

Town of Wells, Maine
Final Major Subdivision Completeness Review

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Project Name/Map & Lot #: River Walk Subdivision Amendment #3- Tax Map 70, Lot 5
 Prepared By: Office of Planning & Development
 Plans Dated: 5-7-2019

District: Rural & 75' Shoreland Overlay District
 Review Date: 05/15/19
 Final Plan Revisions Submittal Date: 5/8/19

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				Scale is 1" = 30' or more.
(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 amendment is for Map 70, Lot 5-31
(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				Plan is stamped by Leon L. Blood, PLS #2133 of Lower Village Survey Co, LLC dated 5-7-2019.

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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*				See note 2 on sheet S1.1 of 5/2/2016 approved subdivision plan which this amended plan references, for 94.47 acreage notation. <u>A tree to be retained along Waters Edge Drive is not identified.</u> <u>An oak tree on lot 5-31 is proposed to be removed and note 29 to be eliminated.</u>
(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				See note 15 on sheet S1.1 of 5/2/2016 approved subdivision plan which this amended plan references. All lots to be served by individual private septic systems. See note 15 and 18 regarding septic system deviations. See Sheet C2.5 of the prior approved plans for septic locations.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				See note 15 on sheet S1.1 of 5/2/2016 approved subdivision plan which this amended plan references. All lots to be served by individual drilled wells. Note 15 revised to state "individual drilled wells..." and Note 15a added to state "Dug wells are prohibited and such prohibition shall be noted in the parcel deed." See Sheet C2.5 of the prior approved plans for well locations.

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	(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				Subdivision not served by KKW Water District water supply. A final letter from the Fire Chief regarding fire protection was provided in 2016. Note 16 on sheet S1.1 of 5/2/2016 approved subdivision plan which this amended plan references, states that an underground 30,000 gallon cistern shall be installed on the property. Note 16 states the HOA is responsible for the fire cistern.
	(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:					
	[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.	Y				It is not believed this location is within the vicinity of such sites. See note 27 on sheet S1.1 of 5/2/2016 approved subdivision plan which this amended plan references.
	[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		
(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				
(7)	The location of any zoning boundaries affecting the subdivision	Y				The subdivision is located within the Rural District and 75' Shoreland Overlay District.

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(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				All locations depicted on the plans previously approved. No changes proposed. The proposed tree removal does not alter drainage systems or utilities.
(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*				Branch Road location shown. Branch Road width noted to be 4 rods or 66' on 5/2/2016 approved subdivision plan which this amended plan references. <u>C20 data to be corrected on the amended plan.</u>
(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*				<u>Width of Water Edge Drive to be labelled on the amended plan as 50' wide.</u>
(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				Public Open Space not proposed. See note 21 on sheet S1.1 of 5/2/2016 approved subdivision plan which this amended plan references. Lot 5-31 abuts Open Space parcel 4.
(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				Cost estimates provided with 2016 approval. See note 28 on sheet S1.2 of 5/2/2016 approved subdivision plan which this amended plan references.

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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.	Y				
	(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				
(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*				The subdivision is located within Flood Zone A. Flood Zone notation reference added to sheet S1.1; see note 33 on sheet S1.2 of 5/2/2016 approved subdivision plan which this amended plan references. Flood zone areas to be added to the amended subdivision plan.
(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				No changes from previous approval.
(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				Stormwater management plan provided with original subdivision application for review in 2015. Maine DEP Site Location permit #L-26395-L3-D-M. The proposed tree removal on Lot 5-31 shall not alter the stormwater management system.
(16)	If any portion of the proposed subdivision is located in the direct watershed of Eil 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		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.					