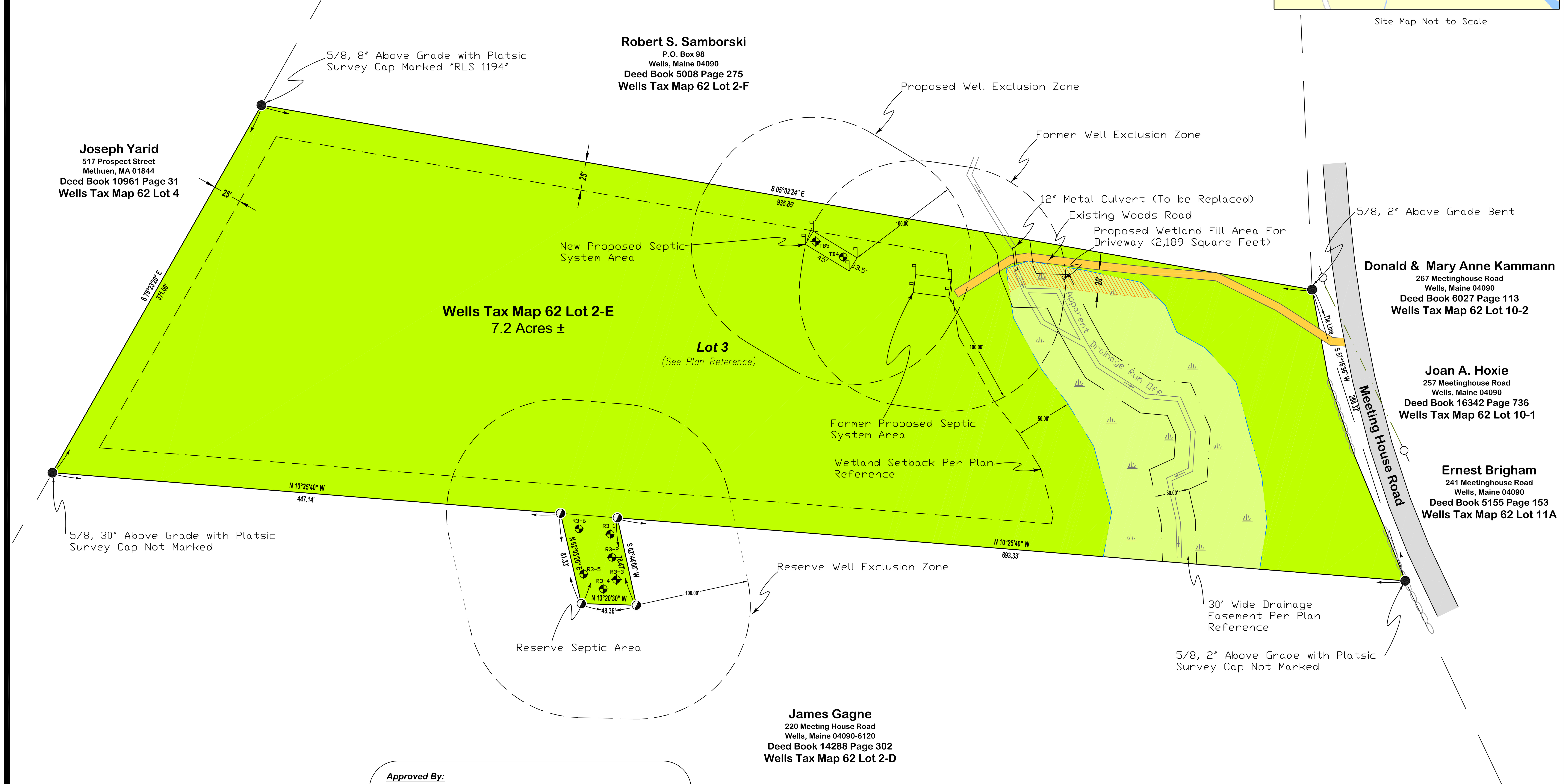
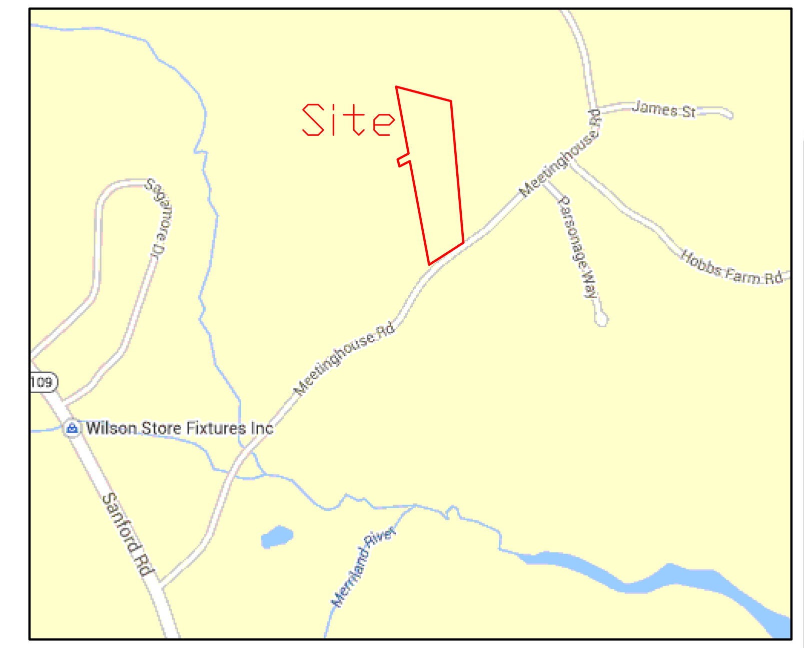
Notes Continued

16. Erosion and Sedimentation Control

(a) Stripping of vegetation, soils 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 adding 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.





James Gagne
220 Meeting House Road
Wells, Maine 04090-6120
Deed Book 14288 Page 302
Wells Tax Map 62 Lot 2-D

Legend

- Utility Pole
- Septic Flag Found
- Iron Rod Found
- 5/8" Iron Rod Set With Plastic Survey Cap Marked "LINEPRO PLS2453"
- Stonewall
- Abutter Lines
- Wetland Edge
- Wetland Area
- Test Pit

Approved By:

Planning Board Chairperson — *Date*

Wells Planning Board

0 50 100 150
Scale: 1" = 50'

YORK, ss REGISTRY OF DEEDS
Received :
at ________h ________m ________M., and
Filed in Plan Book ________Page ________
ATTEST:

Surveyors Certificate:

November 12, 2014
Joseph L. Stanley — *Date*
Maine Professional Land Surveyor #2453

Notes

1. Deed Reference:
Michael Gullison to Michael Gardner Lachenal & Nancy Louise Lachenal dated January 14, 2012 and recorded at the York County Registry of Deeds in book 16249 page 54.

2. Plan Reference:
"Subdivision Of Land to be known as Meeting Place Estates" dated 2/20/1989, prepared by Bills and Fergusson and recorded at the York County Registry of Deeds in Plan Book 177 Page 50.

3. Wetlands:
The wetland boundaries shown hereon were delineated by Kenneth Gardner of JRK Soils, Inc., and field located on February 7, 2013 by LinePro Land Surveying.

4. Boundary Information:
The boundary lines shown hereon are based solely on the Plan Reference above, and have been field verified with the three "Iron Rod(s) Found" shown hereon.

5. Drainage Area:
The location of the drainage run shown hereon is a field approximation of its location. In many places this drainage area was completely covered with snow/ice and had no visible banks, so its true location may vary slightly from that which is shown hereon in more favorable conditions.

6. Zoning Information

Zone:	Rural (R)
Min. Lot Size:	100,000 Sq. Ft.
Min. Frontage:	200 Ft.
State Highway Right-Of-Way Setback:	40 Ft.
Street Right-Of-Way Setback:	25 Ft.
Lot Line Setback:	25 Ft.
Maximum Lot Coverage:	20%
Maximum Building Hight:	40 Ft.
(Not to Exceed 3 Stories)	

7. Road Record
Meeting House Road is an apparent (4 rods wide (66')) – Per Plan Reference 2.

8. Wetlands Fill Area:
Best Management Practice (BMP) Shall be used by the contractor during the process of driveway construction.

9. Purpose of Plan Amendment
The purpose for amending this plan is to show a relocated septic system in design in order to acheive optimum placement of the proposed structure and septic system.

10. Water Source
A private drilled well will service the proposed structure. Dug wells are prohibited on property.

11. Utilities
Underground utilities running in from Meeting House Road will service the proposed structure.

12. Flood Zone
No FEMA Special Flood Hazard Areas were found on the subject property.

13. 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 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.

14. Proposed Septic System
The proposed septic system area is per test pits dug by Kenneth Gardner, SE #73 for a single family dwelling .

15. Driveway Turnaround
Driveway shall have a turnaround.

LinePro Land Surveying
P.O. Box 60 Shapleigh, Maine 04076
Phone: 207-636-4555 Fax: 207-636-4553

Plan Showing a Revision to Lot 3 of the Subdivision
Meeting Place Estates
For
Michael Gardner Lachenal
110 Browns Road, Westtown, NY 10998
Of Property Located On
Meeting House Road
In
Wells, Maine

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SEAL OF SURVEYOR

Date:	November 12, 2014
Job #:	2013073
File Name:	2013073-R2.dwg
Drawn By:	DDM
Scale:	1" = 50'