

Town of Wells, Maine
Final Major Subdivision Completeness Review

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Project Name/Map & Lot #: 33 Hilton Lane Subdivision/ Tax Map 17, Lot 11-C-1
 Prepared By: Office of Planning & Development
 Plans Dated: **March 2019**

District: RA
 Review Date: 4/17/19
 Final Plan Revisions Submittal Date: 4/17/19

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				Plans provided. Scale is 1" = 30'.
(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				Map 17, Lot 11-C-1 noted. See note 2. The name of the subdivision is noted as Subdivision for RF1 Properties, LLC.
(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*				See survey notes. Plan prepared by Atlantic Survey Co, Inc dated March 2019. <u>Final plan and mylar to have a Maine PLS license stamp and signature.</u> Proposed Iron Rods to be set for Lot 11C-2

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(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				The existing parcel is 2.76 acres or 120,330 SF in total area. Lot 1 is proposed to be 67,630 SF. Lot 2 is proposed to be 52,700 SF – the 60 ft. ROW = 40,000 SF. Approximate abutting structures on Lot 11-C identified.
(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				Septic systems (for Lots 1 and 2) by Michael Cuomo, SE #211 provided. Test pits have limiting factor of less than 24 inches, therefore reserve area designations are shown on the plan.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				See note 6. Well on Lot 2 shall be a minimum of 100 feet from any septic system. The well on Lot 2 shall have well casing or liner seal to a minimum depth of 70 feet which will allow the septic system to be 70 feet from the well. See note 6. The existing well on abutting lot 11C is shown to be 100 feet from the proposed septic systems on Lot 11C-1.
	(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.	Y				The subdivision is located within 4,400 feet to an existing dry hydrant located off of Route 9B. The hydrant is less than 1 mile from the proposed driveways. Note 21 to the plan states fire protection to be served by dry hydrant. See Fire Chief email dated 9/28/18.

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(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:	Y				
[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.			NA		The subdivision is not located within such contamination sources.
[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.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units.
(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				See plan, owner is noted and applicant are noted. Magnetic North symbol shown. Abutters noted.
(7) The location of any zoning boundaries affecting the subdivision	Y				Rural Zone and Residential A Zone lines depicted on the plan.
(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				A proposed 15" CPP culvert is depicted on the plan.

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(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				Width of Hiltons Lane noted to be 49.5'. Width of the private street ROW is 60'. Street to be named Sunshine Lane. Town Assessor road name approval granted 4/19/19.
(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				See note 13. An entrance permit will be required for the new street.
(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.			NA		No such dedication proposed or required.
(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.		N			<u>A construction cost estimate has not been provided and must include costs to construct the 40' long x 20' wide gravel street, fence, street sign, stop sign, monumentation, utilities and as-built plan.</u> Subdivision shall not consist of more than 20 lots/dwellings.

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	(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.			NA		Only 2 lots/dwellings are proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 2 lots/dwellings are proposed.
(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				See note 15. The parcel is not located within a flood hazard 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 Note 14. Best management practices shall be followed in compliance with 145-42.
(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*				<u>A stormwater management plan has not been provided. Town Engineer has reviewed the gravel street cross section and proposed 15" CPP culvert.</u> <u>Planning Board to consider granting a waiver of requiring a stormwater management plan.</u>
(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		Subdivision not located within such areas.

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	(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.					