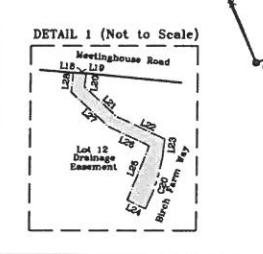
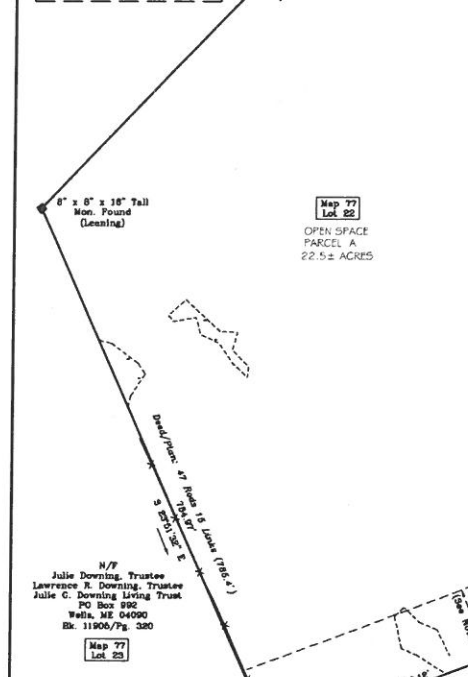
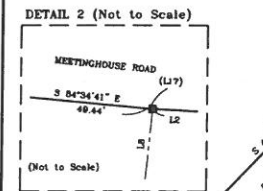




LEGEND :

8/8" Rebar w/Barry Cap #2074 to be set (TYP.)
 CWP = Copper Wire Core Found
 MOM = Granite/Concrete Monument w/Metal Insert to be set (TYP.)
 --- --- --- Approximate Property Line
 --- --- --- Proposed Building Envelope
 --- --- --- Buried Wire Fence Remains
 --- --- --- Utility Pole
 --- --- --- Map or Plan
 --- --- --- Dead End or Pipe
 --- --- --- Utility Pole
 --- --- --- Proposed Wastewater Disposal Area
 --- --- --- Forested Wetland (See Note 26)
 --- --- --- Wetland Pool



GRAPHIC SCALE 1" = 100'

0 100' 200' 300'

LOCUS DEED REFERENCE:

Owner of Record: Richard Moody & Sons Construction, LLC
 Deed Book 17005, Page 800

PLAN PURPOSE:

The purpose of this plan is to show revised locations of wastewater disposal areas, relative to the locations of wells and recently constructed houses on Lots 11 and 12 of the Birch Farm Subdivision Plan approved by the Town of Wells Planning Board on October 3, 2018, recorded in York County Registry of Deeds in Plan Book 206, Page 2.

PLAN REFERENCES:

- 1 - "Standard Boundary Survey, 1321 & 1371 Meetinghouse Road, Wells, Maine, Owned by Richard C. Bragdon, Prepared for Jim Moody," dated June 4, 2018 by Lower Village Survey Co.
- 2 - Property Map or Plan of David W. and Helen K. Craig in Wells, Maine, dated November 1960, by G. Waynard Trafton, Engineer, recorded in York County Registry of Deeds in Plan Book 26, Page 46.
- 3 - "Division of Land at 1140 Branch Road, Wells, Maine, Owned by Sumner C. Weeks, Jr.," dated November 20, 2000, by Litigation-Hughes Professional Land Surveying Corporation, recorded in the York County Registry of Deeds in Plan Book 204, Page 13.
- 4 - "Plan of Farm Owned by Isaac Storey in Wells, Maine, Sold to Charles Brown" (undated) by George O. Haves.
- 5 - "Flood Insurance Rate Map - Town of Wells, Maine, York County - Community Panel #220166-001D."

NOTES:

- 1 - The locus parcel is identified on Town of Wells Tax Assessor's Map 77 as Lot 22 and is located in the Rural Zone.
- 2 - The surveyed premises to be subdivided total 1,719,646 square feet (39.77 Acres) excluding out parcel (6.77 Acres) shown.
- 3 - All bearings shown are based on Grid North per Maine State Plane Coordinate System, West Zone.
- 4 - The boundary of the locus parcel along Meetinghouse Road is the apparent right-of-way line based on monumentation found and a record width of four rods (66 feet) per Wells Town Clerk records.
- 5 - An apparent prescriptive utility easement to Central Maine Power Company and Fairpoint Communications extends from Pole #8 at Meetinghouse Road to the service line pole near the residence located at 1521 Meetinghouse Road. No easement was found for said utility pole and wires.
- 6 - The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.
- 7 - Deviations shown are based on NAVD 1988.
- 8 - Soils, test pit information, and wetland delineation per Joseph Noel, CEC, LSC. Wetland was mapped by Lower Village Survey Co.
- 9 - Underground utilities shall be underground and installed prior to final road base gravel installation.
- 10 - This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
 - No written report prepared
 - No new deed description prepared
 - Monuments not set at all angle points along Meetinghouse Road
- 11 - The developer shall schedule a pre-construction meeting with the Town Engineer, Department of Public Works, and any other required agencies prior to commencement of construction.
- 12 - Upon completion of construction the developer shall provide the Town of Wells with as-built or recorded drawings of the roadway drainage and utility construction.
- 13 - The proposed subdivision shall include a wastewater disposal system designed and based on a 3 bedroom dwelling or 270 gallons per day. Final design and location of subsurface wastewater disposal systems, trench lines and well locations shall meet state plumbing code (CMR-054-Chapter 241). If conditions above, a 4 bedroom system may be designed with CSD/Town Planner approval. Said systems shall design to vary up to 18 feet from locations shown on the plans with CSD/Town Planner approval.
- 14 - Dug wells shall be prohibited on individual lots. A restriction on the use of dug wells shall be included on the deed for each lot as per Town of Wells Chapter 202-12.7(2). Wells shall be a minimum of 100' from a subsurface wastewater disposal system.
- 15 - Open Space Parcel (OSP) shall be owned/managed by the Birch Farm Homeowners Association. Open space is for passive recreational use. A single accessory structure not exceeding 200 SF is permitted and requires a building permit. No more than 25% of the Open Space may be impervious surface. Further subdivision of the Open Space Parcel A is specified in the Homeowners Association Covenants but shall not be used for building lots. A portion of the Open Space may be in under no obligation to be dedicated for acceptance by the Town of Wells.
- 16 - All streets in this subdivision shall remain private roads to be maintained to Town standards by the owner or the lot owners and shall not be accepted or maintained by the Town per Town of Wells Chapter 202-15.
- 17 - The project permits single family dwellings. No businesses are allowed except home occupations in accordance with the Land Use Ordinance. Accessory dwelling units are permitted subject to the requirements of the Wells Land Use Ordinance.
- 18 - Prior to the issuance of a building permit for any primary residence on any lot, the owner shall provide evidence of a suitable water supply to the Code Enforcement Officer in compliance with Chapter 202-12P(1)(2).
- 19 - Any assessments required for electric, telephone, or cable transformers or pedestals, shall not constitute an amendment to this plan.
- 20 - Individual sprinkler systems are proposed for each house to meet fire protection requirements for the Town of Wells.
- 21 - Lot 13 is proposed with driveway access off Meetinghouse Road. Lot 13 driveway may vary in location up to 10 feet in either direction. All other lots shall have driveways off of Birch Farm Way. All lots shall be restricted to have vehicular access off of Birch Farm Way only.
- 22 - No building permits shall be issued until the base course of pavement and utilities are installed.
- 23 - Locus parcel is located entirely in Flood Zone C as shown on Plan Ref. 4.
- 24 - References made to MDEP Tier 1 NEPA Permit #1-27189-TC-A-N and Army Corps of Engineers Permit #AE-2018-01618
- 25 - No wetland impacts other than approved in the DEP-NEPA Tier 1 permit are allowed without additional DEP approval. Refer to Plan Ref. 4 (10002 5.7). The limits of the wetland or buffers as depicted are the limits of the building envelopes.
- 26 - Wells Land Use Code § 145-42(C)(4) setbacks to non-cluster residential developments. The project proposes a minimum 50-foot wide Open Space Parcel A area abutting non-cluster residential developments for Lots 1-12. Said buffer areas are generally wooded and maintenance/maintenance of the Open Space Parcel A is specified in the Homeowners Association Covenants but shall not preclude the installation/maintenance of trails or maintenance of dead, diseased or dying trees. Lots 1-5 shall provide 50-foot setbacks maintaining negative cover in current conditions (mowed, mowed, lawn or woods) and shall provide the installation of subsurface wastewater disposal systems.
- 27 - Trees to be preserved along the project boundary are shown generally on Plan Ref. 4 with the exception of 1-2 trees on Lot 15 which may be required to be removed for the installation of the Lot 15 septic system.
- 28 - Three (3) non-significant wetland pools have been mapped onsite and are provided with 100 foot no cut buffers except for the removal of dead, diseased or hazardous trees or shrubs.
- 29 - The Birch Farm Subdivision is subject to a Homeowner's Association Declaration and Covenants to be recorded in the YCRD to provide for common ownership/maintenance of common areas (Parcel A), roadway, utilities, and stormwater management system. The roadway shall remain privately owned and maintained and does not meet the acceptance requirements § 201-18 of the Wells Ordinance.
- 30 - A performance guarantee shall be established by the applicant/developer prior to construction of this subdivision. The performance guarantee shall be in a form and amount found acceptable by the Town Manager and the sale of lots or units or occupancy of any lot or unit within this subdivision shall be prohibited until an acceptable performance guarantee is established with the Town of Wells.
- 31 - A cash performance guarantee based on 6.66 acres of disturbed area at \$3000 per acre (\$6000 total) shall be provided to the Town prior to the start of construction.
- 32 - No sale of a lot or occupancy permit shall be granted until the road is completed to the level of base pavement and drainage systems and utilities are complete, except that one temporary occupancy permit may be granted limited to the use as a sales model unit/office.
- 33 - The performance guarantee may be reduced during construction commensurate with completed improvements for which the release is being requested as determined by the Town Engineer.
- 34 - A cash escrow deposit shall be provided by the developer/owner prior to the start of construction to cover the costs associated with the third party construction monitoring inspections.
- 35 - The developer shall maintain a 100 foot farmstead setback for structures per Farmland Registration (M.R.S.A. Title 7, Chapt. 6-A) of Spiller Farms.
- 36 - Best management practices for soil erosion and sedimentation control shall be followed, see Sheets C5.0 thru C5.3.
- 37 - Explosive materials shall be stored in compliance with NFPA Standards.

REQUIREMENT	REQUIRED	REQUIRED	AS PROVIDED
OPEN SUBDIVISION ACRES +/- 0.4 ACRES	100.000	100.000	100.000
MIN LOT SIZE (SQ FT)	20,000	20,000	20,000
MAX LOTS PER ACRE (LPA)	5.0	5.0	5.0
MIN FRONT YARD SETBACK (FT)	25	25	25
MIN SIDE YARD SETBACK (FT)	10	10	10
MIN REAR YARD SETBACK (FT)	10	10	10
MIN SETBACK TO ANY LOT LINE	10	10	10
MIN SETBACK TO LOT LINE ANYWHERE STREET ROW	10	10	10
MIN SETBACK TO LOT LINE ANYWHERE PUBLIC RIGHTS OF WAY	10	10	10
MIN SETBACK TO LOT LINE ANYWHERE NON-CLUSTER BOUNDARY	10	10	10
MIN SETBACK TO NEIGHBORHOOD ROAD (LOCAL ROAD)	10	10	10
OPEN SPACE (CLUSTER ONLY)/MIN ACRES REQUIRED	N/A	MIN OF 2000 AC.	2000 AC.
MIN PROTECTIVE SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO OPEN SPACE	0	0	0
MIN DISTANCE FROM DRAINAGE SYSTEM TO SETBACK	0	0	0

STANDARD CONDITIONS OF APPROVAL:

A. 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. (§202-9C(2))

B. Prior to the issuance of a building permit in any approved subdivision, the subdivisor 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 thereas as approved by the Planning Board has been installed. (§202-11A(3))

C. No changes, amendments, 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 modification, except in accordance with §202-10A(2), §202-9C(4).

D. 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, avenue or other area shown on such plan. (§202-9C(5))

E. 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. (§202-9C(6))

F. 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 be used for the structure, indicating the groundwater is the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories listed. (§202-12P(2)(b)(4))

LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N 82° 22' 00" W	110.00	6	N 82° 22' 00" W	110.00
2	N 82° 22' 00" W	110.00	7	N 82° 22' 00" W	110.00
3	N 82° 22' 00" W	110.00	8	N 82° 22' 00" W	110.00
4	N 82° 22' 00" W	110.00	9	N 82° 22' 00" W	110.00
5	N 82° 22' 00" W	110.00	10	N 82° 22' 00" W	110.00
6	N 82° 22' 00" W	110.00	11	N 82° 22' 00" W	110.00
7	N 82° 22' 00" W	110.00	12	N 82° 22' 00" W	110.00
8	N 82° 22' 00" W	110.00	13	N 82° 22' 00" W	110.00
9	N 82° 22' 00" W	110.00	14	N 82° 22' 00" W	110.00
10	N 82° 22' 00" W	110.00	15	N 82° 22' 00" W	110.00
11	N 82° 22' 00" W	110.00	16	N 82° 22' 00" W	110.00
12	N 82° 22' 00" W	110.00	17	N 82° 22' 00" W	110.00
13	N 82° 22' 00" W	110.00	18	N 82° 22' 00" W	110.00
14	N 82° 22' 00" W	110.00	19	N 82° 22' 00" W	110.00
15	N 82° 22' 00" W	110.00	20	N 82° 22' 00" W	110.00

LOWER VILLAGE SURVEY CO.
 13 Western Avenue Kennebunk Maine
 Mailing Address: P.O. Box 2850, Kennebunkport, ME 04048
 Phone: 207-867-3545 e-mail: info@lowervillagesurveyco.com

AMENDED SUBDIVISION PLAN OF BIRCH FARM SUBDIVISION
 MEETINGHOUSE ROAD
 WELLS, MAINE
 Draft By: [Signature]
 Mailing Address: C/O Richard Moody & Sons Construction LLC, 899 Post Road, Wells, ME 04090

YORK, ss REGISTRY OF DEEDS
 Received at _____ on _____ M. and
 Filed in Plan Book _____ page _____
 ATTEST:
 Registrar [Signature]

STATE OF MAINE
 DEBORAH L. BRIGGS, Notary Public
 Wells, ME 04094

DATE: DEC 27, 2018 AMENDED SUBDIVISION PLAN #18-012 ROTATION # FIELD # 408-ES
 Revised locations of wastewater disposal areas on Lots 11 & 12 SHEET 51.1
 LAND SURVEYORS • • FORESTERS • • WETLAND DELINEATORS