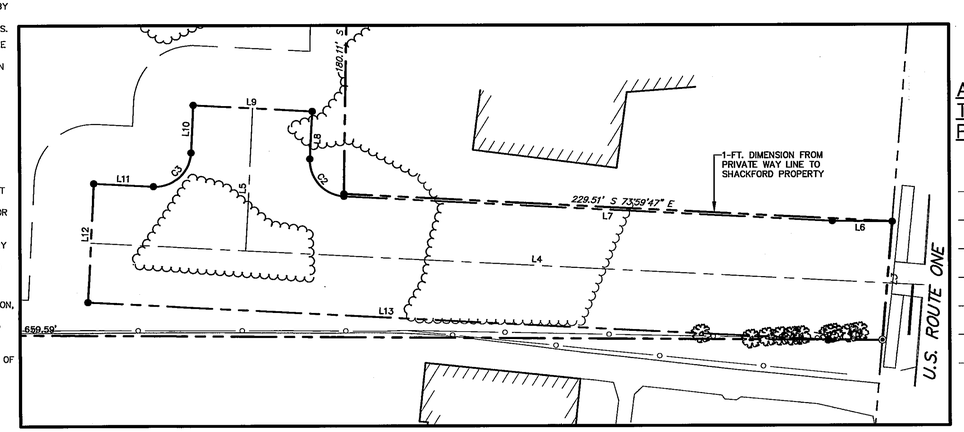
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	DRILL HOLE	
	ZONE LINE	
	ZONE LINE ON PL	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	CURB LINE	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	GUARD RAIL	
	STONE WALL	
	RETAINING WALL	

LOCATION MAP N.T.S.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCELS IS AVITA WELLS, LLC BY DEEDS DATED OCTOBER 31, 2015 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17132, PAGE 41, DATED OCTOBER 30, 2015 AND RECORDED AT THE YCRD IN BOOK 17132, PAGE 43 AND DATED NOVEMBER 9, 2015 AND RECORDED AT THE YCRD IN BOOK 17132, PAGE 45.
2. THE PROPERTIES ARE SHOWN AS LOT 18 ON THE TOWN OF WELLS TAX MAP 134; LOT 73 ON THE TOWN OF WELLS TAX MAP 134 AND LOT 16A ON THE TOWN OF WELLS TAX MAP 129 RESPECTIVELY. THE PROPERTIES ARE LOCATED IN THE GENERAL BUSINESS (GB) DISTRICT AND THE RESIDENTIAL COMMERCIAL (RC) DISTRICT.
3. (A) DIMENSIONAL REQUIREMENTS FOR THE RESIDENTIAL/COMMERCIAL DISTRICT (RC):
   (1) MINIMUM LOT SIZE: 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER; 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   (2) MAXIMUM DENSITY:
   A. ONE DWELLING UNIT FOR EACH 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER.
   B. ONE DWELLING UNIT FOR EACH 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   C. FOUR HOUSEKEEPING COTTAGES OR SEASONAL COTTAGES PER ACRE OF NET AREA.
   (3) MINIMUM STREET FRONTAGE PER LOT: 100 FEET
   (4) MAXIMUM LOT COVERAGE: 60% (20% WITHIN THE SHORELAND OVERLAY DISTRICT) OR 2,500 SQUARE FEET, WHICHEVER IS GREATER.
   (5) MAXIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED THREE STORES (SEE 145-35)
   (6) SETBACKS: ALL STRUCTURES SHALL BE LOCATED AT LEAST:
   A. FIFTEEN FEET FROM ANY LOT LINE.
   B. TWENTY-FIVE FEET FROM THE BOUNDARY OF ANY CEMETERY.
   C. TWENTY-FIVE FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
   D. FORTY FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.
   E. EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON THIS SITE.

   (B) DIMENSIONAL REQUIREMENTS FOR THE GENERAL BUSINESS DISTRICT (GB):
   (1) MINIMUM LOT SIZE: 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER; 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   (2) MAXIMUM DENSITY:
   A. ONE DWELLING UNIT FOR EACH 20,000 SQUARE FEET OF NET AREA IF SERVED BY PUBLIC SEWER.
   B. ONE DWELLING UNIT FOR EACH 40,000 SQUARE FEET OF NET AREA IF NOT SERVED BY PUBLIC SEWER.
   C. FOUR HOUSEKEEPING COTTAGES OR SEASONAL COTTAGES PER ACRE OF NET AREA.
   D. TWENTY HOTEL/MOTEL UNITS PER ACRE OF NET AREA.
   (3) MINIMUM STREET FRONTAGE PER LOT: 100 FEET, WHICH MAY BE REDUCED TO 75 FEET FOR FRONTAGE ON A CUL-DE-SAC.
   (4) MAXIMUM LOT COVERAGE: 65% (20% WITHIN THE SHORELAND OVERLAY DISTRICT) OR 2,500 SQUARE FEET, WHICHEVER IS GREATER, EXCEPT THAT THE MAXIMUM LOT COVERAGE SHALL BE 40% OF THE ENTIRE LOT ON ANY LOT THAT WAS LEGALLY CREATED PRIOR TO 01/01/94, IF AT LEAST 75% OF THE LOT IS LOCATED WITHIN THE SHORELAND OVERLAY DISTRICT.
   (5) MAXIMUM BUILDING HEIGHT: 34 FEET, NOT TO EXCEED THREE STORIES.
   (6) SETBACKS: ALL STRUCTURES SHALL BE LOCATED AT LEAST:
   A. FIFTEEN FEET FROM ANY LOT LINE.
   B. TWENTY-FIVE FEET FROM THE BOUNDARY OF ANY CEMETERY.
   C. TWENTY-FIVE FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
   D. FORTY FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.
   (7) ALL STRUCTURES AND PARKING LOTS SHALL BE AT LEAST 200 FEET FROM THE HIGH-WATER LINE OF THE WEBHANNET RIVER, MERRILAND RIVER AND THE OGUNQUIT RIVER.
   (8) EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON SITE.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 439,179 SQUARE FEET OR 10.08 ACRES.
5. PROPOSED LAND USE: ON PARCEL 1, NURSING HOME WITH MEDICAL CLINIC (PERSONAL SERVICE BUSINESS). NURSING HOME INCLUDES 60 UNITS, 70 BEDS; MEDICAL CLINIC INCLUDES 620 S.F. FLOOR AREA.
6. PLAN REFERENCES:
   A. "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF WELLS HIGH SCHOOL PROPERTY, 200 SANFORD ROAD, WELLS, MAINE 04090 FOR RECORD OWNER WELLS-OGUNQUIT COMMUNITY SCHOOL DISTRICT, P.O. BOX 578, 1460 POST ROAD, WELLS, MAINE 04090" DATED JANUARY 13, 2013 AND REVISED THROUGH AUGUST 1, 2014 BY SEBAGO TECHNICS, INC, PROJECT 12299EC.
   B. "CONDOMINIUM SITE PLAN THE FOOTBRIDGE NORTH RESORT CONDOMINIUM, 1522 ROUTE ONE, WELLS, MAINE FOR RECORD OWNER DARLENE R. BOIS, P.O. BOX 1267, WELLS, MAINE 04090" DATED JUNE 2006 BY FRANK EMERY SURVEYORS. THIS PLAN IS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN CONDOMINIUM FILE F 732, PAGE 1.
   C. "BOUNDARY AND EXISTING CONDITIONS PLAN OF AVITA NURSING HOME/MEDICAL CLINIC, SANFORD ROAD, WELLS, MAINE FOR SANDY RIVER II, INC., 509 FOREST AVENUE, P.O. BOX 110, PORTLAND, MAINE 04112" BY SEBAGO TECHNICS, INC., SIGNED AND DATED ON JUNE 22, 2015 BY CHARLES D. MARCHESE, ME. PLS.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF WELLS, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBERS 230158001D AND 230158002D, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2003. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JANUARY 2015 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN PROPOSED DEVELOPMENT AREAS WERE LOCATED BY GROUND SURVEY. WETLAND FLAGS OUTSIDE OF PROPOSED DEVELOPMENT AREA WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.
11. PARCEL 1 IS SUBJECT TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER MANAGEMENT LAW AND NRPA NOS. L-26649-NJ-A-N/L-26649-TF-B-N.



PRIVATE WAY DETAIL
SCALE: 1"=30'

APPROVAL:
TOWN OF WELLS
PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE

COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 20____

AT ____h ____m ____M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

STATE OF MAINE
CHARLES D. MARCHESE
No. 2009
PROFESSIONAL LAND SURVEYOR

CHARLES D. MARCHESE, ME PLS 2009

DESIGNED	CHECKED
WTC	CDM

REV:	BY:	DATE:	STATUS:
A	WTC	01-26-16	SUBMIT DIVISION OF LAND PLAN TO TOWN OF WELLS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

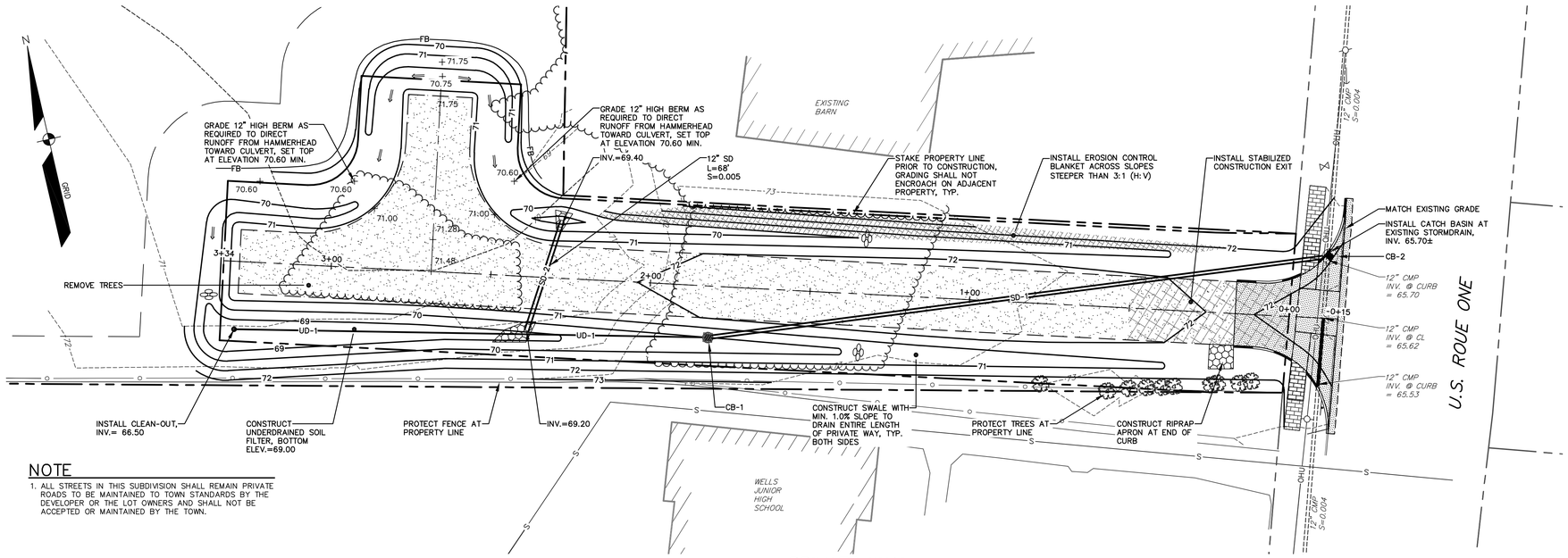
SEBAGO TECHNICS
75 John Roberts Rd. Suite B
South Portland, ME 04106
Tel. 207-200-2100
WWW.SEBAGOTECHNICS.COM
250 Gaddard Rd. Suite B
Lewiston, ME 04240
Tel. 207-783-5635

DIVISION OF LAND PLAN
OF:
AVITA NURSING HOME/MEDICAL CLINIC
U.S. ROUTE ONE/SANFORD ROAD
WELLS, MAINE
FOR RECORD OWNER:
AVITA WELLS, LLC
2711 CENTERVILLE ROAD
WILMINGTON, DE 19808

PROJECT NO.	SCALE
13448	1"=60'

SHEET 2 OF 6

13448SB.dwg, TAB:SB



NOTE

1. ALL STREETS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN.

UTILITY NOTES

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE A GROUND LASER.
3. STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL.

GRADING & EROSION NOTES

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

PLAN VIEW: PRIVATE WAY

STA. -0+15 TO STA. 3+21

SCALE: 1"=20'

LEGEND

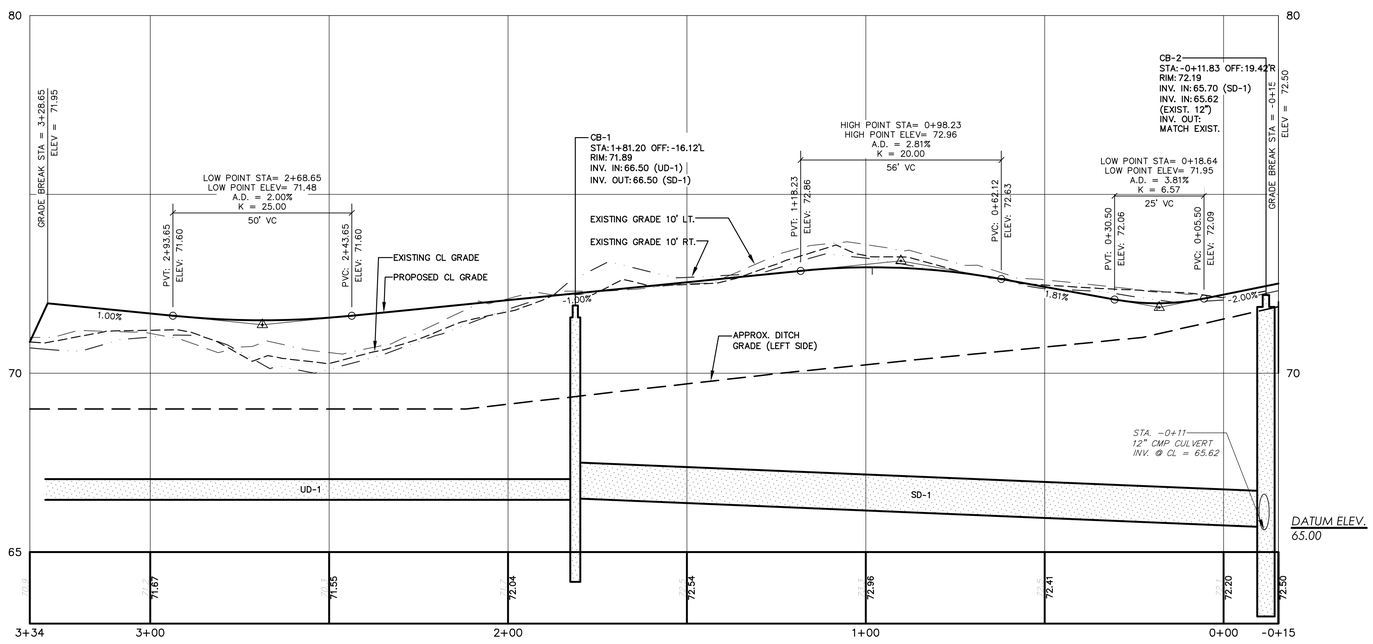
EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	CURB LINE	
	TRELINE	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
120 118	CONTOURS	120
	SPOT GRADE	+120.00
W	WATER	
	WATER GATE VALVE	
	WATER SHUT OFF	
S	SANITARY SEWER	
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	DRAINAGE MANHOLE	
	CATCH BASIN	
	UTILITY POLE	
	GUY WIRE	
	FILTER BARRIER	FB
	RIPRAP	
	EROSION CONTROL BLANKET	
	CHECK DAM	
	INLET PROTECTION	

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	193'	0.414%
SD-2	12"	36'	0.560%
UD-1	6"	147'	0.000%

STORM DRAIN STRUCTURE DATA

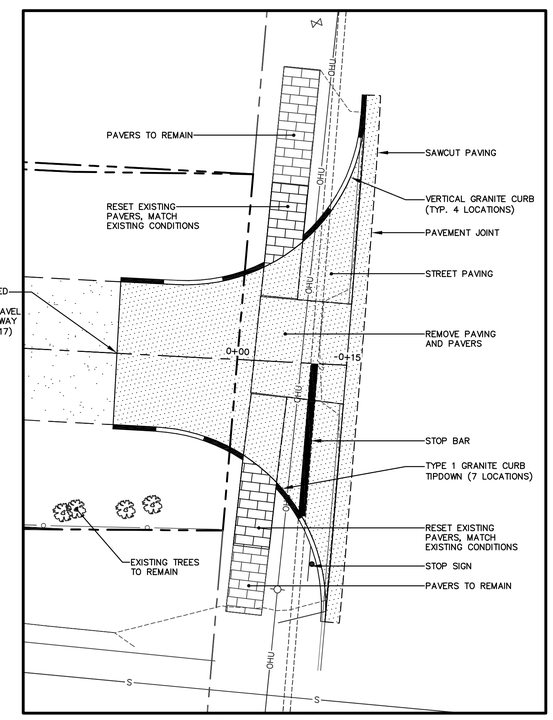
STRUCTURE	RIM	INV. IN	INV. OUT:	SIZE
CB-1	71.89	66.50 (UD-1)	66.50 (SD-1)	24" F-Basin
CB-2	72.19	65.70 (SD-1)	MATCH EXIST.	48" CB



PROFILE: PRIVATE WAY

STA. -0+15 TO STA. 3+21

SCALE: 1"=20' HORIZ.
1"=2' VERT.



ENTRANCE DETAIL

SCALE: 1"=10'

CRAIG BURGESS, PE 12638

STATE OF MAINE CRAIG A. BURGESS No. 12638 PROFESSIONAL ENGINEER 01-26-16

DESIGNED	CHECKED
CAB	CAB

REV:	BY:	DATE:	STATUS:
A	WTC	01-26-16	SUBMIT AMENDED SITE PLAN TO TOWN OF WELLS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-795-5548

PLAN AND PROFILE: PRIVATE WAY
OF:
AVITA NURSING HOME/MEDICAL CLINIC
U.S. ROUTE ONE/SANFORD ROAD
WELLS, MAINE
FOR:
SANDY RIVER II, INC.
508 FOREST AVE. P.O. BOX 110
PORTLAND, MAINE 04112

PROJECT NO.	SCALE
13448	AS SHOWN

SHEET 3 OF 6

13448P-ROW.dwg, TAB:P+P

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION . AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD . OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 15%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1. OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4. OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 85%-90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: WE DO NOT RECOMMEND THE USE OF HAY BALES AS CHECK DAMS.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

8. DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE.

9. TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

10. PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREEPING RED FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TALL FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
TOTAL:	0.97 LBS/1,000 S.F. (42 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:
FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.

B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.

B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1.000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1.000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.

STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

CRAIG BURGESS, PE 12638

STATE OF MAINE
CRAIG A. BURGESS
No. 12638
PROFESSIONAL ENGINEER
1-26-16

DESIGNED	CHECKED
CAB	CAB

REV:	BY:	DATE:	STATUS:
A	WTC	01-26-16	SUBMIT AMENDED SITE PLAN TO TOWN OF WELLS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS. INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

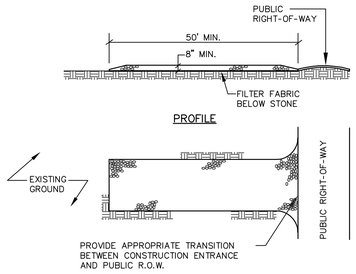
DETAILS
OF:
AVITA NURSING HOME/MEDICAL CLINIC
U.S. ROUTE ONE/SANFORD ROAD
WELLS, MAINE
FOR:
SANDY RIVER II, INC.
508 FOREST AVE., P.O. BOX 110
PORTLAND, MAINE 04112

PROJECT NO.	SCALE
13448	NTS

13448D-ROW.dwg, TAB:D1

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE PERMIT FROM THE TOWN OF WELLS.
17. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
18. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
19. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
20. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
21. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
23. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
24. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
25. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
26. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC.. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC.. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

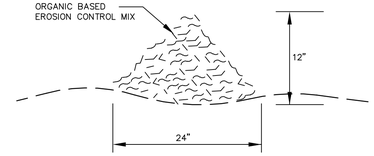


NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



COMPOSITION

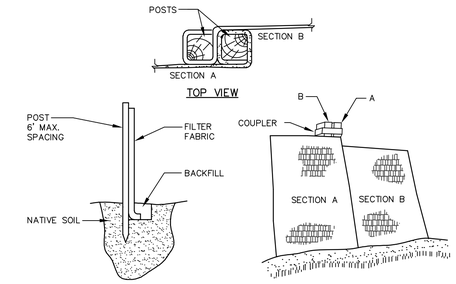
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE

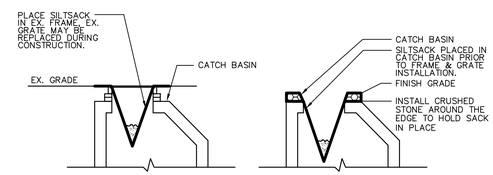


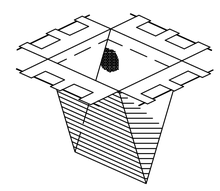
INSTALLATION NOTES:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE





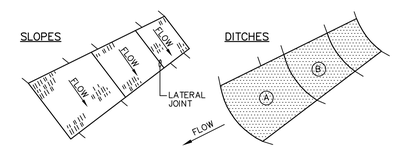
SILT SACK PROTECTION

NOTES:

PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)

NOT TO SCALE

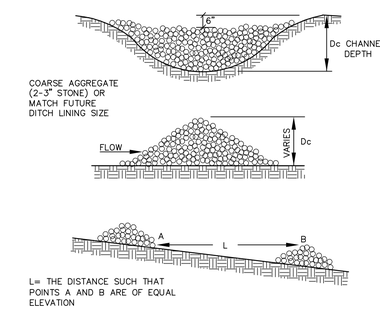


NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE



L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

STONE CHECK DAM

NOT TO SCALE

CRAIG BURGESS, PE 12638

STATE OF MAINE CRAIG A. BURGESS No. 12638 LICENSED PROFESSIONAL ENGINEER 01-26-16

DESIGNED	CHECKED
CAB	CAB

REV.	BY:	DATE:	STATUS:
A	WTC	01-26-16	SUBMIT AMENDED SITE PLAN TO TOWN OF WELLS

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75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
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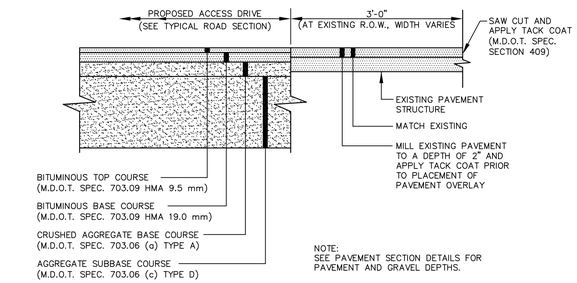
DETAILS
OF:
AVITA NURSING HOME/MEDICAL CLINIC
U.S. ROUTE ONE/SANFORD ROAD
WELLS, MAINE
FOR:
SANDY RIVER II, INC.
508 FOREST AVE. P.O. BOX 110
PORTLAND, MAINE 04112

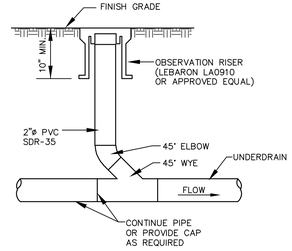
PROJECT NO.	SCALE
13448	NTS

134480-ROW.dwg, TAB:D2



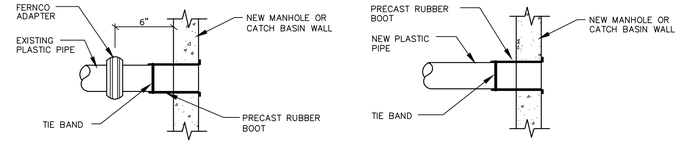
TYPICAL PAVEMENT JOINT AT PUBLIC R.O.W.

NOT TO SCALE



CLEANOUT IN GRASSED AREAS

NOT TO SCALE

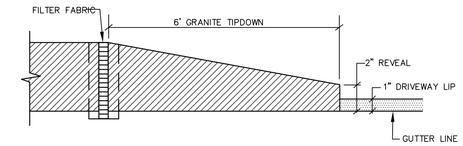


METHOD 1- EXISTING PIPE INTO NEW STRUCTURE

METHOD 2- NEW CONSTRUCTION

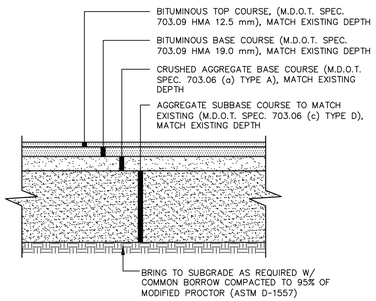
PLASTIC PIPE CONNECTIONS

NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION

NOT TO SCALE

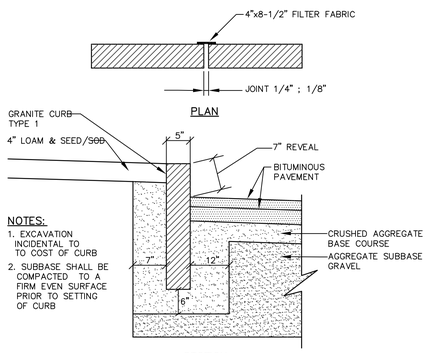


NOTES:

1. CONTRACTOR SHALL VERFIY DEPTHS WITH TOWN ENGINEER PRIOR TO PLACEMENT.
2. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. HOT MIX ASPHALT SURFACE COARSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COARSE SHALL BE COMPACTED TO 95% ±2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.

TRENCH REPAIR IN ROUTE 1

NOT TO SCALE

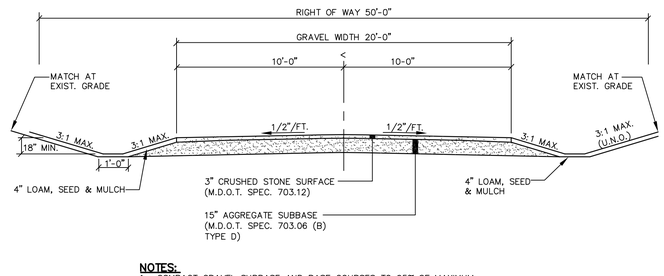


NOTES:

1. EXCAVATION INCIDENTAL TO TO COST OF CURB
2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

VERTICAL GRANITE CURB

NOT TO SCALE

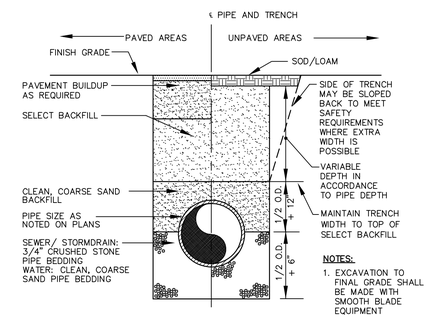


NOTES:

1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PRIVATE WAY CROSS-SECTION (LOOKING UP-STATION)

NOT TO SCALE



NOTES:

1. EXCAVATION TO FINAL GRADE SHALL BE MADE WITH SMOOTH BLADE EQUIPMENT

TYPICAL TRENCH SECTION

NOT TO SCALE

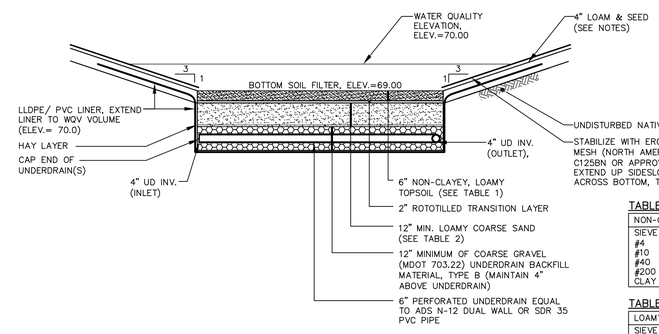


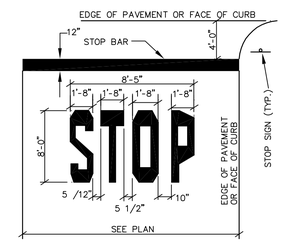
TABLE 1

NON-CLAYEY, LOAMY TOPSOIL	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
CLAY FRACTION	0-2

TABLE 2

LOAMY COARSE SAND LAYER	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-50
#200	8-15
CLAY FRACTION	0-2

NOTE: SUPERHUMUS OR EQUIVALENT.



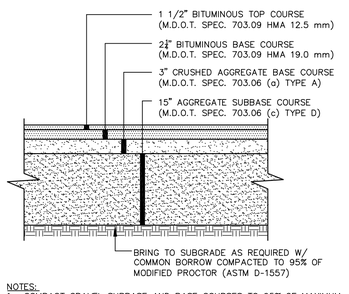
NOTE:

WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

1. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR

NOT TO SCALE

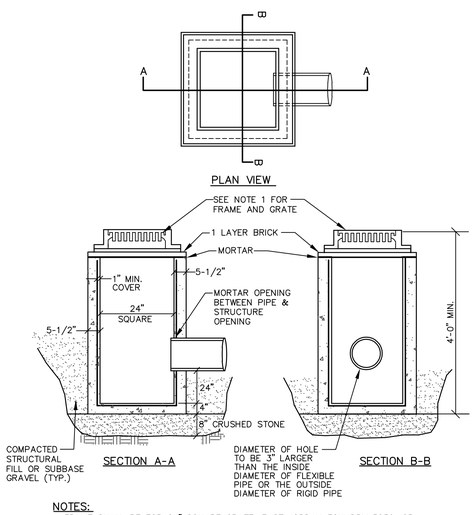


NOTES:

1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. HOT MIX ASPHALT SURFACE COARSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COARSE SHALL BE COMPACTED TO 95% ±2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVED APRON SECTION

NOT TO SCALE

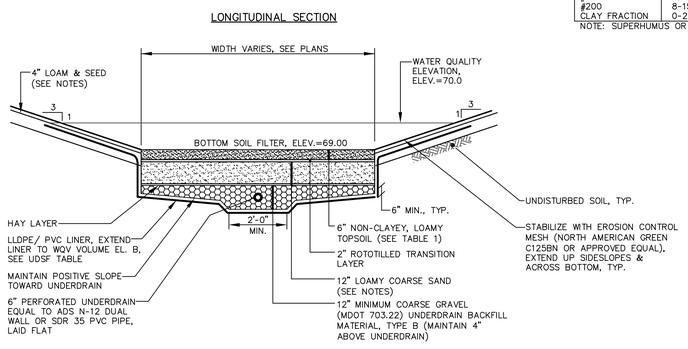


NOTES:

1. FRAME SHALL BE FOR 24" SQUARE GRATE, EAST JORDAN FOUNDRY 5250, OR APPROVED EQUAL.
2. ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS SINGLE PORTLAND CEMENT CONCRETE UNIT.
3. BASINS SHALL BE DESIGNED FOR H-20 WHEEL LOADING.

"TYPE F" CATCH BASIN

NOT TO SCALE



UNDERDRAIN SOIL FILTER MATERIAL NOTES:

1. ONSITE LOAM SHALL BE SCREENED FOR STONES LARGER THAN 1 INCH AND BE TESTED TO VERIFY THERE IS LESS THAN 2% CLAY CONTENT AND 5-8% ORGANIC MATTER. IF ONSITE LOAM DOES NOT MEET REQUIREMENTS, THEN LOAM FROM OFFSITE SHALL BE A NON-CLAYEY, LOAMY TOPSOIL SUCH AS A USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER AND 3-10% CLAY CONTENT.
2. 2" TRANSITION LAYER OF THE LOAM/SOD LAYER SHALL BE ROTOTILLED INTO THE LOAMY COARSE SAND LAYER BELOW.
3. THE LOAMY COARSE SAND LAYER SHALL BE TESTED IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES ABOVE.
4. A LAYER OF HAY SHALL BE PLACED BETWEEN 12" LOAMY COARSE LAYER AND UNDERDRAIN STONE BEDDING TO PREVENT SUBSIDENCE OR PLUGGING OF THE SAND/GRAVEL/STONE LAYER AND/OR PIPE.
5. UNDERDRAIN STONE BEDDING MATERIAL MUST CONFORM TO THE MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL MATERIAL. THE BEDDING MATERIAL MUST HAVE NO MORE THAN 5% PASSING THE 200 SIEVE.
6. MATERIAL LAYERS ABOVE THE UNDERDRAIN BACKFILL LAYER SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER.
7. OVER COMPACTION OF UNDERDRAIN MATERIAL SHALL BE AVOIDED. IF OVER COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.

UNDERDRAINED SOIL FILTER DETAIL

NOT TO SCALE

CRAIG BURGESS, PE 12638

STATE OF MAINE CRAIG A. BURGESS No. 12638 PROFESSIONAL ENGINEER 01-26-16

DESIGNED	CHECKED
CAB	CAB

REV.	BY:	DATE:	STATUS:
A	WTC	01-26-16	SUBMIT AMENDED SITE PLAN TO TOWN OF WELLS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, UNLESS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

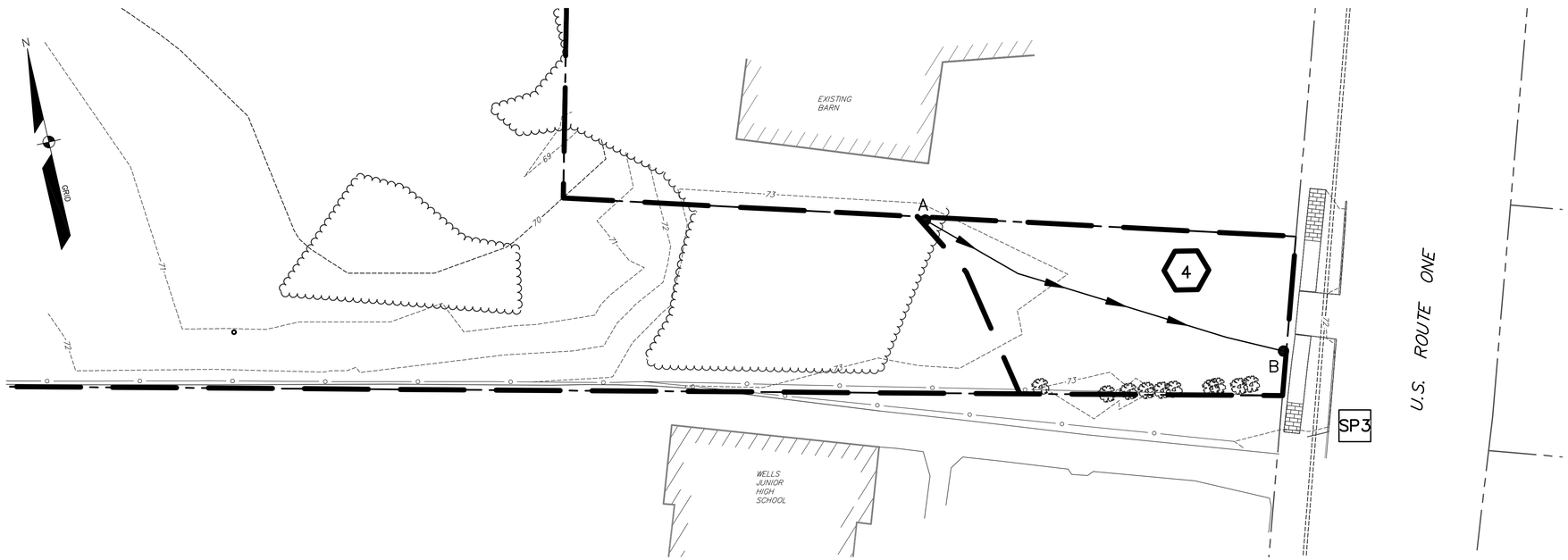
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-9838

DETAILS
OF:
AVITA NURSING HOME/MEDICAL CLINIC
U.S. ROUTE ONE/SANFORD ROAD
WELLS, MAINE
FOR:
SANDY RIVER II, INC.
508 FOREST AVE. P.O. BOX 110
PORTLAND, MAINE 04112

PROJECT NO.	SCALE
13448	NTS

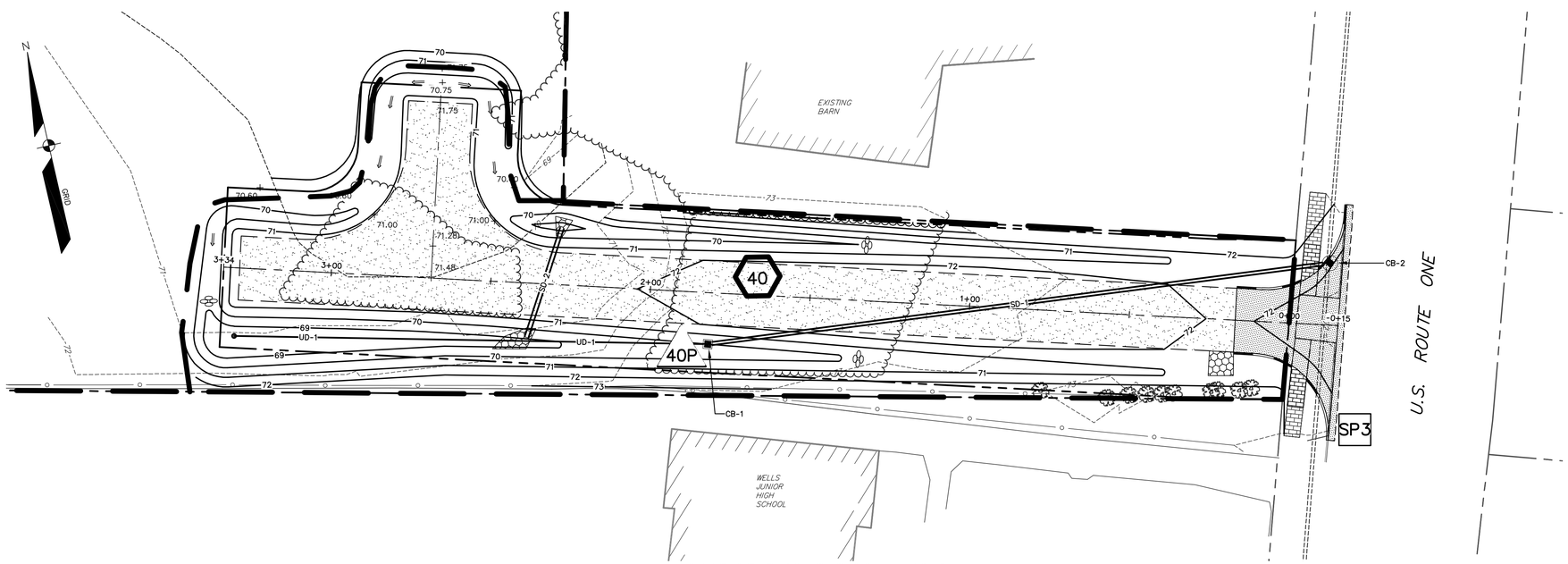
SHEET 6 OF 6

13448D-ROW.dwg, TAB:D3



PRE-DEVELOPMENT DRAINAGE PLAN

SCALE: 1"=20'



POST-DEVELOPMENT DRAINAGE PLAN

SCALE: 1"=20'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	CURB LINE	
	TREELINE	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
120	CONTOURS	120
	SPOT GRADE	+120.00
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	DRAINAGE MANHOLE	
	CATCH BASIN	

LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (B → C)
- REACH
- 1 — WATERSHED LABEL
- 1 — REACH
- 1 — DETENTION POND
- SOILS BOUNDARY

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG A. BURGESS
No. 12638
PROFESSIONAL ENGINEER
01-26-16

CRAIG BURGESS, PE 12638

DESIGNED	CHECKED
CAB	CAB

REV.	BY:	DATE:	STATUS:
A	WTC	01-26-16	SUBMIT AMENDED SITE PLAN TO TOWN OF WELLS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A
South Portland, ME 04106
Tel: 207-200-2100
250 Goddard Rd. Suite B
Lewiston, ME 04240
Tel: 207-795-3538

DRAINAGE PLAN
OF:
AVITA NURSING HOME/MEDICAL CLINIC
U.S. ROUTE ONE/SANFORD ROAD
WELLS, MAINE
FOR:
SANDY RIVER II, INC.
508 FOREST AVE. P.O. BOX 110
PORTLAND, MAINE 04112

PROJECT NO.	SCALE
13448	1"=20'

SHEET 1 OF 1

13448SWP-ROW.dwg, TAB: SWP

SEBAGO
TECHNICS

January 26 , 2016
13448

Michael G. Livingston, P.E.
Town Engineer
Town of Wells
Wells, ME 04090

Amended Site Plan Application
Avita Nursing Home / Medical Clinic

Dear Mike,

We are pleased to submit the enclosed supplemental application materials for an amendment to the approved site plan for Avita.

As you are aware, the Avita Nursing Home / Medical Clinic recently received final site plan approval from the Planning Board. Upon consideration of the site plan configuration, the applicant wishes to reconfigure the property as the Avita project does not fully utilize the 10.08 Acre site.

As depicted on the attached plan, the Avita lot (Parcel 1) would include 7.07 acres while the remaining land (Parcel 2) would contain 2.58 acres. The remaining 0.43 acres is reserved for a private way, in order vto provide the required frontage for Parcel 2.The Avita lot reserves a drainage easement over Parcel 2 , as shown on the plan. There is no development planned on Parcel 2 at this time.

As requested at the Site Walk in September 2015, we have retained the mature trees abutting the school property. Setbacks to the existing Shackford barn and school buildings are not a problem as we have assigned portions of Parcel 2 between the private way right of way and the existing Shackford / school property lines. Our supplemental submittal includes :

- Current Property Deed
- Stormwater Report for Private Way
- Plan Set

We appreciate your review and we look forward to meeting with the Planning Board in the coming weeks.

Sincerely,

SEBAGO TECHNICS Inc. / Agent for Applicant

William T. Conway

William T. Conway, RLA / LEED AP
Vice President, Landscape Architecture

WTC/llg

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207.200.2100 • Fax: 207.856.2206

ASSIGNMENT AND ASSUMPTION OF LAND OPTION AGREEMENT

(PAMELA MAXON AND SHANE MAXON)

ASSIGNMENT AND ASSUMPTION OF LAND OPTION AGREEMENT, dated as of October 31, 2015 between **SANDY RIVER II, INC. (D/B/A/ SANDY RIVER COMPANY)**, a Maine corporation having a mailing address at 509 Forest Ave, Portland, Maine 04112 (the "**Assignor**"), and **AVITA WELLS, LLC,** a Delaware limited liability company having an office c/o The Northbridge Companies, 71 Third Ave., Burlington, Massachusetts 01803 ("**Assignee**").

WITNESSETH:

WHEREAS, Assignor is the named Buyer pursuant to that certain Land Option Agreement (as amended from time to time, the "**Agreement**") dated July 14, 2014 by and between Assignor and Pamela Maxon and Shane Maxon (collectively, "**Seller**"), pursuant to which Agreement, Assignor has agreed to purchase and Seller has agreed to sell certain property situated in the municipality of Wells, County of York, State of Maine, known as Tax Map Parcel No. 129/16A, as more particularly described therein; and

WHEREAS, pursuant to Section 15 of the Agreement, Assignor desires to assign and transfer its rights and obligations in and to the Agreement to Assignee.

NOW, THEREFORE, for good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest, as Buyer, in and to the Agreement.

To have and to hold the same unto Assignee, its successors and assigns, forever, from and after the date hereof, subject to the terms, covenants, conditions and provisions of the Agreement.

Assignee hereby accepts the foregoing assignment, and assumes and agrees to perform all of the obligations of Assignor under the Agreement.

[Signature Page follows]

IN WITNESS WHEREOF, this Assignment and Assumption of Purchase and Sale Agreement has been executed on the date and year first above written.

ASSIGNOR:

SANDY RIVER II, INC.,
a Maine corporation

By:_____
Name:
Title:
Duly Authorized

ASSIGNEE:

AVITA WELLS, LLC, a Delaware limited liability company

By: RMA Northbridge, LLC,
a Delaware limited liability company,
its manager

By:_____
James C. Coughlin
Authorized Representative

[Signature Page to Assignment and Assumption of Land Option Agreement]

IN WITNESS WHEREOF, this Assignment and Assumption of Purchase and Sale Agreement has been executed on the date and year first above written.

ASSIGNOR:

SANDY RIVER II, INC.,
a Maine corporation

By:_____
Name: Daniel J. Maguire
Title: Vice President
Duly Authorized

ASSIGNEE:

AVITA WELLS, LLC, a Delaware limited liability company

By: RMA Northbridge, LLC,
a Delaware limited liability company,
its manager

By:_____
James C. Coughlin
Authorized Representative

[Signature Page to Assignment and Assumption of Purchase and Sale Agreement]

ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT

(PATRICIA GARVIN AND ROY GARVIN)

ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT, dated as of October 31, 2015 between **SANDY RIVER II, INC. (D/B/A/ SANDY RIVER COMPANY)**, a Maine corporation having a mailing address at 509 Forest Ave, Portland, Maine 04112 (the "**Assignor**"), and **AVITA WELLS, LLC,** a Delaware limited liability company having an office c/o The Northbridge Companies, 71 Third Ave., Burlington, Massachusetts 01803 ("**Assignee**").

W I T N E S S E T H:

WHEREAS, Assignor is the named Buyer pursuant to that certain Purchase and Sale Agreement (as amended from time to time, the "**Agreement**") dated January 18, 2015 by and between Assignor and Patricia Garvin and Roy Garvin (collectively, "**Seller**"), pursuant to which Agreement, Assignor has agreed to purchase and Seller has agreed to sell certain property situated in the municipality of Wells, County of York, State of Maine, located at 84 Sanford Road (Accessor Map 134/Lot 18), as more particularly described therein; and

WHEREAS, pursuant to Section 20 of the Agreement, Assignor desires to assign and transfer its rights and obligations in and to the Agreement to Assignee.

NOW, THEREFORE, for good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest, as Buyer, in and to the Agreement.

To have and to hold the same unto Assignee, its successors and assigns, forever, from and after the date hereof, subject to the terms, covenants, conditions and provisions of the Agreement.

Assignee hereby accepts the foregoing assignment, and assumes and agrees to perform all of the obligations of Assignor under the Agreement.

[Signature Page follows]

IN WITNESS WHEREOF, this Assignment and Assumption of Purchase and Sale Agreement has been executed on the date and year first above written.

ASSIGNOR:

SANDY RIVER II, INC.,
a Maine corporation

By:_____
Name:
Title:
Duly Authorized

ASSIGNEE:

AVITA WELLS, LLC, a Delaware limited liability company

By: RMA Northbridge, LLC,
a Delaware limited liability company,
its manager

By:_____
James C. Coughlin
Authorized Representative

[Signature Page to Assignment and Assumption of Purchase and Sale Agreement]

IN WITNESS WHEREOF, this Assignment and Assumption of Purchase and Sale Agreement has been executed on the date and year first above written.

ASSIGNOR:

SANDY RIVER II, INC.,
a Maine corporation

By:_____
Name: Daniel J. Maguire
Title: V. President
Duly Authorized

ASSIGNEE:

AVITA WELLS, LLC, a Delaware limited liability company

By: RMA Northbridge, LLC,
a Delaware limited liability company,
its manager

By:_____
James C. Coughlin
Authorized Representative

[Signature Page to Assignment and Assumption of Land Option Agreement]

ASSIGNMENT AND ASSUMPTION OF LAND OPTION AGREEMENT

(PENNY L. FREEMAN)

ASSIGNMENT AND ASSUMPTION OF LAND OPTION AGREEMENT, dated as of October 31, 2015 between **SANDY RIVER II, INC. (D/B/A/ SANDY RIVER COMPANY)**, a Maine corporation having a mailing address at 509 Forest Ave, Portland, Maine 04112 (the "**Assignor**"), and **AVITA WELLS, LLC,** a Delaware limited liability company having an office c/o The Northbridge Companies, 71 Third Ave., Burlington, Massachusetts 01803 ("**Assignee**").

W I T N E S S E T H:

WHEREAS, Assignor is the named Buyer pursuant to that certain Land Option Agreement (as amended from time to time, the "**Agreement**") dated July 14, 2014 by and between Assignor and Penny L. Freeman ("**Seller**"), pursuant to which Agreement, Assignor has agreed to purchase and Seller has agreed to sell certain property situated in the municipality of Wells, County of York, State of Maine, known as Tax Map Parcel No. 134/073, as more particularly described therein; and

WHEREAS, pursuant to Section 15 of the Agreement, Assignor desires to assign and transfer its rights and obligations in and to the Agreement to Assignee.

NOW, THEREFORE, for good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest, as Buyer, in and to the Agreement.

To have and to hold the same unto Assignee, its successors and assigns, forever, from and after the date hereof, subject to the terms, covenants, conditions and provisions of the Agreement.

Assignee hereby accepts the foregoing assignment, and assumes and agrees to perform all of the obligations of Assignor under the Agreement.

[Signature Page follows]

IN WITNESS WHEREOF, this Assignment and Assumption of Purchase and Sale Agreement has been executed on the date and year first above written.

ASSIGNOR:

SANDY RIVER II, INC.,
a Maine corporation

By:_____
Name:
Title:
Duly Authorized

ASSIGNEE:

AVITA WELLS, LLC, a Delaware limited liability company

By: RMA Northbridge, LLC,
a Delaware limited liability company,
its manager

By:_____
James C. Coughlin
Authorized Representative

[Signature Page to Assignment and Assumption of Land Option Agreement]

IN WITNESS WHEREOF, this Assignment and Assumption of Purchase and Sale Agreement has been executed on the date and year first above written.

ASSIGNOR:

SANDY RIVER II, INC.,
a Maine corporation

By:_____
Name: Daniel J. Maguire
Title: Vice President
Duly Authorized

ASSIGNEE:

AVITA WELLS, LLC, a Delaware limited liability company

By: RMA Northbridge, LLC,
a Delaware limited liability company,
its manager

By:_____
James C. Coughlin
Authorized Representative

[Signature Page to Assignment and Assumption of Land Option Agreement]

BK 17132 PGS 41 - 42
INSTR # 2015048132
RECEIVED YORK SS

11/09/2015 03:09:52 PM
DEBRA ANDERSON
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Shane T Maxon and Pamela J Maxon**, of 159 Lupine Lane, Wells, York County, State of Maine 04090, for consideration paid grant(s) to Avita Wells, LLC, a Delaware Limited Liability Company, Delaware File No: 5819511, having a registered address of 2711 Centerville Road, Wilmington DE, with **WARRANTY COVENANTS**, the following:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land situated in the town of Wells on the northwesterly side of the highway leading from Wells Comer to Ogunquit (now more commonly referred to as U.S.Route #1), said Jot being bounded and described as follows:Beginning at a pipe in the ground on the Northwesterly side of said highway at the Northeasterly comer of the land now or formerly of the Inhabitants of the Town of Wells (presently demarked by the termination of a metal fence) thence running N 58° 29' W 913.22 feet more or less to a monument at a comer of grantor, Town of Wells, and land now or formerly of Penny L. Freeman; thence running approximately N 39° E 306 feet, more or less, by land of Freeman to an iron pipe set in the ground; thence running S 53° 43'E 390.05 feet, more or less, to a point; thence running S 53° 55' E 184.79 feet, more or less, to a monument set; thence rurming S 54° 1O' E 78.72 feet, more or less, to comer of land now or formerly of one Chadbourne; thence running S 31° 44' W 50.04 feet, more or less, to a comer of Chadbourne and Grantor; thence running S 36° 03' W 140 feet, more or less, to an iron pipe set in the ground at a point 50.0 distant from the southerly boundary line of the property herein conveyed; thence turning S 58° 29' E 242 feet more or less to said Route #1; thence turn.ing S 36° 03'W 50.00 feet, and no less, to the point of beginning. This parcel is approximately 4 Acres.

Being a portion of the premises conveyed to the Grantor by deed of Eileen T. Mealey dated April JO, 1987, recorded in the York County Registry of Deeds in Book 4244, Page 100.

The retained land of Grantor is the principal residence of the Grantor, who has resided on the remaining parcel as his primary residence for a period exceeding five years, thus exempting this lot and the retained parcel from the Maine Subdivision Act, 30-A M.R.S. §4401.

After recording, return to:
Atlantic Title Company
76 Atlantic Place
South Portland, ME 04106
ATTN: SHM
File #: _____

3

2

Meaning and intending to describe and convey the same premises conveyed to Shane T Maxon and Pamela J Maxon by virtue of a deed from Dennis Shackford, dated May 10, 2012, recorded in the York County Registry of Deeds at Book 16322, Pages 144-145.

Executed this 31st day of October, 2015.

Shane T Maxon

Shane T Maxon

Pamela J Maxon

Pamela J Maxon

State of Maine
County of York

October 31, 2015

Then personally appeared before me the said Shane T Maxon and Pamela J Maxon and acknowledged the foregoing to be their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

ANNETTE GOLDBERG
My Commission Expires
Oct 20 2019
NOTARY PUBLIC

SEPARATOR PAGE

After recording return to:
Kate D'Agostino, Esq.
One State Street
Hartford, CT 06103
Ph: 860-392-5001

BK 17132 PGS 45 - 46
INSTR # 2015048134
RECEIVED YORK SS

11/09/2015 03:09:52 PM
DEBRA ANDERSON
REGISTER OF DEEDS

Space Above This Line For Recording Data

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **ROY R. GARVIN** and **PATRICIA GARVIN**, of Wells, Maine, FOR CONSIDERATION PAID, hereby grant to **AVITA WELLS, LLC**, a Delaware limited liability company, Delaware File No: 5819511, having a registered address of 2711 Centerville Rd., Wilmington, DE, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly know and designated as 84 Sanford Road, Wells, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

Maine R.E. Transfer Tax Paid

IN WITNESS WHEREOF, Roy R. Garvin and Patricia A. Garvin have hereunder set hands and seals as of this 9th day of November, 2015.

WITNESS

Roy R. Garvin

WITNESS

Patricia A. Garvin

STATE OF MAINE
York County, ss.

Date: Nov. 9, 2015

Personally appeared the above-named Roy R. Garvin and Patricia A. Garvin and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

Attorney at Law/Notary Public
Jason S. Howe

(*Exhibit A Appears Below*)

After recording, return to:
Atlantic Title Company
76 Atlantic Place
South Portland, ME
ATTN: Steve
File #:

2

EXHIBIT A

A certain lot or parcel of land situated in Wells, County of York and State of Maine, and located on the Southwesterly side of Route #109 leading from Wells Corner to Sanford as located by the State Highway Commission according to a plan dated June 1953 and recorded in the York County Registry of Deeds in Plan Book 23, Page 34 dated March 16, 1954 to which reference should be made as to the limits of said road, bounded and described as follows:

> BEGINNING at a pipe driven in the ground on the Southwesterly sideline of said road as located by said Commission said pipe bearing S 78°-34' E, 30.71 feet from a State Highway Monument located on said sideline at an angle and adjacent to the property formerly of Hannah Lock (recorded in the York County Registry of Deeds, Book 628, Page 540); thence S 78°-34' E along the Southwesterly sideline of said road one hundred and six hundredths (100.06) feet to a pipe in the ground and land now or formerly of Robert P. Ahern; thence S 13°-26' W by land now or formerly of Robert P. Ahern three hundred forty-six and ninety hundredths (346.90) feet to land now or formerly of Milbray Freeman; thence N 71°-55' W by land of said Freeman seventy and thirty-seven hundredths (70.37) feet to the end of a stone wall; thence N 67°-53' W by land of said Freeman and said stone wall thirty and sixty-one hundredths (30.61) feet to the Southeasterly corner of land formerly of Hannah Lock; thence N 13°-26' E by land of said Lock and over an iron pin which is five (5) feet Northeast of said stone wall a total of three hundred thirty-three and sixteen hundredths (333.16) feet to the point of beginning. Meaning and intending to convey a lot of land one hundred (100) feet wide in all places and extending from said road to land now or formerly of Milbray Freeman. All bearings herein are with reference to true North.

This premises remains subject to a lease from Buyer back to Sellers, of even date herewith, which lease term expires, and with nothing more, is hereby terminated, on the last day of the month which is 8 months after the date hereof. For calculating the term in the preceding sentence, if the date hereof is on or before the 15th day of the month of execution, then the month of signing shall constitute the first month of the term, provided, however, that if this agreement is signed after the 15th day of the month of signing, then the term shall commence the following month.

Being the same premises conveyed by Warranty Deed of Marshal C. Boston and Eleanor D. Boston, dated December 21, 1979 and recorded in the York County Registry of Deeds in Book 2608, Page 241.

SEPARATOR PAGE

BK 17132 PGS 43 - 44
INSTR # 2015048133
RECEIVED YORK SS

11/09/2015 03:09:52 PM
DEBRA ANDERSON
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Penny L Freeman**, of 231 Clay Hill Road, Cape Neddick, York County, State of Maine 03902, for consideration paid grant(s) to **Avita Wells, LLC**, a Delaware Limited Liability Company, Delaware File No: 5819511, having a registered address of 2711 Centerville Road, Wilmington DE, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land or parcel of land situated in the Town the town of Wells on the Northwesterly side of the highway leading from Wells Corner to Ogunquit, but no adjacent unto. This lot begins at a post set in ground 913.22 feet from the Highway going on a course N 58 degrees 29 feet West on land next to Wells Junior High School and land of Dennis R. Shackford. From this point of beginning, continue on the same course 100.00 feel to a stone monument. Thence to S 35 degrees 11 feet W. 63.34 feet which crosses over a fence onto the athletic field to a former monument that has been disturbed and thence turning and running 60 degrees 48 feet W through the Athletic Field and through a fence to a stone wall and continuing on the same course 481.12 feet from the former monument to another stone wall, thence turning N 44 degrees 35 feet E by the last mentioned stone wall to the pin and another stone wall. This side is 456.26 feet Long and abuts York Hospital. Thence turn S 49 degrees 40 feet E and continue 351.79 feet and then running S 53 degrees 43 feet E approximately 73 feet to a pipe already in the ground, which is the junction of land now or formerly of Roy and Patricia Gavin, Robert G and Colleen K Speare, and land of Dennis R Shackford. Thence continue on the same course S 53 degrees 43 feet E, 100 feet to a post to be put in the ground. Thence turning approximately S 39 degrees W and going approximately 306 feet to the post to be put in the ground and is the point of beginning. This lot contains approximately 5 acres. The school district of Wells and Ogunquit knows that they are intruding on this property and will relocate the fence and replace the Survey marker on request of the owner confirmed in a letter dated August 24, 2000.

TO HAVE ANO TO HOLD the afore granted and bargained premises, with all privileges and appurtenances thereof, to the said Penny L Freeman her heirs and assigns, to them and their uses and behoove forever.

Maine R.E. Transfer Tax Paid

After recording, return to:
Atlantic Title Company
76 Atlantic Place
South Portland, ME 04106
ATTN: Sthm
File #: _____

Meaning and intending to describe and convey the same premises conveyed to Penny L Freeman by virtue of a deed from Dennis R Shackford of Wells, dated September 28, 2007 and recorded in the York County Registry of Deeds at Book 15267, Page 0254.

Executed this 30th day of October, 2015.

Penny L Freeman

Penny L Freeman

State of Maine
County of York

October 30, 2015

Then personally appeared before me the said Penny L Freeman and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

ANNETTE GOLDBERG
My Commission Expires
06-20-2019
NOTARY PUBLIC

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Preliminary Subdivision Application Memo

Date: February 19, 2016

To: Planning Board

From: Planning Office

Re: Grants Pasture Subdivision – Map 32, Lot 11

Project Description:

Paul Hollis, of Sebago Real Estate Investment, LLC, has submitted a Preliminary Subdivision application for land currently owned by Gerald Grant. The subdivision proposes a 7 lot/dwelling unit major residential cluster subdivision on 43.5 acres of land with approximately 38.8 acres to be designated as dedicated open space. The subdivision lots shall be served by individual private septic systems and individual private drilled wells. The parcel is located off of North Berwick Road and is within the Rural, 250' Shoreland Overlay, and Resource Protection Districts. The parcel is identified as Tax Map 32, Lot 11.

§ 202-8. Preliminary plan for major subdivision.

A. Procedure.

(1) Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a preliminary plan at least 10 days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the sketch plan to the Board. The preliminary plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Board. **[Amended 7-11-1996]** **Site Walk was held on 11/21/15 Preliminary Application was submitted on 2/9/16**

(2) All applications for preliminary plan approval for a major subdivision shall be accompanied by an application fee in the amount established by the Board of Selectmen following notice and a public hearing. In addition, the applicant shall pay a fee of $25 per lot or dwelling unit, to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional $10 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional $10 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a final decision on the subdivision application by the Board shall be returned to the applicant. **[Amended 5-16-1996; 7-9-2002; 4-16-2004]** **Application fee provided; escrow is PENDING**

(3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the preliminary plan. **Yes**

(4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **Planning Board to consider receiving the Preliminary Application 2/22/16**

(5) Within 20 days of the Board meeting at which the application is received, the Board shall notify by certified mail all owners of abutting property and the Town Clerk and Planning Board of any municipality that abuts or includes any portion of the proposed subdivision that an application for subdivision approval has been submitted. The notice shall include the location of the proposed subdivision and a general description of the proposed development. The notice shall be mailed no less than seven days prior to the Board commencing review of the plan. **[Amended 7-9-2002]** **Abutters mailed notice of Preliminary Application on 2/12/16**

(6) If the subdivision is located in more than one municipality, the Board shall have a joint meeting with the Planning Board of the adjacent municipality to discuss the plan. **Not Applicable**

(7) Within 30 days of receipt of a preliminary plan application form and fee, the Board shall notify the applicant in writing whether or not the application is complete and what, if any, additional submissions are required for a complete application. **To be determined**

(8) Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the subdivider. Within 30 days of determining a complete application has been submitted, the Board shall hold a public hearing on the preliminary plan application and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. A copy of the notice shall be mailed to the applicant and the owners of abutting property. **To be determined**

(9) The Board shall, within 30 days of a public hearing or within another time limit as may be otherwise mutually agreed to by the Board and the subdivider, make findings of fact on the application and approve, approve with conditions or deny the preliminary plan. The Board shall specify in writing its findings of fact and reasons for any conditions or denial. **To be determined**

(10) When granting approval to a preliminary plan, the Board shall state the conditions of such approval, if any, with respect to: **To be determined**

(a) The specific changes which it will required in the final plan;

(b) The character and extent of the required improvements for which waivers may have been requested and which in the Board's opinion may be waived without jeopardy to the public health, safety and general welfare; and

(c) The amount of all performance guaranties which it will require as prerequisite to the approval of the final plan.

(11) Approval of a preliminary plan shall not constitute approval of the final plan or intent to approve the final plan, but rather it shall be deemed an expression of approval of the design of the preliminary plan as a guide to the preparation of the final plan. The final plan shall be submitted for approval of the Board upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. Prior to the approval of the final plan, the Board may require additional changes as a result of the further study of the subdivision or as a result of new information received. **To be determined**

B. Submissions.

(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:

(a) Existing subdivisions adjacent to the proposed subdivision.

(b) Locations and names of existing and proposed streets.

(c) Boundaries and designations of zoning districts.

(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.

(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **To be determined**

Recommendations and conclusions:

1. The Planning Board should consider receiving the Preliminary Subdivision Application.
2. The Planning Board should review the initial review prepared for the preliminary submission:
    - Adjacent street names to be added
    - Boundary plan to be 1" = 100' (recommended as a separate sheet)
    - Sample deed to be provided
    - Contours on Open Space (or waiver considered if requested)
    - Minor note revisions
    - North Arrows needed
    - Plan Legends needed
    - Several missing abutters and approx. abutter property lines
    - Resource Protection and 250' Shoreland Overlay zones need to be depicted
    - Resource Protection zone area to be determined as this will provide the parcels net acreage which affects density
    - Existing ROW widths to be added
    - Proposed ROW width and cul-de-sac diameter to be added
    - Drainage easements needed for roadside swales
    - Lot line dimensions need to be legible
    - A waiver to be requested and considered to allow they hydrogeo study to be submitted at Final Subdivision submission
    - A letter from IF&W is required and not yet been provided
    - Unforested wetland location needed? May define the RP zone.
3. The Planning Board to continue completeness review for 30 days or deem the Town Planner as the completeness agent. Other items to consider:
    - 25 feet paved radii required at Route 9 intersection
    - Existing well house to be removed?
    - Are there any existing septic systems within 100' fo the south side of Fieldside Lane?
    - Well location adjustment needed on proposed Lot 3
    - Vertical curve information and proposed grade elevations needed
    - Underground utilities to be shown on the plan
    - Stormwater plan depicted. Analysis needed for final subdivision submission by a PE

- Separate Plan & Profile sheet from subdivision approval sheets is recommended. PE to design and stamp P&P sheets
- Planning Board to consider what buffering will be required in the northerly setback
- Is buffering proposed along Route 9 as discussed on the site walk?
- Distance to existing fire pond to be verified by a PLS, requirements for sprinkler systems to be determined.
- Proposed Monumentation to be depicted
- Road name and Map and Lot numbers to be submitted for approval by the Town Assessor's Office
- Sight distances and MDOT entrance approval to be noted
- A note totaling wetland fill proposed is needed as wells as notation stating no other fill to be done without proper MDEP permitting and town subdivision amendment approval.

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article V District Regulations

A. Purpose.

The purpose of the Rural District is to maintain the open, rural character of the land within the district. Open uses of the land, such as forestry and agricultural uses, should be encouraged and large-scale residential uses discouraged. Residential development should be clustered so that significant areas of the development can be maintained as open space and, where applicable, used to buffer the development from existing Town ways.

§ 145-30. Rural District.			Application Meet Requirements			
			Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:					
	(1)	Animal husbandry.			**NA**	
	(2)	Agriculture.			**NA**	
	(3)	Cemetery having an area less than 20,000 square feet and containing no buildings.			**NA**	
	(4)	Dwelling, one-family. (See also § 145-55)	**Y**			7 single family dwelling units are proposed.
	(5)	Dwelling, two-family.			**NA**	
	(6)	Dwelling, multifamily. (See also § 145-48)			**NA**	
	(7)	Recreation, passive.			**NA**	
	(8)	Timber harvesting.			**NA**	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:					No such uses proposed as part of the subdivision application.
	(1)	Bed and breakfast/small inn (See also § 145-52)			**NA**	
	(2)	Cemetery larger than 20,000 square feet in area.			**NA**	
	(3)	Church.			**NA**	
	(4)	Club.			**NA**	
	(5)	Congregate care facility, in areas served by public water and sewer. **[Added 6-8-2010]**			**NA**	

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-30. Rural District.			Application Meet Requirements			
			Yes	No	NA	Comments
	(6)	Day-care home.			NA	
	(7)	Day-care center/ nursery school.			NA	
	(8)	Estuarine and marine research facilities located east of U.S. Route 1. Said facilities may include a building containing a dwelling unit occupied by a resident manager and his or her family and fifteen suites or less occupied by visiting scientists conducting research with the Wells Reserve. Said suites shall not exceed 470 square feet and shall not have their own kitchen facilities. However, said building may contain a common kitchen to provide meals available only to the occupants. **[Added 4-14-2000; amended 11-5-2002]**			NA	
	(9)	Kennel.			NA	
	(10)	Mineral extraction. (See also § 145-53)			NA	
	(11)	Municipal facility.			NA	
	(12)	Museum having a gross floor area less than 5,000 square feet.			NA	
	(13)	Neighborhood convenience store.			NA	
	(14)	Public utility facility.			NA	
	(15)	Recreation, active.			NA	
	(16)	Recreation, low-intensity commercial.			NA	
	(17)	Restaurant (standard) containing fewer than 75 seats.			NA	
	(18)	Sawmill.			NA	
	(19)	School, public and private.			NA	
	(20)	School, vocational-technical, served by public water and sewer and located east of the turnpike and south of Route 109. **[Added 4-18-1995]**			NA	
	(21)	Tent and recreational vehicle park.			NA	
	(22)	Transmission tower, radio.			NA	

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-30. Rural District.				Application Meet Requirements			
				Yes	No	NA	Comments
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in § 145-51 are accessory uses.			**Y**			
E.	Uses prohibited. Except as permitted in § 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.					**NA**	No nonconforming uses exist or are proposed.
F.	Dimensional requirements.						
	(1)	Minimum lot size:					
		(a)	One hundred thousand square feet of net area.	**Y***			Note 2 on sheet 1 states the parcel is 43.5 acres in size. **The area of the Resource Protection zone must be determined to obtain the net acreage of the parcel. The RP zone could be determined by locating the tree line from aerial photography. The net acreage will determine the density allowed.**
		(b)	Forty thousand square feet if located east of the Maine Turnpike and connected to public sewer.			**NA**	
	(2)	Maximum density: **[Amended 4-28-1995]**					
		(a)	One dwelling unit for each 100,000 square feet of net area.	**Y***			Note 2 on sheet 1 states the parcel is 43.5 acres in size. **The area of the Resource Protection zone must be determined to obtain the net acreage of the parcel. The RP zone could be determined by locating the tree line from aerial photography. The net acreage will determine the density allowed.**
		(b)	One dwelling unit for each 40,000 square feet of net area if located east of the Maine Turnpike and connected to public sewer.			**NA**	No dwellings located on this parcel.

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-30. Rural District.				Application Meet Requirements			
				Yes	No	NA	Comments
		(c)	Four housekeeping cottages or seasonal cottages per acre of net area.**[Amended 4-12-2003; 6-13-2006** *Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.*			**NA**	No cottage units exist or are permitted to be located on this parcel.
	(3)		Minimum street frontage per lot: 200 feet, which may be reduced to 150 feet for lots fronting entirely on a cul-de-sac. The minimum street frontage for a lot containing a one-family dwelling (in conjunction with a one-family dwelling, a day-care home or day-care center/nursery school may be permitted if the driveway is paved to a width of at least 16 feet and has a gravel base of at least 20 feet in width), an agricultural, animal husbandry or a timber harvesting use may be reduced to 50 feet provided that the total lot area is at least 200,000 square feet; the access driveway shall extend to the house and shall not be longer than 750 feet with a grade and width adequate to permit access by fire, police and other emergency vehicles; and any structure on the lot shall be located at least 50 feet from any lot line. No more than two such lots shall have contiguous street frontage.	**Y***			The proposed lots are depicted to have adequate street frontage along the proposed street ROW, Grants Pasture Way. **Road name to be approved by the Town Assessor's Office.** See note 3 for 50' minimum street frontage requirements of a residential cluster lot.
	(4)		Maximum lot coverage: 20% or 4,000 square feet, whichever is the greater.	**Y**			See note 2 on sheet 1.
	(5)		Maximum building height: 40 feet, not to exceed three stories. (See § 145-35I.)	**Y**			See note 2 on sheet 1.
	(6)		Setbacks.				

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-30. Rural District.					Application Meet Requirements			
					Yes	No	NA	Comments
		(a)	All structures shall be at least:		**Y**			See note 2 on sheet 1. See note 3 on sheet 1 for residential cluster subdivision setback requirements. **Planning Board to review the 50' setback/ buffer requirements for the cluster lots and determine if septic and well installation within the 50' buffer is to be permitted.**
			[1]	Twenty-five feet from any lot line.				
			[2]	Twenty-five feet from any lot line abutting any street right-of-way.				
			[3]	Forty feet from any lot line abutting the right-of-way of any state highway.				
			[4]	Twenty-five feet from the boundary of any cemetery.				
		(b)	All structures and parking lots shall be located at least 200 feet from the high-water line of the Merriland River (including Hobbs Pond), the Webhannet River, Ogunquit River, Perkins Brook and West Brook.				**NA**	Parcel does not abut such rivers or brooks.
		(c)	Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site.**[Added 6-13-2006** *Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.*				**NA**	No such uses exist or are proposed on the parcel.

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-30. Rural District.		**Application Meet Requirements**			
		Yes	**No**	**NA**	**Comments**
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, and 145-49, Cluster residential development.		**Y***			**The parcel must comply with 145-33. Note 2 must state that the parcel is within the 250' Shoreland Overlay District and Resource Protection Districts. The subdivision shall comply with the requriements of 145-49**
G.	Special provisions. All proposed residential subdivisions containing more than four dwelling units shall be developed according to the provisions of § 145-48, Multifamily developments, or § 145-49, Residential Cluster Development. The Planning Board may waive this requirement for projects containing fewer than 20 lots if it determines that a cluster development as regulated in § 145-49 is not practical because of the configuration of the original lot or because of its natural features.	**Y***			A residential subdivision is proposed on this parcel. The subdivision shall be a residential cluster development per 145-49.

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article VII
Performance Standards

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			Application Meet Requirements			
			Yes	No	NA	Comments
The purpose of this section is to allow, by Planning Board approval, the clustering of one- and two-family dwelling units. Clustering shall provide a more efficient use of land resulting in the preservation of natural land forms, wetlands, wildlife and waterfowl habitats, significant vegetation and agricultural lands, other natural resources, and historic sites. Notwithstanding other provisions of this chapter, the Planning Board may modify the dimensional requirements of this chapter as specified in this section to permit the clustering of one- and two-family homes. Such modifications shall not be construed as the granting of a variance to relieve hardship.						
A.	Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed except the Aquifer Protection District and the Shoreland Overlay District.		**Y**			The subdivision is located within the Rural District. No development of the Shoreland Overlay District or the Resource Protection District is proposed or permitted.
B.	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:		**Y***			**The net acreage of the parcel is required. (The acreage of the Resource Protection District to be determined and noted on the plan). The net acreage will then determine the density permitted in the Rural District.** 7 Dwelling units/ lots are proposed.
	(1)	A sketch plan shall be submitted showing a standard nonclustered subdivision layout. Each lot in the standard subdivision shall meet the minimum lot size, density and lot width requirements of this chapter and, if not serviced by public sewer, shall have an area suitable for subsurface wastewater disposal according to the Maine Subsurface Wastewater Disposal Rules. In addition, the lots shown in the standard subdivision sketch plan shall be designed in accordance with subdivision standards and shall not require a variance or waiver from the existing ordinances or regulations in order to achieve the layout supporting the proposed density.	**Y***			A sketch plan was provided showing a standard nonclustered subdivision. The lots on the sketch were approximately100,000 SF in size or more. **The sketch provided did not identify suitable septic systems.**

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(2)	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.	**Y***			**The net acreage of the parcel is required. (The acreage of the Resource Protection District to be determined and noted on the plan). The net acreage will then determine the density permitted in the Rural District. Note 4 to be updated once the net acreage is determined.**
	(3)	A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.	**Y***			The plan notes that 38.8 acres to be dedicated Open Space. **The plan does not state the percentage of Open Space proposed.**
C.	Dimensional requirements.					
	(1)	The minimum lot sizes may be reduced to 20,000 square feet in any district where clustering is allowed, if not serviced by public sewer, or may be reduced to the following if on public sewer: **Served by Public Sewer** **Type of Dwelling** / **RA, GB and RC Districts (square feet)** One-family Dwelling / 10,000 Two-family Dwelling / 15,000	**Y**			All lots may be reduced to 20,000 SF and are not served by public sewer. All proposed lots meet the minimum 20,000 SF area.
	(2)	The required setbacks from lot lines and from street rights-of-way within the cluster development may be reduced, but no structure shall be located within 15 feet of any lot line or within 20 feet of any street right-of-way within the cluster development.	**Y**			See note 3.
	(3)	The required street frontage may be reduced to no less than 50 feet.	**Y***			See note 3. **Plan labels for street frontage distances to be enlarged.**
	(4)	When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.	**Y***			See note 3. A 50' setback/ buffer is required along the northerly lot line for residential abutter on Map 32, Lot 9. **The Planning Board to review what this 50' wide buffer/setback shall consist of. Septic systems are proposed within the buffer.**

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
D.	Innovative open space bonus. At least 35% of the total parcel acreage in a cluster subdivision must be designated as open space and protected as such in perpetuity. At the discretion of the Planning Board the applicant may earn density bonuses in addition to the maximum density permitted in § 145-49B. The applicant may seek application of more than one density bonus as set forth below, and the total density bonus earned shall be cumulative. However, in no case shall the total density bonus allow the overall subdivision density to exceed the maximum density allowed in § 145-49B above by more than 25% in the rural areas and 50% in the growth areas as set forth in the Comprehensive Plan. Bonuses shall be allotted in whole lot increments only and shall not be rounded up. Density calculations, including all awarded open space bonuses, shall be shown on the subdivision plan.		Y*			**The plan must note the percentage of open space proposed and must note the minimum required open space is 35%. 38.8 acres are proposed to be dedicated open space.** Density bonuses are not requested.
	(1)	An open space cluster plan that provides at least 50% of the total parcel acreage as open space, protected as such in perpetuity, may be awarded a density bonus of 10%. The purposes for which proposed open space areas will be used shall be fully documented by the applicant.				
	(2)	An open space cluster plan that protects agriculturally valuable lands and provides for their use as such in perpetuity may be awarded a 5% density bonus. The open space land preserved for agricultural use must consist of at least 3.5 acres, and be land that has been historically farmed, or contain good soils for farming, and be reasonably accessible to receive a bonus. The instrument designating the land as agriculture use, acceptable to the Planning Board, may reasonably restrict the type or intensity of farming to occur to prevent nuisances. This provision only requires that permission be reasonably available so that validity of the bonus is not affected if agricultural uses are not pursued at any particular time.				

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(3)	An open space cluster plan that protects timber harvesting lands and provides permission for that use to continue in perpetuity may be awarded a 5% density bonus. The open space preserved for timber harvesting must include at least 10 contiguous acres and be land that has historically been forested, and must be reasonably accessible to receive a bonus. A forest management plan signed by a professional forester outlining proposed activities to ensure compliance with performance standards and regeneration requirements established pursuant to Title 12 M.R.S.A § 8869 must be submitted.				
	(4)	An open space cluster plan that accomplishes either of the following:				
		(a) Protects valuable wildlife and environmental areas in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.				
		[1] Chapter 3, Natural Resources Policies and Strategies;				
		[2] Chapter 4, Marine Resources Policies and Strategies;				
		[3] Map 4, Natural Areas Wildlife Habitat;				
		[4] Map 9, Wetlands; or				
		[5] Map 10, Areas of High Potential for Wildlife Habitat.				
		(b) Links dedicated open space to large parcels of adjoining dedicated open space to provide usable wildlife habitat or corridor connections between usable wildlife habitats in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%:				
		[1] Chapter 3, Natural Resources Policies and Strategies;				
		[2] Chapter 4, Marine Resources Policies and Strategies;				
		[3] Map 4, Natural Areas Wildlife Habitat;				
		[4] Map 9, Wetlands; or				
		[5] Map 10, Areas of High Potential for Wildlife Habitat.				

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(5)	An open space cluster plan that allows public access to the open space may be awarded a density bonus of 5%. The nature of public access required to trigger this bonus is pedestrian traffic. The instrument granting access, acceptable to the Planning Board, may reasonably restrict the use of motorized vehicles.				
	(6)	An open space cluster plan that preserves, and provides for their use as such in perpetuity, the Town's historic, traditional New England seacoast and rural community character and appearance by preserving and incorporating existing historic structures and natural features of historic significance may be awarded a density bonus of 5%.				
	(7)	An open space cluster plan that effectively links large areas of the dedicated open space to adjoining dedicated open space may be awarded a density bonus of 5%.				
	(8)	An open space cluster plan that preserves scenic vistas especially toward the seacoast from Route 1 and along scenic corridors especially along Routes 1, 9, 109, and roads in rural areas may be awarded a density bonus of 5%.				
	(9)	A "unit for unit" density bonus may be granted for open space cluster plans that include affordable housing for moderate-income buyers. For example, if 10% of the dwelling units in the project are affordable for moderate-income buyers then a density bonus of 10% may be awarded. The matching density bonus may be doubled for open space cluster plans that include affordable housing for low-income buyers. For example, if 10% of the dwelling units in the project are affordable for low-income buyers then a density bonus of 20% may be awarded.				
E.		Aquifer Protection District. Where the parcel is located in the Rural District and partially in the Aquifer Protection District the permitted density for that portion of the lot within the Aquifer Protection District may be doubled, transferred to the portion of the lot located in the Rural District, and counted towards total bonus density, provided that:			**NA**	The parcel is not located in the Aquifer Protection District
	(1)	All land within the Aquifer Protection District is included within the common land or open space;				

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
	(2)	A conservation easement is granted to the Town or to the Kennebunk, Kennebunkport and Wells Water District over that portion of the subdivision located within the Aquifer Protection District; and				
	(3)	All stormwater detention facilities shall be located outside the Aquifer Protection District. Stormwater retention facilities may be located in the Aquifer Protection District.				
F.	Management of open space. The open space portion of the cluster development site shall be permanently dedicated open space by covenant recorded at the Registry of Deeds and shown on the recorded subdivision plans. No more than 2% of the open space shall be impervious surfaces that are accessory to the proposed use of open space (i.e., roads, parking areas, sheds, etc.), of which total structural coverage shall not exceed 600 square feet. Nonroofed or elevated structures (i.e., walking paths) are allowed. The designated open space shall not be used for additional building lots.		**Y***			The open space management provisions shall be documented in the homeowner association documents. **Town Engineer and Town Attorney to review the HOA documents.**
	(1)	Prior to the sale of any lots, the open space shall be controlled by one or more of the following methods:				
		(a) Ownership by an association of the owners of the dwelling units within the development;	**Y***			**Declaration/Homeowners Association documents provided for review.**
		(b) Ownership by an association of the owners of the dwelling units within the development with a conservation easement granted to the Town or recognized conservation organization;			**NA**	
		(c) Dedication to the Town as public open space; and/or			**NA**	
		(d) Transfer, with permanent restrictions, to a land trust or other recognized conservation organization.			**NA**	
	(2)	The developer may structure the control of the common open space in one or more of the above methods. The Planning Board shall approve the arrangements for the ownership, control and maintenance of the common open space as part of the subdivision approval. No changes in use or management of the common open space shall be made without the approval of the Planning Board.	**Y***			**Declaration/Homeowners Association documents provided for review.**

Project Name/District:	Grants Pasture Subdivision - Rural, 250' Shoreland Overlay and Resource Protection Districts - Tax Map 32, Lot 11	Date of Review:	02/19/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		**Application Meet Requirements**			
		Yes	**No**	**NA**	**Comments**
G.	Homeowners' association management of open space. If the open space will be owned and/or managed by the owners within the cluster development, then a homeowners' association shall be created to own and manage the common lands and facilities. Covenants for mandatory membership in the homeowners' association, setting forth the owner's rights, interest and responsibilities, and providing for the assessment of lots or units to fund common expenses shall be required and approved by the Planning Board and shall be included in the deed for each lot. The documents shall also include a management plan for the common open space and facilities.	**Y***			**Declaration/Homeowners Association documents provided for review.**

Project Name/Map & Lot #:	Grants Pasture Subdivision -- Tax Map 32, Lot 11	District:	Rural, 250' Shoreland Overlay and Resource Protection Districts
Prepared By:	Planning Office	Review Date:	02/19/16
Plans Dated:	02/09/16	Prelim. Plan Revisions Submittal Date:	02/09/16

Chapter 202
Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
B.	Submissions:						
	(1)	Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:					Location map shown on sheets 1 and 2.
		(a) Existing subdivisions adjacent to the proposed subdivision.			**NA**		None. **Abutters to be properly labelled with approx. property lines**
		(b) Locations and names of existing and proposed streets.		**N**			**Such details missing on sheet 2.**
		(c) Boundaries and designations of zoning districts.	**Y***				**Sheet 1, note 2 to properly list all zoning districts of the parcel. Sheet 2 to label the RP and Shoreland Districts. Area of RP zone must be delineated and acerage determined.**
		(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	**Y**				

Project Name/Map & Lot #:	Grants Pasture Subdivision -- Tax Map 32, Lot 11	District:	Rural, 250' Shoreland Overlay and Resource Protection Districts
Prepared By:	Planning Office	Review Date:	02/19/16
Plans Dated:	02/09/16	Prelim. Plan Revisions Submittal Date:	02/09/16

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
	(2)	Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **[Amended 4-12-1999]**		**N**			See sheet 1 and 2 – portions at 1" = 40 feet. **Sheet 2 Boundary needs to be 1" = 100 feet (as it is less than 100 acres).**
		(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	**Y***				Sheet 1, Notes 1 and 2 and Title Block. **Proposed map and lot numbers to be assigned by the Town Assessor's Office and noted on the plan as assigned.**
		(b) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	**Y***				**See sheet 2 insert. Boundary plan too small of a scale and not legiable. Recommend to be a separate sheet at 1"= 100 feet scale. Final boundary plan to be stamped by a licensed land surveyor.** Preliminary plan by Nathan C. Amsden, PLS #2438.
		(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	**Y**				Book 1337, Page 290 and Purchase/ Sales Agreement provided 3/27/2015.
		(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	**Y***				HOA doc submitted. **Sample Deed needed.**

Project Name/Map & Lot #:	Grants Pasture Subdivision -- Tax Map 32, Lot 11	District:	Rural, 250' Shoreland Overlay and Resource Protection Districts
Prepared By:	Planning Office	Review Date:	02/19/16
Plans Dated:	02/09/16	Prelim. Plan Revisions Submittal Date:	02/09/16

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y*				**Sheet 1 and 2 – contours depicted in area to be developed. Remaining (Open Space) land could have contours depicted from GIS data; or if requested, a waiver could be granted of depicting contours in the Open Space.**
	(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				**Sheet 1 and 2, minor note clarifications needed.** **A waiver to be considered by the Planning Board if requested, for trees greater than 24" in diameter abh in the Open Space, if applicable.**
	(g) Indication of the type of sewage disposal to be used in the subdivision.					See sheet 1, note 5.
	[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.			NA		
	[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.	Y*				**SE/CSS #209, Joseph Noel Test Pit limiting factors to be added to the TPs on sheet 1.**
	(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y				See sheet 1, Note 5.
	(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y*				**North arrows are missing. Name of applicant not noted on the plan correctly.**

Project Name/Map & Lot #:	Grants Pasture Subdivision -- Tax Map 32, Lot 11	District:	Rural, 250' Shoreland Overlay and Resource Protection Districts
Prepared By:	Planning Office	Review Date:	02/19/16
Plans Dated:	02/09/16	Prelim. Plan Revisions Submittal Date:	02/09/16

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
		(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y*				**Several abutters and approx. propertly lines are missing and must be added.**
		(k) The location of any zoning boundaries affecting the subdivision.	Y*				**Sheet 1, note 2 to properly list all zoning districts of the parcel. Sheet 2 to label the RP and Shoreland Districts. Area of RP zone must be delineated and acerage determined.**
		(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				**Old well house to be depicted on the plan and noted to be removed. The water line mentioned on sheet 2 is not depicted. Notation that this line is to be abandoned is required.**
		(m) The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Y*				Proposed street depicted. Open Space depicted. **ROW widths need to be noted. Street name to be approved by the Assessor's Office. Additional drainage easements needed for swales.**
		(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			NA		
		(0) The proposed lot lines with approximate dimensions and lot areas.	Y*				See sheet 1. **Some labels are not legible.**
		(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		
		(q) The location of any open space to be preserved and an indication of its improvement and management.	Y				See sheet 1, note 16.
		(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.		N			**Not yet provided and required.**

Project Name/Map & Lot #:	Grants Pasture Subdivision -- Tax Map 32, Lot 11	District:	Rural, 250' Shoreland Overlay and Resource Protection Districts
Prepared By:	Planning Office	Review Date:	02/19/16
Plans Dated:	02/09/16	Prelim. Plan Revisions Submittal Date:	02/09/16

§ 202- 8. Preliminary Plan for Major Subdivision			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
		(s) If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year-flood elevation shall be delineated on the plan.	Y				See sheet 1, note 20.
		(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:		N			**Required, see sheet 1, note 17. A waiver must be requested and then considered by the Planning Board to permit submission of this information at final subdivision submission.**
		[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or	Y				
		[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.		N			
		(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y*				**Applicant to verify if any unforested wetland exists.**
		(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.		N			**Not yet provided and required.**

10 copies!

TOWN OF WELLS, MAINE

208 Sanford Road, PO Box 398
Wells, Maine, 04090
Phone: 207-646-5187, Fax: 646-2935
Website: www.wellstown.org

Amendment _____
(Revision involves the creation of more than 4 lots/dwellings and/or a new road)
New ✓

For Office Use Only
Fee Paid ✓

Received 2/9/2016

PRELIMINARY SUBDIVISION APPLICATION - §202-8

1. Project/Subdivision Name: GRANTS PASTURE Residential Community
2. Property Owner: Gerald E. GRANT and Raylene S. GRANT Living TRUST

   Mailing Address: 823 NORTH BERWICK Road, wells, MAINE

   Telephone: Agent Rick Coyne ~~Fax:~~ Direct 207-251-2119

   Email Address: rick @ exitoceansideRealty .com
3. Applicant/Agent (if different from owner): SEBAGO RealEstate INVESTMENT LLC.

   Mailing Address: 28 WEARE ROAD
   Seabrook, NH. 03874

   Telephone: 207-216-0333 Fax: _____

   Email Address: PHollisLand @ gmail.com
4. Engineer or Surveyor who prepared plan: ATHAR Engineering

   Mailing Address: 1284 STATE ROAD
   Eliot, MAINE 03903

   Telephone: 207-439-6023 Fax: 207-439-2128

   Email Address: _____
5. All correspondence should be sent to:
   (specify one of the above) NATE ANSDEN
6. Assessor's Tax Map Number: 32/~~[illegible]~~ Lot Number: 71 (of land to be divided)
7. Is applicant a Maine-licensed corporation? ☒ Yes ☐ No (if yes, attach copy of license)

   LLC.

8. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)?
Purchase & Sale Contract

9. What interest does the applicant have in any abutting property?
NONE

10. Location of Property:
Street Address (approx.) ACROSS FROM 823 NORTH Berwick Road
Book 13377 Page 290 (From County Registry of Deeds)

11. Current Zoning and Shoreland Overlay of property: Rural ZONE

12. Is any portion of the property within 250 feet of the high water mark of a pond, river or salt-water body? ☐ Yes ☒ No

13. Total Acreage: 49 ACRES Acreage to be developed: 4.5 ACRES

14. Indicate the nature of any restrictive covenants to be place in the deeds:
COVENANTS ATTACHED

15. Has this land been part of a prior approved subdivision? ☐ Yes ☒ No
Or other divisions within the past 5 Years? ☐ Yes ☐ No
If so, please describe and/or list the Map and Lot numbers of all 'out-sale' lots:

16. Identify existing use(s) of land, (farmland, woodlot, etc.)
Pasture & woodlot

17. Does the parcel include any water bodies? ☒ Yes ☐ No small man made pond

18. Is any portion of the property within a special flood hazard area as idenitifed by the Federal Emergency Management Agency? ☐ Yes ☒ No

19. Number of lots or dwelling units exising: 1 and
Number of lots or dwelling units proposed: 7.

20. Does this development require extension of public infrastructure? ☐ Yes ☒ No
If yes, which type of structure?

☐ roads ☐ storm drainage ☐ sidewalks
☐ water lines ☐ fire protection equipment ☐ sewer
☐ If other, please state

21. Estimated cost for infrastructure improvements: $ $ 75,000.00

22. Identify method of water supply to the proposed development:

☒ individual wells ☐ connection to public water system
☐ central well w/ distribution lines ☐ If other, please state alternative_____

23. Identify method of sewage disposal to the proposed development:

☒ individual septic tanks ☐ central on site disposal with distribution lines
☐ connection to public sewer system ☐ If other, please state alternative_____

24. Identify method of fire protection for the proposed development:

☐ hydrants connected to the public water system
☐ dry hydrants located on an existing pond or water body
☐ existing fire pond
☐ If other, please state alternative (for example, individual sprinklers) 6 of 7 lots DO NOT REQUIRE SPRINKLERS (2) Fire PONDS WITHIN 7 mile of NEW ROAD TO BE BUILT

25. Does the applicant intend to request waivers of any of the subdivision submission requirements? ☐ Yes ☒ No
If yes, list them and state the reasons for the request:

_____
_____
_____
_____

CERTIFICATION: To the best of my knowledge, all the information submitted on this subdivision plan and with my application is true and correct.

Paul C. Hills (Applicant) 2/9/16
Signature of Applicant Date

- Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.

- The entire Wells Town Code is on the town website www.wellstown.org . Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), the Streets and Sidewalks Ordinance (Chapter 201), and the Residential Growth Management Ordinance (Chapter 175).

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE AMENDMENT FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED.

- To be submitted with a subdivision amendment application form (*See §202-10)*

Submitted	Not Submitted	Subdivision Amendment form shall be accompanied by
		A copy of the approved plan, as well as 11 copies of the proposed revisions.
		Supporting information to allow the Board to make a determination that the proposed revisions meet the standards of chapter 202 standards and criteria
		A revised plan indicating that it is the revision of a previously approved and recorded plan and shall show the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds.
		Evidence that all owners of abutting property were notified of the application if new lots or dwelling units are proposed to be created

List of Abutters

Project: Grant's Pasture - Wells, Maine

Location: Map 32 Lot 11

Map	Lot	Property Owner	Mailing Address
0032	004	Grant, GE + RS Trustees Grant GE + RS Living Trust	823 North Berwick Road Wells, ME 04090
0032	004-A	Grant, GE + RS Trustees Grant GE + RS Living Trust	823 North Berwick Road Wells, ME 04090
0032	006	Stephen T. Lavigne Denise E. Lavigne	801 North Berwick Road Wells, ME 04090
0032	009	Robert E. Tobey Janet L. Tobey	804 North Berwick Road Wells, ME 04090
0032	010	Josephine F. Matthews	2 Monument SQ Portland, ME 04101
0032	012	Raymond Cahoon Ruth Cahoon	PO Box 625 No Berwick, ME 03906
0032	012- B	Geoffrey Cousineau Shannon Cousineau	PO Box 1829 Wells, ME 03906
0032	012-C	Robert M. Missud Melissa A. Hussey	68 Fieldside Lane Wells, ME 04090
0032	013	York Building & Design Center Inc	764 US Route 1 Suite 11 York, ME 03909
0034	020	Joseph T Murach Mathew Murach, Jr.	90 Jericho Rd Pelham, NH 03096
0041	001-EXE	Town of Wells	208 Sanford Rd Wells, ME 04090

List of Abutters

Project: Grant's Pasture - Wells, Maine

Location: Map 32 Lot 11

Map	Lot	Property Owner	Mailing Address
0032	004	Grant, GE + RS Trustees Grant GE + RS Living Trust	823 North Berwick Road Wells, ME 04090
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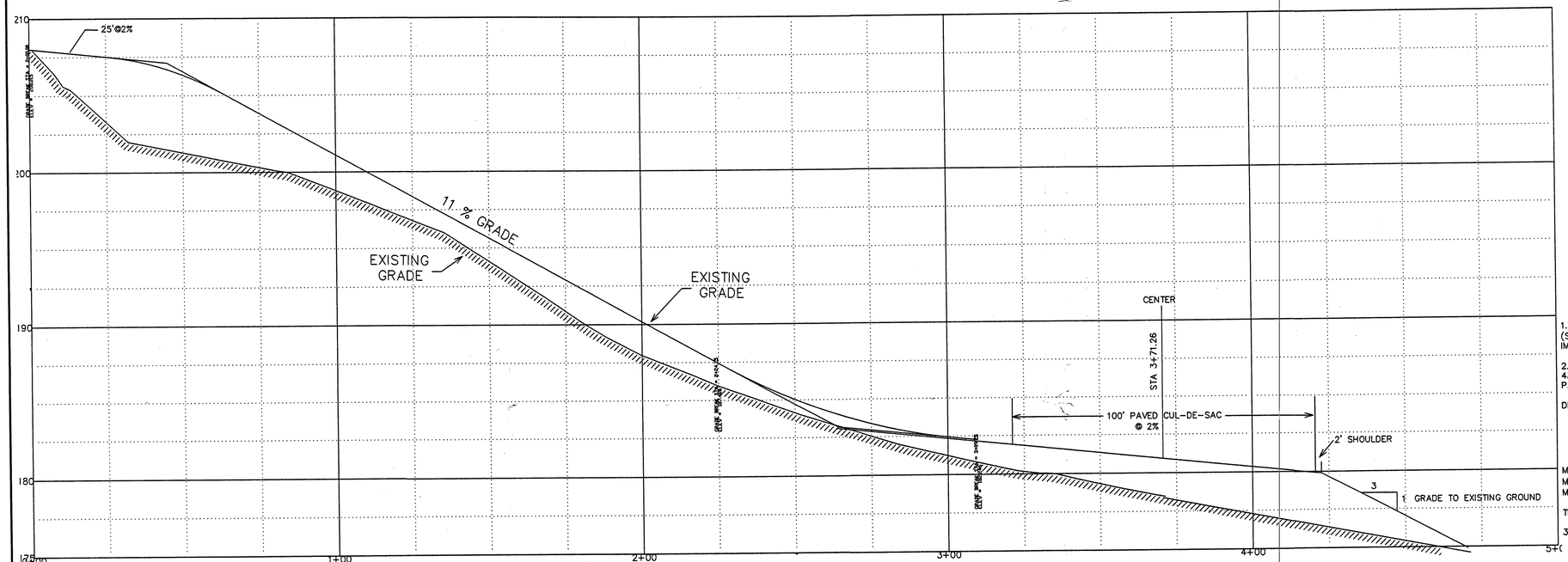
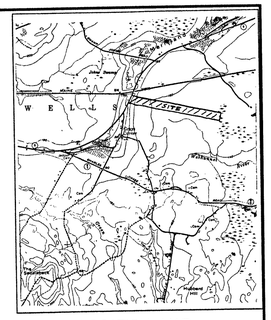
0032	009	Robert E. Tobey Janet L. Tobey	804 North Berwick Road Wells, ME 04090
0032	010	Josephine F. Matthews	2 Monument SQ Portland, ME 04101
0032	012	Raymond Cahoon Ruth Cahoon	PO Box 625 No Berwick, ME 03906
0032	012- B	Geoffrey Cousineau Shannon Cousineau	PO Box 1829 Wells, ME 03906
0032	012-C	Robert M. Missud Melissa A. Hussey	68 Fieldside Lane Wells, ME 04090
0032	013	York Building & Design Center Inc	764 US Route 1 Suite 11 York, ME 03909
0034	020	Joseph T Murach Mathew Murach, Jr.	90 Jericho Rd Pelham, NH 03096
0041	001-EXE	Town of Wells	208 Sanford Rd Wells, ME 04090



GRANT'S PASTURE WAY PROFILE
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=4'



LOCATION MAP

GENERAL NOTES

1. THIS PLAN SHOWS THE LAYOUT FOR THE PROPOSED GRANT'S PASTURE SUBDIVISION LOCATED AT NORTH BERWICK ROAD (STATE ROUTE 9), WELLS, MAINE. THE DEVELOPMENT CONSISTS OF 7 DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL CLUSTER SUBDIVISION.

2. DEVELOPMENT WILL OCCUR ON THE TOWN OF WELLS TAX MAP 32 LOT 11 IN THE RURAL (R) DISTRICT. THE LOT IS 43.5 ACRES IN AREA AND OWNED BY THE GE AND RS LIVING GRANT PER DEED RECORDED AT THE YCRD BOOK 13377, PAGE 290.

DISTRICT REQUIREMENTS FOR THE RURAL DISTRICT (NON-CLUSTER LOTS) ARE AS FOLLOWS:
MIN LOT SIZE: 100,000 S.F (NO PUBLIC SEWER); 40,000 S.F. IF SERVED BY PUBLIC SEWER AND EAST OF THE MAINE TURNPIKE
SETBACKS: 25' FROM ANY LOT LINE
25' FROM ANY LOT LINE ABUTTING A STREET RIGHT-OF-WAY
40' FROM ANY LOT LINE ABUTTING A STATE HIGHWAY RIGHT-OF-WAY
MAXIMUM LOT COVERAGE: 20% OR 4,000 S.F. WHICHEVER IS GREATER OR AS PERMITTED BY 145-59
MAXIMUM BUILDING HEIGHT: 40' AND NOT TO EXCEED 3 STORIES.
MINIMUM STREET FRONTAGE: 200 FEET OR 150 FEET FOR FRONTAGE ENTIRELY ON A CUL-DE-SAC

THE PROJECT SITE INCLUDES APPROXIMATELY 380' OF STREET FRONTAGE ON NORTH BERWICK ROAD.

3. DIMENSIONAL REQUIREMENTS FOR THE PROPOSED CLUSTER SUBDIVISION LOTS ARE AS FOLLOWS:
MIN LOT SIZE: 20,000 S.F. (NO PUBLIC SEWER)
SETBACKS: 15' FROM ANY LOT LINE; 20' FROM A STREET RIGHT-OF-WAY; OR GREATER SETBACK PER WELLS SUBDIVISION ORDINANCE SECTION 145-49(C)(2), AS NOTED ON THE PLAN. 50' SETBACK/BUFFER FROM NON-CLUSTERED RESIDENTIAL LOT (2X SETBACK) 145-49(C)(4)
MINIMUM STREET FRONTAGE: 50'

4. DENSITY CALCULATION:
LOT AREA = 43.5 ACRES
LESS 15% FOR ROADS AND PARKING = 36.97 ACRES
LOTS ALLOWED: (36.97 AC. X 43,560 S.F./AC.) / 100.000 S.F. PER LOT = 16.1 LOTS.

5. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL, PRIVATE, DRILLED WELLS TO BE PLACED ON PROPOSED LOTS. WELL LOCATIONS ARE LIMITED BY A 100' SEPARATION DISTANCE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEMS. SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL, PRIVATE, ON-SITE, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS).

6. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7. PROPOSED SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE. SIGNS MAY BE ILLUMINATED AS ALLOWED BY THE REFERENCED SECTION.

8. EXISTING, OFF-SITE, STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.

9. SNOW STORAGE AREAS ARE DEPICTED ON THE PLANS. IF THE DESIGNATED SNOW STORAGE AREAS ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS, EXCESS SNOW MAY NEED TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. DRIVEWAYS, PARKING AREAS, SIDEWALKS AND FIRE LANES SHALL BE KEPT CLEAR OF SNOW.

11. ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

12. A PERFORMANCE GUARANTEE SHALL BE ESTABLISHED BY THE APPLICANT PRIOR TO CONSTRUCTION, IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN MANAGER AND TOWN ENGINEER.

13. ALL STREETS IN THIS SUBDIVISION SHALL REMAIN PRIVATE AND BE MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE HOMEOWNER'S ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE TOWN, UNLESS FORMALLY ADOPTED/ACCEPTED BY THE TOWN OF WELLS AS TOWN STREETS.

14. PLAN ORIENTATION IS PLAN REF.1.

15. THE AREA TO BE DEVELOPED IS NOT LOCATED WITHIN A FLOOD ZONE (SOURCE: FEMA FLOOD INSURANCE RATE MAP; TOWN OF WELLS, MAINE, YORK COUNTY; MAP NUMBER 2301580017D; MAP REVISED 1/16/03).

16. THE OPEN SPACE DEPICTED ON THE PLANS MAY NOT BE USED FOR FUTURE LOTS OR DWELLING UNITS, UNLESS APPROVED BY THE WELLS PLANNING BOARD AS PART OF A PLAN AMENDMENT.

17. A GROUNDWATER NITRATE EVALUATION IS REQUIRED AND SHALL BE SUBMITTED WITH THE FINAL SUBDIVISION APPLICATION.

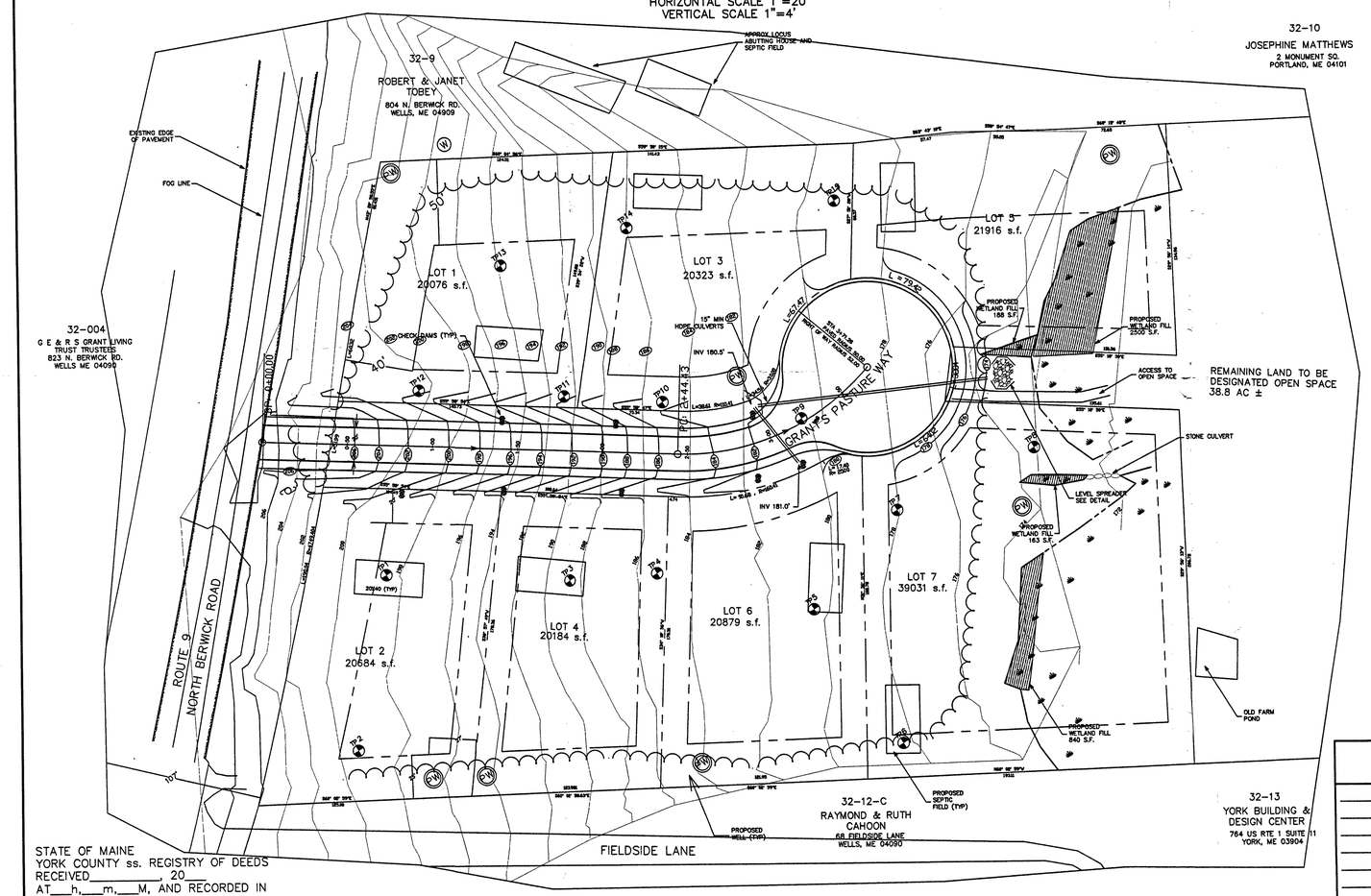
18. WETLAND DELINEATION BY JOSEPH NOEL (CSS #209) IN OCTOBER OF 2015.

19. THERE ARE NO TREES GREATER THAN 24" IN DIAMETER IN THE DEVELOPED AREA.

20. THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE C (MINIMAL FLOODING) (SOURCE: FEMA FLOOD INSURANCE RATE MAPS; TOWN OF WELLS, MAINE, YORK COUNTY; MAP NUMBERS 2301580004 AND 0007, EFFECTIVE JULY 5, 1983. PORTIONS OF THE REAR OF THE PROPERTY LIE WITHIN FLOOD ZONE A, AND ARE NOT MAPPED ON THIS PLAN.

PLAN REFERENCES

1. "STANDARD BOUNDARY PLAN FOR GRANT'S PASTURE" BY AMSDEN FIELD SURVEY, DATED 1/5/2016



STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

LEGEND

EXISTING CONTOUR	XXX
FINAL CONTOUR	XXX
WETLAND BOUNDARY	UPLAND / WETLAND
UTILITY POLE	
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	OHU
PRP. WATER	PW
PRP. SEWER	PS
PRP. FORCE MAIN	FM
PRP. UTILITY	PUGE/T/C
WATER VALVE	
WATER SHUTOFF	
SEWER MANHOLE	
LIGHT POLE	
SILTATION FENCE	
WELL	
STREAM	
PROPOSED FENCE	
PROPERTY ADDRESS	515

TOWN OF WELLS PLANNING BOARD	DATE

GRAPHIC SCALE
0 40 80 120 160 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

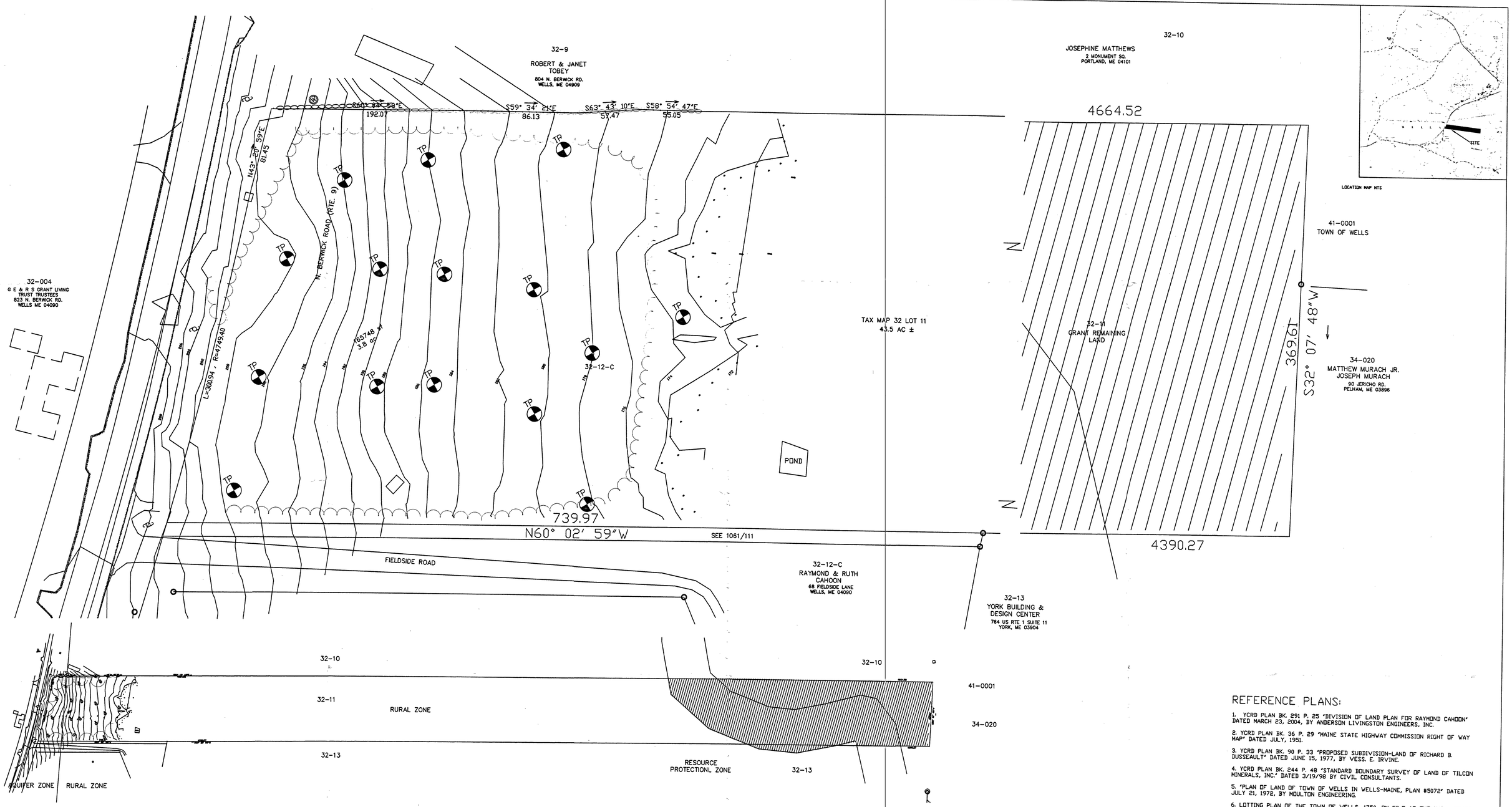
TAX MAP 32, LOT 11

CLUSTER SUBDIVISION PLAN
GRANT'S PASTURE
NORTH BERWICK RD (RT.9), WELLS, ME

FOR: PAUL HOLLIS
28 WEARE ROAD
SEABROOK, NH 03874

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD ~ ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: NCA
DATE: 02/9/16		REVISION : DATE - : -
JOB NO: C167-16	CAD FILE: GRANT'S PASTURE MASTER	SHEET 1 OF 4



NOTES:

1. THIS PLAN PROVIDES THE BOUNDARY INFORMATION FOR A PROPERTY SURVEY OF LAND OFF ROUTE 9 IN WELLS, MAINE.
2. THE SITE IS IDENTIFIED ON THE TOWN OF WELLS TAX MAP DATABASE AS MAP 32 LOT 11.
3. BOUNDARY SURVEY PERFORMED ON 10/15/15 WITH AN ERROR OF CLOSURE OF GREATER THAN 1/10,000. THE SOUTHERN PORTION OF THE PROPERTY WAS LOCATED WITH LEICA 4780 GPS.
4. DEED REF. BK 13377 P.296
5. OWNER OF RECORD: G E GRANT TRUST, c/o GERALD E. GRANT
6. THE WATER LINE DEPICTED ACROSS RTE. 9 IS APPROXIMATE AND FOR REFERENCE ONLY. ITS TRUE LOCATION HAS NOT BEEN MAPPED.
7. BEARINGS ARE BASED ON GRID NORTH, MAINE STATE COORDINATE SYSTEM, WEST ZONE, NAD 1983.
8. ELEVATION DATUM IS NAVD 1988, BASED ON REDUNDANT GPS OBSERVATIONS IN NOVEMBER, 2015.

CONT.:

9. WETLAND BOUNDARIES WERE IDENTIFIED IN THE FIELD BY JOSEPH W. NOEL, CERTIFIED SOIL SCIENTIST #209, ON OCTOBER 10, 2015. SEE REPORT OF OCTOBER 12, 2015.
10. PORTIONS OF THE PROPERTY NEAR RTE.9 LIE IN THE AQUIFER ZONE. PORTIONS OF THE REAR OF THE PROPERTY LIE IN THE RESOURCE PROTECTION ZONE.
11. THE PROPERTY IS ~~NOT~~ LOCATED WITHIN A FLOOD ZONE (SOURCE: FEMA FLOOD INSURANCE RATE MAPS; TOWN OF WELLS, MAINE, YORK COUNTY; MAP NUMBERS 2301580004 AND 0007, EFFECTIVE JULY 5, 1983. PORTIONS OF THE REAR OF THE PROPERTY LIE WITHIN FLOOD ZONE B, AND ARE NOT MAPPED ON THIS PLAN.
12. THE FULL LENGTH OF THE PROPERTY LINE HAS NOT BEEN PERAMBULATED TO IDENTIFY ENCROACHMENTS OR ADDITIONAL BOUNDARY EVIDENCE.

REFERENCE PLANS:

1. YCRD PLAN BK. 291 P. 25 "DIVISION OF LAND PLAN FOR RAYMOND CAHOON" DATED MARCH 23, 2004, BY ANDERSON LIVINGSTON ENGINEERS, INC.
2. YCRD PLAN BK. 36 P. 29 "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP" DATED JULY, 1951.
3. YCRD PLAN BK. 90 P. 33 "PROPOSED SUBDIVISION-LAND OF RICHARD B. DUSSEAULT" DATED JUNE 15, 1977, BY VESS. E. IRVINE.
4. YCRD PLAN BK. 244 P. 48 "STANDARD BOUNDARY SURVEY OF LAND OF TILCON MINERALS, INC." DATED 3/19/98 BY CIVIL CONSULTANTS.
5. "PLAN OF LAND OF TOWN OF WELLS IN WELLS-MAINE, PLAN #5072" DATED JULY 21, 1972, BY MOULTON ENGINEERING.
6. LOTTING PLAN OF THE TOWN OF WELLS, 1750, ON FILE AT THE MAINE STATE LIBRARY.
7. PROPERTY SURVEY FOR JOSEPHINE MATTHEWS, 1995, BY MAINE BOUNDARY CONSULTANTS.
8. "LAND SURVEYED FOR MARTIN E. MORSE" DATED MAY 1993, BY THOMAS BULLARD.

GRAPHIC SCALE

0 40 80 120 160 (FEET)

PRELIMINARY

UTILITY POLE
IRON PIPE FOUND

STATE OF MAINE
CUMBERLAND COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

823 NORTH
BERWICK RD
WELLS, ME 04090

PREPARED FOR

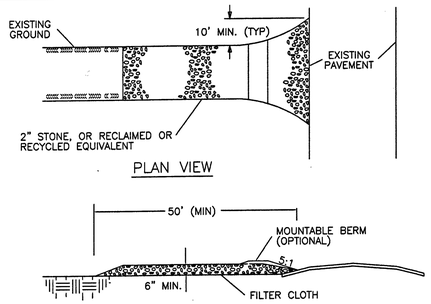
ATTAR ENGINEERING
1284 STATE ROAD
ELIOT, ME 03903

By
AMSDEN FIELD SURVEY
799 MAIN ST.
ELIOT, MAINE 03903

SCALE 1"=40'

DATE 1/5/16

Sheet 2 of 4



NOTES:

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.

2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE

EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.

2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.

5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.

9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

DRIVEWAY CONSTRUCTION NOTES

1. DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".

2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.

3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.

4. ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.

5. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WINTER CONSTRUCTION NOTES

NOVEMBER 1 – APRIL 15

1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

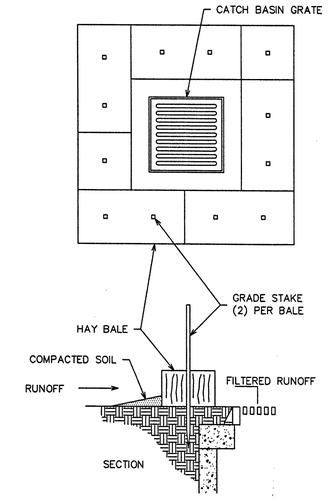
2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.

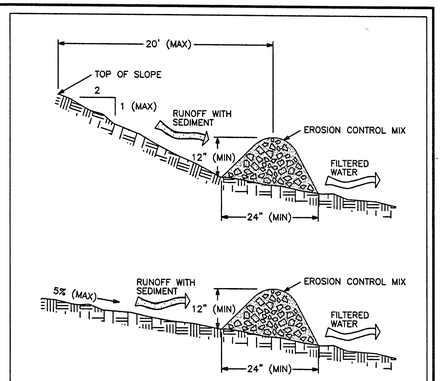
4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%. SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.

5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.

6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.



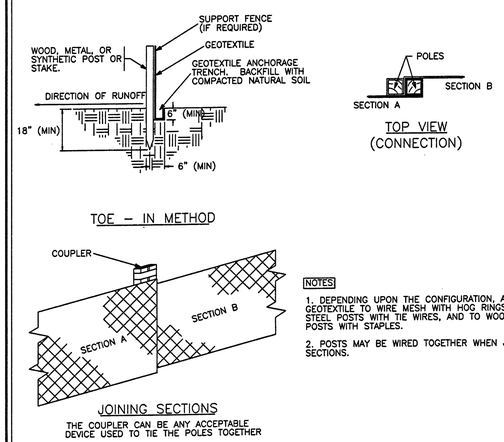
HAY BALE FILTER FOR CATCH BASIN
(NTS)



EROSION CONTROL MIX COMPOSITION STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
- SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0

EROSION CONTROL MIX BERM
(NTS)

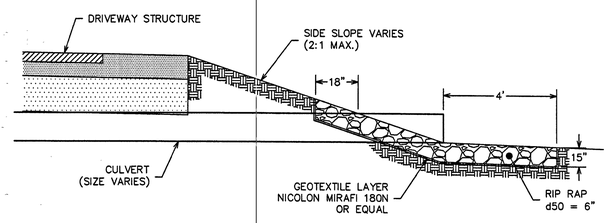


NOTES:

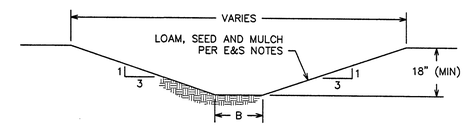
1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.

2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE – NTS

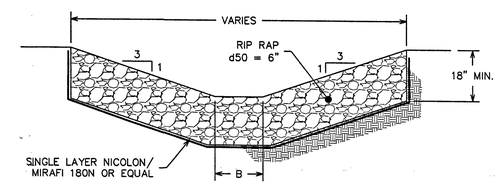


CULVERT INLET/OUTLET PROTECTION DETAIL
(NTS)



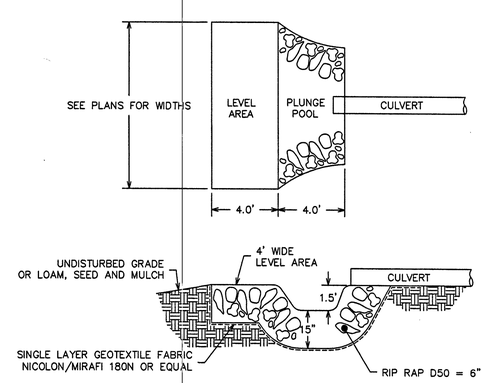
VEGETATED SWALE DETAIL
NTS

B (BOTTOM WIDTH) SHALL BE 2' FOR TYPE 1 SWALES AND 5' FOR TYPE 2 SWALES.

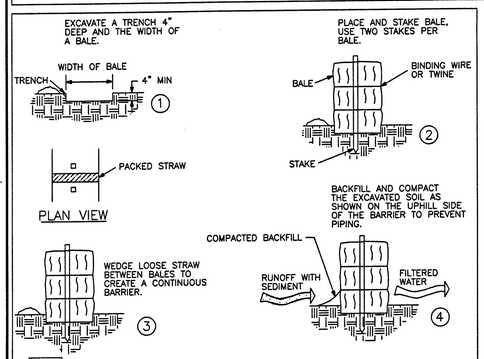


RIP RAP SWALE DETAIL
NTS

B (BOTTOM WIDTH) SHALL BE 2' FOR TYPE 1 SWALES AND 5' FOR TYPE 2 SWALES.



LEVEL SPREADER
(NTS)



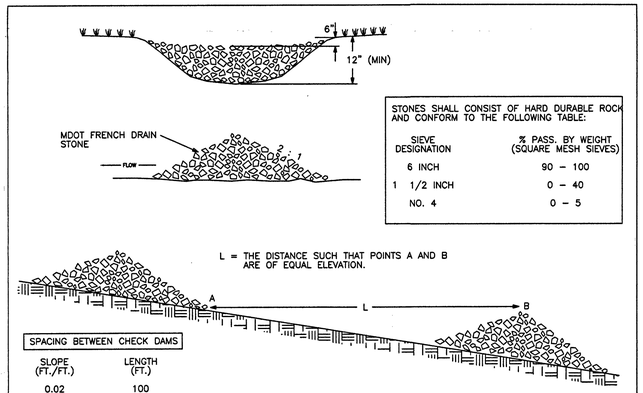
NOTES:

1. PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.

2. PLACE BALES 10' AWAY FROM THE TOE OF SLOPE.

3. IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)

HAY BALE BARRIER
(NTS)



STONES SHALL CONSIST OF HARD DURABLE ROCK AND CONFORM TO THE FOLLOWING TABLE:

SIEVE DESIGNATION	% PASS. BY WEIGHT (SQUARE MESH SIEVES)
6 INCH	90 – 100
1 1/2 INCH	0 – 40
NO. 4	0 – 5

SPACING BETWEEN CHECK DAMS

SLOPE (FT./FT.)	LENGTH (FT.)
0.02	100
0.03	66
0.04	50
0.05	40
0.08	25
0.10	20
0.12	17
0.15	13

STONE CHECK DAM
(NTS)

NO.	DESCRIPTION	DATE
	REVISIONS	

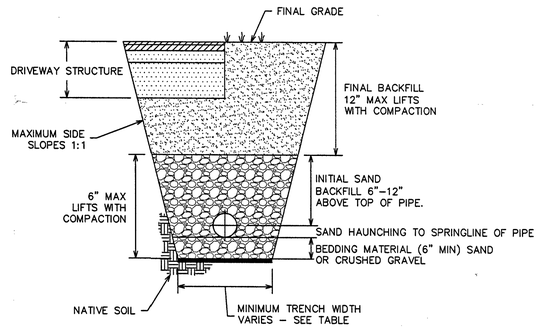
PRELIMINARY

SITE DETAILS
GRANT'S PASTURE
NORTH BERWICK RD. (RT. 9), WELLS, ME

FOR: PAUL HOLLIS
28 WEARE ROAD
SEABROOK, NH 03874

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 2/9/16		REVISION : DATE – : –
JOB NO: C167-16	CAD FILE: GRANTS PASTURE DET	SHEET 3 OF 4

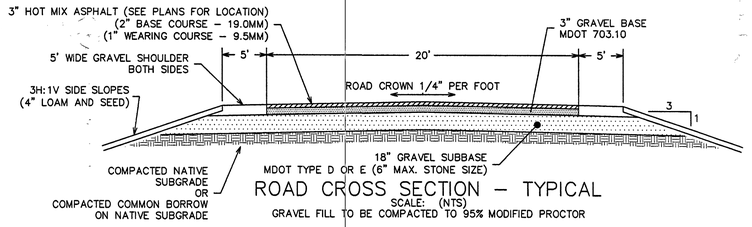


HDPE CULVERT TRENCH DETAIL

(NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

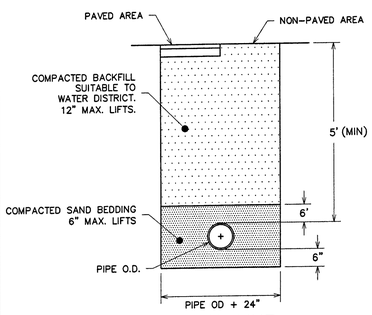
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



ROAD CROSS SECTION - TYPICAL

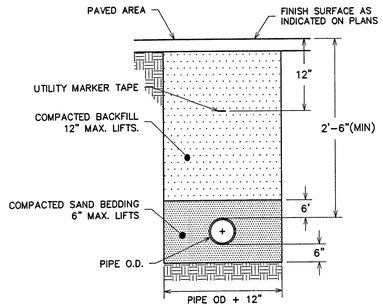
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



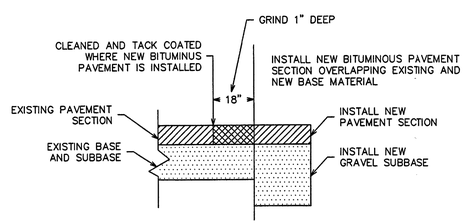
WATER LINE TRENCH DETAIL

(NTS)



UTILITY CONDUIT TRENCH DETAIL

(NTS)



PAVEMENT JOINT CROSS SECTION

NEW PAVEMENT ABUTTING EXISTING PAVEMENT

(NTS)

PRELIMINARY

NO.	DESCRIPTION	DATE
	REVISIONS	

SITE DETAILS
GRANT'S PASTURE
NORTH BERWICK RD. (RT. 9), WELLS, ME

FOR: PAUL HOLLIS
28 WEARE ROAD
SEABROOK, NH 03874

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 2/9/16		REVISION : DATE - : -
JOB NO: C167-16	CAD FILE: GRANTS PASTURE DET	SHEET 4 OF 4

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Site Plan Amendment Application Memo

Date: February 18, 2016

To: Planning Board

From: Planning Office

Re: Seaglass Village – Site Plan Amendment #9 Application - Map 19, Lot 31

Attar Engineering, Inc. has submitted a site plan amendment application on behalf of the property owner, Village Developers, LLC. The amendment proposes to eliminate the 60' x 120' all-purpose court and replace with grass parking and remove 2 grass parking spaces near the office. No other changes are proposed. No new seasonal cottage units or hotel units are proposed and no change in use is proposed. The existing approved uses on the parcel include 179 non-conforming seasonal cottage units, 24 non-conforming hotel/motel units (a total of 203 lodging units), and 1 dwelling unit off of Old County Road. The property is considered a Lodging Facility per 145-52. Accessory uses in the GB zone include the 24' x 40' gatehouse/ office space (960 SF); the 30'x60' pool/ wading pool with patio (6,508 SF); 6' x 6' guardhouse (36 SF); and a 14' x24' shed (336 SF) is proposed. A 10' x 20' trash compactor with 8' high fence near the exit also exists. A 60' x 120' all-purpose court is proposed. The existing dwelling unit is being used temporarily as an office. See sheet 2 note 28. Accessory uses in the R zone include the 11,800 SF Clubhouse with food service; a 2,235 SF Pool; a 2,605 Walking Pool; a 17,233 SF patio with fire place, 2 bocce courts; 2 shuffle board courts; a putting green; and two 60' x 120' tennis courts (14,400 SF). The dog park area in the Rural zone is shown on the plan. All amenities for the Lodging Facility are proposed to be available year round with the elimination of note 25 on sheet 2. The parcel is located within the General Business, Rural and 75' Shoreland Overlay Districts. The parcel has street frontage off of Route 1 and Old County Road. The parcel is 65 acres in size and is served by public water and sewer. The parcel is has approval for 460 parking spaces, of which 5 are designated as handicap accessible and 18 spaces will be eliminated temporarily due to the placement of the temporary model unit until 11-30-2016. 447 spaces are required, 442 will be provided due to the temporary model unit placement.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot;

B. Resumption of a use which has been discontinued for at least two years is proposed; or

C. An existing use proposes to expand its gross floor area and/or land area. **The applicant proposes eliminate an all-purpose court and replace the court area with grass parking**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. **[Amended 4-18-1998]** **The amendment sought requires Planning Board approval as the changes proposed will alter notes on the site plan previously approved by the Planning Board**

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted an application fee and escrow**

B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.

C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

G. Amendment to approved site plans.

(2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. ***

(3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.

(4) Field changes to approved site plans. **[Added 4-18-1998]** **Not applicable at this time**

H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**

I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**

A. Preapplication. **[Amended 4-14-2000]** *

(1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

(a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 2/9/16 the Code Officer determined the use to be permitted at the time of original approval.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 2/12/16**

[1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**

[2] Certify that said notices have been sent or delivered.

[3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**

[4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board to consider receiving the amendment application on 2/22/16**

(c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.

(2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 2/12/16**

(3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met.

(4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusion:

1. The Planning Board should consider the following:
    a. Receive the Site Plan Amendment Application
    b. Determine if a site walk is necessary. The Planning Office does not recommend a site walk as the changes proposed involve eliminating an previously approved but unconstructed all-purpose court and replacing the court with grass parking
    c. The Planning Board to consider the additional new grass parking proposed in the GB District. This area serves the year round Hotel use. The Board to consider the grass parking proposed to be acceptable as the year round use is adequately served by existing gravel/paved parking spaces.

d. Is sheet 2 needed? Grass parking required at the front of the lot is detailed in note 24 on sheet 2 with the model unit relocation requirements.
e. Planning Board to consider a waiver and permit a plan scale of 1” = 100 feet for sheets 1 and 2.
f. If the items above are determined the Planning Board could entertain appointing the Town Engineer/Planner as the completeness agent. Minor plan changes are recommended to the site plan prior to finding the application complete.
g. The Planning Board should also determine if once the application is complete if a public hearing is to be scheduled or if the public hearing is to be waived.

Thank you.

Project Name/District:	Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31	Date of Review:	2/18/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article VI

Town-Wide Regulations

§ 145-35. General regulations.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	All uses shall conform to the provisions of this chapter.	Y			
B.	All lots (except lots being merged with an abutting parcel) and structures shall comply with dimensional requirements specified for the district in which they are located, except those considered nonconforming. Where a single lot of record contains more than one principal structure, the lot may not be divided in a way which would create a parcel or parcels which do not conform to the requirements of this chapter for lot size, setbacks or street frontage. **[Amended 4-19-1997]**	Y			
C.	The keeping of any animal for personal use or enjoyment other than normal household pets shall require site plan approval and shall only be permitted on lots larger than 100,000 square feet.			NA	
D.	No manufactured home which was manufactured before June 15, 1976, may be brought into the Town of Wells unless suitable evidence is provided to the Code Enforcement Officer that the manufactured home does not contain aluminum electrical wiring, that the manufactured home contains two exterior exits and that the roof is constructed to support a live load of 30 pounds per square foot. **[Amended 4-16-1999]**			NA	
E.	Land within the lines of a street right-of-way on which a lot abuts shall not be considered as part of such lot for the purposes of meeting the lot area requirements of this chapter, even though the fee to the land may be in the same ownership as the lot.	Y			
F.	No part of a setback area, open space or off-street parking or loading space required by this chapter shall be included as part of any other setback area, open space or off-street parking or loading space similarly required for any other structure or use except as explicitly provided for within this chapter.	Y			
G.	Multiple principal and accessory uses, which may be located within multiple buildings, shall be permitted on a lot.	Y			
H.	Any lot created after January 1, 1994, shall have frontage on a street which existed prior to January 1, 1994, or on a street which is constructed to the standards required by Chapter 201, Articles II and III of the Wells Municipal Code.	Y			

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-35. General regulations.			Application Meet Requirements			
			Yes	No	NA	Comments
I.	No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 115, Floodplain Management, § 115-6, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space. **[Amended 11-6-2001]**		Y			
J.	Maximum building height requirements do not apply to flagpoles, chimneys, transmission towers, steeples, windmills and similar uninhabitable structures. However, except chimneys which do not exceed the height limit by more than 10 feet, such structures require a lot line setback no less than the minimum required in the district plus the height by which they exceed the prescribed height limitations.		Y			
K.	Lot area used to meet the density requirements of a use on a lot shall not be used to meet the density requirement of any other use.		Y			
L.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot that contains 5,000 square feet or less, as long as the following minimum setbacks are met:				NA	Parcel is larger than 5,000 SF.
	(1)	Twenty-five feet from the boundary of any cemetery or any street right-of-way.				
	(2)	Forty feet from the right-of-way of any state highway.				
	(3)	The full required setback from any seawall, water body or wetland, according to § 145-33.				
	(4)	Five feet from other lot line.				
M.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use on a residential lot shall be considered legally nonconforming if it was in existence at its current location prior to January 26, 1998. **[Added 4-18-1998]**				NA	No such structure is shown to exist for the dwelling.
N.	The construction, renovation, alteration, maintenance and/or operation of a building, structure or any other type of facility for use in whole or in part as a gambling casino is prohibited in all zoning districts within the Town of Wells. No building permit or certificate of occupancy shall issue for a gambling casino. **[Added 11-5-2002]**				NA	

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-35. General regulations.			Application Meet Requirements			
			Yes	No	NA	Comments
O.	Lots abutting multiple street rights-of-way are permitted to reduce the minimum setback from a lot line abutting any street right-of-way to the minimum setback from a lot line as required for the district in which they are located if the following are met: **[Added 6-12-2012]**		Y*			This property has adequate frontage off of Route 1 and Old County Road.
	(1)	Contiguous street frontage for the lot exists on more than one street right-of-way;	Y			
	(2)	The minimum setback from any lot line abutting a street right-of-way is met from the street right-of-way that is most compliant with street frontage requirements;	Y			
	(3)	If the lot has equal and/or greater than the street frontage requirement on two abutting street rights-of-way, the lot owner may choose which right-of-way shall meet the minimum setback of a lot line abutting a street right-of-way; and			NA	
	(4)	The setback reduction shall not be permitted to apply to the setback from any lot line abutting a right-of-way of any state highway.	Y			The setback required along Old County Road may be reduced to 15 feet. This is noted within note 17.

§ 145-36. Timber harvesting. [Amended 4-19-1997]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	If timber harvesting is deleted as a permitted use in a district, timber harvesting on a parcel of land in the Maine Tree Growth Program (36 M.R.S.A. §§ 571 to 584-A) shall continue as a permitted use as long as the subject lot, or portion thereof, remains in the Tree Growth Program.			NA	

§ 145-37. Yard sales.		Application Meet Requirements			
		Yes	No	NA	Comments
Yard sales shall be permitted in all districts except the Resource Protection District and shall comply with the following standards:		Y			
A.	A yard sale shall last no longer than three consecutive days and shall only be permitted once per month on a lot or on a contiguous lot in the same ownership.				

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

B.	A permit for the yard sale shall be obtained from the Town Clerk by the owner or occupant of the lot. The Town Clerk shall provide the Police Department with a copy of all yard sale permits issued before the date of the yard sale. **[Amended 4-28-1995]**				
C.	Adequate off-street parking shall be provided for customers of the yard sale. Directional signs indicating the parking area(s) shall be provided.				
D.	Two off-premises signs within 300 feet of the yard sale are permitted to advertise the yard sale. The signs, no larger than two feet by three feet, may be displayed only between the hours of 7:00 a.m. and sunset on the day(s) of the sale. Signs shall not be attached to utility poles. **[Amended 4-28-1995]**				
E.	The yard sale shall not begin before sunrise and shall not extend after sunset. **[Amended 4-28-1995]**				
F.	No items for sale, tables or other display equipment shall be placed closer than 15 feet to the lot line(s) fronting a street. **[Amended 4-28-1995]**				
G.	Within 24 hours after the close of a yard sale, all unsold items, tables and other display equipment shall be removed from the yard and stored within a building. **[Amended 4-28-1995]**				

Project Name/District:	Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31	Date of Review:	2/18/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]		**Application Meet Requirements**			
		Yes	**No**	**NA**	**Comments**
A.	The setback areas along lot lines other than those along street rights-of-way on lots in nonresidential districts which abut a residential district shall be landscaped to provide a visual screen between residential and nonresidential uses. Parking lots, outdoor business storage areas and outdoor business uses shall be visually screened from adjacent residential lots. Said visual screening shall consist of a continuous border of shrubbery at least six feet in height and/or solid fencing six feet in height. Notwithstanding the above requirement, all visual screens shall comply with the sight distance requirements of Chapter 201, Articles II and III. The reviewing authority may waive all or part of this requirement for outdoor business uses if such uses are defined as a low-intensity commercial recreation use. Except in the Beach Business District, all business or institutional parking and outdoor storage areas shall be separated from a street right-of-way by a landscaped buffer strip at least 15 feet wide, planted with shade trees a minimum diameter of three inches at breast height (dbh). In the Beach Business District a landscaped strip four feet wide shall be provided between any outdoor business, storage area or parking lot and a street right-of-way.	**Y**			See note 17 on sheet 1. In areas where this commercial parcel abuts residential parcels adequate existing vegetation, fencing, and landscaping are shown along this parcels lot lines to provide an adequate screen. The original site plan (sheets 16 and 17) outlined the landscaping plan along Route 1 and Old County Road. This plan consists of various shade tree plantings, wild flowers, and grass. No changes to landscaping buffer areas are proposed. Sheet 3 shows a 4' high landscaped berm with 6' or 8' high stockade fence. There is a detail of this berm and fence on sheet 12. This berm and fence shall screen the hotel/motel units from the residential homes along Edgewood. Hotel units shall be single-story. The applicant has provided revised plans showing the removal of a large oak tree. Sheets 1, 3, and 12 have been updated and sheet 12 includes a cross section B-B. Abutters are in support of the removal of this tree as doing so will ensure proper implementation of the drainage swale.
B.	In the Light Industrial District, except to allow for the development of a driveway, the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along the entire distance of the street frontage.			**NA**	

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.							Application Meet Requirements			
							Yes	No	NA	Comments
A.	Off-street parking may be provided out of doors or within a building. Off-street parking shall be considered to be an accessory use when provided to serve any permitted or nonconforming use. In the calculation of the number of parking spaces required, any fractional number of spaces shall be rounded to the next highest whole number for each use existing or proposed on the property. **[Amended 4-16-1999]**						Y			On-street parking is prohibited.
B.	Land may not be used and a building may not be occupied until off-street parking and/or loading facilities are provided.						Y			
C.	Design standards. **[Amended 4-28-1995]**									
	(1)	All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, shall be designed according to the following criteria:								
		Parking Angle (degrees)	**Stall Width, feet**	**Skew Width, feet**	**Stall Depth, feet**	**Aisle Width, feet**				

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.							Application Meet Requirements			
							Yes	No	NA	Comments
		90	9	na	18.5	26	Y			All previously approved parking has been designed to this 90 degree standard, with the exception of the grass/paved golf cart parking spaces. Sheet 1 states that each hotel building envelope shall contain one parking space 9' x 19' in dimension. Sheet 3 shows the front parking lot to also be designed to the 90 degree parking space dimensional requirements. The applicant no longer proposes to relocate the All-purpose Court to the front grass parking lot. The all-purpose court is to be eliminated. The seasonal cottage parking (TYP) notes a 9' x 19' dimension. The golf cart space dimension is noted on sheet 3 (5' x 8'). The ADA gravel parking space near the tennis court must be 24' wide with a 15' depth. 24' x 10' dimension is noted with a 5' aisle. Note 6 states there are 479 parking spaces provided and the parking requirement for the lodging facility is 447. Of the 479 provided, 92 are "common spaces." 92*.04 = 4 handicap accessible spaces are required; 5 have been provided. Sheet 11 shows the handicap accessible signage/ a handicap space detail. Sheet 1 states that the dwelling unit off of Old Country Road provides 2 parking spaces. 203 two bedroom lodging units = 203 x 2 = 406 sleeping rooms x 1.1 = 447 spaces are required. 479 spaces are provided (467 while the model unit is located at the front of the property). 2 gravel or grass paver spaces are dedicated for each seasonal cottage unit (358 spaces) and 1 gravel parking space is dedicated to each hotel/motel unit (24 spaces) totaling 382 dedicated spaces with 92 "common spaces". 382 + 92 = 479 spaces provided (including the 5 handicap spaces).
		60	8.5	10.5	19	16 one way			NA	
		45	8.5	12.75	17.5	12 one way			NA	
		30	8.5	17	17.5	12 one way			NA	
		180	24	na	9	13 one way	Y			The ADA gravel parking space near the tennis court must be 24' wide with a 15' depth. 24' x 10' dimension is noted with a 5' aisle.

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.				Application Meet Requirements			
				Yes	No	NA	Comments
	(2)	Every business, commercial, institutional, public and nonprofit use shall provide a minimum of 4% of the total parking spaces for vehicles with handicapped registration plates, but in no case less than one space. Handicapped spaces shall be designed according to ANSI Standard A117.1-1986.		**Y**			Note 6 states there are 479 parking spaces provided and the parking requirement for the lodging facility is 447. Of the 479 provided, 92 are "common spaces." 92*.04 = 4 handicap accessible spaces are required; 5 have been provided. Sheet 11 shows the handicap accessible signage/ a handicap space detail.
	(3)	All required parking spaces shall be clearly designated. Handicapped and recreational vehicle spaces shall be identified with signs no smaller than nine inches wide by 12 inches high, posted four feet from the ground.		**Y**			Sheet 11 shows the handicap accessible signage/ a handicap space detail.
D.	The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection F below. The reviewing authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular application for approval. The reviewing authority may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists. If the reviewing authority permits the provision of less than the required number of spaces, the applicant shall show that the required number of spaces can be provided on the lot. **[Amended 4-26-1996; 4-19-1997; 11-2-2010]**						
		Use	**Required Parking Spaces**				
		Bank	1 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			**NA**	
		Bowling alley	3 1/4 per lane			**NA**	
		Congregate housing	1 per housing unit, plus 1 for each 300 square feet of office space			**NA**	
		Contractor business	1 per 1,000 square feet of gross floor area but no less than 3 per business			**NA**	

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.				Application Meet Requirements			
				Yes	No	NA	Comments
		Day care	1 per 400 square feet of floor area used for child care, plus 3			NA	
		Dwelling	2 per each dwelling unit, plus 1/2 per bedroom in excess of 4 bedrooms per dwelling unit	Y			Sheet 1 states that the dwelling unit off of Old Country Road provides 2 parking spaces.
		Life care facility	1 per 2 congregate housing units, plus 1 per elderly housing unit, plus 1 per 3 beds in the nursing home, plus 1 for each 300 square feet of office space			NA	
		Lodging facility	1 1/10 for each sleeping room available to the traveling public	Y			203 two bedroom lodging units = 203 x 2 = 406 sleeping rooms x 1.1 = 447 spaces are required. 479 spaces are provided (467 while the model unit is located at the front of the property). 2 gravel or grass paver spaces are dedicated for each seasonal cottage unit (358 spaces) and 1 gravel parking space is dedicated to each hotel/motel unit (24 spaces) totaling 382 dedicated spaces with 92 "common spaces". 382 + 92 = 479 spaces(including the 5 handicap spaces)
		Manufacturing, warehousing and wholesale businesses	1 per 1,000 square feet of gross floor area but no less than 3 per business			NA	
		Marina	1 per slip or mooring, excluding guest moorings			NA	
		Medical care facility	1 per bed, plus 1 per 200 square feet of office floor area			NA	
		Museums	1 per 500 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people			NA	
		Office, business	3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business			NA	
		Personal service business	1 per 400 square feet of gross floor area, but no less than 3 per business			NA	

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.				Application Meet Requirements			
				Yes	No	NA	Comments
		Retail business	3.5 per 1,000 square feet of sales floor area, but no less than 3 per business			NA	
		Restaurant, standard	1 per 3 seats, plus 1 space for every 20 seats to accommodate employees			NA	
		Restaurant, fast-food	1 per 30 square feet of floor area usable by customers for eating and for food preparation			NA	
		Elementary, junior high	3 per classroom and other rooms used by students			NA	
		High school	3 per classroom and other rooms used by students, plus 1 per 5 students			NA	
		Tent and recreational vehicle parks	See § 145-50C			NA	
		Theaters, auditoriums, function halls, clubs, churches and other places of assembly	1 per 4 seats, based upon occupancy load			NA	
		Shopping Centers	3.5 per 1,000 square feet of retail and business office use. Theaters, restaurants, fast food restaurants will require spaces consistent with this section			NA	
	(1)	For uses not listed above the number of parking spaces required shall be determined by the reviewing authority. The Code Enforcement Officer shall provide the reviewing authority a written opinion regarding the number of spaces he believes should be provided. The reviewing authority shall take into consideration the Code Enforcement Officer's opinion in making any such determination.				NA	
	(2)	Loading bays may be required by the Planning Board for a project which requires Planning Board approval.				NA	No loading bay is depicted on the plan.
E.	Required off-street parking in all districts shall be located on the same lot as the use it serves.			Y			

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.		Application Meet Requirements			
		Yes	No	NA	Comments
F.	Plans for parking areas shall indicate the location of snow storage or make provision for snow removal. Snow may be stored on required parking spaces if the Planning Board determines that the business(es) will have adequate parking during the winter months without the use of the spaces on which snow is stored.	Y			Snow storage is shown on the site plan.
G.	Parking areas within in the Shoreland Overlay District shall meet the shoreline setback required for structures from the water body or wetland adjacent to which they are located.	Y*			The dwelling unit and associated parking are located within the Shoreland Overlay District and do not meet the 75 foot setback requirement. The existing dwelling and driveway as shown in 2007 would have been grandfathered. The expanded driveway was in violation of Shoreland Overlay zoning. The Code Enforcement Officer has required the additional pavement be removed by June 15, 2014.
H.	Parking areas shall be designed to prevent stormwater runoff from flowing directly or being piped directly into a water body, to allow for the settling of sediment and the removal of grease, oil and other pollutants.	Y			

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.		Application Meet Requirements			
		Yes	No	NA	Comments
I.	All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May 1 and November 1.	Y*			All 179 seasonal cottage units are dedicated to have 2 gravel/grass paver parking spaces and 1 grass golf cart space. The gravel/grass paver parking spaces are 9' x 19' in dimension and the golf cart spaces are 5' x 8' in dimension. 179 x 2 = 358 gravel/ grass paver parking spaces. The 24 hotel/motel units are dedicated to have one 9' x 19' gravel parking space. 24 x 1 = 24 gravel spaces. A total of 382 spaces are designated for these units. (179+24 x 2 x 1.1 = 447 spaces required). Note 6 states 479 spaces are provided. The front paved parking lot is proposed to have 44 (9' x 19') parking spaces. **The front grass parking lot is proposed to have 42 spaces with all 42 to be constructed once the Model Unit is relocated within the lodging facility as note 24 on sheet 2 outlines.** The site plan also depicts 7 grass golf cart spaces near the gatehouse/office, 32 paved golf cart parking spaces near the clubhouse with grass golf cart overflow parking. 2 grass golf cart spaces are proposed near the rear courts, 4 grass golf cart spaces are near the single tennis court. See parking detail on sheet 8. All grass parking is associated with the seasonal cottage units and associated amenities. See note 26 on sheet 2. Grass parking to be used only between May 1st and November 1st. **On 2/22/16 the Planning Board to consider the additional new grass parking proposed in the GB District as this area serves the year round Hotel use and consider the grass parking areas to be acceptable as the year round use is adequately served by existing gravel/paved parking spaces.** The 24 hotel/motel units are served be an adequate number of gravel/paved parking for the year round use: 53 are required and 74 are provided. 7 grass golf cart spaces at the gatehouse/office shall only be used between May 1st and Nov. 1st due to their seasonal use.

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.			Application Meet Requirements			
			Yes	No	NA	Comments
j.	In the Light Industrial District all off-street parking shall be located at the side and/or in the rear of the building if the building is less than 60 feet from the right-of-way of a street. If the building is 60 feet or more from the right-of-way of a strreet, then the parking shall be located no less than 40 feet from the street right-of-way and a landscaped buffer meeting the requirements of § 145-38B shall be provided. **[Added 4-12-2003]**				**NA**	
§ 145-40. Signs. [Amended 4-28-1995; 4-26-1996; 4-18-1998; 4-14-2000; 11-5-2002; 5-20-2003; 4-29-2005; 11-6-2007; 6-8-2010]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
A.	Standards for all signs. All signs shall comply with these regulations, regardless of whether or not a permit is required: (Section 145-40 of the Wells Code. The applicant shall complete a sign application as part of the Site Plan process and it shall be filed with the application. The sign permit fee, however, shall not be payable until such time as the site plan application is approved.)		**Y**			Signs will be determined in compliance by the Code Enforcement Office prior to being placed. See note #10
§ 145-41. Light and glare. [Amended 6-8-2010]			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
A.	The Town of Wells recognizes the need to minimize light pollutions and glare from illumination, whether lighting of grounds or by signs, in order to avoid unreasonable impacts on existing uses, abutting properties, and the natural environment. Unreasonable impacts may include contributions to artificial illumination of the night sky, impacts on persons in the surrounding area, and hazards to drivers.		**Y**			See note #9.
B.	In addition to meeting all other applicable requirements, any sign lighting must meet the following requirements:		**Y**			
	(1)	Signs shall be illuminated only by steady, stationary, shielded light sources directed solely on the sign without causing glare or by a constant internal illumination. Any light source shall be shielded with a fixture so that bulbs are not directly visible from neighboring properties or public ways. (See also §145-40 A (7).)	**Y**			There is a lighted sign along Route 1. No changes are proposed to this lighting.

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	(2)	No sign shall be animated by means of flashing, blinking or traveling lights or by any other means not providing constant illumination except for a traditional striped, rotating barber's pole, accessory to a barber shop.	**Y**			The sign along Route 1 is not animated in any way.
	(3)	Notwithstanding the above, electronic message center signs where permitted may change messages no more than every 10 minutes. The message on the electronic message center must change as rapidly as technologically practicable, with no phasing, rolling, scrolling, flashing or blending.	**Y**			The sign along Route 1 does not act as a message board.
	(4)	All externally lighted signs shall be shielded so as to effectively prevent beams or rays of light from being directed at any portion of the main traveled way of a roadway; or of such low intensity or brilliance as not to cause glare or impair the vision of the driver of any motor vehicle or to create nuisance conditions.	**Y**			See notes #9 and #10.

§ 145-42. Erosion and sedimentation control. [Amended 4-27-2007]	**Application Meet Requirements**			
	Yes	**No**	**NA**	**Comments**
Earthmoving operations associated with development construction activities shall be conducted in a manner to prevent or minimize erosion and sedimentation of surface waters in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. Location of structures and streets shall be designed using the existing topography in a manner which avoids slope modifications which could expose areas of soils to erosion or which could jeopardize the slope stability.	**Y**			Standard terms and conditions of the Town of Wells appear on the plan to be approved and signed.

Project Name/District:	Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31	Date of Review:	2/18/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-43. Stormwater management. [Amended 4-27-2007]	**Application Meet Requirements**			
	Yes	**No**	**NA**	**Comments**
Stormwater runoff shall be managed and directed through surface or subsurface drainage systems in accordance with Chapter 202-12F(4) General Standards of the Wells Municipal Code (wherein the word "site plan" shall be substituted for "subdivision"). Stormwater retention practices shall be employed to minimize impacts on neighboring and downstream properties. In areas of aquifer recharge, stormwater infiltration (after separation of leachable harmful substances) shall be required. Where retention/infiltration is unwarranted or unfeasible, off-site improvements to natural or man-made drainage systems may be necessary to increase capacity and prevent erosion at the developer's expense. The natural state of watercourses, swales or floodways shall be maintained.	**Y**			A stormwater management report prepared by Attar Engineering Inc dated 1-21-11 had been previously provided and was peer reviewed by AMEC Earth & Environmental, Inc. on 3-4-11. DEP Buffer monumentation was not required by MDEP. Two units do not meet the required 25' DEP buffer from the wetland (106 and 108). DEP approval is pending for these units. Others are very close to the buffer setback (300, 138, 141, 406, 502) but do meet the setback required. The updated MDEP approval to be provided within 90 days of site plan approval of amendment #6. Failure to provide this MDEP approval within 90 days of said approval shall prohibit the Code Enforcement Office from issuing any building permits for this property. The revised drainage analysis has been reviewed and has been found to be adequately designed by the Town Engineer. Easements not required, common element of condominium. A revised DEP Permit for the proposed amendment has been received dated November 2014 (L-22979-87-R-M).
Chapter 202-12F, General Standards				
(4) Stormwater management. **[Amended 4-27-2007]**				
(a) Where a subdivision is traversed by a stream, river or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. This stormwater management system shall be designed by a registered professional engineer.	**Y**			Easements not required, common element of condominium. Stormwater system designed by ATTAR Engineering, Inc.

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.			**NA**	Condominimum.
(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development.	**Y**			
(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.	**Y**			
(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.	**Y**			A revised DEP Permit for the proposed amendment has been received dated November 2014 (L-22979-87-R-M).
(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.			**NA**	
(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.			**NA**	
(h) For subdivisions located within the watershed of a great pond containing: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006.			**NA**	
(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a "Downstream Analysis" under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm, as described below:				Not previously required.

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the "10% rule." Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities.				
§ 145-44. Vision obstructions at intersections.	**Application Meet Requirements**			
	Yes	**No**	**NA**	**Comments**
All corner lots shall be kept clear from visual obstructions higher than three feet above ground level for a distance of 25 feet or a distance equal to the required building setbacks from the streets, whichever is less, from the intersection, measured along the intersecting lot lines.	**Y**			The speed limit of Route 1 is 40 MPH. Old County Road speed limit is 25 MPH. Site Distance noted onto Old County Road is adequate.
§ 145-45. Noise.	**Application Meet Requirements**			
	Yes	**No**	**NA**	**Comments**
A. Purpose. Excessive sound and vibrations are serious hazards to the public health, welfare, safety and quality of life. It is the policy of the Town of Wells to prevent excessive stationary sound and vibration, which may jeopardize the health, welfare or safety of its residents or degrade the quality of life. This ordinance shall apply to the control of all stationary sound and vibration originating in the Town of Wells. This ordinance is not designed to impede any person's First Amendment rights of freedom of speech. This ordinance is not designed to impede the growth or economic health of the commercial or industrial sectors of the Town of Wells. This ordinance is designed to prohibit excessive and unreasonable sound and vibrations that are hazards to the public health, welfare, safety and quality of life only. **[Amended 6-14-2011]**	**Y**			

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

B.	Violation. It is unlawful, and a violation of the Wells Code to make, emit, continue, or cause to be made, emitted or continued, any excessive, unnecessary or unreasonable noise beyond the boundaries of a person's property in excess of the noise levels established in the Wells Code. Where multiple residences or businesses exist within the confines of a structure, the limits of one's occupancy rights shall be considered the boundary for purposes of measuring noise. **[Amended 4-16-1999; 6-14-2011]**		**Y**			
C.	Maximum noise level. The maximum permissible noise level produced by any activity (existing or future) on a lot shall not exceed the following limits: **[Amended 6-14-2011]**		**Y**			
	(1)	Music, amplified or acoustic, not otherwise exempt, that is plainly audible and excessive, unnecessary or unreasonable at a point, not on the property where the music originates, but at the location where the complaint is made.				
	(2)	Other noise levels, not otherwise exempt, plainly audible and excessive, unnecessary or unreasonable at the location where the complaint is made.				
D.	Exemptions. The following shall be exempt from the standards of 145-45(C): **[Amended 6-14-2011]**		**Y**			
	(1)	Natural phenomena.				
	(2)	Church bells rung as part of any official church ceremony or service, and tower clock bells ringing the hour during daytime hours, provided that at no time shall such duration exceed fifteen (15) minutes.				
	(3)	Any siren, whistle, or bell lawfully used by emergency vehicles or any other alarm systems used in any emergency situation, provided, however, that burglar alarms not terminating within fifteen (15) minutes after being activated shall be unlawful.				
	(4)	Warning devices required by the Occupational Safety and Health Administration or other state or federal governmental safety regulations.				
	(5)	Farming equipment or farming activity.				
	(6)	Timber harvesting and milling during daytime hours.				
	(7)	Noise from domestic power equipment such as, but not limited to, chain saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.				

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	(8)	Noise generated by any construction, demolition equipment, or mineral extraction (including crushing, screening, or segregating) operated during daytime hours as per the Ordinance or site plan approval, whichever is more restrictive.				
	(9)	Emergency maintenance, construction or repair work.				
	(10)	Noise created by refuse and solid waste collection during daytime hours.				
	(11)	Noise created by any municipal-sponsored events, municipal beach cleaning, school sporting events, parades and Town-approved fireworks displays.				
	(12)	Noises created by plows, trucks and other equipment used in the removal of snow.				
	(13)	Noise from any aircraft operated in conformity with, or pursuant to, Federal law, Federal air regulations, and air traffic control instruction, including any aircraft operating under technical difficulties, any kinds of distress, or under emergency orders of air traffic control.				
	(14)	Noise from trains operating in conformity with or pursuant to all applicable State and Federal laws and regulations.				
	(15)	Emergency or extraordinary situations.				
	(16)	A business may use an outside sound system to notify patrons waiting to pick up an order, obtain a table, or to be able to participate in the activities of the business, provided that such sound does not create an excessive, unnecessary or unreasonable noise.				
	(17)	Noise from the operation of air conditioning or refrigeration units, which are part of the normal operation of a business or businesses located on the premises and which are necessary and normal to the operation of said business, and which air conditioning or refrigeration units are regularly serviced and kept in good repair.				
	(18)	Noise from any idling vehicles at a commercial establishment in the process of loading or unloading merchandise for the establishment, or waiting for the opportunity to do the same.				
E.	The removal or disabling of any noise-suppression devise on any equipment is prohibited. Any noise-suppression devise on equipment shall be maintained in good working order.		**Y**			
F.	Enforcement. Notwithstanding § 145-63 of this chapter, this section may be enforced by any of the following methods:					
	(1)	A violation of this section may be considered a land use violation and the enforcement procedures in § 145-63 may be invoked by the Code Enforcement Officer.				

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	(2)	A violation of this section may be treated as a civil violation as defined by 17-A M.R.S.A. § 4-B and enforced by a law enforcement officer according to the procedures specified in 17-A M.R.S.A. § 17 and Rule 80H of the Maine Rules of Civil Procedure.				
	(3)	A violation of this section may also be considered the creation of a loud and unreasonable noise as prohibited by 17-A M.R.S.A. § 501 (Offenses Against the Public Order: Disorderly Conduct), provided that neither the Town of Wells nor any of its employees may initiate proceedings alleging a violation of both the Town ordinance and the state statute against the same person or persons for the same incident. **[Amended 4-16-1999]**				
	(4)	With regard to a business with a Special Entertainment Permit issued under the authority of the Town of Wells, the municipal police and/or a Code Enforcement Officer for the Town of Wells shall have the authority to order that business to cease operation of the violation immediately upon a second visit to the premises within a two hour period, or a third visit within a 24-hour period beginning with the time of the first visit to investigate a noise complaint, when a police officer or a Code Enforcement Officer has on the previous visit(s) heard plainly audible noise in violation of this ordinance, and has reported that to the owner of the property or the person responsible for the excessive or unreasonable noise. The on-duty Municipal Police Supervisor shall accompany a police officer or Code Enforcement Officer responding to subsequent second and/or third noise complaints and shall have the authority to immediately cease operations of the violation source. The Special Entertainment may not resume within a 12 hour period thereafter. **[Added 6-14-2011]**				
§ 145-46. Utility distribution lines.			**Application Meet Requirements**			
			Yes	**No**	**NA**	**Comments**
A.	Review. Notwithstanding §§ 145-61 and 145-62, utility distribution lines are allowed in all zoning districts without a building or use permit.				**NA**	
B.	Dimensional requirements. The dimensional requirements of Article V and § 145-35J do not apply to utility distribution lines. **[Amended 6-4-1996]**				**NA**	
§ 145-47. Utility transmission lines.			**Application Meet Requirements**			

Project Name/District: Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31

Date of Review: 2/18/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

			Yes	No	NA	Comments
A.	Lot lines. For the purposes of Subsection C, the boundary lines of a utility transmission line right-of-way, whether the right-of-way is in fee simple ownership, a leasehold or an easement, are considered the lot lines of the right-of-way.				**NA**	
B.	Review. A utility transmission line is a permitted use in all zoning districts upon obtaining site plan approval from the Planning Board in accordance with the provisions of Article X.				**NA**	
C.	Dimensional requirements.				**NA**	
	(1)	Utility transmission lines must meet setback requirements from lot lines and water bodies to the greatest extent practical by the configuration of the utility corridor in which they are located and by the constraints of topography. With the exception of the setback from lot lines, the dimensional requirements of Article V do not apply to utility transmission lines. All aboveground portions of utility transmission lines shall comply with the setback requirements of Article V and § 145-35J.				
	(2)	In all zoning districts where the setback for structures is greater than 10 feet from any lot line, the setback for the underground portion of a subsurface transmission line may be reduced to 10 feet from any lot lines.				
	(3)	Subsurface and aerial utility transmission lines may be placed within the setbacks from any lot line abutting a street right-of-way provided no portion of a utility transmission line is placed between ground level and a height of 20 feet above the center line of the street within said setback. **[Amended 6-4-1996]**				

Project Name/District:	Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31	Date of Review:	2/18/16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-47.1. Public Transportation Shelter. [Added 11-6-2007]	**Application Meet Requirements**			
	Yes	**No**	**NA**	**Comments**
Public transportation shelters may be placed within the ordinarily required setbacks as set forth in Article V.	**Y**			Sheet 3 indicates a Trolley Stop located on this parcel along Route 1 with pavers and signage. This trolley stop does not contain a structure but the area is located within the 40 foot setback of Route 1 as permitted by this section. This trolley stop was originally approved by the Planning Board on 1/8/2007.

§ 145-47.2. School Bus Shelter. [Added 11-6-2007]	**Application Meet Requirements**			
	Yes	**No**	**NA**	
A single school bus shelter which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot following staff review for traffic safety and road maintenance impact.			**NA**	

Project Name/District:	Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31	Date of Review:	02-18-16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]			Application Meet Requirements				
			Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:							
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet which shall contain the following information:		Y*				Sheet 1 is 1" = 100 feet; sheet 3 is 1" = 40 feet. **Is sheet 2 needed, as the grass parking required at the front of the lot is detailed in note 24 on sheet 2.** **A waiver to permit a smaller plan scale is necessary.**
	(1)	The name and address of the applicant plus the name of the proposed development.	Y				
	(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				See coverage tables on sheet 1. No changes to lot coverage are proposed. Coverage for the R zone is approved to be 19.996% . Planning Board found the coverage table considerations capture the coverage proposed. See note 5 for maximum coverage allowed on sheet 1. Coverage for the GB zone is approved to be 29.5%. See note 5 on sheet 1 for maximum coverage allowed. Some grass parking is identified – Planning Board determined on 10/7/13 that grass parking in the GB District is permitted as gravel/paved parking adequately serves the year round hotel use. UNO means – unless noted otherwise.

Project Name/District:	Seaglass Village Amd #9 - General Business, Rural, & 75' Shoreland Overlay District - Tax Map 19, Lot 31	Date of Review:	02-18-16
Prepared By:	Office of Planning & Development	Company Name:	Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]			**Application Meet Requirements**				
			Yes	**No**	**NA**	**Waiver**	**Comments**
	(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	**Y**				A boundary survey was provided with the original site plan approval submissions. No changes to lot lines of this parcel are proposed. Conveyance to the Town (Book & Page #) is noted on sheet 1.
	(4)	All existing and proposed setback dimensions.	**Y**				See note #17 and note #12 on sheet 1. No changes proposed that affect setbacks.
	(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	**Y**				See note #9 on sheet 1. No changes to lighting are proposed. There is a lighted sign along Route 1. No changes to sign lighting are proposed.
	(6)	The type, size and location of all incineration devices.			**NA**		
	(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			**NA**		
	(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	**Y**				No changes to these features proposed.
	(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	**Y**				2 foot contours are depicted on prior approved site plan sheets. No changes to contours are proposed.

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§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
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(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	**Y***				Cottage/parking relocations shown on plans. Note #6 on sheet 1 shows the parking calculations. Sheet 11 shows the handicap accessible signage/ handicap space detail. A previous amendment to locate the temporary model units will temporarily eliminate the use of 12 grass parking spaces thus reducing parking provided to 467 spaces until 11/30/2016. Once the model unit is relocated the front paved parking lot is proposed to have 44 (9' x 19') parking spaces and the **front grass parking lot is proposed to have 42 spaces with all 42 to be constructed once the Model Unit is relocated within the lodging facility as note 24 on sheet 2 outlines.** Sheet 1 states that the dwelling unit off of Old Country Road provides 2 parking spaces. 203 two bedroom lodging units = 203 x 2 = 406 sleeping rooms x 1.1 = 447 spaces are required. 479 spaces are provided (467 while the model unit is located at the front of the property). 2 gravel or grass paver spaces are dedicated for each seasonal cottage unit (358 spaces) and 1 gravel parking space is dedicated to each hotel/motel unit (24 spaces) totaling 382 dedicated spaces with 92 "common spaces". 382 + 92 = 479 spaces provided (including the 5 handicap spaces). The installed fence to the north of units 611 and 613 has been shown on sheet 6.

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	**Y**				See note 17 on sheet 1. In areas where this commercial parcel abuts residential parcels adequate existing vegetation, fencing, and landscaping are shown along this parcels lot lines to provide an adequate screen. No changes to screening are proposed with this amendment application. The original site plan (sheets 16 and 17) outlined the landscaping plan along Route 1 and Old County Road. This plan consists of various shade tree plantings, wild flowers, and grass. No changes to landscaping buffer areas are proposed. Sheet 3 shows a 4' high landscaped berm with 6' or 8' high stockade fence. There is a detail of this berm and fence on sheet 12. This berm and fence shall screen the hotel/motel units from the residential homes along Edgewood. Hotel units shall be single-story. Prior site plan approval included the removal of a large oak tree. Sheets 1, 3, and 12 were updated and sheet 12 included a cross section B-B. Abutters were in support of the removal of this tree as doing so ensured proper implementation of the drainage swale.
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	**Y**				No changes to the condominium documents are proposed for this amendment application.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	**Y**				
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	**Y**				

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	(15)	An appropriate place for the signature(s) of the reviewing authority.	**Y**				
B.		Documentation of right, title or interest in the proposed site.	**Y**				A deed for this parcel was provided with the Amendment #2 application materials. The applicant has provided a statement as to their development rights now that the Association has taken control over the Condominium.
C.		An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			**NA**		Parcel is served by public sewer.
D.		The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.			**NA**		None proposed. An existing 10' x 20' trash compactor with 8' high stockade fence exists near the exit of the property.
E.		If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			**NA**		The non-conforming lodging facility is served by public sewer. A letter from the Wells Sanitary District for capacity is not necessary and no increase in units is proposed.
F.		If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			**NA**		No Change. The non-conforming lodging facility is served by KKW Water District. No increase in units is proposed.
G.		Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:			**NA**		Lodging unit total to remain at 203 units. 1 dwelling unit to remain. 203x 5. 9= 1,197.7 trips + 10 trips = 1,207.7 trips per day per chapter 202 daily trip calculation for this parcel.
	(1)	The estimated peak-hour traffic to be generated by the proposal.					
	(2)	Existing traffic counts and volumes on surrounding roads.					
	(3)	Traffic accident data covering a recent three-year period.					

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	(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
	(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.		A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. **[Amended 4-27-2007]**	**Y**				Best Management Practices shall be followed. Standard Conditions of Approval notes are found on the site plan.

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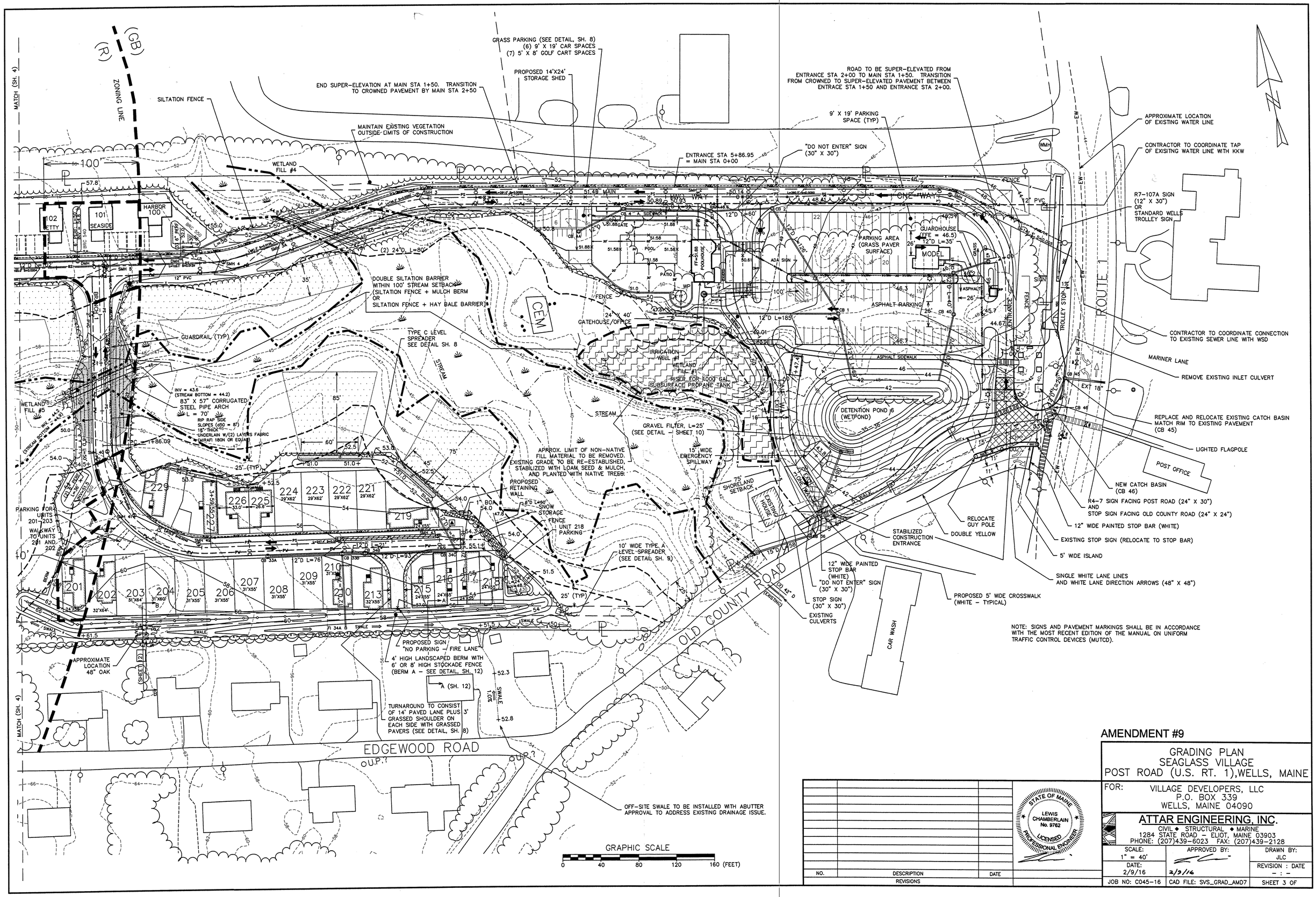
§ 145-77. Data Requirements [Amended 4-26-1996]		**Application Meet Requirements**				
		Yes	**No**	**NA**	**Waiver**	**Comments**
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. **[Added 4-27-2007]**	**Y**				A stormwater management report prepared by Attar Engineering Inc. dated 1-21-11 had been previously provided and was peer reviewed by AMEC Earth & Environmental, Inc. on 3-4-11. DEP Buffer Monumentation was not required by MDEP. Two units do not meet the required 25' DEP buffer from the wetland (106 and 108). DEP approval (L-22979-87-Q-B) was granted for unit 108; unit 106 approval was granted in Jun 2010 (L-22979-28-K-M). Other units are very close to the buffer setback (300, 138, 141, 406, 502) but do meet the setback required. The updated MDEP approval was to be provided within 90 days of site plan approval of amendment #6. The revised drainage from Amendment #7 was reviewed by the Town Engineer and the changes were found to have an insignificant impact on stormwater. A revised DEP Permit for amendment #7 was received dated November 2014 (L-22979-87-R-M). Changes included: wetland delineation, wooded stormwater buffer revision and a significant vernal pool was located in the wetland. Easements not required, common element of condominium.
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. **[Added 4-27-2007]**	**Y**				The dwelling unit and associated parking are located within the Shoreland Overlay District and do not meet the 75 foot setback requirement. The existing dwelling and driveway as shown in 2007 would have been grandfathered. The expanded driveway to be removed by June 15, 2014 per CEO. Driveway has been replaced with grass pavers and the violation eliminated.



AMENDMENT #9

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE — LEWIS CHAMBERLAIN No. 9762 — LICENSED PROFESSIONAL ENGINEER

GRADING PLAN
SEAGLASS VILLAGE
POST ROAD (U.S. RT. 1), WELLS, MAINE

FOR: VILLAGE DEVELOPERS, LLC
P.O. BOX 339
WELLS, MAINE 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: JLC
DATE: 2/9/16	2/9/16	REVISION : DATE - : -
JOB NO: C045-16	CAD FILE: SVS_GRAD_AMD7	SHEET 3 OF

TOWN OF WELLS
STANDARD CONDITIONS OF APPROVAL

1. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. [§145-74F]
2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
3. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. [§145-74C(1)(B)]
4. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64. [§145-79A]
5. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64. [§145-79B]
6. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]:
   (A) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (B) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (C) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (D)PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
   (E) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.(F) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
   (G) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (H) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (I) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (J) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (K) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
8. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
9. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
11. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
12. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
13. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
14. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
15. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
16. THE ISSUANCE OF CERTIFICATES OF OCCUPANCY WILL BE BASED ON THE SUBSTANTIAL COMPLETION OF COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF THE SITE PLAN IN THE LOCATION OF THE UNIT BEING CONSTRUCTED.

GENERAL NOTES (CON'T)

19. THIS PROJECT IS A CONDOMINIUM DEVELOPMENT. PURSUANT TO CHAPTER 201-10 G OF THE CODE OF THE TOWN OF WELLS, ROADS IN CONDOMINIUM PROJECTS SHALL NOT BE OFFERED TO THE TOWN FOR ACCEPTANCE NOR CONSIDERED FOR SUCH ACCEPTANCE BY THE TOWN AND WILL REMAIN PRIVATE ROADS. RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS LIES WITH THE CONDOMINIUM ASSOCIATION.

20. FENCING SHALL BE INSTALLED IN THE LOCATIONS DEPICTED ON THE PLANS. ADDITIONAL FENCING SHALL BE INSTALLED BY THE DEVELOPER OR THE CONDOMINIUM ASSOCIATION IF REQUESTED BY AN INDIVIDUAL RESIDENTIAL ABUTTER. THIS NOTE IS INTENDED TO REQUIRE SINGLE FENCES. IT IS NOT THE INTENT OF THE NOTE TO REQUIRE DOUBLE, OR PARALLEL FENCES.

GENERAL NOTES CONTINUED ON SHEET 2.

GENERAL NOTES

1. THIS PLAN SET PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF SEAGLASS VILLAGE, A GRANDFATHERED NONCONFORMING DEVELOPMENT OF A 203 UNIT LODGING FACILITY WHICH CONSISTS OF 179 NONCONFORMING SEASONAL COTTAGE UNITS AND 24 NONCONFORMING CONDOMINIUM HOTEL UNITS IN WELLS, MAINE.

2. THE SITE IS IDENTIFIED ON THE TOWN OF WELLS TAX ASSESSOR'S MAP AS FOLLOWS: MAP 19 LOT 31. TOTAL SITE AREA IS APPROXIMATELY 65.1 ACRES. THE SITE IS LOCATED IN THE GENERAL BUSINESS (GB) DISTRICT, THE RURAL (R) DISTRICT, AND THE SHORELAND OVERLAY DISTRICT.

3. PROPERTY LINE CONFIGURATION WAS TAKEN FROM REFERENCE 1. SPECIFIC PROPERTY LINE INFORMATION SUCH AS BEARINGS, BEARING ORIENTATION AND DISTANCES CAN BE FOUND ON REFERENCE 1.

4. THE MAXIMUM NUMBER OF SEASONAL COTTAGE UNITS AND HOTEL UNITS IS CALCULATED IN TABLE 3 ON SHEET 2.

5. DETAILED LOT COVERAGE CALCULATIONS ARE SHOWN IN TABLE 1 AND TABLE 2 ON SHEET 1. THE EXISTING CONDITIONS CONTAIN NO LOT COVERAGE. THE ALLOWABLE LOT COVERAGE IS 65% IN THE GENERAL BUSINESS ZONE, 20% IN THE RURAL ZONE AND 20% IN THE SHORELAND OVERLAY ZONE.

6. REQUIRED PARKING IS 1.1 PER SLEEPING ROOM. PROPOSED FOR THE SITE ARE (179) 2-BEDROOM SEASONAL COTTAGE UNITS AND (24) 2-BEDROOM HOTEL UNITS. REQUIRED PARKING = 1.1 PER ROOM X [(179 X 2) + (24 X 2)] = 447 SPACES. 479 SPACES ARE PROPOSED FOR THE SITE. 92 OF THE PROPOSED SPACES ARE COMMON SPACES THEREFORE 4 ADA SPACES ARE REQUIRED (4%). 5 ADA SPACES ARE PROVIDED (5.4%). THE TEMPORARY MODEL UNIT WILL IMPACT 12 PARKING SPACES, WHICH WILL LEAVE 467 SPACES AVAILABLE DURING ITS USE. THESE 12 SPACES SHALL BE RE-ESTABLISHED AFTER DISCONTINUATION OF THE MODEL UNIT. NO ADA ACCESSIBLE SPACES WILL BE IMPACTED BY THE MODEL UNIT. 2 EXISTING SPACES ARE PROVIDED FOR THE EXISTING HOUSE (DWELLING UNIT). ALSO SEE NOTE 29, SHEET 2.

7. WATER SERVICE SHALL BE PROVIDED TO THE SITE BY KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT. SEWER SERVICE SHALL BE PROVIDED TO THE SITE BY WELLS SANITARY DISTRICT. WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.

8. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. LIGHT POLE LOCATIONS ARE SHOWN ON THE PLANS. IN ADDITION, BUILDING MOUNTED LIGHT FIXTURES SHALL BE LOCATED AT THE ENTRANCE TO EACH COTTAGE, CONDOMINIUM-HOTEL AND THE ENTRANCES TO THE CLUBHOUSE AND MAIN OFFICE. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ABUTTING PROPERTIES AND RIGHT OF WAYS.

10. PROPOSED SIGN SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE.

11. SEASONAL COTTAGE UNITS SHALL BE CLOSED AND THE WATER SERVICE SHUT OFF TO EACH UNIT BETWEEN NOVEMBER 1 AND APRIL 30 OF THE FOLLOWING YEAR.

GENERAL NOTES (CON'T)

12. INDIVIDUAL SEASONAL COTTAGE UNITS SHALL CONTAIN A MAXIMUM OF 600 S.F. OF LIVING AREA. EACH UNIT MAY HAVE A DECK OR SCREENED PORCH WITH A MAXIMUM AREA OF 160 S.F. UNITS SHALL BE SEPARATED BY A MINIMUM OF 25'. THE FINAL COTTAGE LAYOUT SHALL ADHERE TO THE 25' SPACING REQUIREMENT. A CONSENT AGREEMENT EXISTS FOR REDUCED SPACING BETWEEN UNITS 500 AND 502.

13. THE HOTEL LODGING FACILITY UNITS ON THIS PLAN SHALL CONTAIN A MAXIMUM OF 470 S.F. OF LIVING AREA. EACH UNIT MAY HAVE A DECK OR SCREENED PORCH WITH A MAXIMUM AREA OF 160 S.F. THESE LODGING FACILITY UNITS ARE ALSO CONSIDERED 'HOTEL/MOTEL' UNITS AS DEFINED BY THE WELLS TOWN CODE AND SHALL NOT BE OCCUPIED BY THE SAME GUEST OR GUESTS FOR A PERIOD EXCEEDING 28 DAYS. CONDOMINIUM-HOTEL UNITS SHALL BE CONSTRUCTED AS SINGLE LEVEL, SINGLE UNITS OR SINGLE LEVEL, DUPLEX UNITS. SINGLE UNITS SHALL BE CONSTRUCTED WITHIN THE BOUNDARY OF ONE BUILDING ENVELOPE AS DEPICTED AND NOTED ON SHEET 1. DUPLEX UNITS SHALL BE CONSTRUCTED WITHIN THE OUTER BOUNDARIES OF TWO BUILDING ENVELOPES AS DEPICTED AND NOTED ON SHEET 1.

14. THE MAIN, ENTRANCE, EXIT AND BRANCH 1 ROADS (AND BRANCH 1 HAMMERHEAD TURNAROUND), THE FIRE LANES AROUND THE CLUBHOUSE AND THE ASPHALT PORTION OF THE FRONT PARKING LOT SHALL BE PLOWED IN THE WINTER. SNOW STORAGE AREAS FOR THE FRONT PARKING LOT AND BRANCH 1 ROAD ARE SHOWN ON THE PLAN INCLUDING THE USE OF THE GRASS PORTION OF THE FRONT PARKING LOT AS SNOW STORAGE. SNOW STORAGE FOR THE ROADS AND CLUBHOUSE FIRE LANES SHALL BE ALONG THEIR EDGES. IF SNOW STORAGE AREAS DEPICTED ON THIS PLAN ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS EXCESS SNOW WILL EITHER BE REMOVED FROM THE SITE OR STORED IN THE GRASS PORTION OF THE FRONT PARKING LOT.

15. PROPERTY LINE CONFIGURATION WAS TAKEN FROM REFERENCE 1. SPECIFIC PROPERTY LINE INFORMATION SUCH AS BEARINGS, BEARING ORIENTATION AND DISTANCES CAN BE FOUND ON REFERENCE 1.

16. KNOX BOXES SHALL BE INSTALLED AT THE VEHICULAR ENTRY AND EXIT GATES, THE EMERGENCY ACCESS GATES AND THE MAIN ENTRANCES OF THE OFFICE AND THE CLUBHOUSE.

17. STRUCTURE SETBACKS IN THE GENERAL BUSINESS DISTRICT ARE AS FOLLOWS: 40' FROM STATE HIGHWAY RIGHTS-OF-WAY, 25' FROM STREET RIGHTS-OF-WAY (CAN BE REDUCED TO 15' ALONG OLD COUNTY ROAD), 15' FROM LOT LINES AND 25' FROM CEMETERY BOUNDARIES. STRUCTURE SETBACKS IN THE RURAL DISTRICT ARE AS FOLLOWS: 40' FROM STATE HIGHWAY RIGHTS-OF-WAY, 25' FROM STREET RIGHTS-OF-WAY, 25' FROM LOT LINES AND 25' FROM CEMETERY BOUNDARIES. MAXIMUM BUILDING HEIGHTS ARE AS FOLLOWS: GENERAL BUSINESS DISTRICT - 34', NOT TO EXCEED THREE STORIES; RURAL DISTRICT - 40', NOT TO EXCEED THREE STORIES.

18. SITE WETLANDS DEPICTED ON THIS PLAN SET WERE IDENTIFIED AND DELINEATED IN THE FIELD BY JOSEPH W. NOEL, CPSS/SC, WETLAND SCIENTIST AND MAINE CERTIFIED SOIL SCIENTIST #209. (SEE WETLAND DELINEATION REPORT FOR SEA GLASS VILLAGE", DATED 2/7/06 FOR MORE INFORMATION.)

TABLE 1: LOT COVERAGE CALCULATIONS

Total Parcel	2832317 SF	65.02	ac
Area in GB Zone (1000' from Rt.1 cl +/- 100')	423345 SF	9.72	ac
Area in R Zone	2408972 SF	55.30	ac
Allowable In GB (65%)	275174 SF		
Allowable In R (20%)	481794 SF		

Lot Coverage in General Business Zone

Seasonal Cottage Units #	2643 SF	3	Units @ 881 SF / unit
Hotel Units & Parking	22800 SF	24	Units @ 950 SF / Envelope
Extra Parking in Hotel Area (Branch 1)	855 SF	5	Spaces @ 171 SF / Space
Roads, Parking, Sidewalks	89900 SF		
Pool / Poolhouse / Patio	8568 SF		
Transformers	64 SF	1	Transformer @ 64 SF
Dumpster/ Compactor	200 SF		
Guardhouse	64 SF		
Total Lot Coverage	**125094 SF**		
Percent Lot Coverage	**29.5 %**		

Lot Coverage in Rural Zone

Seasonal Cottage Units #	42288 SF	48	Units @ 881 SF / unit
Seasonal Cottage Units ##	57412 SF	62	Units @ 926 SF / unit
Seasonal Cottage Units ###	55176 SF	66	Units @ 836 SF / unit
Future Coverage (patios, etc.)	7920 SF	66	10 x 12
Existing Patios	6000 SF	50	10 x 12
Pool / Patio / Sidewalks / PG	23450 SF		
Clubhouse / Pavilion	12300 SF		
Path to West Tennis Court	980 SF		
Tennis	14400 SF	2	Courts
Bocce	1440 SF	2	Courts @ 720 SF/court
Shuffleboard	1320 SF	2	Courts @ 1320 SF/ 2 court
Transformers	896 SF	14	Approx trans. @ 64 SF
Roads / Parking	254715 SF		277287 - 22572 (132 grass p.s.)
Total Lot Coverage	**478297 SF**		
Percent Lot Coverage	**19.855 %**		
Contingency	3400 SF		
Final Lot Coverage	**19.996 %**		

805 SF UNIT FOOTPRINT+36 SF STOOP + 40 SF WALK = 881 SF
850 SF UNIT FOOTPRINT+36 SF STOOP+40 SF WALK = 926 SF
760 SF UNIT FOOTPRINT (INSET SKIRTING)+36 SF STOOP+40 SF WALK = 836

LEGEND

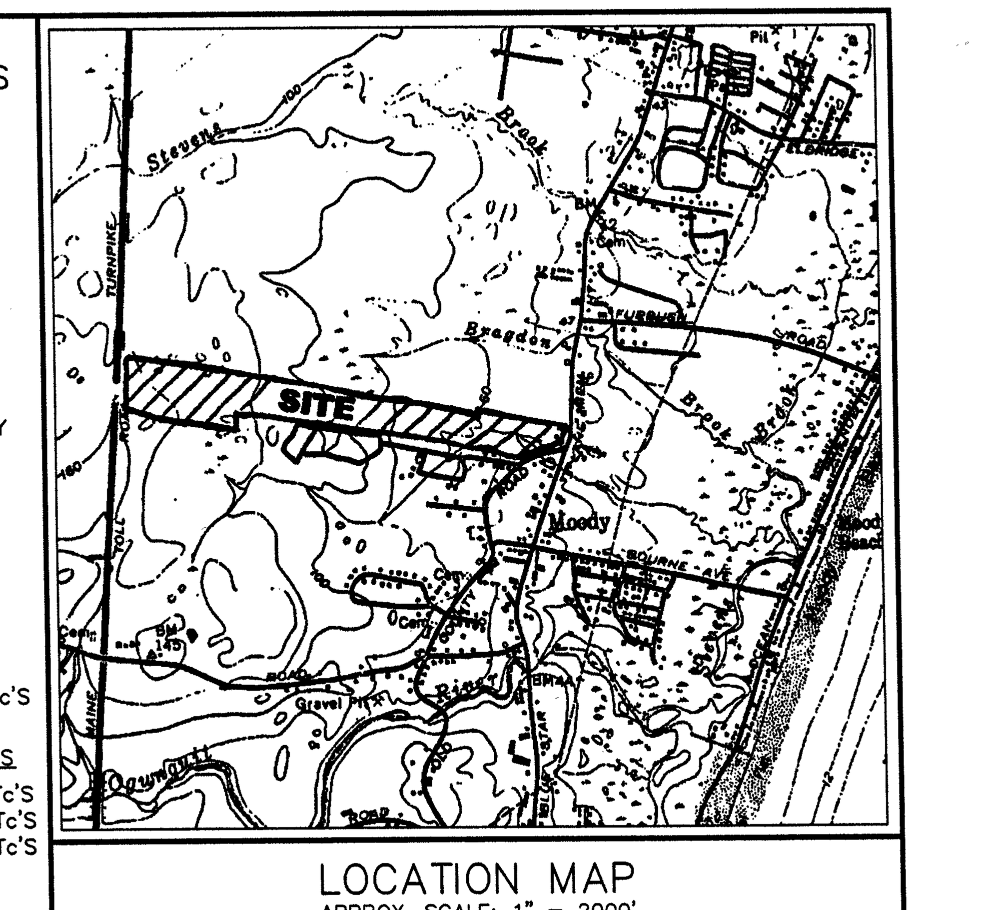
EXISTING CONTOUR	----------XXX----------
FINAL CONTOUR	——XXX——
WETLAND BOUNDARY	UPLAND / WETLAND
UTILITY POLE	EXT. / PRP.
EXT. WATER	------EW------
EXT. SEWER	——ES——
EXT. OVERHEAD UTIL.	——OHU——
PRP. WATER	— — —PW— — —
PRP. SEWER	——PS——
PRP. UTILITY	----PUGE/T/C----
WATER VALVE	WV
WATER SHUTOFF	
SEWER MANHOLE	Ⓢ
LIGHT POLE	
SILTATION FENCE	——x——x——
WOODED BUFFER	
STOCKADE FENCE	
TIMBER GUARDRAIL	
ASPHALT CURB	AC
SLOPED GRAN. CURB	SGC
VERTICAL GRAN. CURB	VGC
EXT. FIRE HYDRANT	
PRP. FIRE HYDRANT	

INDEX OF SHEETS

CONSTRUCTION PLANS
1. SITE PLAN
2. SITE PLAN
3. GRADING PLAN
4. GRADING PLAN
5. GRADING PLAN
6. GRADING PLAN
7. GRADING PLAN
8. SITE DETAILS
9. SITE DETAILS
10. SITE DETAILS
11. SITE DETAILS
12. SITE DETAILS
13. CLASS A HIGH INTENSITY SOIL SURVEY
14. BOUNDARY SURVEY
15. BOUNDARY SURVEY
16. LANDSCAPING PLAN
17. LANDSCAPING PLAN

EXISTING DRAINAGE PLANS
1. EXT. DRAINAGE AREAS&Tc'S

DEVELOPED DRAINAGE PLANS
1. DEV. DRAINAGE AREAS&Tc'S
2. DEV. DRAINAGE AREAS&Tc'S
3. DEV. DRAINAGE AREAS&Tc'S



LOCATION MAP
APPROX. SCALE: 1" = 2000'

TABLE 2: LOT COVERAGE CALCULATIONS (SHORELAND OVERLAY ZONE IN GB DISTRICT)

AREA OF SHORELAND OVERLAY ZONE IN GB DISTRICT	148175 SF	
TOTAL LOT COVERAGE	6075 SF	EXISTING HOUSE AND DRIVEWAY, BRANCH 1 ROAD.
PERCENT LOT COVERAGE	4.1%	

CONDOMINIUM-HOTEL BUILDING ENVELOPE (TYP, 24 UNITS TOTAL, SEE NOTE 13). TYPICAL BUILDING ENVELOPE (SEE SH. 3 FOR SIZES) CONTAINS THE FOLLOWING LOT COVERAGE:
660 S.F SINGLE-STORY UNIT (FOOTPRINT)
32 S.F. STAIRS AND LANDING
171 S.F. PARKING (ONE SPACE, 9'X19' GRAVEL SURFACE)
87 S.F. WALKWAY
THE TOTAL IMPERVIOUS AREA IN THE BUILDING ENVELOPE IS 950 S.F. 5 ADDITIONAL PARKING SPACES WILL BE CONSTRUCTED ALONG BRANCH 1, FINAL LOCATIONS AND UNIT ASSIGNMENTS TO BE DETERMINED BY VILLAGE DEVELOPERS LLC. SPACES SHALL MEET ALL REQUIRED SETBACKS AND SHALL NOT BE LOCATED IN THE SHORELAND ZONE.

WAIVERS GRANTED

SECTION 145-39.I. WAIVER GRANTED TO ALLOW GRASS PARKING AT COTTAGE UNITS IN LIEU OF GRAVEL OR ASPHALT.

SECTION 145-77.A(11) WAIVER GRANTED TO ALLOW THAT INTERIOR LANDSCAPING NEED NOT BE SHOWN ON THE SUBMITTED PLAN, EXCEPT THAT ALL BUFFERING AND SCREENING TO ALL EXTERNAL LOTS OR WAYS MUST BE SHOWN. ALL LANDSCAPING WITHIN 35' OF THE BOUNDARY MUST BE SHOWN, WHICH WOULD INCLUDE ANY DRIVEN MOTOR WAY OR PEDESTRIAN WAY, INCLUDING SWIMMING POOL AREAS.

REFERENCES

1. "BOUNDARY SURVEY AND TOPOGRAPHIC PLAN PREPARED FOR HOWARD J. HALL - LAND LOCATED ON ROUTE 1, OLD COUNTY ROAD, EDGEWOOD ROAD, EDGEWOOD CIRCLE AND THE MAINE TURNPIKE - WELLS, MAINE" PREPARED BY POST ROAD SURVEYING. DATED 10/24/05, REVISION 9 DATED 5/31/13.

WAIVERS PREVIOUSLY GRANTED:
1. 145-77 A. DRAWING SCALE (SHEET 1 IS 1" = 100', 1" = 40' IS PROVIDED IN APPLICATION)
2. 145-77 A. (3). PERIMETER SURVEY (PREVIOUSLY SUBMITTED SURVEY IS UNCHANGED).
3. 145-77 A. (9). CONTOUR INTERVAL (PREVIOUSLY SUBMITTED CONTOURS ARE UNCHANGED)

GRAPHIC SCALE
0 100 200 300 400 (FEET)

TOWN OF WELLS PLANNING BOARD	DATE

AMENDMENT INFORMATION

THIS PLAN REPRESENTS THE NINTH AMENDMENT TO A SITE PLAN PREVIOUSLY APPROVED BY THE WELLS PLANNING BOARD. THE PREVIOUS APPROVAL DATES ARE AS FOLLOWS:
1/8/07 - ORIGINAL SITE PLAN APPROVAL SIGNATURE (PLANNING BOARD)
2/25/08 - SITE PLAN AMENDMENT #1 APPROVAL SIGNATURE (PLANNING BOARD)
5/11/10 - SITE PLAN AMENDMENT #2 APPROVAL SIGNATURE (STAFF REVIEW COMMITTEE)
2/7/11 - SITE PLAN AMENDMENT #3 APPROVAL SIGNATURE (PLANNING BOARD)
6/6/11 - SITE PLAN AMENDMENT #4 APPROVAL SIGNATURE (PLANNING BOARD)
7/16/12 - SITE PLAN AMENDMENT #5 APPROVAL SIGNATURE (PLANNING BOARD)
11/18/13 - SITE PLAN AMENDMENT #6 APPROVAL SIGNATURE (PLANNING BOARD)
12/15/14 - SITE PLAN AMENDMENT #7 APPROVAL SIGNATURE (PLANNING BOARD)
12/7/15 - SITE PLAN AMENDMENT #8 APPROVAL SIGNATURE (PLANNING BOARD)

THE CHANGES PROPOSED FOR THE NINTH AMENDMENT ARE SUMMARIZED AS FOLLOWS:
1. REMOVE THE 60' X 120' EAST END ALL PURPOSE COURT AND REPLACE WITH GRASS PARKING.
2. REMOVE 2 GRASS PARKING SPACES, SOUTHERLY OF THE OFFICE.

APPLICANT / OWNER OF RECORD:
VILLAGE DEVELOPERS, LLC
P.O. BOX 339
WELLS, ME 04090

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
LEWIS CHAMBERLAIN
No. 9762
LICENSED PROFESSIONAL ENGINEER

SITE PLAN AMENDMENT #9
SEAGLASS VILLAGE
U.S. RT. 1, WELLS, MAINE

FOR: VILLAGE DEVELOPERS, LLC
P.O. BOX 339
WELLS, MAINE 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JLC
DATE: 2/9/16	2/9/16	REVISION : DATE - : -
JOB NO: C045-16	CAD FILE: SVS_SITE_AMD7	SHEET 1 OF 17

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

Michael Livingston, P.E., Town Engineer
Town of Wells
208 Sanford Road
Wells, Maine 04090

February 9, 2016
Project No.: C045-16

RE: Seaglass Village – Site Plan Amendment #9

Dear Mr. Livingston:

On behalf of Village Developers, LLC, I have enclosed a Site Plan Amendment application and revised Site Plan (Sheet 1) and Grading Plan (Sheet 3) for the above referenced project.

The purpose of this Amendment is to remove the 60' x 120' all-purpose court (East end) and replace with grass parking; remove two grass parking spaces (Southerly of the office).

If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;

Lewis Chamberlain, P.E.

cc: Village Developers, LLC

C045-15_WELLSAMEND9_LTR.doc

1284 State Road, Eliot, ME 03903 ◆ tel (207) 439-6023 ◆ fax (207) 439-2128

TOWN OF WELLS, MAINE

208 Sanford Road, P.O. Box 398
Wells, Maine, 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

New _____

Amendment X
(follow 145-74A)

For office use only

Fees Paid ✓

SITE PLAN APPLICATION – §145-74B/C/D/G

1. Project/Business Name: Seaglass Village
2. Street Address (of project): Post Road (US Route 1) and Old County Road
3. Assessor's Tax Map Number(s): 19 Lot Number(s) : 31
4. Property Owner: Village Developers, LLC

   Mailing Address: PO Box 339

   Wells, ME 03090

   Telephone: 207-641-0631 Fax: 207-641-2201

   Email Address: nehi@maine.rr.com

5. Applicant (if different from owner): _____

   Mailing Address: _____

   _____

   Telephone: _____ Fax: _____

   Email Address: _____

6. Agent (Engineer, Surveyor, etc): Attar Engineering, Inc.

   Mailing Address: 1284 State Road

   Eliot, ME 03903

   Telephone: (207) 439-6023 Fax: (207) 439-2128

   Email Address: lew@attarengineering.com

7. All correspondence should be sent to:
   (specify one of the above) Agent
8. Zoning District(s): General Business (GB); Rural (R)
9. Shoreland Overlay District(s): 75' Shoreland Overlay District from HWL of Stream

RECEIVED FEB 09 2016

10. Land Use(s): Existing : Seasonal Cottage/ Condominium-Hotel Facility

Proposed: Seasonal Cottage/ Condominium-Hotel Facility

11. What legal interest does applicant have in the property?

Ownership X Option _____ Purchase & Sales Contract _____ Other _____

Documentation of right, title or interest must accompany the application

12. Is any part of parcel within 250 feet of high water mark of a pond, stream, or tidal water body? Yes X No_____

13. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes____ No X

14. Does the parcel include any water bodies? Yes X No_____

15. Acreage of parcel: 65.07 Acreage to be Developed: 32.2 (entire project)

16.EXISTING a)Total Gross Floor Area of All Structures: see Site Plans

(b) Total Lot Coverage: construction in progress.

c) Total Square Footage of area considered covered ("not green and growing"): construction in

es structures, overhangs, paved or gravel surfaces, etc.)

LSC

479

is Floor Area of All Structure : see Site Plans GB = 29.5%

b) Total Lot Coverage: R = 19.9%

otage of area considered covered ("not green and growing"): 604,000 S.F.

es structures, overhangs, paved or gravel surfaces, etc.)

g Spaces: constr. in progess Total Number of Parking Spaces as proposed: ____

[12 spaces to be temporarily closed to accommodate Model Unit]

19. Estimated Traffic Generation at peak hour: Existing 73 trips As proposed : 73

One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

20. Description of proposal: **The purpose of this amendment is to remove the 60' x 120' all purpose court (east end) and replace with grass parking; remove two grass parking spaces (southerly of the office).**

CERTIFICATION. To the best of my knowledge, all information submitted with this site plan application is true and correct.

WITHIN APPLICATION IS HEREBY MADE RESERVING ALL OF THE APPLICANT'S OTHER RIGHTS AND REMEDIES.

,Agent 2/9/2016

Signature of Applicant Date

- See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at **www.wellstown.org** . Follow link to the 'Document Center' then 'Town Code.' Section 145-74B, C, D, G details the Site Plan and Site Plan Amendment procedures.

- This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.

- The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.

- The Code Enforcement Officer will determine the appropriate Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).

- Contact the Planning Department at (207) 646-5187 with questions.

- **Amendments to Approved Plans:** "Upon reciept of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: February 19, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Zoning Changes proposed for discussion on 2/22/16

Please bring the Zoning Change materials provided in your last Planning Board packet to the 2/22 PB meeting.

Attached are two emails from the Town Attorney dated 1/25/16 regarding the Ordinance changes.

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: January 15, 2016

To: Planning Board and Board of Selectmen

From: Michael G. Livingston, Town Engineer/Planner

Re: Other Possible Zoning Change Considerations for June 2016

I. "House Keeping" Items

Change outdated references in ordinances

i. Multiple references to Chapter §260 (old subdivision section) should be corrected to the current subdivision Chapter §202
ii. References to Chapter §115 instead of the current Chapter §116, Floodplain Management, to be corrected to §116
iii. References to Growth Management Chapter §174 to be corrected to refer to Chapter §175 (which expired 6-30-2008) or eliminated

II. Changes to Chapter §145-49. Residential Cluster Development to eliminate conflict with the Comprehensive Plan on the Aquifer Protection Zone and to allow a change in lot coverage on clustered lots in the Rural Zone.

III. Changes to the Reviewing Authority Chart (Chapter 145 Attachment A) to clarify thresholds of review and allow "minor" amendments to be approved by the Code Enforcement Officer and Planner. Over several years the Planning Board and Staff Review Committee have expressed the desire to allow minor site plan amendments to be approved by the staff to expedite approvals. (Sheds, small additions, minor paving, minor parking alternations, minor property line adjustments, etc.)

IV. Changes and additions to §201-10 to create an approval process for private streets. Currently no approval process exists and standards are not clear. The addition would require Staff Review Committee approval (Fire Chief, Police Chief, Public Works, Code Office and Planning Office) of private streets not in a subdivision. The Committee is comprised of all the critical Departments that should be involved with roads.

See attached materials.

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: January 20, 2016

To: Planning Board and Board of Selectmen

From: Michael G. Livingston, Town Engineer/Planner

Re: Zoning Change – Building Height exemption for Municipal Facility Use

Background:

In 2015 several alternatives were proposed to increase the current building height limit of 34 feet in the GB District in order to accommodate sloped roofs on 3-story buildings. The issued had been discussed during the review of the High School renovation project and will be a significant issue for the Police and Fire Safety complex project. Previous options considered included making a change to the entire GB Zone, to Route 1 from Chapel Road to Stephen Eaton Road, and Route 1 to Pope Creek to Stephen Eaton Road. All alternatives were focused on maintaining the 3 story limitation but allowing buildings to exceed 34 feet in height if sloped roofs/design standards are incorporated.

Purpose of Current Proposal:

Concerns on the scope of changes on Route 1 were expressed at workshop meetings and a public hearing; therefore, the exemption is now proposed to be limited to Municipal Facility use in the General Business District. This provision would allow the Town to set an example for good architectural features and possible future zone changes encouraging design standards.

Proposed Change: (depicted **underlined/bolded)**

Chapter 145. Land Use
Article V. District Regulations
§ 145-26. General Business District.

F. Dimensional requirements:
(5) Maximum building height: 34 feet, not to exceed three stories. (See § **145-35I**.)

G. Special provisions….

2. A municipal facility use or a public school use is allowed a maximum building height of 54 feet if constructed with a roof with a minimum pitch of 7/12 and does not have a floor higher than 35 feet above the average finished grade.

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools

NOTE: **Proposed additions to existing Code sections are <u>underlined</u>.**
Proposed deletions of existing Code sections are ~~crossed-out~~.
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts "An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools" to read as follows:

<u>Part 1</u>: Article V (District Regulations), § 145-26, entitled "General Business District" is hereby amended as follows:

G. Special provisions~~.~~:

<u>(1)</u> If a person owns parcels of land on the east and west sides of Route 1 within the General Business District, the parcels may be treated as a single lot of land, provided that he grants the Town a conservation easement over a portion of the land on the east side of Route 1. The easement shall cover a land area which, in conjunction with the parcels on the west side of Route 1, is adequate to support the proposed use as regulated in the district. The lot on the west side of Route 1 shall meet the minimum lot size requirement. Any proposed easement shall be reviewed and approved by the Planning Board.

<u>(2)</u> <u>A municipal facility use or a public school use is allowed a maximum building height of 54 feet if constructed with a roof with a minimum slope of 7/12 and if it does not have a floor higher than 35 feet above the average finished grade.</u>

<u>Part 2:</u> Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2016.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

Mike Livingston

From: Leah Rachin <lrachin@bergenparkinson.com>
Sent: Monday, January 25, 2016 2:53 PM
To: Mike Livingston
Cc: Jon Carter
Subject: Building Height Amendments

Hi Mike.

Had a look at the post-workshop revisions. They look fine to me.

Re: your question whether it invites challenge by developers (given the different treatment of muni/school buildings vs. other kinds of property) -- yes, no doubt that the disparity may invite complaints (if not challenges). However, if challenged, I think we would have a good basis for arguing that that the distinctions are reasonably related to health, safety and welfare issues (some of which you mentioned, i.e., the Town trying lead the way for proper design standards). Additionally, given that municipal facilities traditionally have occupied places of prominence in New England towns, it makes sense that they would be granted additional building height over other types of structures.

Happy to talk more about this. Also, I'm going to roll up my sleeves and look at the other proposed revisions (that you sent under separate cover) now.

Leah B. Rachin
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043
Tel (207) 985-7000
Fax (207) 985-7707

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IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by

Chapter 1. General Provisions

Article I. Adoption of Code

§ 1-1. Adoption of Code.

The various chapters and articles of the 1985 Code of the Town of Wells, and subsequent ordinances of the Town of Wells of a general and permanent nature adopted by the Town Meeting and Board of Selectmen of the Town of Wells, as revised, codified and consolidated into chapters and sections by General Code Publishers Corp., and consisting of Chapters **1** through **212**, together with certain regulations contained in Chapters **230** and 202 ~~260~~, are hereby approved, adopted, ordained and enacted as the "Wells Municipal Code," hereinafter referred to as the "Code."

Chapter 91. Building Construction

[HISTORY: Adopted by the Town of Wells as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Floodplain management — See Ch. 116 ~~115~~.
Historic preservation — See Ch. **132**.
Land use — See Ch. **145**.
~~Residential growth — See Ch. 174.~~
Subdivision of land — See Ch. 202 ~~260.~~

Chapter 116. Floodplain Management

[HISTORY: Adopted by the Town of Wells 11-5-2002. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. **91**.
Historic preservation — See Ch. **132**.
Land use — See Ch. **145**.
Subdivision of land — See Ch. 202 ~~260~~.

Chapter 132. Historic Preservation

[HISTORY: Adopted by the Town of Wells 3-8-1985. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. **91**.
Floodplain management — See Ch. 116 ~~115.~~
Land use - See Ch. **145**.

Chapter 145. Land Use

[HISTORY: Adopted by the Town of Wells 11-2-1993. Amendments noted where applicable.]
GENERAL REFERENCES
Planning Board — See Ch. **53**.
Building construction — See Ch. **91**.
Floodplain management — See Ch. 116 ~~115~~.
Historic preservation — See Ch. **132**.
~~Residential growth — See Ch. **174**.~~
Subdivision of land — See Ch. 202 ~~260~~.

§ 145-12. Nonconforming uses.

F. Mobile home parks outside Mobile Home Park Overlay District.[Added 11-5-2002]

(1) Notwithstanding § **145-12E**, the Planning Board, acting under Chapter 202 ~~260~~ (Subdivision of Land), may permit the expansion of a legally nonconforming existing mobile home park which is located outside the Mobile Home Park Overlay District, subject to the following conditions:

(2) Notwithstanding anything to the contrary in 1 M.R.S.A.§ 302, this § **145-12F** applies to any application under this Chapter or under Chapter 202 ~~260~~, whether or not such application has become a pending proceeding as defined in 1 M.R.S.A. § 302.

§ 145-34. Mobile Home Park Overlay District.

B. General requirements. Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, shall conform to all the requirements of the underlying district and shall conform to all applicable state laws and local ordinances or regulations. Where the provisions of this section conflict with specific provisions of this chapter or Chapter 202 ~~260~~ (Subdivision of Land) of the Wells Municipal Code, the provisions of this section shall prevail.

§ 145-35. General regulations.

I. No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 116 ~~115~~, Floodplain Management, § **115-6**, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space.[Amended 11-6-2001]

Chapter 201. Streets and Sidewalks

[HISTORY: Adopted by the Town of Wells as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Vehicles and traffic — See Ch. **212**.
Subdivision of land — See Ch. 202 ~~260~~.

Chapter 202. Subdivision of Land

[HISTORY: Adopted by the Planning Board of the Town of Wells 4-11-1994; readopted and renumbered by the Town of Wells 4-16-2004.[1] Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Planning Board — See Ch. **53**.
Building construction — See Ch. **91**.
Floodplain management — See Ch. 116 ~~115~~.
Historic preservation — See Ch. **132**.
Land use — See Ch. **145**.
~~Residential growth — See Ch. 175.~~

Chapter 145. Land Use

Article VII. Performance Standards

§ 145-49. Residential cluster development. [Amended 11-7-2006]

The purpose of this section is to allow, by Planning Board approval, the clustering of one- and two-family dwelling units. Clustering shall provide a more efficient use of land resulting in the preservation of natural land forms, wetlands, wildlife and waterfowl habitats, significant vegetation and agricultural lands, other natural resources, and historic sites. Notwithstanding other provisions of this chapter, the Planning Board may modify the dimensional requirements of this chapter as specified in this section to permit the clustering of one- and two-family homes. Such modifications shall not be construed as the granting of a variance to relieve hardship.

~~A. Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed except the Aquifer Protection District and the Shoreland Overlay District.~~

A. Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed. All areas of a cluster subdivision located within the Aquifer Protection District or the Shoreland Overlay District shall be dedicated as undeveloped open space.

B. 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) A sketch plan shall be submitted showing a standard nonclustered subdivision layout. Each lot in the standard subdivision shall meet the minimum lot size, density and lot width requirements of this chapter and, if not serviced by public sewer, shall have an area suitable for subsurface wastewater disposal according to the Maine Subsurface Wastewater Disposal Rules. In addition, the lots shown in the standard subdivision sketch plan shall be designed in accordance with subdivision standards and shall not require a variance or waiver from the existing ordinances or regulations in order to achieve the layout supporting the proposed density.~~

(1)~~(2)~~ 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.

(2)~~(3)~~ A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.

C. Dimensional requirements.

(1) The minimum lot sizes may be reduced to 20,000 square feet in any district where clustering is allowed, if not serviced by public sewer, or may be reduced to the following if on public sewer:

Type of Dwelling	Served by Public Sewer RA, GB and RC Districts (square feet)
One-family dwelling	10,000
Two-family dwelling	15,000

(2) The required setbacks from lot lines and from street rights-of-way within the cluster development may be reduced, but no structure shall be located within 15 feet of any lot line or within 20 feet of any street right-of-way within the cluster development.

(3) The required street frontage may be reduced to no less than 50 feet.

(4) When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.

(5) The maximum lot coverage of 20% in the Rural District may be allowed by the Planning Board to be increased to 40% on lots smaller than 40,000 square feet in area.

Mike Livingston

From: Leah Rachin <lrachin@bergenparkinson.com>
Sent: Monday, January 25, 2016 3:59 PM
To: Mike Livingston
Cc: Jon Carter
Subject: Amendments to Town Code

Hi Mike. So, I have had a chance to review the other proposed changes to the Town Code (in addition to the building height changes). I know we are in the early stages, but just wanted to provide the following comments:

- I agree with your approach to the housekeeping items. Makes sense to have everything consistent. The one thing I was wondering about was references to the chapter on Growth Management. You were debating whether to either correct the reference from Chapter 175 to Chapter 175 (which expired in 2008), or, to simply eliminate it entirely. I like the approach you took by simply striking it out. That way, folks looking will see that a residential growth ordinance actually existed at one time but no longer does.

- I like your approach to the residential cluster development provisions. Makes sense to me. One question I did have was that I noted you deleted the provision requiring a sketch plan to be submitted showing a standard non-clustered subdivision layout. Is the planning board finding such a submission superfluous to the analysis? Was just curious as to the logic underlining the deletion.

- With respect to enacting standards for private streets, I think that is a great idea. So far, I like what I see. A couple of observations as you move through the discussion process:

    - It states that private streets created *prior* to July 1, 1994 are grandfathered. Section H, however, applies to private streets constructed *after* June, 2016. What about those streets constructed between 1994 and before the standards are enacted in 2016?

    - Also, I see that you state that appeals from any decisions of the Staff Review Committee in this regard go to the ZBA. I think rather than cutting and pasting the appeal process into the new provision, you should simply state that the appeal process specified in 145-69 would dictate. This way, in the event that there are any future amendments to 145-69, you wouldn't risk having inconsistent procedures specified in different sections of the Town Code.

- With respect to your revisions to the "Reviewing Authority Chart," they look perfectly fine. The only thing I caught was a typo in cell C(II) – "alternation" should be "alteration."

So far, so good... Let me know if there is anything else I can do as you move through the process.

Leah B. Rachin
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043
Tel (207) 985-7000
Fax (207) 985-7707

Chapter 145. Land Use

Article X. Site Plan Approval

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article **V** shall be subject to the requirements of this article in the following situations:

A. A new use is proposed on a lot;

B. Resumption of a use on a property which has been discontinued for more than five years is proposed (See § **145-12D** regarding nonconforming uses.); or [Amended 6-10-2014]

C. An existing use proposes to expand its gross floor area and/or land area.

§ 145-71. Reviewing authority. [Amended 4-19-1997]

A. The reviewing authority for uses or structures requiring site plan review under Article **V** shall be determined by the **Reviewing Authority Chart**.[1][Amended 4-18-1998]

[1] *Editor's Note: The **Reviewing Authority Chart** is included at the end of this chapter.*

B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection **A** of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-74. Review and approval processes.

F. Expiration. [Amended 6-12-2012]

(1) Site plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established.

(2) Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed.

(3) Site plan approval shall expire if a use has been established and then discontinued for ~~two~~ five years or more.

Chapter 145. Land Use

Article X. Site Plan Approval

§ 145-74. Review and approval processes. [Amended 4-28-1995; 4-26-1996; 4-19-1997]

B. Code Enforcement Officer and Planner review process.

(1) Applications for site plan approval are to be filed with the Office of Planning and Development. Within seven days of receiving an application, along with certification that the abutters have been notified of the proposed plan by the applicant, the Code Enforcement Officer and Planner shall determine whether the proposed use meets the requirements of Articles **V**, **VI** and **VII** and shall determine whether the application is complete. If it does not meet the requirements of Articles **V**, **VI** and **VII** the Code Enforcement Officer shall notify the applicant in writing that the application has been denied. If it does meet Articles **V**, **VI** and **VII** it shall be reviewed for completeness. If it is not complete, the applicant shall be notified, in writing, of the additional information required to complete the application.

(2) Within 14 days of determining the application is complete, the Code Enforcement Officer and Planner shall approve the application and sign the site plan, approve the application with conditions and sign the site plan or deny the application.[Amended 11-7-2000]

(3) The Code Enforcement Officer and Planner shall only approve a site plan application if the Code Enforcement Officer and Planner determines that the plan meets the criteria of § **145-75**. The Code Enforcement Officer and Planner shall prepare written findings of fact, based on the evidence presented, including his conclusions and basis thereof.

(4) Failure of the Code Enforcement Officer and Planner to act on a complete application within 14 days shall constitute a denial of the application.

§ 145-78. Appeals. [Amended 4-26-1996; 4-19-1997]

A. If the Code Enforcement Officer and Planner or Staff Review Committee denies or grants an approval for a site plan application that is objectionable to the applicant or to any abutting landowner or to any aggrieved person who can demonstrate a direct negative impact, or when it is claimed that the provisions of this chapter do not apply or that the true intent and meaning of this chapter have been misconstrued or wrongfully interpreted, the applicant, an abutting landowner or an aggrieved person may appeal the decision to the Planning Board within 30 days of the reviewing authority's decision. The Planning Board shall review the site plan application and the decision of the Code Enforcement Officer and Planner or the Staff Review Committee.

(1) If the Planning Board finds that the application meets the criteria of §§ **145-75**, **145-76** and **145-77** it shall approve the application.

(2) If the Planning Board finds that the application does not meet the criteria of §§ **145-75**, **145-76** and **145-77**:

(a) The Board shall deny the application; or

(b) The Board shall allow the applicant to submit to the Planning Board changes to the application to correct the deficiency. If necessary, the Planning Board may conduct any additional meetings sufficient to review submitted changes; or

(c) The Board may place conditions of approval on the application which remedy the deficiency.

(3) A denial by the Code Enforcement Officer and Planner or the Staff Review Committee will automatically be placed on the Planning Board agenda as an appeal unless the applicant withdraws the application.

(4) Any appeal to the Planning Board shall be a listed agenda item and appear on a meeting agenda posted as per § **145-74D(1)**.

Chapter 145. LAND USE

Article X. Site Plan Approval

§ 145-74. Review and approval processes.

G. Amendment to approved site plans.

(1) An applicant shall request approval for amendments (modifications, erasures, deletions or additions, etc.) to said approved site plan and its conditions or notes, if any, whenever new facts or circumstances arise that would require approval under § **145-70**. A new, revised site plan shall be submitted indicating such changes and shall be approved by the same reviewing authority that approved the site plan, unless the Staff Review Committee or Code Enforcement Officer and Planner are ~~is~~ expressly authorized to approve the amendment according to the table in § **145-71**. If the scope of the proposed amendment would ordinarily require a higher reviewing authority, the site plan amendment application shall be submitted to the higher reviewing authority for consideration. The new, revised site plan shall be accompanied by an amendment application form provided by the Office of Planning and Development.**[Amended 4-18-1998; 11-6-2012]**

(a) If the site plan has been approved by a reviewing authority that no longer exists, the Planning Board shall be the reviewing authority for any amendments unless allowed as an exemption by the Reviewing Authority Chart.

(b) Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan or higher reviewing authority per the Reviewing Authority Chart.

(c) Upon finding that all applicable standards of the Wells Municipal Code have been met, the reviewing authority shall approve the amended plan. The review of the proposed amendment shall be limited to those portions of the site plan proposed to be changed.

(4) Field changes to approved site plans.**[Added 4-18-1998]**

(a) Procedure. As noted in the table in § **145-71**, the Code Enforcement Officer may approve field changes to approved site plans, regardless of the reviewing authority which approved the plan, when minor variations are necessary during the construction period. In order to be considered a field change, such variations shall be limited to those necessary to deal with unforeseen difficulties that arise during the course of construction involving such technical details as utility location and substitution of equivalent plantings and shall not include any substantial alterations. No field changes may be approved in violation of this chapter or any conditions of approval. Requests for field changes shall be made to the Office of Planning and Development in writing and may be approved or denied, in writing, only by agreement of the Director of Planning and Development and the Code Enforcement Officer or, at their discretion, may be referred to the reviewing authority for its consideration.

TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

Meeting Agenda
Tuesday, February 2, 2016, 9:00 AM
Littlefield Meeting Room, Town Hall
208 Sanford Road, Wells

MINUTES
January 12, 2016

DEVELOPMENT REVIEW & WORKSHOP

I. **BURNT MILL ESTATES SITE PLAN -** Burnt Mill Holding Company, LLC, owner, William Bradley Booth, applicant; Hart Howerton & Corner Post Land Surveying, Inc, engineer/surveyor. Site Plan Application for permitted uses within portions of the Burnt Mill Estates Subdivision open space including an 18-hole Golf Course and Driving Range(Low-intensity commercial recreation use); a Kids Club, a Fitness Club with pool, a Golf Clubhouse with Event Barn, and Maintenance Buildings, sheds, restrooms and associated parking (Club use); and a Standard Restaurant use with the Golf Clubhouse are proposed. Parcels are located within the Rural & 75' Shoreland Overlay Districts and are off or in the vicinity of Hobbs Farm Road. Tax Map 62, Lots 12, and 13 and Map 63, Lot 7. **Comment on Site Plan for the Planning Board**

II. **WIRE ROAD SUBDIVISION –** Highpine Properties, LLC, owner/applicant. Attar Engineering, Inc. agent. Preliminary Subdivision Application for a major subdivision consisting of 40 lots/ single family dwelling units on 100 acres of land (Residential Cluster Development) with private roadways and infrastructure. The parcel is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Comment of Preliminary Subdivision Application for the Planning Board**

OTHER BUSINESS

ADJOURN

Town of Wells, Maine
Code Enforcement Officer

APPROVED

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

Article X
Site Plan Approval

PROJECT INFORMATION		
General:	**Project Name:**	Springer LLC
	Applicant:	Springer LLC, David Springer, 122 Wildrose Lane, So. Berwick, ME 03908
	Landowner:	Joseph Lindsay, PO Box 777, Wells, ME 04090
	Location:	Willie Hill Road
	Existing Use:	3,600 SF Business Contractor building with associated parking
	Proposed Land Use:	3,600 SF Agriculture use building with associated parking
	Tax Parcel ID:	Tax Map 40, Lot 3-14
	Zoning District:	Light Industrial District (per the 6/27/2005 Planning Board approved subdivision for Berwick Road Business Park)
	Art VII Performance Standard:	None
	Design Engineer:	None
	Plan Submission Date:	January 29, 2016
Project Description:	David Springer has submitted a site plan amendment application for Map 40, Lot 3-14 located off of Willie Hill Road. The application is for a change of use from a 3600 SF Business Contractor use building with associated parking to a 3,600 indoor Agriculture use building with associated parking. The property is approximately 2.95 acres in size and is identified by the Town of Wells Official Zone Map to be within the Resource Protection and 250' Shoreland Overlay District. However, the Berwick Road Business Park Subdivision approved by the Wells Planning Board on 6-27-2005 designated the area for this parcel to only be within the Light Industrial District due to field located wetland and wildlife. The property is served by private septic and drilled well. The business is to be served by 10 paved parking spaces.	
Completeness Determination:	2/16/2016	
Public Hearing:	Not Applicable	
Staff Review Mtg:	Not Applicable	

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

PROJECT HISTORY

1. On 1/29/16 the applicant submitted a site plan amendment application, plan and fee to the Planning Office.
2. On 2/3/16 the Code Enforcement Officer prepared an Article V use determination find the use proposed to be permitted within the Light Industrial District.
3. On 2/4/16 the Planning Office mailed the use determination and notice of reviewing authority to abutters.
4. On 2/9/16 the Planning Office prepared Article V, VI, VII review checklists and a draft completeness (145-77) review checklist.
5. On 2/11/16 the Code Enforcement Officer began review of the site plan and review checklists.
6. On 2/12/16 the Code Enforcement Officer provided the application with some initial review comments.
7. On 2/12/16 the Planning Office prepared a draft compliance (145-75)/ Findings of Fact & Decisions document for review.
8. On 2/12/16 the Planning Office inquired about various completeness and compliance items with the applicant.
9. On 2/15/16 the applicant provided the Planning Office with additional information.
10. On 2/16/16 the Code Enforcement Officer found the site plan application complete (145-77).
11. On 2/17/16 the Planning Office prepared an updated compliance (145-75)/ Findings of Fact & Decisions document for review.
12. On 2/17/16 the applicant reviewed the draft site plan and draft Findings of Fact & Decisions with the Planning Office.
13. On 2/18/16 the Code Enforcement Officer found the application compliant (145-75); approved and signed the Findings of Fact & Decisions; and approved and signed the site plan.

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

§ 145-75. Criteria and Standards		Comments
The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.		
A.	**Traffic.** The proposed development shall provide for safe access to and from public and private roads. Safe access shall be assured by providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.	On-street parking is prohibited. Spaces are shown to be 9' x 18.5' in dimension. The aisle width requirement for 90 degree spaces is 26' and the plan states there is 26'. 1 handicap accessible parking space is required for the 10 spaces made available. Snow storage areas are labeled on sheet 2. No parking areas shall be located within the Shoreland Overlay District. Areas that could be used for parking shall be on pavement. The proposed building is located at least 90 feet from Willie Hill Road. The proposed parking is located at least 60 feet from Willie Hill Road. Sheet 1 notes the speed limit on Willie Hill Rd to be 25 mph. Site distances are noted to be adequate on sheet 2. On 6/4/2012 the Planning Board had determined that a traffic study for this site plan application was not required. Sheet 1 states parking is based on 3600 SF. The building dimensions are 60' x 60' which totals 3,600 SF. 3600 SF / 1000 SF = 4 parking spaces required by the CEO for the agriculture use. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

§ 145-75. Criteria and Standards		Comments
B.	**Dust, fumes, vapors and gases.** Emission of dust, dirt, fly ash, fumes, vapors or gases which could damage human health, animals, vegetation or property or which could soil or stain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission, shall be prohibited.	This property is prohibited from emitting such dust, fumes, vapors or gases at any point perceptible beyond its lot lines. No outside fertilizer storage is proposed. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
C.	**Odor.** No land use or establishment shall be permitted to produce offensive or harmful odors perceptible beyond its lot lines, measured either at ground or habitable elevation.	This property is prohibited from producing such offensive or harmful odors at any point perceptible beyond its lot lines, as measured at ground or habitable elevation. No outside fertilizer storage is proposed. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
D.	**Glare.** No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.	This property is prohibited from producing glare beyond its lot lines onto abutting lots or rights of ways. See note 7 on sheet 1. Signage, if applicable, shall not be lit or illuminated. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
E.	**Stormwater runoff.** Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word "site plan" shall be substituted for "subdivision"). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. **[Amended 4-27-2007]**	On 6/4/12 the Planning Board granted a waiver and did not require the submission of a stormwater management plan for this site plan application due to stormwater considerations made during the 2005 Berwick Road Business Park Subdivision review and approval. No changes proposed to stormwater. No floor drains are proposed. No irrigation drains will be connected to the septic system. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**

§ 145-75. Criteria and Standards			Comments
F.	**Erosion control.** Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: **[Amended 4-27-2007]**		Best Management Practices are a standard condition of approval. The Standard Conditions of the Town of Wells appear on sheet 1. The rear slope is proposed to be 2:1 rather than 3:1, and some form of stabilization is required. See Town Engineer/Planner memo dated 5-31-12. No changes proposed to erosion control measures. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
	(1)	Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.	
	(2)	The duration of exposure of the disturbed area shall be kept to a practical minimum.	
	(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	
	(4)	Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.	
	(5)	Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.	

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

§ 145-75. Criteria and Standards			Comments
	(6)	The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.	
	(7)	During grading operations, methods of dust control shall be employed.	
	(8)	The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
	(9)	The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
	(10)	Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
	(11)	Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

§ 145-75. Criteria and Standards		Comments
G.	**Setbacks and screening.** Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.	This commercial property abuts other commercial properties. A visual screen along abutting lot lines of residential uses is not necessary. A 15' landscaped buffer strip along Willie Hill Road is shown on sheet 2. See 145-38B.The dumpster screened by a 6' slatted chain link fence. Per 145-38B, a 40' landscaped buffer along Willie Hill Road is required. Sheet 2 identifies the first 40' of the property from Willie Hill Road shall consist of the existing wooded areas and proposed evergreen and shade tree plantings. All plantings shall meet the 2 inch diameter at breast height requirement and shall be less than 30 feet apart. Setback requirements of the Light Industrial District are noted on sheet 1 and shall be complied with. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
H.	**Explosive materials.** No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.	All explosive materials stored on this property shall be stored in compliance with NFPA standards. A 1,500 gallon underground propane tank is proposed. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

§ 145-75. Criteria and Standards		Comments
I.	**Water quality.** All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.	Water quality standards shall be complied with. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
J.	**Preservation of landscape.** Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.	The existing landscaping shall be preserved insofar as practicable for the proposed development. No changes to landscape proposed from prior site plan approvals. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
K.	**Refuse disposal.** The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.	The parcel is served by an on-site dumpster which shall be screened with 6' slatted chain-link fencing. See also note #10 on sheet 1. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

§ 145-75. Criteria and Standards		Comments
L.	**Water supply.** The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.	The property shall be served by an on-site private well. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
M.	**Sewage disposal.** The applicant shall provide for the safe disposal of all wastewaters.	The property shall be served by an on-site private subsurface wastewater disposal system. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**
N.	**Fire safety.** The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.	A letter from the Wells Fire Chief dated 6-12-12 was provided stating adequate provisions for fire safety have been met. A Knox Box shall be installed on the proposed building. The location of the Knox Box to be determined by the Fire Department. No changes proposed to access for firefighting equipment or personnel. **THE CODE ENFORCEMENT OFFICER FINDS THAT THIS STANDARD SHALL REMAIN MET.**

Standard Conditions of Approval

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for two years or more. [§145-74F]
2. Approval is conditioned upon compliance by the applicant with the plans and specifications which have been received by the Town in connection with this development proposal.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan. [§145-74G(1)(b)]
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64. [§145-79A]

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-64. [§145-79B]
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
   - (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
   - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
   - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
   - (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
   - (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
   - (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
   - (g) During grading operations, methods of dust control shall be employed.
   - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
   - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
   - (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
   - (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board and/or Staff Review Committee.
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and use permits prior to occupancy.
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the owner/Homeowners Association/applicant/developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this subdivision/site plan parcel(s).
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change.
12. Prior to the pouring of a building footing/foundation, the location of each cottage and/or building to be constructed shall be located on the face of the earth and shall be marked with surveyor pins or stakes. The developer shall receive approval of each cottage and/or building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation.

Town of Wells, Maine
Code Enforcement Officer

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for "Springer LLC"

13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be presented to the Town for review and approval by the Town Attorney. No use permit shall be issued until the Town Attorney has indicated approval of the condominium documents.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer.
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy.

Special Conditions of Approval

1. All previous Conditions of Approval will remain in effect unless amended by this application. The approval of this Amended Site Plan in no way negates the need for applicant compliance with all previously set Conditions of Approval.
2. The owner, applicant and tenants shall comply with all applicable provisions of the Maine Medical Use of Marijuana Act (and the regulations promulgated under the Act).
3. This approval is for an indoor agriculture use, NOT a "Registered Marijuana Dispensary" per State Statute or Wells Town Code.
4. Growing of any marijuana is limited to activities allowed as a "Primary caregiver" in accordance with Maine State Law.

Dated at Wells, Maine this 18 day of February, 2016

Wells Code Enforcement Officer

By: _____
Jodine Adams, Code Enforcement Officer

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

Mr. Michael Livingston, Town Engineer
Town of Wells
208 Sanford Road
Wells, Maine 04090

January 12, 2016
Project No.: C031-16

RE: Record Plan Submittal, Field Change Request
Summerscape
College Drive (Tax Map 43, Lot 4)

Dear Mr. Livingston:

On behalf of Summerwinds, LLC, I have enclosed a revised record (as-built) plan for the above referenced project.

The as-built includes a single level, 6' x 7' shed that was not depicted on the approved site plan. Summerwinds, LLC respectfully requests that this shed be approved as a field change per Wells Town Code Section 145-74G(4). This request is supported by the following points:

- The addition of this small shed is not a substantial alteration.
- The shed creates approximately 42 square feet of lot coverage; however, the dumpster area was constructed with approximately 51 square feet less pavement than depicted on approved site plan, resulting in a net decrease in lot coverage. These areas are noted on the revised as-built.
- The shed is needed to provide an enclosure for irrigation system controls and equipment. The need protect this equipment was an unforeseen issue at the time of site plan approval. The shed is necessary because there is no convenient approved common structure, such as the clubhouse or office in Phase 1, that could house the equipment. The shed's location was limited by existing utilities in the area (sewer lines, water lines, drainage lines and electrical/cable lines) and the need for the equipment to be placed in close proximity to the irrigation well.

A building permit application for the shed is included in this submittal.

If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;

Lewis Chamberlain, PE

cc: Fred Daley - Summerwinds, LLC

C031-16_Wells_AB_FC.doc

1284 State Road, Eliot, ME 03903 • tel (207) 439-6023 • fax (207) 439-2128

GENERAL NOTES

1. THIS PLAN PROVIDES A RECORD DRAWING OF THE SUMMERSCAPE DEVELOPMENT LOCATED ON COLLEGE DRIVE (WELLS TAX MAP 43, LOT 4). THE DEVELOPMENT CONSISTS OF 70 LODGING FACILITY UNITS (CONDOMINIUM HOTELS), A LODGING FACILITY OFFICE, CLUBHOUSE AND OTHER AMENITIES.

2. EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.

3. INDIVIDUAL UTILITY SERVICES (WATER, SEWER, ELECTRICAL, ETC.) TO EACH BUILDING ARE NOT DEPICTED. IRRIGATION LINES ARE NOT DEPICTED.

4. SUBSURFACE UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST THEREFORE DIG SAFE SHALL BE CONTACTED PRIOR TO THE UNDERTAKING OF ANY FUTURE SITE WORK OR EARTH DISTURBANCE ON THE PROPERTY.

5. AS BUILT CONDITIONS WERE SURVEYED BY ATTAR ENGINEERING, INC. BETWEEN OCTOBER, 2011 AND NOVEMBER AND DECEMBER, 2015.

6. THE DEVELOPER HAS REQUESTED THAT THE ADDITION OF THE 6' X 7' ENCLOSURE BE APPROVED AS A FIELD CHANGE. THE ADDITION OF THE ENCLOSURE WILL NOT INCREASE THE PREVIOUSLY APPROVED LOT COVERAGE BECAUSE THE PAVED AREA AROUND THE DUMPSTER HAS BEEN REDUCED BY APPROXIMATELY 51 S.F. THE ENCLOSURE ADDS 42 S.F. OF LOT COVERAGE, RESULTING IN A NET DECREASE IN LOT COVERAGE OF APPROXIMATELY 9 S.F.

REFERENCES

1. "BOUNDARY SURVEY AND TOPOGRAPHIC PLAN PREPARED FOR WENTZELL BUILDERS, INC. LOCATED ON COLLEGE DRIVE, WELLS, MAINE," PREPARED BY POST ROAD SURVEYING. DATED 03/28/05.

2. "SITE PLAN AMENDMENT #3 – SUMMERSCAPE – COLLEGE DRIVE, WELLS, MAINE" PREPARED BY ATTAR ENGINEERING, INC. DATED 5/20/13, REVISION A DATED 6/13/13. SIGNED BY THE WELLS PLANNING BOARD ON 6/17/13. SHEETS 2 AND 3 ALSO SIGNED BY THE WELLS PLANNING BOARD ON 6/17/13.

3. SITE PLAN AMENDMENT #4: "GRADING AND UTILITY PLAN – SUMMERSCAPE – COLLEGE DRIVE, WELLS, MAINE" PREPARED BY ATTAR ENGINEERING, INC. DATED 5/20/13, REVISION G DATED 12/8/14. SIGNED BY THE WELLS STAFF REVIEW COMMITTEE ON 12/9/14.

GRAPHIC SCALE

40 0 40 80 120 (FEET)

APPROVAL OF FIELD CHANGE:

Michael G. Livingston 1-15-16
PLANNING DEPARTMENT DATE

Jane Lewis 1-15-16
CODE ENFORCEMENT DEPARTMENT DATE

PER WELLS TOWN CODE SECTION 145-74.G.(4) THE IRRIGATION CONTROL ENCLOSURE SATISFIES THE REQUIREMENT OF A FIELD CHANGE DUE TO TECHNICAL DETAILS AND UTILITY CONFLICTS. ALL CONDITIONS OF PREVIOUS APPROVALS REMAIN IN EFFECT. THE ENCLOSURE OF UTILITIES IS NOT CONSIDERED AN EXPANSION OF THE NONCONFORMING USE.

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
LEWIS CHAMBERLAIN
No. 9762
LICENSED
PROFESSIONAL ENGINEER

RECORD PLAN
SUMMERSCAPE
91 COLLEGE DRIVE, WELLS, MAINE

FOR: SUMMERWINDS, LLC.
105 BARTLETT ST.
MARLBOROUGH, MA 01752

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: JLC
DATE: 1/14/16		REVISION : DATE – : –
JOB NO: CO31-16	CAD FILE: OCEAN MIST CONDO	SHEET 1 OF 1

Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M. L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: January 15, 2016

To: Summerwinds, LLC

From: Michael G. Livingston, Town Engineer/Planner
Jim Genereux, Asst. CEO

Re: Summerscape Cottages – Field Change, Tax Map 43, Lot 4

Field Change Request:

On 1/12/2016, Lew Chamberlain, agent for Summerwinds, LLC, requested a Field Change to the Summerscape Cottages site plan approval due to technical details and utility conflicts which required an irrigation control enclosure to be located near the westerly side of the property adjacent to the irrigation well and sewer pump station.

Field Change Approval:

The requested change meets the standards of 145-74G(4)(a)…"such variations shall be limited to deal with unforeseen difficulties that arise during the course of construction involving such technical details such as utility location…"

The field change results in the addition of a 6' x 7' irrigation control enclosure. The addition of 42 SF of lot coverage from this enclosure is off set by the dumpster area constructed with 51 less square feet. The property has a net decrease in lot coverage by approximately 9 SF. All conditions of the previous approvals shall remain in effect. The enclosure of utilities is not considered an expansion of the non-conforming seasonal cottage use. Therefore, the requested field change is granted approval by the Town Engineer and Code Enforcement Officer.

Michael G. Livingston, PE / Town Engineer

James Genereux, Asst. CEO

ATTAR
ENGINEERING, INC
CIVIL · STRUCTURAL · MARINE

Mr. Michael Livingston, Town Engineer
Town of Wells
208 Sanford Road
Wells, Maine 04090

January 12, 2016
Project No.: C031-16

RE: Record Plan Submittal, Field Change Request
Summerscape
College Drive (Tax Map 43, Lot 4)

Dear Mr. Livingston:

On behalf of Summerwinds, LLC, I have enclosed a revised record (as-built) plan for the above referenced project.

The as-built includes a single level, 6' x 7' shed that was not depicted on the approved site plan. Summerwinds, LLC respectfully requests that this shed be approved as a field change per Wells Town Code Section 145-74G(4). This request is supported by the following points:

- The addition of this small shed is not a substantial alteration.
- The shed creates approximately 42 square feet of lot coverage; however, the dumpster area was constructed with approximately 51 square feet less pavement than depicted on approved site plan, resulting in a net decrease in lot coverage. These areas are noted on the revised as-built.
- The shed is needed to provide an enclosure for irrigation system controls and equipment. The need protect this equipment was an unforeseen issue at the time of site plan approval. The shed is necessary because there is no convenient approved common structure, such as the clubhouse or office in Phase 1, that could house the equipment. The shed's location was limited by existing utilities in the area (sewer lines, water lines, drainage lines and electrical/cable lines) and the need for the equipment to be placed in close proximity to the irrigation well.

A building permit application for the shed is included in this submittal.

If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;

Lewis Chamberlain, PE

cc: Fred Daley - Summerwinds, LLC

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Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner	*mlivingston@wellstown.org*
Shannon M L. Belanger, Planning Assistant	*sbelanger@wellstown.org*

Memo

Date: January 26, 2016

To: S&J Collision

From: Shannon Belanger, Planning Assistant
Jodine Adams, CEO

Re: S&J Collision – Field Change, Tax Map 40, Lot 3-5
Route 9 – Light Industrial District

Field Change Request:

On June 28, 2007 Anderson Livingston Engineers, Inc. submitted a Field Change request to Mike Huston, Town Planner for S&J Collision, Tax Map 40, Lot 3-5. The request involved adding a catch basin (see Sketch provided by the applicant's agent Mike Livingston, PE) under where the roof lines meet of the existing building. The applicant's concern was that rain water would collect in the roof valley and become concentrated on the ground near the handicap parking. To address this concern a catch basin and out-letting culvert was proposed to capture the water from the roof valley. Drainage from this building's roof and the pavement was approved to be directed to the abutting pond on the Armstrong Fence property by the Planning Board on May 8, 2006. The applicant's agent, Mike Livingston, PE found the addition of the culvert to have an insignificant effect on the already approved drainage flowing to the pond.

On July 9, 2007, Mike Huston asked the applicant's agent, Mike Livingston, PE, some questions regarding the proposed catch basin and status of the properties construction. On July 16, 2007, Mike Livingston responded, the parking lot is currently still gravel.

On April 9, 2008, Mike Huston emailed Mike Livingston if a written Field Change approval was granted for the June 28, 2007 request, as the Town records did not show a written approval. On April 9, 2008 Mike Livingston faxed Mike Huston all materials he had in his records regarding this matter. A written approval of the field change had not been prepared in 2007.

In July 2008, the abutter (M 40, L 3-4) contacted the Planning & Code Offices with concerns about the installed catch basin and culvert out-letting into the detention pond. On July 28, 2008 Mike Huston stated that he and Jodine Adams, CEO reviewed the field change request of S&J Collision and gave it the OK based on the information Mike Livingston, PE provided.

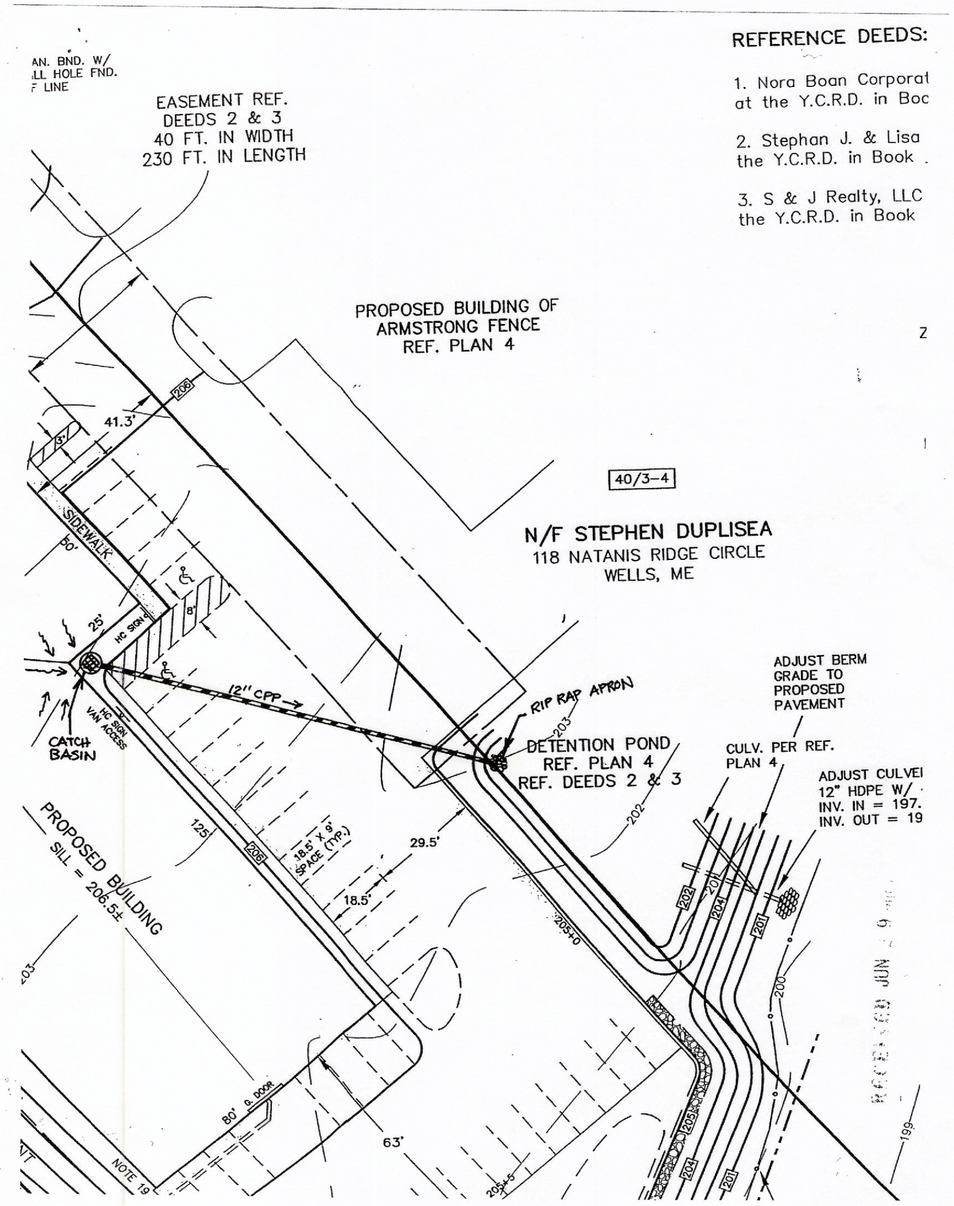
Field Change Approval:

The requested change meets the standards of 145-74G(4)(a)…"such variations shall be limited to deal with unforeseen difficulties that arise during the course of construction…"

The field change results in the addition of a 12" outlet culvert constructed to the detention pond on the abutting property, which this property (M 40, L 3-5) has right to send drainage to.

The catch basin shall only collect runoff from the rood area of the roof valley. The majority of runoff shall continue to sheet flow across the pavement to the detention pond as approved on the site plan. All conditions of the previous approvals shall remain in effect. Therefore, the requested field change from June 28, 2007 is granted approval by the Code Enforcement Officer.

Jodine Adams, CEO — Date 1/26/16



TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: February 4, 2016

Re: Planning Board Officer Positions

The Planning Board should consider appointing and accepting a Planning Board member for the following positions:

Chairman

Vice Chairman

Secretary

Thank you.