



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 6, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 23, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-23-26 DRAFT.PDF](#)

PUBLIC HEARINGS

I. 526 POST ROAD SITE PLAN

The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10.

DOCUMENTS:

[PB MEMO RE 526 POST ROAD SITE PLAN PH 04-03-26.PDF](#)

II. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 11 single family dwelling units on 6.85 acres of land with private street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10.

DOCUMENTS:

[PB MEMO RE ARUNDEL LANE PRELIM PH 04-03-26.PDF](#)
[526 POST RD SUB COMNT SUMMERHILL 012026.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. COMPASS POINTE SUBDIVISION AND SITE PLAN AMENDMENT

Compass Pointe Condominium Association, owner; Richard B. Dupuis Revocable Living Trust, owner of unit S-2; Attar Engineering, Inc, agent/ engineer. Site and Subdivision Amendment Application seeking to expand the building envelope for unit S-2 (dwelling unit) and depict existing site conditions and parking space changes. The property consists of 6 dwelling units (Multifamily Development) and 22 motel/hotel units (Lodging Facility) on one parcel of land. The property is located at 45 Post Road and is within the General Business, Residential A and 75' Shoreland Overlay District. Tax Map 105, Lot 159. **Review update and consider an extension.**

DOCUMENTS:

[PB MEMO RE COMPASS POINTE 03-30-26.PDF](#)
[CP IMAGE OF PAVEMENT AND BOULDER 03-11-26.PDF](#)

II. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT

York Building & Design Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application seeking approval to revise deadlines for finish pavement and reclaiming storage area; eliminate residential parking striping; depict as-built conditions; revise guardrails; revise stormwater; and revise the number of occupancy permits to be allowed prior to MDEP resolution. The subdivision consists of 46 dwelling units as a grandfathered Multifamily Development located within the Rural District. The property is located off of North Berwick Road off Fieldside Lane and is identified as Tax Map 32, Lot 13. **Receive Subdivision Amendment and schedule a site walk.**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 04-01-26.PDF](#)
[FVV - SDV AMEND 5 ATTACHMENTS PKG 19MAR2026.PDF](#)
[FVV - SDV AMEND 5 ATTACHMENTS PKG 31MAR2026.PDF](#)
[FVV AMEND 5 - APPLICATION FORM 27MAR2026_REDACTED.PDF](#)
[FVV - SDV AMEND 5 PLAN SET 18MAR2026.PDF](#)

III. LAFAYETTE WELLS INC. (FORBES RESTAURANT)

Lafayette Wells, Inc. owner/ applicant. Site Plan Amendment Application seeking approval to expand the Standard Restaurant use into the 2nd floor of the existing building (3,361 SF) to create a bar and additional seating. The application also seeks approval of changes made since 1985 site plan approval to parking, structure changes and roof/awning over outdoor patio. The property is located at 427 Mile Road and is within the Beach Business and 250' Shoreland Overlay District. Tax Map 122, Lot 143. **Receive Site Plan Amendment, determine if a site walk is necessary, workshop initial completeness review and if appropriate consider if a public hearing is to be scheduled.**

DOCUMENTS:

[FORBES SITE PLAN AMEN APP 031626_REDACTED.PDF](#)
[FORBES RESTAURANT DRAFT COMPLETENESS 03-31-26.PDF](#)
[FORBES SITE PLAN DRAFT NOTES 03-31-26.PDF](#)
[FORBES WSD 031026.PDF](#)
[FORBES KKWVD 031626.PDF](#)
[FORBES SITE PLAN AMEND APP 04-03-26.PDF](#)
[FORBES DRAFT PLAN 022626.PDF](#)

IV. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 12 single family dwelling units on 6.85 acres of land with street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop public hearing comments and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

ARUNDEL LAND SUB PRELIM MEMO 04-02-26.PDF
MGL DRAINAGE MEMO 4-1-26.PDF
ARUNDEL LANE SUB PRELIM COMPLETENESS 04-02-26.PDF
2026-03-10 ARUNDEL LANE SUBDIVISION TOWN REVISIONS.PDF

V. 526 POST ROAD SITE PLAN

The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop public hearing comments and draft Findings of Fact & Decisions, continue site plan review to coincide with Final Subdivision Application review**

DOCUMENTS:

526 POST ROAD MEMO 04-01-26.PDF
526 POST RD MGL DRAINAGE MEMO 04-01-26.PDF
526 POST RD DRAFT COMPLETENESS 04-01-26.PDF
1005 - SITE PLAN SET - COPY.PDF

OTHER BUSINESS

I. CHAPTER 145 - BOUNDARY SURVEY REQUIREMENT ORDINANCE CHANGE

DOCUMENTS:

CHAPTER 145 TOWNWIDE GENERAL REGULATIONS BNDY SURVEY 04-01-26.PDF

ADJOURN



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 23, 2026, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting at 7:00pm

Members Present: Chuck Millian, Joshua Carruthers, David MacKenzie, Steve Koeninger, Brian Toomey, Paul Baratta, Josh Lagasse.

Staff Present: Town Engineer, Michael G. Livingston, Meeting Recorder Devon Bettinson

Excused:

MINUTES

March 9, 2025

MOTION

Motion to approve the meeting minutes as written by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

PUBLIC HEARINGS

I. NORTEY DENTAL – Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21.

Robert McSorely of Sebago Technics attended the meeting.

Robert reviewed the site plan application for Nortey dental.

The Planning Office received a letter from an abutter of the property with some requests that have been reviewed with the Board.

The Chairman asked if there were questions or comments from the public.

1 One member of the public asked about access from Bay View Terrace
2 The Chairman asked if there were questions or comments from the Board.

3
4 **MOTION**

5 Motion to close the public hearing by Mr. Toomey. Seconded by Mr. Baratta. Passed
6 Unanimously.

7
8 **DEVELOPMENT REVIEW & WORKSHOP**

9
10 **I. NORTEY DENTAL** – Marilyn Darling, owner; Nortey Dental, PLLC, applicant;
11 Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service
12 Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel
13 of land with associated parking lot, stormwater and utilities. The property to be
14 located at 1223 Post Road and is within the General Business District. Tax Map
15 126, Lot 20 and 21. **Workshop public hearing comments and draft compliance/
16 Findings of Fact & Decisions**

17
18 Mr. Livingston reviewed the comments from the public.

19
20 **MOTION**

21 Motion to find the two shade trees along Route 1 meets the buffer requirement by Mr.
22 Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

23
24 **MOTION**

25 Motion to find the proposed vegetation suitable by Mr. Toomey. Seconded by Mr. Baratta.
26 Passed Unanimously.

27
28 Mr. Livingston recommends to the Board to hold off on voting on the north side buffer.

29
30 Mr. Livingston recommends to the Board granting a 60-day extension to workshop.

31
32 **MOTION**

33 Motion to grant a 60-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed
34 Unanimously.

35
36 **II. MAJESTIC REGENCY RESORT** – AA Ryan LLC, owner/ applicant; Sebago
37 Technics, agent. Site Plan Amendment Application to depict existing conditions
38 and seek approval for parking space and lot coverage changes. The applicant seeks
39 to designate motel worker housing units. The property is an existing Hotel/Motel
40 Lodging Facility with 1 dwelling unit/ manager’s unit. The property is located at
41 102 Post Road and is within the General Business District. Tax Map 105, Lot 6.
42 **Consider an extension**

43
44 **MOTION**

45 Motion to grant a 90-day extension by Mr. Baratta. Seconded by Mr. Koeninger. Passed
46 Unanimously.

1 **III. BURNT MILL ESTATES SUBDIVISION** - Burnt Mill Holding Company,
2 LLC, owner; Attar Engineering, Inc, agent, Sebago Technics, surveyor.
3 Preliminary Subdivision Application to redesign the major subdivision. A total
4 of 36 residential cluster lots to remain as approved/developed: Lots 1-22, 55-57,
5 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and
6 Faxon Drive; and Lot 32 to remain as approved off Parsonage Way. Lots 23 -25
7 to be enlarged off of James Street. Lot 54 to remain a Multifamily Development
8 but to consist of 10 single family dwelling units, not 20 units. 16 residential
9 cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster
10 lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units
11 are proposed as a Multifamily Development on the south side of Hobbs Farm
12 Road. The development to remain with a total of 174 dwelling units on 374.94
13 acres of land. The north side of the Hobbs Farm Road/ Storer Lane will become
14 Open Space. The property is within the Rural and 75' Shoreland Overlay
15 Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and
16 Tax Map 63, Lots 7-62 and 7-95 to 7-103. **Schedule a Site Walk**
17

18 A representative did not attend the meeting; an email was provided stating that additional
19 time to schedule the site walk is needed.
20

21 No action was necessary or taken.
22

23 **IV. BROOKSIDE FARM II SUBDIVISION** – Home Innovations LLC,
24 owner/applicant; Acorn Engineering, agent. Subdivision Pre-Application for a 19
25 lot/single family dwelling major residential cluster subdivision, to be considered
26 Phase 2 of the Brookside Farm Subdivision. The development proposes access
27 off Haystack Lane, which is located off Meetinghouse Road. The area of Phase 2
28 is 51 acres of which 31.7 acres shall be dedicated Open Space. Phase 2
29 comprises of Map 69, Lot 8 and a portion of Map 76, Lot 35 and will amend
30 portions of Map 69, Lot 7 (Phase 1). The properties are located within the Rural
31 District. **Schedule a Site Walk**
32

33 Jason Labonte, the developer, and Eleanor Roberts of Acorn Engineering, attended the
34 meeting.
35

36 **MOTION**

37 Motion to schedule a site walk for Saturday April 11th at 8:00am by Mr. Toomey.
38 Seconded by Mr. Baratta. Passed Unanimously.
39

40 **V. 526 POST ROAD** – The Grace Group, LLC, owner/applicant; Walsh
41 Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre
42 property into two lots. The existing School use to remain within the existing
43 building on 1.3 acres of land. Changes to parking, landscaping, stormwater and
44 utilities proposed. The property falls within the General Business District and
45 Rural District. The property is located at 526 Post Road and is identified as Tax
46 Map 27, Lot 10. **Workshop completeness and determine public hearing**
47

48 Lena Tobey and Werner Gilliam of Walsh Engineering attended the meeting.
49

1 Mr. Livingston recommended to the Board appointing the Planning Office as the
2 completeness agent and schedule a public hearing once completed.

3
4 **MOTION**

5 Motion to appoint the Planning Office as the completeness agent and schedule a public
6 hearing once completed by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

7
8 **VI. ARUNDEL LANE SUBDIVISION** – The Grace Group, LLC, owner; Walsh
9 Engineering, applicant/agent. Preliminary Subdivision Application for 12 single
10 family dwelling units on 6.85 acres of land with street right of way proposed and
11 open space as a Multifamily Development. The property is located within the
12 General Business and Rural District. The property is located off 526 Post Road
13 and is identified as Tax Map 27, Lot 10. **Workshop completeness and**
14 **determine public hearing**

15
16 Leyna Tobey and Werner Gilliam of Walsh Engineering attended the meeting.

17
18 Mr. Livingston recommended to the Board appointing the Planning Office as the
19 completeness agent and schedule a public hearing once completed.

20
21 **MOTION**

22 Motion to appoint the Planning Office as the completeness agent and schedule a public
23 hearing once completed by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

24
25 The public hearing will be scheduled on the same night as the 526 Post Road Site Plan
26 public hearing.

27
28 **OTHER BUSINESS**

29
30 There is a joint meeting, and public hearing with the Board of Selectmen for Tuesday
31 March 24th, 2026.

32
33 Mr. Livingston reviewed input from the State Floodplain Management Office about the
34 flood ordinance.

35
36 **ADJOURN**

37
38 **MOTION**

39 Motion to adjourn by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

40
41 **MINUTES APPROVED _____, 2026**

42
43 **ACCEPTED BY:**

44
45
46 _____
47 Steve Koeninger, Secretary

48 _____
Devon Bettinson, Recorder



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board

From: Planning Office

Date: April 3, 2026

Re: 526 Post Road Site Amendment – Public Hearing – Tax Map 27, Lot 10

The Planning Office has not received any written comments from the public regarding the site plan amendment application proposed for 526 Post Road school use.

Thank you.



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board

From: Planning Office

Date: April 3, 2026

Re: Arundel Lane Subdivision – Preliminary Public Hearing – Tax Map 27, Lot 10-1

The Planning Office has received the attached written comments from the public regarding the subdivision application proposed for Arundel Lane Subdivision.

Thank you.

Shannon Belanger

From: Mike Livingston
Sent: Tuesday, January 20, 2026 1:49 PM
To: Shannon Belanger
Subject: FW: Abutter concerns of 526 Post Rd Wells Maine
Attachments: Stormwater Permit 526 Post Rd Subdivision.pdf

Michael G. Livingston, PE
Town Engineer/Town Planner
Town of Wells, Maine

From: Summer Hill <[REDACTED]>
Sent: Tuesday, January 20, 2026 10:48 AM
To: [REDACTED]; [REDACTED]; Mike Livingston <mlivingston@wellstown.org>
Subject: Abutter concerns of 526 Post Rd Wells Maine

Caution: This is an external email that originated from a domain outside of Town of Wells. Do not click links or open attachments unless you recognize sender and know the content is safe.

**** CAUTION EXTERNAL EMAIL ****

Good morning

We are writing as the abutting property owner to the proposed subdivision at 526 Post Road Wells Maine. After reviewing the recently received stormwater permit notice, we would like to formally share several concerns for the record regarding tree clearing, stormwater impacts, and safety along our shared property boundary.

Our campground directly abuts the proposed development area. We have firsthand experience with the consequences of extensive tree removal on neighboring properties. When the abutting property on the opposite side of our campground was clearcut, the loss of mature trees and vegetation led to significant flooding and soil saturation. As a result, multiple trees uprooted and blew over onto our property, some landing on occupied RV sites and causing serious safety concerns and property damage.

Given this history, we are deeply concerned that similar clearing associated with the 526 Post Road subdivision could result in the same or greater impacts if adequate protections are not put in place. In particular, the removal of trees along our shared boundary raises concerns related to increased stormwater runoff, erosion, destabilization of remaining trees, and windthrow toward our campground.

We respectfully request that a substantial, undisturbed vegetated buffer be maintained between the subdivision and our property. Preserving a wide tree buffer would help mitigate stormwater impacts,

reduce flooding risk, maintain soil stability, and protect both properties from future damage and safety hazards. We also ask that buffer preservation and boundary protections be clearly addressed as part of the stormwater management plan and any conditions of approval.

We appreciate the opportunity to raise these concerns early in the process and are hopeful that a cooperative solution can be reached that protects both the development and neighboring properties. Please include this correspondence in the project record. We would welcome the opportunity to discuss this further if helpful.

Thank you for your consideration.

Megan DeFelice

Property & Resident Manager

Sea-Vu South / Sea-Vu West / Summer Hill

O: 207-646-0785

[\[REDACTED\]@kmcab.com](#)

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[REDACTED]
[REDACTED]



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board
From: Planning Office
Date: March 30, 2026
Re: Compass Pointe Site & Subdivision Amendment – Tax Map 105, Lot 159

The applicant has provided a photo depicting the pavement removed and boulders installed within the Route One buffer as required by the Planning Board.

The Association continues to work on updating estimates. Additional time is requested. The Planning Board to consider granting a 60 day extension.

Thank you.





Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Major Subdivision Amendment Application Memo

Date: April 1, 2026

To: Planning Board

From: Planning Office

Re: Fairway View Village Subdivision Amendment #5- Map 32, Lot 13

Project Description:

Attar Engineering has submitted a Final Subdivision Amendment Application for Fairway View Village Subdivision on behalf of York Building & Design, Inc. The Amendment application seeks approval to: allow the issuance of 4 additional occupancy permits for a total of 44 occupancies to be issued prior to resolving the MDEP Permit and ACOE Permit violations; to revise guardrail locations in the development; to eliminate residential parking stripping requirements; to revise plan notes 61-63 to acknowledge completed items and allow a new deadline for completion from May 15, 2025 to August 15th 2025 for stormwater; to allow reclamation of former storage area for temporary construction stockpile area to occur prior to 46th occupancy or no later than September 15th, 2026; and to extend deadline for installation of finish course of pavement for remaining 280 linear feet of Fieldside Lane. Fairway View Village Subdivision is approved for 46 dwelling units as part of a Multifamily Development major subdivision consisting of 4 single family units and 21 two-family units. All units in the development are to be age restricted (55- years or older) except 4 dwelling units. A one-story Clubhouse/ Community Center is approved as accessory uses to the Multifamily Development and is for the use of residents of this subdivision. The subdivision has 45.91 acres of Dedicated Open space. The parcel has 122.52 net acres in area. The parcel is located within the Rural District. The parcel is located off of Fieldside Lane. Fairway View Village Subdivision is located on Tax Map 32, Lot 13.

§ 202-10. Revisions to approved plans. [Amended 7-23-2002; 4-16-2004; 11-5-2024]

- A. Procedure. An applicant for a revision to a previously approved plan shall, at least 14 days prior to a scheduled meeting of the Board, request to be placed on the Board's agenda.

Planning Board to consider receiving the amendment application on 4/6/26.

(1) If the revision involves the creation of additional lots or dwelling units, the procedures for preliminary plan approval shall be followed, unless the revised plan meets the definition of a minor subdivision. If the revision involves only modifications of the approved plan, without the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. **Final plan approval procedures to be followed.**

(2) The applicant shall pay a fee established by the Board of Selectmen following notice and a public hearing, to include the applicable per-dwelling-unit fee according to the procedures for a minor subdivision, preliminary, or final plan for a major subdivision. In addition, the applicant shall pay a fee to be determined by the Board, to be deposited in a special account designated for that application, to be used by the Board for abutter notices and 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 \$50 beyond the balance after invoices received are paid be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional \$50 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 decision on the revision by the Board shall be returned to the applicant. If a public hearing is deemed necessary by the Board, the applicant shall provide the Planning Office with cash escrow funds to pay for the costs of advertising and postal notification.] **Fee and escrow provided. Public Hearing to be determined.**

(3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board in person to discuss the revisions to an approved plan. **Yes**

(4) If a subdivider is in default of a previously approved subdivision or site plan in the Town of Wells, the Planning Board may refuse to review an application. The Planning Board shall conduct a review of any such defaults, determine the default(s) and may suspend the application's review until the defaults are resolved.

B. Submissions. The applicant shall submit 12 copies of the last approved plan, as well as 12 copies of the proposed revisions. The application shall also include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The revised plan shall indicate 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. 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 located in the lower left corner of the plan. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. **Plan copies provided, to be reviewed.**

C. Scope of review. The Board's scope of review shall be limited to those portions of the plan which are proposed to be changed. The application for approval of the amended plan shall address the submission requirements for minor, preliminary or final subdivision plans.

§ 202-9. Final plan for major subdivision. [Amended 7-11-1996; 4-13-1999; 7-9-2002; 4-16-2004; 4-27-2007; 11-2-2021; 11-5-2024; 6-10-2025]

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. **Planning Board to consider receiving the amendment application on 4/6/26**

(2) Prior to submittal of the final plan application, the following applications shall be submitted to the appropriate entities, where appropriate:

(a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. **III PENDING**

(b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Not applicable**

(c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not applicable, no changes to water supply proposed.**

(d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Not applicable**

(e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Not applicable, no changes to septic systems proposed**

(f) An Army Corps of Engineers dredge and fill permit. **PENDING**

(g) NPDES permit for stormwater discharges. **PENDING**

(h) Maine Department of Transportation entrance or traffic movement permit. **Not applicable, no changes to trip generation proposed.**

(3) All applications for final 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 abutter notices and 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. **Amendment plan, fee, escrow provided**

(4) If a subdivider is in default of a previously approved subdivision or site plan in the Town of Wells, the Planning Board may refuse to review an application. The Planning Board shall conduct a review of any such defaults, determine the default(s) and may suspend the application's review until the defaults are resolved.

(5) 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. **Subdivision is approved for 46 dwelling units.**

(6) Notices describing the proposed project and scheduled meeting date with the Planning Board shall be mailed by the Planning Office to the abutters via regular mail at least 10 days prior to a scheduled meeting of the Board. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. In the case of an abutting condominium, the condominium association shall be notified, not the individual unit owners. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said notices. **Abutters mailed notice of the amendment application on 3/27/26**

(7) If a subdivision abuts or includes a portion of land of another municipality, the Planning Office, within 10 days prior to the Board meeting at which the application is to be received, shall notify by regular mail the Town Clerk and Planning Board of that municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. The notice shall include the location of the proposed subdivision and a general description of the proposed development and date, time and location of the hearing. **Not located within another municipality**

(8) If a public hearing is deemed necessary by the Board, the applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said public hearing to include the costs of advertising and postal notification. **To be determined**

(9) The subdivider, or his duly authorized representative, shall attend the meeting of the Board in person to discuss the final plan. **Applicant/representative attendance required**

(10) The application shall be received by the Planning Board at the scheduled meeting. **Planning Board to consider receiving the amendment application on 4/6/26**

(11) 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. A request for any extension shall be submitted in writing by the applicant to the Board if additional time is needed for the applicant to address completeness. If the Planning Board agrees the request is reasonable, an extension period shall be mutually agreed to by the Board and the subdivider. Failure of the applicant to provide the required submissions to be deemed complete may result in the denial of the application. **To be determined**

(12) Once an application is deemed complete, the Planning Board shall determine whether to hold a public hearing on the final plan application. If a public hearing is to be held for the final application, the Planning Board shall hold a public hearing within 30 days of finding the application complete. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said public hearing to include the costs of advertising and postal notification. The Planning Office 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 and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. The Planning Office shall notify, by certified mail, the applicant, all abutters, and the Town Clerk and Planning Board of any abutting municipality, if the development abuts or falls within another municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. Abutter notices shall include the date, time, and place of the hearing as well as the project description. **To be determined**

(13) Before the Board grants approval of the final plan, the subdivider shall: **To be determined**

(a) Meet the performance guaranty requirements contained in § **202-13**.

(b) Obtain in writing approvals listed in Subsection **A(2)** if applicable.

(14) 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 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 located in the lower left corner of the plan. Four copies of the plan shall be submitted. In addition, the applicant shall submit 12 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. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The application for approval of the final plan shall include the following information:

Comments and Recommendations:

1. Updates: The applicant has provided updated plans and revised stormwater analysis.

Amendments Requested:

Application cover letter and plans dated 3/19/2026

- Updated as-built conditions
- All pavement parking striping (other than at the clubhouse and fire cistern areas) to be eliminated by revising notes 27, 61 and 63.
- Add no parking signage at units 43, 44 and 45 versus pavement markings.
- Update the purpose of this plan note.

- Allow 4 more occupancy permits to be issued with additional performance guarantee funds provided to the Town.
- Revise guard rail locations.
- Extend deadlines for stormwater pond construction of 17P, 18P, 23P, 24P and 25P from May 15, 2026 to August 15, 2026.
- Pond construction of 23P, 24P and 25P prior to occupancy of units 43, 44 or 45 eliminated.
- Final as-built plans eliminated prior to occupancy of units 43, 44, and 45.
- Restoration of former storage area revised from September 15, 2026 to prior to the last (46th) occupancy permit.
- Boulders at units 12 and 15 only. Protective measures for units 22 and 27 eliminated?
- Revisions to USF #8 limits
- Revisions to USF #7B limits

Owner email dated 3/26/2026

- Includes restoring half of the former storage area prior to August 15, 2026.
- Includes remaining finish course of pavement (280 linear feet) prior to last (46th) occupancy.
- Owner also requested the entrance buffer be evaluated to determine if two trees to be replanted is necessary.

2. The Planning Board to consider scheduling a site walk to review the completed items and view the items proposed to be changed.
 - a. Items proposed for amendment: plantings along Fieldside Lane near entrance, striping parking spaces at residences, construction stockpile area partial reclamation, stormwater changes, etc.
 - b. Boulders at units 22 and 27 not installed. To be eliminated?
 - c. No Parking markings to be completed by May 15th.
 - d. Fire Lane markings to be completed by May 15th.
 - e. Widened/additional pavement installed at units 11/12, resulting in illegal parking spaces to be resolved: pavement to be removed?
 - f. As-built widths of Izzy's Lane 20 feet, 2020 approval was 22 feet, to be evaluated.
 - g. Wetland impacts to be observed.
 - h. Remaining 280 feet of road base pavement.
 - i. Guardrails to be observed.
 - j. Clubhouse parking width achieved with grave vs pavement.

3. Preliminary Review Comments:
 - a. Note changes to be reviewed, some revisions needed.
 - b. Revised drainage calculations to be reviewed.
 - c. As-built plan markups provided in February 2026 not addressed.
 - d. Guard rail eliminations are contingent on MDEP/ ACOE approvals.
 - e. Limit of existing finish course of pavement to be depicted on sheet 6.

4. The Planning Board to determine where to meet for the site walk.



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Michael Livingston, P.E., Town Planner/Engineer
Ms. Shannon L.M. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, Maine 04090

March 19th, 2026
Project No.: C031

**RE: Major Site & Subdivision Approval – Subdivision Amendment #5
Fairway View Village Development (Tax Map 32, Lot 13)
Fieldside Lane, Wells, Maine**

Dear Mr. Livingston & Ms. Belanger:

On behalf of York Building & Design Center, I have enclosed for your review and consideration an updated Plan Set and associated attachments for the above-referenced project. Revisions have been made to both address and modify several of the as-built conditions outlined in the General Note updates approved with Subdivision Amendment #4, which was approved by the Wells Planning Board in February of 2026.

Much of the content of this Subdivision Amendment #5 was previously submitted to the Planning Department in early February, but at the time Town Staff instructed the Applicant to withhold the submission of these materials until Subdivision Amendment #4 was approved so a new application for review of Subdivision Amendment #5 could be filed, which is what is taking place now. As such, the elements of the previous Cover Letter will be reiterated here and expanded upon to include items from Subdivision Amendment #4 that have been addressed or are being requested to be modified.

Parking Striping has been completed in the community lot abutting the Clubhouse at the beginning of Joseph Way as required from the original approvals. The Applicant is requesting that all subsequent striping outlined in the original approvals be removed. As a result of this request, several General Notes on Sheet #1 are required to be updated as outlined below:

- General Note #27 – Phasing and Performance Guarantees:
 - Subsection C: from “...well, *parking areas striped*, knox box installed...”
to “...well, **“No Parking” Signage**, knox box installed...”
 - Subsection D: from “paved fire lane, *no parking striping*, bollards...”
to “...paved fire lane, **“No Parking” Signage**, bollards...”
- General Note #61 – Completed Items by 05/15/2026:
 - Subsection D: from “*All pavement striping and markings* as depicted on...”
to “**All “No Parking” markings** as depicted on...”
- General Note #63 – Completion Items prior to COO for Units #43, #44, & #45:
 - Subsection B: from “*Parking Striping*.”
to “**“No Parking” Signage**.”
- Lastly, this request has been added as Subsection D to the separate “Purpose of this Plan” notes package included on Sheet #1.

Carrying these requested changes through the Plan Set, the only resulting change is to Sheet #4 where “No Parking” Signage has been added along the perimeter of the Fire Cistern turnout to satisfy the markings that were depicted with the original approvals.

Additional Plan Set Changes:

- Sheet #4 (As-Built Infrastructure Plan Pt.2) has been revised to include the areas of protective boulders that have been installed along both shoulders of Izzys Lane in the vicinity of the Unit #12 and Unit #15 Patios. Site Photos of these installed boulders are attached to the end of this cover letter.
- Sheet #4 has been revised to update the as-built conditions of the Fieldside Lane side slopes west of its intersection with Izzys Lane in the vicinity of the 36" CPP Wetland Crossing. These updates are with respect to the original approvals which called for steeper side slopes and timber guardrail to be installed for the wetland crossing span. Shallower (5:1) side slopes allow the majority of this guardrail to need not be installed, with the remaining required guardrail be up-slope of the riprap outlet protection for the 36" CPP Wetland Crossing. A 30 linear foot span of timber guardrail has been added to be installed on the downstream side of this crossing. Callouts have also been added to reference amended Road Cross Section Details, which shall be discussed below. Site Photos of these side slope spans are also attached to the end of this cover letter.
- Sheet #7 has been revised to include a portion of the Road Cross Section Details from the original approvals. No changes have been made to any of the dimensional standards of any of these details; they have only been added to demonstrate the change in Fieldside Lane travelway stationing over which each of these Cross Section Details apply. The Retaining Wall Section Detail has had its stationing ranges removed entirely, and the Guardrail Section Detail has had its stationing ranges reduced to reflect the as-built conditions in the vicinity of Izzys Lane described above.
- General Note #41 on Sheet #1 has been revised to request that the restoration of the former storage and maintenance area be completed prior to the issuance of the final (46th) certificate of occupancy, where the previous request was prior to the 45th or prior to September 15th, 2026 – whichever occurs first.
- The proposed location of Underdrained Soil Filter #8 (USF #8) in the vicinity of Units 43 and 44/45 has been slightly relocated to be further away from both of these structures. This larger offset envelope allows more flexibility in utility and patio placement, as well as providing the prospective residents with more of a sideyard. There is adequate upland space for the relocation of USF #8, so no additional wetland impacts will be incurred as a result of this change. Additionally, the surface area and volume storage values for this BMP have been retained through this relocation; an excerpt of the published HydroCAD model is attached with all affected nodes displayed. A comparison spreadsheet is also included to show the changes at each analysis point through both the revisions processed as part of Subdivision Amendment #5 as well as those proposed here with Subdivision Amendment #5.
- General Note #55 on Sheet #1 has been expanded to include the stormwater adjustments described above in the vicinity of Units 43 and 44/45.
- General Notes #61 thru #63 have been modified with the following requests:
 - Both stormwater improvements – the changes to Ponds 17P and 18P mentioned in SDV Amend #4 and the relocation of USF #8 mentioned above – are proposed to have their completion dates changed from May 15th, 2026 to August 15th, 2026. All other items have an unchanged completion date of May 15th, 2026.
 - The Applicant has added language to require the provision of a \$25,000 deposit to the Town of Wells prior to each occupancy permit being issued – funds that the Town can retain for payments in-lieu for the Maine DEP.

- The "Purpose of this Plan" notes package on Sheet #1 has been expanded to include the Applicant's request that Subdivision Amendment #5 include the issuance of four (4) additional occupancy permits to bring the total amount to 44 for the development. This request is accompanied by the satisfaction of all of the other modifications described above.

We look forward to discussing this project at the next available Planning Board meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;

A handwritten signature in black ink, appearing to read "Michael J. Sudak". The signature is written in a cursive, flowing style.

Michael J. Sudak, E.I.
Staff Engineer

cc: Walter Woods, York Building and Design Center, Inc.
C031 Cover SDV Amend #5 REV 19Mar2026.doc



taken from: Izzys Lane, looking South down Izzys Lane
view of Protective Boulders installed for Units #12 & #15



taken from: Izzys Lane, looking East
Protective Boulders installed along Unit #15 Patio



taken from: Fieldside Lane northern shoulder, looking East
view of Side Slopes in vicinity of 36" CPP Wetland Crossing
invert out, West of Izzys Lane intersection

in background of Photo: Fire Cistern turnout, Stream
Crossing guardrail



taken from: Fieldside Lane southern shoulder, looking West
view of Side Slopes in vicinity of 36" CPP Wetland Crossing
invert in, West of Izzys Lane intersection

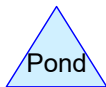
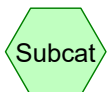
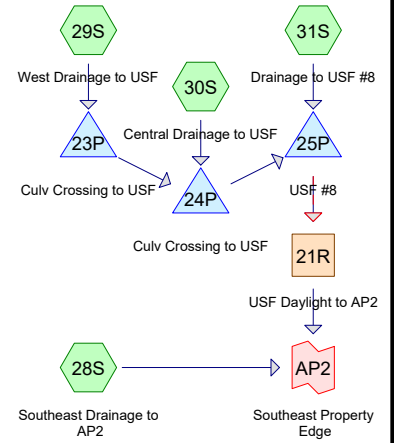
in background of Photo: Joseph Way, Clubhouse and
community parking lot



Bottleneck Drainage to AP1



USGS Stream Watershed



Routing Diagram for FAIRWAY VILLAGE SWA DEV SDV AMEND #5

Prepared by {enter your company name here}, Printed 3/18/2026
 HydroCAD® 10.00-26 s/n 01988 © 2020 HydroCAD Software Solutions LLC

FAIRWAY VILLAGE SWA DEV SDV AMEND #5

Prepared by {enter your company name here}

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.714	74	>75% Grass cover, Good, HSG C (28S, 29S, 30S, 31S, 35S)
1.082	80	>75% Grass cover, Good, HSG D (28S, 29S, 30S, 31S, 35S)
0.417	98	Paved parking, HSG C (28S, 29S, 30S, 31S, 35S)
0.268	98	Paved parking, HSG D (28S, 29S, 30S, 31S, 35S)
2.072	70	Woods, Good, HSG C (28S, 35S)
28.435	77	Woods, Good, HSG D (28S, 35S)
32.988	77	TOTAL AREA

FAIRWAY VILLAGE SWA DEV SDV AMEND #Type III 24-hr 2 YEAR STORM Rainfall=3.30"

Prepared by {enter your company name here}

Printed 3/18/2026

HydroCAD® 10.00-26 s/n 01988 © 2020 HydroCAD Software Solutions LLC

Page 3

Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 28S: Southeast Drainage to Runoff Area=494,689 sf 0.81% Impervious Runoff Depth=1.22"
Flow Length=1,162' Tc=78.9 min CN=76 Runoff=5.17 cfs 1.157 af

Subcatchment 29S: West Drainage to USF Runoff Area=22,607 sf 57.20% Impervious Runoff Depth=2.09"
Flow Length=101' Slope=0.0150 '/ Tc=10.9 min CN=88 Runoff=1.07 cfs 0.090 af

Subcatchment 30S: Central Drainage to USF Runoff Area=4,717 sf 68.16% Impervious Runoff Depth=2.45"
Flow Length=21' Slope=0.0150 '/ Tc=3.1 min CN=92 Runoff=0.33 cfs 0.022 af

Subcatchment 31S: Drainage to USF #8 Runoff Area=19,136 sf 33.21% Impervious Runoff Depth=1.92"
Flow Length=115' Tc=8.2 min CN=86 Runoff=0.91 cfs 0.070 af

Subcatchment 35S: Bottleneck Drainage to Runoff Area=895,828 sf 0.38% Impervious Runoff Depth=1.28"
Flow Length=1,378' Tc=45.4 min CN=77 Runoff=13.87 cfs 2.200 af

Reach 21R: USF Daylight to AP2 Avg. Flow Depth=0.01' Max Vel=0.07 fps Inflow=0.05 cfs 0.180 af
n=0.070 L=305.0' S=0.0033 '/ Capacity=273.47 cfs Outflow=0.05 cfs 0.180 af

Pond 23P: Culv Crossing to USF Peak Elev=152.55' Storage=136 cf Inflow=1.07 cfs 0.090 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/ Outflow=1.03 cfs 0.090 af

Pond 24P: Culv Crossing to USF Peak Elev=152.23' Storage=377 cf Inflow=1.18 cfs 0.112 af
12.0" Round Culvert n=0.013 L=107.0' S=0.0056 '/ Outflow=1.14 cfs 0.109 af

Pond 25P: USF #8 Peak Elev=152.31' Storage=5,575 cf Inflow=1.93 cfs 0.180 af
Primary=0.05 cfs 0.180 af Secondary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.180 af

Link AP1: USGS Stream Watershed Inflow=19.39 cfs 15.976 af
Primary=19.39 cfs 15.976 af

Link AP2: Southeast Property Edge Inflow=5.27 cfs 1.792 af
Primary=5.27 cfs 1.792 af

Total Runoff Area = 32.988 ac Runoff Volume = 3.539 af Average Runoff Depth = 1.29"
97.92% Pervious = 32.303 ac 2.08% Impervious = 0.686 ac

Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 28S: Southeast Drainage to Runoff Area=494,689 sf 0.81% Impervious Runoff Depth=2.45"
Flow Length=1,162' Tc=78.9 min CN=76 Runoff=10.80 cfs 2.322 af

Subcatchment 29S: West Drainage to USF Runoff Area=22,607 sf 57.20% Impervious Runoff Depth=3.57"
Flow Length=101' Slope=0.0150 '/' Tc=10.9 min CN=88 Runoff=1.80 cfs 0.155 af

Subcatchment 30S: Central Drainage to USF Runoff Area=4,717 sf 68.16% Impervious Runoff Depth=3.99"
Flow Length=21' Slope=0.0150 '/' Tc=3.1 min CN=92 Runoff=0.52 cfs 0.036 af

Subcatchment 31S: Drainage to USF #8 Runoff Area=19,136 sf 33.21% Impervious Runoff Depth=3.37"
Flow Length=115' Tc=8.2 min CN=86 Runoff=1.57 cfs 0.124 af

Subcatchment 35S: Bottleneck Drainage to Runoff Area=895,828 sf 0.38% Impervious Runoff Depth=2.54"
Flow Length=1,378' Tc=45.4 min CN=77 Runoff=28.14 cfs 4.352 af

Reach 21R: USF Daylight to AP2 Avg. Flow Depth=0.03' Max Vel=0.11 fps Inflow=0.27 cfs 0.301 af
n=0.070 L=305.0' S=0.0033 '/' Capacity=273.47 cfs Outflow=0.25 cfs 0.295 af

Pond 23P: Culv Crossing to USF Peak Elev=152.74' Storage=205 cf Inflow=1.80 cfs 0.155 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/' Outflow=1.74 cfs 0.155 af

Pond 24P: Culv Crossing to USF Peak Elev=152.47' Storage=502 cf Inflow=1.98 cfs 0.191 af
12.0" Round Culvert n=0.013 L=107.0' S=0.0056 '/' Outflow=1.90 cfs 0.187 af

Pond 25P: USF #8 Peak Elev=152.80' Storage=8,252 cf Inflow=3.28 cfs 0.311 af
Primary=0.27 cfs 0.301 af Secondary=0.00 cfs 0.000 af Outflow=0.27 cfs 0.301 af

Link AP1: USGS Stream Watershed Inflow=44.02 cfs 32.500 af
Primary=44.02 cfs 32.500 af

Link AP2: Southeast Property Edge Inflow=12.60 cfs 3.417 af
Primary=12.60 cfs 3.417 af

Total Runoff Area = 32.988 ac Runoff Volume = 6.988 af Average Runoff Depth = 2.54"
97.92% Pervious = 32.303 ac 2.08% Impervious = 0.686 ac

Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 28S: Southeast Drainage to Runoff Area=494,689 sf 0.81% Impervious Runoff Depth=3.55"
Flow Length=1,162' Tc=78.9 min CN=76 Runoff=15.74 cfs 3.363 af

Subcatchment 29S: West Drainage to USF Runoff Area=22,607 sf 57.20% Impervious Runoff Depth=4.82"
Flow Length=101' Slope=0.0150 '/ Tc=10.9 min CN=88 Runoff=2.39 cfs 0.208 af

Subcatchment 30S: Central Drainage to USF Runoff Area=4,717 sf 68.16% Impervious Runoff Depth=5.27"
Flow Length=21' Slope=0.0150 '/ Tc=3.1 min CN=92 Runoff=0.68 cfs 0.048 af

Subcatchment 31S: Drainage to USF #8 Runoff Area=19,136 sf 33.21% Impervious Runoff Depth=4.60"
Flow Length=115' Tc=8.2 min CN=86 Runoff=2.12 cfs 0.168 af

Subcatchment 35S: Bottleneck Drainage to Runoff Area=895,828 sf 0.38% Impervious Runoff Depth=3.65"
Flow Length=1,378' Tc=45.4 min CN=77 Runoff=40.57 cfs 6.263 af

Reach 21R: USF Daylight to AP2 Avg. Flow Depth=0.05' Max Vel=0.17 fps Inflow=0.89 cfs 0.410 af
n=0.070 L=305.0' S=0.0033 '/ Capacity=273.47 cfs Outflow=0.72 cfs 0.404 af

Pond 23P: Culv Crossing to USF Peak Elev=152.87' Storage=262 cf Inflow=2.39 cfs 0.208 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/ Outflow=2.31 cfs 0.208 af

Pond 24P: Culv Crossing to USF Peak Elev=152.67' Storage=619 cf Inflow=2.62 cfs 0.256 af
12.0" Round Culvert n=0.013 L=107.0' S=0.0056 '/ Outflow=2.49 cfs 0.253 af

Pond 25P: USF #8 Peak Elev=153.04' Storage=9,712 cf Inflow=4.34 cfs 0.421 af
Primary=0.89 cfs 0.410 af Secondary=0.00 cfs 0.000 af Outflow=0.89 cfs 0.410 af

Link AP1: USGS Stream Watershed Inflow=65.57 cfs 47.261 af
Primary=65.57 cfs 47.261 af

Link AP2: Southeast Property Edge Inflow=21.78 cfs 4.921 af
Primary=21.78 cfs 4.921 af

Total Runoff Area = 32.988 ac Runoff Volume = 10.050 af Average Runoff Depth = 3.66"
97.92% Pervious = 32.303 ac 2.08% Impervious = 0.686 ac

Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 28S: Southeast Drainage to Runoff Area=494,689 sf 0.81% Impervious Runoff Depth=5.80"
Flow Length=1,162' Tc=78.9 min CN=76 Runoff=25.63 cfs 5.488 af

Subcatchment 29S: West Drainage to USF Runoff Area=22,607 sf 57.20% Impervious Runoff Depth=7.25"
Flow Length=101' Slope=0.0150 '/ Tc=10.9 min CN=88 Runoff=3.52 cfs 0.314 af

Subcatchment 30S: Central Drainage to USF Runoff Area=4,717 sf 68.16% Impervious Runoff Depth=7.74"
Flow Length=21' Slope=0.0150 '/ Tc=3.1 min CN=92 Runoff=0.97 cfs 0.070 af

Subcatchment 31S: Drainage to USF #8 Runoff Area=19,136 sf 33.21% Impervious Runoff Depth=7.01"
Flow Length=115' Tc=8.2 min CN=86 Runoff=3.16 cfs 0.257 af

Subcatchment 35S: Bottleneck Drainage to Runoff Area=895,828 sf 0.38% Impervious Runoff Depth=5.92"
Flow Length=1,378' Tc=45.4 min CN=77 Runoff=65.24 cfs 10.146 af

Reach 21R: USF Daylight to AP2 Avg. Flow Depth=0.11' Max Vel=0.26 fps Inflow=3.49 cfs 0.624 af
n=0.070 L=305.0' S=0.0033 '/ Capacity=273.47 cfs Outflow=2.22 cfs 0.619 af

Pond 23P: Culv Crossing to USF Peak Elev=153.11' Storage=378 cf Inflow=3.52 cfs 0.314 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/ Outflow=3.38 cfs 0.314 af

Pond 24P: Culv Crossing to USF Peak Elev=153.26' Storage=1,085 cf Inflow=3.82 cfs 0.384 af
12.0" Round Culvert n=0.013 L=107.0' S=0.0056 '/ Outflow=3.20 cfs 0.380 af

Pond 25P: USF #8 Peak Elev=153.52' Storage=12,755 cf Inflow=6.05 cfs 0.637 af
Primary=1.60 cfs 0.584 af Secondary=1.89 cfs 0.040 af Outflow=3.49 cfs 0.624 af

Link AP1: USGS Stream Watershed Inflow=107.14 cfs 77.448 af
Primary=107.14 cfs 77.448 af

Link AP2: Southeast Property Edge Inflow=39.05 cfs 8.004 af
Primary=39.05 cfs 8.004 af

Total Runoff Area = 32.988 ac Runoff Volume = 16.274 af Average Runoff Depth = 5.92"
97.92% Pervious = 32.303 ac 2.08% Impervious = 0.686 ac

Summary for Subcatchment 28S: Southeast Drainage to AP2

Runoff = 25.63 cfs @ 13.05 hrs, Volume= 5.488 af, Depth= 5.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
2,843	98	Paved parking, HSG C
19,368	74	>75% Grass cover, Good, HSG C
89,963	70	Woods, Good, HSG C
1,151	98	Paved parking, HSG D
13,270	80	>75% Grass cover, Good, HSG D
368,094	77	Woods, Good, HSG D
494,689	76	Weighted Average
490,695		99.19% Pervious Area
3,994		0.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	50	0.0500	0.10		Sheet Flow, SF1 Woods: Light underbrush n= 0.400 P2= 3.30"
7.6	375	0.0267	0.82		Shallow Concentrated Flow, SCF1 Woodland Kv= 5.0 fps
62.9	737	0.0061	0.20		Shallow Concentrated Flow, SCF2 Forest w/Heavy Litter Kv= 2.5 fps
78.9	1,162	Total			

Summary for Subcatchment 29S: West Drainage to USF

Runoff = 3.52 cfs @ 12.15 hrs, Volume= 0.314 af, Depth= 7.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
11,554	98	Paved parking, HSG C
9,596	74	>75% Grass cover, Good, HSG C
1,378	98	Paved parking, HSG D
79	80	>75% Grass cover, Good, HSG D
22,607	88	Weighted Average
9,675		42.80% Pervious Area
12,932		57.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	101	0.0150	0.15		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 30S: Central Drainage to USF

Runoff = 0.97 cfs @ 12.05 hrs, Volume= 0.070 af, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
1,423	98	Paved parking, HSG C
429	74	>75% Grass cover, Good, HSG C
1,792	98	Paved parking, HSG D
1,073	80	>75% Grass cover, Good, HSG D
4,717	92	Weighted Average
1,502		31.84% Pervious Area
3,215		68.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	21	0.0150	0.11		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 31S: Drainage to USF #8

Runoff = 3.16 cfs @ 12.11 hrs, Volume= 0.257 af, Depth= 7.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
1,934	98	Paved parking, HSG C
162	74	>75% Grass cover, Good, HSG C
4,421	98	Paved parking, HSG D
12,619	80	>75% Grass cover, Good, HSG D
19,136	86	Weighted Average
12,781		66.79% Pervious Area
6,355		33.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	50	0.0100	0.11		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"
0.9	65	0.0300	1.21		Shallow Concentrated Flow, SCF1 Short Grass Pasture Kv= 7.0 fps
8.2	115	Total			

Summary for Subcatchment 35S: Bottleneck Drainage to AP1

Runoff = 65.24 cfs @ 12.61 hrs, Volume= 10.146 af, Depth= 5.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
424	98	Paved parking, HSG C
2,946	98	Paved parking, HSG D
1,549	74	>75% Grass cover, Good, HSG C
20,070	80	>75% Grass cover, Good, HSG D
312	70	Woods, Good, HSG C
870,527	77	Woods, Good, HSG D
895,828	77	Weighted Average
892,458		99.62% Pervious Area
3,370		0.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.5	295	0.0051	0.18		Shallow Concentrated Flow, SCF 1 Forest w/Heavy Litter Kv= 2.5 fps
17.9	1,083	0.0026	1.01	454.06	Channel Flow, CF 1 Area= 450.0 sf Perim= 500.0' r= 0.90' n= 0.070 Sluggish weedy reaches w/pools
45.4	1,378	Total			

Summary for Reach 21R: USF Daylight to AP2

Inflow Area = 1.067 ac, 48.43% Impervious, Inflow Depth > 7.02" for 100 YEAR STORM event
 Inflow = 3.49 cfs @ 12.46 hrs, Volume= 0.624 af
 Outflow = 2.22 cfs @ 12.97 hrs, Volume= 0.619 af, Atten= 36%, Lag= 30.6 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.26 fps, Min. Travel Time= 19.5 min
 Avg. Velocity = 0.08 fps, Avg. Travel Time= 60.4 min

Peak Storage= 2,599 cf @ 12.65 hrs
 Average Depth at Peak Storage= 0.11'
 Bank-Full Depth= 1.50' Flow Area= 225.0 sf, Capacity= 273.47 cfs

75.00' x 1.50' deep channel, n= 0.070 Sluggish weedy reaches w/pools
 Side Slope Z-value= 50.0 '/' Top Width= 225.00'
 Length= 305.0' Slope= 0.0033 '/'
 Inlet Invert= 148.50', Outlet Invert= 147.50'



Summary for Pond 23P: Culv Crossing to USF

Inflow Area = 0.519 ac, 57.20% Impervious, Inflow Depth = 7.25" for 100 YEAR STORM event
 Inflow = 3.52 cfs @ 12.15 hrs, Volume= 0.314 af
 Outflow = 3.38 cfs @ 12.18 hrs, Volume= 0.314 af, Atten= 4%, Lag= 1.8 min
 Primary = 3.38 cfs @ 12.18 hrs, Volume= 0.314 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 153.11' @ 12.18 hrs Surf.Area= 532 sf Storage= 378 cf

Plug-Flow detention time= 3.4 min calculated for 0.313 af (100% of inflow)
 Center-of-Mass det. time= 3.5 min (787.5 - 784.0)

Volume	Invert	Avail.Storage	Storage Description
#1	152.00'	1,030 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.00	160	0	0
153.00	480	320	320
154.00	940	710	1,030

Device	Routing	Invert	Outlet Devices
#1	Primary	152.00'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 152.00' / 151.75' S= 0.0063 ' S= 0.0063 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=3.33 cfs @ 12.18 hrs HW=153.10' (Free Discharge)
 ↑1=CMP_Round 15" (Barrel Controls 3.33 cfs @ 3.87 fps)

Summary for Pond 24P: Culv Crossing to USF

Inflow Area = 0.627 ac, 59.09% Impervious, Inflow Depth = 7.34" for 100 YEAR STORM event
 Inflow = 3.82 cfs @ 12.17 hrs, Volume= 0.384 af
 Outflow = 3.20 cfs @ 12.26 hrs, Volume= 0.380 af, Atten= 16%, Lag= 5.7 min
 Primary = 3.20 cfs @ 12.26 hrs, Volume= 0.380 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 153.26' @ 12.26 hrs Surf.Area= 1,083 sf Storage= 1,085 cf

Plug-Flow detention time= 15.9 min calculated for 0.380 af (99% of inflow)
 Center-of-Mass det. time= 10.0 min (793.3 - 783.3)

Volume	Invert	Avail.Storage	Storage Description
#1	151.00'	1,388 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
151.00	150	0	0
152.00	400	275	275
153.00	750	575	850
153.50	1,400	538	1,388

Device	Routing	Invert	Outlet Devices
#1	Primary	151.60'	12.0" Round CMP_Round 12" L= 107.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.60' / 151.00' S= 0.0056 ' / S= 0.0056 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.19 cfs @ 12.26 hrs HW=153.25' (Free Discharge)

↑1=CMP_Round 12" (Barrel Controls 3.19 cfs @ 4.07 fps)

Summary for Pond 25P: USF #8

Inflow Area = 1.067 ac, 48.43% Impervious, Inflow Depth = 7.17" for 100 YEAR STORM event
 Inflow = 6.05 cfs @ 12.12 hrs, Volume= 0.637 af
 Outflow = 3.49 cfs @ 12.46 hrs, Volume= 0.624 af, Atten= 42%, Lag= 20.6 min
 Primary = 1.60 cfs @ 12.46 hrs, Volume= 0.584 af
 Secondary = 1.89 cfs @ 12.46 hrs, Volume= 0.040 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 153.52' @ 12.46 hrs Surf.Area= 6,823 sf Storage= 12,755 cf

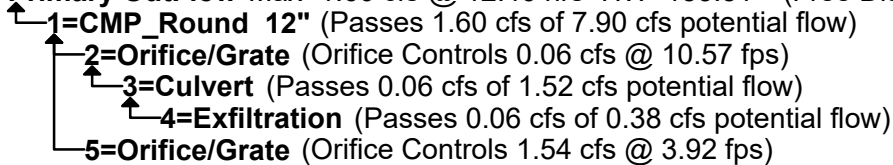
Plug-Flow detention time= 549.6 min calculated for 0.624 af (98% of inflow)
 Center-of-Mass det. time= 536.5 min (1,327.3 - 790.8)

Volume	Invert	Avail.Storage	Storage Description
#1	151.00'	16,240 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
151.00	3,227	0	0
152.00	4,822	4,025	4,025
152.50	5,418	2,560	6,585
153.00	6,013	2,858	9,442
153.50	6,798	3,203	12,645
154.00	7,580	3,595	16,240

Device	Routing	Invert	Outlet Devices
#1	Primary	148.65'	12.0" Round CMP_Round 12" L= 25.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 148.65' / 148.50' S= 0.0060 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	148.65'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	148.90'	6.0" Round Culvert L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 148.90' / 148.65' S= 0.0063 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#4	Device 3	151.00'	2.400 in/hr Exfiltration over Horizontal area
#5	Device 1	152.60'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#6	Secondary	153.40'	20.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=1.60 cfs @ 12.46 hrs HW=153.51' (Free Discharge)



Secondary OutFlow Max=1.84 cfs @ 12.46 hrs HW=153.51' (Free Discharge)



Summary for Link AP1: USGS Stream Watershed

Inflow Area = 163.629 ac, 3.81% Impervious, Inflow Depth > 5.68" for 100 YEAR STORM event
 Inflow = 107.14 cfs @ 15.49 hrs, Volume= 77.448 af
 Primary = 107.14 cfs @ 15.49 hrs, Volume= 77.448 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs

Summary for Link AP2: Southeast Property Edge

Inflow Area = 15.219 ac, 13.76% Impervious, Inflow Depth > 6.31" for 100 YEAR STORM event
 Inflow = 39.05 cfs @ 12.91 hrs, Volume= 8.004 af
 Primary = 39.05 cfs @ 12.91 hrs, Volume= 8.004 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond 19P (Upland Detention - Depression Largely Removed)

USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

AP2 (Contributions from both USFs)

As Approved							
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.62	155.18	2.89	155.49	3.92	155.61	5.83	155.70
1.00	155.82	1.76	156.02	2.37	156.16	3.55	156.40
0.89	155.94	1.47	156.10	1.95	156.21	2.85	156.39
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
2.22	155.21	4.18	155.50	5.71	155.63	10.19	155.77
1.54	155.87	2.80	156.14	3.78	156.33	8.00	157.85
0.70	156.03	1.17	156.18	3.29	156.58	8.15	157.38
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)				
5.29	11.4	20.73	37.62				

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond 19P (Upland Detention - Depression Largely Removed)

USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

AP2 (Contributions from both USFs)

As-Built Construction (SDV Amend #4)							
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.94	155.19	3.30	155.53	4.36	155.63	6.31	155.72
1.33	155.83	2.16	156.01	2.81	156.14	4.01	156.35
0.89	156.02	1.47	156.17	1.95	156.28	2.85	156.46
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
3.34	155.23	5.68	155.56	7.59	155.68	12.15	155.82
1.89	156.02	3.17	156.32	4.80	156.71	10.12	158.80**
0.70	156.16	1.17	156.31	3.29	156.83	8.15	158.17**
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)	** - Peak Elevation overtops provided storage			
5.3	12.66	21.84	38.58				

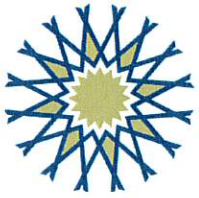
AP2 Peak Flow Δ:

+0.01 cfs	+1.26 cfs	+1.11 cfs	+ 0.96 cfs
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As Approved (USF#7A & #7B Amendments from SDV Amend #4)								
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event		
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	
Pond Node 25P (USF - Relocated, Size Retained)	1.85	152.38	3.12	152.82	4.10	153.07	5.58	153.50**
Pond Node 24P (Upland Detention - No Changes)	1.19	152.15	1.98	152.40	2.63	152.61	3.83	153.20
Pond 23P (Dimensions Adjusted, Volume Retained)	1.07	152.55	1.80	152.74	2.39	152.87	3.52	153.12
AP1 Overall (Subcatchment 35S Area Reduced)				** - Peak Elevation overtops provided storage				
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)					
	19.39	44.02	65.57	107.14				
AP2 Overall (Contributions from USF#8, Subcatchment 28S Area Reduced)								
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)					
	5.3	12.66	21.84	38.58				

Proposed As-Built Amendment (SDV Amend #5)								
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event		
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	
Pond Node 25P (USF - Relocated, Size Retained)	1.93	152.31	3.28	152.80	4.34	153.04	6.05	153.52**
Pond Node 24P (Upland Detention - No Changes)	1.18	152.23	1.98	152.47	2.62	152.67	3.82	153.26
Pond 23P (Dimensions Adjusted, Volume Retained)	1.07	152.55	1.80	152.74	2.39	152.87	3.52	153.11
AP1 Overall (Subcatchment 35S Area Reduced)				** - Peak Elevation overtops provided storage				
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)					
	19.39	44.02	65.57	107.14				
AP2 Overall (Contributions from USF#8, Subcatchment 28S Area Reduced)								
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)					
	5.27	12.6	21.78	39.05				

AP2 Peak Flow Δ:	-0.03 cfs	-0.06 cfs	-0.06 cfs	+ 0.47 cfs
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ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Michael Livingston, P.E., Town Planner/Engineer
Ms. Shannon L.M. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, Maine 04090

March 31st, 2026
Project No.: C031

**RE: Major Site & Subdivision Approval – Subdivision Amendment #5 Additional Items
Fairway View Village Development (Tax Map 32, Lot 13)
Fieldside Lane, Wells, Maine**

Dear Mr. Livingston & Ms. Belanger:

On behalf of York Building & Design Center, I have enclosed for your review and consideration additional materials in support of Subdivision Amendment #5 for the above-referenced project. This content covers the as-built stormwater infrastructure changes for a portion of the development that were constructed and briefly discussed as part of the Subdivision Amendment #4 application and approval but are being further detailed presently.

Grassed Underdrained Soil Filters #7A & #7B, located east of Striper Way, have had the following constructed changes relative to the design linework from the original approvals:

- GUSF #7A
 - Pond Node #19P (receiving Subcatchment 24S) has had its detention area significantly reduced
 - Pond Node #20P (receiving Subcatchment 25S) remains unchanged from the approved design, with the exception of a slightly longer outlet culverted crossing beneath the driveway of Units #32/46 to account for the loss of the GUSF forebay
 - Pond Node #21P (the GUSF itself) has had its forebay removed, but otherwise remains unchanged. Slight adjustments to surface area have been made but incremental storage volumes have been retained

- GUSF #7B
 - Pond Node #17P (receiving Subcatchment 22S) has had its detention area removed and replaced with a field inlet that receives runoff from this subcatchment and routes it to the GUSF
 - Pond Node #18P (receiving Subcatchment 23S) has had its detention area removed and replaced with a field inlet that receives runoff from this subcatchment and routes it to the GUSF
 - Pond #22P (the GUSF itself) has been slightly oversized relative to the approved design to accommodate for the loss of upstream incremental storage areas

An updated HydroCAD Report publish is attached to this cover letter along with the comparison spreadsheet that was submitted with the other SDV Amend #5 materials on March 19th 2026. Additionally, the Grading & Utilities Plan for this portion of Phase II of the development from the original approvals is also attached to further speak to the revisions described above.

We look forward to discussing this project at the next available Planning Board meeting. If any additional information is required, please contact me. Thank you for your assistance.

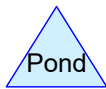
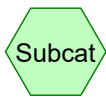
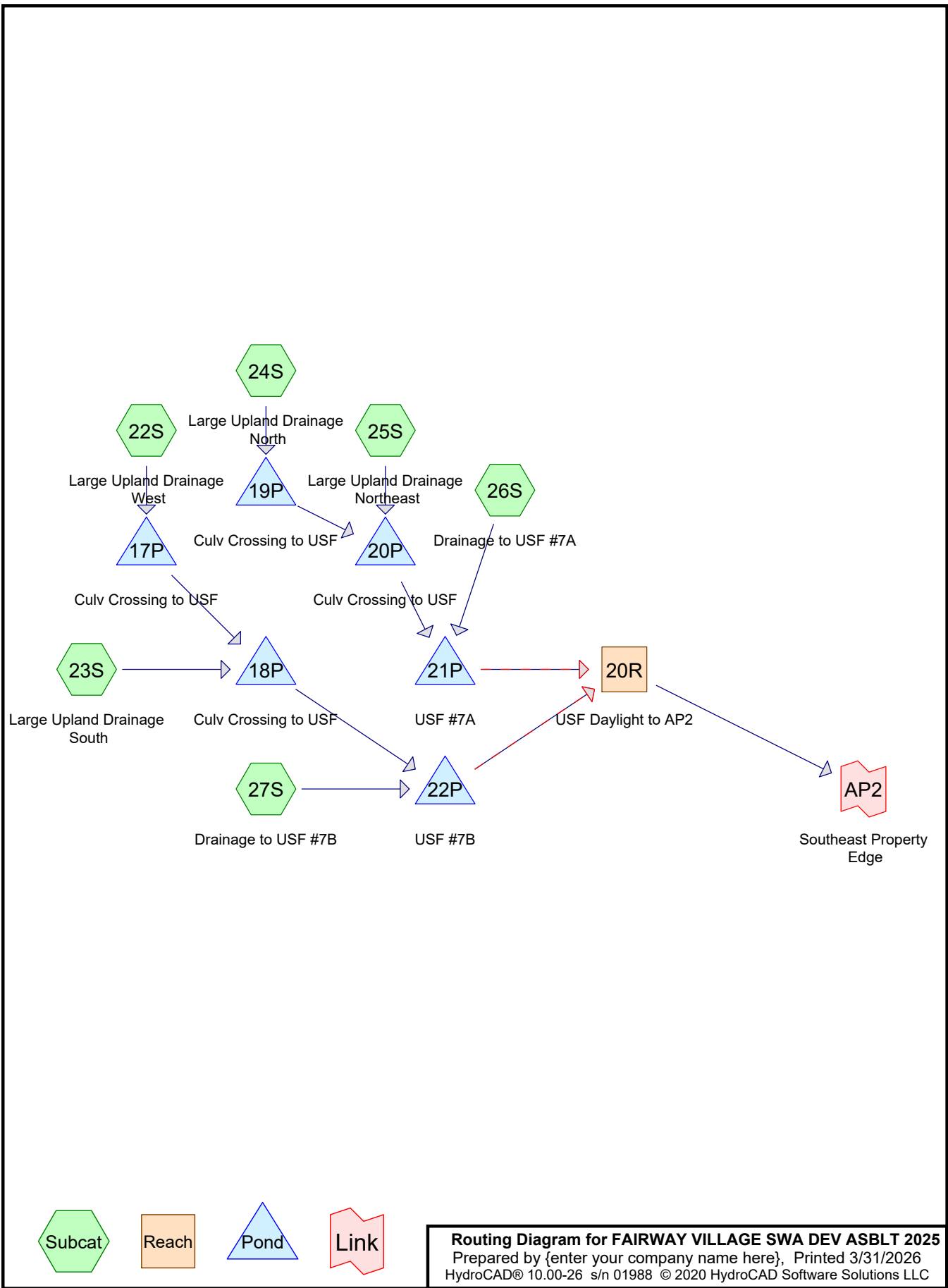
Sincerely;

A handwritten signature in black ink, reading "Michael J. Sudak". The signature is written in a cursive style with a large, stylized initial "M".

Michael J. Sudak, E.I.

Staff Engineer

cc: Walter Woods, York Building and Design Center, Inc.
C031 Cover SDV Amend #5 REV 31Mar2026.doc



Routing Diagram for FAIRWAY VILLAGE SWA DEV ASBLT 2025
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FAIRWAY VILLAGE SWA DEV ASBLT 2025

Prepared by {enter your company name here}

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.059	74	>75% Grass cover, Good, HSG C (22S, 23S, 24S, 25S, 26S, 27S)
0.251	80	>75% Grass cover, Good, HSG D (22S, 26S, 27S)
1.292	98	Paved parking, HSG C (22S, 23S, 24S, 25S, 26S, 27S)
0.193	98	Paved parking, HSG D (22S, 24S, 25S, 26S, 27S)
2.796	87	TOTAL AREA

Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=2.17"
Flow Length=88' Slope=0.0125 '/ Tc=10.5 min CN=89 Runoff=0.70 cfs 0.059 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=2.09"
Flow Length=135' Slope=0.0111 '/ Tc=15.5 min CN=88 Runoff=1.25 cfs 0.119 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=2.17"
Flow Length=73' Slope=0.0140 '/ Tc=8.7 min CN=89 Runoff=0.89 cfs 0.071 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=2.09"
Flow Length=54' Slope=0.0185 '/ Tc=6.1 min CN=88 Runoff=0.53 cfs 0.038 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=2.00"
Flow Length=100' Slope=0.0150 '/ Tc=10.8 min CN=87 Runoff=0.81 cfs 0.068 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=1.92"
Flow Length=92' Slope=0.0160 '/ Tc=9.9 min CN=86 Runoff=1.49 cfs 0.122 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.03' Max Vel=0.16 fps Inflow=0.32 cfs 0.464 af
n=0.070 L=528.0' S=0.0066 '/ Capacity=388.85 cfs Outflow=0.31 cfs 0.456 af

Pond 17P: Culv Crossing to USF Peak Elev=156.16' Storage=9 cf Inflow=0.70 cfs 0.059 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/ Outflow=0.70 cfs 0.059 af

Pond 18P: Culv Crossing to USF Peak Elev=156.02' Storage=13 cf Inflow=1.89 cfs 0.178 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/ Outflow=1.89 cfs 0.178 af

Pond 19P: Culv Crossing to USF Peak Elev=156.02' Storage=87 cf Inflow=0.89 cfs 0.071 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/ Outflow=0.86 cfs 0.071 af

Pond 20P: Culv Crossing to USF Peak Elev=155.83' Storage=743 cf Inflow=1.33 cfs 0.109 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/ Outflow=1.15 cfs 0.104 af

Pond 21P: USF #7A Peak Elev=155.19' Storage=4,856 cf Inflow=1.94 cfs 0.172 af
Primary=0.10 cfs 0.172 af Secondary=0.00 cfs 0.000 af Outflow=0.10 cfs 0.172 af

Pond 22P: USF #7B Peak Elev=155.23' Storage=7,958 cf Inflow=3.34 cfs 0.301 af
Primary=0.26 cfs 0.292 af Secondary=0.00 cfs 0.000 af Outflow=0.26 cfs 0.292 af

Link AP2: Southeast Property Edge Inflow=5.30 cfs 1.792 af
Primary=5.30 cfs 1.792 af

Total Runoff Area = 2.796 ac Runoff Volume = 0.478 af Average Runoff Depth = 2.05"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

FAIRWAY VILLAGE SWA DEV ASBLT 2025 Type III 24-hr 10 YEAR STORM Rainfall=4.90"

Prepared by {enter your company name here}

Printed 3/31/2026

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Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=3.68"
Flow Length=88' Slope=0.0125 '/ Tc=10.5 min CN=89 Runoff=1.17 cfs 0.100 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=3.57"
Flow Length=135' Slope=0.0111 '/ Tc=15.5 min CN=88 Runoff=2.10 cfs 0.204 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=3.68"
Flow Length=73' Slope=0.0140 '/ Tc=8.7 min CN=89 Runoff=1.47 cfs 0.119 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=3.57"
Flow Length=54' Slope=0.0185 '/ Tc=6.1 min CN=88 Runoff=0.88 cfs 0.066 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=3.47"
Flow Length=100' Slope=0.0150 '/ Tc=10.8 min CN=87 Runoff=1.39 cfs 0.118 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=3.37"
Flow Length=92' Slope=0.0160 '/ Tc=9.9 min CN=86 Runoff=2.58 cfs 0.214 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.08' Max Vel=0.32 fps Inflow=3.41 cfs 0.806 af
n=0.070 L=528.0' S=0.0066 '/ Capacity=388.85 cfs Outflow=2.07 cfs 0.800 af

Pond 17P: Culv Crossing to USF Peak Elev=156.31' Storage=11 cf Inflow=1.17 cfs 0.100 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/ Outflow=1.17 cfs 0.100 af

Pond 18P: Culv Crossing to USF Peak Elev=156.32' Storage=17 cf Inflow=3.17 cfs 0.304 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/ Outflow=3.17 cfs 0.304 af

Pond 19P: Culv Crossing to USF Peak Elev=156.17' Storage=151 cf Inflow=1.47 cfs 0.119 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/ Outflow=1.39 cfs 0.119 af

Pond 20P: Culv Crossing to USF Peak Elev=156.01' Storage=937 cf Inflow=2.16 cfs 0.185 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/ Outflow=1.93 cfs 0.180 af

Pond 21P: USF #7A Peak Elev=155.53' Storage=6,066 cf Inflow=3.30 cfs 0.298 af
Primary=0.85 cfs 0.295 af Secondary=0.25 cfs 0.003 af Outflow=1.10 cfs 0.298 af

Pond 22P: USF #7B Peak Elev=155.56' Storage=10,173 cf Inflow=5.68 cfs 0.519 af
Primary=1.79 cfs 0.496 af Secondary=0.65 cfs 0.012 af Outflow=2.44 cfs 0.508 af

Link AP2: Southeast Property Edge Inflow=12.66 cfs 3.430 af
Primary=12.66 cfs 3.430 af

Total Runoff Area = 2.796 ac Runoff Volume = 0.823 af Average Runoff Depth = 3.53"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

FAIRWAY VILLAGE SWA DEV ASBLT 2025 Type III 24-hr 25 YEAR STORM Rainfall=6.20"

Prepared by {enter your company name here}

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Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=4.93"
Flow Length=88' Slope=0.0125 '/ Tc=10.5 min CN=89 Runoff=1.54 cfs 0.134 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=4.82"
Flow Length=135' Slope=0.0111 '/ Tc=15.5 min CN=88 Runoff=2.80 cfs 0.276 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=4.93"
Flow Length=73' Slope=0.0140 '/ Tc=8.7 min CN=89 Runoff=1.95 cfs 0.160 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=4.82"
Flow Length=54' Slope=0.0185 '/ Tc=6.1 min CN=88 Runoff=1.17 cfs 0.089 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=4.71"
Flow Length=100' Slope=0.0150 '/ Tc=10.8 min CN=87 Runoff=1.85 cfs 0.160 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=4.60"
Flow Length=92' Slope=0.0160 '/ Tc=9.9 min CN=86 Runoff=3.47 cfs 0.292 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.16' Max Vel=0.48 fps Inflow=9.05 cfs 1.160 af
n=0.070 L=528.0' S=0.0066 '/ Capacity=388.85 cfs Outflow=6.26 cfs 1.154 af

Pond 17P: Culv Crossing to USF Peak Elev=156.83' Storage=17 cf Inflow=3.29 cfs 0.200 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/ Outflow=3.29 cfs 0.200 af

Pond 18P: Culv Crossing to USF Peak Elev=156.71' Storage=22 cf Inflow=4.80 cfs 0.475 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/ Outflow=4.80 cfs 0.475 af

Pond 19P: Culv Crossing to USF Peak Elev=156.28' Storage=219 cf Inflow=1.95 cfs 0.160 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/ Outflow=1.80 cfs 0.160 af

Pond 20P: Culv Crossing to USF Peak Elev=156.14' Storage=1,080 cf Inflow=2.81 cfs 0.249 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/ Outflow=2.54 cfs 0.243 af

Pond 21P: USF #7A Peak Elev=155.63' Storage=6,457 cf Inflow=4.36 cfs 0.404 af
Primary=1.06 cfs 0.352 af Secondary=2.30 cfs 0.052 af Outflow=3.37 cfs 0.404 af

Pond 22P: USF #7B Peak Elev=155.68' Storage=11,074 cf Inflow=7.59 cfs 0.767 af
Primary=2.22 cfs 0.613 af Secondary=3.54 cfs 0.143 af Outflow=5.76 cfs 0.756 af

Link AP2: Southeast Property Edge Inflow=21.84 cfs 4.934 af
Primary=21.84 cfs 4.934 af

Total Runoff Area = 2.796 ac Runoff Volume = 1.112 af Average Runoff Depth = 4.77"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

FAIRWAY VILLAGE SWA DEV ASBLT 202 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

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Time span=0.00-65.00 hrs, dt=0.05 hrs, 1301 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 22S: Large Upland Runoff Area=14,229 sf 59.92% Impervious Runoff Depth=7.37"
Flow Length=88' Slope=0.0125 '/' Tc=10.5 min CN=89 Runoff=2.26 cfs 0.201 af

Subcatchment 23S: Large Upland Runoff Area=29,900 sf 57.23% Impervious Runoff Depth=7.25"
Flow Length=135' Slope=0.0111 '/' Tc=15.5 min CN=88 Runoff=4.13 cfs 0.415 af

Subcatchment 24S: Large Upland Runoff Area=16,991 sf 60.77% Impervious Runoff Depth=7.37"
Flow Length=73' Slope=0.0140 '/' Tc=8.7 min CN=89 Runoff=2.85 cfs 0.240 af

Subcatchment 25S: Large Upland Drainage Runoff Area=9,625 sf 57.38% Impervious Runoff Depth=7.25"
Flow Length=54' Slope=0.0185 '/' Tc=6.1 min CN=88 Runoff=1.73 cfs 0.134 af

Subcatchment 26S: Drainage to USF #7A Runoff Area=17,803 sf 44.96% Impervious Runoff Depth=7.13"
Flow Length=100' Slope=0.0150 '/' Tc=10.8 min CN=87 Runoff=2.75 cfs 0.243 af

Subcatchment 27S: Drainage to USF #7B Runoff Area=33,227 sf 45.78% Impervious Runoff Depth=7.01"
Flow Length=92' Slope=0.0160 '/' Tc=9.9 min CN=86 Runoff=5.18 cfs 0.446 af

Reach 20R: USF Daylight to AP2 Avg. Flow Depth=0.25' Max Vel=0.63 fps Inflow=16.71 cfs 1.903 af
n=0.070 L=528.0' S=0.0066 '/' Capacity=388.85 cfs Outflow=13.82 cfs 1.897 af

Pond 17P: Culv Crossing to USF Peak Elev=158.17' Storage=1,273 cf Inflow=8.15 cfs 0.444 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=7.55 cfs 0.444 af

Pond 18P: Culv Crossing to USF Peak Elev=158.80' Storage=1,063 cf Inflow=9.98 cfs 0.859 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0063 '/' Outflow=10.12 cfs 0.859 af

Pond 19P: Culv Crossing to USF Peak Elev=156.46' Storage=379 cf Inflow=2.85 cfs 0.240 af
15.0" Round Culvert n=0.013 L=40.0' S=0.0050 '/' Outflow=2.56 cfs 0.240 af

Pond 20P: Culv Crossing to USF Peak Elev=156.35' Storage=1,353 cf Inflow=4.01 cfs 0.373 af
15.0" Round Culvert n=0.013 L=100.0' S=0.0080 '/' Outflow=3.62 cfs 0.368 af

Pond 21P: USF #7A Peak Elev=155.72' Storage=6,791 cf Inflow=6.31 cfs 0.611 af
Primary=1.21 cfs 0.444 af Secondary=4.94 cfs 0.167 af Outflow=6.15 cfs 0.611 af

Pond 22P: USF #7B Peak Elev=155.82' Storage=12,184 cf Inflow=12.15 cfs 1.305 af
Primary=2.65 cfs 0.805 af Secondary=8.91 cfs 0.487 af Outflow=11.55 cfs 1.292 af

Link AP2: Southeast Property Edge Inflow=38.58 cfs 8.017 af
Primary=38.58 cfs 8.017 af

Total Runoff Area = 2.796 ac Runoff Volume = 1.678 af Average Runoff Depth = 7.20"
46.87% Pervious = 1.310 ac 53.13% Impervious = 1.485 ac

Summary for Subcatchment 22S: Large Upland Drainage West

Runoff = 2.26 cfs @ 12.14 hrs, Volume= 0.201 af, Depth= 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
5,714	98	Paved parking, HSG C
5,255	74	>75% Grass cover, Good, HSG C
2,812	98	Paved parking, HSG D
448	80	>75% Grass cover, Good, HSG D
14,229	89	Weighted Average
5,703		40.08% Pervious Area
8,526		59.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	88	0.0125	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 23S: Large Upland Drainage South

Runoff = 4.13 cfs @ 12.21 hrs, Volume= 0.415 af, Depth= 7.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
17,111	98	Paved parking, HSG C
12,789	74	>75% Grass cover, Good, HSG C
29,900	88	Weighted Average
12,789		42.77% Pervious Area
17,111		57.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.5	135	0.0111	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 24S: Large Upland Drainage North

Runoff = 2.85 cfs @ 12.12 hrs, Volume= 0.240 af, Depth= 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
7,175	98	Paved parking, HSG C
6,666	74	>75% Grass cover, Good, HSG C
3,150	98	Paved parking, HSG D
16,991	89	Weighted Average
6,666		39.23% Pervious Area
10,325		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	73	0.0140	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 25S: Large Upland Drainage Northeast

Runoff = 1.73 cfs @ 12.09 hrs, Volume= 0.134 af, Depth= 7.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
4,694	98	Paved parking, HSG C
4,102	74	>75% Grass cover, Good, HSG C
829	98	Paved parking, HSG D
9,625	88	Weighted Average
4,102		42.62% Pervious Area
5,523		57.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	54	0.0185	0.15		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 26S: Drainage to USF #7A

Runoff = 2.75 cfs @ 12.15 hrs, Volume= 0.243 af, Depth= 7.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
6,661	98	Paved parking, HSG C
4,302	74	>75% Grass cover, Good, HSG C
1,343	98	Paved parking, HSG D
5,497	80	>75% Grass cover, Good, HSG D
17,803	87	Weighted Average
9,799		55.04% Pervious Area
8,004		44.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	100	0.0150	0.15		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 27S: Drainage to USF #7B

Runoff = 5.18 cfs @ 12.14 hrs, Volume= 0.446 af, Depth= 7.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Area (sf)	CN	Description
14,943	98	Paved parking, HSG C
13,022	74	>75% Grass cover, Good, HSG C
268	98	Paved parking, HSG D
4,994	80	>75% Grass cover, Good, HSG D
33,227	86	Weighted Average
18,016		54.22% Pervious Area
15,211		45.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	92	0.0160	0.16		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"

Summary for Reach 20R: USF Daylight to AP2

Inflow Area = 2.796 ac, 53.13% Impervious, Inflow Depth > 8.17" for 100 YEAR STORM event
 Inflow = 16.71 cfs @ 12.22 hrs, Volume= 1.903 af
 Outflow = 13.82 cfs @ 12.73 hrs, Volume= 1.897 af, Atten= 17%, Lag= 30.8 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.63 fps, Min. Travel Time= 14.0 min
 Avg. Velocity = 0.13 fps, Avg. Travel Time= 67.2 min

Peak Storage= 11,628 cf @ 12.50 hrs
 Average Depth at Peak Storage= 0.25'
 Bank-Full Depth= 1.50' Flow Area= 225.0 sf, Capacity= 388.85 cfs

75.00' x 1.50' deep channel, n= 0.070 Sluggish weedy reaches w/pools
 Side Slope Z-value= 50.0 ' Top Width= 225.00'
 Length= 528.0' Slope= 0.0066 '
 Inlet Invert= 151.00', Outlet Invert= 147.50'



‡

Summary for Pond 17P: Culv Crossing to USF

Inflow Area = 0.327 ac, 59.92% Impervious, Inflow Depth = 16.30" for 100 YEAR STORM event
 Inflow = 8.15 cfs @ 12.35 hrs, Volume= 0.444 af
 Outflow = 7.55 cfs @ 12.44 hrs, Volume= 0.444 af, Atten= 7%, Lag= 4.9 min
 Primary = 7.55 cfs @ 12.44 hrs, Volume= 0.444 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 158.17' @ 12.44 hrs Surf.Area= 5,000 sf Storage= 1,273 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 1.7 min (764.8 - 763.2)

Volume	Invert	Avail.Storage	Storage Description
#1	155.50'	1,273 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.50	13	0	0
156.00	13	7	7
157.00	13	13	20
157.50	5,000	1,253	1,273

Device	Routing	Invert	Outlet Devices
#1	Primary	155.70'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.70' / 155.50' S= 0.0050 ' S= 0.0050 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=7.32 cfs @ 12.44 hrs HW=158.09' (Free Discharge)
 ↳ **1=CMP_Round 15"** (Barrel Controls 7.32 cfs @ 5.96 fps)

Summary for Pond 18P: Culv Crossing to USF

Inflow Area = 1.013 ac, 58.10% Impervious, Inflow Depth = 10.17" for 100 YEAR STORM event
 Inflow = 9.98 cfs @ 12.43 hrs, Volume= 0.859 af
 Outflow = 10.12 cfs @ 12.43 hrs, Volume= 0.859 af, Atten= 0%, Lag= 0.3 min
 Primary = 10.12 cfs @ 12.43 hrs, Volume= 0.859 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 158.80' @ 12.43 hrs Surf.Area= 4,135 sf Storage= 1,063 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 1.0 min (777.2 - 776.2)

Volume	Invert	Avail.Storage	Storage Description
#1	155.00'	1,063 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.00	13	0	0
156.00	13	13	13
157.00	13	13	26
157.50	4,135	1,037	1,063

Device	Routing	Invert	Outlet Devices
#1	Primary	155.25'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.25' / 155.00' S= 0.0063 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=9.79 cfs @ 12.43 hrs HW=158.65' (Free Discharge)

↑1=CMP_Round 15" (Barrel Controls 9.79 cfs @ 7.98 fps)

Summary for Pond 19P: Culv Crossing to USF

Inflow Area = 0.390 ac, 60.77% Impervious, Inflow Depth = 7.37" for 100 YEAR STORM event
 Inflow = 2.85 cfs @ 12.12 hrs, Volume= 0.240 af
 Outflow = 2.56 cfs @ 12.17 hrs, Volume= 0.240 af, Atten= 10%, Lag= 3.0 min
 Primary = 2.56 cfs @ 12.17 hrs, Volume= 0.240 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 156.46' @ 12.17 hrs Surf.Area= 1,035 sf Storage= 379 cf

Plug-Flow detention time= 2.7 min calculated for 0.240 af (100% of inflow)
 Center-of-Mass det. time= 2.7 min (781.7 - 779.1)

Volume	Invert	Avail.Storage	Storage Description
#1	155.50'	1,183 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.50	80	0	0
156.00	250	83	83
157.00	1,950	1,100	1,183

Device	Routing	Invert	Outlet Devices
#1	Primary	155.50'	15.0" Round CMP_Round 15" L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.50' / 155.30' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.52 cfs @ 12.17 hrs HW=156.45' (Free Discharge)

↑1=CMP_Round 15" (Barrel Controls 2.52 cfs @ 3.47 fps)

Summary for Pond 20P: Culv Crossing to USF

Inflow Area = 0.611 ac, 59.54% Impervious, Inflow Depth = 7.33" for 100 YEAR STORM event
 Inflow = 4.01 cfs @ 12.12 hrs, Volume= 0.373 af
 Outflow = 3.62 cfs @ 12.19 hrs, Volume= 0.368 af, Atten= 10%, Lag= 4.2 min
 Primary = 3.62 cfs @ 12.19 hrs, Volume= 0.368 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 156.35' @ 12.19 hrs Surf.Area= 1,345 sf Storage= 1,353 cf

Plug-Flow detention time= 29.6 min calculated for 0.368 af (99% of inflow)
 Center-of-Mass det. time= 19.6 min (800.6 - 781.0)

Volume	Invert	Avail.Storage	Storage Description
#1	155.00'	2,375 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
155.00	750	0	0
156.00	1,100	925	925
157.00	1,800	1,450	2,375

Device	Routing	Invert	Outlet Devices
#1	Primary	155.30'	15.0" Round CMP_Round 15" L= 100.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 155.30' / 154.50' S= 0.0080 ' S= 0.0080 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=3.60 cfs @ 12.19 hrs HW=156.35' (Free Discharge)
 ↳1=CMP_Round 15" (Barrel Controls 3.60 cfs @ 4.44 fps)

Summary for Pond 21P: USF #7A

Inflow Area = 1.020 ac, 53.70% Impervious, Inflow Depth = 7.19" for 100 YEAR STORM event
 Inflow = 6.31 cfs @ 12.16 hrs, Volume= 0.611 af
 Outflow = 6.15 cfs @ 12.20 hrs, Volume= 0.611 af, Atten= 3%, Lag= 2.2 min
 Primary = 1.21 cfs @ 12.20 hrs, Volume= 0.444 af
 Secondary = 4.94 cfs @ 12.20 hrs, Volume= 0.167 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 155.72' @ 12.20 hrs Surf.Area= 3,876 sf Storage= 6,791 cf

Plug-Flow detention time= 310.1 min calculated for 0.610 af (100% of inflow)
 Center-of-Mass det. time= 311.0 min (1,106.0 - 795.1)

Volume	Invert	Avail.Storage	Storage Description
#1	153.50'	10,108 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

FAIRWAY VILLAGE SWA DEV ASBLT 202 Type III 24-hr 100 YEAR STORM Rainfall=8.70"

Prepared by {enter your company name here}

Printed 3/31/2026

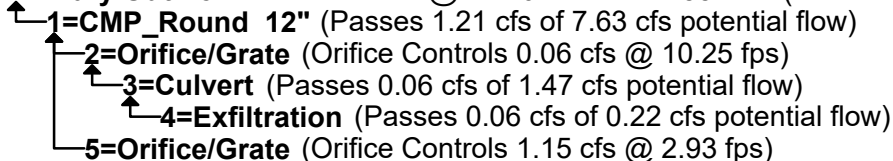
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Page 8

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
153.50	2,312	0	0
154.00	2,751	1,266	1,266
154.50	2,954	1,426	2,692
155.00	3,227	1,545	4,237
155.50	3,669	1,724	5,961
156.00	4,140	1,952	7,914
156.50	4,637	2,194	10,108

Device	Routing	Invert	Outlet Devices
#1	Primary	151.15'	12.0" Round CMP_Round 12" L= 25.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.15' / 151.00' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	151.15'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	151.55'	6.0" Round Culvert L= 40.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.55' / 151.15' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#4	Device 3	153.50'	2.400 in/hr Exfiltration over Horizontal area
#5	Device 1	155.10'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#6	Secondary	155.50'	20.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=1.21 cfs @ 12.20 hrs HW=155.72' (Free Discharge)



Secondary OutFlow Max=4.93 cfs @ 12.20 hrs HW=155.72' (Free Discharge)



Summary for Pond 22P: USF #7B

Inflow Area =	1.776 ac, 52.81% Impervious, Inflow Depth = 8.82" for 100 YEAR STORM event
Inflow =	12.15 cfs @ 12.43 hrs, Volume= 1.305 af
Outflow =	11.55 cfs @ 12.45 hrs, Volume= 1.292 af, Atten= 5%, Lag= 1.0 min
Primary =	2.65 cfs @ 12.45 hrs, Volume= 0.805 af
Secondary =	8.91 cfs @ 12.45 hrs, Volume= 0.487 af

Routing by Stor-Ind method, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs
 Peak Elev= 155.82' @ 12.45 hrs Surf.Area= 7,999 sf Storage= 12,184 cf

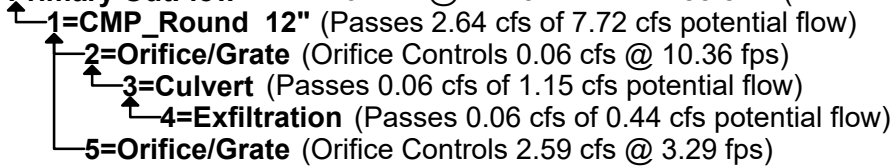
Plug-Flow detention time= 270.6 min calculated for 1.291 af (99% of inflow)
 Center-of-Mass det. time= 266.2 min (1,047.3 - 781.1)

Volume	Invert	Avail.Storage	Storage Description
#1	153.50'	13,675 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
153.50	2,817	0	0
154.00	4,033	1,713	1,713
154.50	5,028	2,265	3,978
155.00	5,431	2,615	6,593
155.50	7,230	3,165	9,758
156.00	8,437	3,917	13,675

Device	Routing	Invert	Outlet Devices
#1	Primary	151.15'	12.0" Round CMP_Round 12" L= 25.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.15' / 151.00' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	151.15'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	151.55'	6.0" Round Culvert L= 80.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 151.55' / 151.15' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#4	Device 3	153.50'	2.400 in/hr Exfiltration over Horizontal area
#5	Device 1	155.10'	6.0" Vert. Orifice/Grate X 4.00 C= 0.600
#6	Secondary	155.50'	20.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=2.64 cfs @ 12.45 hrs HW=155.82' (Free Discharge)



Secondary OutFlow Max=8.85 cfs @ 12.45 hrs HW=155.82' (Free Discharge)



Summary for Link AP2: Southeast Property Edge

Inflow Area = 15.218 ac, 13.76% Impervious, Inflow Depth > 6.32" for 100 YEAR STORM event
 Inflow = 38.58 cfs @ 12.92 hrs, Volume= 8.017 af
 Primary = 38.58 cfs @ 12.92 hrs, Volume= 8.017 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-65.00 hrs, dt= 0.05 hrs

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond 19P (Upland Detention - Depression Largely Removed)

USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

AP2 (Contributions from both USFs)

As Approved							
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.62	155.18	2.89	155.49	3.92	155.61	5.83	155.70
1.00	155.82	1.76	156.02	2.37	156.16	3.55	156.40
0.89	155.94	1.47	156.10	1.95	156.21	2.85	156.39
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
2.22	155.21	4.18	155.50	5.71	155.63	10.19	155.77
1.54	155.87	2.80	156.14	3.78	156.33	8.00	157.85
0.70	156.03	1.17	156.18	3.29	156.58	8.15	157.38
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)				
5.29	11.4	20.73	37.62				

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond 19P (Upland Detention - Depression Largely Removed)

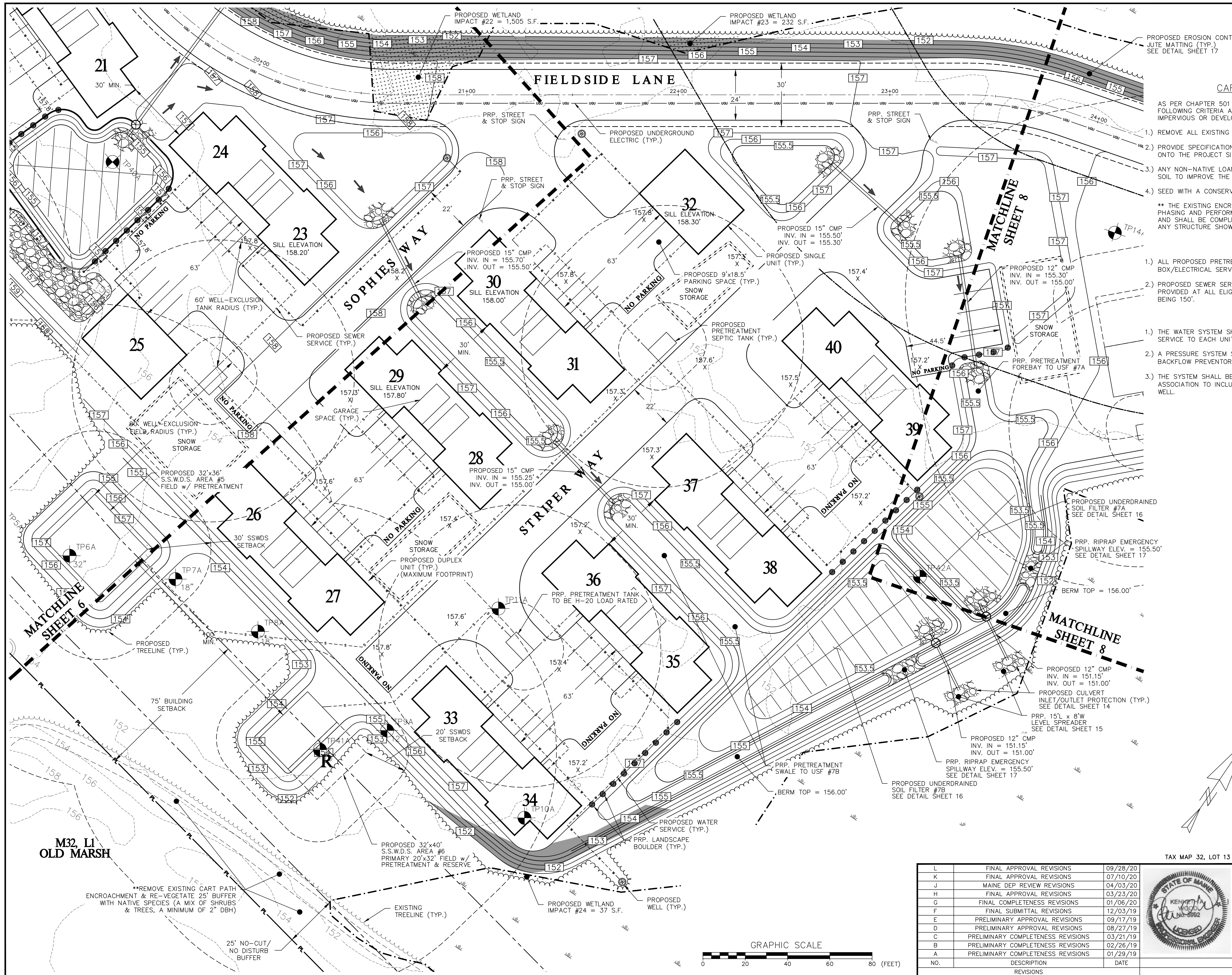
USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

AP2 (Contributions from both USFs)

As-Built Construction (SDV Amend #4)							
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.94	155.19	3.30	155.53	4.36	155.63	6.31	155.72
1.33	155.83	2.16	156.01	2.81	156.14	4.01	156.35
0.89	156.02	1.47	156.17	1.95	156.28	2.85	156.46
2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
3.34	155.23	5.68	155.56	7.59	155.68	12.15	155.82
1.89	156.02	3.17	156.32	4.80	156.71	10.12	158.80**
0.70	156.16	1.17	156.31	3.29	156.83	8.15	158.17**
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)	** - Peak Elevation overtops provided storage			
5.3	12.66	21.84	38.58				

AP2 Peak Flow Δ:

+0.01 cfs	+1.26 cfs	+1.11 cfs	+ 0.96 cfs
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CART PATH RESTORATION NOTES

AS PER CHAPTER 501 OF THE MAINE DEP STORMWATER MANAGEMENT LAW, THE FOLLOWING CRITERIA APPLY FOR THE REVEGETATION OF AN AREA THAT WAS FORMERLY IMPERVIOUS OR DEVELOPED:

- 1.) REMOVE ALL EXISTING COMPACTED AND/OR IMPERVIOUS MATERIAL.
- 2.) PROVIDE SPECIFICATIONS FOR ANY LOAM OR ORGANIC MATERIAL THAT IS BROUGHT ONTO THE PROJECT SITE TO AMEND THE NATIVE SOILS.
- 3.) ANY NON-NATIVE LOAM OR ORGANIC MATERIAL SHALL BE TILLED INTO THE NATIVE SOIL TO IMPROVE THE REVEGETATION.
- 4.) SEED WITH A CONSERVATION MIX, AND PROVIDE SPECIFICATIONS FOR SAID MIX.

** THE EXISTING ENCROACHMENTS SHALL BE REVEGETATED AND RESTORED AS PER THE PHASING AND PERFORMANCE GUARANTEE SPECIFICATIONS OF NOTE 27 ON SHEET 1, AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR ANY STRUCTURE SHOWN ON THIS PAGE.

SEWER/SEPTIC NOTES

- 1.) ALL PROPOSED PRETREATMENT SEPTIC TANKS SHALL REQUIRE A CONTROL BOX/ELECTRICAL SERVICE PANEL.
- 2.) PROPOSED SEWER SERVICE LINES SPANNING MORE THAN 150' SHALL HAVE CLEANOUTS PROVIDED AT ALL ELIGIBLE LOCATIONS, WITH A MINIMUM SPACING BETWEEN CLEANOUTS BEING 150'.

WATER SYSTEM NOTES

- 1.) THE WATER SYSTEM SHALL BE DESIGNED AND INSTALLED TO PROVIDE SUITABLE WATER SERVICE TO EACH UNIT.
- 2.) A PRESSURE SYSTEM SHALL BE PROVIDED AND APPROPRIATE SHUT-OFFS AND BACKFLOW PREVENTORS/CHECK VALVES INSTALLED.
- 3.) THE SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONDOMINIUM ASSOCIATION TO INCLUDE ALL SYSTEMS AND ELECTRICAL SERVICES/METERS TO EACH WELL.

LEGEND	
PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
PRP. RIGHT-OF-WAY	---
CENTERLINE OF ROAD	---
PRP. PAVEMENT	---
PRP. GRAVEL	---
PRP. BUILDING	[Symbol]
PRP. PARKING	[Symbol]
EXT. MAJOR CONTOUR	---XXX---
EXT. MINOR CONTOUR	---xxx---
PRP. MAJOR CONTOUR	---XXX---
PRP. MINOR CONTOUR	---xxx---
PRP. SPOT GRADE	160.0' x
PRP. SILTATION FENCE	[Symbol]
EXT. WETLAND BNDY	[Symbol]
EXT. WETLAND AREA	[Symbol]
EXT. STREAM LIMITS	[Symbol]
EXT. STREAM OFFSET	[Symbol]
PRP. STORM LINE	---
PRP. SEPTIC TANK	[Symbol]
PRP. SEWER SERVICE	---
PRP. WATER SERVICE	---
PRP. WELL	[Symbol]

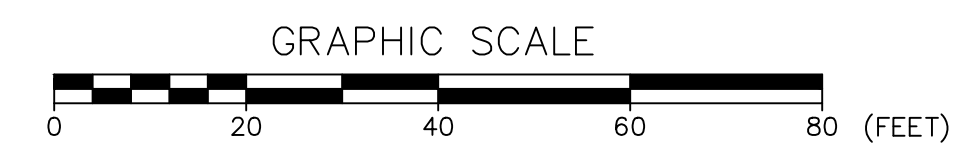
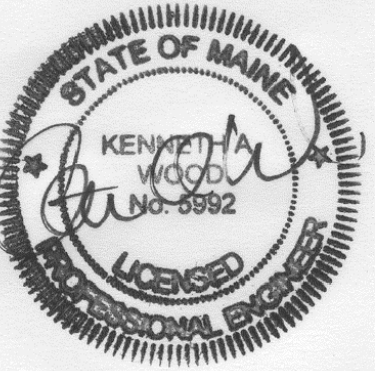
GRADING & UTILITY PLAN Pt.5
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
DATE: 01/24/19
APPROVED BY: [Signature]
DRAWN BY: MJS
REVISION DATE: L : 09/28/20

NO.	DESCRIPTION	DATE
L	FINAL APPROVAL REVISIONS	09/28/20
K	FINAL APPROVAL REVISIONS	07/10/20
J	MAINE DEP REVIEW REVISIONS	04/03/20
H	FINAL APPROVAL REVISIONS	03/23/20
G	FINAL COMPLETENESS REVISIONS	01/06/20
F	FINAL SUBMITTAL REVISIONS	12/03/19
E	PRELIMINARY APPROVAL REVISIONS	09/17/19
D	PRELIMINARY APPROVAL REVISIONS	08/27/19
C	PRELIMINARY COMPLETENESS REVISIONS	03/21/19
B	PRELIMINARY COMPLETENESS REVISIONS	02/26/19
A	PRELIMINARY COMPLETENESS REVISIONS	01/29/19
NO.	DESCRIPTION	DATE

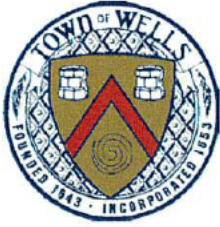


TAX MAP 32, LOT 13

M32 L1
OLD MARSH

**REMOVE EXISTING CART PATH ENCROACHMENT & RE-VEGETATE 25' BUFFER WITH NATIVE SPECIES (A MIX OF SHRUBS & TREES, A MINIMUM OF 2" DBH)

25' NO-CUT/NO DISTURB BUFFER



TOWN OF WELLS, MAINE

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

Amendment <input checked="" type="checkbox"/> (Revision involves only modifications to plan- no new lots or road proposed)
New _____

For Office Use Only
Fee Paid _____

FINAL SUBDIVISION APPLICATION - §202-9

1. Project/Subdivision Name: Fairway View Village - Amendment #5
2. Property Owner: York Building & Design Center, Inc.
Mailing Address: 764 US Route 1, Suite 11
York, ME 03909
Telephone: 207-752-0062 Fax: _____
Email Address: [REDACTED]
3. Applicant/Agent (if different from owner): Same as owner
Mailing Address: _____
Telephone: _____ Fax: _____
Email Address: _____
4. Engineer or Surveyor who prepared plan: Attar Engineering, Inc.
Mailing Address: 1284 State Road
Eliot, ME 03903
Telephone: 207-439-6023 Fax: _____
Email Address: [REDACTED]
5. All correspondence should be sent to:
(specify one of the above) Engineer(s)
6. Assessor's Tax Map Number: 32 Lot Number: 13 (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?

None

10. Location of Property:

Street Address (approx.) Fieldside Lane

Book 14047 Page 381 (From County Registry of Deeds)

11. Current Zoning and Shoreland Overlay of property: Rurual (R) & horeland (SL)

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: 123 Acreage to be developed: N/A - Amendment #5

14. Indicate the nature of any restrictive covenants to be place in the deeds:

N/A

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:

Subject to Site & Subdivision approvals for Multifamily Development

Approved October 2020, Recorded November 2020. YCRD PB 411, PG 23-24

16. Identify existing use(s) of land, (farmland, woodlot, etc.)

Multifamily Development of age-restricted a non-age-restricted housing.

17. Does the parcel include any water bodies? Yes No

18. Is any portion of the property within a special flood hazard area as idenitified by the Federal Emergency Management Agency? Yes No

19. Number of lots or dwelling units existing: 46 Approved, 41 Constructed and

Number of lots or dwelling units proposed: N/A - Amendment #5

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
- connection to public water system
- central well w/ distribution lines
- If other, please state alternative N/A

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 N/A

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) Ext. 30,000 Gal. Cistern

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.

Michael J. Sudak, agent
Signature of Applicant

3/27/26
Date

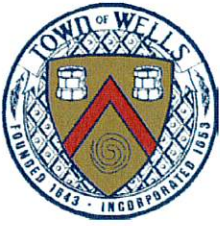
- ◆ Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.
- ◆ The entire Wells Town Code is on the town website www.wellstown.org. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), and the Streets and Sidewalks Ordinance (Chapter 201).

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 previously approved recorded plan.
✓		12 copies of the proposed amended subdivision plan and/or boundary survey (Four 24" x 36" in size and eight 11" x 17" in size.) The revised plan must indicate 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.
✓		Email the Planning Office a link to downloadable application files or provide a USB drive of all downloadable application files.
✓		Supporting information to allow the Board to make a determination that the proposed revisions meet the standards of chapter 202 standards and criteria
✓		Evidence that all owners of abutting property were notified of the application if new lots or dwelling units are proposed to be created.
✓		Provide the Planning Office the requested escrow deposit. (Typically, and initial deposit of \$40 is requested)
✓		Provide the Planning Office the required Fee per the Jan 2024 approved Fee Schedule. Check made payable to the "Town of Wells."
✓		12 copies of Right, Title and Interest in the subject property is required.



TOWN OF WELLS, MAINE

208 Sanford Road, 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: Fairway View Village - Amendment **Applicant:** York Building & Design Center, Inc.

Checklist Prepared By: Michael J. Sudak, E.I. **Date:** 03/27/2026

Checklist Reviewed By: Kenneth A. Wood, P.E. **Date:** 03/27/2026

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.			✓	
202-9A.6.a	Maine Department of Environmental Protection approval under the Site Location of Development Act and the Natural Resources of Protection Act		✓		
202-9A.6.b	The KKWWD approval, if the district's water service is to be used			✓	
202-9A.6.c	Maine Department of Human Services approval, if the subdivider proposes to provide a central water supply system.			✓	
202-9A.6.d	The Wells Sanitary District approval, if the public sewage disposal system is to be used.			✓	
202-9A.6.e	Maine Department of Human Services approval, if a centralized or shared subsurface sewage disposal system(s) is to be utilized.			✓	
202-9A.6.f	An Army Corps of Engineers dredge and fill permit		✓		
202-9A.6.g	NPDES permit for stormwater discharges		✓		
202-9A.6.h	Maine Department of Transportation entrance or traffic movement permit.			✓	

Code Section	II. Final Subdivision Submission Requirements	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B	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 located in the lower left corner of the plan. Four 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	✓			
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.	✓			
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.	✓			
202-9B.3	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	✓			
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.	✓			
202-9B.5.a	A written statement from KKWWD shall be submitted indicating that the district has reviewed and approved the water system design.			✓	
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.			✓	
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.			✓	

Code Section	II. Final Subdivision Submission Requirements	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
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.			✓	
202-9B.6	The date the plan was prepared	✓			
202-9B.6	North Point (Identified or Magnetic or True)	✓			
202-9B.6	Graphic map scale	✓			
202-9B.6	Names and addresses of the record owner, subdivider and individual or company who or which prepared the plan	✓			
202-9B.7	The location of any zoning boundaries affecting the subdivision.	✓			
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.	✓			
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.	✓			
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.	✓			
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.	✓			
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.			✓	
202-9B.11	All parcels of land proposed to be dedicated to public use and the conditions of such dedication.	✓			
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			✓	
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.			✓	
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			✓	

Code Section	II. Final Subdivision Submission Requirements	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
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.			✓	
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.			✓	
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.			✓	
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.	✓			
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.	✓			
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:			✓	
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			✓	

Code Section	II. Final Subdivision Submission Requirements	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.16.b	A long-term maintenance plan for all phosphorus control measures			✓	
202-9B.16.c	The contour lines shown on the plan shall be at an interval of no less than five feet	✓			
202-9B.16.d	Areas with sustained slopes greater than 25% covering more than one acre shall be delineated			✓	

LISTING OF ABUTTERS TO A PROPOSED FINAL SUBDIVISION APPLICATION

Project Name: Fairway View Village - Amendment

Street Address of Project: Fieldside Lane, Wells

Map/ Lot # of Project: Map 32, Lot 13

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

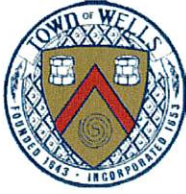
Name	Address	Tax Map	Lot
	See Attached Abutter's List		

I hereby certify that this is a current and accurate listing of all abutters to this proposed subdivision.

Michael J. Sudala, agent
Signature of Applicant

3/27/20
Date

Attach extra pages as necessary



TOWN OF WELLS, MAINE

208 Sanford Rd, 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 208 Sanford Road, 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): York Building & Design Center, Inc.

Owner's Mailing Address: 764 US Route 1, Suite 11 York ME 03909

Applicant's Name: Same as owner

Applicant's Mailing Address: _____

Applicant's Signature: Michael J. Suda, agent

Assessor's Tax Map Number: 32 **Lot Number :** 13 (of land to be divided)

Subdivision Location (street address): Fieldside Lane

Acres to be subdivided: N/A **Number of proposed lots or dwelling units:** N/A - Amendment

Zoning District(s): Rural

Description of Proposal: Seeking amendment to request additional occupancy permits and additional infrastructure adjustments to reflect as-built conditions.

FAIRWAY VIEW VILLAGE DEVELOPMENT

MULTI-FAMILY DEVELOPMENT OFF ROUTE 9

GENERAL NOTES

- 1.) THIS PLAN DEPICTS A MULTI-FAMILY SUBDIVISION DEVELOPMENT. THE DEVELOPMENT WILL CONSIST OF 46 DWELLINGS, 42 OF WHICH ARE AGE-RESTRICTED SENIOR HOUSING (55 YEARS OR OLDER) AND 4 OF WHICH ARE NON-AGE-RESTRICTED CONDOMINIUM/TOWNHOUSES. SEE NOTE 7. FUTURE RE-SUBDIVISION SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING BOARD.
- 2.) THE SUBJECT PARCEL, LOCATED OFF OF FIELDSIDE LANE, IS IDENTIFIED AS LOT 13 ON MAP 32; CONSISTING OF 124.47 ACRES IN AREA, AND IS LOCATED IN THE RURAL (R) DISTRICT. FIELDSIDE LANE R.O.W. (64,708 S.F. => 1.94 ACRES) CONVEYED TO YORK BUILDING & DESIGN CENTER, Y.C.R.D., BOOK 18567, PAGE668 AND BOOK 14111, PAGE 933.
- 3.) THE ENTIRE SUBDIVISION IS LOCATED IN THE RURAL (R) ZONING DISTRICT.
- 4.) DISTRICT REQUIREMENTS FOR THE RURAL (R) ZONING DISTRICT ARE AS FOLLOWS:
 LOT SIZE: 100,000 S.F. OF NET AREA.
 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.
 MAXIMUM BUILDING HEIGHT: 40' MAXIMUM AND NOT TO EXCEED 3 STORIES
 MINIMUM STREET FRONTAGE: 200' OR 150' FOR FRONTAGE ENTIRELY ON A CUL-DE-SAC (461.69' PROVIDED)
- 5.) MULTI-FAMILY DEVELOPMENT REQUIREMENTS ARE GRANDFATHERED AS FOLLOWS:
 NO MORE THAN SIX UNITS PER BUILDING
 BUILDING SEPARATION: SINGLE FAMILY STRUCTURES: 20' - ALL OTHER STRUCTURES: 30'
 SETBACKS SHALL BE EQUAL TO THREE TIMES THE ZONING REQUIREMENT WHEN ABUTTING A RESIDENTIAL USE IN THE RURAL DISTRICT. (25'x3 = 75') - THIS SETBACK MUST INCLUDE A MINIMUM 25'-WIDTH OF VISUAL SCREENING ABUTTING THE SINGLE FAMILY USE.
- 6.) LOT DENSITY IS CALCULATED AS FOLLOWS:
 TOTAL LOT AREA: ORIGINAL MAP 32, LOT 13 = 5,366,916 S.F. (123.2 AC)
 PARCEL A FROM VISION REALTY = +51,426 S.F. (1.18 AC)
 PARCEL B FROM CAHOON = +9,034 S.F. (0.21 AC)
 STRIP TO OLD MARSH CONDO = -5,485 S.F. (-0.12 AC)
 NET AREA TOTAL (5,421,911 S.F. = 124.47 AC)
 NET AREA TOTAL (5,421,911 S.F. = 124.47 AC)
 15% MULTIFAMILY DEDUCTION (-800,581 S.F.) = 4,537,203 S.F. (104.15 AC)
 5% DENSITY BONUS AWARDED (+226,831 S.F.) = 4,763,453 S.F. (109.35 AC)
 4,763,453 S.F. / 100,000 S.F. = 47 DWELLING UNITS. 46 DWELLING UNITS APPROVED
- 7.) AVERAGE DAILY TRAFFIC (ADT) IS CALCULATED AS FOLLOWS:
 SENIOR ADULT HOUSING-ATTACHED (ITE 252) = 3.70 TRIPS/DAY
 CONDOMINIUM/TOWNHOUSE, GENERAL (ITE 230) = 5.86 TRIPS/DAY
 FIELDSIDE LANE CONVENTIONAL SINGLE-FAMILY DWELLINGS = 10.0 TRIPS/DAY (4*5.86) + (42*3.70) + (2*10.0) = 199 TRIPS/DAY
- ITE 252 IS DEFINED AS "RESIDENTIAL UNITS SIMILAR TO APARTMENTS OR CONDOMINIUMS RESTRICTED TO SENIOR CITIZENS" AND IS RECOGNIZED AS A METRIC FOR "ACTIVE ADULT (55+) COMMUNITY TRIP GENERATION RATES BY THE METDOT. ITE DEFINES "MULTI-FAMILY" AS "A BUILDING DESIGNED TO HOUSE TWO OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER, AND INCLUDES ROW HOUSES/TOWNHOUSES/CONDOMINIUMS."
- ON 01/13/20 THE PLANNING BOARD GRANTED A WAIVER TO ALLOW THE 10TH EDITION ITE MANUAL TRIP GENERATION RATES AND DEFINITIONS (\$202-16.6.(2)).
- 8.) PARKING IS CALCULATED AT 2 SPACES/DWELLING UNIT.
 46 UNITS + 8 SPACES FOR COMMUNITY CLUBHOUSE = 100 REQUIRED SPACES
 TOTAL PROVIDED = 148 SPACES
- 9.) PROPOSED IMPACTS TOTAL 58,086 SQ. FT. (55,605 S.F. WETLAND, 2,481 S.F. STREAM)
 PROPOSED NON-VEGETATED AREAS TOTALS 289,150 SQ. FT.
 LOT COVERAGE = 289,150 S.F. / 5,421,911 S.F. = 5.33% < 20% = OK
 WETLAND IMPACTS REQUIRE OFF-SITE COMPENSATION/MITIGATION PER MDEP AND ACE PERMIT APPROVALS. ALL WETLAND UNITS ADJACENT TO AREAS TO BE DEVELOPED SHALL BE MARKED WITH SIGNS APPROXIMATELY 50 FEET APART, "RESTRICTED WETLAND AREA". SIGNS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE 41ST OCCUPANCY.
- 10.) WETLANDS AND TEST PITS ACCOMPLISHED BY KENNETH GARDNER, CWS, CSE
- 11.) OPEN SPACE CALCULATION:
 TOTAL PROVIDED OPEN SPACE = 2,000,000 S.F. = 45.91 AC.
 % OPEN SPACE (35% AC. PARCEL) = (45.91/122.52) = 37.5% > 35% => OK
- 12.) PROPOSED SINGLE-FAMILY BUILDINGS SHALL BE SEPARATED BY 20' MIN. (30' MIN. FOR ALL OTHER STRUCTURES), AND A 25' LANDSCAPED BUFFER TO ABUTTING PROPERTIES SHALL BE PROVIDED AS REQUIRED BY WELLS TOWN CODE SECTION 145-48, AND MAINTAINED BY THE DEVELOPER/DECLARANT OR CONDOMINIUM ASSOCIATION, AS APPROPRIATE. VISUAL SCREENING (FENCE), SEE SHEET 9, ALSO REQUIRED ALONG FIELDSIDE LANE. TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION.
- 13.) WATER SERVICE TO BE PROVIDED BY PRIVATE, DRILLED WELLS. PROPOSED CISTERN DOES NOT REQUIRE SPRINKLERS IN DWELLINGS. WELLS SHALL BE SHARED. WELLS SHALL BE SURVEY LOCATED PRIOR TO INSTALLATION. WELLS SHALL MEET THE REQUIRED SEPTIC SYSTEM SETBACKS FOR SEPTIC SYSTEM COMPONENTS AND WASTEWATER FIELDS. SETBACKS MAY BE REDUCED IN ACCORDANCE WITH OUR CHAPTER 232 "WELL DRILLERS AND PUMP INSTALLERS RULES" - TABLE 4001.1, AS ALL WELLS WILL BE DRILLED AND CASSED OR HAVE A JASWELL SEAL. DUG WELLS ARE PROHIBITED.
- 14.) ON-SITE FIRE PROTECTION FOR ALL DWELLINGS SHALL BE PROVIDED BY THE PROPOSED 30,000 GALLON CISTERN. SYSTEM TO BE INSTALLED PRIOR TO ANY OCCUPANCY. FIRE DEPARTMENT TO INSPECT, TEST, AND APPROVE. AFTER THE FIRE DEPARTMENT APPROVAL, IN WRITING, THE EASEMENT TO THE TOWN IS TO BE APPROVED BY THE BOARD OF SELECTMEN AND RECORDED. THE DEVELOPER OR CONDOMINIUM ASSOCIATION SHALL MAINTAIN THE SYSTEM. DETAILED CONSTRUCTION/SHOP DRAWINGS FOR THE PROPOSED CISTERN SHALL BE PROVIDED PRIOR TO THE INSTALLATION OF THE SYSTEM. SYSTEM INSTALLED, TESTED AND EASEMENT TO TOWN RECORDED Y.C.R.D. BOOK 18972, PAGE 849.
- 15.) SEWER SERVICE IS PROVIDED BY PRIVATE, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS. TEST PITS ARE DEPICTED ON THE PLANS. DISPOSAL SYSTEM DESIGNS SHALL BE SUBMITTED TO THE LOCAL PLUMBING INSPECTOR FOR APPROVAL PRIOR TO A BUILDING PERMIT BEING GRANTED OR A WELL INSTALLATION. ALL WASTE WATER FIELDS CONSIST OF 4"x8" CONCRETE CHAMBERS WITH APPROVED PRE-TREATMENT (WHITE KNIGHT OR APPROVED EQUAL) HORIZONTAL SEPARATIONS UP TO 10 FEET CAN BE APPROVED BY THE C.E.O. SEPTIC TANKS TO BE PUMPED EVERY 3 YEARS BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION. PRE-TREATMENT SYSTEM TO BE MAINTAINED PER AN O&M ANNUAL CONTRACT WITH A QUALIFIED CONTRACTOR.
- 16.) 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.
- 17.) BUILDING MOUNTED LIGHT FIXTURES SHALL BE LOCATED AT THE ENTRANCE TO EACH RESIDENTIAL UNIT. OTHER EXTERIOR LIGHT FIXTURES MAY BE INSTALLED AT THE DEVELOPER OR ASSOCIATION'S DISCRETION. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ADJUTING PROPERTIES AND RIGHTS OF WAY.
- 18.) PROPOSED SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE. PROPOSED SIGNS SHALL BE NON-ILLUMINATED.
- 19.) EXISTING, OFF-SITE STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.
- 20.) MINOR VARIATIONS FROM THE APPROVED PLANS TO DRAINAGE STRUCTURES/SYSTEM, UTILITIES AND EASEMENT MAY BE APPROVED AT THE DISCRETION OF THE TOWN PLANNER/ENGINEER OR CODE ENFORCEMENT OFFICER. MINOR VARIATIONS WOULD INCLUDE: SEPTIC SYSTEM, DRAINAGE SYSTEM, VERTICAL VARIATIONS OF UP TO 1', AND HORIZONTAL VARIATIONS OF 5'.
- 21.) 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.
- 22.) THIS PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) SITE LOCATION OF DEVELOPMENT (#L-28129-87-A-N/L-28129-TE-B-N), NATURAL RESOURCES PROTECTION ACT PERMIT (NRPA) FOR WETLAND IMPACTS AND NRPA PERMIT BY RULE (PBR) FOR STREAM CROSSING. PERMIT AMENDMENT APPLICATION IS PENDING. THIS PROJECT IS ALSO SUBJECT TO AN ACE PERMIT TO FILL WETLANDS (NAE-2019-00431). PERMIT AMENDMENT APPLICATION PENDING.

TOWN OF WELLS PLANNING BOARD	DATE

STATE OF MAINE - YORK COUNTY
 ss. REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____, M., AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER

GENERAL NOTES (CONT.)

- 23.) THE 25' LANDSCAPED BUFFER SHALL CONSIST OF EXISTING VEGETATION OUTSIDE THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS AND GRASS INSIDE THE LIMITS OF DISTURBANCE (SEPTIC SYSTEM AND GRADING CONSTRUCTION). THIS 25' BUFFER SHALL NOT CONTAIN PARKING AREAS OR STRUCTURES.
- 24.) TREES NOTED AS "TO REMAIN" ON SHEET 9 SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE DURING AND AFTER CONSTRUCTION. IF, DUE TO UNFORESEEN CIRCUMSTANCES, IT BECOMES NECESSARY TO REMOVE ONE OR MORE OF THESE TREES, THE TOWN ENGINEER SHALL BE NOTIFIED PRIOR TO REMOVAL. THE TOWN ENGINEER SHALL ALLOW THE TREES TO BE REMOVED IF THEY ARE DEAD OR DAMAGED ENOUGH TO CREATE A HAZARDOUS SITUATION. THE TOWN ENGINEER MAY REQUIRE AN ASSESSMENT FROM A CERTIFIED ARBORIST SUPPORTING THE REMOVAL OF THE TREE(S). IF A TREE IS REMOVED, A 3" (MIN) CALIPER SHADE TREE REPLACEMENT SHALL BE INSTALLED.
- 25.) SCREENING, CONSISTING OF A 6' HIGH STOCKADE FENCE OR VEGETATIVE SCREEN SHALL BE INSTALLED AS DEPICTED ON THE PLANS. SCREENING SHALL BE ALIGNED TO MINIMIZE IMPACTS TO EXISTING VEGETATION.
- 26.) EXISTING VEGETATION SHALL BE PRESERVED WITHIN THE 25' BUFFER ALONG THE PROPERTY LINE AND WITHIN THE OPEN SPACE, WITH THE FOLLOWING EXCEPTIONS: DEAD, DYING, OR DISEASED VEGETATION; INVASIVE SPECIES; LARGE TREES THAT COULD PRESENT A HAZARD TO STRUCTURES; CLEARING NECESSARY TO CONSTRUCT THE GRADING/SEPTIC SYSTEMS DEPICTED ON THE PLANS. 25' BUFFER IS SUBJECT TO VISUAL SCREENING (FENCE) FOR CERTAIN SECTIONS OF EXISTING FIELDSIDE LANE. SEE GENERAL NOTE 12 AND SHEET 9.
- 27.) PHASING AND PERFORMANCE GUARANTEES:
 PHASE 1 SHALL INCLUDE THE FOLLOWING:
 A. FIELDSIDE LANE IMPROVEMENTS UP TO THE STORAGE AREA (DRAINAGE SYSTEM, UTILITIES, SCREENING (TREES AND FENCING), MONUMENTATION, ENCROACHMENT LOAMED AND SEEDED ON LOT 12C, 30' GRAVEL BASE AND 24' PAVEMENT OF ROADWAY, STREET AND STOP SIGNS)
 B. UNITS 1 THRU 16 AND ASSOCIATED INFRASTRUCTURE (FIELDSIDE LANE, JOSEPH WAY, JENNIFER LANE, IZZYS LANE, DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, WELLS, PARKING, STREET AND STOP SIGNS)
 C. CLUBHOUSE/COMMUNITY BUILDING AND ASSOCIATED INFRASTRUCTURE (DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEM, WELL, "NO PARKING" SIGNAGE, KNOX BOX INSTALLED)
 D. FIRE CISTERN SYSTEM (HYDRANT, CISTERNS, 30,000 GALLONS OF WATER, PAVED FIRE LANE, "NO PARKING" SIGNAGE, BOLLARDS)
 PHASE 2 SHALL INCLUDE THE FOLLOWING:
 A. FIELDSIDE LANE IMPROVEMENTS FROM THE STORAGE AREA TO THE END OF FIELDSIDE LANE (DRAINAGE SYSTEM, UTILITIES, 30' GRAVEL BASE AND 24' PAVEMENT OF ROADWAY, STREET AND STOP SIGNS)
 B. UNITS 17 THRU 46 AND ASSOCIATED INFRASTRUCTURE (FIELDSIDE LANE, HALEYS COURT, SOPHIES WAY, STRIPER WAY, DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, WELLS, PARKING, STREET AND STOP SIGNS)
 C. WOODS ROAD ENCROACHMENT REMOVED AND A 25'-WIDE BUFFER IS VEGETATED WITH NATIVE TREES (MIX OF SHRUBS AND TREES, A MINIMUM OF 2" D.B.H.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR UNITS 17 THRU 25
 D. REMOVAL OF GOLF CART PATH ENCROACHMENT FROM THE FAIRWAY VIEW VILLAGE 25' VEGETATED BUFFER AND PLANTING OF ADDITIONAL VEGETATION WITHIN IMPACTED BUFFER AREA TO PROVIDE NECESSARY VISUAL BUFFERING BETWEEN DEVELOPMENT AND GOLF COURSE. CONVEYANCE OF A STRIP OF LAND TO OLD MARSH CONDOMINIUM (YCRD BOOK 19626, PAGE 293). ALL NECESSARY ELEMENTS WERE COMPLETED IN 2024 AND PRIOR TO THE 40TH OCCUPANCY PERMIT BEING ISSUED.

PRIOR TO THE START OF CONSTRUCTION FOR ANY PHASE, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, DEVELOPER, CONTRACTORS AND THIRD PARTY INSPECTORS. UPDATED COST ESTIMATES SHALL BE PROVIDED AT THE TIME OF EACH PRE-CONSTRUCTION MEETING.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT THE FOLLOWING SHALL BE COMPLETED: STREET SIGNAGE INSTALLED, GRAVEL ROAD BASE, ENCROACHMENTS ONTO LOT 12C TO BE REMOVED AND VEGETATED.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE COMPLETED: ALL UTILITIES AND DRAINAGE SYSTEMS INSTALLED, UNIT SEWER AND WATER CONNECTIONS COMPLETE, BASE COURSE OF PAVEMENT FOR THAT PHASE INSTALLED, BUFFERING ASSOCIATED WITH THAT PHASE, AND THE FIRE CISTERN INSTALLED, TESTED, APPROVED BY THE TOWN, AND THE EASEMENT RECORDED.

PRIOR TO THE ISSUANCE OF THE 41ST CERTIFICATE OF OCCUPANCY THE FINISH COURSE OF PAVEMENT SHALL BE INSTALLED ON ALL ROADWAYS (FIELDSIDE LANE, JOSEPH WAY, JENNIFER LANE, IZZYS LANE, HALEYS COURT, SOPHIES WAY, AND STRIPER WAY)

PERFORMANCE GUARANTEES:
 PERFORMANCE GUARANTEES SHALL BE ESTABLISHED BY THE DEVELOPER PRIOR TO THE START OF CONSTRUCTION OR CONVEYANCE OF THE LOT OR A UNIT. THE PERFORMANCE GUARANTEE TO BE ESTABLISHED SHALL BE IN THE FORM OF CASH ESCROW FOR THE FOLLOWING ITEMS:
 A. THIRD PARTY CONSTRUCTION INSPECTIONS/MONITORING
 B. SOIL DISTURBANCE AND SITE STABILIZATION BASED ON \$3,500/ACRE
 C. MONUMENTATION
 D. AS-BUILT SURVEY PREPARED BY A P.L.S. OR P.E. DEPICTING ROADWAYS, STORMWATER SYSTEMS, MONUMENTATION, BUILDINGS, WELLS, BUFFERING, SCREENING AND UTILITIES.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY THE BASE COAT OF PAVEMENT AND UNDERGROUND UTILITIES SHALL BE INSTALLED AND CASH ESCROW, OR A LETTER OF CREDIT DEEMED ACCEPTABLE BY THE TOWN, SHALL BE PROVIDED IN AN AMOUNT REQUIRED TO FINISH ALL INCOMPLETE ITEMS PLUS 10% CONTINGENCY.

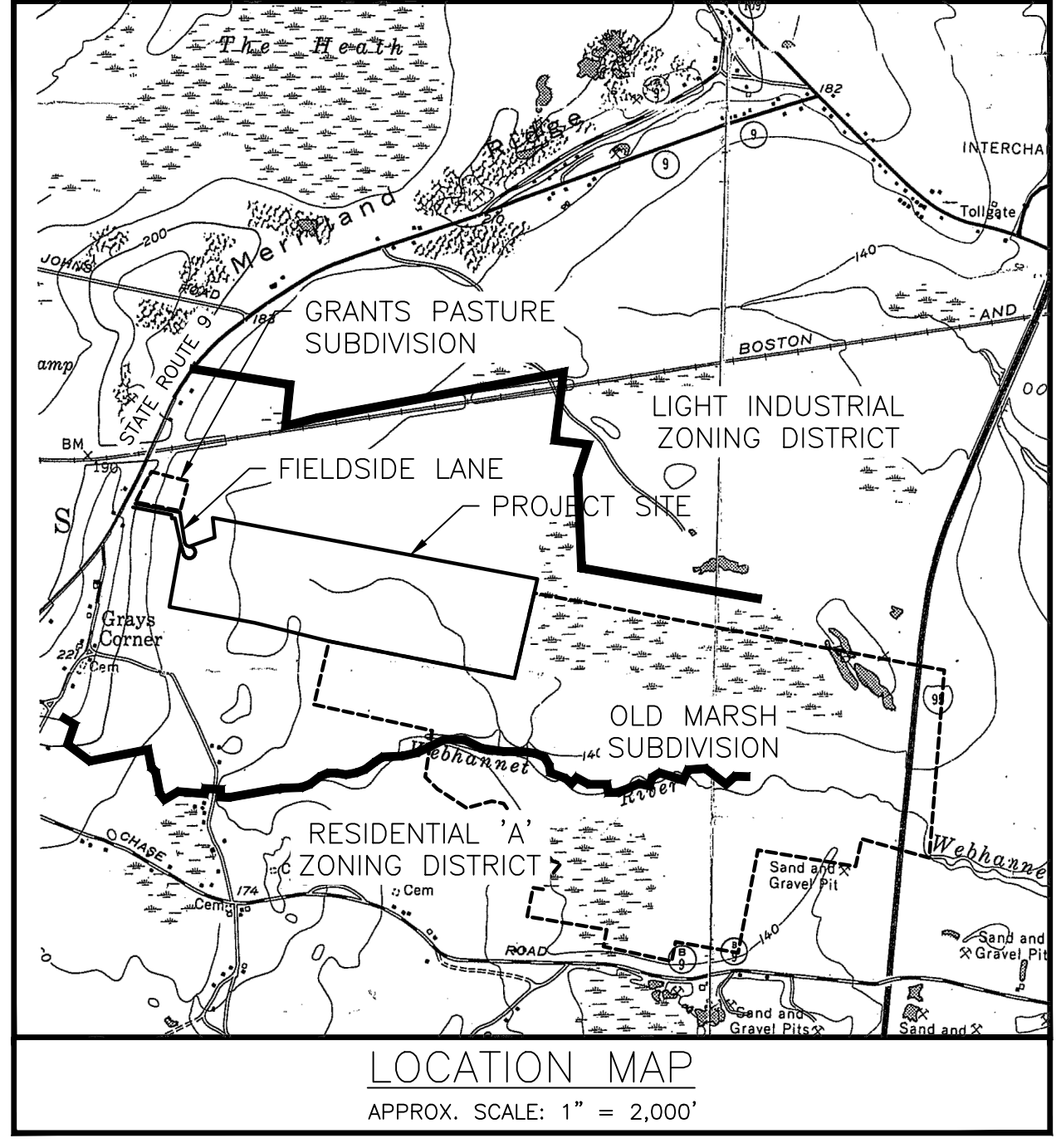
 - 28.) ALL STREETS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE CONDOMINIUM ASSOCIATION AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. PARKING ALONG ANY ROAD WITHIN THE DEVELOPMENT IS PROHIBITED.
 - 29.) PLAN ORIENTATION IS GRID NORTH.
 - 30.) THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE (PER REFERENCE 4)
 - 31.) IDENTIFYING THE AS-BUILT LOCATION OF PROPOSED DWELLING UNITS MUST BE PREPARED AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS.
 - 32.) THE OPEN SPACE DEPICTED ON THE PLANS SHALL NOT BE USED FOR FUTURE LOTS OR DWELLING UNITS. PASSIVE RECREATION USE (WALKING TRAILS) IS PROPOSED, AND SUCH PATHS MAY BE ESTABLISHED AND OWNED AND MAINTAINED BY THE ASSOCIATION.
 - 33.) NO PROPANE TANKS ARE SHOWN ON THE PLANS. PROPANE TANKS MAY BE INSTALLED PROVIDED THEY MEET THE REQUIREMENTS OF NFPA 58. INSTALLATION OF A COMMON LP TANK FACILITY WILL REQUIRE AN AMENDMENT TO THE SUBDIVISION APPROVAL.
 - 34.) FOUNDATION DRAINS, SHOULD THEY BE REQUIRED BY THE CODE OFFICIAL, SHALL BE DIRECTED BY GRAVITY DRAINS OR BY SUMP PUMPS TO ON-SITE AREAS. FOUNDATION DRAINS SHALL NOT BE DIRECTED TO ADJUTING PROPERTIES.
 - 35.) CLUBHOUSE BUILDING IS ACCESSORY TO THIS MULTI-FAMILY DEVELOPMENT (SEE NOTES 40 & 41).
 - 36.) HOUSEHOLD WASTE SHALL BE BY CONTRACT WITH CASELLA, OR OTHER PRIVATE SERVICE WHO SERVES WELLS AND THE EXISTING FIELDSIDE LANE, AND WHO HAULS TO THE WELLS TRANSFER STATION. NO COMMON DUMPSTER FACILITY IS PROPOSED. THE ADDITION OF A DUMPSTER WILL REQUIRE AN AMENDMENT TO THE SUBDIVISION APPROVAL.
 - 37.) MAILBOXES FOR ALL DWELLINGS SHALL BE PROVIDED THROUGH A COMMON MAIL ROOM LOCATED IN THE FOYER OF THE PROPOSED CLUBHOUSE.
 - 38.) ALL PROPOSED WELLS SHALL BE SURVEY-LOCATED TO ENSURE THEY ARE INSTALLED OUTSIDE OF THE S.W.D.M.S. 100' WELL-EXCLUSION RADIUS.
 - 39.) THE CONSTRUCTION OF BASEMENTS IS RESTRICTED FROM ALL PROPOSED UNITS IN THE SUBDIVISION. CRAWLSPACES WITH A MAXIMUM FLOOR TO JOIST BOTTOM CLEARANCE OF 6 FEET MAY BE ALLOWED FOR UTILITIES ONLY.
 - 40.) PROPOSED CLUBHOUSE/COMMUNITY CENTER ARE FOR USE OF THE RESIDENTS OF FAIRWAY VIEW VILLAGE ONLY, AND NOT FOR USE BY THE GENERAL PUBLIC.
 - 41.) THE STORAGE UNITS, OUTDOOR STORAGE AREA AND MAINTENANCE BUILDING ARE NO LONGER APPROVED AND SHALL NOT BE CONSTRUCTED. THE AREA IS CURRENTLY GRAVEL AND BEING USED AS A TEMPORARY CONSTRUCTION YARD. THE AREA SHALL BE GRADED, A MINIMUM OF 4 INCHES OF TOPSOIL INSTALLED, SEEDED AND MULCHED AND VEGETATION ESTABLISHED. THE RESTORATION SHALL BE COMPLETED PRIOR TO THE FINAL (46TH) OCCUPANCY PERMIT BEING ISSUED. THE AREA CAN BE MOWED AND USED FOR PASSIVE RECREATION USE.
 - 42.) APPROVAL OF THE FIRE CISTERN/HYDRANT SYSTEM REQUIRES THE FOLLOWING:
 THE SYSTEM TO BE COMPLETELY INSTALLED AND FIELDSIDE LANE WITH A TURN TEE COMPLETED TO BASE COURSE OF PAVEMENT
 THE SYSTEM TO BE FILLED WITH WATER
 TESTING OF THE SYSTEM BY THE FIRE DEPARTMENT
 WRITTEN APPROVAL OF THE SYSTEM BY THE WELLS FIRE DEPARTMENT
 APPROVAL FOR THE ACCEPTANCE OF THE ACCESS EASEMENT BY THE BOARD OF SELECTMEN
 RECORDED OF THE ACCESS EASEMENT AT THE YORK COUNTY REGISTRY OF DEEDS
 - 43.) FUTURE RE-SUBDIVISION OF THE SUBJECT DEVELOPMENT SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING BOARD.
 - 44.) UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FINAL GRAVEL BASE OF THE ROAD.
 - 45.) KNOX BOX SHALL BE INSTALLED AT THE CLUBHOUSE/COMMUNITY BUILDING.
 - 46.) THE DEVELOPER OR CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 A. ROAD MAINTENANCE AND REPAIR: PLOWING PAVEMENT, ETC.
 B. STORMWATER SYSTEM MAINTENANCE AND REPAIR: PONDS, SWALES, CULVERTS, MOWING, ACCESS, INSPECTIONS, M.D.E.P. REPORTING, BUFFERS, ETC.
 C. OPEN SPACE MANAGEMENT; BUFFERS, TRAILS, FORESTRY ACTIVITY, SETBACKS, ETC.
 D. FIRE CISTERN AND HYDRANT MAINTENANCE AND REPAIR: HYDRANT, CISTERN, PLOWING, WATER VOLUME, GENERATOR, SIGNAGE, PROTECTION, ETC.
 - 47.) A PLOT PLAN PREPARED BY A P.L.S. OR P.E. SHALL BE PROVIDED FOR EACH UNIT UPON SUBMISSION OF A BUILDING PERMIT TO THE C.E.O. DEPICTING THE BUILDING, WELL (IF WITHIN 50 FEET), DRIVEWAY AND/OR PARKING, SEPTIC AND RESERVE SEPTIC LOCATIONS (IF WITHIN 50 FEET), SETBACKS, BUFFERS, AND WETLANDS, AS APPLICABLE, IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN.
 - 48.) ALL UNITS AND BUILDINGS ARE RESTRICTED TO THE MAXIMUM BUILDING FOOTPRINT OR ENVELOPES SHOWN ON THE SUBDIVISIONS PLANS, SHEETS 3, 4, 5, 6, 8, 9, 14, AND 24. AS APPROVED OR AMENDED, OR PER THE CONSENT AGREEMENT DATED APRIL 5, 2023. SHEETS OR OTHER ACCESSORY STRUCTURES ARE PROHIBITED, ON-GRADE STONE OR CONCRETE PATIOS NO MORE THAN 150 S.F. IN AREA MAY BE PERMITTED AND SHALL BE REVIEWED AND APPROVED BY THE C.E.O. NO PATIOS SHALL BE INSTALLED WITHIN 5 FEET OF A ROAD WITHOUT BOLLARDS OR BOLLARDS EVERY 3 FEET APART TO FORM A SAFETY BARRIER. GENERATORS ARE ALLOWED IN LOCATIONS THAT: DO NOT CONFLICT WITH EXISTING UTILITIES, BUFFERS, STORMWATER SYSTEMS, WASTEWATER SYSTEMS, SETBACKS AND THAT MEET STATE REQUIREMENTS. LOCATIONS ARE TO BE APPROVED BY THE C.E.O. AND PLANNING OFFICE. BUILDING PERMITS WITH PLOT PLANS PREPARED BY A PROFESSIONAL LAND SURVEYOR FOR EACH GENERATOR ARE REQUIRED.

GENERAL NOTES (CONT.)

- 49.) AGE-RESTRICTED SENIOR HOUSING UNITS (THE 21 DUPLEX/TWO-FAMILY DWELLING UNITS WHICH TOTAL 42 UNITS) ARE REQUIRED TO BE OWNED AND OCCUPIED BY SENIOR CITIZENS WHO ARE 55 YEARS OF AGE OR OLDER. THESE UNITS ARE PROHIBITED FROM BEING LEASED, SUBLET, SOLD OR OCCUPIED BY PERSONS LESS THAN 55 YEARS OF AGE. THIS SUBDIVISION IS NOT CONSIDERED ELDERLY HOUSING (SECTIONS 145-59 & 145-10).
 - 50.) THE AMENDED POSTIONS AND DIMENSIONS OF UNITS 19/20 AND 21/22 AND THE NECESSARY EXTENSION OF HALEY'S COURT RESULTS IN A NET INCREASE IN IMPERVIOUS AREA OF 1,303 S.F.
 - 51.) THE ENTIRE CONDOMINIUM IS SUBJECT TO DEVELOPMENT RIGHTS AS REFERENCED IN THE DECLARATION OF FAIRWAY VIEW VILLAGE CONDOMINIUM, AND TO APPURTENANT RIGHTS AND EASEMENTS AS PORTRAYED IN PLAN REF. 1, 2, AND 3.
 - 52.) THE CONSENT AGREEMENT WITH THE TOWN OF WELLS REFERS TO SITE ALTERATIONS OF UNITS 7 AND 8 IN PHASE 1.
 - 53.) MDEP APPROVAL OF THE BOX CULVERT AT STATION 4+50, SHEET 10, WAS COMPLETED PRIOR TO FINISH COURSE OF PAVEMENT BEING INSTALLED IN 2025.
 - 54.) DUPLEX BUILDING LAYOUTS ARE DEPICTED ON SHEET 7A AS 34' X 92' (EXCEPT WHERE SPECIFICALLY NOTED ON UNITS 39, 44, AND 45) AND SINGLE UNITS AS 34' X 55'. THE SETBACK / SEPARATION DISTANCE FOR DUPLEX UNITS IS 30'.
 - 55.) MINOR ADJUSTMENTS TO THE GRADING AND STORMWATER STRUCTURES, LIMITED TO THE VICINITY OF UNITS 43 THRU 45, ARE DEPICTED ON THE STORMWATER DEVELOPED CONDITION ENHANCED PLAN, WITH NO CHANGES TO DESIGN PARAMETERS. RETAINING WALLS AT THE LIMITS OF STORMWATER PONDS ARE PROPOSED NEAR UNIT 34 AND 39.
 - 56.) AN ADDITIONAL BUILDING FOOTPRINT/LOT COVERAGE AREA OF 200 S.F. PER UNIT, OUTSIDE OF THE APPROVED BUILDING ENVELOPE IS TO BE ALLOWED FOR EACH UNIT FOR STRUCTURES SUCH AS SCREEN PORCHES, FIREPLACES, AND BULKHEADS. THESE ADDITIONAL STRUCTURES SHALL MEET ALL SETBACKS AND SHALL NOT CONFLICT WITH UTILITIES, WETLANDS, BUFFERS OR OTHER INFRASTRUCTURE. BUILDING PERMITS SHALL INCLUDE A PLOT PLAN PREPARED BY A PROFESSIONAL ENGINEER.
 - 57.) WETLAND IMPACTS AND OTHER SITE CHANGES HAVE OCCURRED WHICH ARE NOT IN COMPLIANCE WITH THE CURRENT ACE PERMIT NAE-2019-00431 OR MDEP PERMITS L-28129-87-A-N/L-28129-TE-B-N RECORDED AT THE YCRD BOOK 18396 PAGE 448. RESOLUTION OF THE MDEP AND ACE PERMITS AND ASSOCIATED REVISIONS TO THE APPROVED SUBDIVISIONS PLANS FOR THE DEVELOPMENT SHALL OCCUR PRIOR TO THE ISSUANCE OF THE 41ST CERTIFICATE OF OCCUPANCY.
 - 58.) THE CONVEYANCE OF UNIT 21 AS NON-AGE RESTRICTED HAS BEEN CORRECTED WITH AN AGE RESTRICTION COVENANT BY THE OWNER TO BECOME AGE RESTRICTED VIA YCRD BOOK 19372 PAGE 211, WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2024.
 - 59.) A REVISED CONDOMINIUM DECLARATION SPECIFYING THAT THE SINGLE DWELLING UNITS 25, 41, 42, AND 43 ARE THE ONLY NON-AGE RESTRICTED UNITS IS DATED 1/5/24 AND RECORDED AT THE YCRD BOOK 19375, PAGE 212.
 - 60.) ALL PREVIOUS APPROVED PLANS, NOTES AND CONDITIONS OF APPROVAL REMAIN IN EFFECT EXCEPT IF SPECIFICALLY REVISED AS PART OF THIS SUBDIVISION PLAN AMENDMENT.
 - 61.) THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO MAY 15, 2026:
 A. GUARDRAILS AS DEPICTED ON SHEETS 3 AND 4, DATED REVISED 3/18/26.
 B. BOLLARDS OR BOLLARD SAFETY BARRIERS AT UNIT 12, 15, 22, AND 27 PATIOS (SEE NOTE 48).
 C. FINISH COURSE OF PAVEMENT TO THE END OF FIELDSIDE LANE, PAVEMENT REPAIRS AND EXTENSION AT CLUBHOUSE
 D. ALL "NO PARKING" MARKINGS AS DEPICTED ON SHEETS 3 THROUGH 8 (10/5/2020 PLANS) AND REPLACEMENT OF GREEN STREET SIGNS WITH BLUE STREET SIGNS.
 E. UPDATED AS-BUILT PLANS PROVIDED (AS PROVIDED WITH SUBDIVISION AMENDMENT #5).
 F. RE-INSTALL TWO EVERGREEN TREES IN BUFFER NEAR ROUTE 9 WHICH HAVE DIED.
- THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO AUGUST 15, 2026:
 A. STORMWATER PONDS 17P AND 18P ADJACENT TO UNITS 23/24 AND 28/29.
 B. STORMWATER PONDS 23P, 24P, AND 25P ADJACENT TO UNITS 43 AND 44/45 (AS REVISED PER SUBDIVISION AMENDMENT #5).
- 62.) IF THE ITEMS ABOVE ARE NOT COMPLETED BY THEIR RESPECTIVE DATE, THE SUBDIVISION WILL BE IN DEFAULT AND SUBJECT TO A \$5,000 FEE AS SPECIFIED IN THE ADOPTED TOWN FEE SCHEDULE. PRIOR TO THE ISSUANCE OF EACH REMAINING OCCUPANCY PERMIT, THE DEVELOPER SHALL PROVIDE A \$25,000 DEPOSIT TO THE TOWN OF WELLS TO BE RETAINED FOR USE OF PAYMENTS IN-LIEU FOR THE MAINE DEP.
- 63.) THE FOLLOWING ITEMS TO BE COMPLETED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY FOR UNITS 43, 44, OR 45:
 A. PAVED PARKING FOR UNITS 43, 44, AND 45.
 B. "NO PARKING" SIGNAGE.
 C. FINAL UPDATED AS-BUILT PLANS (AS PROVIDED WITH SUBDIVISION AMENDMENT #5).
- 64.) BUILDING LAYOUT REQUIREMENTS: ALL BUILDINGS SHALL BE STAKED AND CERTIFIED BY THE FOLLOWING PROCEDURE:
 A. PRIOR TO CONCRETE INSTALLATION, THE BUILDING FOOTPRINT SHALL BE DEPICTED ON THE APPROVED SUBDIVISION PLANS AND THE PROPOSED FOUNDATION CORNERS SHALL BE MARKED BY A PROFESSIONAL LAND SURVEYOR INDICATING COMPLIANCE WITH APPROVALS.
 B. WITHIN 30 DAYS OF INSPECTION OF THE FOOTINGS OR FORMS, A WRITTEN CERTIFICATION BY THE PROFESSIONAL LAND SURVEYOR SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICE FOR EACH STRUCTURE, CERTIFYING THAT THE STAKING HAS BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS.
 C. PRIOR TO A FOUNDATION BACKFILL INSPECTION, A CERTIFIED PLOT PLAN FOR EACH STRUCTURE SHALL BE PREPARED BY A PROFESSIONAL LAND SURVEYOR DEPICTING AS-BUILT FOUNDATION LOCATION AND APPROVED FOOTPRINT PER THE APPROVED SUBDIVISION PLAN SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICE.
- 65.) BOLT-IN-PLACE BULKHEADS ARE SHOWN IN PROPOSED LOCATIONS. BULKHEADS ARE PART OF THE BUILDING AND SHALL MEET ALL SETBACKS AND BUILDING SEPARATION REQUIREMENTS.

REFERENCES

- 1.) "OVERALL FINAL PLAN, FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 10/5/2020 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 11/16/2020 IN PLAN BOOK 411, PAGE 23.
- 2.) "FINAL SUBDIVISION PLAN, FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 10/5/2020 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 11/16/2020 IN PLAN BOOK 411, PAGE 24.
- 3.) "BOUNDARY SURVEY: FIELDSIDE LANE, FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 4/16/2021 IN PLAN BOOK 415, PAGES 19.
- 4.) "CONDOMINIUM PLAN, FAIRWAY VIEW VILLAGE CONDOMINIUM, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 3/11/2022 IN CONDO BOOK 995, PAGE 1.
- 5.) "AMENDED CONDOMINIUM PLAN, FAIRWAY VIEW VILLAGE CONDOMINIUM, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 8/8/2022 CONDO BOOK 995, PAGE 2.
- 6.) "AMENDMENT 3, CONDOMINIUM PLAN, FAIRWAY VIEW VILLAGE CONDOMINIUM, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN CONDO BOOK 995, PAGE 4.
- 7.) "SUBDIVISION PLAN AMENDMENT, FAIRWAY VIEW VILLAGE DEVELOPMENT, REVISION TO PLAN BK 411 P 23 & 24, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 5/1/2023. RECORDED YCRD CONDO FILE 995 PAGE 5
- 8.) "SUBDIVISION PLAN AMENDMENT 2, FAIRWAY VIEW VILLAGE DEVELOPMENT, REVISION TO PLAN BK 411 PG 23 & 24, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 1/8/2024. RECORDED YCRD PLAN BOOK 437 PAGE 27 AND 28.
- 9.) "PROPOSED LOT LINE AMENDMENT: DEMO PLAN FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY ATTAR ENGINEERING INC., APPROVED BY TOWN OF WELLS PLANNING BOARD ON 6/17/2024. RECORDED YCRD PLAN BOOK 440 PAGE 36.
- 10.) "PROPOSED LOT LINE AMENDMENT: DEVELOPMENT PLAN FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME, 03909. PREPARED BY ATTAR ENGINEERING INC., APPROVED BY TOWN OF WELLS PLANNING BOARD ON 6/17/2024. RECORDED YCRD PLAN BOOK 440 PAGE 37.



PURPOSE OF THIS PLAN

- THE PURPOSE OF THIS SUBDIVISION AMENDMENT (#5) IS THE FOLLOWING:
 A. ALLOW THE ISSUANCE OF FOUR (4) ADDITIONAL OCCUPANCY PERMITS FOR A TOTAL OF 44 WITH RESOLUTION OF THE OUTSTANDING PERFORMANCE GUARANTEE AND INFRASTRUCTURE ELEMENTS OUTLINED IN GENERAL NOTES #1 THRU #63.
 B. COMPLETE RESTORATION OF THE PRIOR MAINTENANCE BUILDING, STORAGE BUILDINGS, AND OUTDOOR STORAGE AREA WHICH SHALL NOW BE REPLACED WITH A VEGETATED AREA FOR PASSIVE RECREATION USE.
 C. FURTHER UPDATE THE ORIGINAL GENERAL NOTES ON SHEET #1.
 D. REQUEST THE REMOVAL OF ALL REMAINING PARKING STRIP REQUIREMENTS WITH THE COMPLETION OF PAINTED STRIPING FOR THE CLUBHOUSE AND FIRE CISTERN/TURNOUT AREAS.
 E. ESTABLISH UPDATED AND NEW PERFORMANCE GUARANTEE CONDITIONS.

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. (\$202-9c(2))
- 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 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. (\$202-12f(2)(b)(4))
- 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 PERMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED. (\$202-11a(5))
- 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 § 202-10a(3). (\$202-9c(4))
- 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. (\$202-9c(5))
- 6.) FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND INDEXING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID. (\$202-9c(6))

INDEX OF SHEETS

WAIVERS GRANTED

- | | |
|---------------------------------------|--|
| 1.) AMENDED NOTES PACKAGES | \$202-B.2.B.U: LOCATING OF WETLANDS WITHIN PARCEL BUT AWAY FROM THE PROPOSED DEVELOPMENT |
| 2.) AMENDED LOCUS MAP | |
| 3.) AS-BUILT INFRASTRUCTURE PLAN P1.1 | |
| 4.) AS-BUILT INFRASTRUCTURE PLAN P1.2 | |



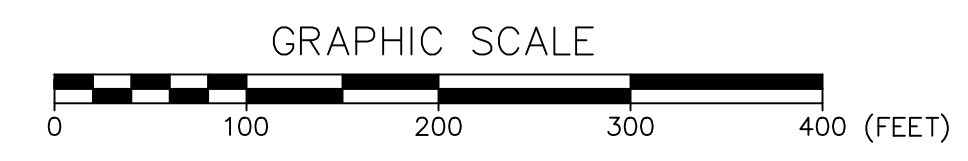
FOCUS AREA OF STORMWATER REVISIONS
FOR SUBDIVISION AMENDMENT #5
SEE DEVELOPED CONDITION SHEETS

LEGEND

PROPERTY LINE	— PL —
EXT. ABUTTER LINE	— AL —
EXT. WETLAND BNDY	— UPLAND WETLAND —
EXT. WETLAND AREA	— UPLAND WETLAND —
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	□
APPR. ROAD CENTERLINE	—
APPR. WETL. IMPACTS	—
ASBLT. EDGE OF IMPERV.	—
ASBLT. TOP OF BANK	—
ASBLT. TOE OF SLOPE	—
ASBLT. RIP RAP SLOPE	▨
PRP. RIP RAP SLOPE	▨
ADD'L WETL. IMPACTS	▨
PATIOS & WALKWAYS	▨

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



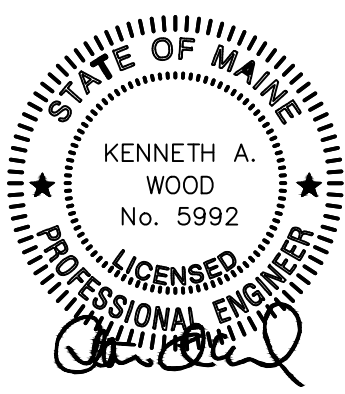
SUBDIVISION AMENDMENT #5

TAX MAP 32, LOT 13

AMENDED LOCUS MAP
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

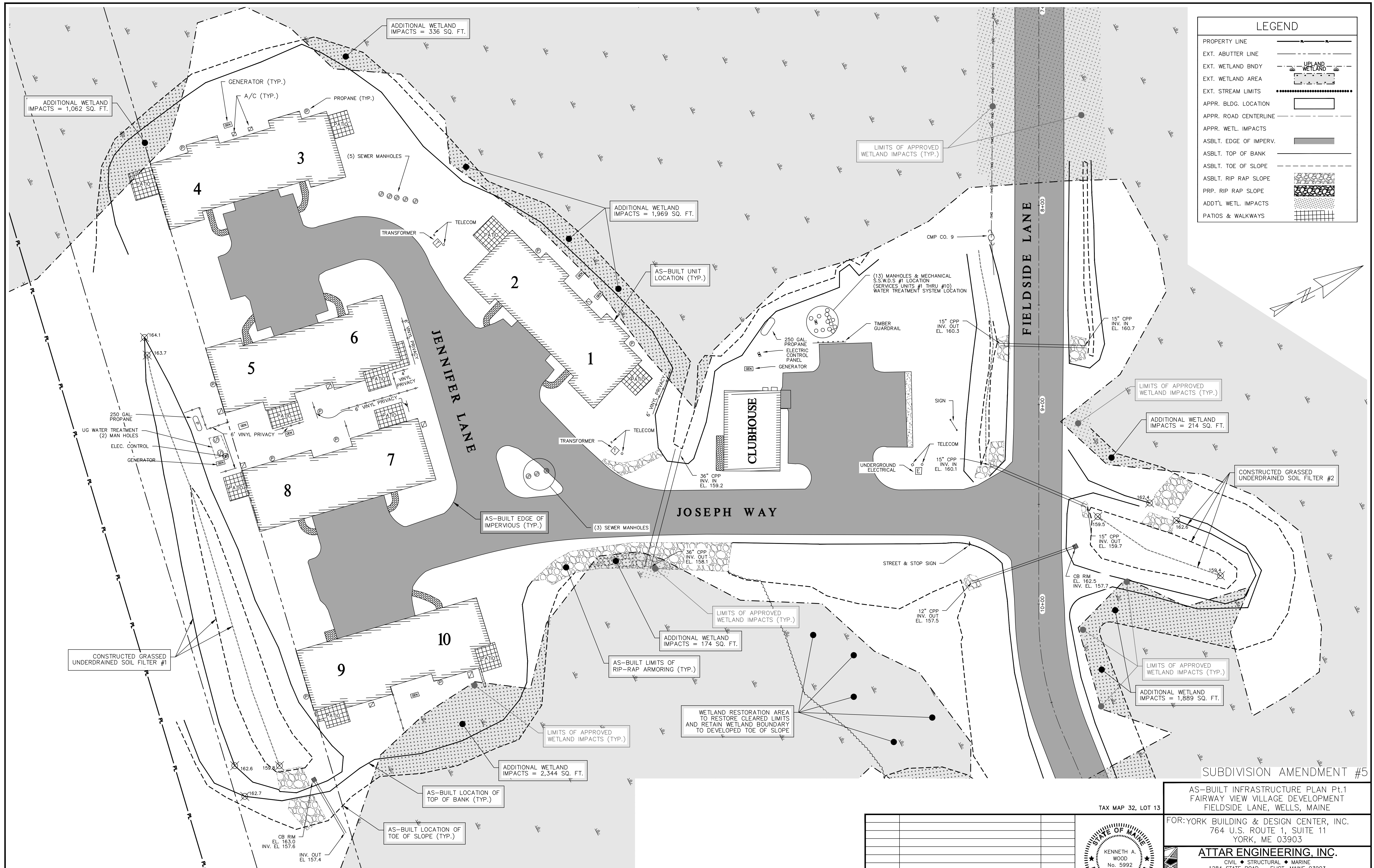
FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

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: <i>[Signature]</i>	DRAWN BY: MJS
DATE: 01/23/26	REVISION DATE: B : 03/18/26	
JOB NO: C031-20	FILE: FIELDSIDE BASE.DWG	SHEET: 2

NO.	DESCRIPTION	DATE
B	SUBDIVISION AMENDMENT REVISIONS	03/18/26
A	SUBDIVISION AMENDMENT REVISIONS	01/25/26
	REVISIONS	



LEGEND

PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS	-----
APPR. BLDG. LOCATION	▭
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	▨
PRP. RIP RAP SLOPE	▨
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	▧

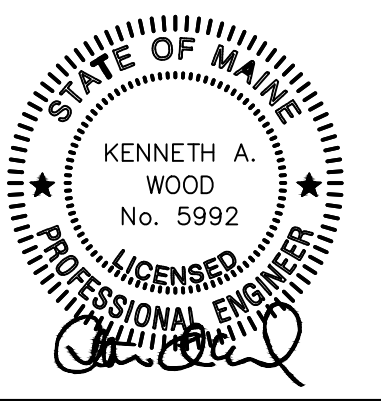
SUBDIVISION AMENDMENT #5

AS-BUILT INFRASTRUCTURE PLAN Pt.1
 FAIRWAY VIEW VILLAGE DEVELOPMENT
 FIELDSDALE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
 764 U.S. ROUTE 1, SUITE 11
 YORK, ME 03903

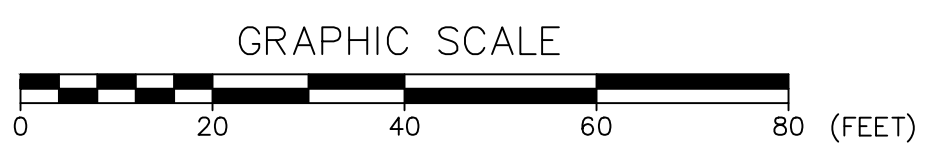
ATTAR ENGINEERING, INC.
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 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

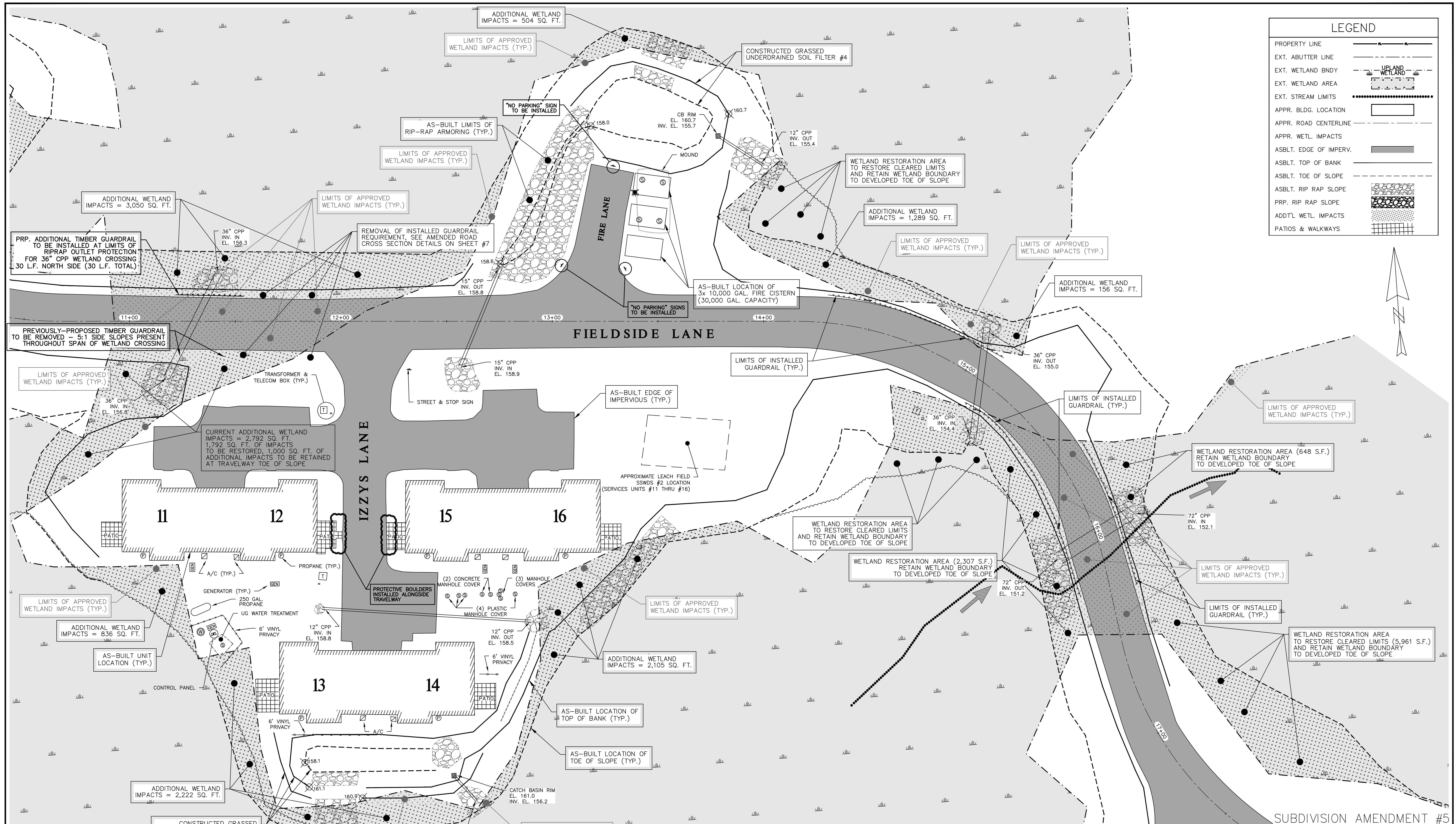
TAX MAP 32, LOT 13



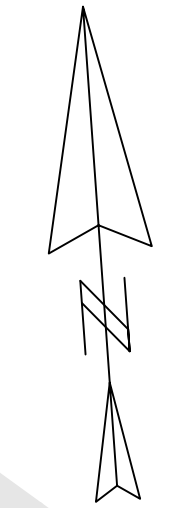
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 DATE: 11/18/25
 APPROVED BY: [Signature]
 DRAWN BY: MJS
 REVISION DATE: B : 01/23/26

NO.	DESCRIPTION	DATE
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE
REVISIONS		

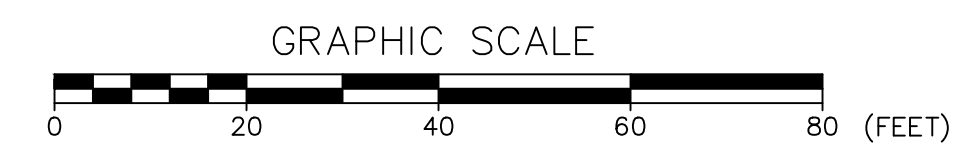




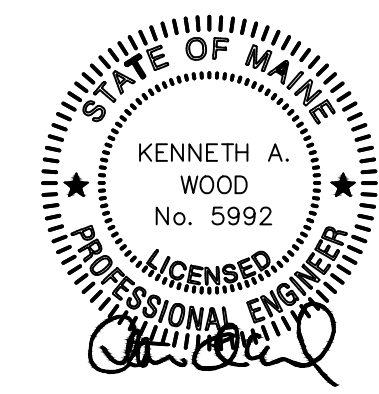
LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	---
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---



SUBDIVISION AMENDMENT #5



NO.	DESCRIPTION	DATE
D	SUBDIVISION AMENDMENT REVISIONS	03/18/26
C	SUBDIVISION AMENDMENT REVISIONS	02/03/26
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE



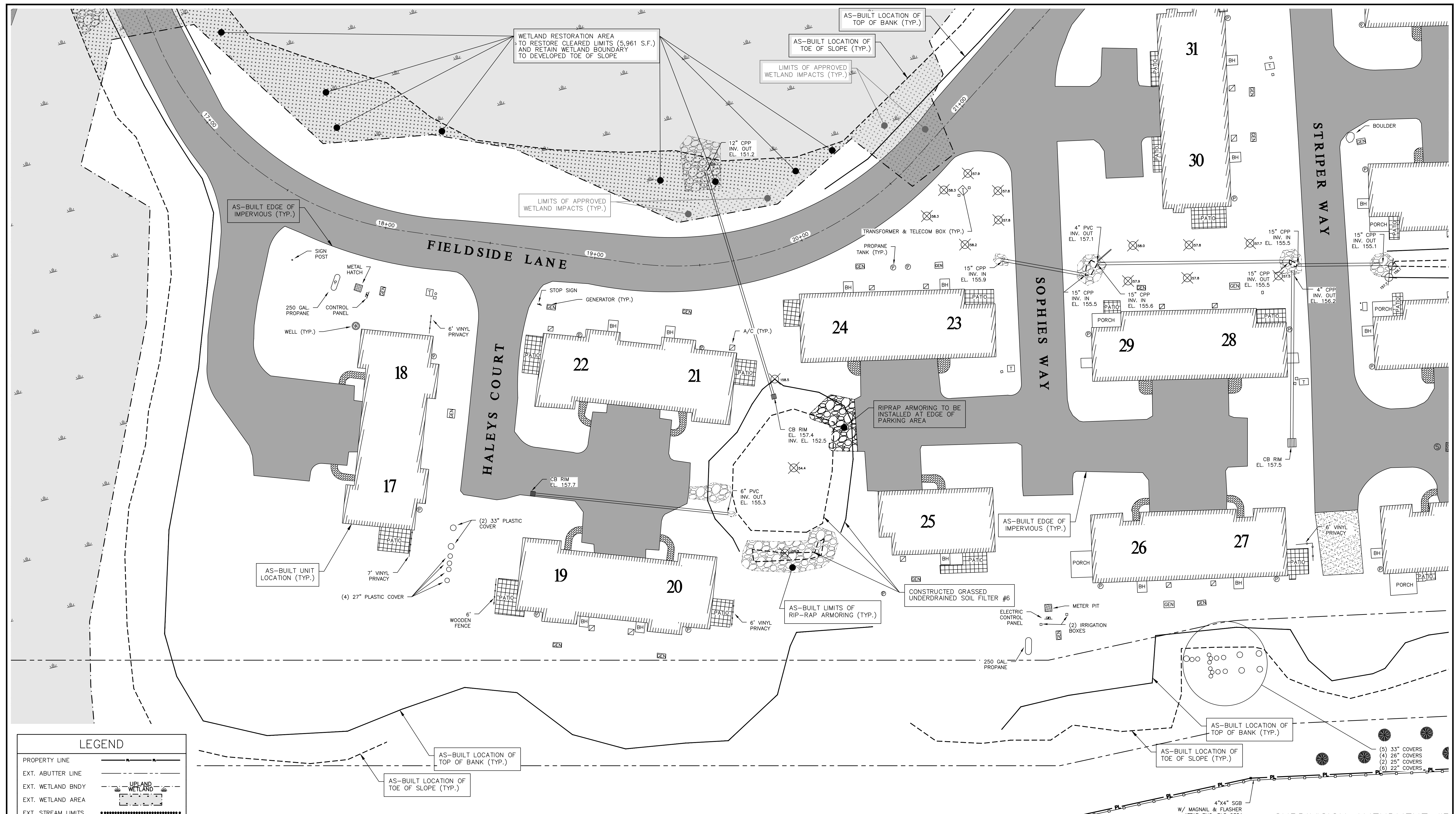
TAX MAP 32, LOT 13
AS-BUILT INFRASTRUCTURE PLAN Pt.2
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELD SIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
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PHONE: (207)439-6023 FAX: (207)439-2128

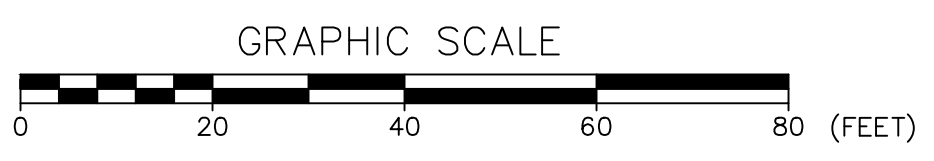
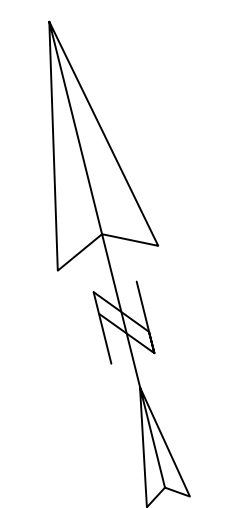
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DATE: 11/18/25
JOB NO: C031-20
FILE: FIELD SIDE BASE.DWG
SHEET: 4

APPROVED BY: *[Signature]*
DRAWN BY: MJS
REVISION DATE: D : 03/18/26

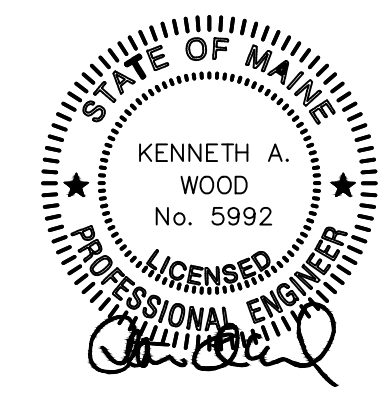


LEGEND

PROPERTY LINE	
EXT. ABUTTER LINE	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	
EXT. STREAM LIMITS	
APPR. BLDG. LOCATION	
APPR. ROAD CENTERLINE	
APPR. WETL. IMPACTS	
ASBLT. EDGE OF IMPERV.	
ASBLT. TOP OF BANK	
ASBLT. TOE OF SLOPE	
ASBLT. RIP RAP SLOPE	
PRP. RIP RAP SLOPE	
ADD'L WETL. IMPACTS	
PATIOS & WALKWAYS	



NO.	DESCRIPTION	DATE
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
	REVISIONS	



TAX MAP 32, LOT 13

SUBDIVISION AMENDMENT #5

AS-BUILT INFRASTRUCTURE PLAN Pt.3
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

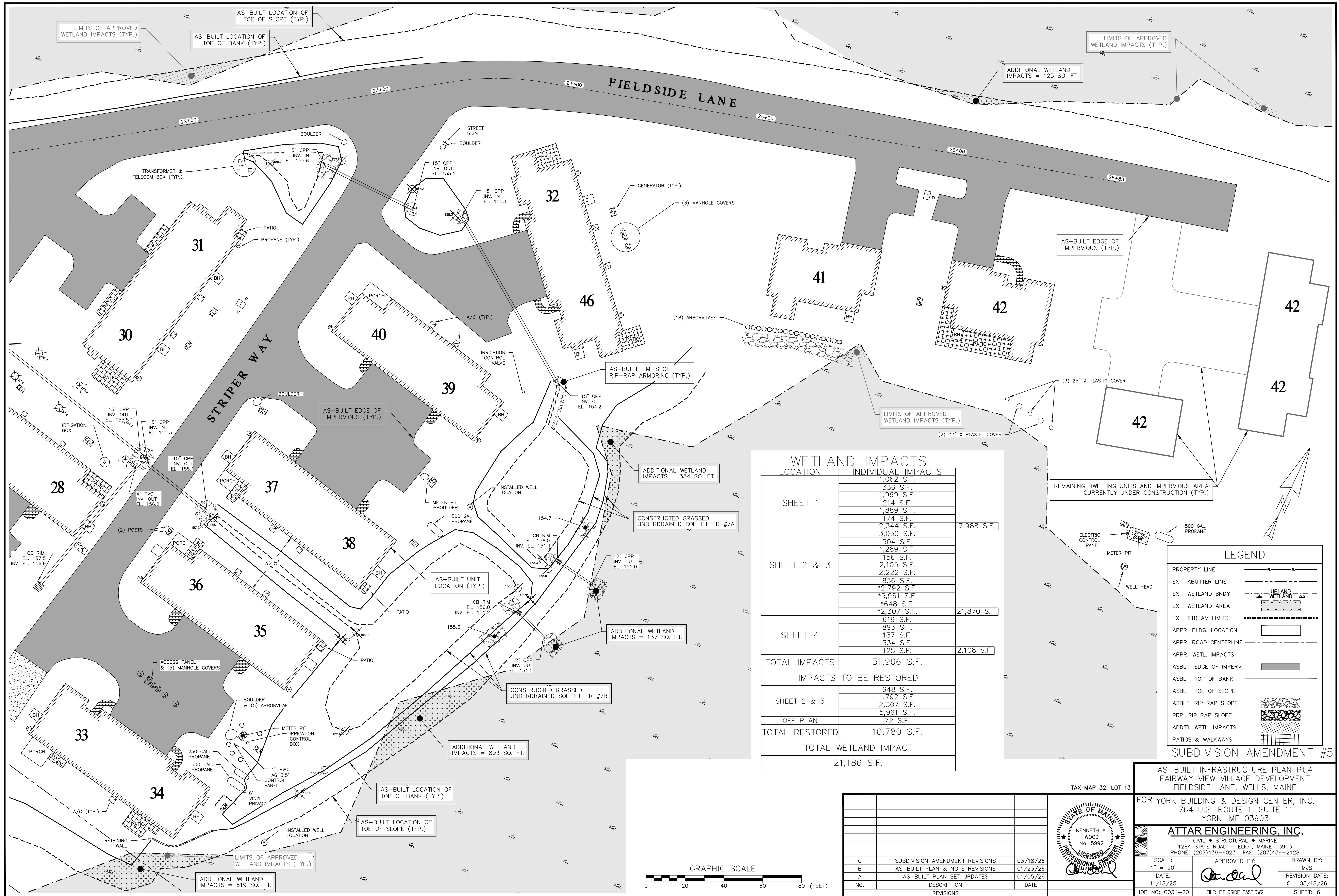
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
DATE: 11/18/25

APPROVED BY:

DRAWN BY: MJS
REVISION DATE: 01/23/26

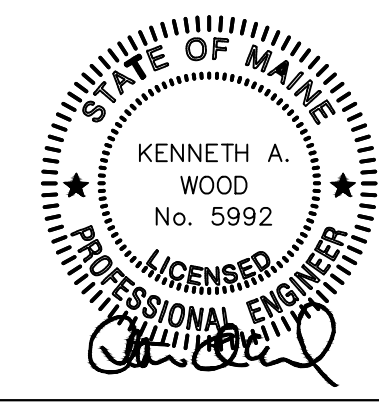
JOB NO: C031-20 FILE: FIELDSIDE BASE.DWG SHEET: 5



WETLAND IMPACTS		
LOCATION	INDIVIDUAL IMPACTS	
SHEET 1	1,062 S.F.	
	336 S.F.	
	1,969 S.F.	
	214 S.F.	
	1,889 S.F.	
	174 S.F.	
	2,344 S.F.	7,988 S.F.
	3,050 S.F.	
	504 S.F.	
	1,289 S.F.	
SHEET 2 & 3	156 S.F.	
	2,105 S.F.	
	2,222 S.F.	
	836 S.F.	
	*2,792 S.F.	
	*5,961 S.F.	
	*648 S.F.	
	*2,307 S.F.	21,870 S.F.
	619 S.F.	
	893 S.F.	
SHEET 4	137 S.F.	
	334 S.F.	
	125 S.F.	
	125 S.F.	2,108 S.F.
TOTAL IMPACTS	31,966 S.F.	
IMPACTS TO BE RESTORED		
SHEET 2 & 3	648 S.F.	
	1,792 S.F.	
	2,307 S.F.	
	5,961 S.F.	
	72 S.F.	
OFF PLAN	72 S.F.	
TOTAL RESTORED	10,780 S.F.	
TOTAL WETLAND IMPACT		
	21,186 S.F.	

LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	--- UPLAND WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	□
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADDT'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---

NO.	DESCRIPTION	DATE
C	SUBDIVISION AMENDMENT REVISIONS	03/18/26
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE



TAX MAP 32, LOT 13

AS-BUILT INFRASTRUCTURE PLAN PL.4
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

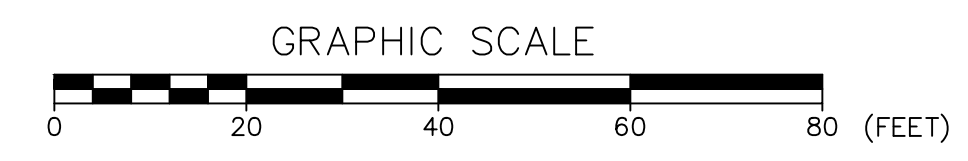
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

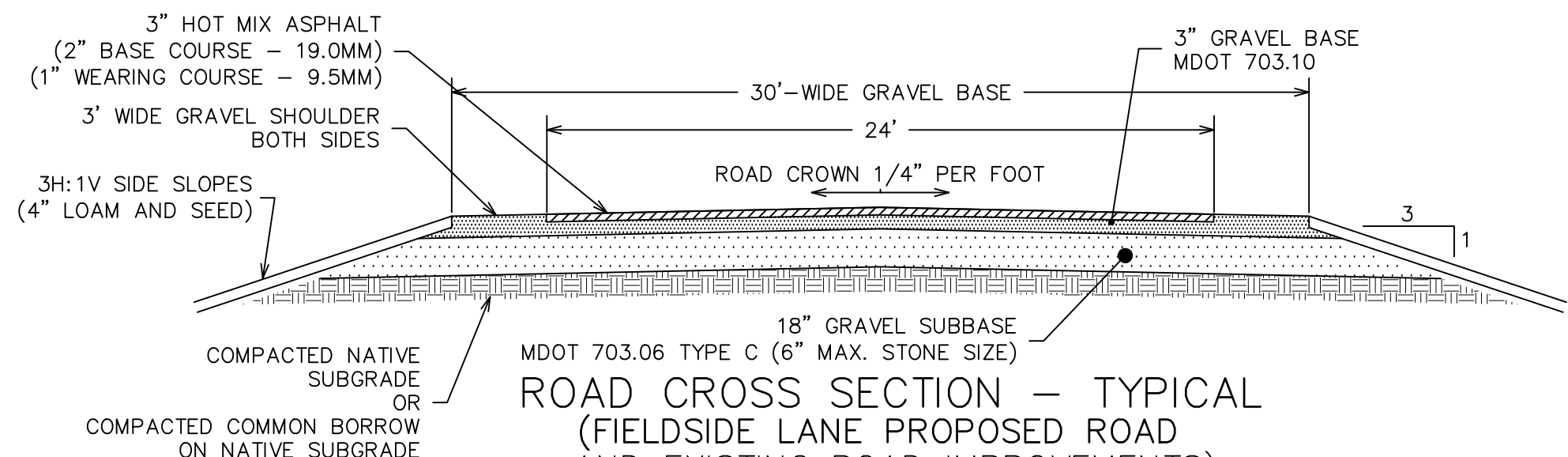
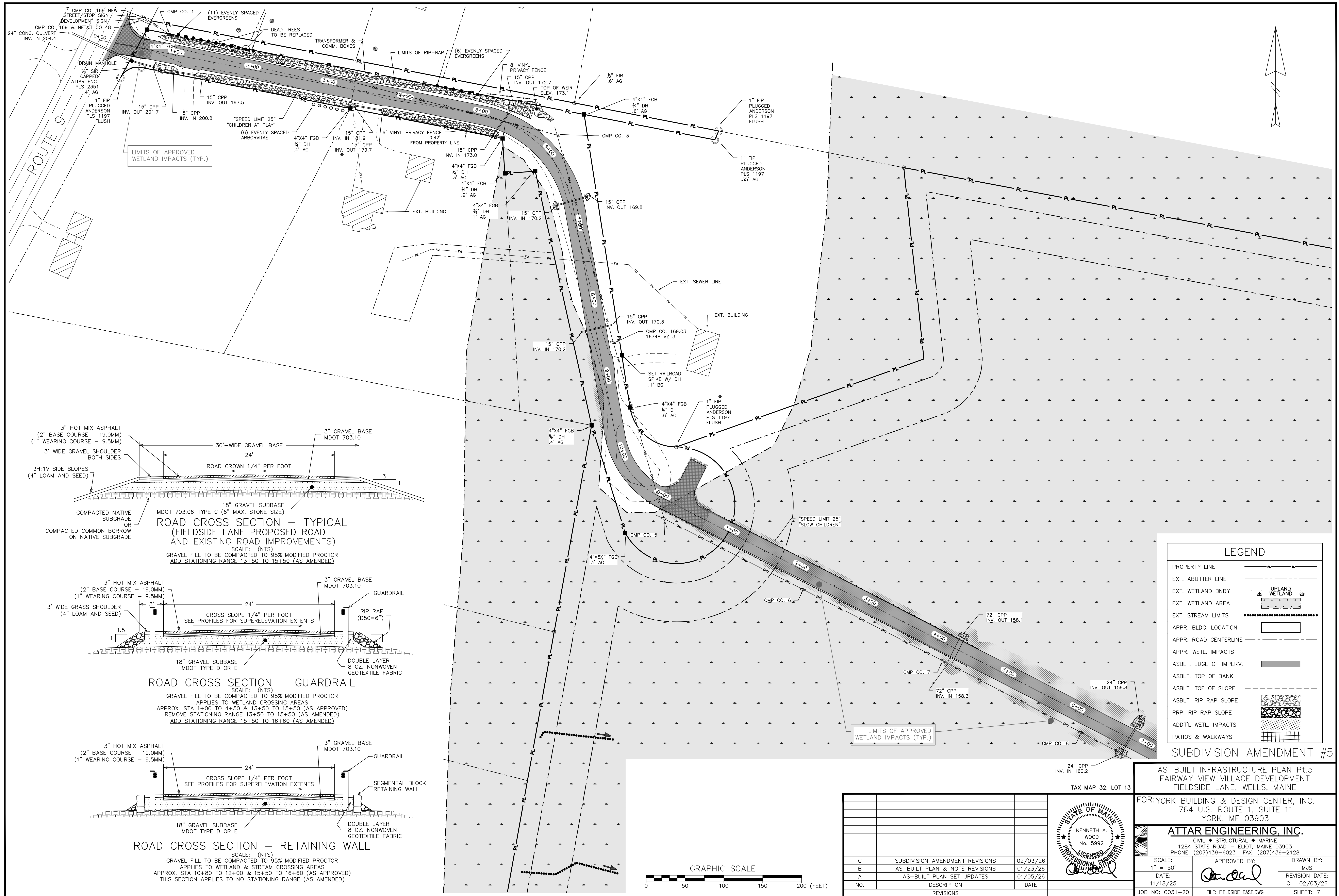
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DATE: 11/18/25

APPROVED BY: *[Signature]*

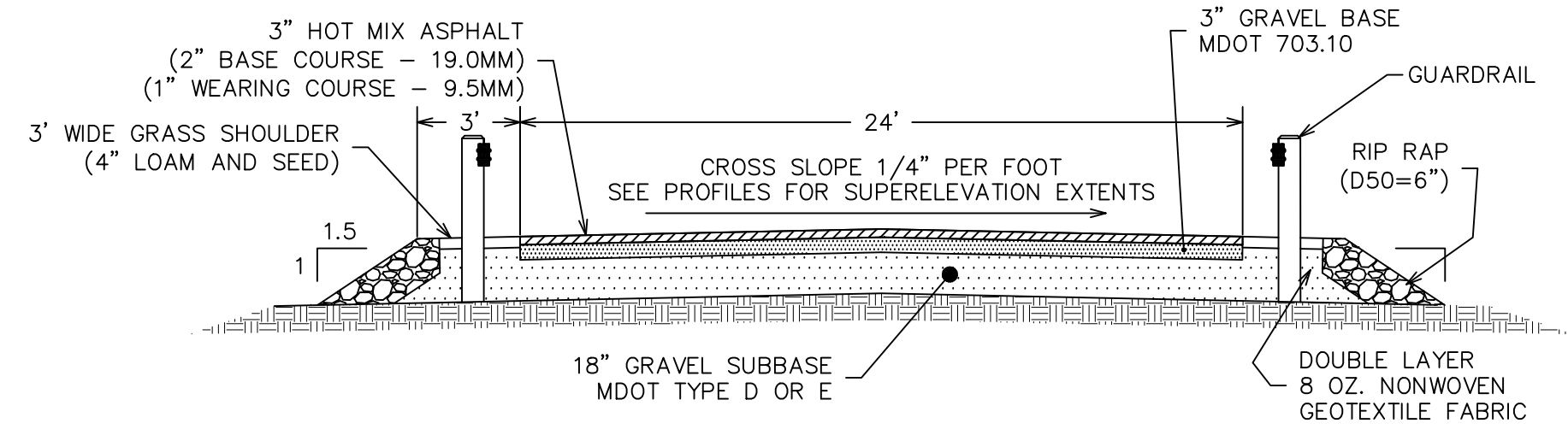
DRAWN BY: MJS
REVISION DATE: C : 03/18/26

JOB NO: C031-20 FILE: FIELDSIDE BASE.DWG SHEET: 6

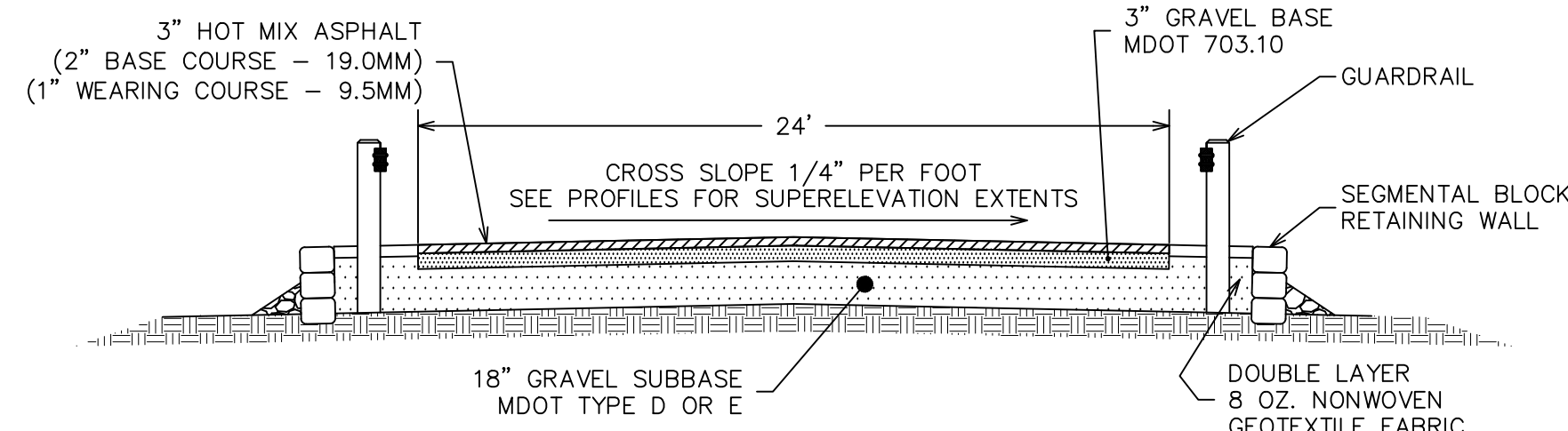




ROAD CROSS SECTION - TYPICAL
 (FIELD SIDE LANE PROPOSED ROAD AND EXISTING ROAD IMPROVEMENTS)
 SCALE: (NTS)
 GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
 ADD STATIONING RANGE 13+50 TO 15+50 (AS AMENDED)



ROAD CROSS SECTION - GUARDRAIL
 SCALE: (NTS)
 GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
 APPLIES TO WETLAND CROSSING AREAS
 APPROX. STA 1+00 TO 4+50 & 13+50 TO 15+50 (AS APPROVED)
 REMOVE STATIONING RANGE 13+50 TO 15+50 (AS AMENDED)
 ADD STATIONING RANGE 15+50 TO 16+60 (AS AMENDED)



ROAD CROSS SECTION - RETAINING WALL
 SCALE: (NTS)
 GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
 APPLIES TO WETLAND & STREAM CROSSING AREAS
 APPROX. STA 10+80 TO 12+00 & 15+50 TO 16+60 (AS APPROVED)
 THIS SECTION APPLIES TO NO STATIONING RANGE (AS AMENDED)

LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS	-----
APPR. BLDG. LOCATION	□
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---

SUBDIVISION AMENDMENT #5

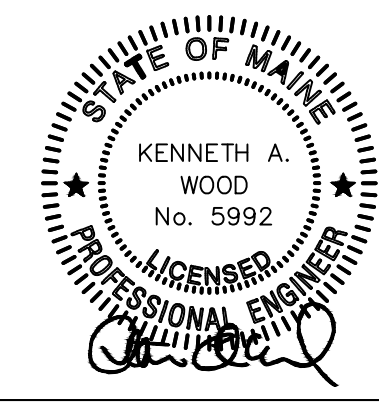
AS-BUILT INFRASTRUCTURE PLAN Pt.5
 FAIRWAY VIEW VILLAGE DEVELOPMENT
 FIELD SIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
 764 U.S. ROUTE 1, SUITE 11
 YORK, ME 03903

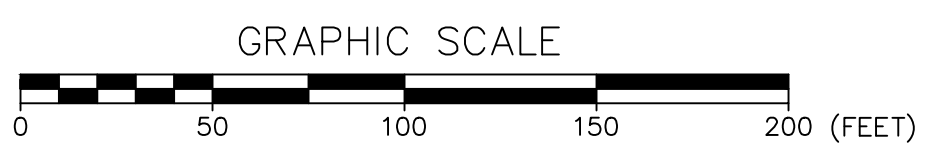
ATTAR ENGINEERING, INC.

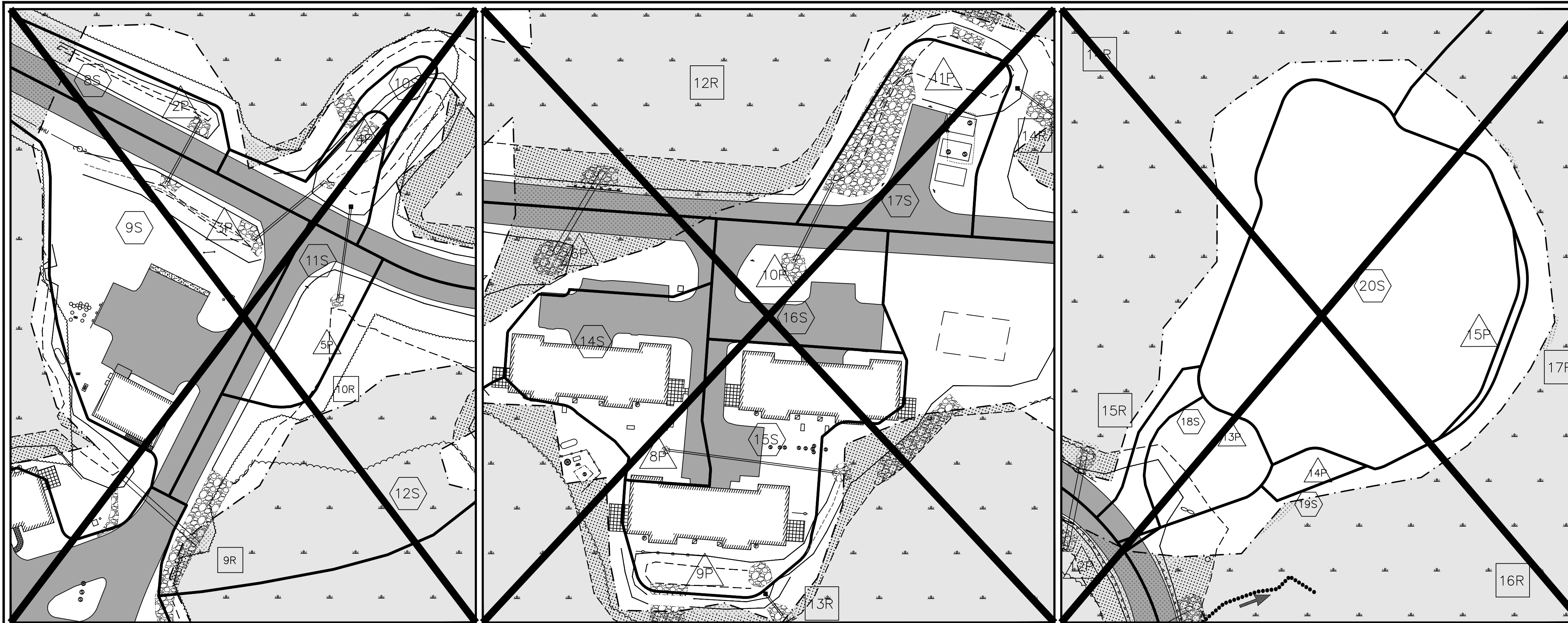
CIVIL ♦ STRUCTURAL ♦ MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'
 DATE: 11/18/25
 JOB NO: CO31-20 FILE: FIELD SIDE BASE.DWG SHEET: 7



NO.	DESCRIPTION	DATE
C	SUBDIVISION AMENDMENT REVISIONS	02/03/26
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE





USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond Node 19P (Upland Detention - Depression Largely Removed)

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.62	155.18	2.89	155.49
3.92	155.61	5.83	155.70
1.00	155.82	1.76	156.02
2.37	156.16	3.55	156.40
0.89	155.94	1.47	156.10
1.95	156.21	2.85	156.39

USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
2.22	155.21	4.18	155.50
5.71	155.63	10.19	155.77
1.54	155.87	2.80	156.14
3.78	156.33	8.00	157.85
0.70	156.03	1.17	156.18
3.29	156.58	8.15	157.38

AP2 (Contributions from both USFs)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
5.29	11.4	20.73	37.62

USF#7A
 Pond Node 21P (USF - Forebay Removed)
 Pond Node 20P (Upland Detention - Retained)
 Pond Node 19P (Upland Detention - Depression Largely Removed)

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.94	155.19	3.30	155.53
4.36	155.63	6.31	155.72
1.33	155.83	2.16	156.01
2.81	156.14	4.01	156.35
0.89	156.02	1.47	156.17
1.95	156.28	2.85	156.46

USF#7B
 Pond Node 22P (USF - Retained)
 Pond Node 18P (Upland Detention - Replaced with CB)
 Pond Node 17P (Upland Detention - Replaced with CB)

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
3.34	155.23	5.68	155.56
7.59	155.68	12.15	155.82
1.89	156.02	3.17	156.32
4.80	156.71	10.12	158.80**
0.70	156.16	1.17	156.31
3.29	156.83	8.15	158.17**

USF#7A & #7B Amendments from SDV Amend #4

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.85	152.38	3.12	152.82
4.10	153.07	5.58	153.50**
1.19	152.15	1.98	152.40
2.63	152.61	3.83	153.20
1.07	152.55	1.80	152.74
2.39	152.87	3.52	153.12

USF#8
 Pond Node 25P (USF - Relocated, Size Retained)
 Pond Node 24P (Upland Detention - No Changes)
 Pond Node 23P (Dimensions Adjusted, Volume Retained)

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.93	152.31	3.28	152.80
4.34	153.04	6.05	153.52**
1.18	152.23	1.98	152.47
2.62	152.67	3.82	153.26
1.07	152.55	1.80	152.74
2.39	152.87	3.52	153.11

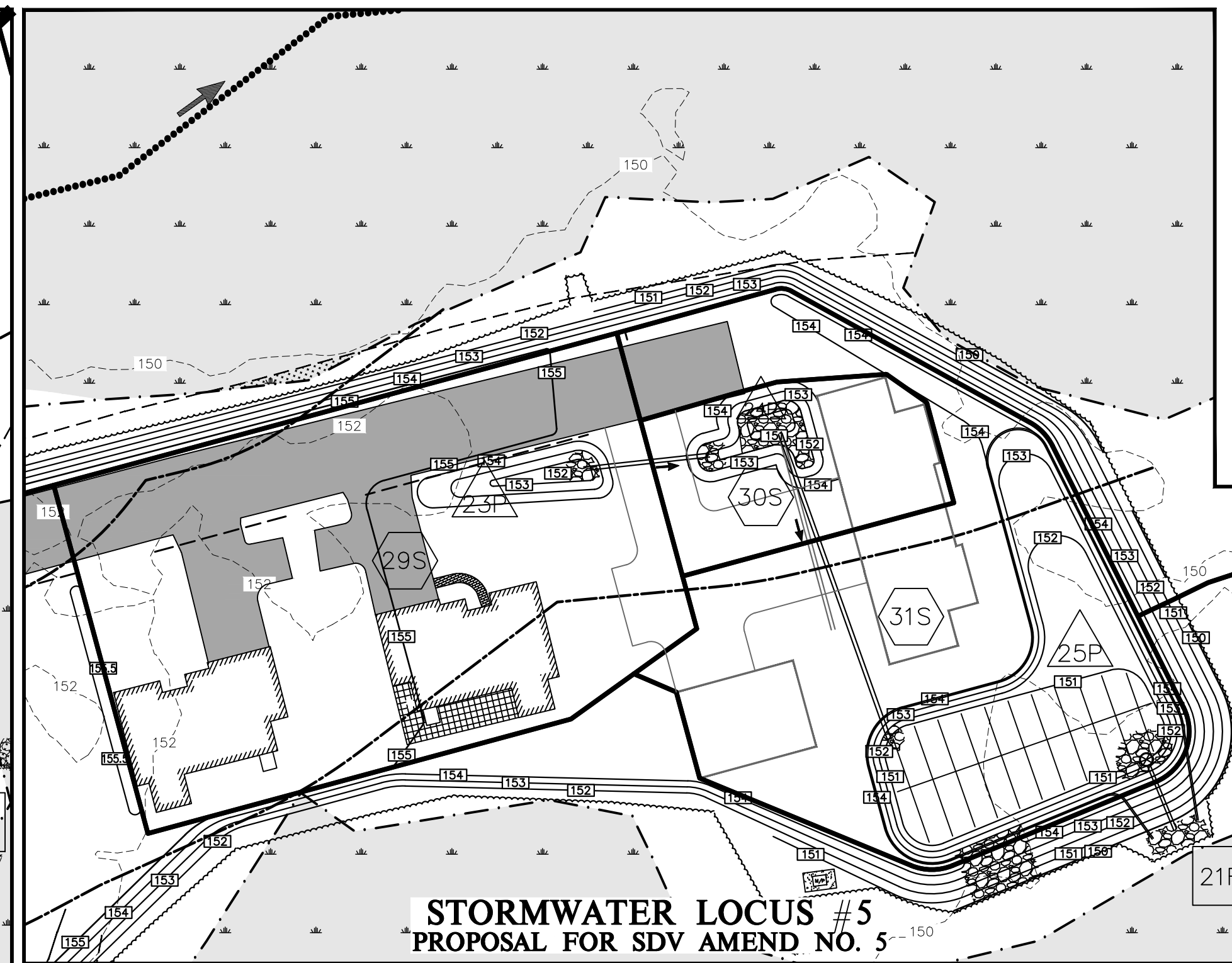
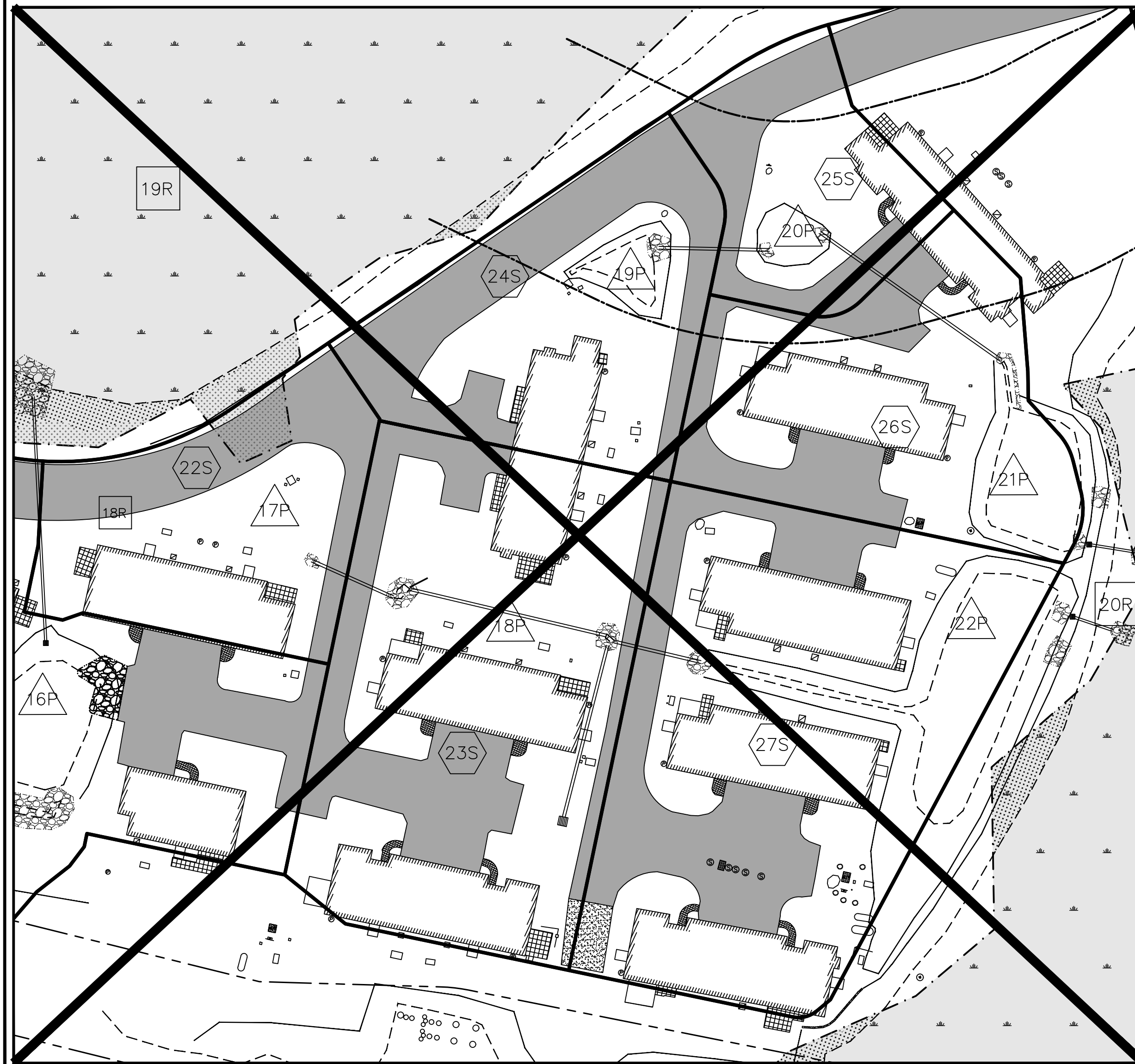
Proposed As-Built Amendment (SDV Amend #5)

2-Year Rain Event	10-Year Rain Event	25-Year Rain Event	100-Year Rain Event
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.93	152.31	3.28	152.80
4.34	153.04	6.05	153.52**
1.18	152.23	1.98	152.47
2.62	152.67	3.82	153.26
1.07	152.55	1.80	152.74
2.39	152.87	3.52	153.11

STORMWATER LOCUS #1
 SEE SHEET NO. 3 (AS-BUILT INFRASTRUCTURE PLAN PT.1)

STORMWATER LOCUS #2
 SEE SHEET NO. 4 (AS-BUILT INFRASTRUCTURE PLAN PT.2)

STORMWATER LOCUS #3
 NO LONGER APPROVED - SEE GEN. NOTE NO. 41 ON SHEET NO. 1



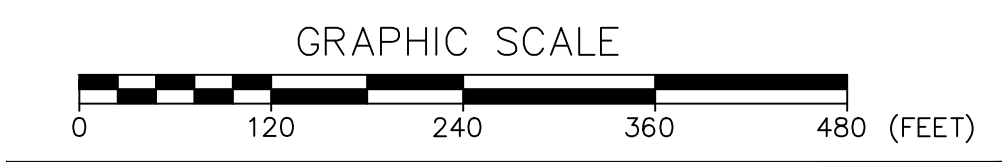
STORMWATER LOCUS #5
 PROPOSAL FOR SDV AMEND NO. 5

LEGEND

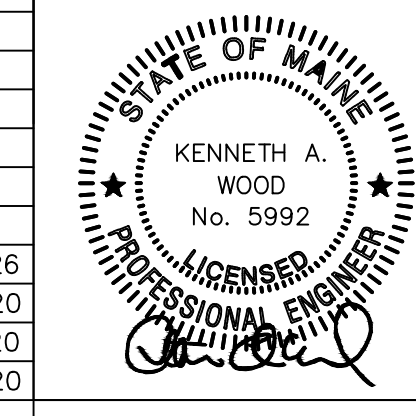
EXT. MAJOR CONTOUR	---	XXX
EXT. MINOR CONTOUR	---	XXX
PRP. MAJOR CONTOUR	---	XXX
PRP. MINOR CONTOUR	---	XXX
EXT. WETLAND BNDY	---	UPLAND WETLAND
EXT. WETLAND AREA	---	UPLAND WETLAND
EXT. STREAM LIMITS	---	UPLAND WETLAND
EXT. STREAM OFFSET	---	UPLAND WETLAND
SOIL TYPE BOUNDARY	---	UPLAND WETLAND
PRP. SUBCATCHMENT	---	UPLAND WETLAND
PRP. Tc FLOW LINE	---	UPLAND WETLAND
PRP. Tc GRADE CALC	---	UPLAND WETLAND
PRP. SILTATION FENCE	---	UPLAND WETLAND

FLOW TYPES

SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
1S	SUBCATCHMENT
1R	REACH
1P	DETENTION POND
AP1	ANALYSIS POINT



NO.	DESCRIPTION	DATE
D	SUBDIVISION AMENDMENT REVISIONS	03/18/26
C	FINAL APPROVAL REVISIONS	09/28/20
B	STATE DEP REVIEW REVISIONS	08/14/20
A	STATE DEP REVIEW REVISIONS	07/24/20



TAX MAP 32, LOT 13

STORMWATER: DEVELOPED CONDITIONS ENH.
 FAIRWAY VIEW VILLAGE DEVELOPMENT
 FIELDSDIANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
 764 U.S. ROUTE 1, SUITE 11
 YORK, ME 03903

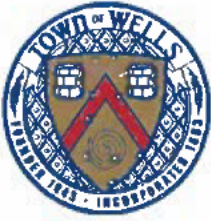
ATTAR ENGINEERING, INC.
 CIVIL ♦ STRUCTURAL ♦ MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'
 DATE: 04/03/20

APPROVED BY: *[Signature]*

DRAWN BY: MJS
 REVISION DATE: D : 03/18/26

JOB NO: CO31-20 FILE: FIELDSDIANE.DWG SHEET: 3 OF 3



TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046
 Website: www.wellstown.org

New	<input type="checkbox"/>
Amendment (follow 145-74A)	<input checked="" type="checkbox"/>
(Check One)	
For office use only	
Fees Paid	<input checked="" type="checkbox"/>

SITE PLAN APPLICATION – §145-74B/C/D/G

Received
3-16-26

1. Project/Business Name: Lafayette Wells Inc

2. Street Address (of project): 427 Mile Road Wells Beach

3. Assessor's Tax Map Number(s): 0122 Lot Number(s): 143

4. Property Owner: Lafayette Wells Inc

Mailing Address: PO Box 639
Wells Me 04090

Telephone: 207 646 2831 Fax: 207 646 6770

Email Address: [REDACTED]

5. Applicant (if different from owner): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

6. Agent (Engineer, Surveyor, etc): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

7. All correspondence should be sent to:
 (specify one of the above) owner

8. Zoning District(s) of the property: Beach Business

9. 75' or 250' Shoreland Overlay District(s) on property: Yes yes No _____

10. Is the parcel within the Sidewalk Development zone? Yes _____ No NO
 (Along Route One from Upper Landing Road to Public Library and along Route 109 from Route 1 to Interstate)

11. Land Use(s): (See attached Land Use Table, pages 11-12 for Permitted Use Listing and correct Use terminology)

All Existing Use(s): Restaurant

All Proposed Uses(s): Restaurant expansion to 2nd floor

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

Ownership Option _____ Purchase & Sales Contract _____ Other _____

Documentation of right, title or interest must accompany the application

13. Is any part of parcel within 200 feet from high-water line of the Merriland River, Webhannet River, Ogunquit River, Ell Pond, or the Branch Brook? Yes _____ No _____

14. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes _____ No

15. Area of parcel: .336869 Acres and/or _____ SF (square feet)
(based on boundary plan, deed, Tax Assessor information)

16. Lot Coverage: (see prior site plan, boundary plan, tax assessor records for information)
PRIOR APPROVED (if applicable)

a) Total Gross Floor Area of All Structures (based on approvals): 4551 SF

b) Total Area considered lot coverage: _____ SF 100% covered
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

EXISTING (current as-built conditions)

a) Total Gross Floor Area of All Structures (as-built): 4551 SF

b) Total Area considered lot coverage: _____ SF 100% covered
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

PROPOSED (Prior Approved (if applicable) + new or existing area identified on as-built + proposed)

a) Total Gross Floor Area of All Structures: 4551 SF

b) Total Area considered lot coverage: _____ SF 100% covered
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

17. Number of Existing Parking Spaces: 22 Total Number of Parking Spaces as proposed: 22

18. 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).

19. Description of proposal: Build a bar in existing upstairs rooming space. Food would still be cooked in existing kitchen.

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

Signature of Applicant

3/16/26

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 AND PROCESSED FOR AN UPCOMING AGENDA.

Submitted Not Submitted Site Plan Submission shall include the following:

Submitted	Not Submitted	Site Plan Submission shall include the following:
		Copies of a site plan drawn in compliance of 145-77 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 and required in Chapter 145 Articles V, VI, VII, 145-77 and 145-75. (see page 4 for plan copy details).
		Application Fee (calculated by the Planning Office per the Fee Schedule) and an escrow deposit in the amount of \$40 to cover the initial costs of abutter notification and copying. (Planning Office recommends applicants permit the Planning Office to notify abutters on their behalf.)
		Proof of Right, Title and Interest (Deed, Purchase & Sale, Lease, Written permission from the property owner(s) or Association, etc)
		12 copies of the completed, signed and dated Application Form (all pages).
		A list of names and addresses of abutters to the proposed project. (see page 4 of this form). The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records or by using the WebGIS Abutter tool at https://www.axisgis.com/WellsME/

- ◆ 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 under the 'Government' drop down menu entitled 'Town Code & Charter.' Section 145-74A details the Preapplication 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 required Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer/ Town Planner, 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 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 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).**

Plan Copies to be provided

Copies of the site plan for Planning Board applications to be provided in 1 of the following ways:

- 3 plans measuring 24" by 36 inches plus 9 plans measuring 11" by 17 inches; or
- 12 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Staff Review Committee applications to be provided in 1 of the following ways:

- 3 plans measuring 24" by 36 inches plus 5 plans measuring 11" by 17 inches; or
- 8 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Code Officer/Town Planner application to be provided as follows:

- 3 plans measuring 24" by 36 inches

Digital Submission

Please provide submissions in digital format via email, link (google drive, dropbox, etc) or via thumb drive.

Site Plan Fees

Site Plan Review	Planning Board – Greater of \$500 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage Staff Review Committee – Greater of \$300 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage Planner/Code Office – Greater of \$200 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage
Site Plan Amendment Review	Greater of \$200 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage

Escrow Deposit

Cash deposits are also required throughout the application review process and construction process for direct reimbursable expenses such as postage costs, public notice advertising costs, copying, legal review, peer reviews, 3rd party inspections, etc.

All Fee and Escrow payments are made payable to the “Town of Wells” and to be provided to the attention of the Planning Office upon submission of an application.



TOWN OF WELLS

Office of Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

SITE PLAN APPLICATION COMPLETENESS REVIEW CHECKLIST

(This Checklist **MUST** be submitted)

Project Name: Lafayette Wells Applicant: Lafayette Wells Inc

Checklist Prepared By: _____ Date: _____

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 Site Plan Approval in Article 10 of Chapter 145 of the Land Use Ordinance.

Response (Please check applicable box)

Code Section	I. General	Included in Site Plan Submission	Pending Submission	Not Applicable	Applicant Requests Waiver
145-72	Completed Application form (Existing and proposed uses clearly defined per Land Use Permitted use chart, see pages 11-12)	✓			
145-73	Application Fee per Fee Schedule and Escrow Deposit	✓			
145-77.B	Documentation of right, title or interest in property (Deed, Purchase & Sale, Lease, or written permission from owner)	✓			
145-77.C	Site evaluation and system design if subsurface wastewater disposal system is to be utilized			✓	
145-77.D	Amount and type of materials to be stored outside of buildings			✓	
145-77.E	Statement of capacity and approval for connection from Wells Sanitary District if public sewage is to be utilized (call 207-646-5906)				
145-77.F	Statement of capacity and approval from KKW Water District if public water is to be utilized (call 207-985-3385)				
145-77.G	Traffic study (if required by PB)			✓	
145-77.H	Soil erosion and sedimentation plan			✓	
145-77.I	Stormwater Management Plan, prepared by a professional engineer (if applicable)			✓	
MRSA	HOA or Condominium documents (if applicable)			✓	
MRSA	Agreement for enforcement of handicapped parking (see page 9 of this form)	✓			
145-74	List of abutters (see page 7 of this form)	✓			
	II. Perimeter or Boundary Survey				
145-77.A.3	North point	✓			
145-77.A.3	Graphic scale	✓			
145-77.A.3	Parcel corners	✓			
145-77.A.3	Date of Survey	✓			
145-77.A.3	Total acreage of the property	✓			
145-77.A.3	Seal and signature of Surveyor	✓			
	III. Site Plan Data Requirements				
145-77.A	Scale of plan, 1"=40' or less (1"=20' preferred)	✓			
145-77.A.1	Name of development and name and address of applicant	✓			

145-77.A.2	Total floor area, ground coverage, and location of all existing and proposed buildings	✓			
145-77.A.4	All existing and proposed setback dimensions	✓			
145-77.A.5	Location, size and direction and intensity of outdoor lighting	NO changes			
145-77.A.5	Locations, size and design of signage	NO change			
145-77.A.6	Type, size and location of all incineration devices			✓	
145-77.A.7	Type, size and location of machinery that produces noise			✓	
145-77.A.8	Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground.				✓
145-77.A.9	Existing contours and proposed finish grade elevations				✓
145-77.A.10	Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas and the layouts thereof, together with the dimensions of parking spaces, driveway or aisle width, etc.				✓
145-77.A.11	Landscaped areas, fencing and size and type of plant material upon the premises				✓
145-77.A.12	Location of existing and proposed rights of way, easements				✓
145-77.A.13	The locations, names and widths of existing and proposed streets abutting or within the proposed project		N/A		
145-77.A.14	Property lot lines of all properties abutting and across the street from proposed development	✓			
145-77.A.15	Appropriate space for signature(s) of reviewing authority	✓			
Art V	Zoning and Shoreland Overlay district(s) in which property is located	✓			
Art VI	Speed limits on abutting streets		N/A		
Art VI	Sight distances along existing streets from entrances and exits	✓			
Art VI	Locations of access and exit of properties across abutting streets	✓			
Art VI	Location or type of refuse facilities and appropriate fencing	✓			
145-75	Standard Conditions of Approval Notes and Erosion Control Notes per 145-75.F				
145-75	Location of Fire Hydrants or distance to nearest Fire Hydrants; Knox Box identified	✓			
Art VI	Snow Storage Areas or form of snow removal	✓			
Art VI	Description of proposed and existing uses, sq. ft. of use area(s), and required parking calculations	✓			
145-75	Location of on-site fuel tanks and protective material for tanks	✓			
Code Section	III. Site Plan Data Requirements	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
Art V	Zoning dimensional requirements: Lot Size, Density, Setbacks, Street frontage, building height, lot coverage, Shore frontage	✓			
Art VII	Performance Standards noted (as applicable)	✓			
145-77	Seal and signature of designing engineer or person who prepared the plan	✓			
	Site Plan copies pre-folded (12 copies for PB, 8 copies for SRC, 3 copies for CEO/Planner)	✓			
	Digital submission of application materials				

**LISTING OF ABUTTERS TO A PROPOSED
SITE PLAN APPLICATION OR AMENDMENT**

Project Name: Lafayette Wells Inc

Street Address of Project: 427 Mile Rd

Map/ Lot# of Project: 0122 / 143

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. If an abutter is an Association notice is only required to be made to the president or management company of the Association.

New Site Plan Application Notice to abutters is to be mailed by the Applicant. (However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.

Site Plan Amendment Application Notice to abutters is required to be mailed by the Planning Office.

Please list all abutters below or attach additional sheets if necessary.

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

Name	Address	Tax Map	Lot
Lafayette Wells Inc	393 Mile Rd POBox 639 Wells Me	122-92	92
Lafayette Wells Inc	POBox 639 Wells Me	122	144
Lafayette Wells Inc	POBox 639 Wells Me	122	145
Lafayette Wells Inc	POBox 639 Wells Me	122	146
Lafayette Wells Inc	POBox 639 Wells Me	122	141-A
Ledges Inc LLC	1865 North Berwick Rd Wells	122	146
Town of Wells	208 Sanford Rd Wells Me	122	092-B

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

[Signature]
Signature of Applicant

2/6/26
Date



TOWN OF WELLS
Office of Planning & Development
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 Website: www.wellstown.org

SITE PLAN APPLICATION NOTICE TO ABUTTERS

*This Site Plan Application Notice to Abutters is required to be mailed to abutters per §145-74B(1); §145-74C(5); and §145-74(2). The Site Plan Preapplication and Amendment Application Notice to Abutters is mailed by the Planning Office per §145-74A(1) & 145-74G(2). **If applicants wish to notify abutters instead of the allowing the Planning Office to do so, please use this form.***

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Site Plan Application with the Town of Wells Planning Office. The Site Plan Application and proposed plans are currently available for public inspection at the Wells Planning Office.

The Wells Code Enforcement Officer will determine the appropriate reviewing authority (Code Officer, Staff Review Committee, or Planning Board) to review and possibly approve this application. All Staff Review Committee and 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 Reviewing Authority 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 'Agendas & Minutes' to view the upcoming meeting agendas.

Any decision made by the Code Officer, Staff Review Committee or Planning Board may be appealed within 30 days of that decision. Please refer to §145-78 of the Land Use Code for Appeal procedure requirements.

Applicant's Name: Lafayette Wells Inc Applicant's Signed Initials: [Signature]

Applicant's Mailing Address: Po Box 639 Wells Me 04090

Street Address of Project: 427 Hike Rd

Zoning and Shoreland Overlay District(s): Beach Business

Property Assessor's Tax Map(s): 122-143 Lot(s): 143

Description of Proposal: Build a bar in the kitchen upstairs of Forbes Restaurant



TOWN OF WELLS

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AGREEMENT TO ENFORCE HANDICAPPED PARKING REGULATIONS ON PRIVATE PROPERTY

This Agreement is entered into this _____ day of _____, _____, by and between the Town of Wells (the "Town") and (the "Owner") to enforce handicapped parking regulations and laws applicable to the handicapped parking spaces in the parking lot located at _____ (the "Premises") as follows:

1. Owner hereby authorizes and permits the Wells Police Department and/or any deputized volunteer parking enforcement specialist if the Police Department establishes a volunteer parking enforcement program as authorized by Title 30-A, M.R.S.A. section 472 and 3009(D), to enter upon the Premises for the purpose of ensuring that parking spaces designated for the handicapped are used appropriately by handicapped persons. It shall be Owner's responsibility to clearly mark handicapped parking spaces by signs painted on the pavement and/or vertical standing signs such that the signs are visible under all weather conditions.
2. Owner and Town hereby agree that any vehicle or motorcycle, parked in a space, which does not bear a special registration plate or placard issued under Title 29 M.R.S.A. section 252, 252-A, or 252-C or a similar plate or placard issued by another state, shall be ticketed and cited for a forfeiture of not less than \$50.00, all as more fully set forth in Title 30-A M.R.S.A. section 3009(D) and the Town of Wells municipal Code Chapter 159.
3. The Town and its Police Department shall have the right but not the obligation to respond to any complaints about improper use of designated handicapped spaces on the Premises, whether initiated by Owner, its agents or others, and to monitor use of designated handicapped parking spaces, using personnel and other resources, as determined appropriate by the Wells Police Department. Nothing in this Agreement shall require or obligate the Town or its Police Department to allocate any particular level of personnel or resources to the enforcement of handicapped parking regulations or laws applicable to the Premises.
4. This agreement shall remain in full force and effect for five years, provided that either party may revoke the Agreement with 10 days written notice to the other party.

Owner/Applicant

Michael Pardue, Town Manager
Town of Wells

The following Standard Conditions of Approval must be included on every submitted site plan or referenced in a note on the Site Plan.

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 five years or more. §145-74F
2. Approval is conditioned upon compliance by the applicant with the Findings of Fact, plans and specifications, and reports which have been received and relied upon by the Town in connection with this development's proposed compliance with Town Ordinances.
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 per the Reviewing Authority Chart. §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 denial of a site plan approval or denial of a building permit (§145-61.C.1, §145-74.J.), 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 §145-6, §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 and/or Town Staff 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 or Staff Review Committee or Town Staff. §145-74G
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and a certificate of occupancy prior to occupancy. §145-61, §145-62
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the Owner/Tenant's/Homeowners or Condominium Association's/ Applicant's/-Developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain all business license(s) for the use(s) conducted on this parcel(s). §150-4
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. §145-74.1.4
12. 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 and certified by a surveyor or engineer with 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. §145-74I
13. If the property is converted to a condominium form of ownership, the proposed condominium documents must be consistent with this site plan approval.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the property to include buildings, roadways, drainage, screening and landscaped areas, and utility related construction work. §145-74I
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 ensure 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. §145-74I
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy. §145-74E

LAND USE CHART

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHP	TC	CD
Adult Business Establishment								PR							
Agriculture	P-1	P-1	P-1	P-1		P-1		P-4	P	P	P-1				
Animal Husbandry	PR-11									P					
Aquaculture							P-2					PR			
Bank				PR		PR								PR-24	
B & B / Small Inn				PR	PR-14	PR-14				PR-14					
Bus Depot														PR	
Business Contractor				PR		PR		PR							
Business Office				PR	PR	PR		PR	PR-18					PR	
Business Personal Service				PR	PR	PR								PR-20	
Business Retail				PR-15	PR	PR-6									
Business Service				PR	PR	PR		PR						PR-20	
Business Wholesale				PR		PR-17		PR							
Cemetery	P-7			P-7		P-7				P-7					
Church	PR			PR		PR				PR					
Club				PR		PR				PR					
Concerts							P-23								
Congregate Care Facility	PR			PR		PR				PR					
Convenience Store														PR	
Day Care Home	PR	PR	PR	PR	PR	PR				PR					
Day Care Cent/Nursery Sch				PR	PR	PR				PR					
Dormitory Housing															PR
Drug Abuse Shelter				PR-28		PR									
Dwelling - 1 Family	P-14	P	P	P-14	P-14	P-14				P-14	P-14				
Dwelling - 2 Family	P	P		P	P	P				P	P-14				
Dwelling - Multifamily	P-14			P-14		P-14				P-14					
Elderly Housing	PR			PR		PR									
Estuarine/Marine Ed							PR			P-22					
Fairs/ Bazaars							P-23								
Freestanding Res. Detox				PR		PR									
Function Hall				PR-10	PR	PR									PR
Gasoline Service Station														PR	
Hotel / Motel					PR-14	PR-14								PR-14	
Housing, Congregate	PR			PR		PR									
Kennel										PR					
Lifecare Facility	PR					PR									
Livestock, domestic (small)	P			P		P				P	P				
Livestock, domestic (large)	P			P						P					
Manufacturing								PR							
Manuf-asphlt/concrete prod.									PR						
Marina							PR								
Medical Care Facility	PR-9			PR-9		PR									
Medical Marijuana Cultivation								PR							
Mineral Extraction									PR-8	PR-14	PR-14				
Mobile Home Park													PR-20		
Motor Vehicle Rental								PR						PR	
Municipal Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-25	
Museum	PR-5			PR	PR	PR				PR-5					
Neighborhood Conv Store				PR-16	PR	PR				PR					
Nursing Home	PR			PR		PR									
Parking Lot -Commercial					PR	PR		PR						PR	
Piers, Docks, Wharves												P			
Poultry, domestic (small)	P	P	P	P	P	P				P	P				
Poultry, domestic (large)	P			P						P					
Private Non-Medical Inst.				PR		PR									
Public Gathering							P-23								
Public Transp. Shelter					PR	PR	PR	PR							PR
Public Utility Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-26	PR
Recreation Active	PR	PR	PR	PR	PR	PR	PR			PR	PR				PR
Recreation Camp															PR
Recreation-High Intensity					PR	PR									

12/15/2025

Site Plan/ Amendment Application Form

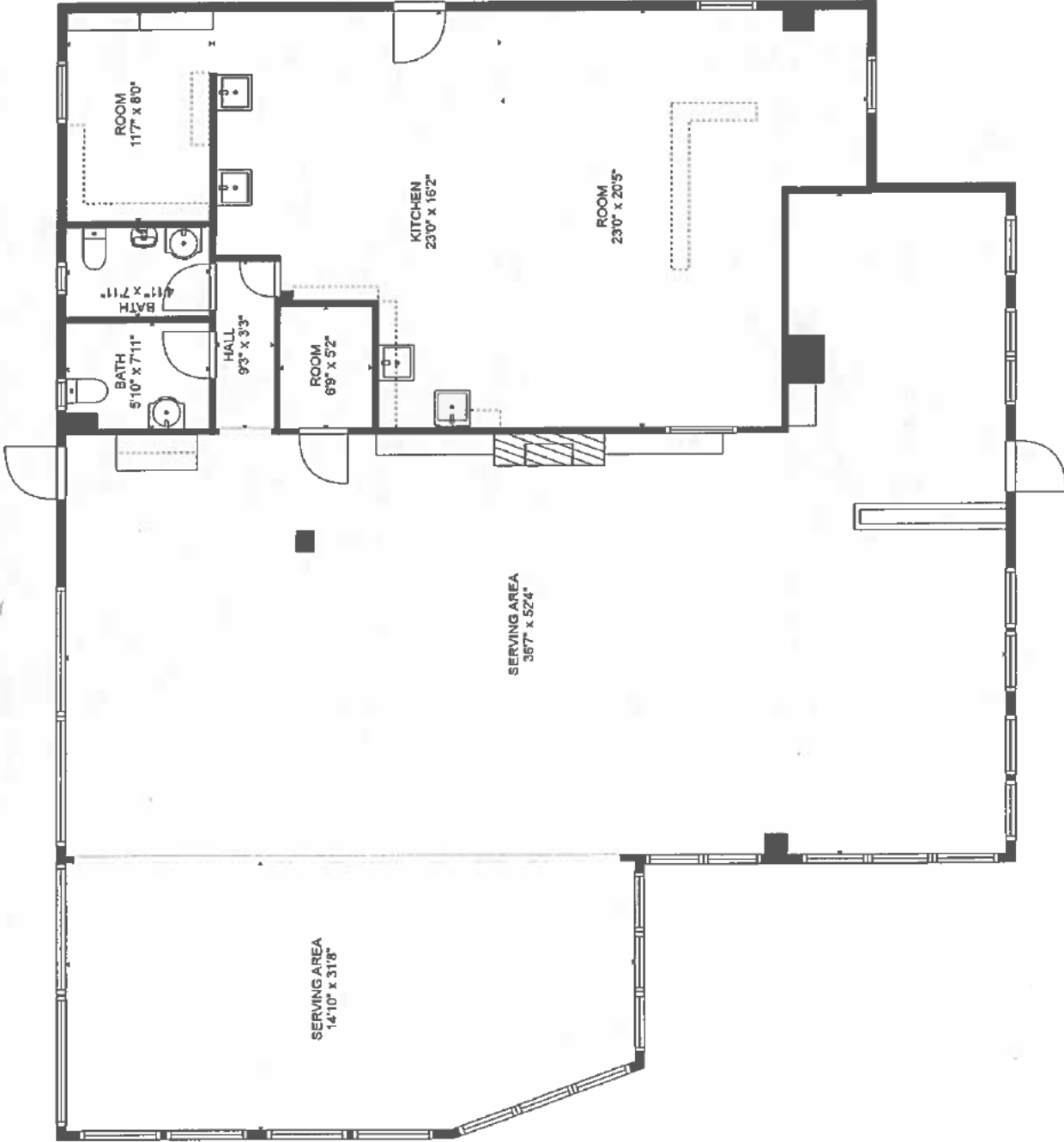
Recreation-Medium Intensity				PR		PR		PR						PR
Recreation-Low Intensity	PR				PR	PR	P-21			PR				PR
Recreation Passive	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12
Recycling Facility									PR					
Registered Marijuana Disp.								PR-27						
Research & Dev. Facility									PR					
Restaurant Standard				PR-20	PR	PR	PR	PR		PR-19				PR PR
Restaurant Fast Food					PR	PR		PR						PR PR
Sawmill								PR-3		PR				
School College														PR
School Public & Private	PR			PR		PR				PR				PR
School Vocational-Tech	PR-20								PR	PR-20				PR
Self Storage Facility									PR					PR
Shows (boat, craft, etc.)							P-23							
Store/Repair Mineral Ext Equip									PR					
Student Housing														PR
Tent & RV Park								PR-14		PR-14				
Timber Harvesting	P-12			P-12		P-12			P-12	P-12	P-12	P-13		P-12
Transmission Tower/Radio									PR	PR	PR			
Transportation Facility						PR			PR					PR
Truck Terminal									PR					
Warehousing									PR					
Wildlife Habitat Management												P-20		

P-Permitted with Use Permit

PR-Permitted with Site Plan Approval

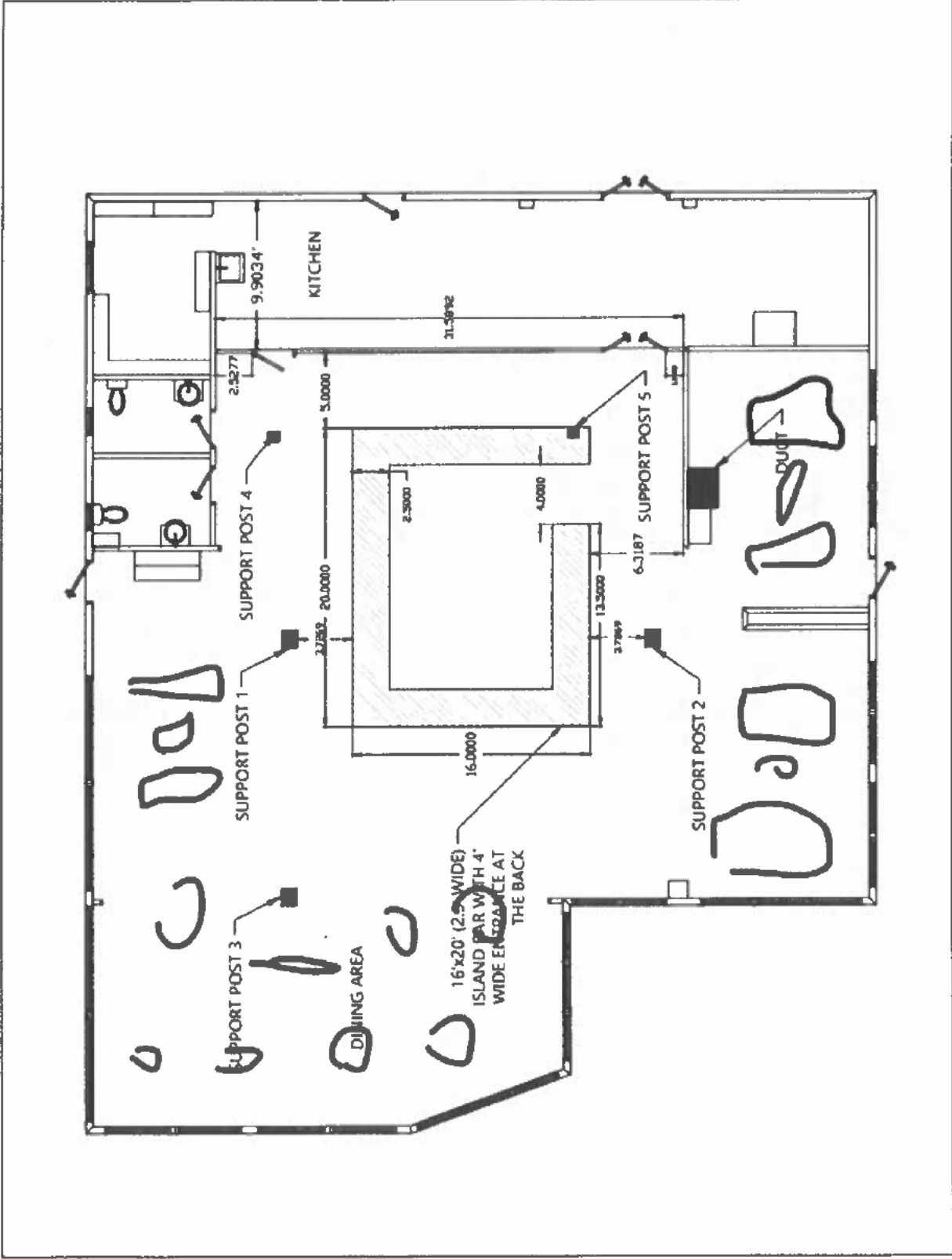
LAND USE TABLE

1. Limited to the raising of crops and plants out of doors, review is required with any structure
2. Any structures require site plan approval
3. Producing less than 100,000 board feet of lumber per year
4. Wholesale greenhouses require site plan approval
5. Occupying less than 5,000 sq. ft. of floor area
6. Includes the manufacturing of goods offered for sale on premises
7. Cemeteries containing buildings and/or structures and having an area larger than 20,000 sq. ft. requires site plan approval
8. Includes the manufacturing of asphalt and concrete products, repair facilities and offices related to mineral extraction use.
9. Excludes hospitals
10. Without commercial type cooking facilities
11. On lots larger than 25 acres
12. No use permit required
13. No use permit required but site plan approval is required within 250' of Branch Brook
14. See Article 7 - Performance Standards
15. Including products manufactured on site
16. Excluding the sale of motor vehicle fuels and including a restaurant area not exceeding 15 seats
17. Having a gross floor area of less than 5,000 sq. ft.
18. For a mineral extraction use
19. Containing less than 75 seats
20. See Article 5 - District Regulations
21. Limited to uses requiring access to water
22. Facilities located east of U.S. Route 1
23. With approval of Selectmen and CEO
24. Including ATMs
25. Related to providing services to the traveling public
26. Not including Electrical Generation Facilities
27. No more than 3 dispensaries allowed in Town of Wells
28. Must have frontage on Route One or within 150 feet of Route One



TOTAL: 2827 sq. ft
FLOOR 1: 2827 sq. ft
WALLS: 113 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





WARRANTY DEED

J n K Enterprises, LLC, a Maine limited liability company with a mailing address of P.O. Box 99, Wells, Maine 04090 ("Grantor"), for CONSIDERATION PAID, grants to **Lafayette Wells, Inc.**, a Maine corporation with a mailing address of 155 Littlefield Road, Bangor, Maine 04401 ("Grantee"), with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in the Town of Wells, York County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to J n K Enterprises, LLC by deed from Forbes Real Estate Partnership dated January 26, 2011, recorded in the York County Registry of Deeds in Book 16045, Page 739.

IN WITNESS WHEREOF, J n K Enterprises, LLC has caused this instrument to be executed by Karen F. Darling, its Member thereunto duly authorized, this 26th day of November, 2013.

WITNESS:

J N K ENTERPRISES, LLC

Name:

By: *Karen F. Darling*
Karen F. Darling
Its Member

State of Maine
County of York, ss.

November 26, 2013

PERSONALLY APPEARED the above-named Karen F. Darling, Member of J n K Enterprises, LLC as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,

Henry Grant
Name: Henry Grant
Notary Public / Attorney at Law
~~Notary Commission Expires: _____~~

Maine R.E. Transfer Tax Paid

3pgs -> Bourque + Clegg (w)
P.O. Box 1068
Searsville, ME 04073

EXHIBIT A

Four certain lots or parcels of land with any buildings thereon situated in the Town of Wells, County of York and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated at Wells Beach, so-called, in the Town of Wells in said County of York and State of Maine, bounded and described as follows: Beginning at Island Ledge Avenue, at the southeasterly corner of land now or formerly of Stanley F. Roberts; thence southeasterly by Island Ledge Avenue, fifty (50) feet to land formerly of Fred L. Downs; thence northeasterly by said land formerly of Fred L. Downs seventy-five (75) feet to land now or formerly of Island Ledge Casino Company; thence running northwesterly by said land now or formerly of Island Ledge Casino Company fifty (50) feet to a stake at land of Lot No. 5 and to the northeasterly corner of said Lot No. 5 on a certain plan of the Wells Beach Improvement Company; thence southwesterly by said Lot No. 5 and land now or formerly of Stanley F. Roberts to a stake which is the place of beginning. The foregoing lot or parcel of land, by metes and bounds, extends for a distance of fifty (50) feet along the first line set forth in the foregoing description, seventy-five (75) feet along the second line, fifty (50) feet along the third line, and seventy-five (75) feet along the fourth side, all said distances being approximate.

Also a certain lot or parcel of land situated at said Wells Beach, bounded and described as follows: Beginning at the beach at the southerly corner of land formerly belonging to one Haines, now or formerly owned by the Island Ledge Casino Company, thence running northwesterly to land of now or formerly of Vander W. and Marguerite L. Forbes, thence running in a southwesterly direction by land now or formerly of said Vander W. and Marguerite L. Forbes to Island Ledge Avenue, so-called, thence running along said Island Ledge Avenue in a southeasterly direction to the beach, thence running in a northeasterly direction along the beach to the place of beginning. This parcel is subject to the conditions and any rights to a roadway in the premises as the same may be found to exist.

Also a certain lot or parcel of land situated at said Wells Beach on the northwesterly side of Island Ledge Road, and more particularly bounded and described as follows: Beginning on the northwesterly side of said Island Ledge Road at the northeasterly corner of other land of said Forbes, and running thence North 48° 14' West by said other land of said Forbes, and continuing the same course past said Forbes' land a distance of seventy-five (75) feet to a point; thence North 41° 46' East a distance of fifty (50) feet, to another point; thence South 48° 14' East a distance of 50.58 feet to said Island Ledge Road; thence South 15° 35' West, by said Island Ledge Road, a distance of 55.78 feet, to the point of beginning. Being part and parcel of the Wells Beach Casino Property, so-called and the parcel marked "This lot conveyed to Vander W. Forbes" on a plan of property at Wells Beach, Maine, surveyed by E. E. Gallant dated April 23, 1953, filed in York Registry of Deeds, Plan Book 20, Page 25.

Together with any and all buildings on any of the foregoing described parcels of land.

The above three parcels being the same premises conveyed to Vander W. Forbes Jr. by Warranty Deed of Vander W. Forbes dated January 11, 1963 and recorded in the York County Registry of Deeds, Book 1537, Page 11.

Also a certain lot or parcel of land with the buildings thereon situated in the Town of Wells, County of York and State of Maine, and bounded and described as follows, to wit: Lot Number FIVE (5) as shown and delineated on a plan of lots filed in Plan Book 4, Page 67, in York County Registry of Deeds, adjoining Northerly side of Island Ledge Avenue with frontage of fifty (50) feet thereon, and extending to the division line by land formerly of Haines seventy-five (75) feet, subject to the following restrictions, to wit:

That no building shall be permanently located upon said lot herein conveyed within fourteen (14) feet from the outermost enclosed wall of said building or annex thereto, and no column of an open veranda or extension of any building shall be placed within eight (8) feet of such side line.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 5

Project Name/District: Forbes Restaurant / Beach Business and 250 Shoreland
 Overlay District - Tax Map 122, Lot 143

Date of Review: 3/31/26

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 and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: [Amended 6-12-2012]	Y				Scale is 1" = 10 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				Owner name and address noted. <u>Business name not noted.</u> Business address noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<u>Total floor areas of 1st, 2nd and 3rd? floors not noted, gross area of building not noted, and lot coverage are not noted on the plan. See plan markups and recommended plan notes.</u>
(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				Plan has been prepared by Dow & Coulombe, Inc. dated 2/26/2026 by Peter Deletexsy, PLS #1201.
(4)	All existing and proposed setback dimensions.		N			<u>Setback requirements to be noted on the plan. Setbacks to be depicted.</u>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<u>Plan to note that exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.</u> No changes to lighting proposed.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 5

Project Name/District: Forbes Restaurant / Beach Business and 250 Shoreland
 Overlay District - Tax Map 122, Lot 143

Date of Review: 3/31/26

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
(6)	The type, size and location of all incineration devices.			NA		No such devices exist nor are proposed. Applicant to confirm.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery identified or proposed. <u>Applicant to confirm location of generator, HVAC, refrigeration units, etc if they exist.</u>
(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				Existing catch basins identified within Ledge Lane. Overhead utilities identified from existing utility pole on south side of Ledge Lane.
(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.				W?	Existing property contours are not identified. No changes to contours or building additions proposed. <u>Planning Board to consider waiving the requirement to depict contours.</u>
(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.		N			<u>Abutting crosswalks, parking spaces, directional arrows surrounding the property to be depicted. Parking space signage and wheel stops to be depicted. Fencing to be depicted and labelled.</u> <u>Notes on parking space dimensions and parking requirements needed. See plan markup and recommended notes.</u>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<u>Fencing to be depicted and labelled.</u> No landscaped areas exist except for a small brick planter adjacent to the outdoor patio area.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 5

Project Name/District: Forbes Restaurant / Beach Business and 250 Shoreland
 Overlay District - Tax Map 122, Lot 143

Date of Review: 3/31/26

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.		N			Warranty Deed provided Book 16739, Page 414. <u>8' wide utility easement to Town from Ledge Lane to comfort station lot was considered around 2017.</u> <u>Easement areas reserved by the Town not identified on Lot 92 for the public parking lot area and ROW to Church Street.</u>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.		N			<u>Width of Ledge Lane and Mile Road not noted. See plan markup.</u>
(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.		N			<u>Abutters to the south of Ledge Lane are not identified. See plan markup</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.		N			<u>Planning Board signature block not provided. See plan markup.</u>
B.	Documentation of right, title or interest in the proposed site.	Y				Warranty Deed provided Book 16739, Page 414.
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		Property 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.		N			<u>Plan to identify the dumpster, propane tanks, and any outdoor storage areas.</u>
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				A letter from WSD dated 3/10/26 was provided regarding the expanded Restaurant use. Adequate capacity exists to serve the expanded use.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 5

Project Name/District: Forbes Restaurant / Beach Business and 250 Shoreland
 Overlay District - Tax Map 122, Lot 143

Date of Review: 3/31/26

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
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*				<u>Use is going from 100 seats to _____ seats (to be determined).</u> KKWWD letter and emails provided stating the property has capacity for their use and for fire service from the 8" main on Ledge Lane.
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:					<u>Planning Board to determine if traffic data is necessary.</u>
(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]			NA		Best management practices for soil erosion and sedimentation control are a standard condition of approval.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 5 of 5

Project Name/District: Forbes Restaurant / Beach Business and 250 Shoreland
 Overlay District - Tax Map 122, Lot 143

Date of Review: 3/31/26

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]			NA		No changes proposed to stormwater management.
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. See plan markups provided dated 3/31/26.

NOTES

1. The purpose of the site plan is to seek approval to expand the Standard Restaurant use on to the 2nd floor of the existing building (3,361 SF) and reflect parking changes and a seasonal tent over an existing patio. A water utility easement is also depicted.
2. The parcel is located at 427 Mile Road, in the Beach Business and 250' Shoreland Overlay District.
3. Tax Map 122, Lot 143
4. Lot size: 13,447 square feet
5. Zoning dimensional requirements:
 - Beach Business District:
 - a. Minimum lot size: 5,000 SF net area
 - b. Maximum density: 5,000 SF net area per dwelling
 - c. Minimum street frontage: 50 feet (approx. 139.52' exists along Mile Road and 156.07' exists along Ledge Lane)
 - d. Maximum lot coverage: 90%
 - e. Maximum building height: 34 feet, not to exceed 3 stories
 - f. Setbacks. All structures shall be located at least:
 - i. 6 feet from a lot line;
 - ii. 4 feet from edge of street ROW;
 - iii. 20 feet from the sea wall or line which is an extension of an existing sea wall.
 - Shoreland Overlay District
 - a. Setback from seawall: 20 feet.
 - b. Property has no shore frontage. Minimum shore frontage requirement not applicable.
6. The existing uses on the property are as follows:
 - a. Standard Restaurant use on 1st floor (3,300 SF total) for 100 seats inside/on outdoor patio
7. The proposed uses on the property are as follows:
 - a. Standard Restaurant use on 1st and 2nd floor (6,661 SF total) for ____ seats inside/ on outdoor patio
8. No dwelling units exist or are proposed.
9. Signage shall conform to 145-40. Signage may be illuminated provided the lights are mounted and directional as to not produce glare onto abutting lots and right of ways. Signage shall not impede sight distances.
10. All outdoor lighting shall be standard non-glare lighting and shielded to prevent glare onto abutting properties or street right of ways.
11. Parking calculations:
 - a. 2 parking spaces for each seat plus 1 space per every 10 seats is required.
 - b. ____ seats x 2 = ____ + ____ seats/10 = _____. Total of ____ parking spaces required.
 - c. A total of 22 parking spaces exist on the property.
 - d. The property directly abuts public parking located along Mile Road.
 - e. Planning Board granted a parking space reduction on ____ based on abutting public parking and sidewalks.
13. Parking requirements:
 - f. ADA compliant signage shall be installed/maintained for the one handicap accessible space required.
 - g. Parking spaces shall be 9' x 18.5' in dimension with a 26' wide two way travel aisle. Some travel aisles are grandfathered at 18'-22' wide.
 - h. Parking along or within Mile Road and Ledge Lane is prohibited.
 - i. Parking lot stripping shall be maintained to be clearly visible.
 - j. Wheel stops shall be maintained as depicted.
14. The property is served by an on-site dumpster. Refuse shall be disposed of in a timely and safe manner. The dumpster shall meet setback and buffer requirements. Dumpster is grandfathered and does not require a visual screen. 6' tall solid fencing enclosure may be installed to contain refuse.
15. Lot Coverage:
 - a. Prior approved lot coverage is 100%. The site is grandfathered as non-conforming.
16. Fuel shall be stored in compliance with NFPA standards. Above ground propane tanks shall be protected by bollards if adjacent to parking spaces or travel ways. Propane tanks shall meet building and lot line separation requirements.
17. Property is served by public sewer (WSD) and public water (KKWWD).
18. A fire hydrant is approximately 225 feet west along Ledge Lane at the intersection of Church Street.

19. The parking area shall be plowed in the winter to maintain access to the building. Snow shall be removed from the parking lot if access to any buildings is impacted by snow storage.
20. See Findings of Fact & Decisions associated with this site plan approval for all conditions of approval.
21. The property shall comply with the Wells Noise Ordinance (145-45).
22. The business seasonal tent located over the outdoor patio area is not considered a structure and may be erected May 1 through November 1 as accessory to the restaurant use.



Wells Sanitary District

Nick F. Rico, P.E. Superintendent

197 ELDRIDGE RD, WELLS, MAINE 04090 - (207) 646-5906

Website: www.wellssanitarydistrict.org - E-mail: wsd@wellssanitarydistrict.org

Mission Statement

To provide the highest quality wastewater collection and treatment services at the lowest possible cost to our customers, while protecting human health, the environment, and Wells beaches and marshes.

March 10, 2026

Katy Kelly
Lafayette Wells, Inc.
Forbes Seafood Restaurant
PO Box 639
Wells, ME 04090

Via Email: katy@lhadm.com

**Re: 427 Mile Road, Wells, Maine
Tax Map 122, Lot 143 - Sewer Capacity
Sewer Account #150500**

Dear Ms. Kelly:

This letter is in response to your request for a sewer capacity letter for the Forbes Seafood Restaurant at Lafayette's Oceanfront Resort located at 427 Mile Road in Wells, Maine, also identified as Town of Wells Tax Assessor's Map 122, Lot 143.

This property is connected to the public sewer, and our system has adequate sewer capacity to service your project. Your plans are to reopen the second floor of Forbes Seafood Restaurant as a bar. You explained that the kitchen that was previously located on the second floor has been removed and any food served in the bar will come from the kitchen downstairs.

Since the upstairs was previously used as a restaurant/bar, this project will not be subject to the Wells Sanitary District's Sewer Capacity Reserve Fee.

Should you have any questions, please contact this office.

Sincerely,

Celeste Fletcher

Celeste Fletcher
Wells Sanitary District

cc: Wells Planning Department via email



Kennebunk, Kennebunkport & Wells Water District

Proudly serving since 1921

Trustees:
Thomas P. Oliver (Wells)
Robert Emmons (Kennebunk)
James E. Burrows (Kennebunkport)
Frederick A. Lynk (Ogunquit)

Stephen P. Cox, Superintendent
Scott J. Minor, Assistant Superintendent
Wayne A. Brockway, Treasurer

March 16, 2026

Katheryn Kelly
Lafayette's Oceanfront Resort at Wells Beach
PO Box 639
Wells ME 04009

Subject: 427 Mile Road Wells map 122 lot 143

Dear Ms. Kelly:

This letter is to inform you that at the above location an adequate domestic water supply is available from the District's 8-inch water main along Ledge Lane.

The owner may be assessed an appropriate share of the costs of system expansion which will include but may not be limited to a System Development Charge, based upon meter size and/or anticipated water consumption, as approved by the Maine Public Utilities Commission.

This lot is currently served by a 1" service and a 1" meter. The Water District has not reviewed any plans for this lot. If a new or upgraded service is needed to meet any additional demand that may result in the future, the owner will be allowed to request one pursuant to the District's rules and regulations in effect at that time. Keep in mind all units must be metered separately with individual outside shut-offs or in a District approved common space on a manifold.

If you need any additional information, feel free to call.

Sincerely,

Assistant Distribution Manager



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: April 3, 2026

To: Planning Board

From: Planning Office

Re: Lafayette Wells Inc (Forbes Restaurant) – Site Plan Amendment Application - Map 122, Lot 143

Lafayette Wells Inc. has submitted a Site Plan Amendment Application for the Forbes Restaurant located at 427 Mile Road. The Amendment seeks approval to expand the Standard Restaurant use onto the 2nd floor of the existing structure. The existing Restaurant operates on the 1st floor (3,300 SF) and on the outdoor patio area. A total of 100 seats exist. The 2nd floor is 3,661 SF and an additional ____ are proposed, for a total of ____ on the property. The property is served by public water (KKWWD) and public sewer (WSD). The property is located within the Beach Business and 250' Shoreland Overlay Districts. Tax Map 122, Lot 143.

§ 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
- C. An existing use proposes to expand its gross floor area and/or land area. **YES - expansion of use is proposed.**

§ 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 require 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 an escrow deposit. If additional escrow is needed for a public hearing, the applicant shall provide that.**
- 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 3/26/26 the Code Officer determined the use is permitted.**

- (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 3/26/26**
- [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 is scheduled to receive site plan amendment application on 4/6/26**
- (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 3/26/26; meeting is on 4/6/26**
- (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 to consider if a site walk of the property is to be held.
3. If a site walk is waived, the Planning Board to consider workshopping the following Article V, VI and completeness review comments:
 - a. The total number of seats proposed on the property (1st floor, 2nd floor, outdoor patio) to be provided by the applicant.
 - b. Various plan markups and recommended plan notes to be addressed. Notes will need to incorporate the number of seats and calculate parking requirements.
 - c. Reduction in on-site parking to be considered at a future workshop.
 - d. Gross floor area of the building to be detailed for each floor. Eaves over 12" are counted as building footprint for setbacks.
 - e. Plan to identify the existing dumpster, propane tanks, HVAC units, generators, refrigeration units, etc.
 - f. Planning Board to consider granting a waiver and not requiring property contours to be depicted.
 - g. Abutting/adjacent features such as crosswalks, public parking areas, directional arrows, etc to be identified.

- h. Existing easements to be determined or discussed.
 - i. WSD capacity letter for the proposed expanded use is required.
 - j. Planning Board to determine if traffic data is to be provided.
- 4. Planning Board to consider appointing the Planning Office as the completeness agent.
- 5. Planning Board to determine if a public hearing is to be scheduled for this amendment application or not.
- 6. Planning Board to continue the workshop for 60 days.

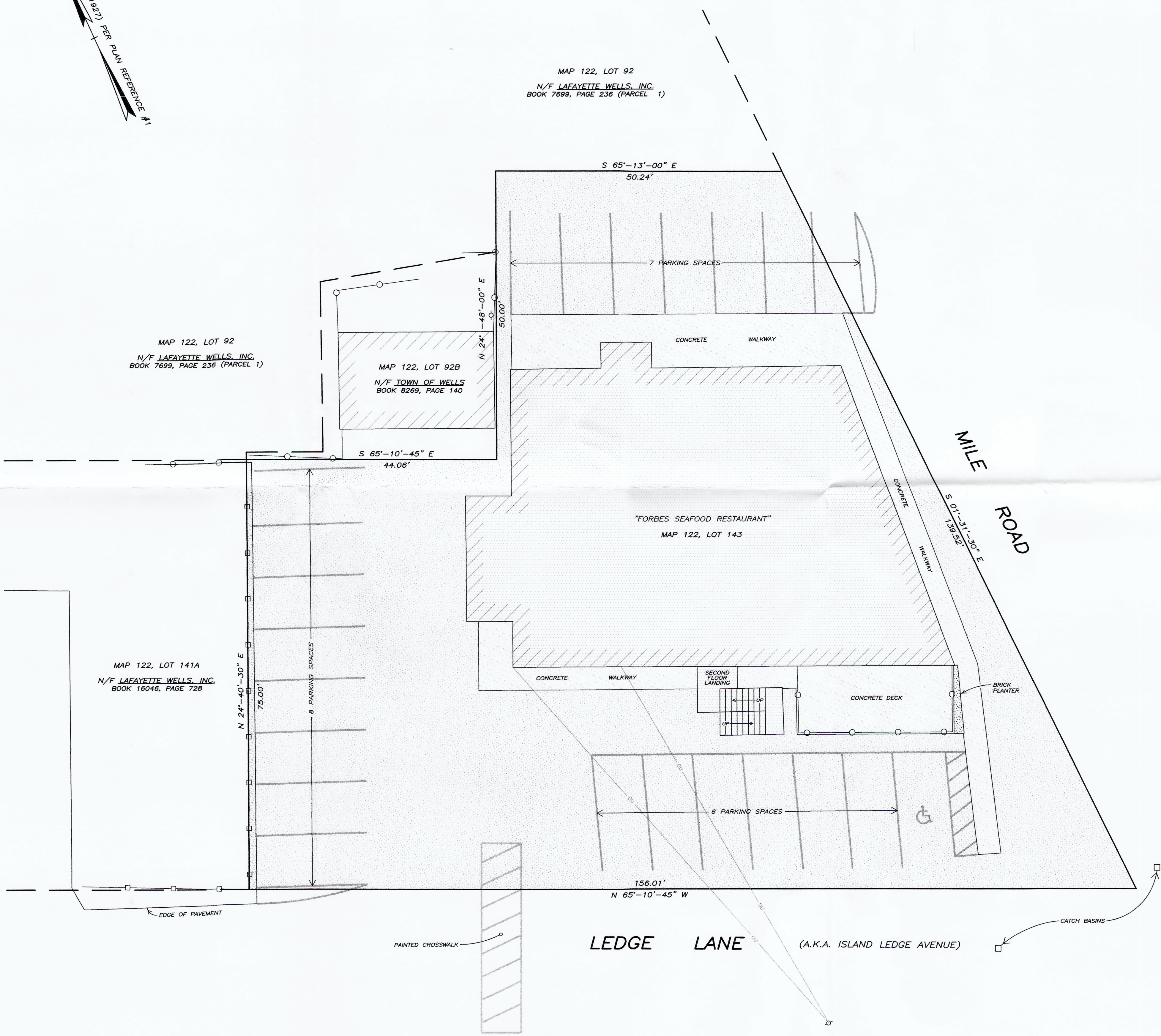
GRID (AND 1872) PER PLAN REFERENCE #1

MAP 122, LOT 92
N/F LAFAYETTE WELLS, INC.
BOOK 7699, PAGE 236 (PARCEL 1)

MAP 122, LOT 92
N/F LAFAYETTE WELLS, INC.
BOOK 7699, PAGE 236 (PARCEL 1)

MAP 122, LOT 92B
N/F TOWN OF WELLS
BOOK 8269, PAGE 140

MAP 122, LOT 141A
N/F LAFAYETTE WELLS, INC.
BOOK 16046, PAGE 728



LEGEND :

- UTILITY POLE
- N/F NOW OR FORMERLY
- CHAIN LINK FENCE
- STOCKADE FENCE
- OU — OVERHEAD UTILITY LINES
- ♿ HANDICAP PARKING SPACE

LOCUS DEED REFERENCES :

JNK ENTERPRISES, LLC
TO
LAFAYETTE WELLS, INC.
NOVEMBER 26, 2013 BOOK 16739, PAGE 414
SEE ALSO: BOOK 16045, PAGE 739
BOOK 4953, PAGE 251

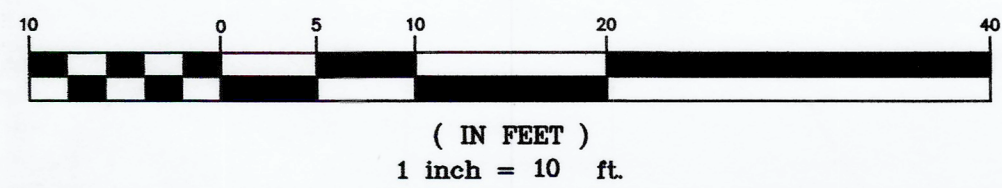
PLAN REFERENCE :

1. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR VANDER W. FORBES, JR. AND MARY E. FORBES", DATED JANUARY 6, 1996 BY DOW & COULOMBE, INC.

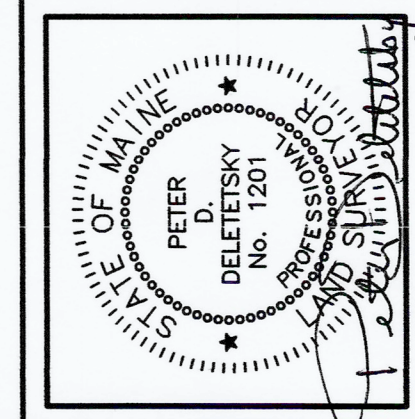
NOTES :

1. PERIMETER BOUNDARY INFORMATION COPIED FROM, AND REFERENCE IS MADE TO, PLAN REFERENCE #1, A BOUNDARY SURVEY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS; CHAPTER 90, ADOPTED APRIL, 2001.
2. PARCEL AREA EQUALS 13,447 SQUARE FEET.
3. TWENTY ONE REGULAR PARKING SPACES AND ONE HANDICAP SPACE WERE LOCATED.

GRAPHIC SCALE



No.	Revision	Date



PLAN OF LAND MADE FOR
LAFAYETTE WELLS, LLC
(C/O: KATHERYN KELLY, GENERAL MANAGER)
(MAILING ADDRESS : P.O. BOX 639 WELLS BEACH, ME 04990)
PARCEL LOCATED AT 427 MILE ROAD
WELLS MAINE

Dow & Coulombe, Inc.
Land Surveyors & Land Planners Since 1864

13 Park Street, Saco, Maine 04072
Telephone: (207)284-4521 • Fax: (207)284-4522
info@dowcoulombe.com • www.dowcoulombe.com

Date:
February 26, 2026
H. Scale: Drawn by:
1" = 10' AMS
Chk'd by: App'd by:
MJC PDD
SHEET 1 OF 1

ZONE-31
CD#ps2026/FORBESRESTAURANT31



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Major Subdivision Preliminary Application Memo

Date: April 2, 2026

To: Planning Board

From: Planning Office

Re: Arundel Lane Subdivision - Map 27, Lot 10- EXE to become 10-EXE and 10-1

Project Description:

Walsh Engineering has submitted a Preliminary Subdivision Application on behalf of the owner The Grace Group, LLC for a major subdivision consisting of 11 single family dwelling units on 6.30 acres of land as a Multifamily Development on a Lot to be identified as 10-1. The existing school use to remain on a 1.32 acre lot. A 50' wide private street to be named Arundel Lane is proposed as access and street frontage for the subdivision lot. The development shall be served by public sewer and public water. The subdivision is located within the General Business, Rural and 75' Shoreland Overlay Districts. Tax Map 27, Lot 10-EXE to become Lots 10-EXE and 10-1.

§ 202-8. Preliminary plan for major subdivision.

A. Procedure. [Amended 5-16-1996; 7-11-1996; 7-9-2002; 4-16-2004; 11-5-2024]

- (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. **Preliminary Subdivision Application received 1/13/26. Planning Board received the application on 1/26/26.**
- (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 abutter notices and 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.] **Application fee and escrow provided.**

- (3) If a subdivider is in default of a previously approved subdivision or site plan in the Town of Wells, the Planning Board may refuse to review an application. The Planning Board shall conduct a review of any such defaults, determine the default(s) and may suspend the application's review until the defaults are resolved. **No defaults known.**
- (4) Notices describing the proposed project and scheduled meeting date with the Planning Board shall be mailed by the Planning Office to the abutters via regular mail at least 10 days prior to a scheduled meeting of the Board. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. In the case of an abutting condominium, the condominium association shall be notified, not the individual unit owners. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said notices. **Abutters mailed notice of the preliminary application on 1/16/25. PB meeting was on 1/26/26.**
- (5) If a subdivision abuts or includes a portion of land of another municipality, the Planning Office, within 10 days prior to the Board meeting at which the application is to be received, shall notify by regular mail the Town Clerk and Planning Board of that municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. The notice shall include the location of the proposed subdivision and a general description of the proposed development and date, time and location of the hearing. **Not abutting or within another municipality**
- (6) The subdivider, or his duly authorized representative, shall attend the meeting of the Board in person to discuss the preliminary plan. **Yes**
- (7) The application shall be received by the Planning Board at the scheduled meeting. **Planning Board received the application on 1/26/26**
- (8) 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 abutting or within another municipality**
- (9) 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. A request for any extension shall be submitted in writing by the applicant to the Board if additional time is needed for the applicant to address completeness. If the Planning Board agrees the request is reasonable, an extension period shall be mutually agreed to by the Board and the subdivider. Failure of the applicant to provide the required submissions to be deemed complete may result in the denial of the application. **Planning Board received the application on 1/26/26**
- (10) Within 30 days of determining a complete application has been submitted, the Board shall hold a public hearing on the preliminary plan application. The Planning Office 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 and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. The Planning Office shall notify, by certified mail, the applicant, all abutters, and the Town Clerk and Planning Board of any abutting municipality, if the development abuts or falls within another municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. Abutter notices shall include the date, time, and place of the hearing as well as the project description. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of advertising and postal notification of the public hearing. **Planning Board appointed completeness agent. Found complete for preliminary public hearing on 3/23/26. Abutters mailed notice of 4/6/26 public hearing on 3/24/26.**
- (11) 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.

- (12) 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.
- (13) 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. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 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. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. 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. Planning Board to consider any public comments from the public hearing.
2. The Planning Board to consider the following:
 - a. Review the following review comments for Article V, VII and draft completeness:
 - i. Grading and erosion control plans provided. Reviewed, comments to be addressed with final plan submission.

- ii. Stormwater design and analysis provided. Reviewed, see memo dated 4/1/26. Comments to be addressed with final plan submission.
 - iii. 15' wide setback/ no-cut buffer to be discussed. Landscaping sheet provided. Planning Board to make buffer determinations during final subdivision application review.
 - iv. The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan identifies existing vegetation to be maintained to satisfy the visual screen. Planning Board to review and determine if suitable after a public hearing is determined.
 - v. Traffic:
 - 1. The school use on Lot 10, with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.)
 - 2. Condominium units on Lot 10-1 require 6 trips per day, per unit according to 202-12G(2)(b). $11 \times 6 = 66$ trips.
 - 3. Total daily trips to use the Arundel Lane right of way that is proposed is 225 daily trips. ($66 + 159 = 225$ daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2).
 - 4. The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).
 - 5. Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:
 - a. Reducing the number of students from 34 to 28. (132 daily trips). ($132 + 66 = 198$ daily trips).
 - b. Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips ($66 + 133 = 199$ trips).
3. The Planning Board to continue the workshop to the next meeting so the Preliminary Findings of Fact & Decisions can be considered.



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: April 1, 2026

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: 526 Post Road/Arundel Lane –Drainage Review Memo – Tax Map 27, Lot 10

Drainage Analysis/ Model Review/Plan Review

Information Provided

- Stormwater Management Report dated February 10, 2026 by William R. Walsh, III PE #8204 and Leyna L. Tobey, PE # 18772 of Walsh Engineering, Parts 1 and 2.
- Sheet C1.0 Existing Conditions Plan
- Sheets C3.1 Grading and Drainage Plans
- Sheets C3.2 and C3.3 Erosion Control Plan
- Sheets C4.0, C4.1 thru C4.8 Details
- Sheet D1.0 Pre Development Conditions
- Sheet D2.0 Post Development Conditions

Methodology:

HydroCad utilized – good
Storm event 50 year - good
Type III storm used - good
Analysis Points – Revisions needed

Pre- Development: See markup of Pre-Dev Conditions

Basins: Limits to be adjusted based on contours vs property lines
Additional basin needed for additional analysis point.

Flow paths: Areas and surface types, good, to be adjusted with basin limit changes
Paths must be from highest to lowest points or the longest travel path and must be a continuous downward slope. Revisions needed.

Ponds: Elevations referenced below are based on the 50 yr storm event.
C1: 16" outlet invert into DP1 may be lower than proposed pond bottom, to be verified.
Top of pipe visible but invert is buried.
No volumes are modelled for pond C1 and must be to establish the current level of flooding that occurs on the abutting property to the north.
Flood Elev. 54.00; Peak 54.73.

CB1: Catch basin good to be included in model. Volume in CB could be added to model, but minimal impact.

Flood Elev. 53.50; Peak 50.85, good.

DP1: Outlet elev. not noted on Exist Cond Plan

Model has outlet at 48.00/44.58

Flood Elev. 52.00; Peak at 50.65.

1P: Elev. unknown; possible 12" culvert vs CB with 15" outlet. Existing is buried and needs to be verified.

Post-Development: See markup of Post-Dev Conditions

Basins: Basin limits to be adjusted, see recommended from plan markup
Surface areas appear accurate for the proposed development, to be revised based on basin changes

Flow paths: Paths must be from highest to lowest points or the longest path and must be a continuous downward slope. Revisions needed.

Ponds: Elevations referenced below are based on the 50 yr storm event.

C8: Same as C1 Pre, 16" outlet invert into DP1 may be lower than proposed pond bottom, to be verified. Top of pipe visible but invert is buried.

No volumes are modelled for pond C8 and must be to establish the level of flooding that may occur on the abutting property to the north.

Peak Post Elev. 57.36; Peak Pre 54.73.

CB14: Flood 50.90; Peak 50.95 (overflows grate). Increase outlet from 12" to 15"?

CB13: Flood 50.90; Peak 50.13, OK. Plan has rim at 49.80 though. Increase outlet from 12" to 15"?

CH1: Flood Elev. 50.50; Peak at 48.63. Top chamber 48.73, Top stone 49.23. Good.

Inflow = 2.9 cfs; Outflow = 2.9 cfs, no reduction?

Details on outlet control structure needed.

S2.2: Existing culvert not modelled, pond needed, culvert to be replaced? If flooding occurs would impact entrance and flow into Rte 1.

CB: Modelled as CB1 in Pre, not modelled in Post and should be. Outflow is being redirected to C8 and outlet size is being reduced from a 12" to a 6".

1P: Flood Elev. 55.50; Peak 54.01; Rim of outlet 55.50; highest contour 55.0; Pond volume should stop at 55.00 in model. Impacts to C8, surcharge. CB to be redirected to P1 vs C8?

SF1: Flood Elev. 66.25; Peak 65.22; Top of berm 66.0 vs 66.25 and volume modelled to 66.00.

Emergency overflow at 65.75, berm at 66.0, overflow should be lowered to 65.25 or berm raised.

Outlet should be to AP#4 or relocated to AP#6, Outlet to be a level lip spreader design.

CB3 to CB8: Peak elevations within inches of Flood elev.(rims). Increase pipe diameters from 12" to 15" where needed. Also could model CB's with volumes to reduce Peaks.

SF2: Flood Elev. 64.00; Peak 63.58; Top of berm 64.00; overflow at 63.50. OK.

Comments:

- o Existing drainage structure and elevation at Route 1 needs to be verified. See attached plans with varying information.

- If SF1 outlet is combined at AP#4, an increase in peak flow will result. Shortening the culvert, adding a LLS and including at AP#6 may resolve impacts. SF1 could also be enlarged to accommodate the stormwater.
- Proposed grading at Rte. 1 needed. Modelling the existing culvert at the entrance will affect AP#2 results.
- Ponding onto the lot on the north needs to be analyzed as it is a direct impact to the abutter. The existing 16" culvert is not proposed to be changed and additional stormwater from the existing CB is being added to the location of the inlet at the property line.

Erosion and Sedimentation Control:

- Good Erosion Control Plan, Sheet C3.3 (Subdiv)
- Good Erosion Control Notes and Details on Sheet C4.0 (Subdiv)
- Good stabilized entrance location and detail
- Silt sack and matting details on Sheet C4.1 (Subdiv)

Operation and Maintenance Plan:

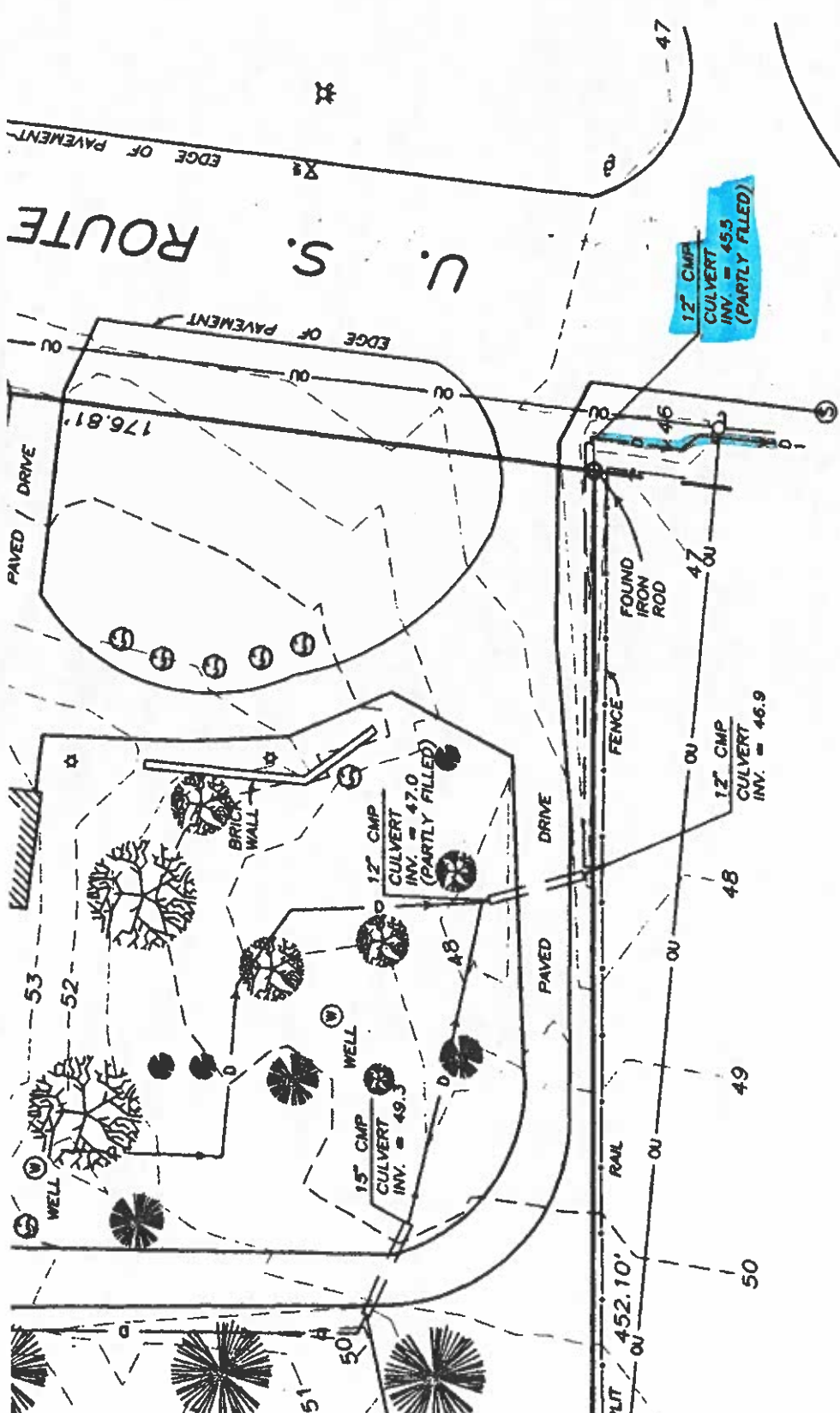
Provided with Stormwater Report – Good narratives and Sample inspection Logs

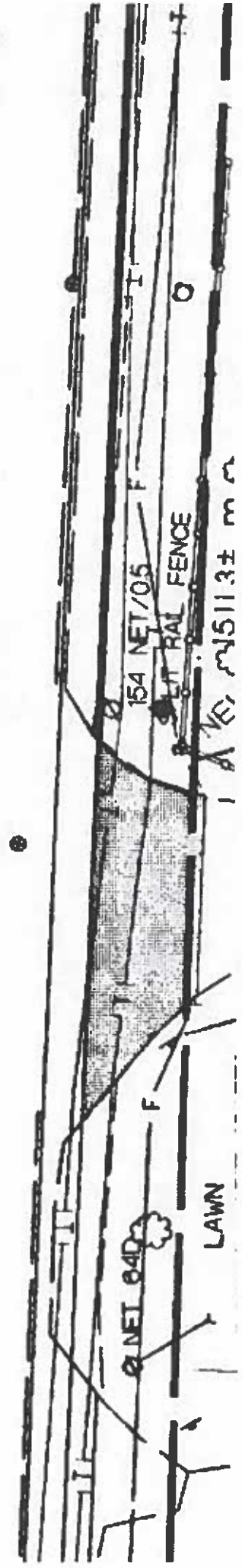
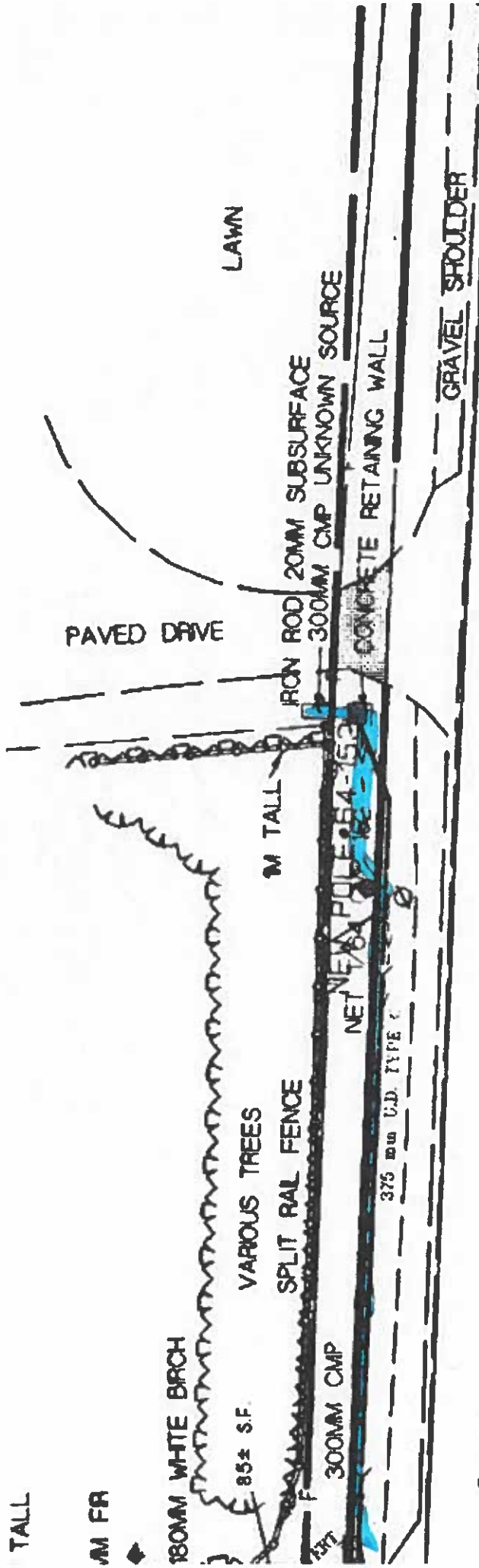
Conclusions:

The proposed stormwater analysis needs revisions. (resubmission as pdf's, new hardcopy not needed)

The proposed erosion control plan meets BMP's and Town requirements.

Once the analysis comments are addressed, the review can be updated and final design evaluated.



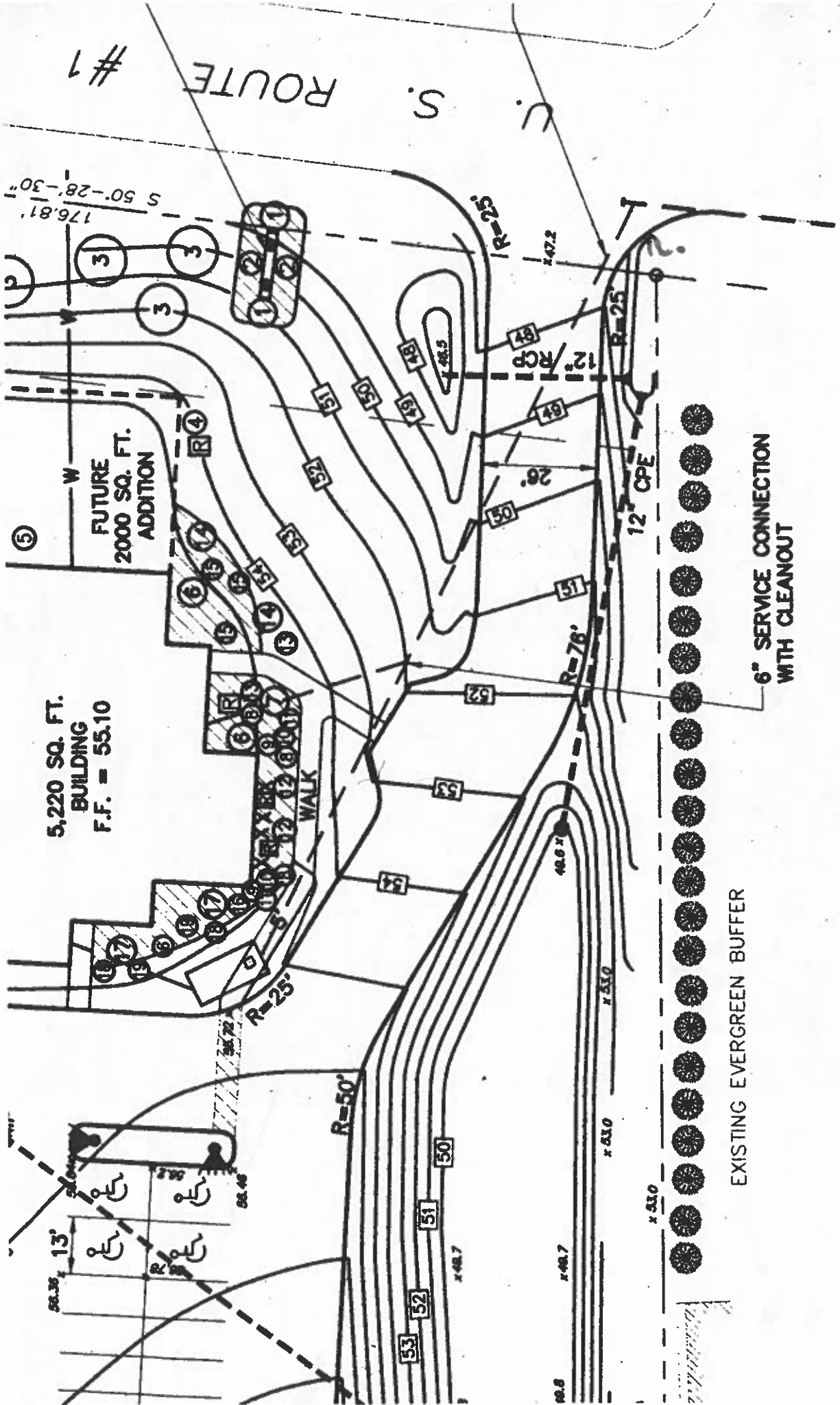


S. ROUTE #1

176.81' S 50°-28'-30"

5,220 SQ. FT. BUILDING F.F. = 55.10

FUTURE 2000 SQ. FT. ADDITION



6" SERVICE CONNECTION WITH CLEANOUT

EXISTING EVERGREEN BUFFER

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 1 of 9

Project Name/Map & Lot #:	Arundel Lane Subdivision/ Tax Map 27, Lot 10-1	District: GB and ShO
Prepared By:	Planning Office	Review Date: <u>2/20/26; 3/18/26;</u> <u>3/20/26; 4/2/26</u>
Plans Dated:	1/22/26	Prelim. Plan Revisions <u>2/10/26; 3/10/26</u> Submittal Date: _____

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				Location Maps provided
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				Existing developments noted.
	(b) Locations and names of existing and proposed streets.	Y				Route One, Elmere Rd, etc are identified.
	(c) Boundaries and designations of zoning districts.	Y				General Business, Rural and Shoreland Overlay zones identified.
	(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				Subdivision lot and outsale lot identified.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 2 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

Prepared By: Planning Office

Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26;
3/20/26; 4/2/26

Prelim. Plan Revisions 2/10/26; 3/10/26

Submittal Date: _____

§ 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. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 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. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999; 11-5-2024]	Y*				Plan scale is 1" = 40 feet. Boundary plan is 1" = 50 feet. Signature block in lower left corner. <u>Subdivision Plan C2.0 also to be stamped by PLS at final plan.</u>
(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				Arundel Lane Subdivision noted. Map 27, Lot 10 to be divided. Lot 10 to become 1.32 acres. Lot 10-1 for the Multifamily Development to become 6.30 acres.
(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*				Division of Land plan prepared by Isaiah Plante, PLS #2334 dated 2/16/26 provided. <u>Existing monuments to be described on C2.0.</u> <u>Proposed monument types to be determined.</u> Applicant states the lot shall be conveyed after site plan approval is granted for lot 10. <u>It should also be required prior to the submission of the final subdivision application.</u>

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 3 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

Prepared By: Planning Office

Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26;
3/20/26; 4/2/26

Prelim. Plan Revisions 2/10/26; 3/10/26

Submittal Date: _____

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(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*				Quitclaim Deed Book 19672, Page 10 provided. <u>Draft Condominium documents and sample deed to be provided with the final subdivision application submission and to be reviewed by the Town Planner and Town Attorney.</u>
	(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y*				Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping. <u>Draft Condominium documents and sample deed to be provided with the final subdivision application submission and to be reviewed by the Town Planner and Town Attorney.</u> <u>Drainage easements to be identified on the plan. easement metes and bounds provided. Draft legal documents required.</u> Easement benefiting Lot 10 provided. <u>To be reviewed.</u>
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plan depicts 1 foot contours.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 4 of 9

Project Name/Map & Lot #:	Arundel Lane Subdivision/ Tax Map 27, Lot 10-1	District:	GB and ShO
Prepared By:	Planning Office	Review Date:	2/20/26; 3/18/26; 3/20/26; 4/2/26
Plans Dated:	1/22/26	Prelim. Plan Revisions	2/10/26; 3/10/26
		Submittal Date:	

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(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				<p>Total Area of subdivision is 6.30 acres with a 22,722 SF ROW.</p> <p>The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area). ROW area is 22,722 SF.</p> <p>A Multifamily Development per 145-48 is proposed. Density is calculated using 6.30 acres as the lot area then deducts the common roadway area, stormwater area, utilities, etc. which totals 41,173 SF. 233,636 SF / 20,000 SF results in 11 dwelling units. 11 are proposed.</p> <p>Trees greater than 24" in diameter are not identified. 24" trees to be retained are not identified. Planning Board granted a waiver of identifying such trees on 2/23/26.</p>
	(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by public sewer (Wells Sanitary District.)
	[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.	Y				A letter from the WSD dated 8-14-25 was provided.
	[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.				NA	

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 5 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

Prepared By: Planning Office

Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26;
3/20/26; 4/2/26

Prelim. Plan Revisions 2/10/26; 3/10/26

Submittal Date: _____

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(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				The subdivision shall be served by public water (KKW Water District.) A letter from the KKWWD dated 8-14-25 was provided.
	(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				Grid North. Plan scale is 1" = 40 feet. Record owner/developer noted.
	(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				Abutters are identified.
	(k) The location of any zoning boundaries affecting the subdivision.	Y				It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line. Plan identifies zone relocation on C2.0. General Business and Shoreland Overlay District dimensional requirements noted. A 25' setback is required from the lot line abutting the street ROW of Arundel Lane. 15' lot line setback/ no-cut buffer required from the lot lines.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 6 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

Prepared By: Planning Office

Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26; 3/20/26; 4/2/26

Prelim. Plan Revisions 2/10/26; 3/10/26

Submittal Date: _____

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(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*				Utility plan provided C3.0. <u>Preliminary plan markups provided.</u> Grading plan provided. C3.1. Road profile provided C3.2. <u>No utilities depicted. Revisions to be submitted with the final subdivision application submission.</u> Stormwater Management Report prepared by William Walsh, PE and Leyna Tobey, PE of Walsh Engineering dated 1/22/26, revised 2/10/26 <u>Reviewed by the Town Engineer. See memo dated 4/1/26. Revisions to be submitted with the final subdivision application submission.</u> <u>A MDEP stormwater permit is required and has been submitted to MDEP. Permit approval is pending.</u>
	(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				Arundel Lane ROW identified. Existing adjacent buildings identified. Proposed easements identified. Open space areas labelled.
	(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		No such public improvements proposed.
	(o) The proposed lot lines with approximate dimensions and lot areas.	Y				Lot lines depicted.
	(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 7 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

Prepared By: Planning Office

Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26; 3/20/26; 4/2/26

Prelim. Plan Revisions 2/10/26; 3/10/26

Submittal Date: _____

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(q) The location of any open space to be preserved and an indication of its improvement and management.	Y				Open space proposed. Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping.
	(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 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.	Y				Subdivision classified in Zone X and AE per FIRM panel 23031C0586G and 577G.
	(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:			NA		Not required as the subdivision shall be served by public sewer.
	[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					
	[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
	(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				Stevens Brook identified. Wetland delineation report from Brady Frick dated 5/26/25 of Albert Frick Associations.
	(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y				A letter from IF&W was requested per Planning Board determination on 2/23/26. Letter dated 3/19/26 from IF&W provided. 100 foot no disturb buffer from Stevens Brook recommended.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 8 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

Prepared By: Planning Office

Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26;
3/20/26; 4/2/26

Prelim. Plan Revisions 2/10/26; 3/10/26

Submittal Date: _____

	<p>(w) Traffic data. The Planning Board may require a traffic engineering study should the project be considered one of substantial magnitude along any location where fast-moving traffic occurs or the scope of the development significantly increases the volume of traffic on a street or impacts pedestrian safety. Should a traffic study be requested by the Planning Board, the following data shall be included: [Added 11-5-2024]</p>	Y*				<p>Traffic Assessment provided. Prepared by Jacob W. Sirois EI of Barton & Loguidice, LLC dated 2/9/26.</p> <ol style="list-style-type: none"> 1. The school use on Lot 10 with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.) 2. Condominium units on Lot 10-1 require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips. 3. Total daily trips to use the Arundel Lane right of way is 225 daily trips. (66 + 159 = 225 daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2). 4. <u>The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).</u> 5. <u>Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:</u> <ol style="list-style-type: none"> a. Reducing the number of students from 34 to 28. (132 daily trips). (132 + 66= 198 daily trips). b. Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips).
	[1] The estimated peak-hour traffic to be generated by the proposal.					
	[2] Existing traffic counts and volumes on surrounding roads during peak seasons.					

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
Page 9 of 9

Project Name/Map & Lot #: Arundel Lane Subdivision/ Tax Map 27, Lot 10-1

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Plans Dated: 1/22/26

District: GB and ShO

Review Date: 2/20/26; 3/18/26; 3/20/26; 4/2/26

Prelim. Plan Revisions: 2/10/26; 3/10/26

Submittal Date: _____

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
[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.					
[6]	The need for sidewalks or other pedestrian safety measures.					
C.	Rights vested. The submittal of the preliminary application, plans, other associated submittals in accordance with § 202-8B and submittal of the application fee shall be considered as substantial for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302. [Added 6-14-2022]					

Arundel Lane Subdivison

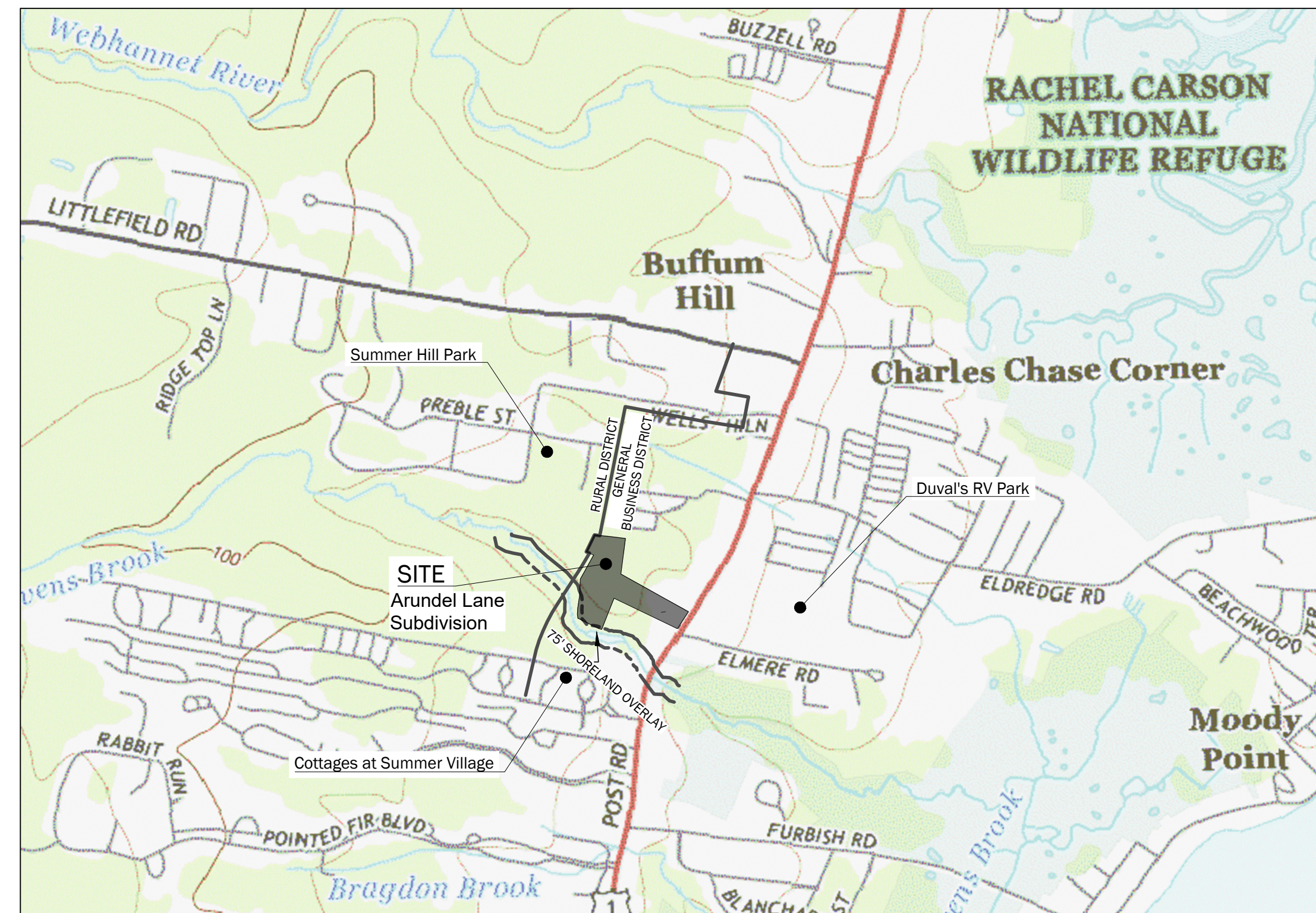
526 Post Road (US Route 1)
Wells, Maine 04090

Prepared For:
The Grace Group, LLC
P. O. Box 2021
North Chelmsford, Massachusetts 01863

TOWN OF WELLS MAJOR SUBDIVISION APPLICATION - REVISION



One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com



DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	"BOUNDARY SURVEY MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
	"DIVISION OF LAND MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATIONS PLAN
C2.0	SUBDIVISION PLAN
C3.0	UTILITIES PLAN
C3.1	GRADING PLAN
C3.2	ROAD PROFILE
C3.3	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	UTILITY DETAILS
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
C4.6	STORMWATER DETAILS
C4.7	STORMWATER DETAILS

Submissions:

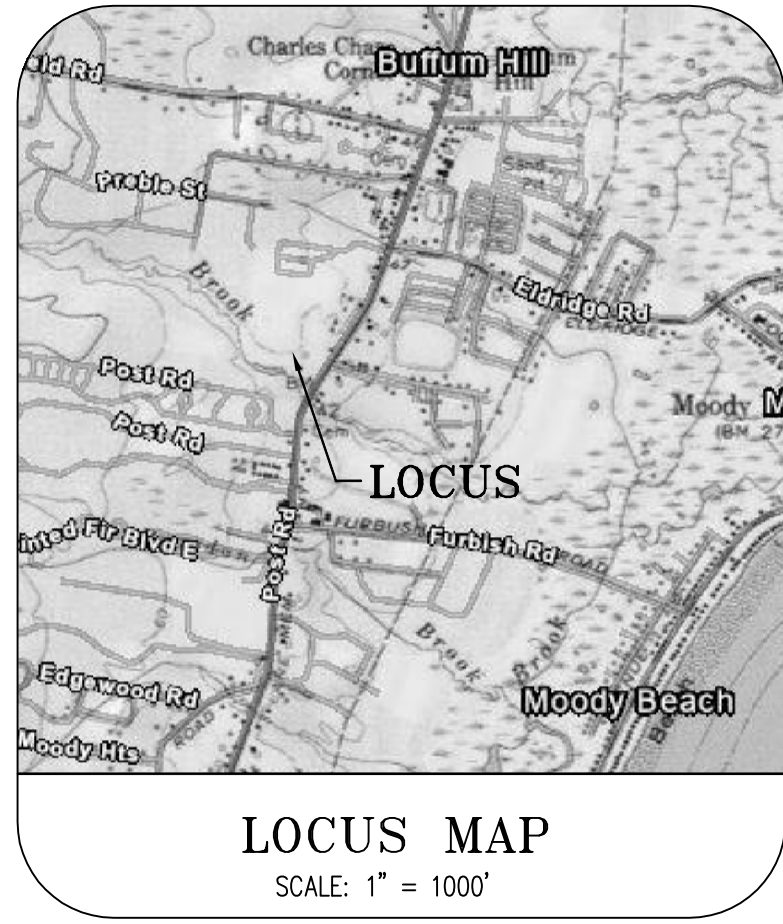
TYPE	JURISDICTION	DATE	STATUS
MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	JANUARY 16, 2026	SUBMITTED
STORMWATER PERMIT APPLICATION	MAINE DEP	JANUARY 22, 2026	SUBMITTED
REVISED MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	FEBRUARY 10, 2026	SUBMITTED
STORMWATER PERMIT REVISION	MAINE DEP	FEBRUARY 10, 2026	SUBMITTED
REVISED MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	MARCH 10, 2026	SUBMITTED

Record Owner:

THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

Parcel ID:

MAP 27
LOT 10-EXE



N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

5/8" 0.2 A.G.
1-1/4" 1.2 A.G.
5/8" 0.6 A.G.
1-1/2" 1.4 A.G.
3/4" 0.8 A.G.
N66°51'03"W 70.03'
N23°18'26"E 104.11'
N28°21'09"E 111.54'
N02°46'39"E 86.49'
N02°35'08"E 59.18'
N02°21'09"E 111.54'
N09°21'09"E 111.54'
N03°29'39"E 54.20'
N03°29'39"E 54.20'
N12°15'00"E 108.55'

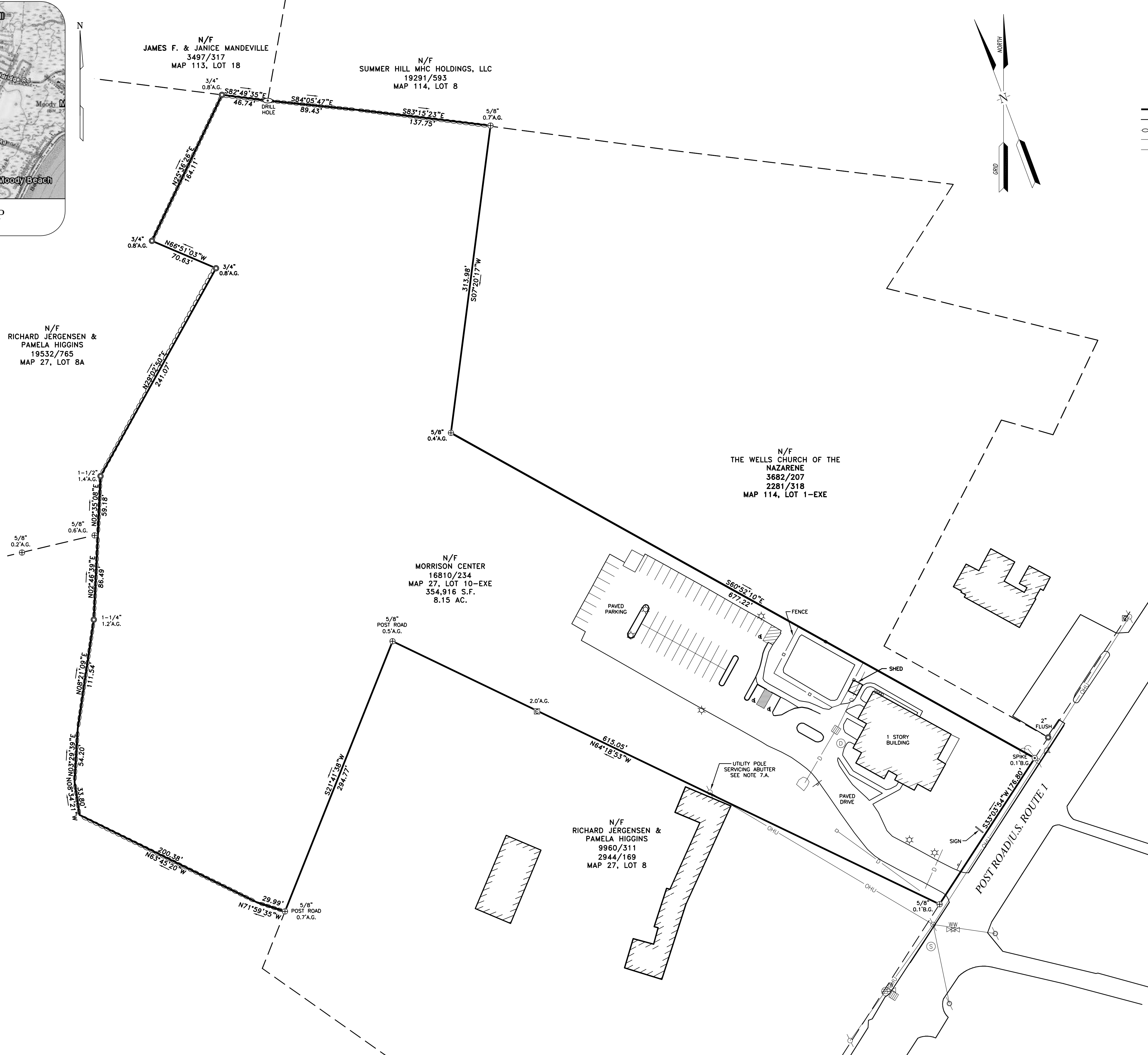
N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
354,916 S.F.
8.15 AC.

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8



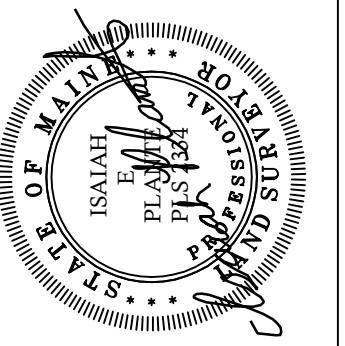
LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- LIGHT POLE
- SIGN
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- STONE WALL
- OVERHEAD UTILITIES
- DRAIN/CULVERT
- N/F
- 1234/567
- A.G.
- B.G.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 - A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
 - B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
 - C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
 - D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. SIP-6705(000)" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
 - E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JERGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
 - F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
 - G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
 - H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
 - I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - A. NO SURVEY REPORT WAS PREPARED.
 - B. NO REVISED LEGAL DESCRIPTION PREPARED.
 - C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS.

NO.	DATE	BY:	DESCRIPTION



KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 04390
ISAIAH@KIMBALLSURVEYING.COM
WWW.KIMBALLSURVEYING.COM
PROFESSIONAL LAND SURVEYING

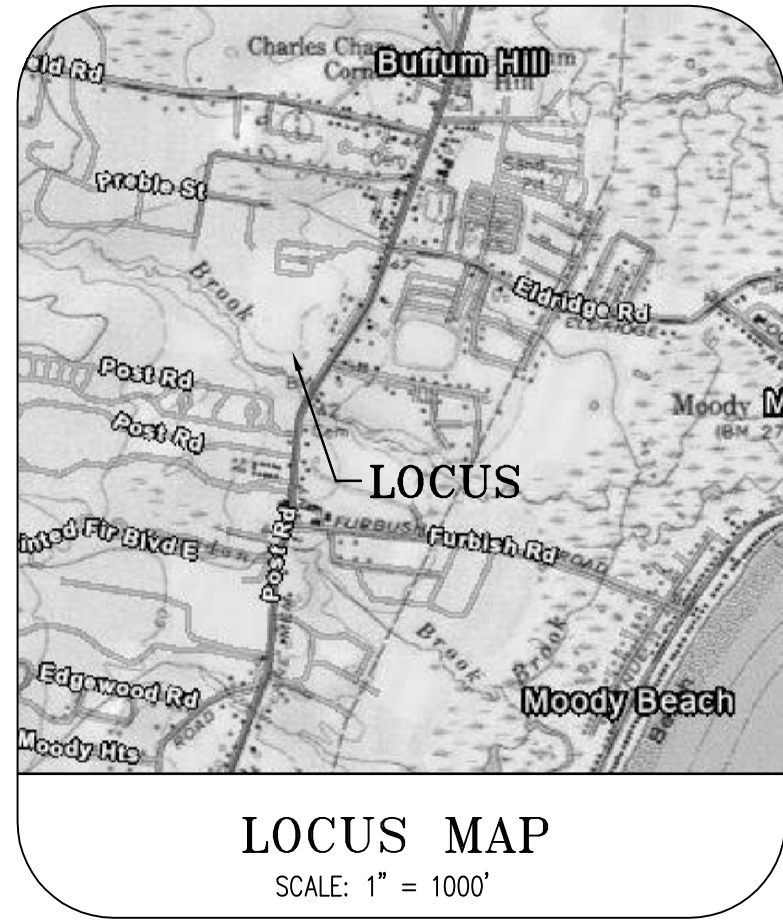
Prepared for:
Walsh Engineering Associates, Inc.
1 Karen Drive, #2A
Westbrook, Maine 04092

Boundary Survey
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

DATE:
MAY 28, 2025
PROJECT NO. 2627
SCALE:
1" = 50'

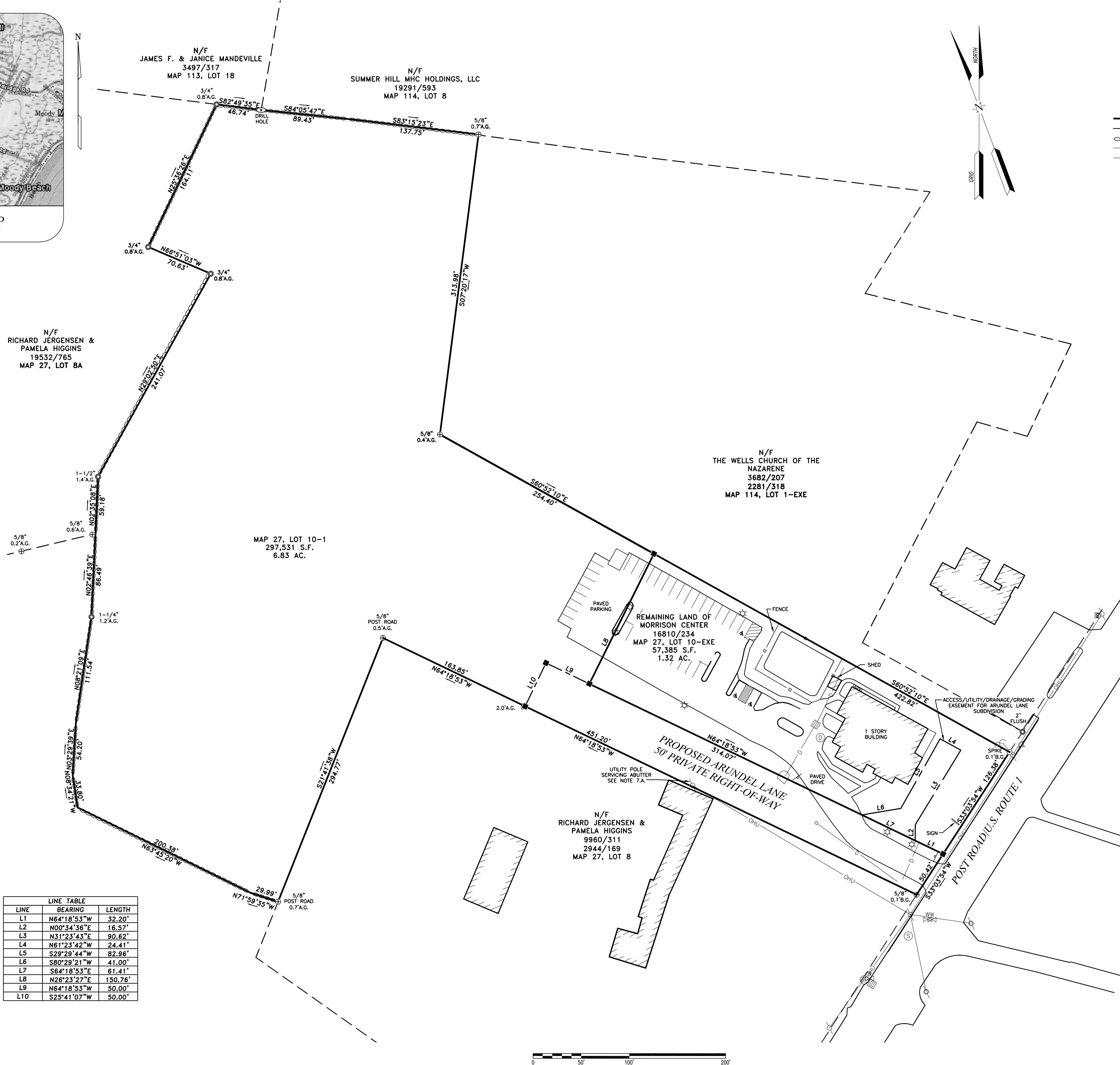
CAD FILE:
2627.dwg

SHEET
1 OF 1



N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

LINE	BEARING	LENGTH
L1	N64°18'53"W	32.20'
L2	N00°34'36"E	16.57'
L3	N31°23'43"E	90.62'
L4	N61°23'42"W	24.41'
L5	S29°29'44"W	82.96'
L6	S80°29'21"W	41.00'
L7	S84°18'53"E	61.41'
L8	N28°23'27"E	150.76'
L9	N64°18'53"W	50.00'
L10	S25°41'07"W	50.00'

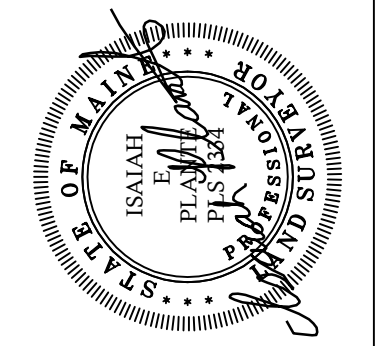


LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- LIGHT POLE
- SIGN
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- STONE WALL
- OVERHEAD UTILITIES
- DRAIN/CULVERT
- N/F
- 1234/567
- A.G.
- B.G.
- GRANITE MONUMENT TO BE SET

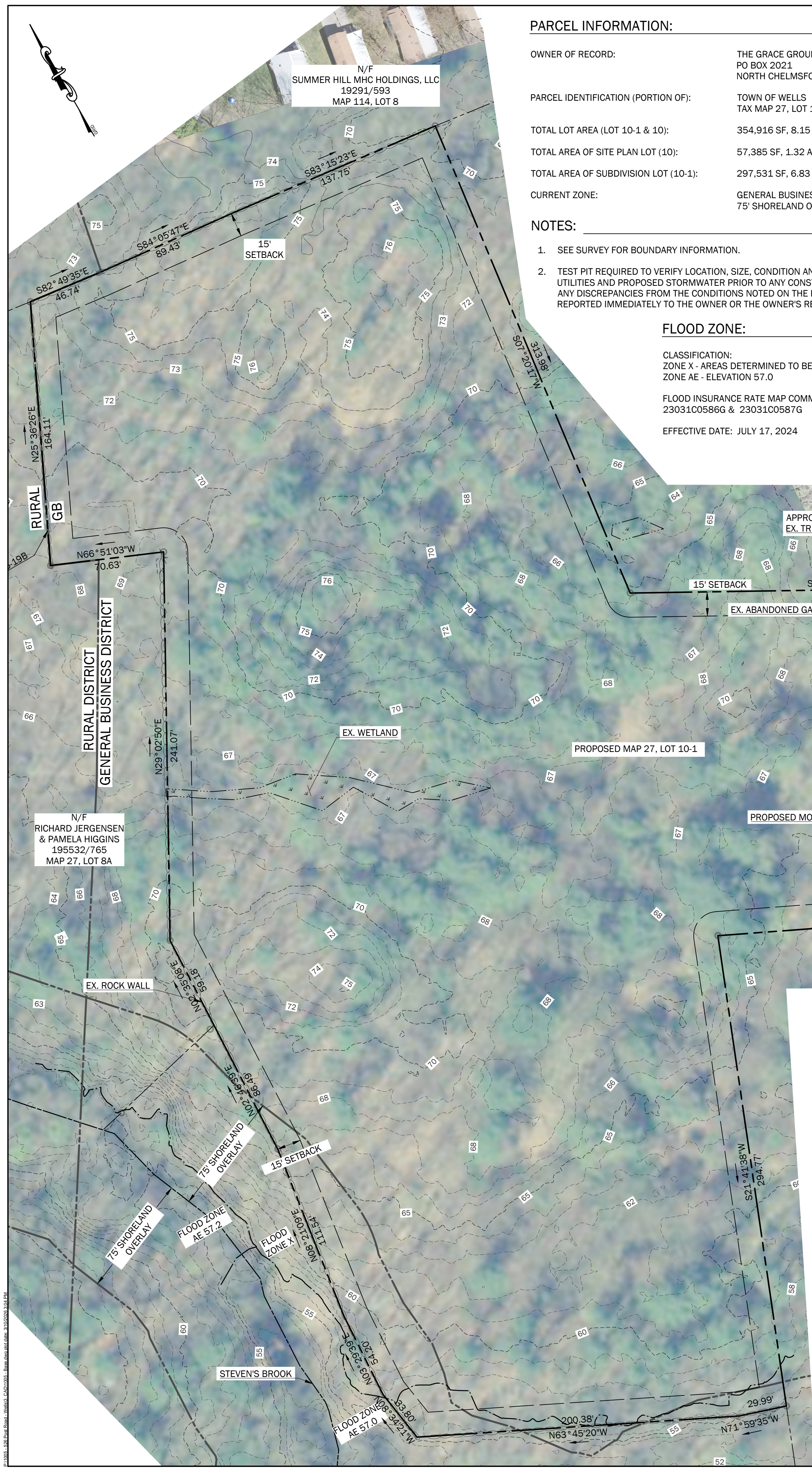
- NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
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 - NO SURVEY REPORT WAS PREPARED.
 - NO REVISED LEGAL DESCRIPTION PREPARED
 - MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

<p>REVISION</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p>Owner of Record: Morrison Center 526 Post Road Wells, Maine 04090</p> <p>Division of Land Map 27, Lot 10-EXE 526 Post Road Wells, Maine</p> <p>DATE: FEBRUARY 16, 2026</p> <p>PROJECT NO. 2627</p> <p>SCALE: 1" = 50'</p> <p>CAD FILE: 2627.dwg</p> <p>SHEET 1 OF 1</p>
NO.	DATE	DESCRIPTION											



KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 04390
ISAHAH@KIMBALLSURVEYING.COM
WWW.KIMBALLSURVEYING.COM
PROFESSIONAL LAND SURVEYING





PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

PARCEL IDENTIFICATION (PORTION OF): TOWN OF WELLS
TAX MAP 27, LOT 10-EXE.

TOTAL LOT AREA (LOT 10-1 & 10): 354,916 SF, 8.15 ACRES

TOTAL AREA OF SITE PLAN LOT (10): 57,385 SF, 1.32 ACRES

TOTAL AREA OF SUBDIVISION LOT (10-1): 297,531 SF, 6.83 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
75' SHORELAND OVERLAY

NOTES:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES AND PROPOSED STORMWATER PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR THE OWNER'S REPRESENTATIVE.

FLOOD ZONE:

CLASSIFICATION:
ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK
ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
23031C05866 & 23031C05876

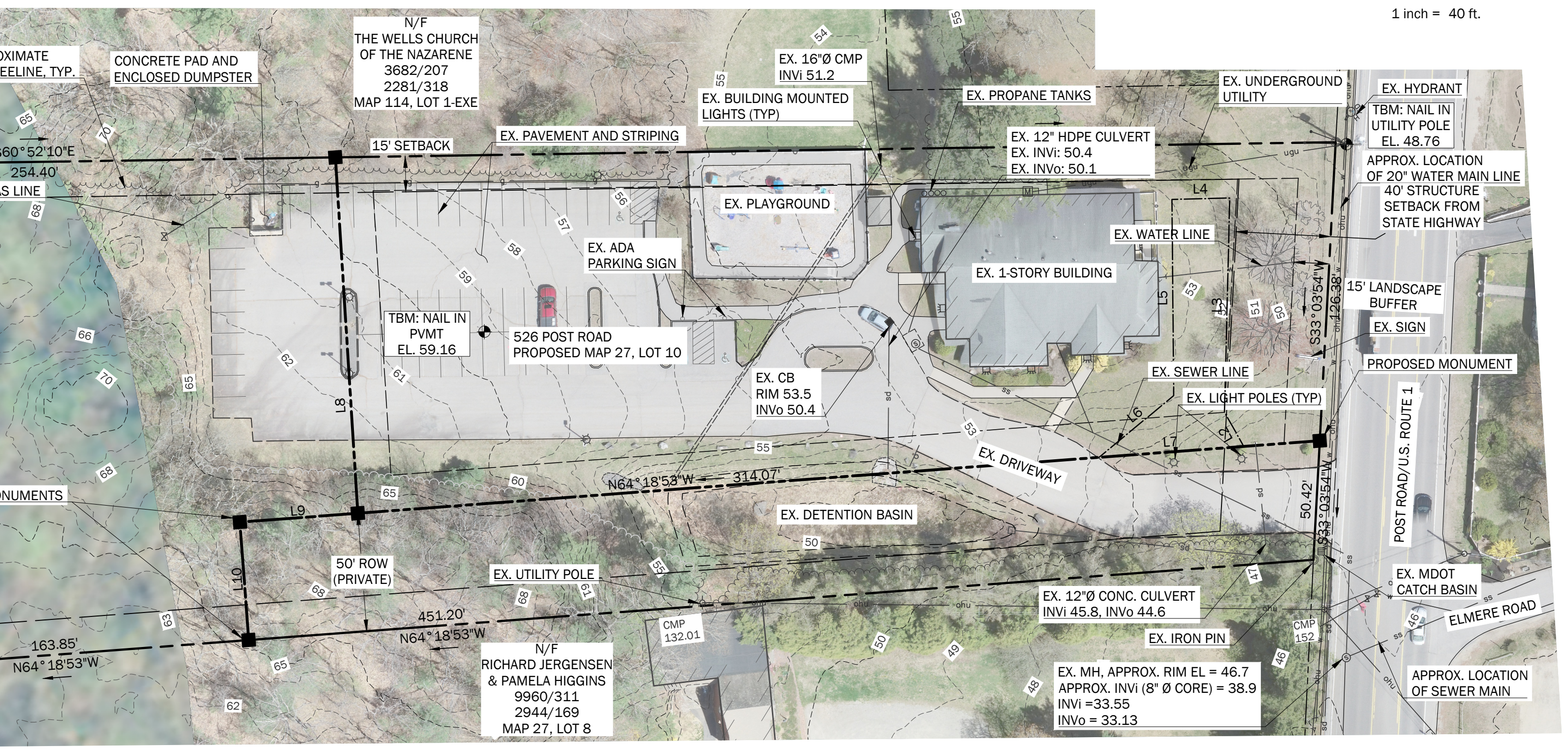
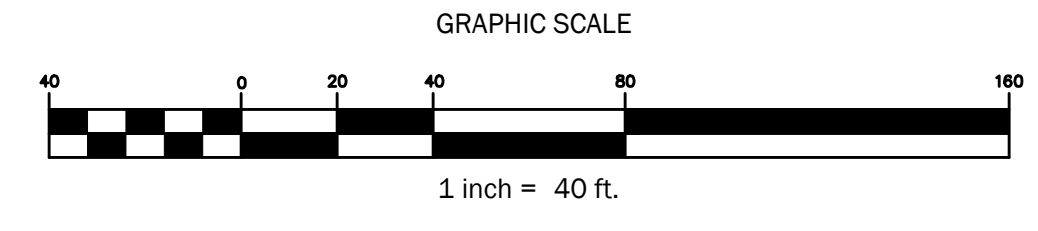
EFFECTIVE DATE: JULY 17, 2024

EXISTING FEATURES LEGEND

	TEMPORARY BENCHMARK
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	STONEWALL
	SETBACK
	THREAD OF STREAM OR BROOK
	75' SHORELAND OVERLAY LIMIT
	FLOOD ZONE
	WETLANDS
	ZONING BOUNDARY
	IRON PIN OR PIPE FOUND MONUMENT
	BUILDING
	EDGE OF PAVEMENT
	BITUMINOUS CURB
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	TREE LINE
	WATERLINE
	WATER LINE GATE VALVE
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	STORM DRAIN CULVERT
	STORM DRAIN CATCH BASIN
	STORM DRAIN LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	GAS LINE
	BOLLARD LIGHT
	UTILITY POLE
	SIGN

PLAN REFERENCES:

- PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.
 - "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32, MARCH 12, 2003.
 - ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.
- CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.
 - CONTROL POINT: MAG NAIL IN PAVEMENT
NORTHING: 166305.46
EASTING: 2839127.5632
ELEVATION: 59.16
- TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.
 - WETLAND DELINEATION BY ALBERT FRICK ASSOCIATES, INC. DATED APRIL 24, 2025.
 - SITE LAYOUT DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATED MAY 31, 2013.



ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

PERMITTED USES: DWELLINGS: ONE FAMILY
PROPOSED USES: 11 - SINGLE FAMILY DWELLING UNITS

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MAX. DENSITY: (a) 1 DWELLING PER 20,000 WITH PUBLIC SEWER*
DWELLINGS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER
* SEE MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE.
25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PARKING REQUIREMENTS:

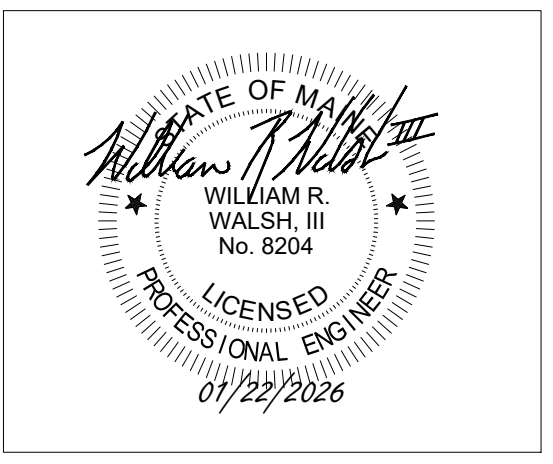
REQUIREMENT - 145-39.D:

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH
AND 1 SPACE PER 5 STUDENTS

7 CLASSROOMS (7 X 3):	=	21 SPACES
34 STUDENTS (34/5):	=	7 SPACES
TOTAL REQUIRED	=	28 SPACES

PROVIDED:
31 - SPACES

(28 - STANDARD &
3 - ACCESSIBLE W/
ACCESS AISLES)



ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

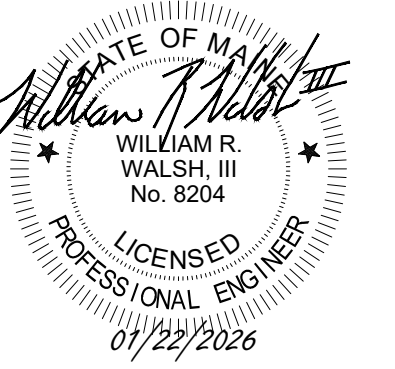
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

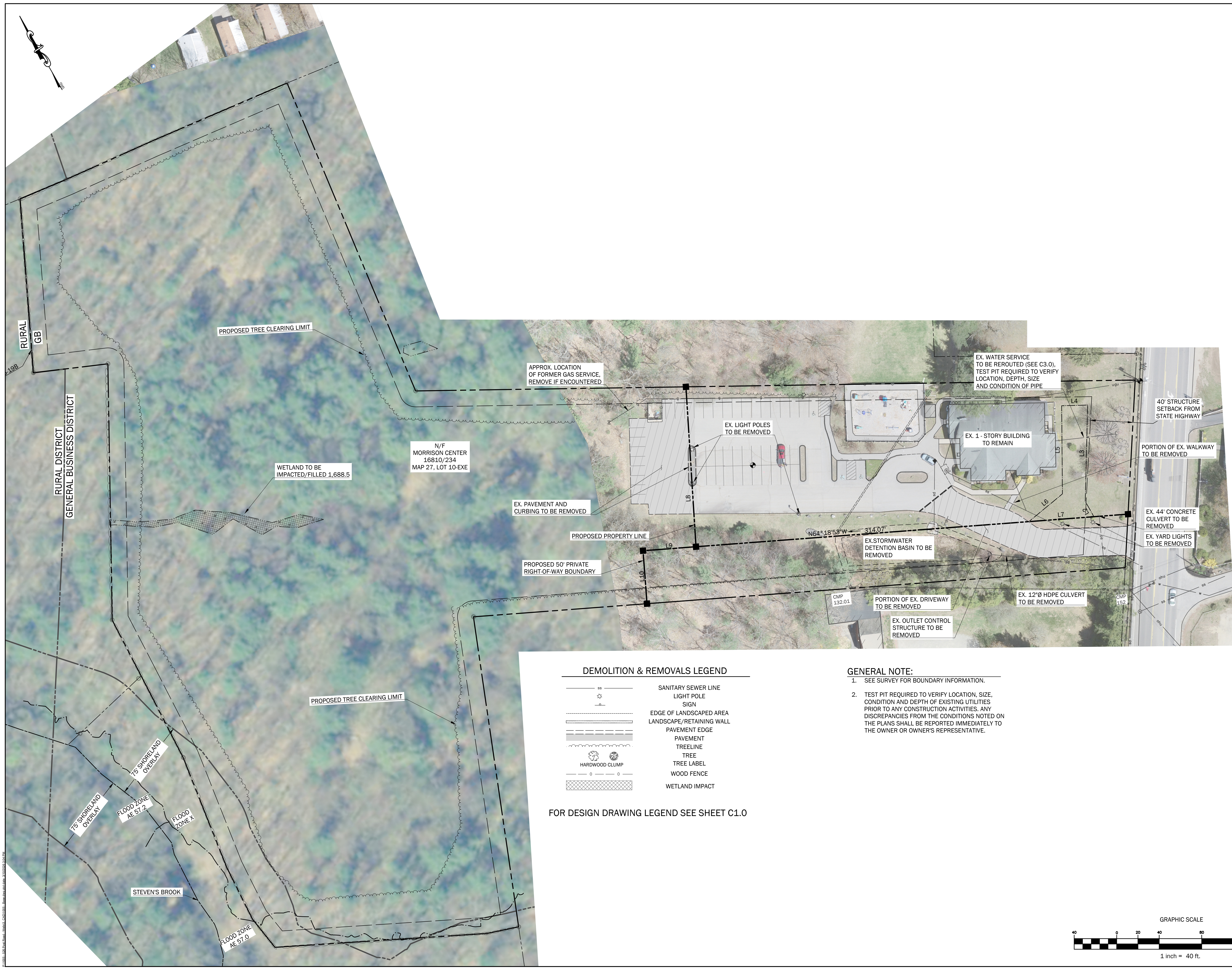
Sheet No.: **C1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090
PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863



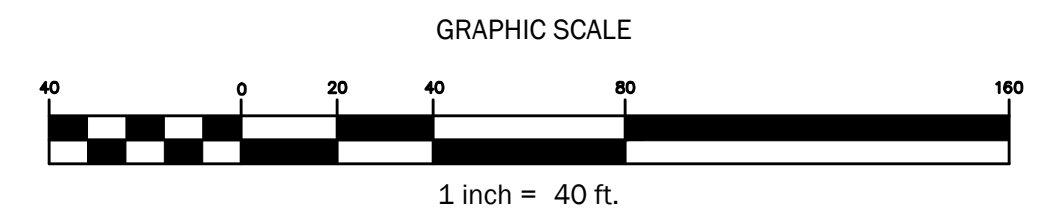
DEMOLITION & REMOVALS LEGEND

	SANITARY SEWER LINE
	LIGHT POLE
	SIGN
	EDGE OF LANDSCAPED AREA
	LANDSCAPE/RETAINING WALL
	PAVEMENT EDGE
	PAVEMENT
	TREELINE
	TREE
	TREE LABEL
	WOOD FENCE
	WETLAND IMPACT

FOR DESIGN DRAWING LEGEND SEE SHEET C1.0

GENERAL NOTE:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.



Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
SITE PREPARATION PLAN

Job No.:	1005	Sheet No.:	C1.1
Date:	01/22/2026		
Scale:	AS SHOWN		
Drawn:	MBP/MRM		
Checked:	WRW/LLT		

PRELIMINARY - NOT FOR CONSTRUCTION

PURPOSE OF PLAN:

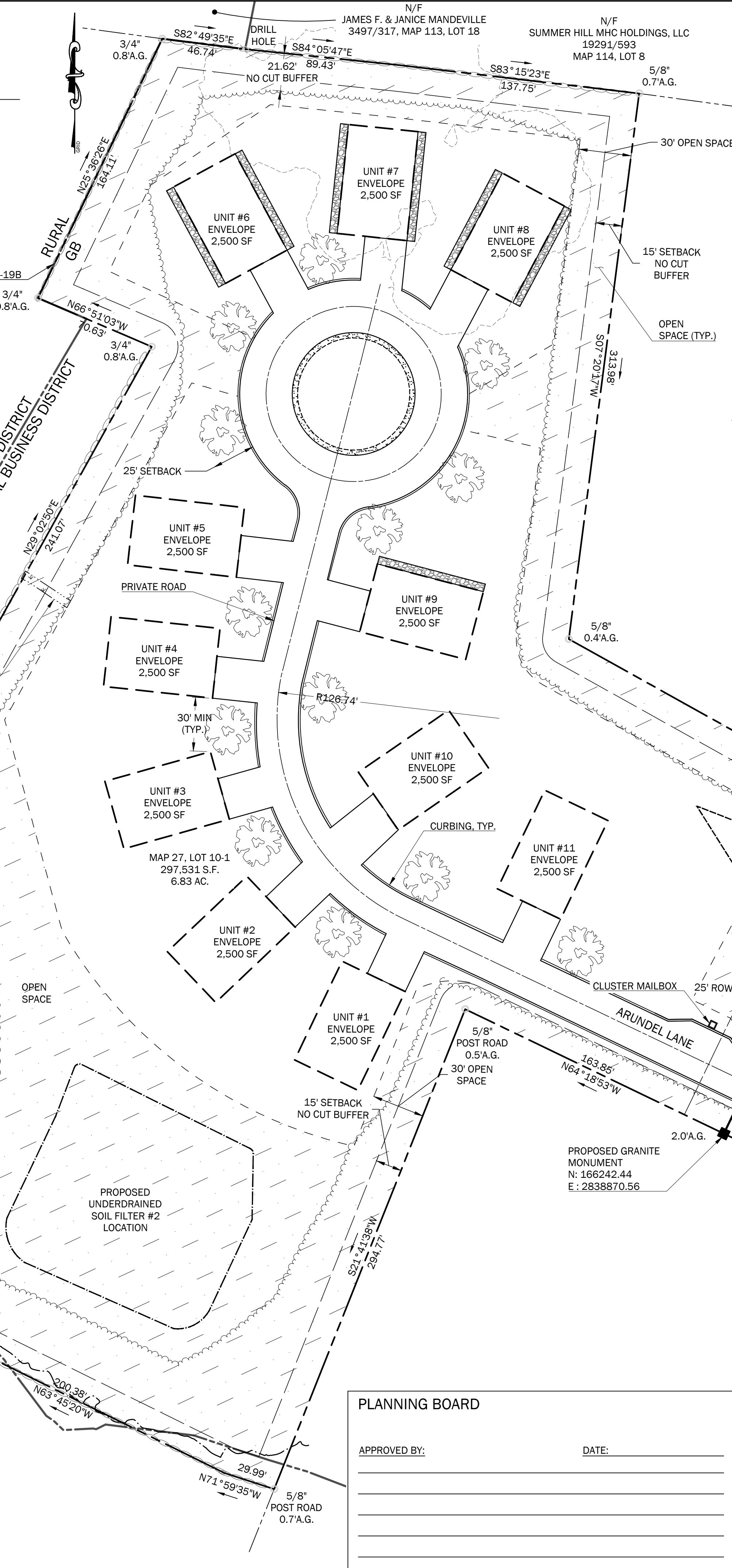
PURPOSE OF THIS SUBDIVISION PLAN IS TO DEPICT A MULTIFAMILY DEVELOPMENT CONSISTING OF 11 SINGLE FAMILY DWELLING UNITS ON A 6.83 ACRE PARCEL TO BE IDENTIFIED AS TAX MAP 27, LOT 10-1.

DRAWING LIST:

Table with columns SHEET and SHEET TITLE. Includes COVER SHEET, BOUNDARY SURVEY MAP 27, LOT 10-EXE, DIVISION OF LAND MAP 27, LOT 10-EXE.

Table with columns C.I.O. and EXISTING CONDITIONS PLAN. Lists items like SITE PREPARATIONS PLAN, SUBDIVISION PLAN, GRADING PLAN, UTILITIES PLAN, etc.

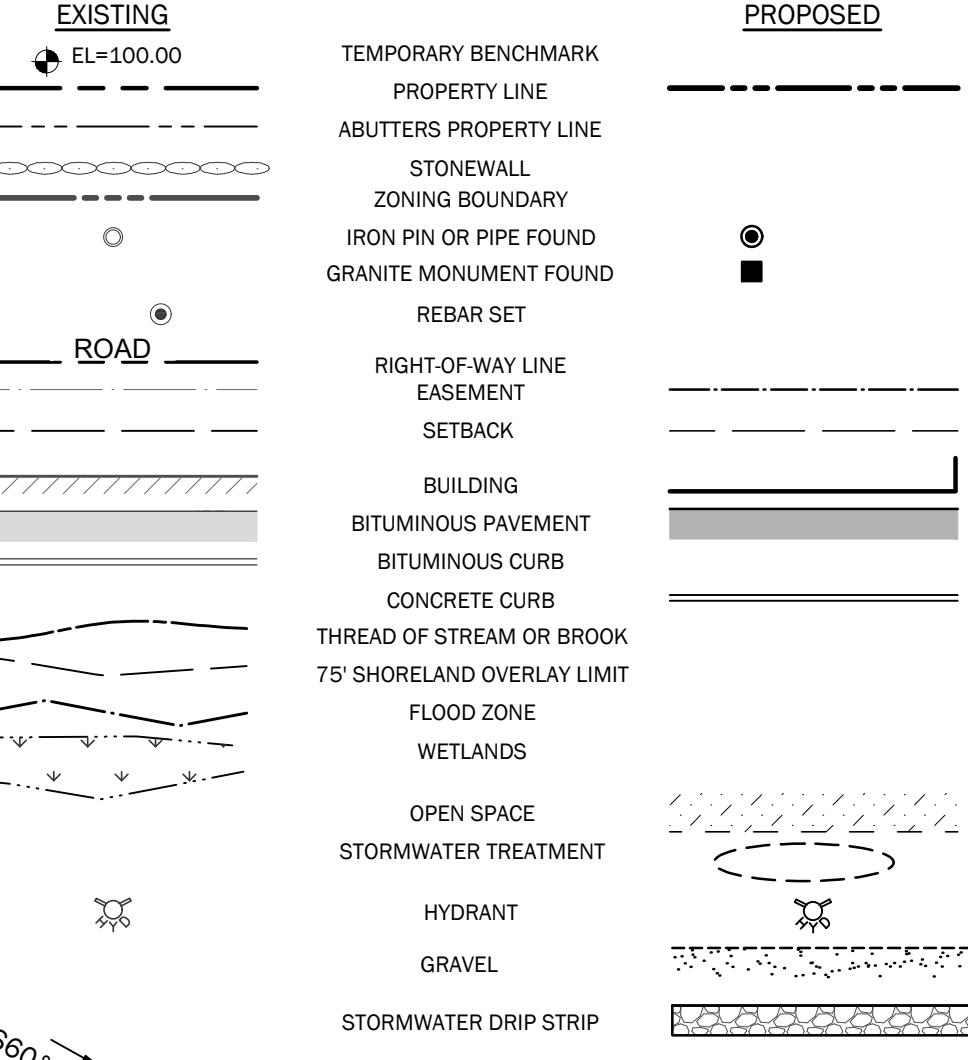
State of Maine, York ss. Registry of Deeds. Received _____, 20____ at _____ M, and recorded in Plan Book _____, Page _____. Attest: _____ Register



ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26. PERMITTED USES: DWELLINGS: ONE FAMILY. PROPOSED USES: 11 - SINGLE FAMILY DWELLING UNITS.

SUBDIVISION PLAN LEGEND:



PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC. PARCEL IDENTIFICATION: TOWN OF WELLS TAX MAP 27, LOT 10-1. TOTAL PARCEL AREA: 354,916 SF, 8.15 ACRES.

MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48:

A. MULTIFAMILY DEVELOPMENTS ARE ALLOWED SUBJECT TO THE FOLLOWING PERFORMANCE STANDARDS. IN ADDITION TO THE REQUIREMENTS OF THE DISTRICTS IN WHICH THE DEVELOPMENTS ARE LOCATED...

GROSS LOT AREA:

Table with columns for Gross Lot Area, Net Area Deductions, Area Remaining for Density, Net Lot Area, Common Roads, Stormwater Facilities, Utilities, Fire Protection, Common Parking, etc.

MINIMUM OPEN SPACE REQUIRED:

Table with columns for Required and Area Provided percentages.

AREA OF WETLAND IN OPEN SPACE:

Table with columns for Allowed and Area Provided percentages.

MINIMUM OPEN SPACE BONUSES:

Table with columns for Allowed and Area Provided percentages.

PROJECT RESOURCES:

- 1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING: 'BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE'...

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...

SPECIAL CONDITIONS OF APPROVAL:

- 1. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE, THE APPLICANT/DEVELOPER AND SELECTED CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN AND OTHER REGULATORY OFFICIALS...

FLOOD ZONE:

CLASSIFICATION: ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 23031C0586G & 23031C0587G.

PLAN APPROVAL NOTES:

- 1. PROPERTY SHALL BE SERVED BY PUBLIC WATER (KWD) AND PUBLIC SEWER (WSD). 2. THE ARUNDEL LANE RIGHT OF WAY (50' WIDE) AND ROADWAY INCLUDED IN THIS PROJECT IS AND WILL REMAIN PRIVATE AND WILL NOT BE CONSIDERED FOR TOWN ACCEPTANCE.

EFFECTIVE DATE:

EFFECTIVE DATE: JULY 17, 2024

LINE TABLE:

Table with columns LINE, BEARING, LENGTH. Lists lines L1 through L10 with bearings and lengths.

REVEGETATE AS NEEDED TO MAINTAIN 15' VEGETATED BUFFER, REFER TO LANDSCAPE PLAN BY OTHERS

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REVEGETATE AS NEEDED TO MAINTAIN 15' VEGETATED BUFFER, REFER TO LANDSCAPE PLAN BY OTHERS

WALSH ENGINEERING ASSOCIATES, INC. One Kenan Dr., Suite 2A | Westbrook, Maine 04092. Includes professional engineer seal for William R. Walsh, III.

ARUNDEL LANE SUBDIVISION. PREPARED FOR: THE GRACE GROUP, LLC. 526 POST ROAD, WELLS, ME 04090.

Rev. Date Description Drawn Check. Table with 5 columns and 3 rows of revision data.

State of Maine, York ss. Registry of Deeds. Received _____, 20____ at _____ M, and recorded in Plan Book _____, Page _____. Attest: _____ Register

PLANNING BOARD APPROVED BY: _____ DATE: _____

OWNER OF RECORD: THE GRACE GROUP, LLC. PO BOX 2021 NORTH CHELMSFORD, MA 01863.

PARCEL IDENTIFICATION: TOWN OF WELLS TAX MAP 27, LOT 10-1.

TOTAL PARCEL AREA: 354,916 SF, 8.15 ACRES. TOTAL AREA OF PROPOSED SITE PLAN LOT: 57,385 SF, 1.32 ACRES.

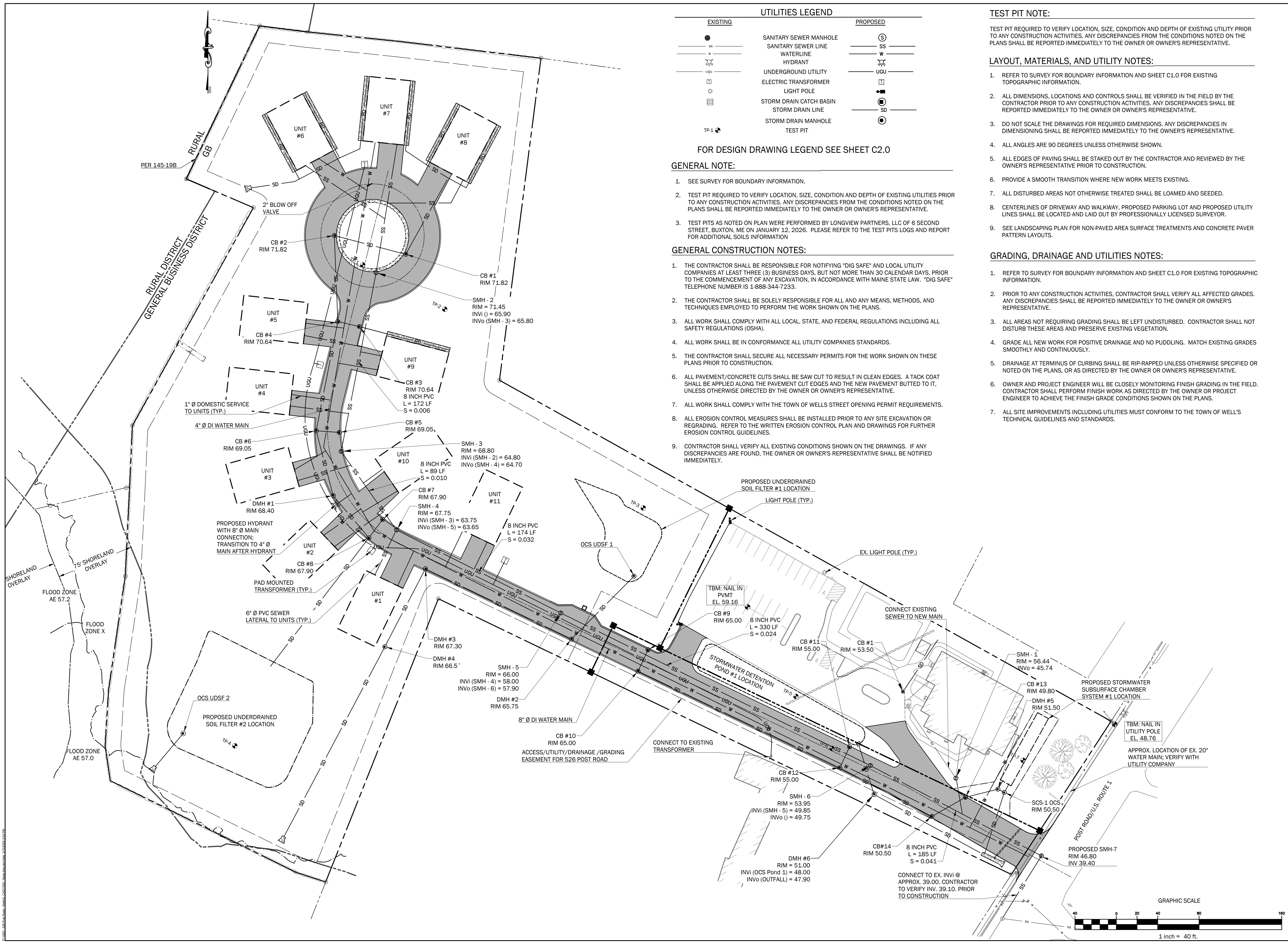
TOTAL AREA OF PROPOSED SUBDIVISION LOT (ARUNDEL LANE): 297,531 SF, 6.83 ACRES MINUS R.O.W. AREA 22,722 SF = 274,809 SF, 6.30 ACRES.

CURRENT ZONE: GENERAL BUSINESS DISTRICT 75' SHORELAND OVERLAY.

REVEGETATE AS NEEDED TO MAINTAIN 15' VEGETATED BUFFER, REFER TO LANDSCAPE PLAN BY OTHERS.

Job No.: 1005 Date: 01/22/2026 Scale: AS SHOWN Drawn: MBP/MRM Checked: WRW/LLT. Includes a graphic scale bar from 0 to 100 feet.

PRELIMINARY - NOT FOR CONSTRUCTION



EXISTING	UTILITIES LEGEND	PROPOSED
●	SANITARY SEWER MANHOLE	⊙
—	SANITARY SEWER LINE	—SS—
—	WATERLINE	—W—
⊕	HYDRANT	⊕
—	UNDERGROUND UTILITY	—UGU—
⊠	ELECTRIC TRANSFORMER	⊠
⊙	LIGHT POLE	⊙
⊠	STORM DRAIN CATCH BASIN	⊠
—	STORM DRAIN LINE	—SD—
⊙	STORM DRAIN MANHOLE	⊙
⊙	TEST PIT	⊙

FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

- GENERAL NOTE:**
- SEE SURVEY FOR BOUNDARY INFORMATION.
 - TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - TEST PITS AS NOTED ON PLAN WERE PERFORMED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, ME ON JANUARY 12, 2026. PLEASE REFER TO THE TEST PITS LOGS AND REPORT FOR ADDITIONAL SOILS INFORMATION

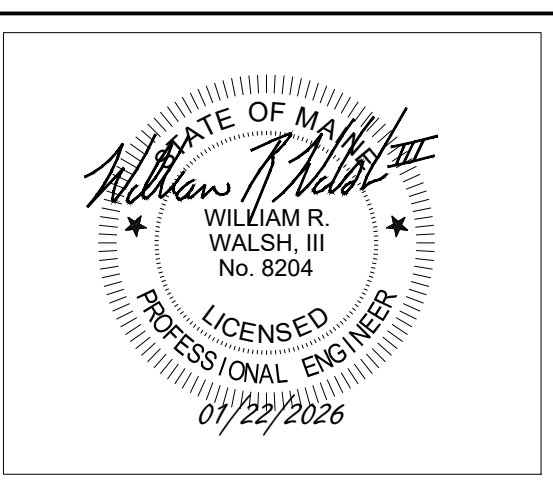
- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
 - ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
 - ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
 - THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
 - ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - ALL WORK SHALL COMPLY WITH THE TOWN OF WELLS STREET OPENING PERMIT REQUIREMENTS.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

TEST PIT NOTE:

TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.

- LAYOUT, MATERIALS, AND UTILITY NOTES:**
- REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
 - ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
 - ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
 - ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
 - CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOT AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
 - SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVEMENT PATTERN LAYOUTS.

- GRADING, DRAINAGE AND UTILITIES NOTES:**
- REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
 - PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
 - GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
 - DRAINAGE AT TERMINUS OF CURBING SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - OWNER AND PROJECT ENGINEER WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
 - ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF WELLS' TECHNICAL GUIDELINES AND STANDARDS.



ARUNDEL LANE SUBDIVISION
526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

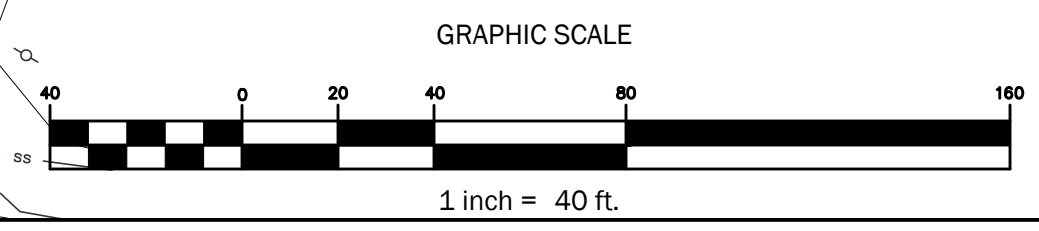
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	MBP	LLT

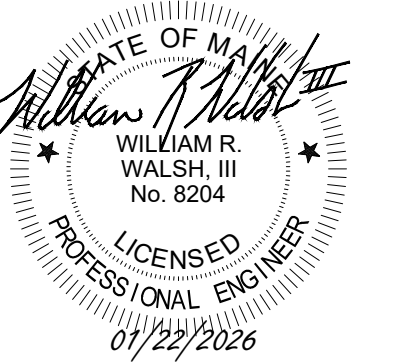
Sheet Title:
UTILITY PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C3.0

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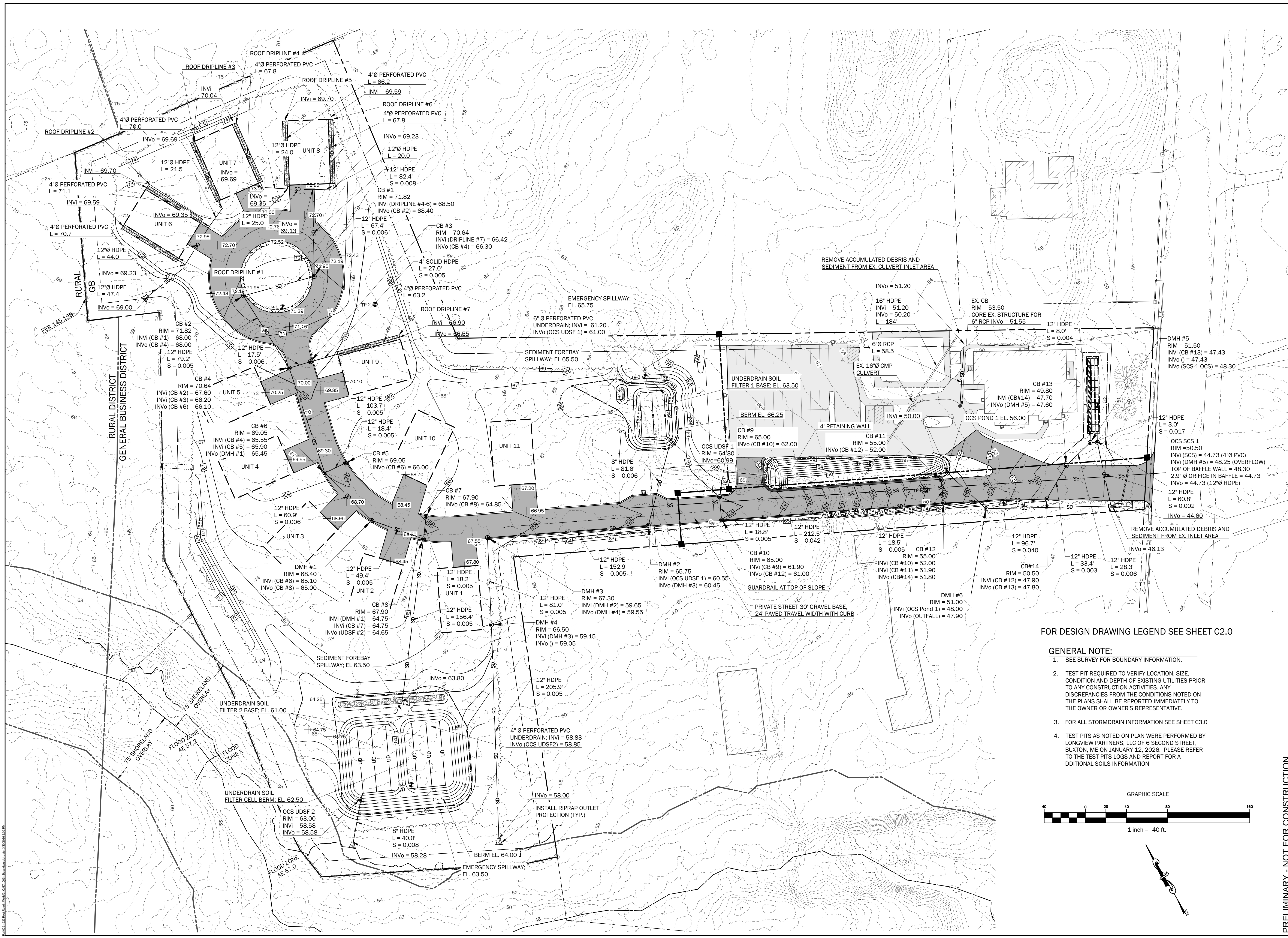
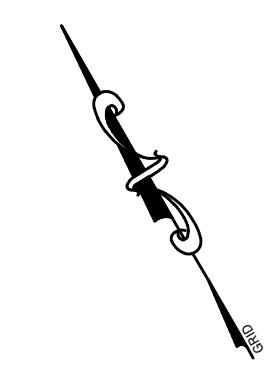
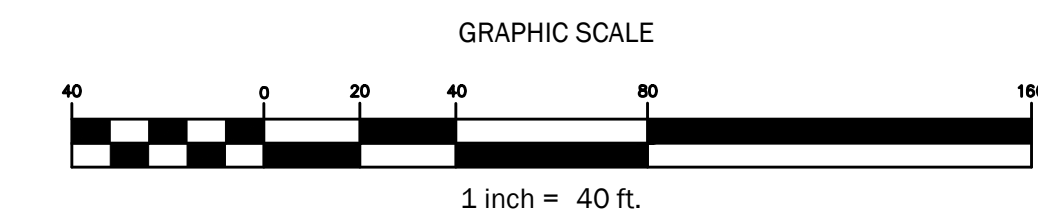
ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090
PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- FOR ALL STORMDRAIN INFORMATION SEE SHEET C3.0
- TEST PITS AS NOTED ON PLAN WERE PERFORMED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, ME ON JANUARY 12, 2026. PLEASE REFER TO THE TEST PITS LOGS AND REPORT FOR ADDITIONAL SOILS INFORMATION



PRELIMINARY - NOT FOR CONSTRUCTION

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3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
GRADING PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

C3.1



ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

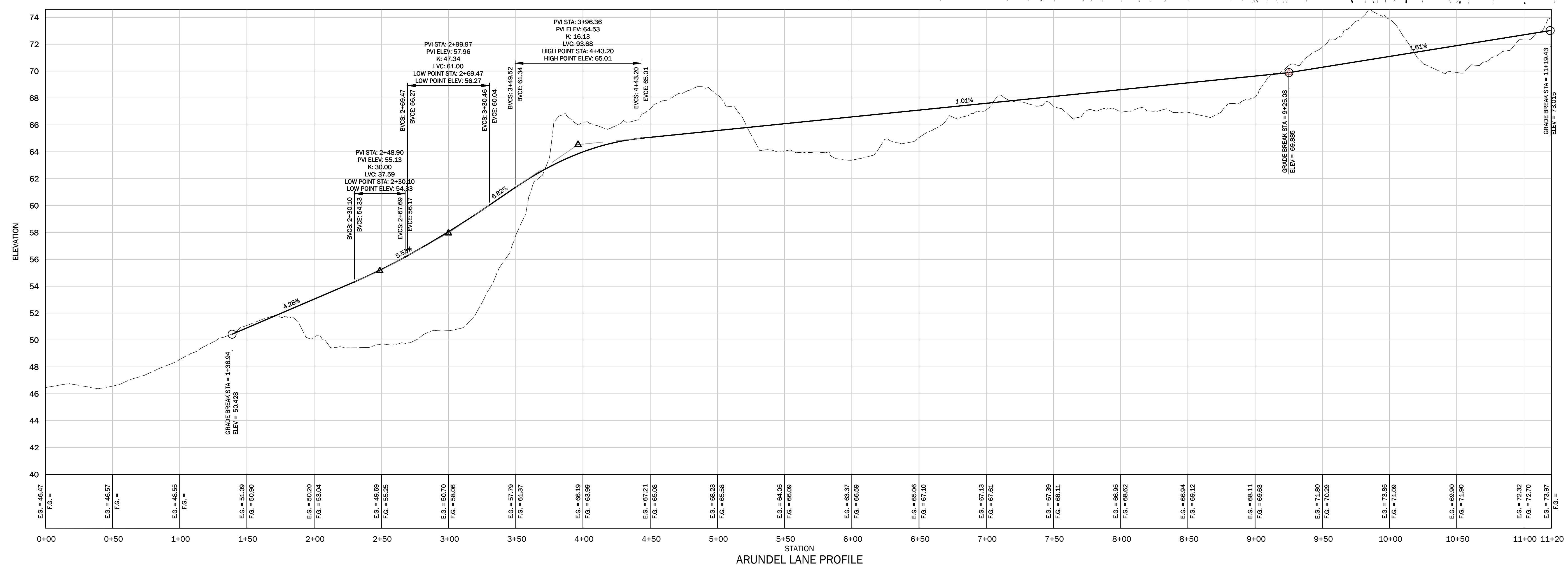
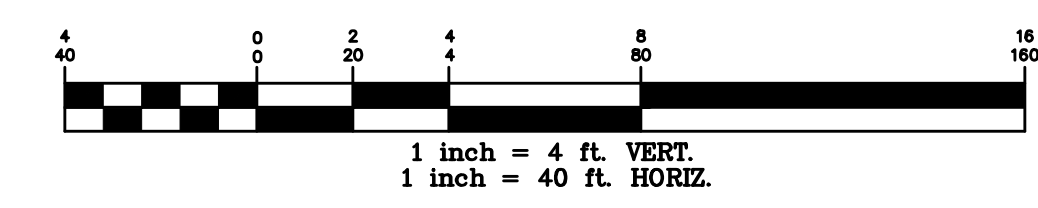
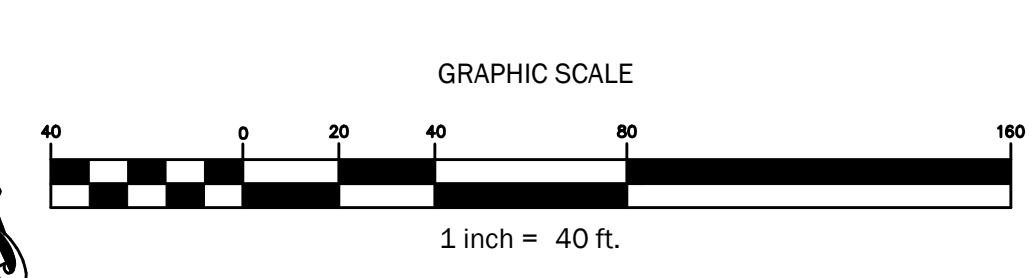
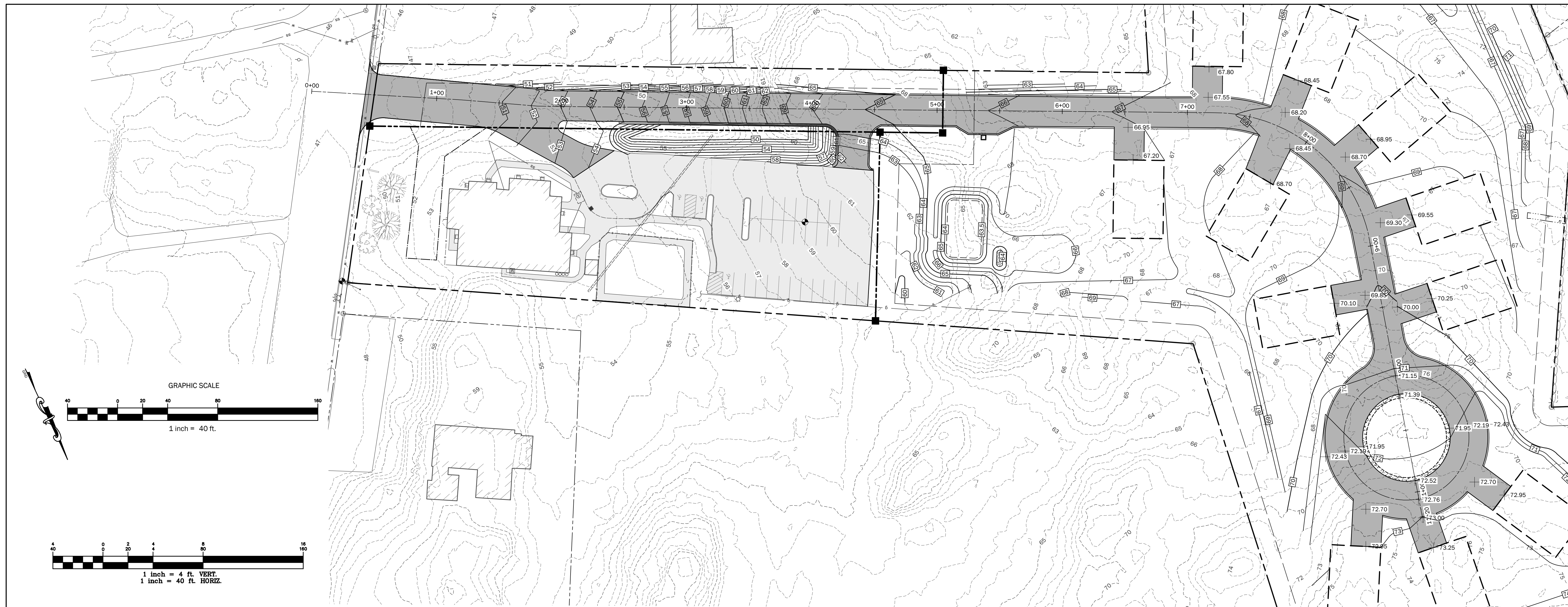
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3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

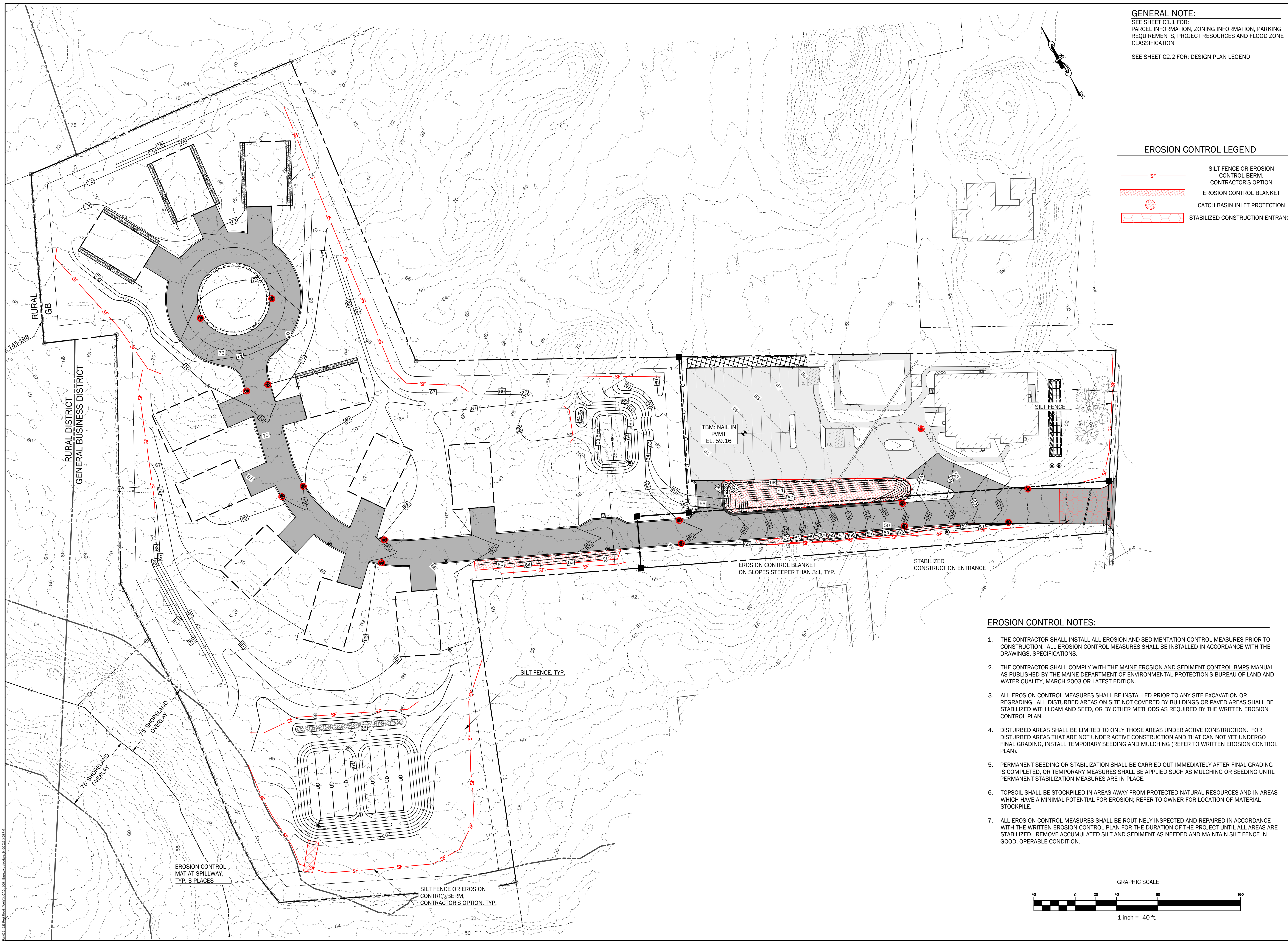
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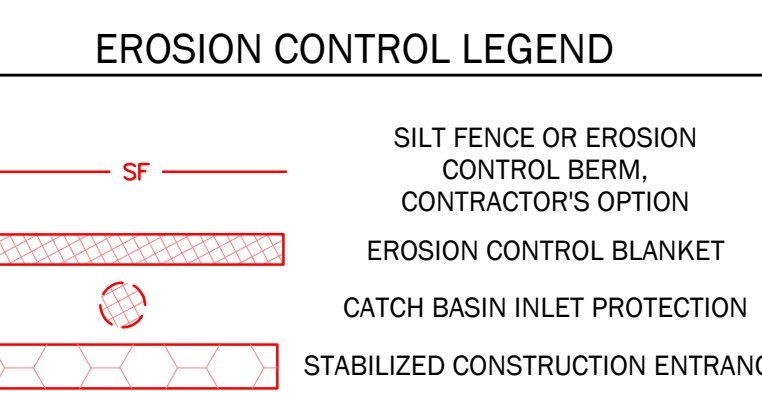
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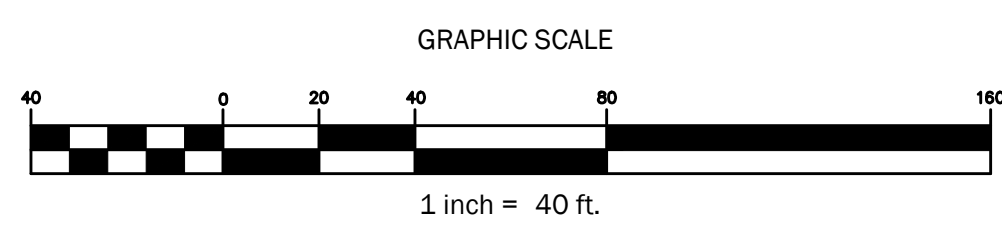
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GENERAL NOTE:
 SEE SHEET C1.1 FOR:
 PARCEL INFORMATION, ZONING INFORMATION, PARKING
 REQUIREMENTS, PROJECT RESOURCES AND FLOOD ZONE
 CLASSIFICATION
 SEE SHEET C2.2 FOR: DESIGN PLAN LEGEND



- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs MANUAL AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF LAND AND WATER QUALITY, MARCH 2003 OR LATEST EDITION.
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED, OR BY OTHER METHODS AS REQUIRED BY THE WRITTEN EROSION CONTROL PLAN.
 4. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. FOR DISTURBED AREAS THAT ARE NOT UNDER ACTIVE CONSTRUCTION AND THAT CAN NOT YET UNDERGO FINAL GRADING, INSTALL TEMPORARY SEEDING AND MULCHING (REFER TO WRITTEN EROSION CONTROL PLAN).
 5. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED, OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT STABILIZATION MEASURES ARE IN PLACE.
 6. TOPSOIL SHALL BE STOCKPILED IN AREAS AWAY FROM PROTECTED NATURAL RESOURCES AND IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION; REFER TO OWNER FOR LOCATION OF MATERIAL STOCKPILE.
 7. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED AND REPAIRED IN ACCORDANCE WITH THE WRITTEN EROSION CONTROL PLAN FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED. REMOVE ACCUMULATED SILT AND SEDIMENT AS NEEDED AND MAINTAIN SILT FENCE IN GOOD, OPERABLE CONDITION.



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STATE OF MAINE

 WILLIAM R. WALSH, III
 No. 8204
 LICENSED PROFESSIONAL ENGINEER
 01/22/2026

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 PREPARED FOR:
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 P.O. BOX 2021
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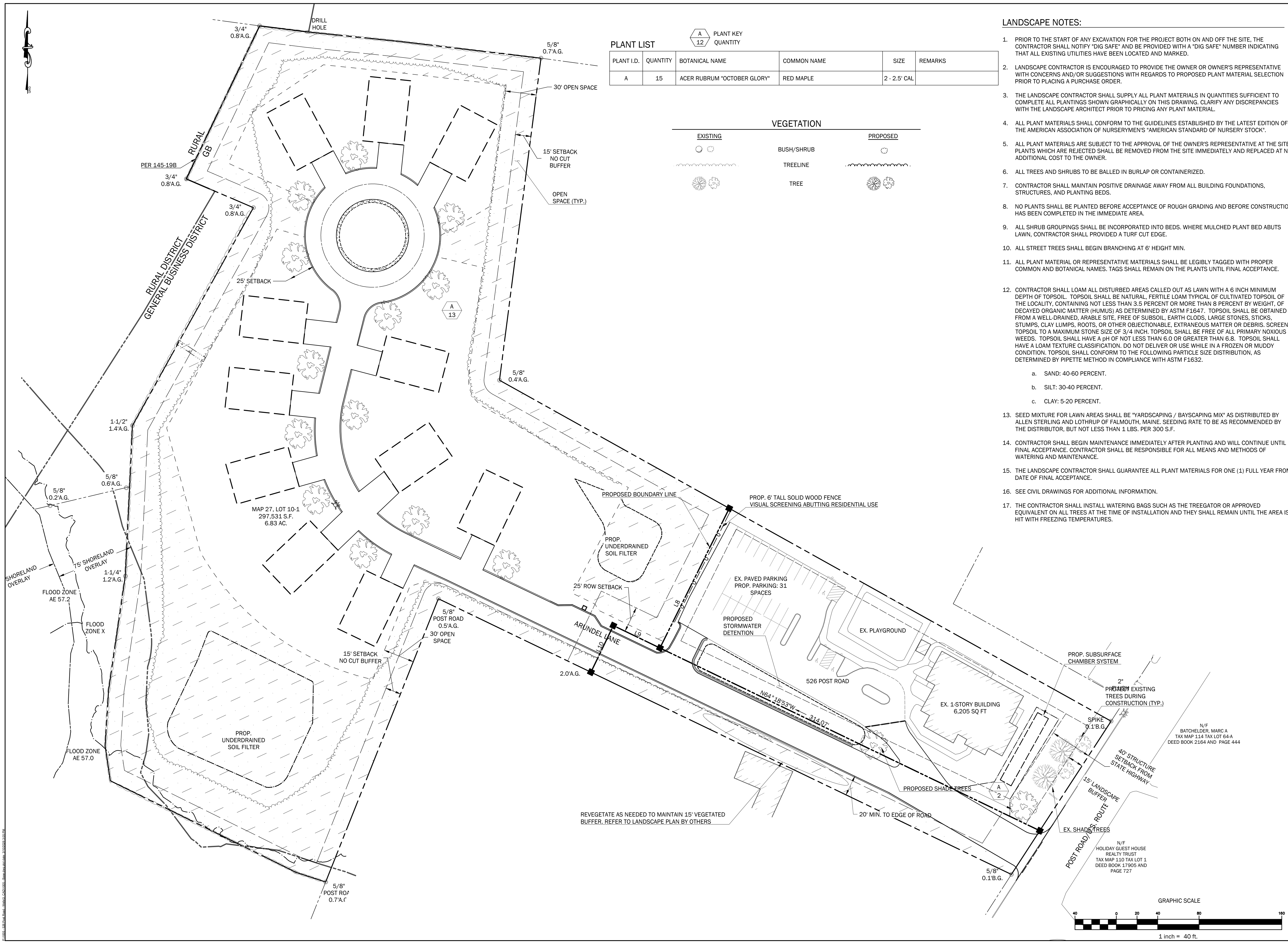
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
EROSION CONTROL PLAN

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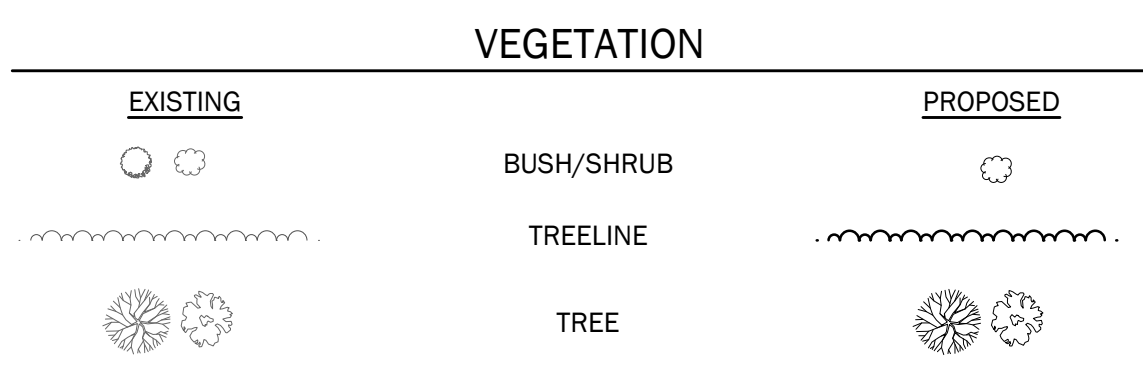
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PLANT LIST

PLANT I.D.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	15	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	2 - 2.5' CAL	



LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AND BE PROVIDED WITH A "DIG SAFE" NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDED A TURF CUT EDGE.
- ALL STREET TREES SHALL BEGIN BRANCHING AT 6' HEIGHT MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE MATERIALS SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAM ALL DISTURBED AREAS CALLED OUT AS LAWN WITH A 6 INCH MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 3.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1647. TOPSOIL SHALL BE OBTAINED FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, EARTH CLOUDS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEIOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF 3/4 INCH. TOPSOIL SHALL BE FREE OF ALL PRIMARY NOXIOUS WEEDS. TOPSOIL SHALL HAVE A pH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. DO NOT DELIVER OR USE WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F1632.
 - SAND: 40-60 PERCENT.
 - SILT: 30-40 PERCENT.
 - CLAY: 5-20 PERCENT.
- SEED MIXTURE FOR LAWN AREAS SHALL BE "YARDSCAPING / BAYSCAPING MIX" AS DISTRIBUTED BY ALLEN STERLING AND LOTHROP OF FALMOUTH, MAINE. SEEDING RATE TO BE AS RECOMMENDED BY THE DISTRIBUTOR, BUT NOT LESS THAN 1 LBS. PER 300 S.F.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREGATOR OR APPROVED EQUIVALENT ON ALL TREES AT THE TIME OF INSTALLATION AND THEY SHALL REMAIN UNTIL THE AREA IS HIT WITH FREEZING TEMPERATURES.

WALSH
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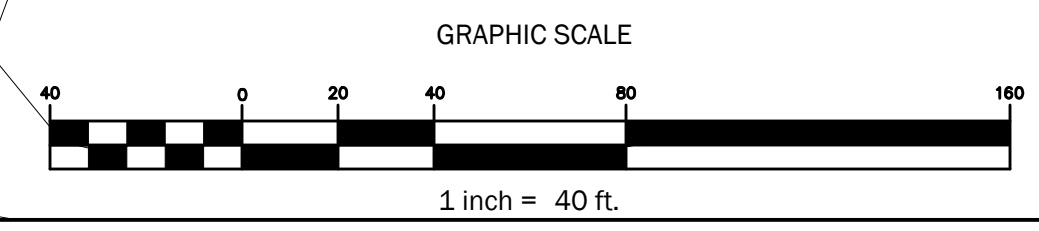
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Sheet Title:
LANDSCAPING PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
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Checked: WRW/LLT

Sheet No.: **L-1**

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INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE TAKEN AT ALL TIMES TO: LIMIT DISTURBANCE AND, HENCE, EROSION

- 1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

- 1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
6. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS./1000 SQ.FT.) AND MULCHED IMMEDIATELY.
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

- 1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 7'5" FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

- 1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
A. ONLY UNFROZEN LOAM SHALL BE USED.
B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER.
C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE.

- 1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY.
3. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

- 1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH.
2. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH.

GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH.
A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET.
B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST.
C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

- 1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IS IN PLACE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

HOUSEKEEPING (APPENDIX C)

- 1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER.
2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY.

- 2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA.

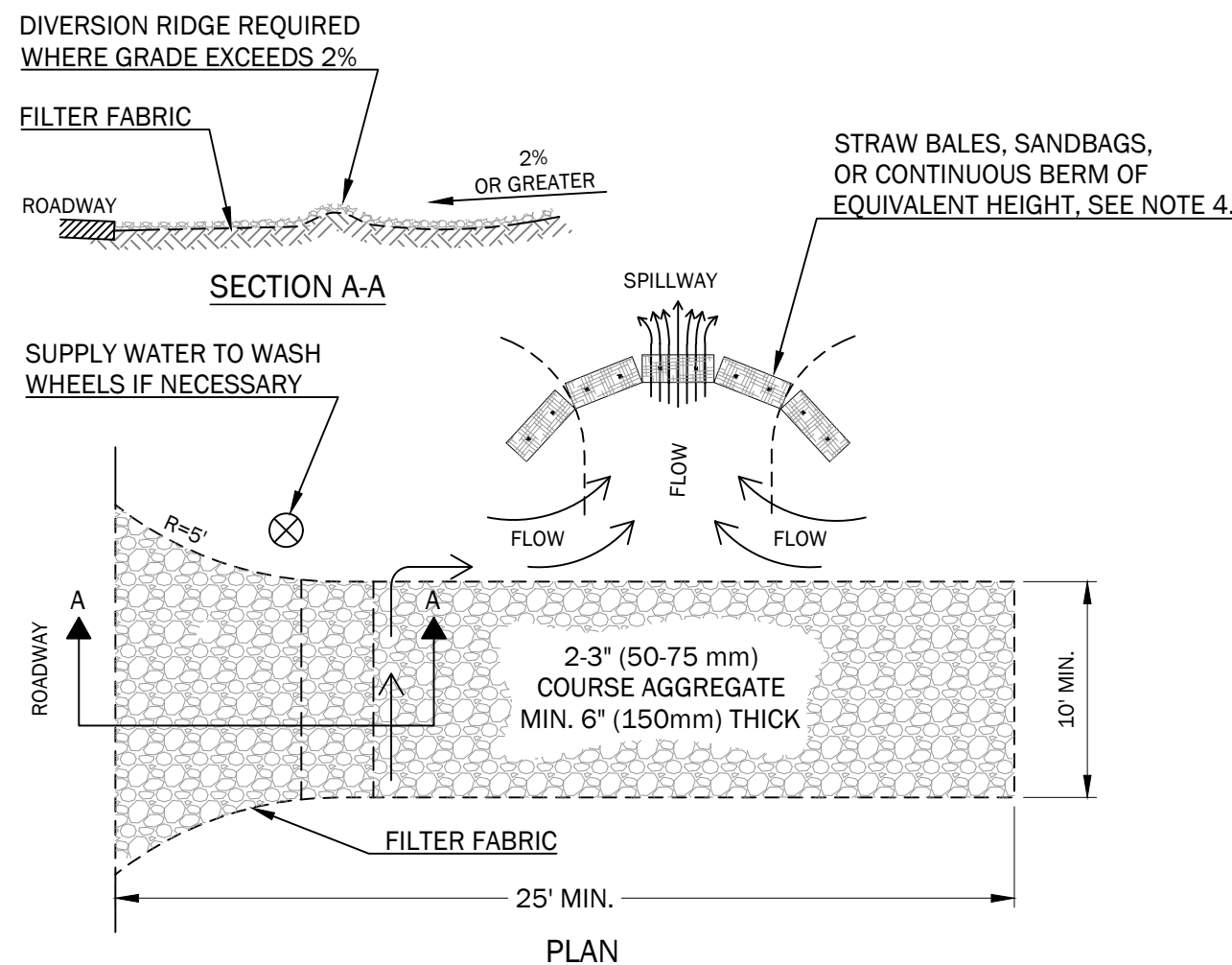
INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

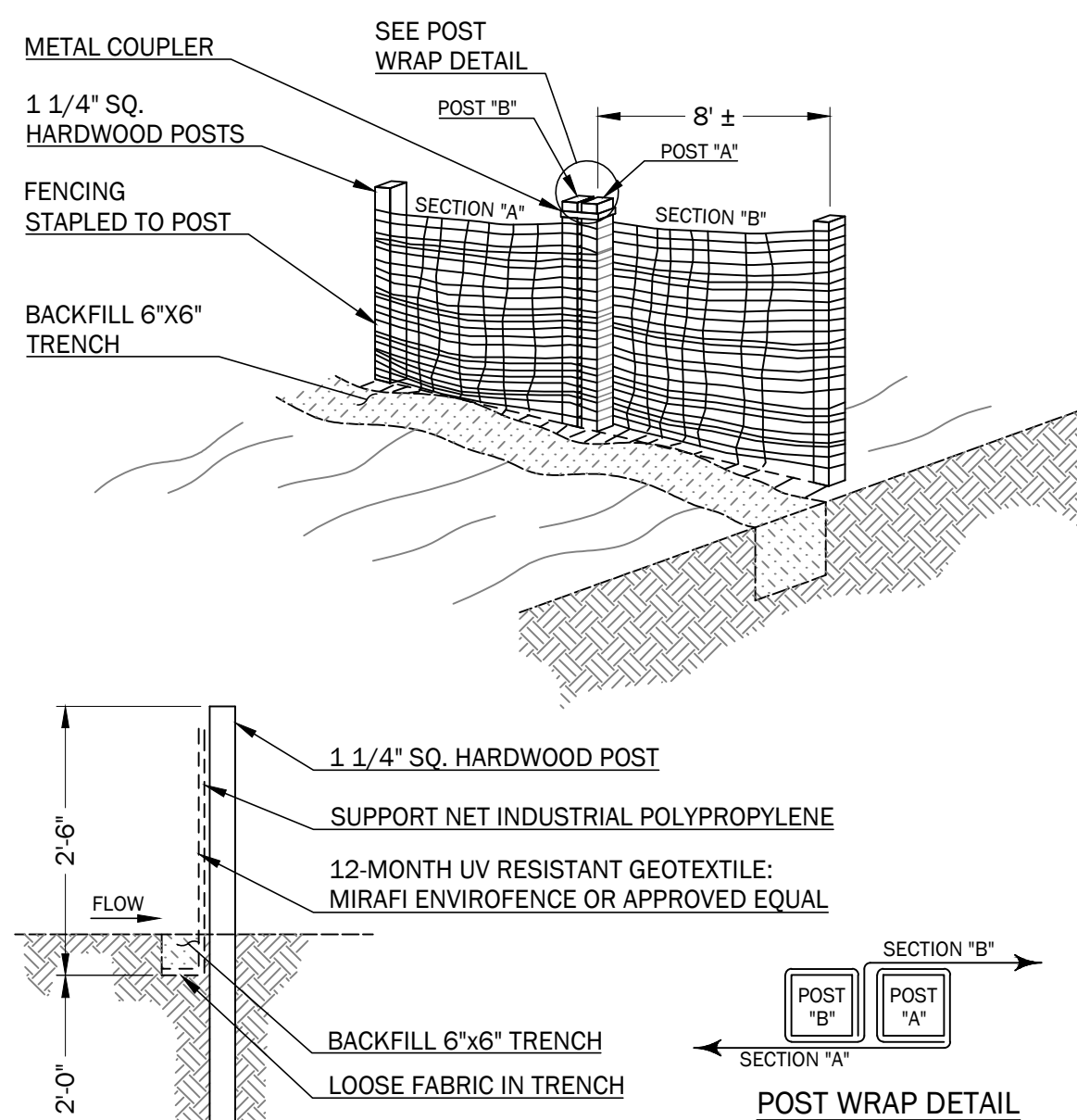
- 3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION.

1 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED



- NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

2 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

3 PREFABRICATED SILT FENCE

NOT TO SCALE

4 EROSION CONTROL SEDIMENT BARRIER DETAIL

NOT TO SCALE

5 STONE CHECK DAM DETAIL

NOT TO SCALE

PROBLEMS. SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

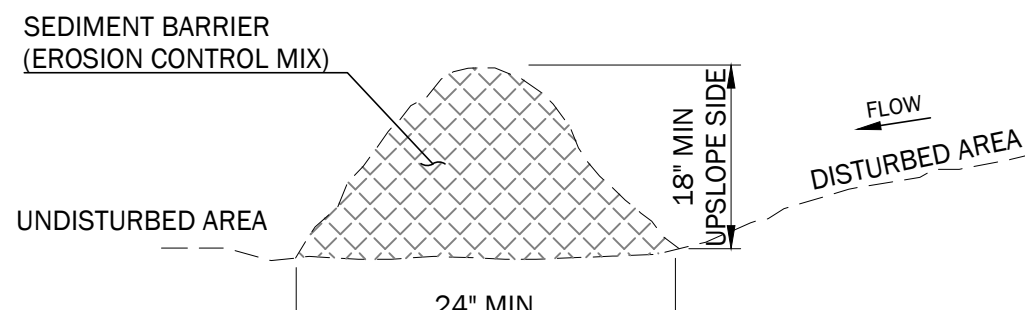
- 4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF.
5. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.

NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF RULES RELATED TO SOIL, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

- DISCHARGES FROM FIREFIGHTING ACTIVITY;
FIRE HYDRANT FLUSHINGS;
VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED);
UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
UNCONTAMINATED GROUNDWATER OR SPRING WATER;
FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
LANDSCAPE IRRIGATION

- 7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

- 8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



NOTES:

- 1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR.
4. PLACEMENT OF BARRIER SHOULD BE:
- AT TOE OF THE SLOPE.
- FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
- THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED.
8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

SLOPE & LENGTH TABLE

Table with 2 columns: 'S' (SLOPE) FT/FT and 'L' (LENGTH) FT/FT. Values range from 0.020 to 0.150 slope and 100 to 13 length.

L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION.

NOTES:

- 1. STONE CHECK DAMS ARE NOT REQ'D IN PROPOSED RIPRAP DITCHES.
2. CHECK DAMS ARE NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING.
3. STONE: 2"-3" CRUSHED STONE (MDO 703.31)
4. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT FLOW AROUND DAM.

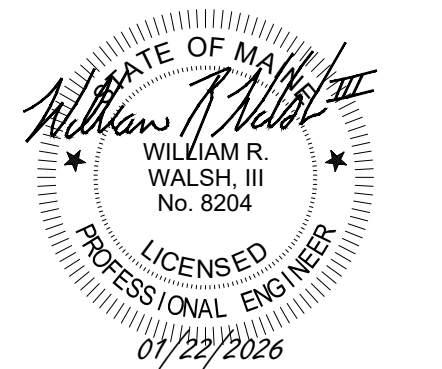
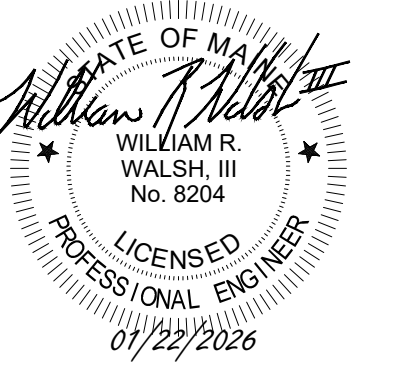


Table with 5 columns: Rev., Date, Description, Drawn, Check. Contains 3 revision entries.

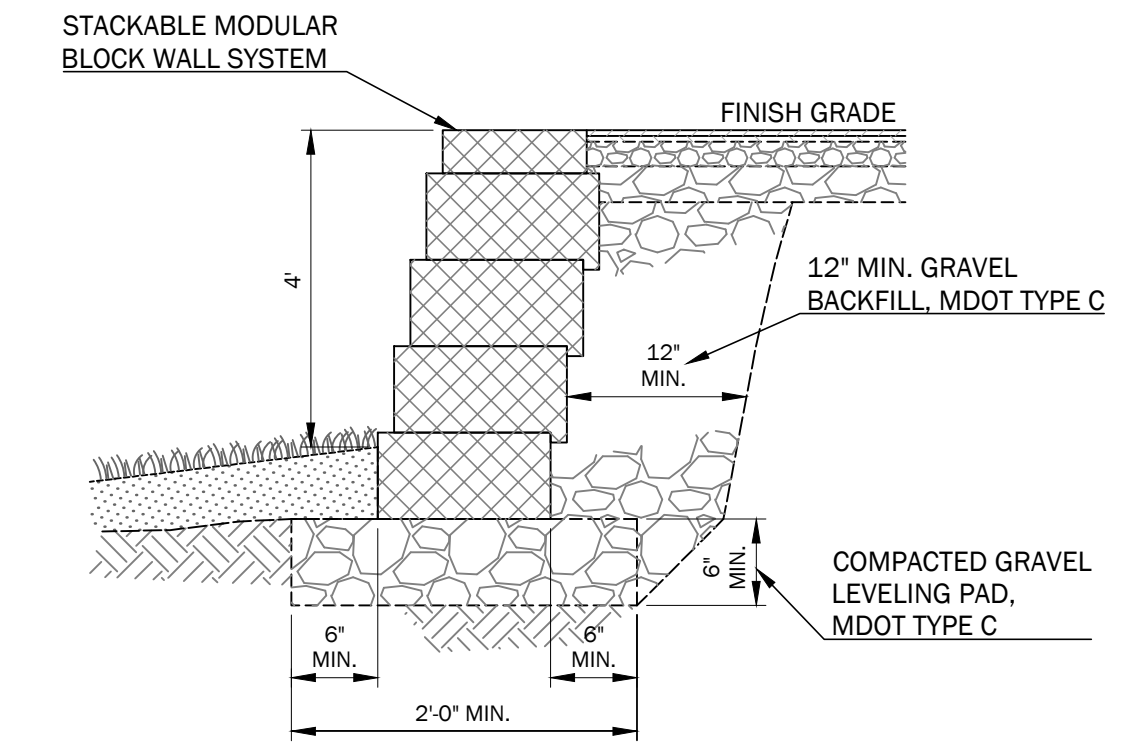
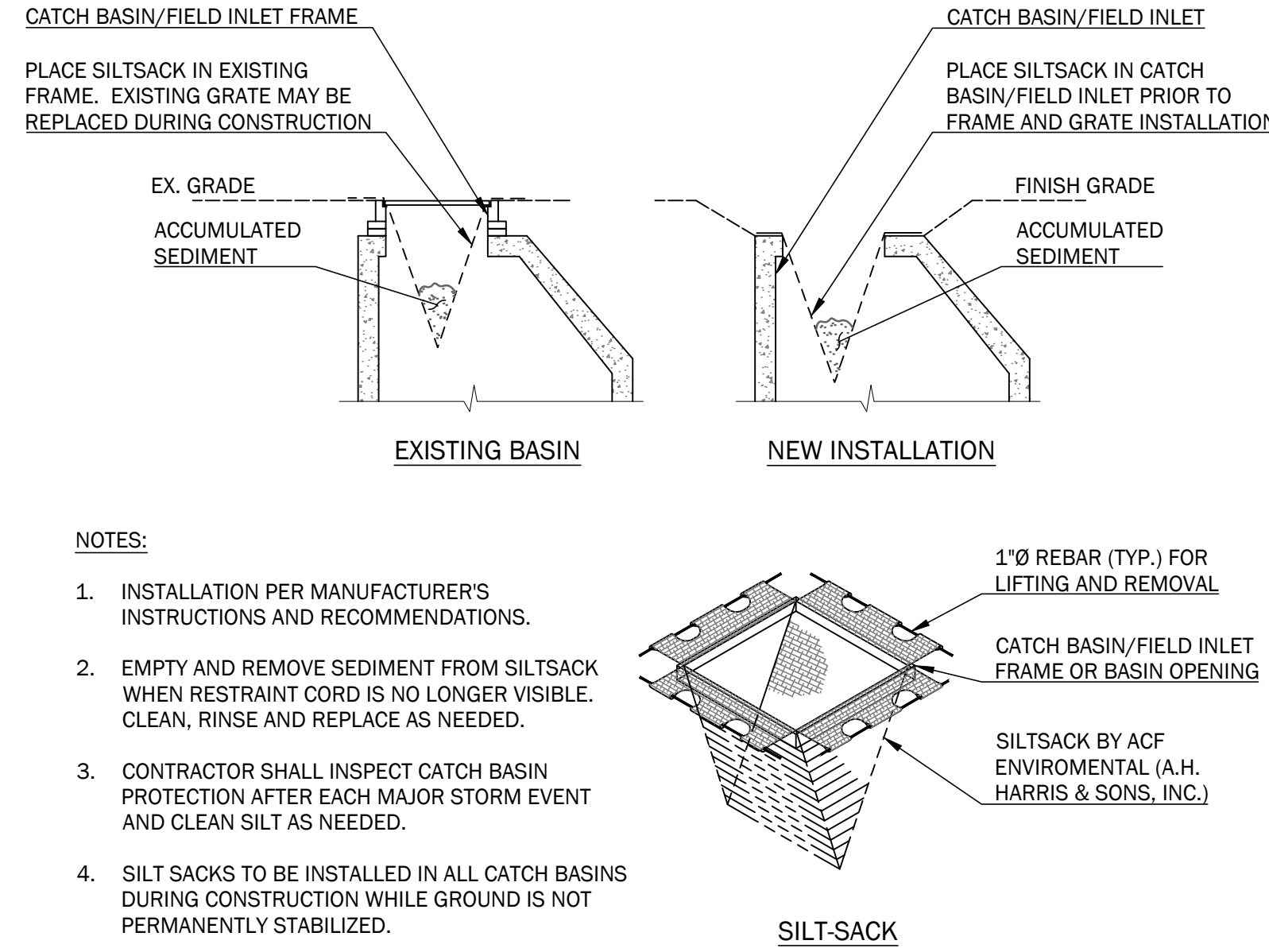
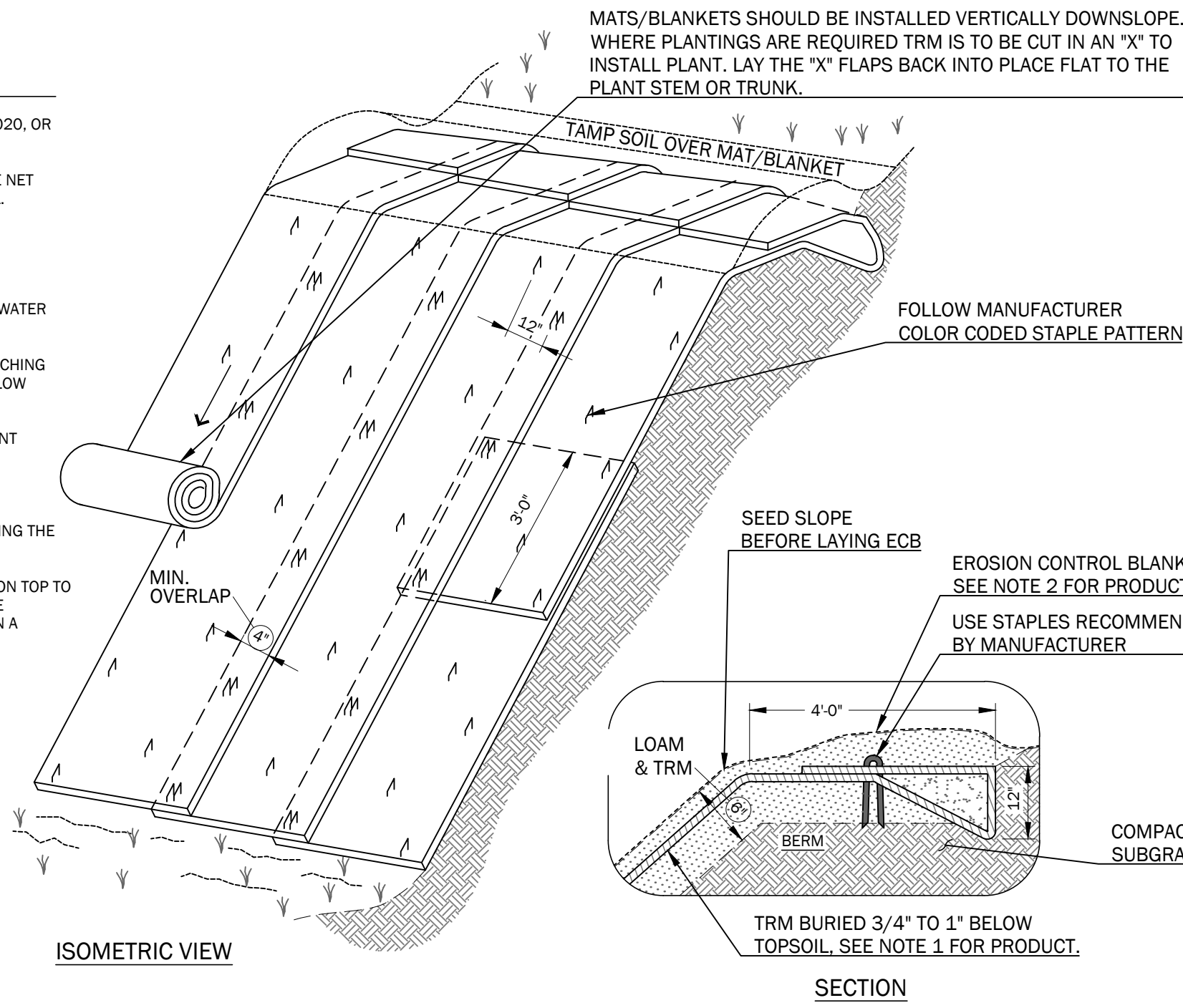
SITE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION



INSTALLATION INSTRUCTIONS:

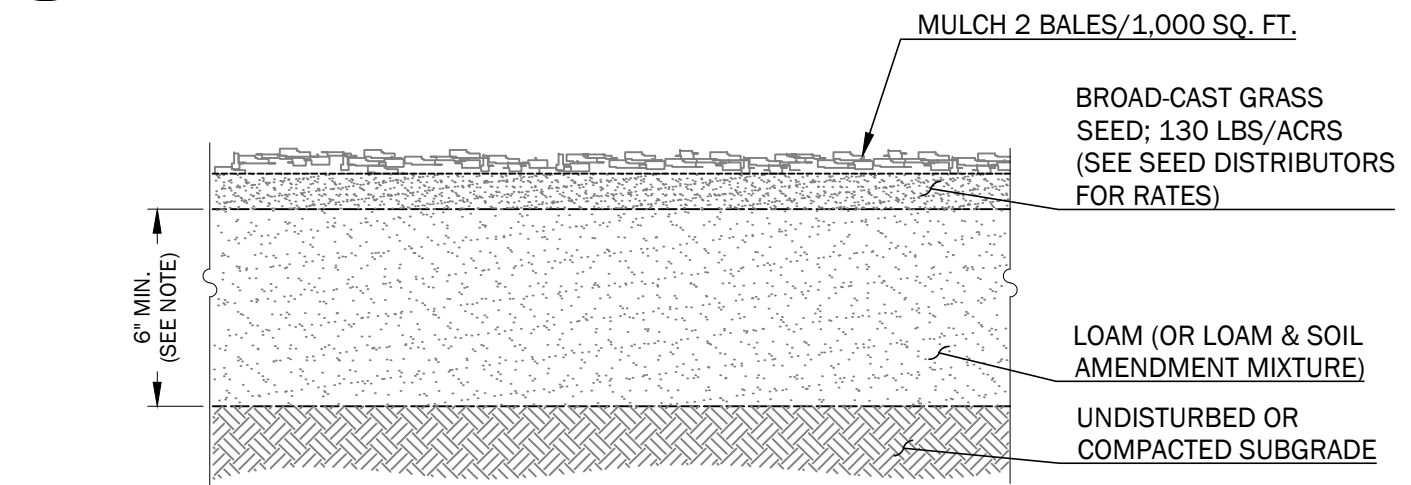
1. TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
2. EROSION CONTROL BLANKET (ECB) SHALL BE BIONET S75BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
3. FOR TRM INSTALLATION ONLY:
 - 3.1. APPLY 4" OF LOAM ONTO THE GROUND SURFACE.
 - 3.2. OVER TOP THE 4" OF LOAM, UNROLL MAT IN THE DIRECTION OF WATER FLOW.
4. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
5. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSION UNDERNEATH.
6. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
7. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
8. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
9. OVERLAP ADJACENT EDGES OF MAT BY 4 INCHES (MIN.) AND STAKE.
10. USE WOOD STAKES OR STAPLES FOR PINNING MAT TO THE GROUND SURFACE. PER MANUFACTURER'S RECOMMENDATIONS.
11. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
12. STAKE OVERLAPS LONGITUDINALLY AT 3 TO 5 FOOT INTERVALS.
13. WORK ADDITIONAL LOAM INTO THE MAT AND COVER THE MAT SURFACE WITH 3/4" TO 1" OF LOAM, THEN SEED AND COVER WITH ECB.



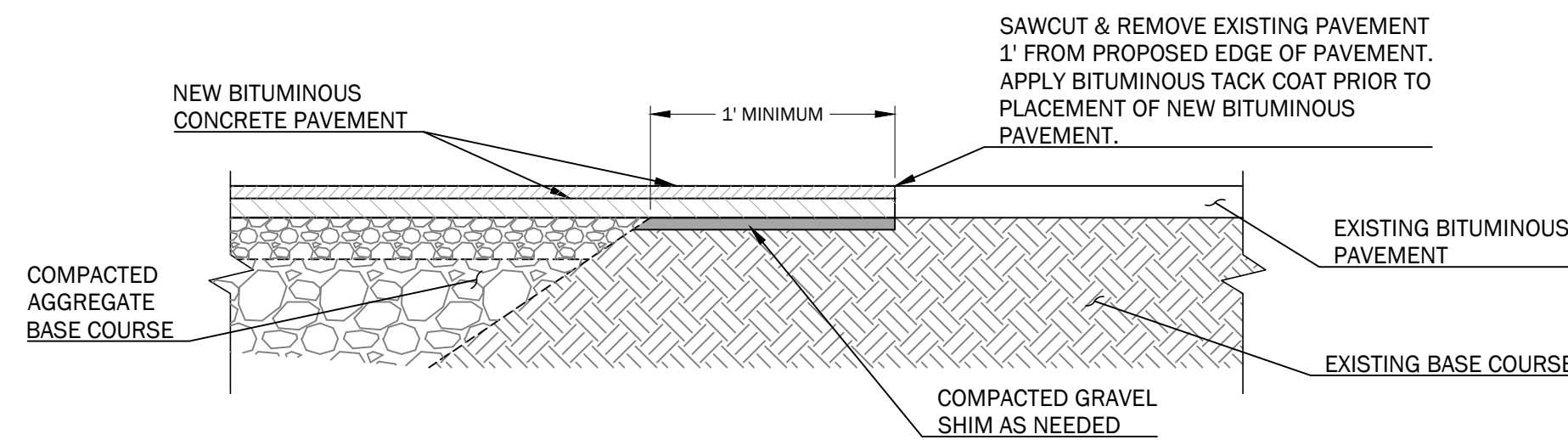
1 STRAW MATTING (ECB) AND TURF REINFORCEMENT MAT (TRM) FOR SLOPE EROSION CONTROL DETAILS
NOT TO SCALE

2 SILT SACK AT DRAINAGE STRUCTURE INLET DETAILS
NOT TO SCALE

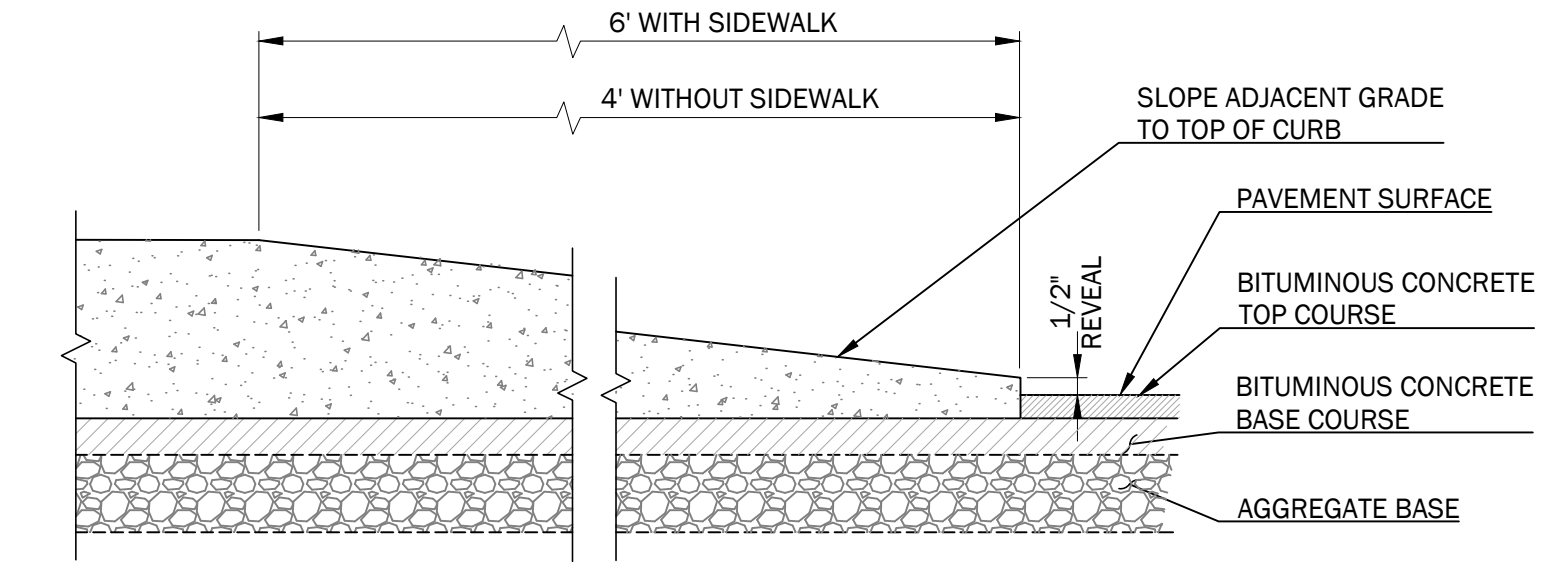
3 RETAINING WALL SECTION
NOT TO SCALE



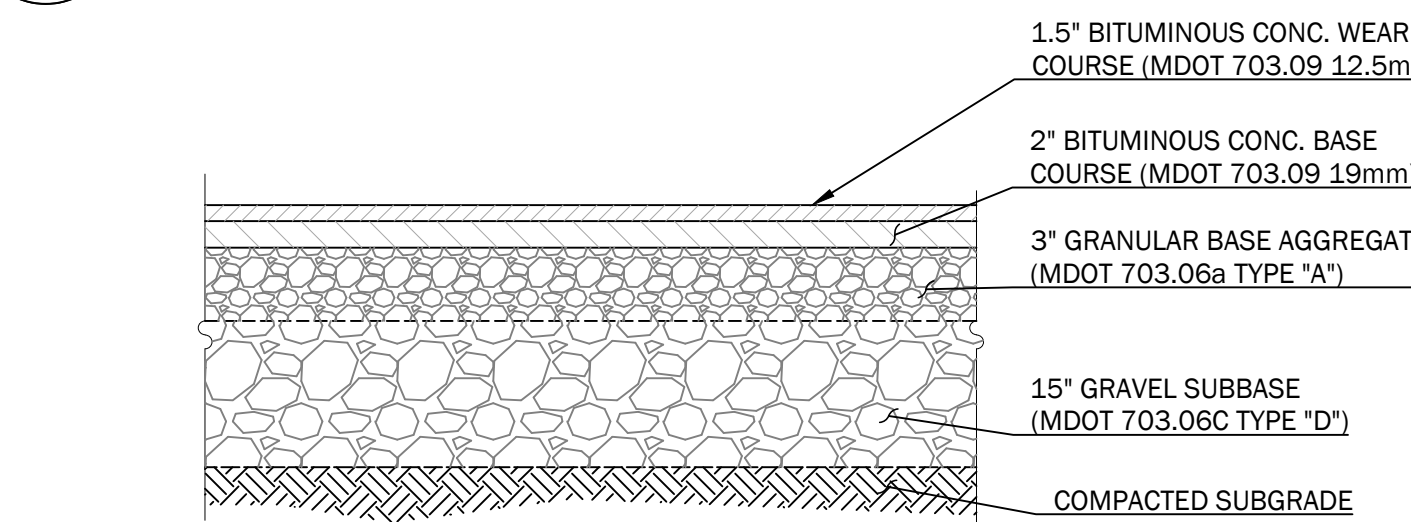
4 LOAM AND SEED DETAIL
NOT TO SCALE



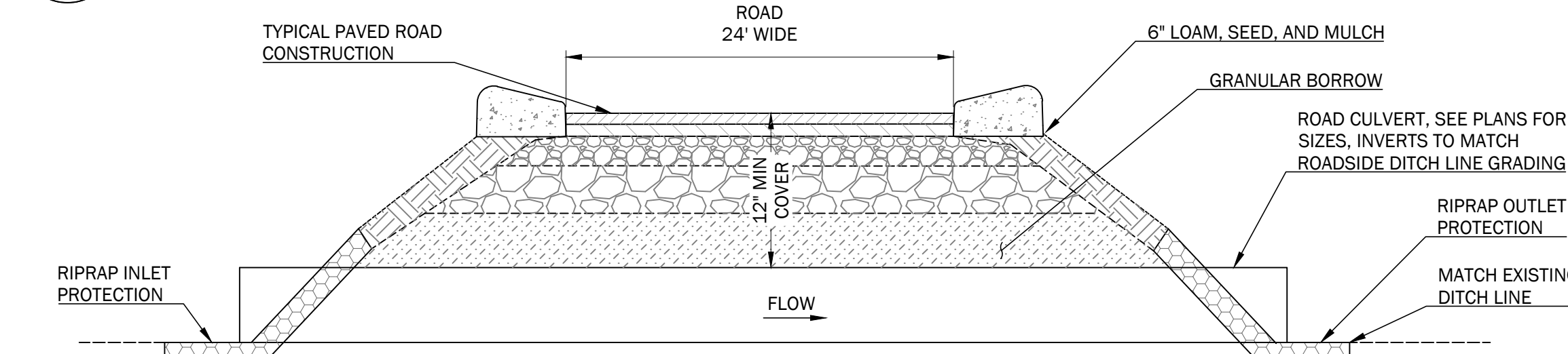
5 PAVEMENT SAW CUT DETAIL
NOT TO SCALE



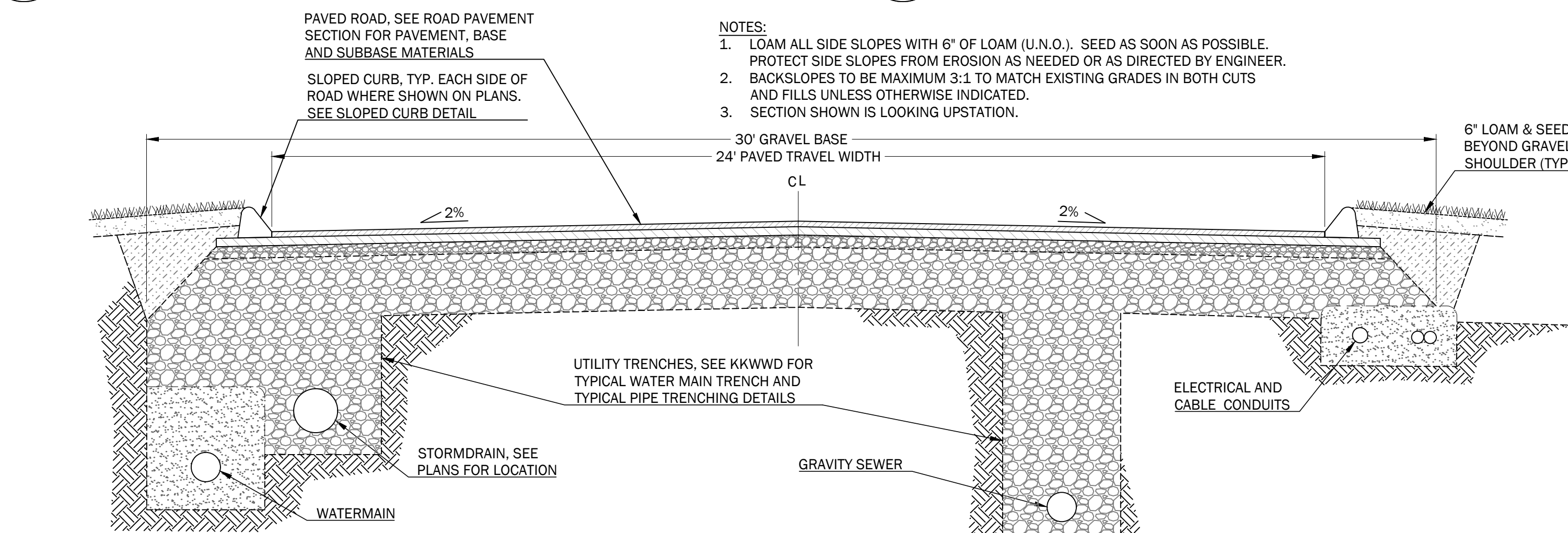
8 CURB TIPDOWN & TERMINAL END DETAIL
SLIPFORM OR BITUMINOUS CONCRETE
NOT TO SCALE



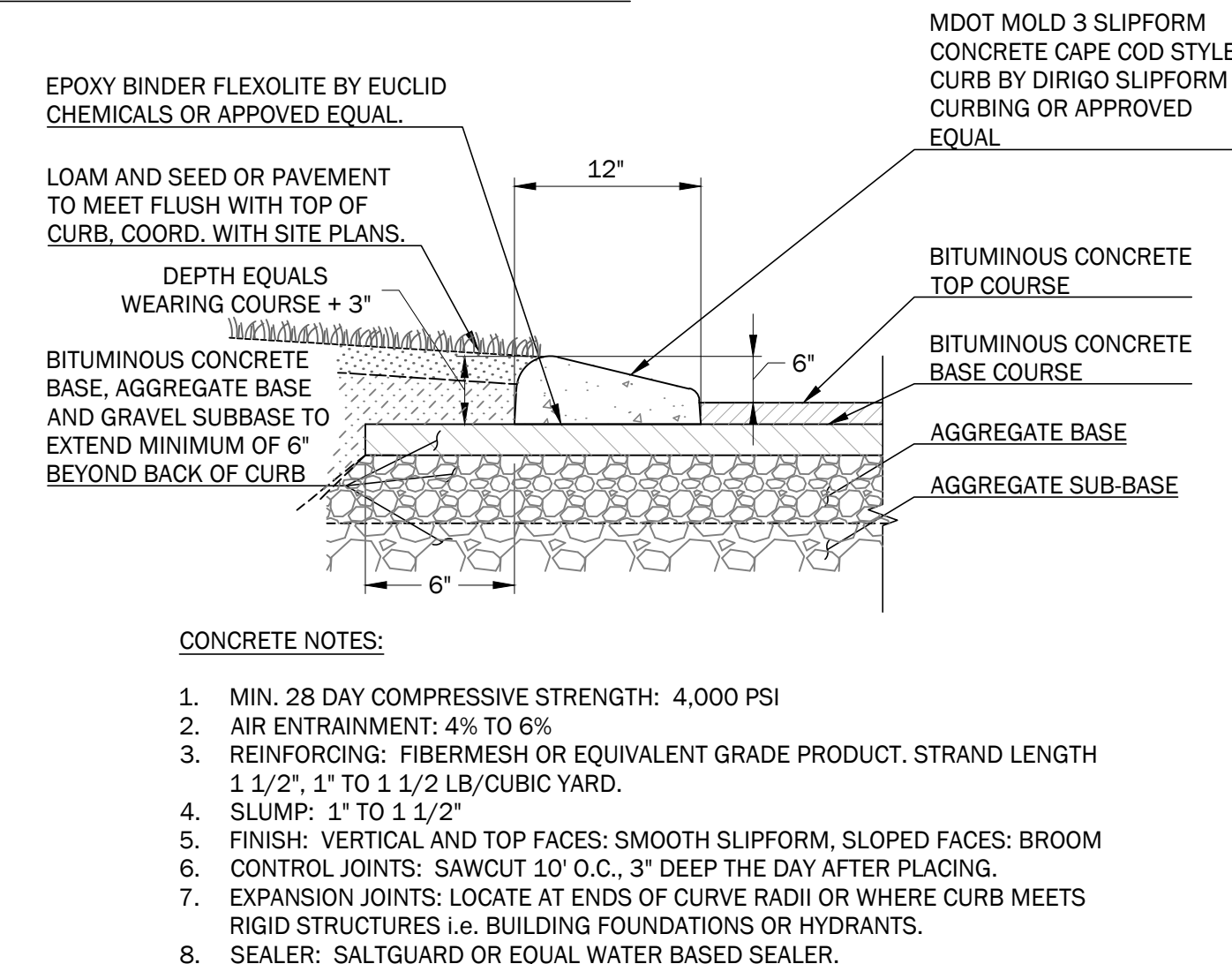
6 ROAD PAVEMENT SECTION
NOT TO SCALE



7 TYPICAL PRIVATE ROAD CULVERT
NOT TO SCALE



9 TYPICAL PRIVATE ROAD CROSSING WITH UTILITIES
NOT TO SCALE



10 CAPE COD CURB DETAIL - SLIPFORM CONCRETE, MDOT MOLD 3
NOT TO SCALE

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

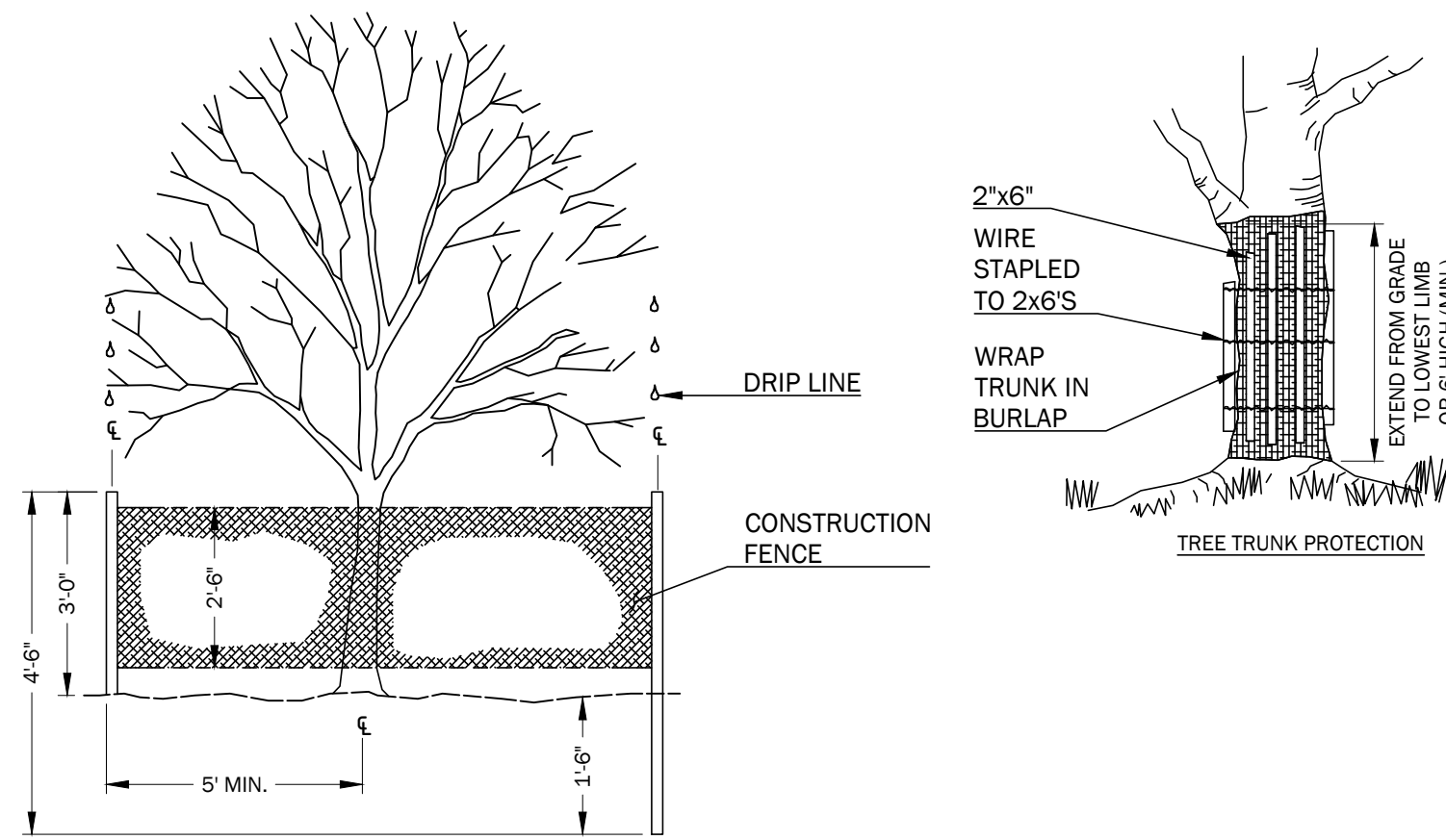
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
SITE DETAILS

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/IRRM
Checked: WRW/LLT

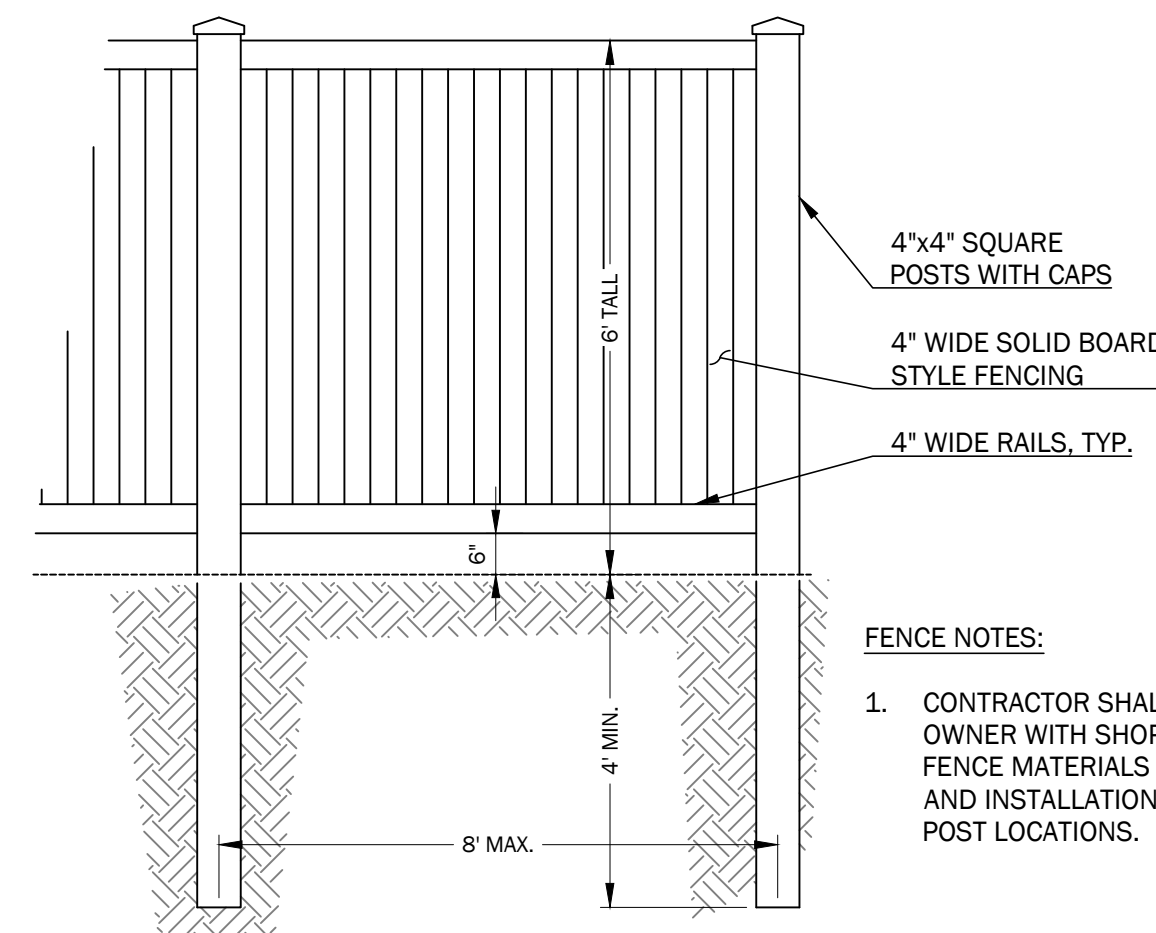
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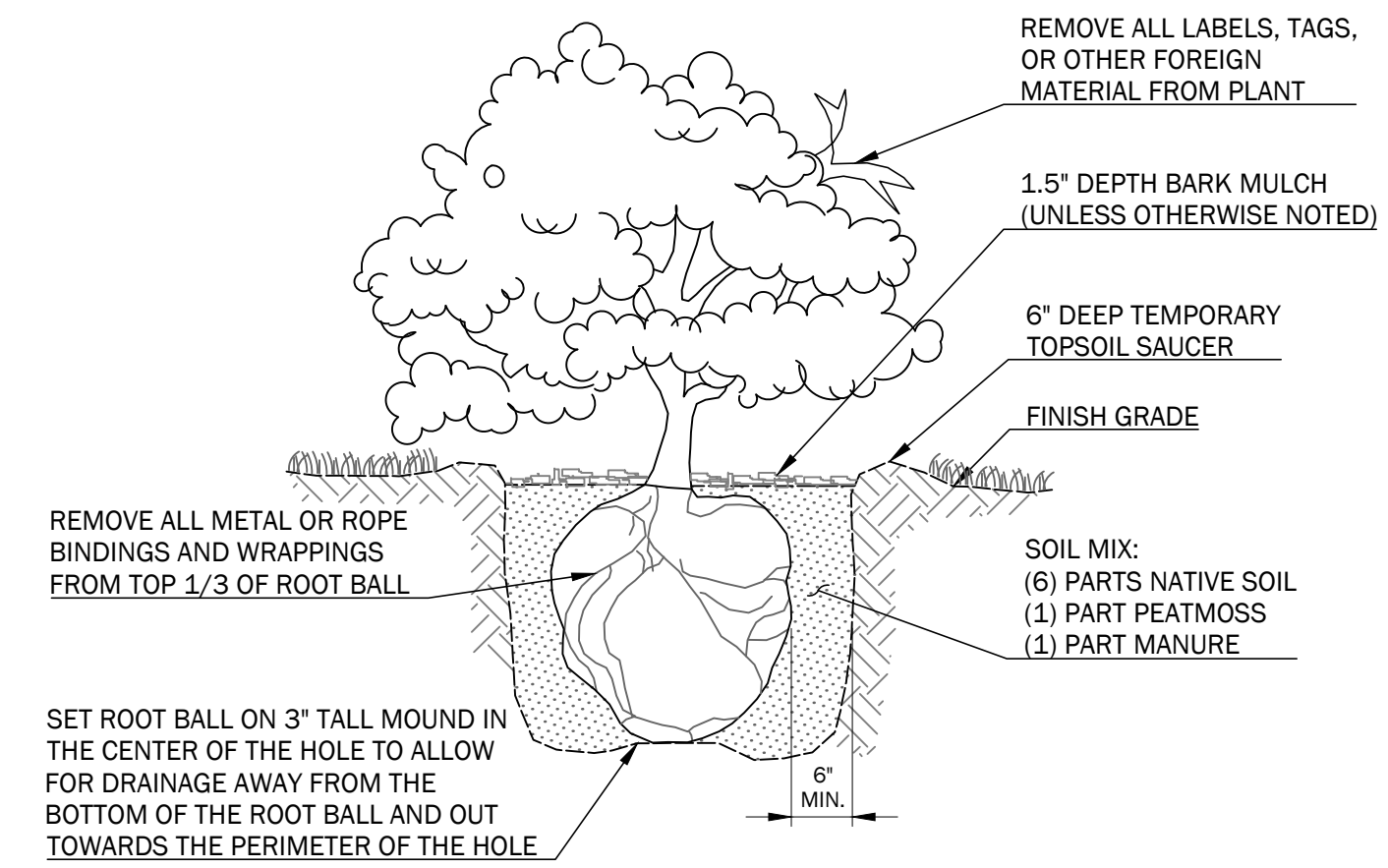
- NOTE:
1. INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
 2. ERECT TREE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
 3. TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
 4. REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

1 EXISTING TREE PROTECTION DETAILS
NOT TO SCALE



- NOTES
1. PRUNE DEAD AND BROKEN BRANCHES, RETAINING NATURAL SHAPE. DO NOT CUT LEADER.
 2. GUY TREES ONLY IF IN WINDY LOCATIONS, WITH #12 TWISTED ANNEALED GALVANIZED WIRE. 3 - GUYS PER TREE WITH 2" GALVANIZED TURNBUCKLES.

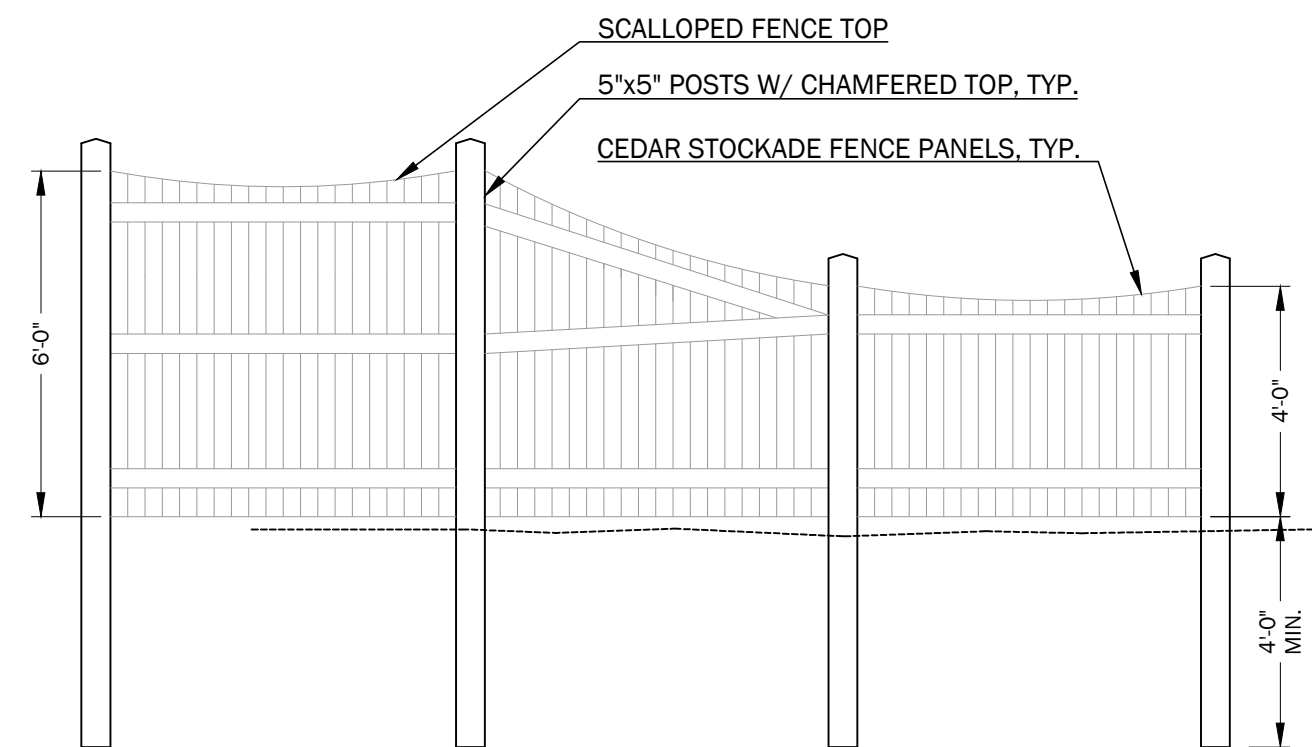
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 SHRUB PLANTING INSTALLATION DETAIL
NOT TO SCALE

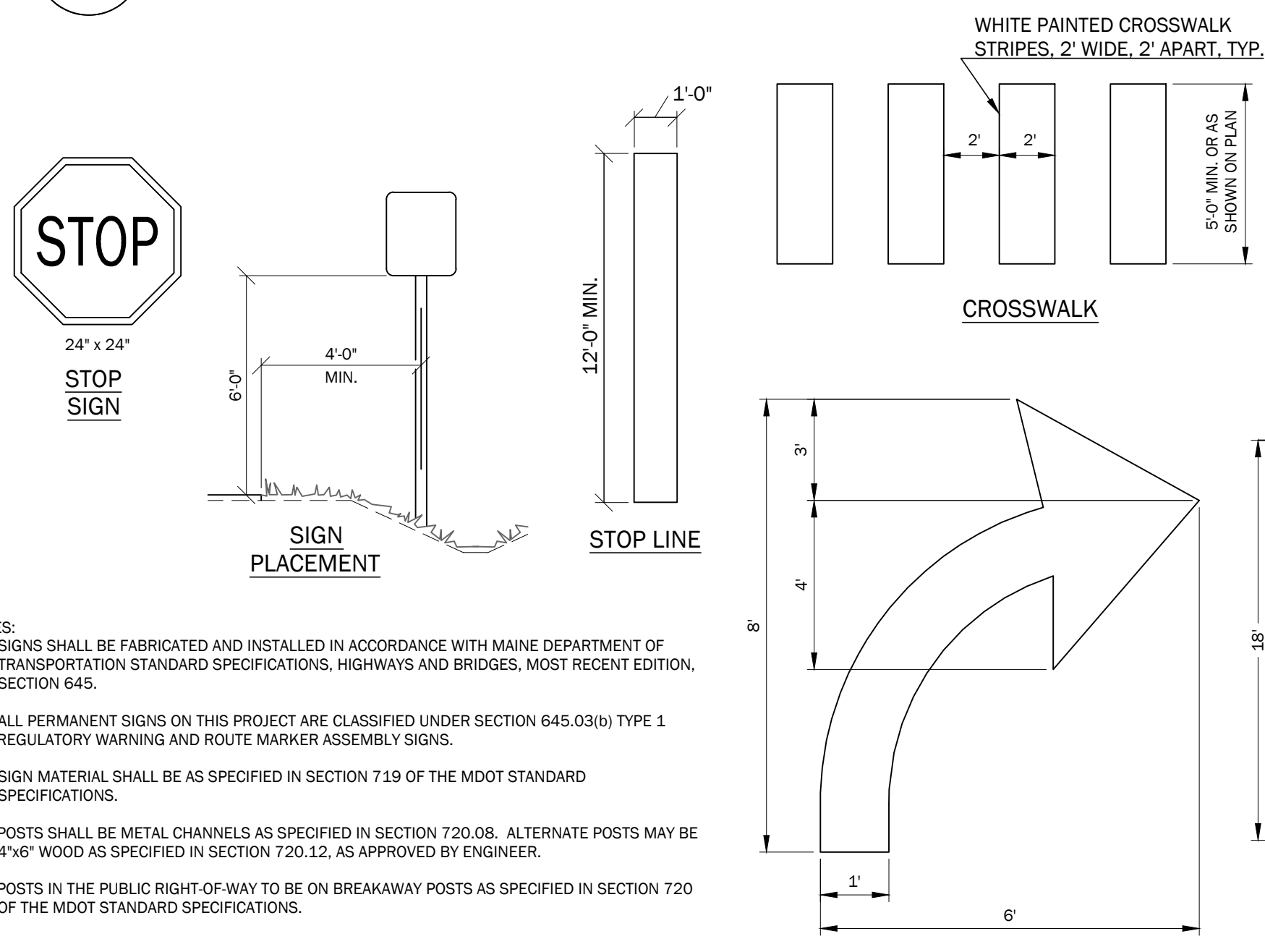
4 STOCKADE STYLE FENCE DETAILS
NOT TO SCALE

- NOTES:
1. FENCE MATERIAL: PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN OR WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 LBS. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE."
 2. ALL NAILS AND SCREWS TO BE GALVANIZED.



7 WOOD FENCE DETAIL
NOT TO SCALE

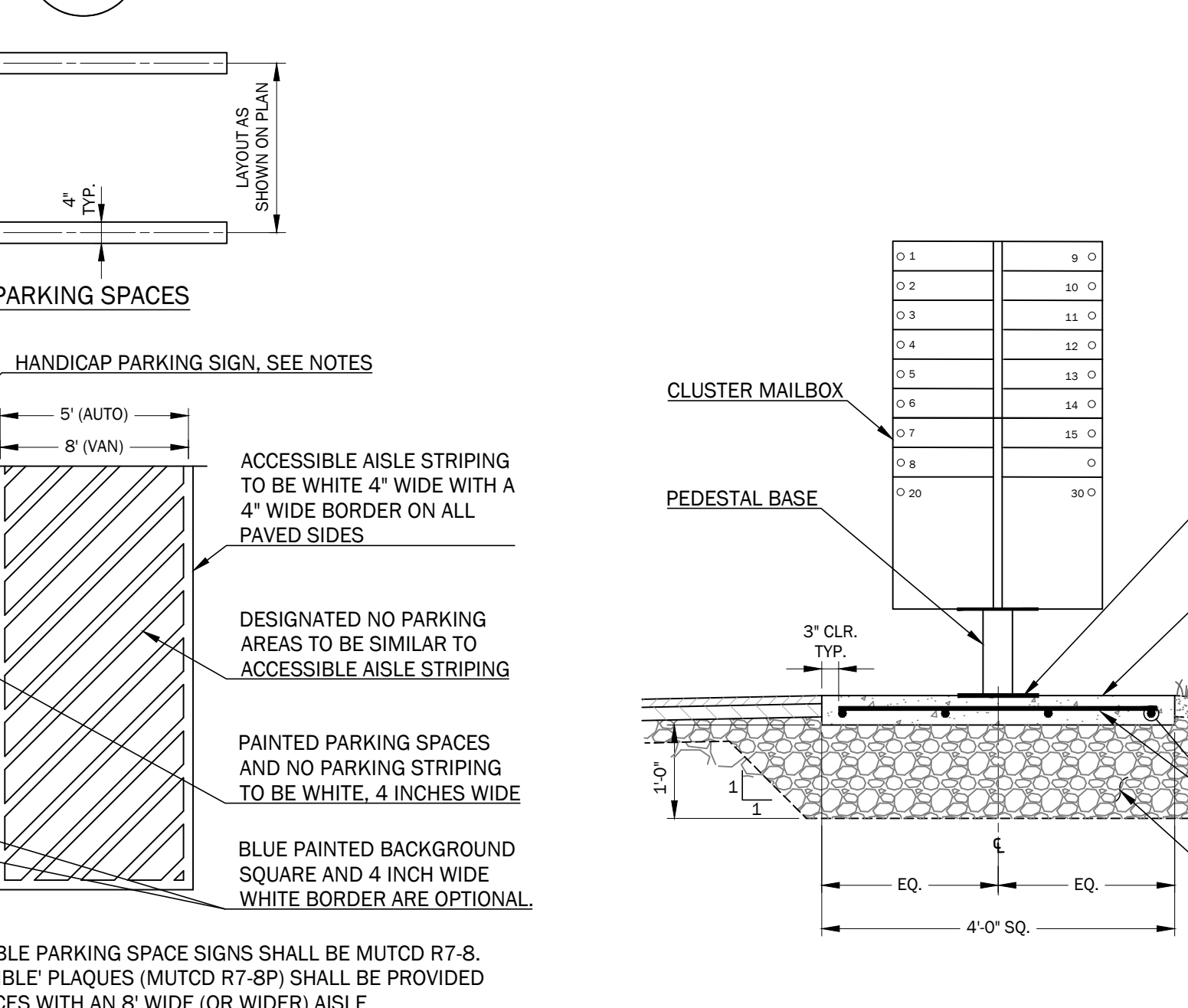
5 WOODEN TIMBER GUARDRAIL DETAILS
NOT TO SCALE



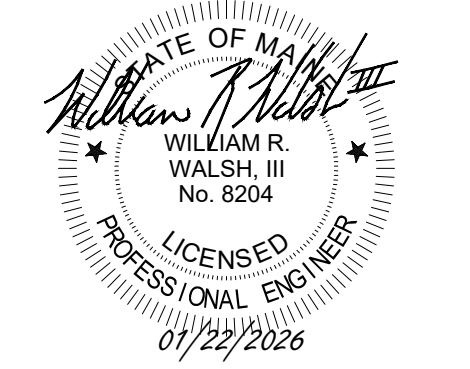
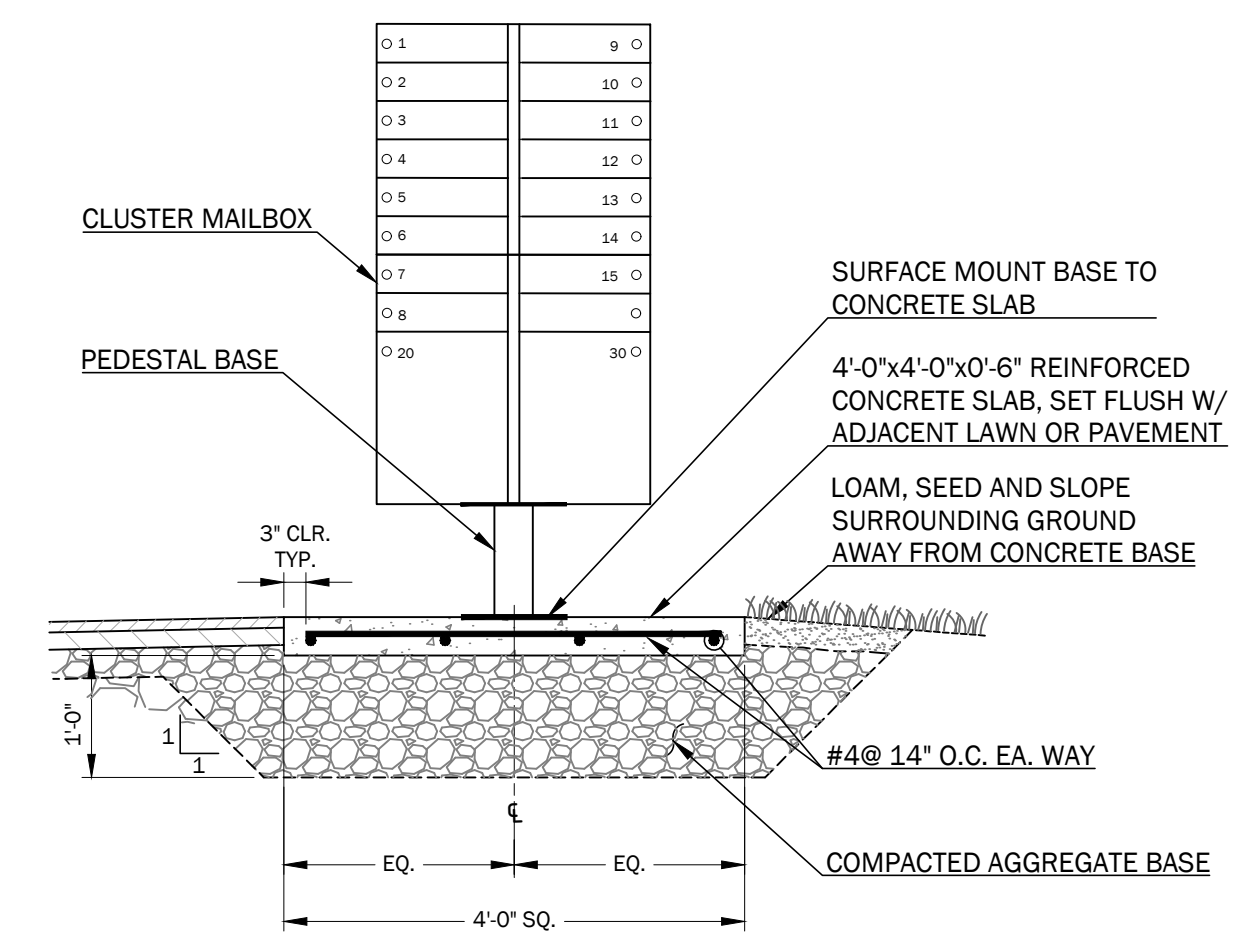
- NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, MOST RECENT EDITION, SECTION 645.
 2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
 3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDT STANDARD SPECIFICATIONS.
 4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
 5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDT STANDARD SPECIFICATIONS.

8 SIGNAGE & PAINTED TRAFFIC CONTROL DETAILS
NOT TO SCALE

6 CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE



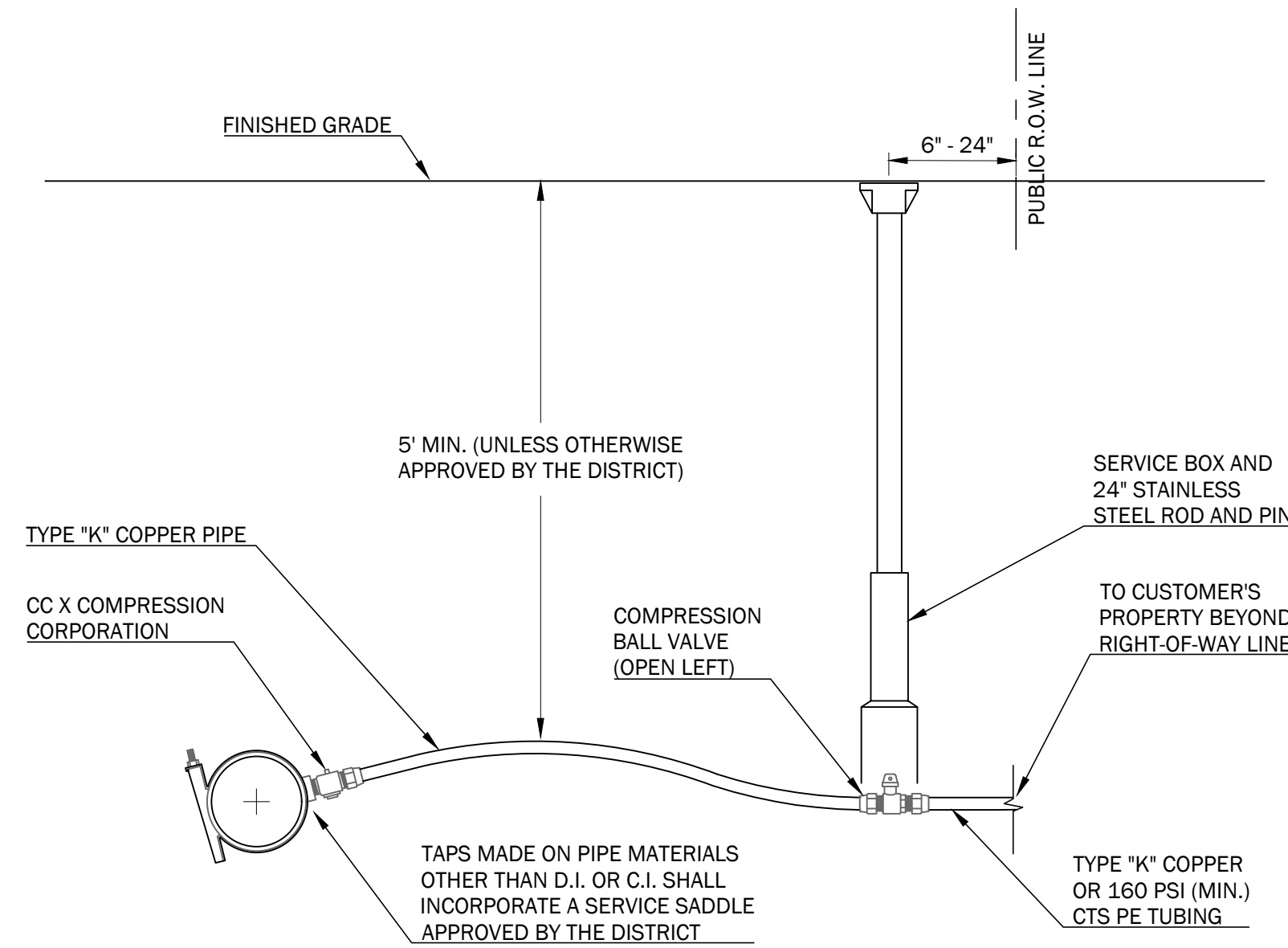
9 CLUSTER MAIL BOX INSTALLATION
NOT TO SCALE



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3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

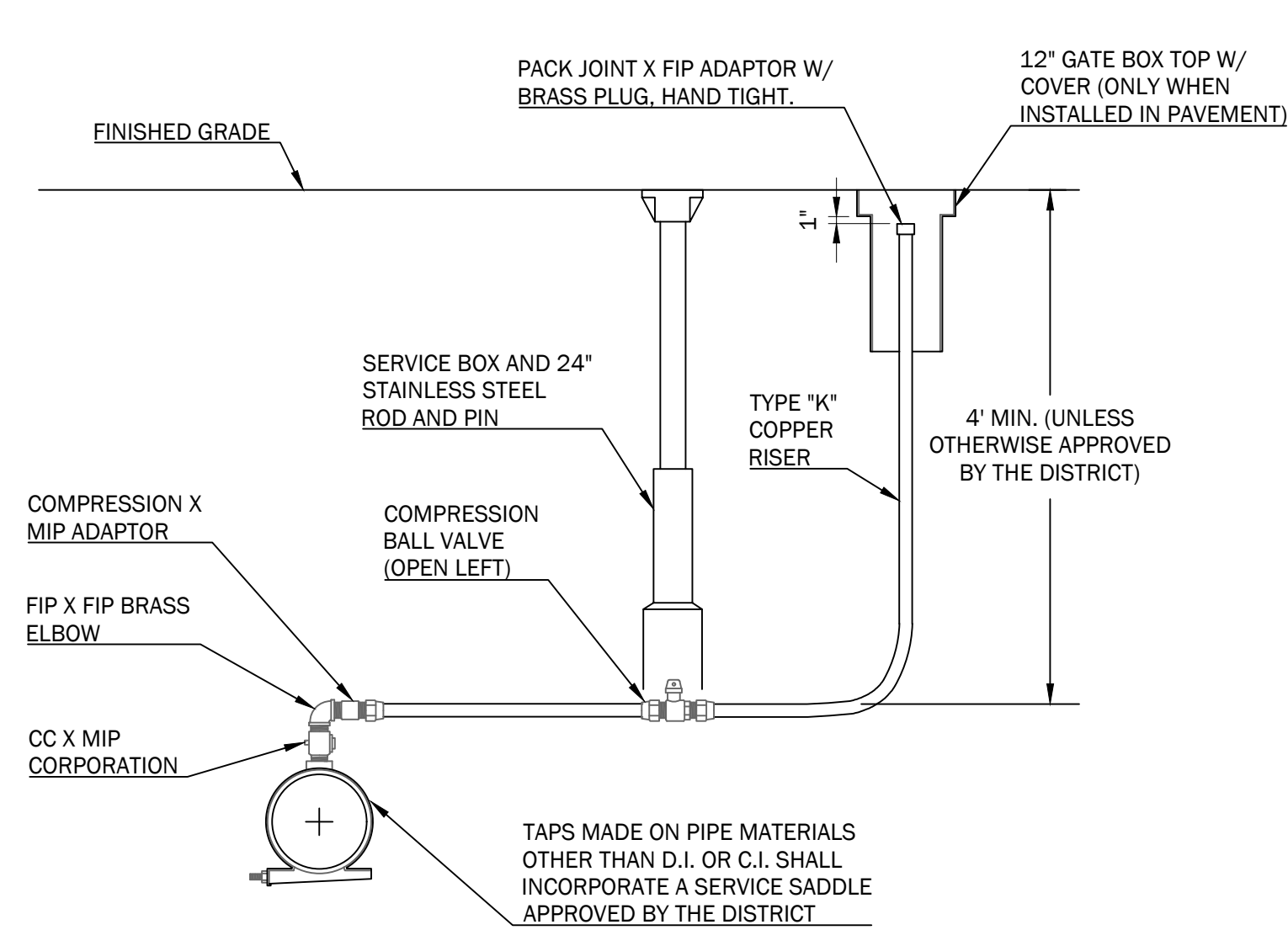
Sheet Title:
SITE DETAILS

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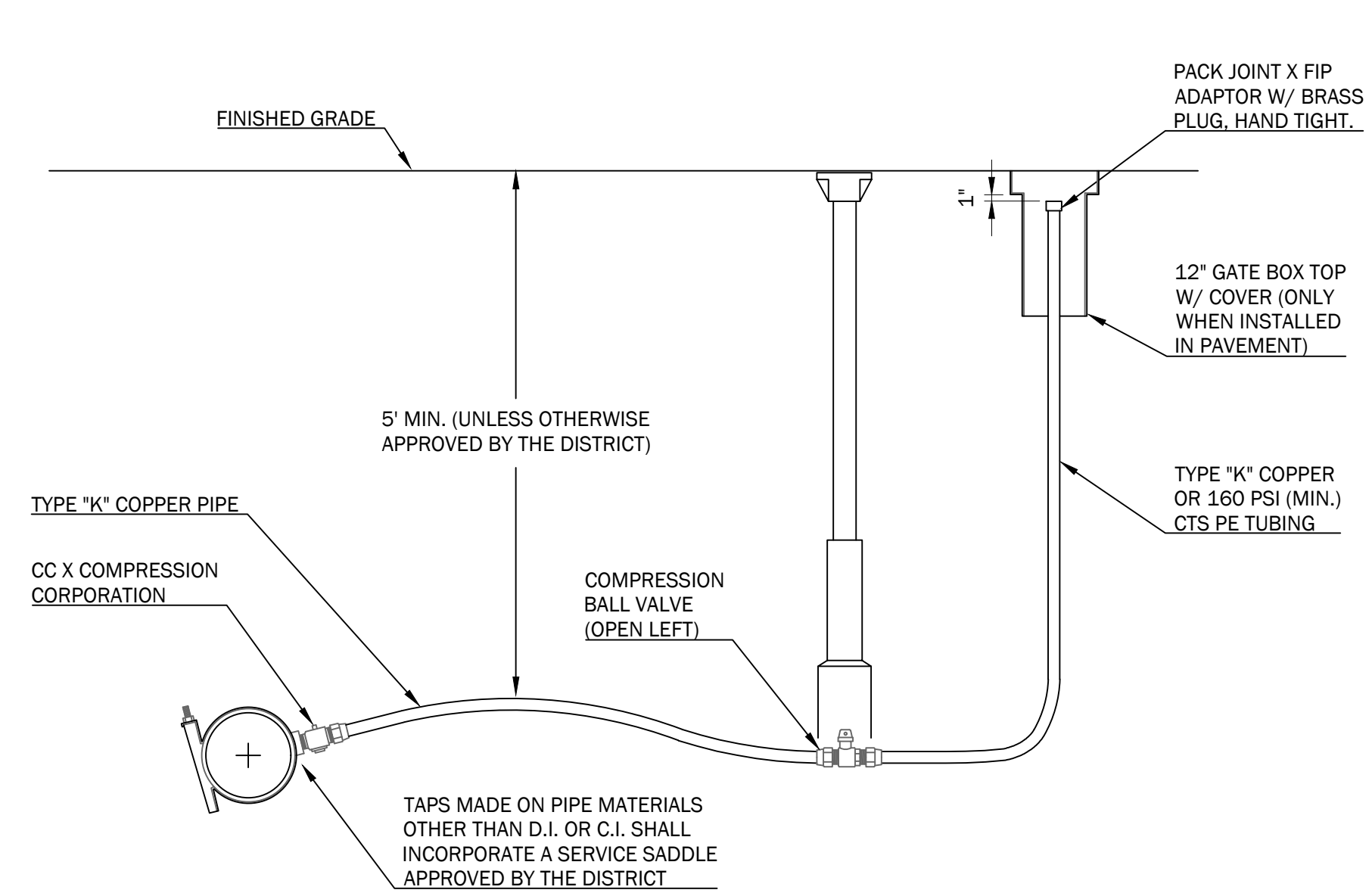
1 KKWWD 1"Ø SERVICE DETAIL

NOT TO SCALE



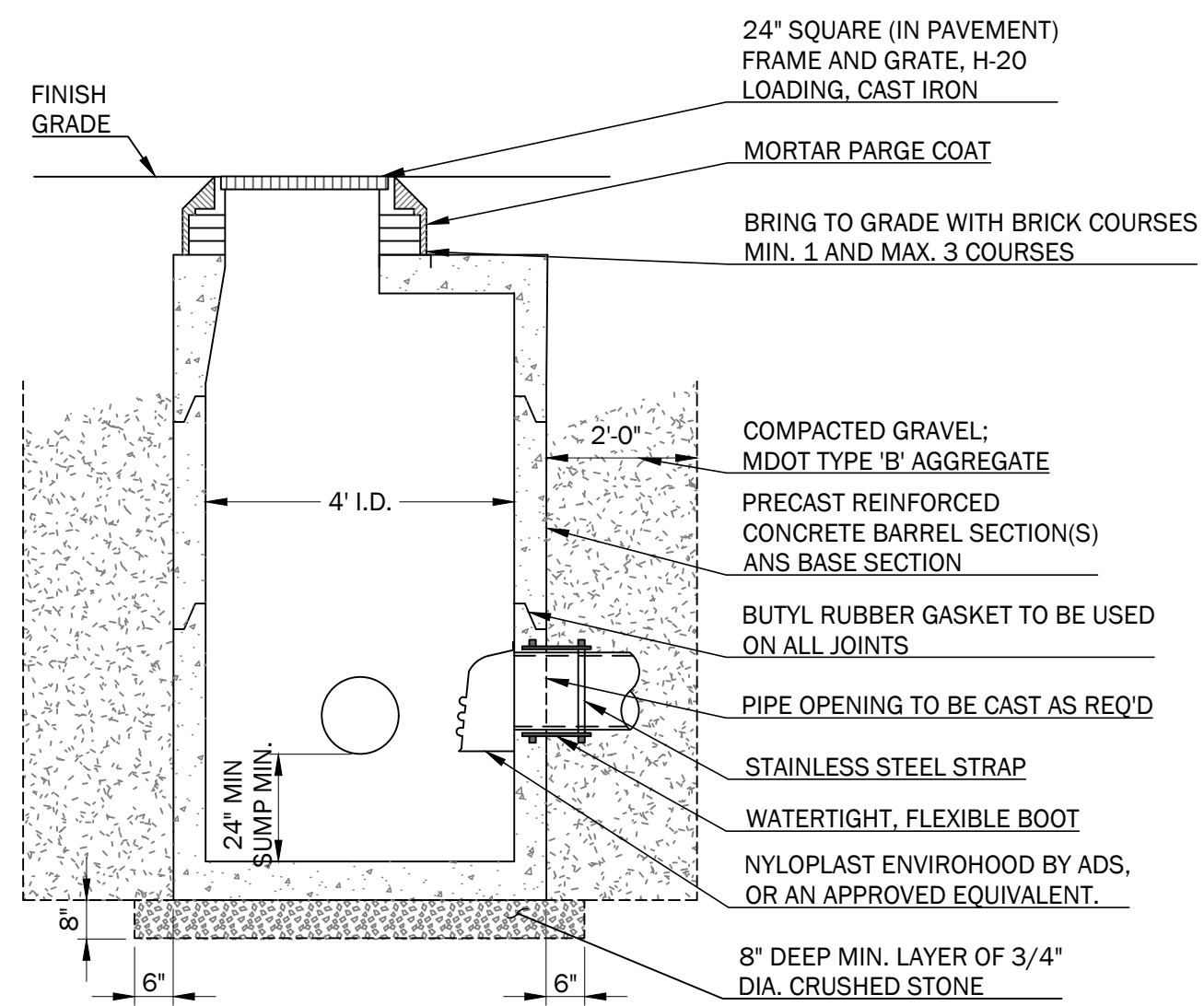
2 KKWWD AIR RELEASE DETAIL

NOT TO SCALE



3 KKWWD BLOW-OFF DETAIL

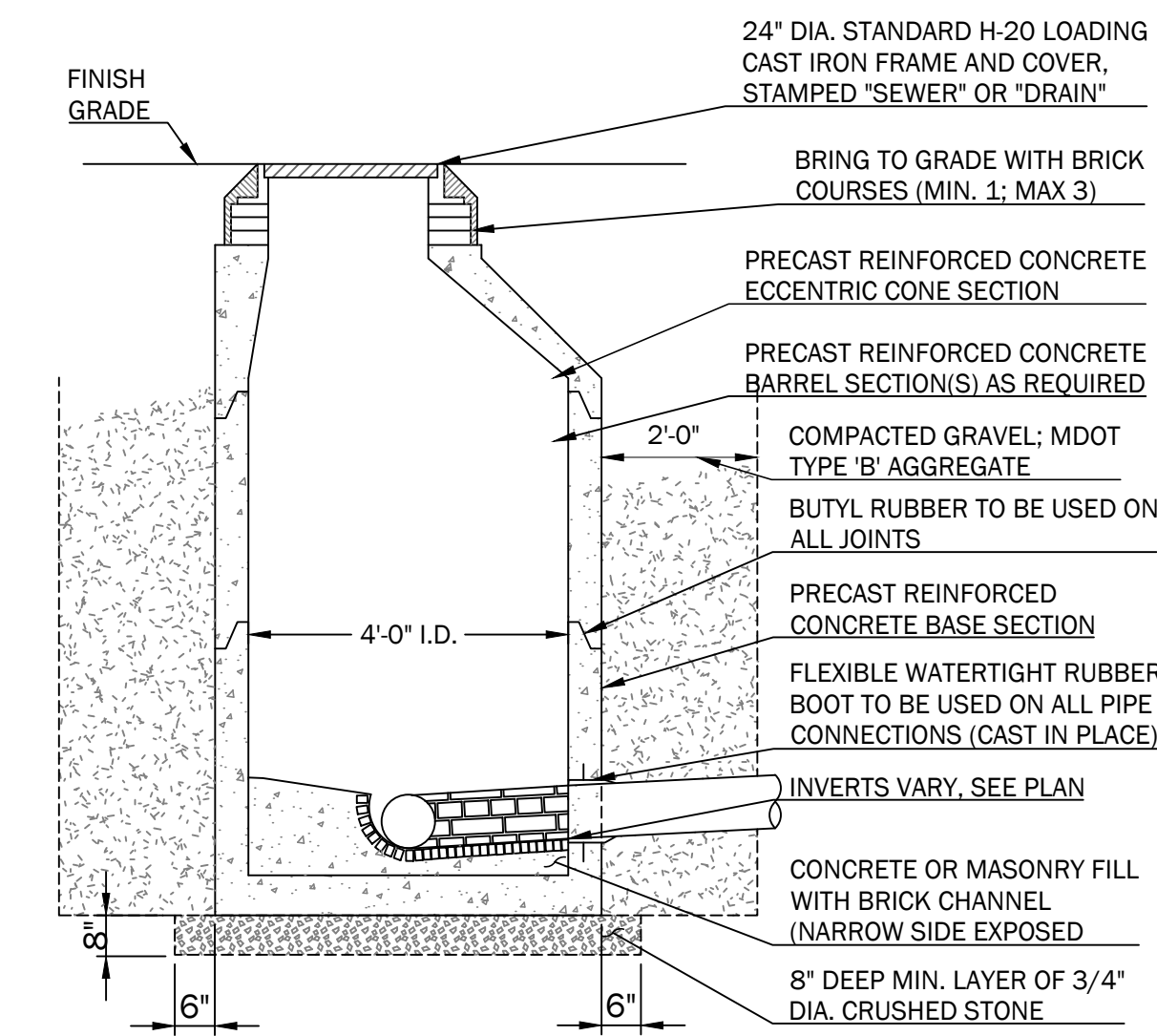
NOT TO SCALE



- NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM. SLAB TOP - NO. 5 BARS.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. PROVIDE INLET PROTECTION FOR OPEN FRAME STRUCTURES DURING CONSTRUCTION, OR UNTIL ALL DISTURBED AREAS ARE FULLY STABILIZED ALL.
 6. NEW CATCH BASINS SHALL BE INSTALLED WITH OUTLET HOOD ON ALL OUTLETS.

4 PRECAST CONCRETE CATCH BASIN

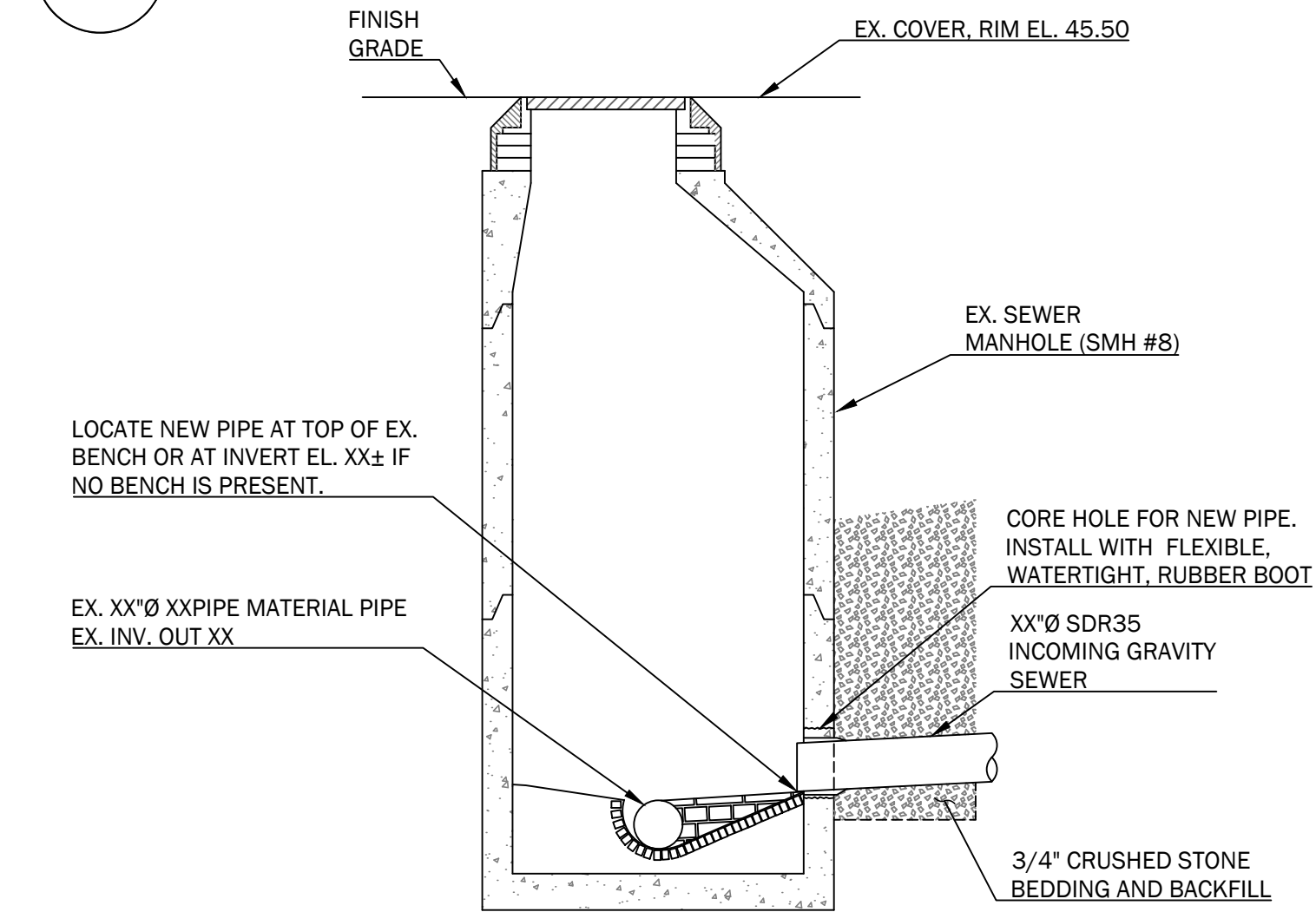
NOT TO SCALE



- NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
 6. ALL MANHOLE COVERS SHALL HAVE 'SEWER' or 'DRAIN' CAST INTO THE COVER AS APPLICABLE.
 7. ALL SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

5 TYPICAL SEWER OR DRAIN MANHOLE DETAIL

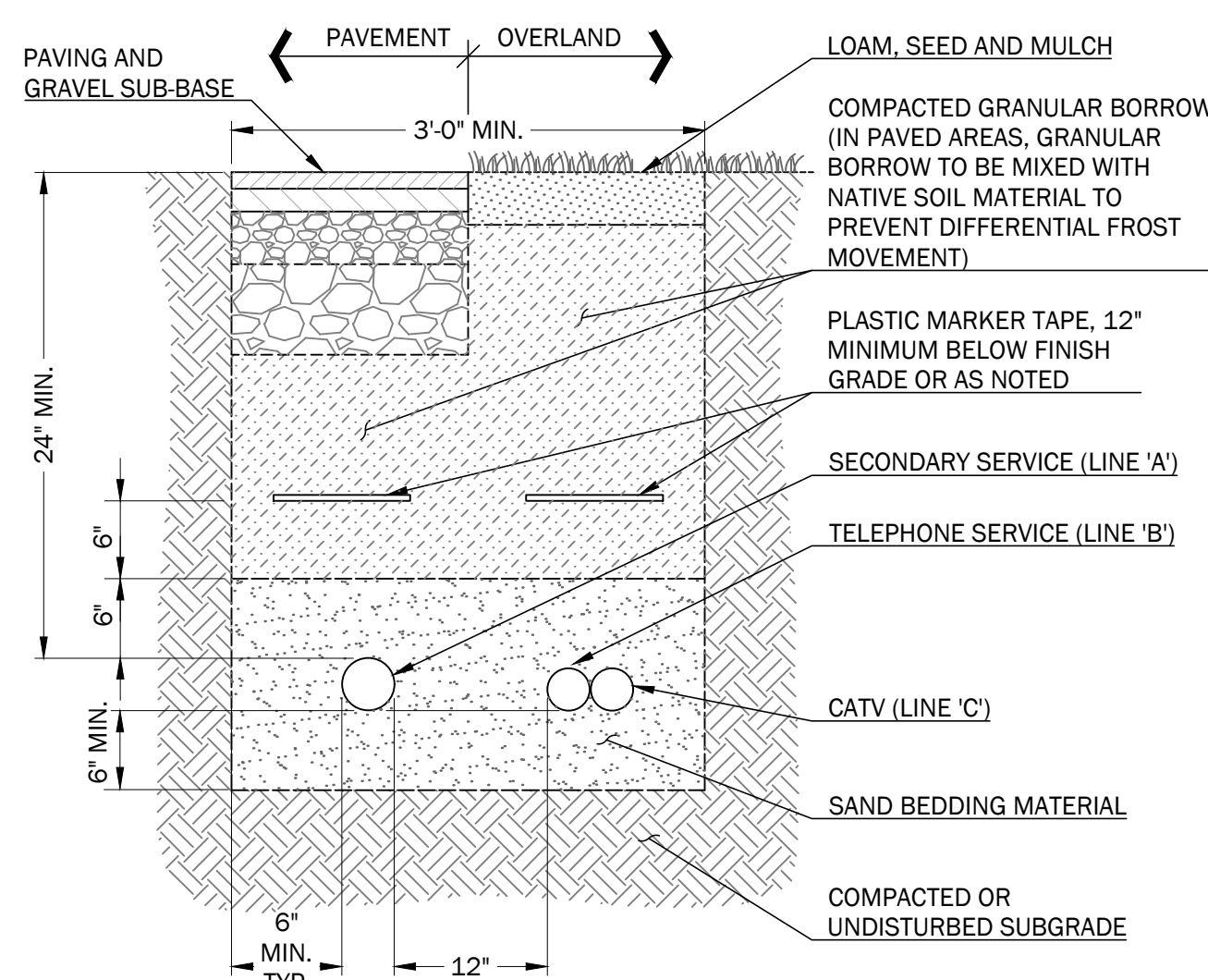
NOT TO SCALE



- NOTES:
1. EXISTING GRAVITY SEWER PIPE IN POST ROAD IS DESCRIBED AS ASBESTOS CONCRETE BY THE SEWER DEPARTMENT.
 2. ASBESTOS CONCRETE SEWER PIPE TO TO BE UNDISTURBED DURING PROPOSED PIPE INSTALLATION.
 3. IF HANDLING OF EXISTING ASBESTOS PIPE IS REQUIRED, CONTRACTOR IS TO COMPLY WITH ALL STATE AND FEDERAL REQUIREMENTS FOR HANDLING ASBESTOS MATERIALS.
 4. CONTRACTOR MAY CHOOSE TO EXCAVATE STRUCTURE AND SEPARATE EXISTING SECTIONS TO BE ABLE TO CORE HOLE FOR NEW SERVICE WITHOUT DISTURBING THE EXISTING PIPES.
 5. IF MANHOLE SECTIONS ARE DISASSEMBLED, REINSTALL WITH BUTYL RUBBER GASKET ON ALL JOINTS.
 6. FOR ADDITIONAL REINSTALLATION REQUIREMENTS SEE TYP. MANHOLE DETAIL.
 7. SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

6 EXISTING SANITARY SEWER MANHOLE - REBUILT BENCH DETAIL

NOT TO SCALE

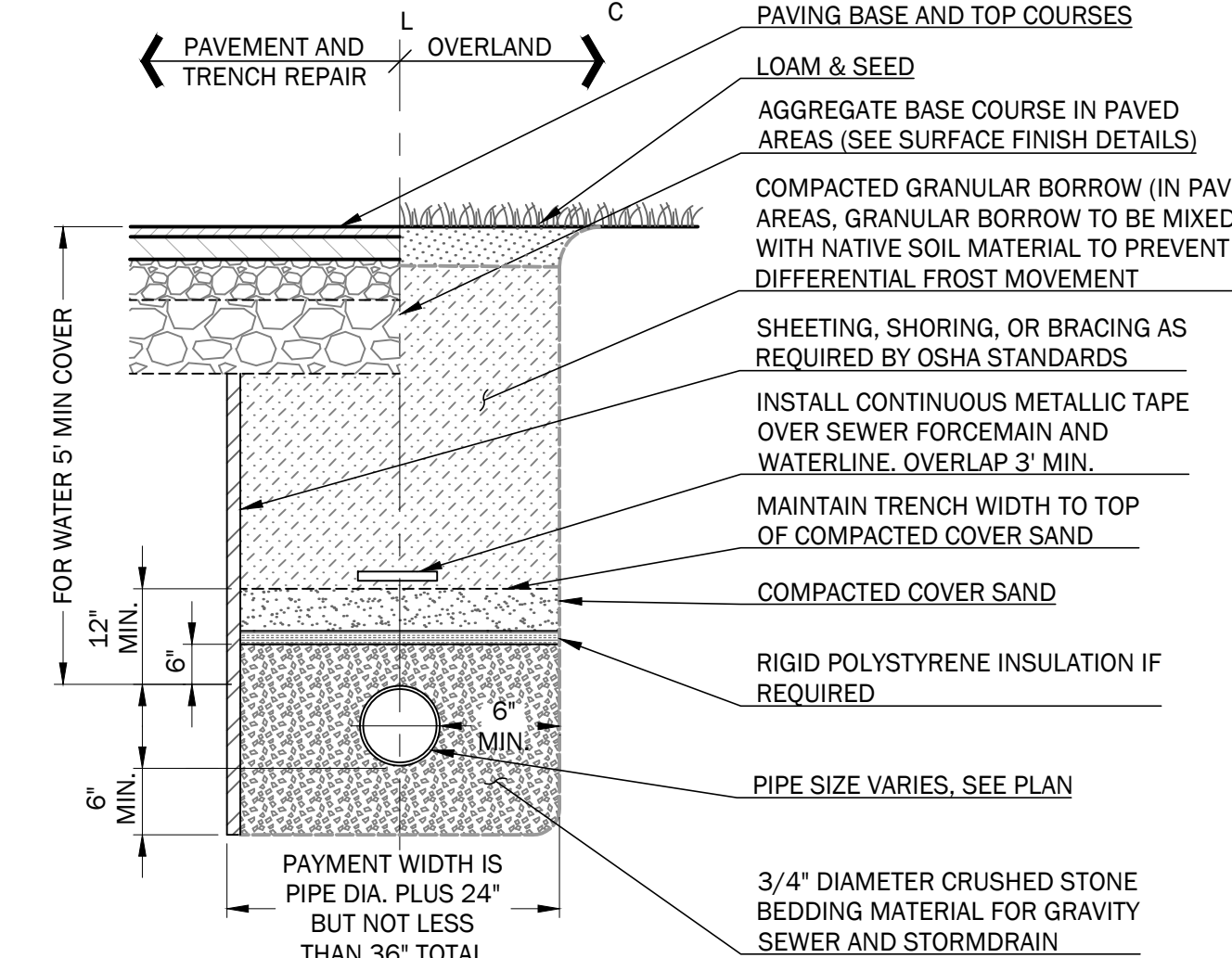


SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	2.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'B'	1.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

- NOTES:
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
 2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
 3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.
 4. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND MATERIAL OF ALL CONDUIT WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

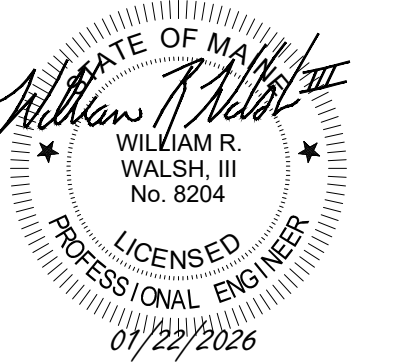
7 UNDERGROUND UTILITY TRENCH SECTION

NOT TO SCALE



8 TYPICAL PIPE TRENCHING DETAIL

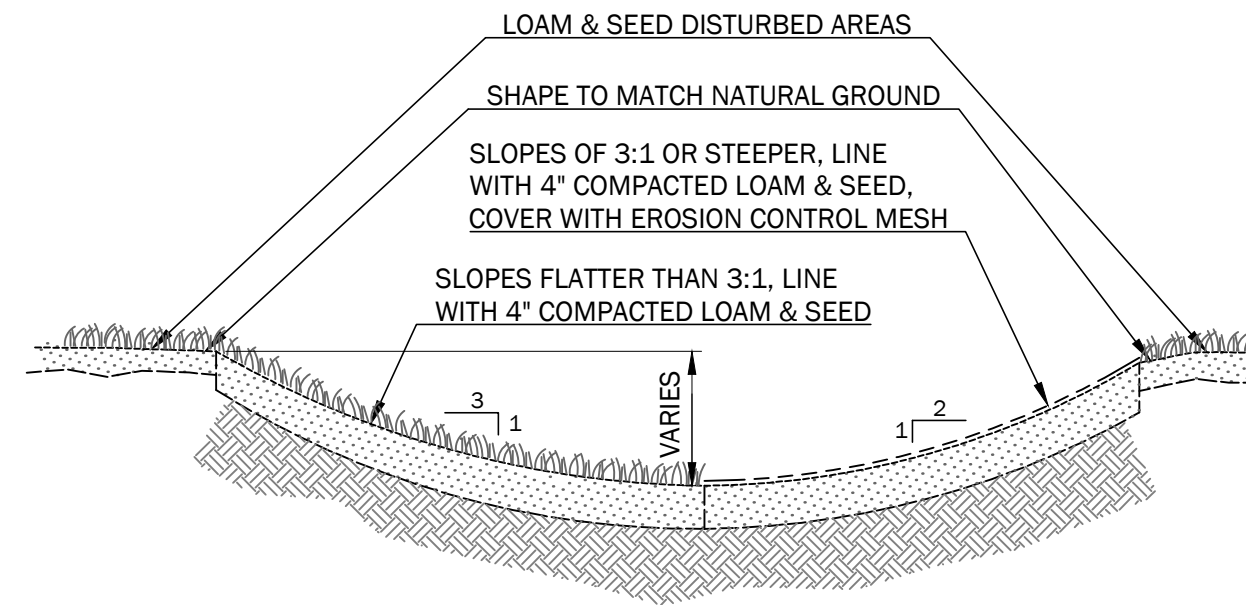
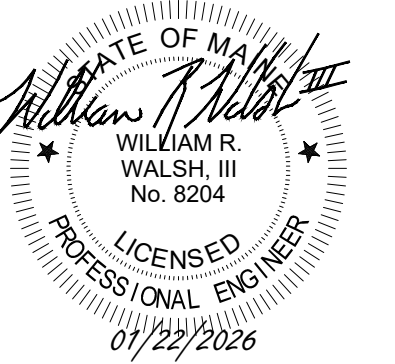
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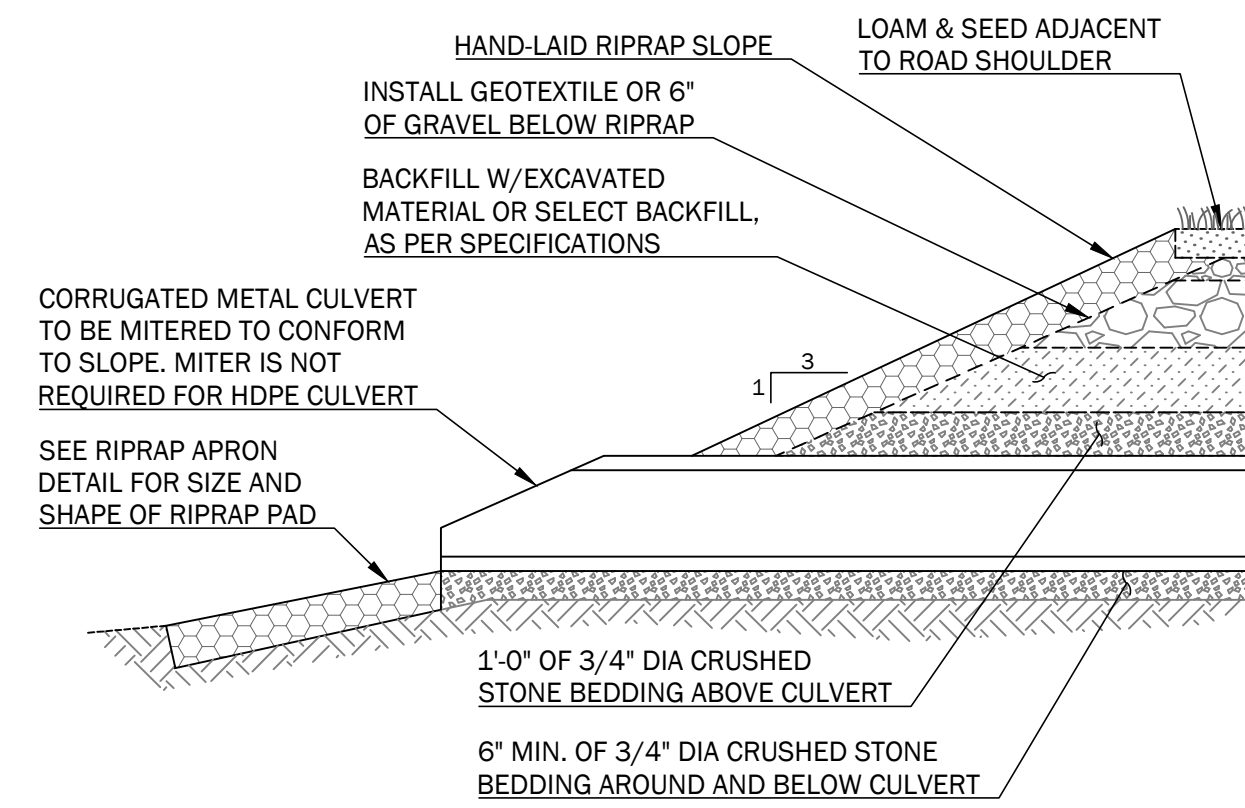
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Sheet Title:

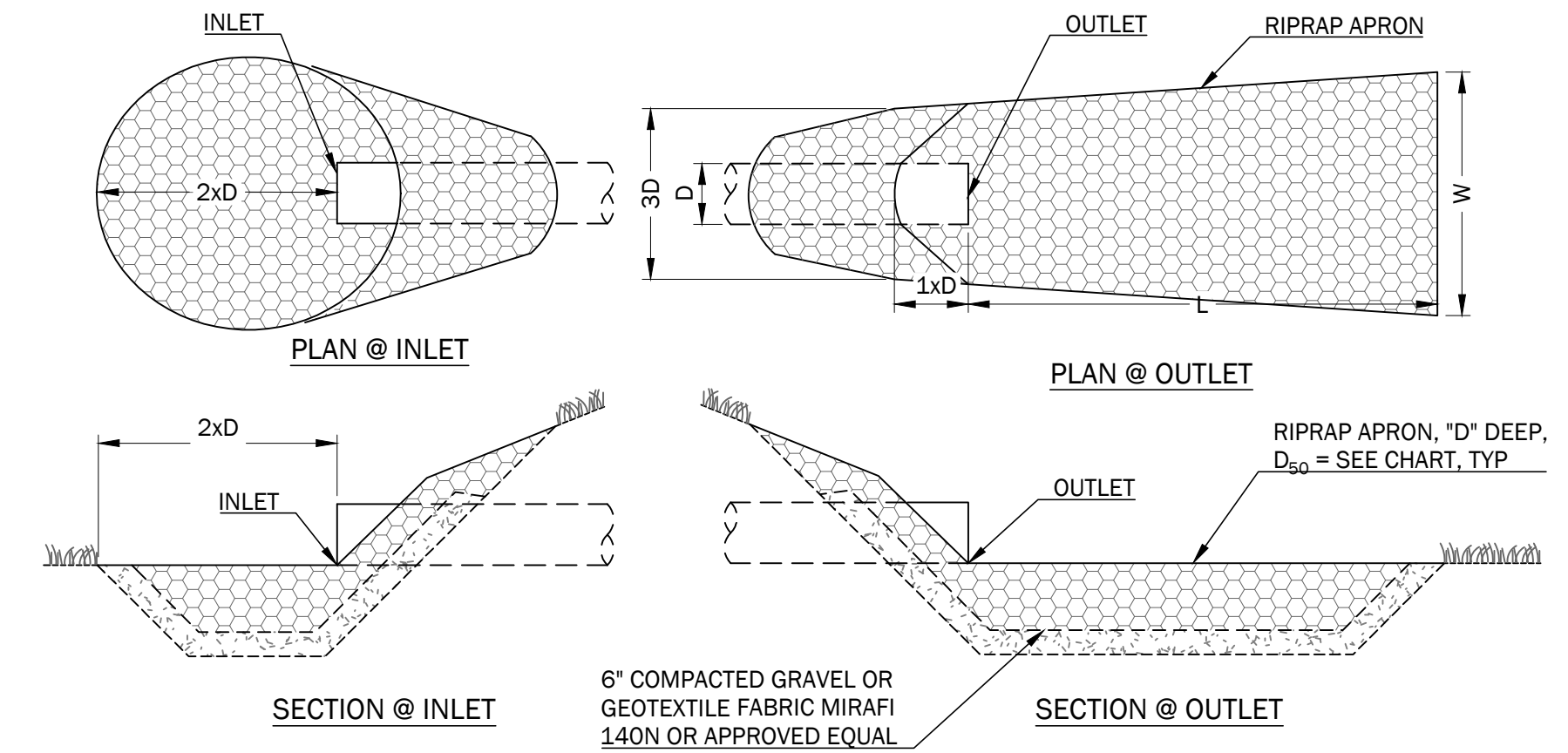
UTILITY DETAILS



1 TYPICAL GRASS SWALE SECTION - ROUND BOTTOM
NOT TO SCALE



3 CULVERT OUTLET AND BEDDING SECTION
NOT TO SCALE



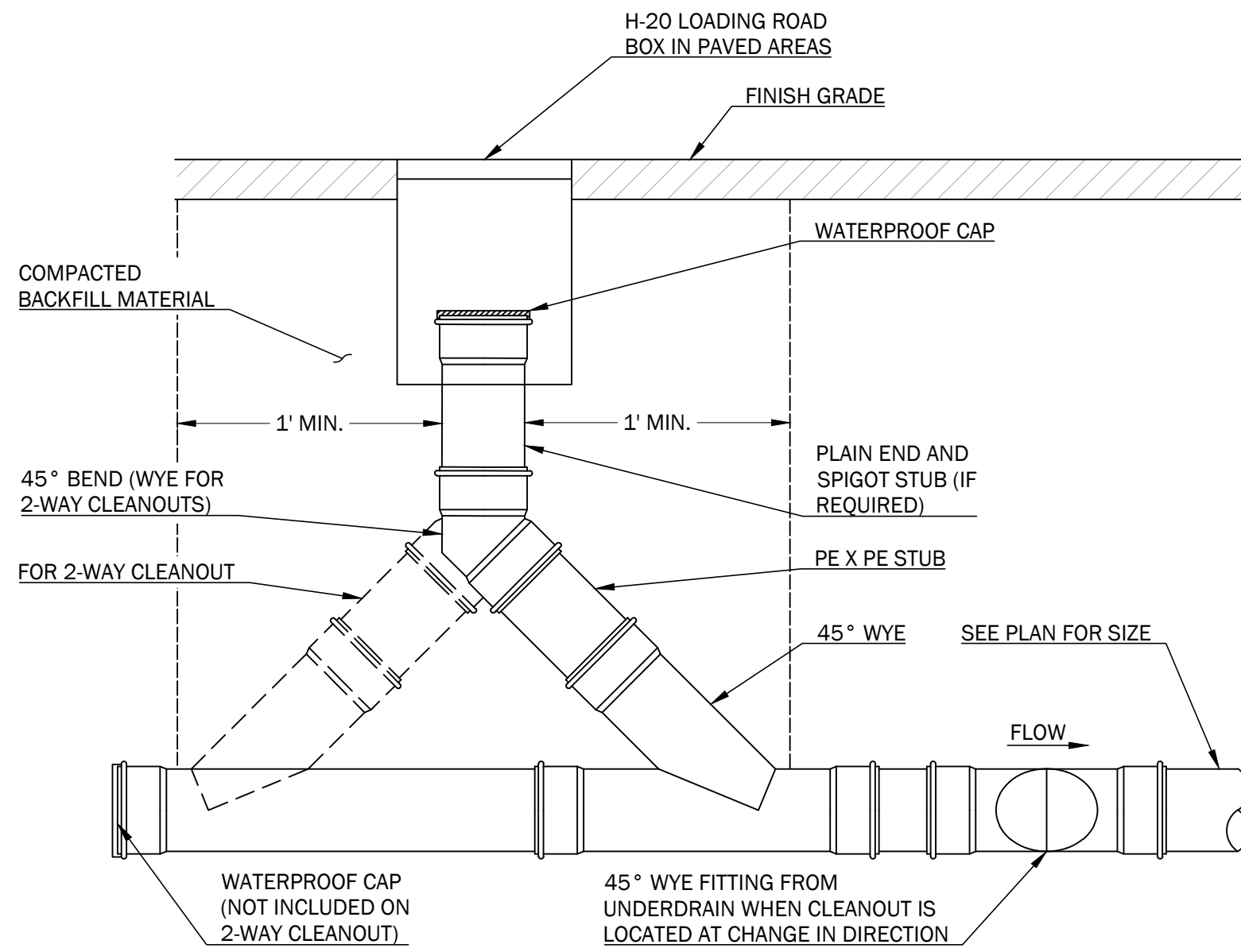
NOTES:

- USE D_{50} NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
- UNDERLAY RIPRAP WITH 6" OF GRAVEL OR GEOTEXTILE
- USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
- RIPRAP INLET PROTECTION SHALL BE A CIRCULAR APRON WITH A RADIUS OF 1X THE PIPE DIAMETER.

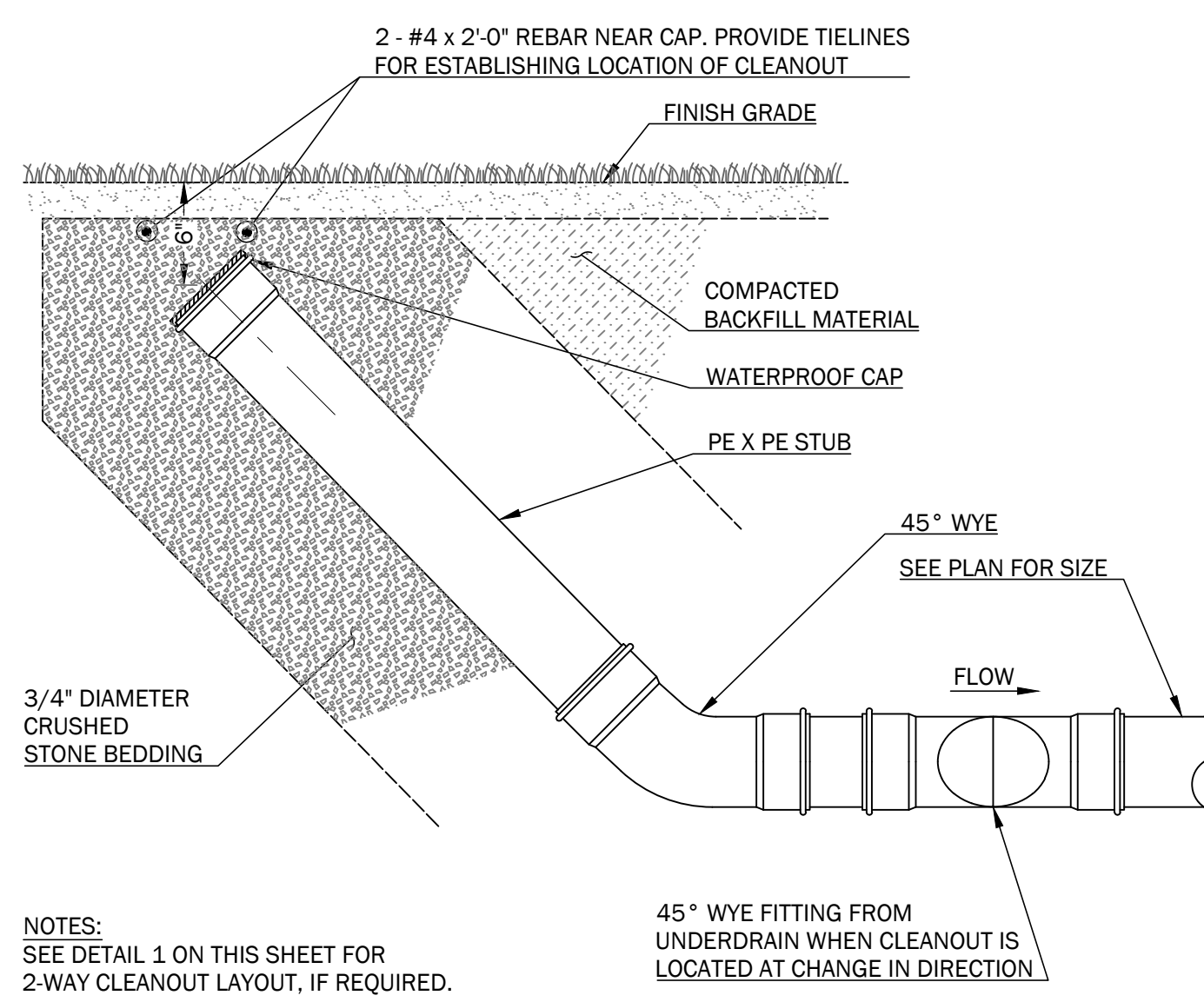
D	L	W	D_{50}
12"	6'	4'	5"
15"	7'	5'	6"
18"	8'	6'	8"

APRON DEPTH = $2.25 \times D_{50}$

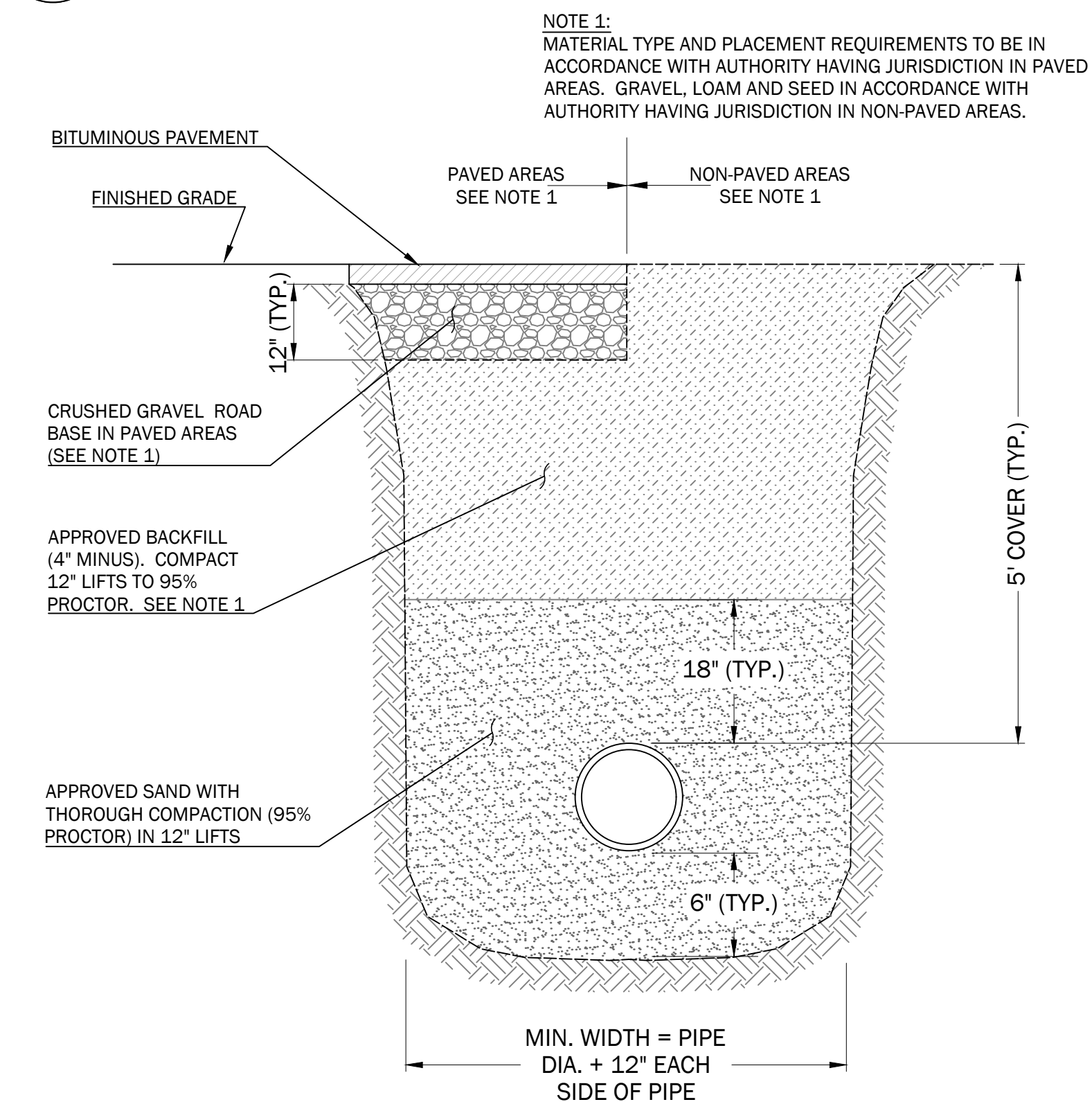
4 RIPRAP APRON SECTIONS
NOT TO SCALE



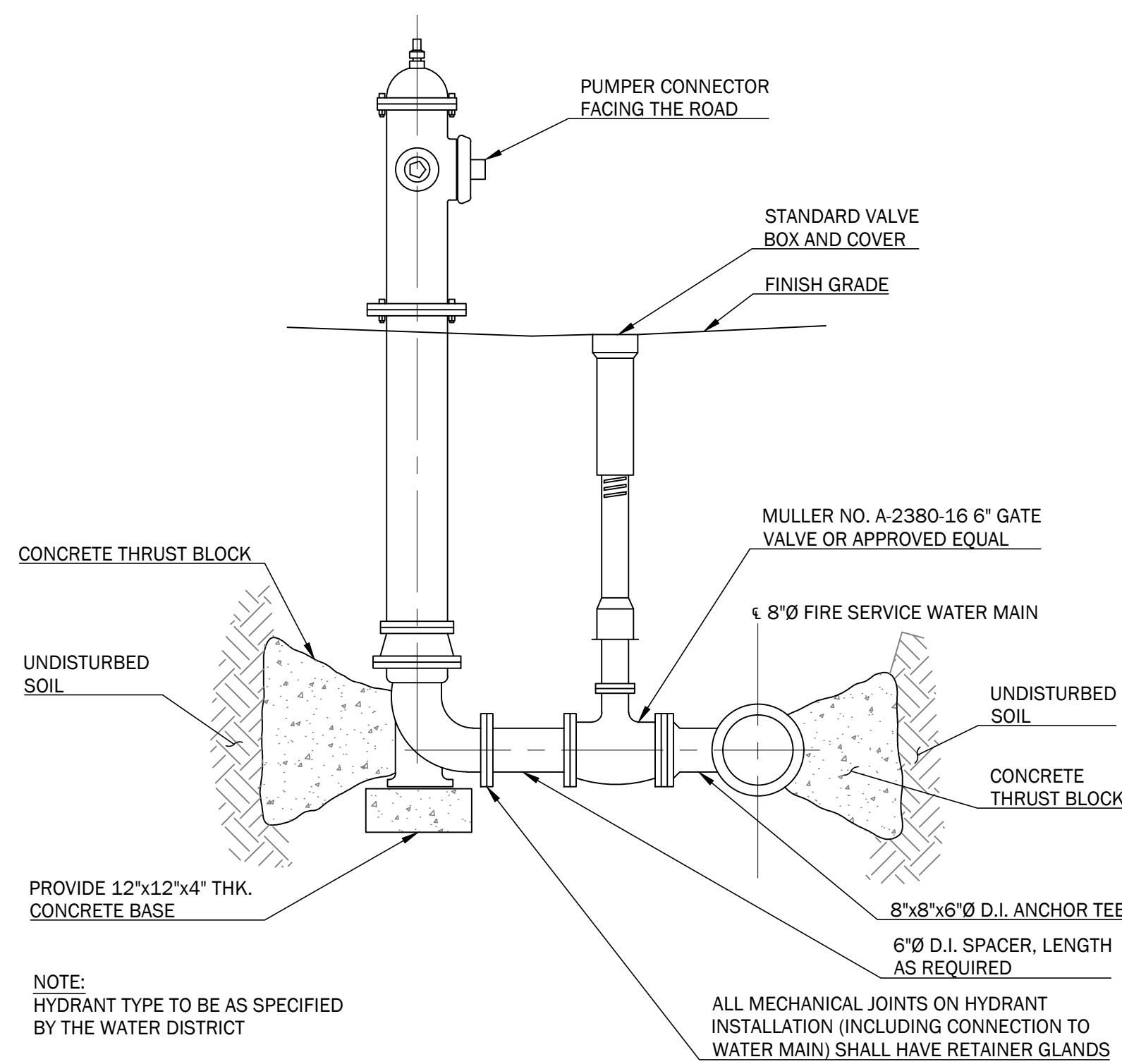
1 SEWER/STORMDRAIN CLEANOUT AT PAVEMENT DETAIL
NOT TO SCALE



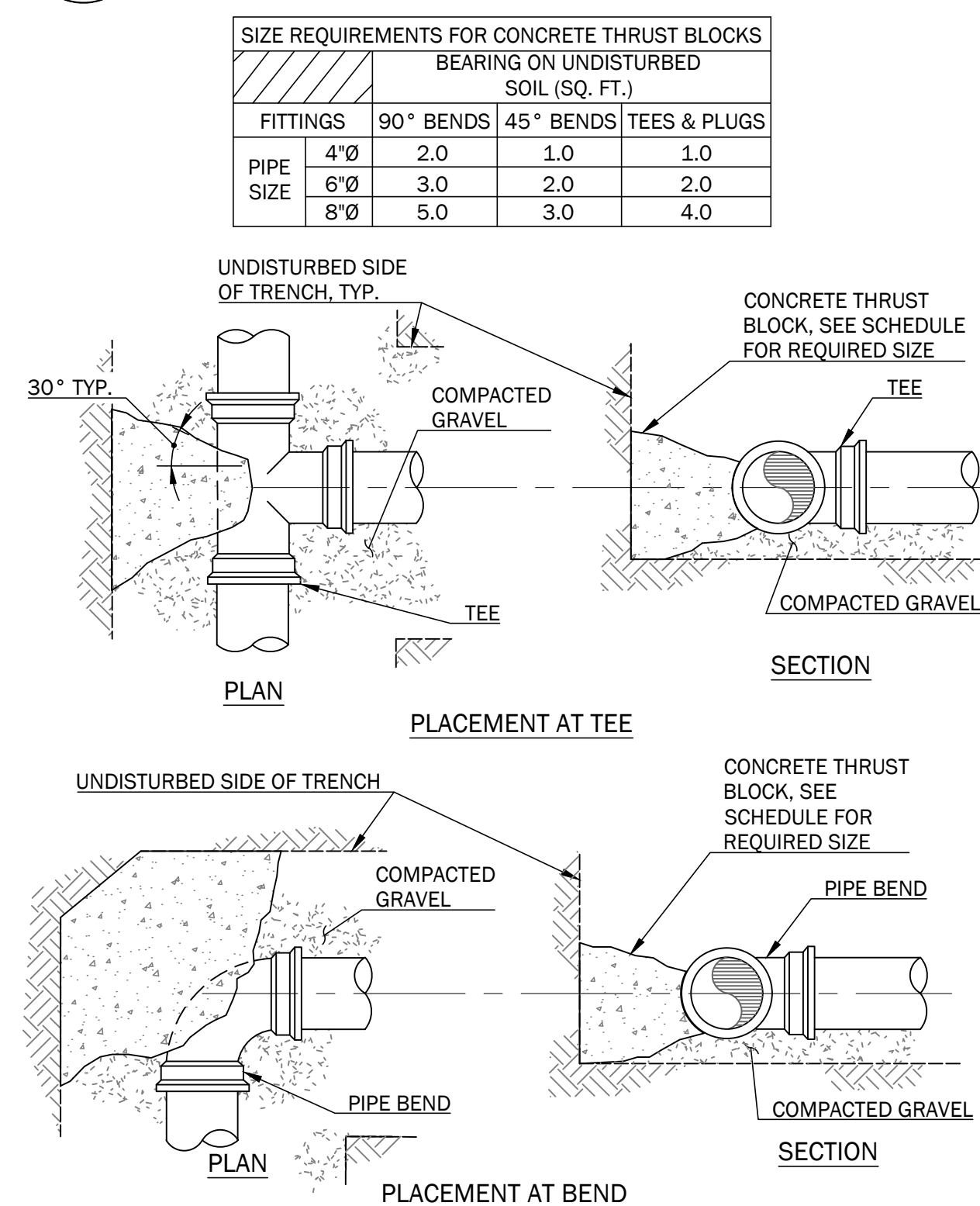
2 SEWER/STORMDRAIN CLEANOUT AT LAWN DETAIL
NOT TO SCALE



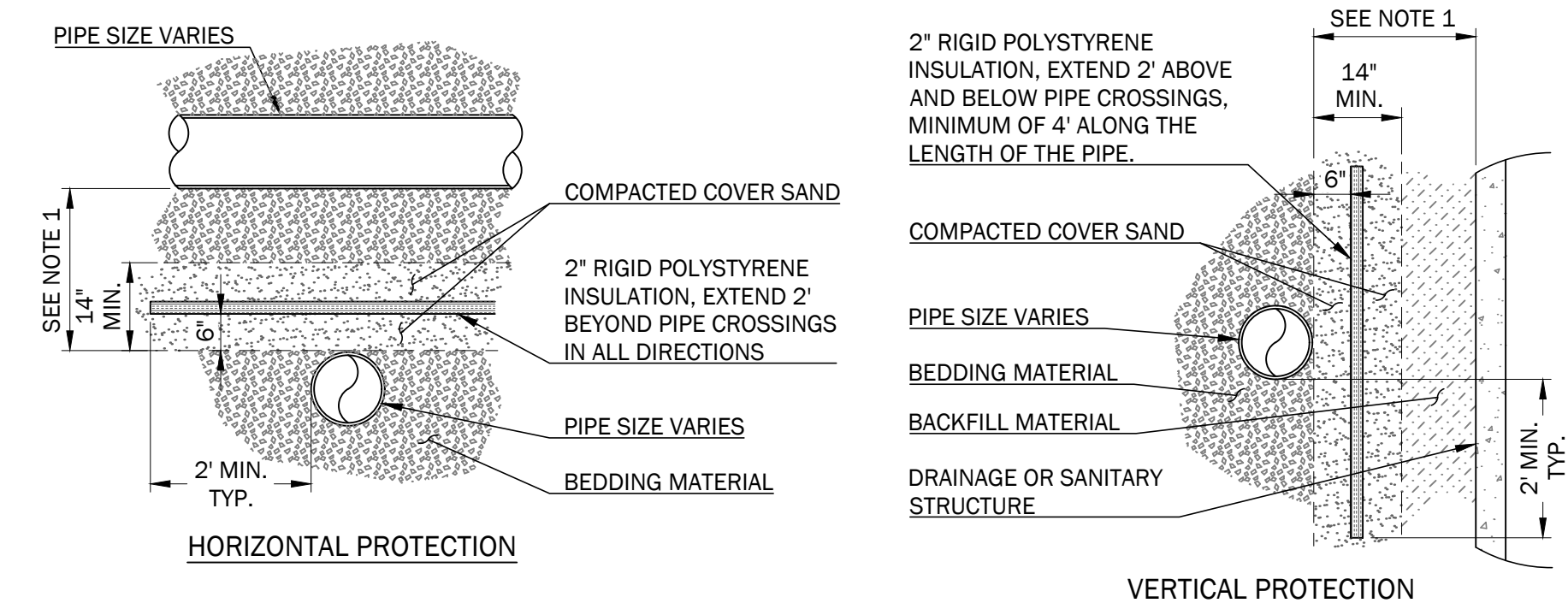
3 KKKWW TYPICAL WATER MAIN TRENCH
NOT TO SCALE



4 HYDRANT DETAIL
NOT TO SCALE



5 THRUST BLOCK DETAILS
NOT TO SCALE



5 RIGID INSULATION DETAILS
NOT TO SCALE

FITTINGS	90° BENDS	45° BENDS	TEES & PLUGS
PIPE SIZE 4"	2.0	1.0	1.0
6"	3.0	2.0	2.0
8"	5.0	3.0	4.0

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
UTILITY DETAILS

Job No.:	1005	Sheet No.:	C4.4	
Date:	01/22/2026	Scale:		AS SHOWN
Drawn:	MBP/MRM	Checked:		WRW/LLT
Preliminary - NOT FOR CONSTRUCTION				

GRASSED UNDERDRAIN SOIL FILTER NAME	CREST ELEVATION (A)	SPILLWAY ELEVATION (B)	TOP OF WATER ELEVATION (C)	BOTTOM OF STORAGE ELEVATION (D)	UNDERDRAIN INVERT (E)	UNDERDRAIN CONNECTION INVERT (F)	STORMDRAIN OUTLET INVERT (G)	FILTER AREA (SQ. FT.) REQUIRED	FILTER AREA (SQ. FT.) PROVIDED	FILTER VOLUME (CU. FT.) REQUIRED	FILTER VOLUME (CU. FT.) PROVIDED	PEAK WATER ELEVATION		
												2 YEAR STORM	10 YEAR STORM	25 YEAR STORM
UDSF #1	66.25	65.50	64.84	63.50	61.20	60.99	60.58	1,216	1,250	2,026	5,562	62.95	64.12	64.84
UDSF #2	64.00	63.75	63.10	61.00	58.83	58.48	58.28	3,167	5,803	5,571	23,172	61.65	62.47	63.10

SIEVE SIZE	% BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

SIEVE SIZE	% BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
#200 CLAY SIZE	<2%

CONSTRUCTION OVERSIGHT
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION FOR ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER AS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

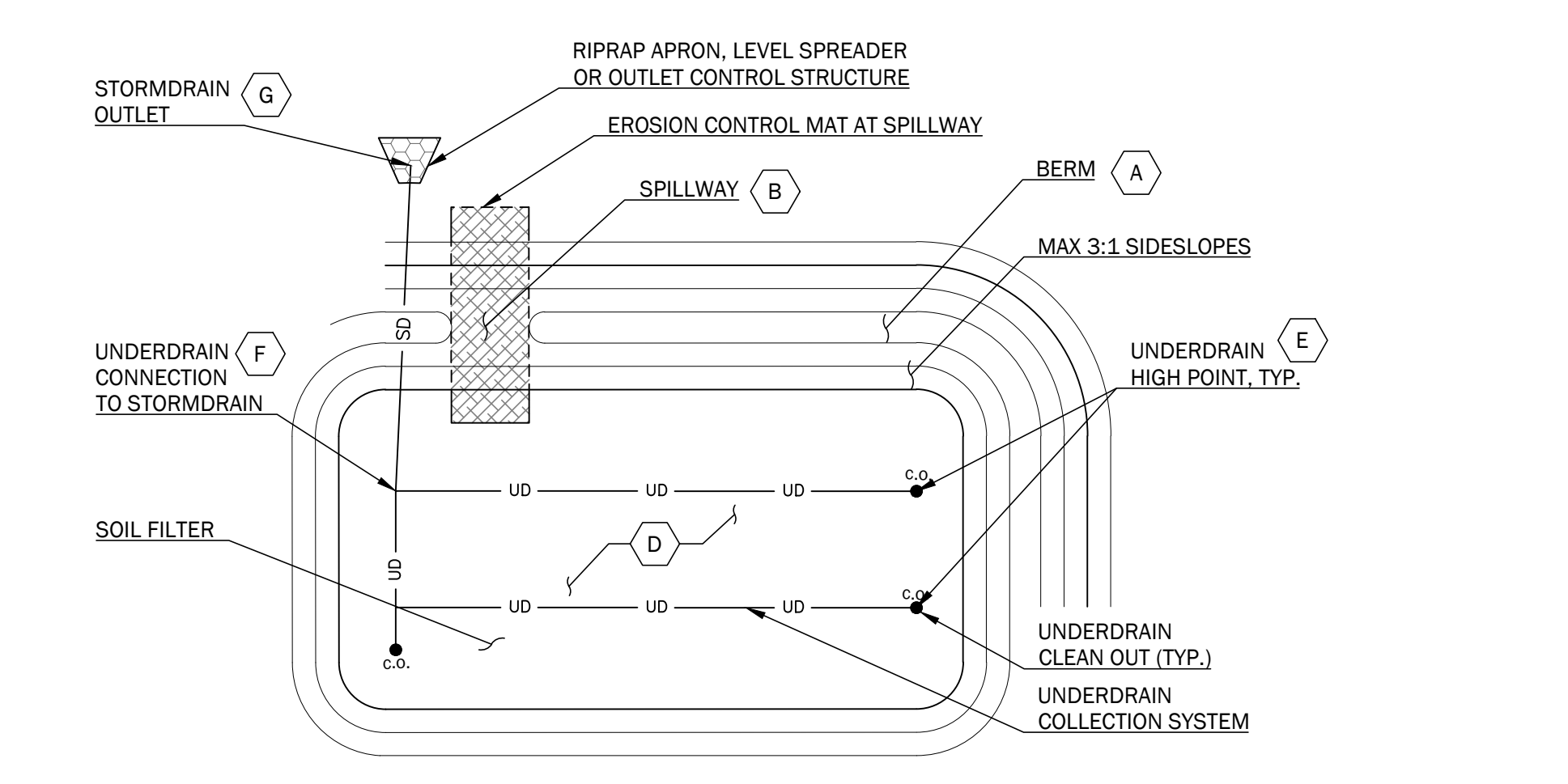
COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.

CONSTRUCTION INSPECTIONS: AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION WILL OCCUR:

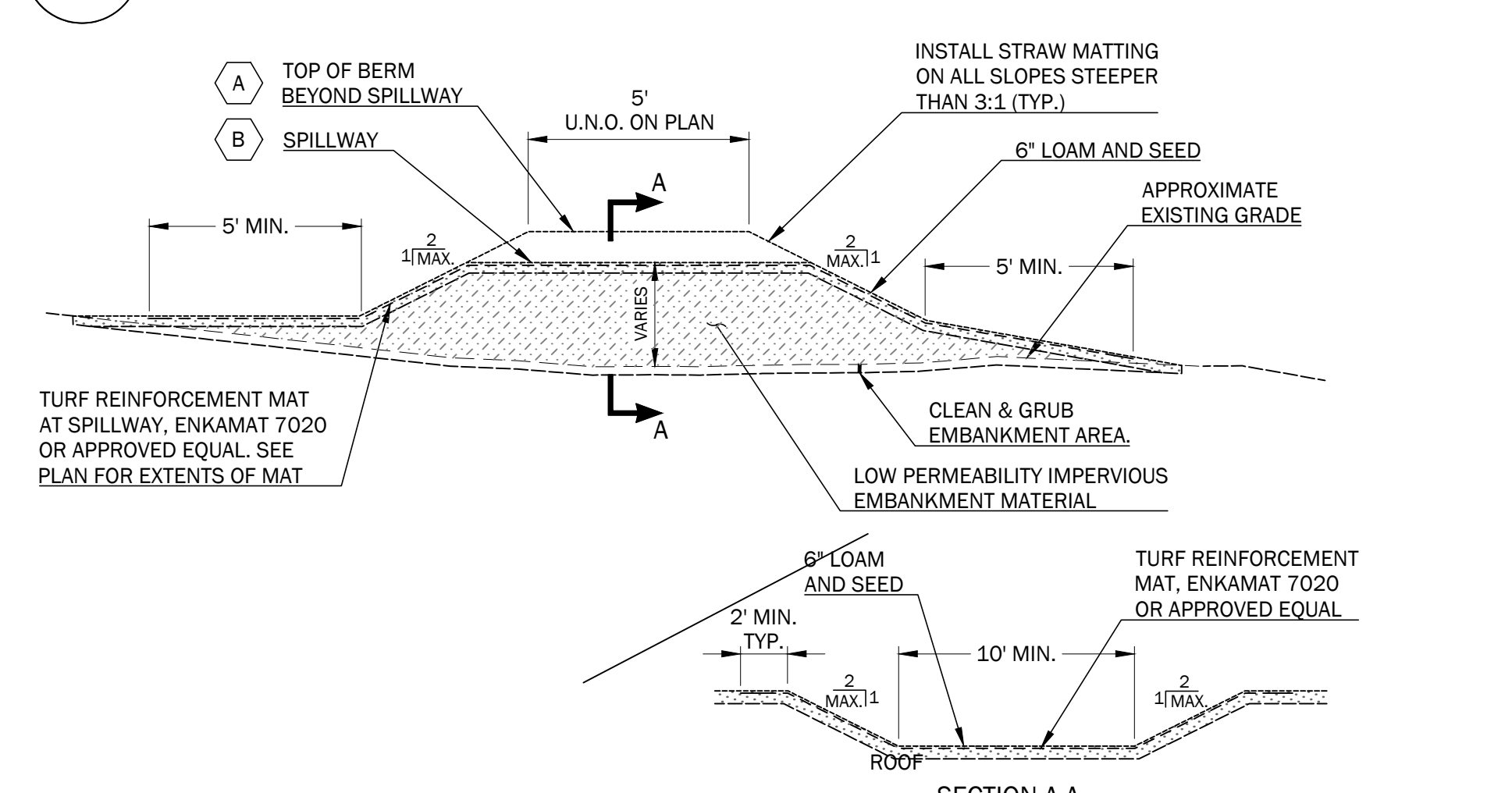
- AFTER THE FILTER HAS BEEN CONSTRUCTED TO SUBGRADE.
- AFTER INSTALLATION OF THE FILTER LINER.
- AFTER INSTALLATION OF THE UNDERDRAIN PIPES HAVE BEEN INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA.
- AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDING AND MULCHED.
- AFTER ONE YEAR TO INSPECT VEGETATION AND MAKE CORRECTIONS.
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

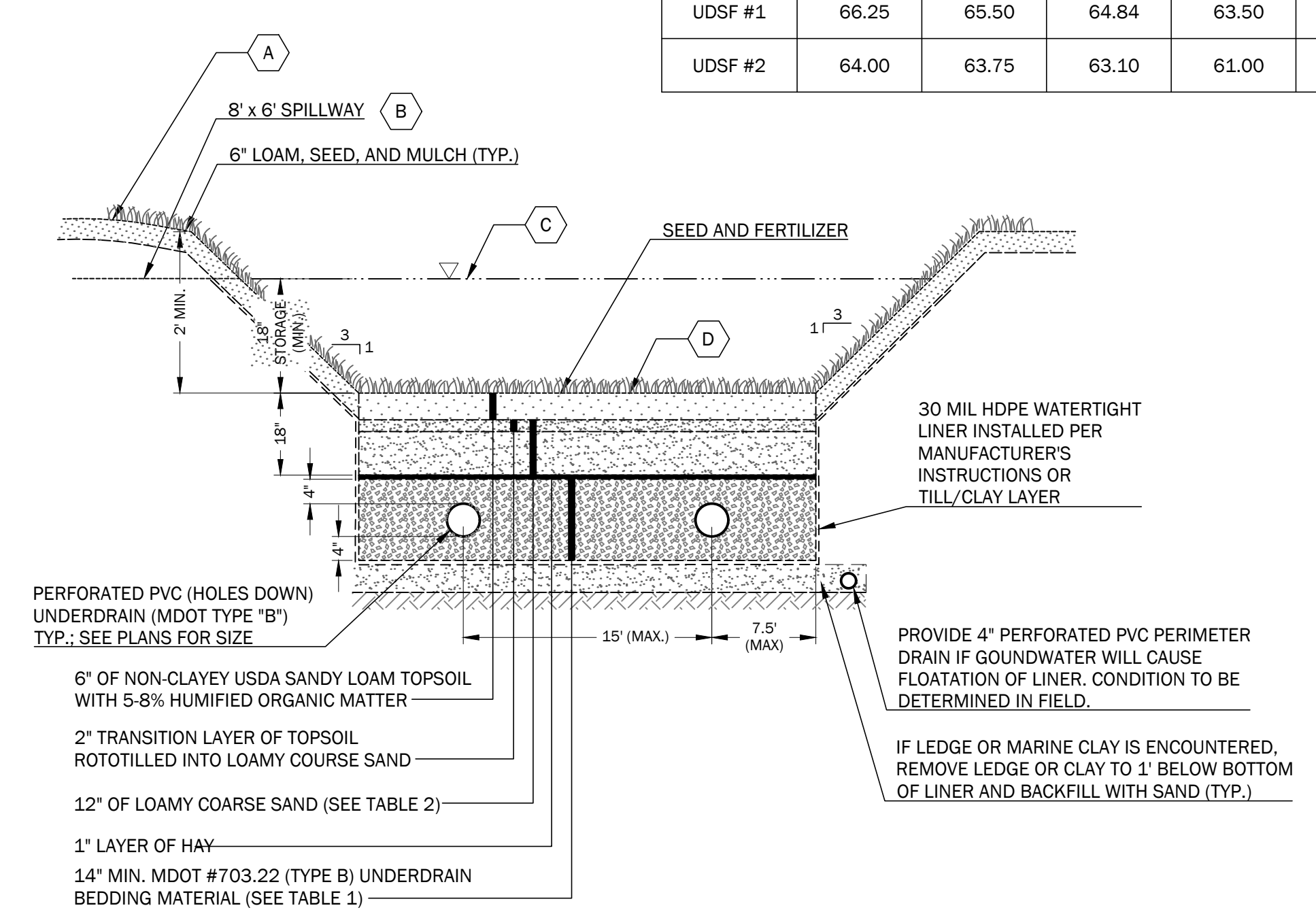
- SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES: 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.



1 GRASSED UNDERDRAIN SOIL FILTER ILLUSTRATIVE LAYOUT PLAN
NOT TO SCALE



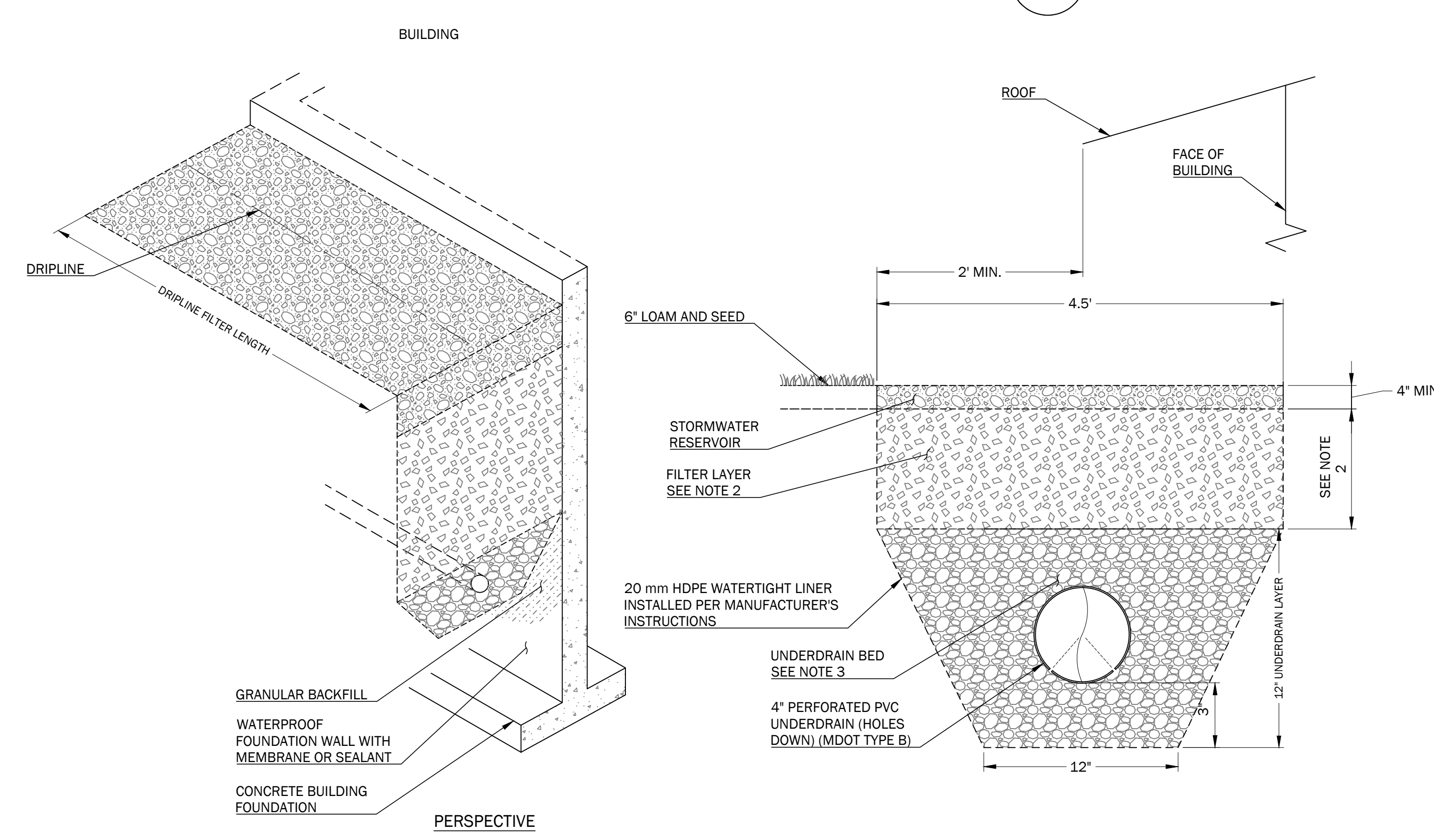
2 TYPICAL EMBANKMENT/SPILLWAY DETAIL
NOT TO SCALE



GRASSED UNDERDRAINED SOIL FILTER NOTES:

- THE SOIL BED SHALL BE 18" IN DEPTH AND CONSIST OF THE FOLLOWING:
 - 6" OF NON-CLAYEY USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER
 - 12" OF LOAMY COARSE SAND
- BOTTOM 2" OF SANDY LOAM TOPSOIL SHALL BE ROTOTILLED INTO TOP SURFACE OF LOAMY COARSE SAND TO CREATE TRANSITION ZONE.
- THE SOIL BED MATERIAL SHALL BE LIGHTLY COMPACTED (90% TO 92% STANDARD PROCTOR) USING WATER. IF HEAVY COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.
- A 1" LAYER OF HAY SHALL BE PLACED BETWEEN THE BOTTOM OF THE SOIL BED AND THE TOP OF THE UNDERDRAIN MATERIAL.
- THE FILTER SHOULD BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
 - CREeping RED FESCUE: 20LBS/ACRE
 - TALL FESCUE: 20LBS/ACRE
 - BIRD'SFOOT TREFOIL: 8LBS/ACRE
 - TOTAL: 48LBS/ACRE
- REFER TO GRADING PLANS FOR UNDERDRAIN LAYOUT.
- THE MAXIMUM DISTANCE BETWEEN UNDERDRAIN PIPES SHALL BE 15 FEET.
- GRASSED UNDERDRAINED SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED.

3 GRASSED UNDERDRAIN SOIL FILTER TYPICAL CROSS SECTION
NOT TO SCALE



4 TYPICAL ROOF DRIPLINE FILTER DETAILS
NOT TO SCALE

DRIPLINE FILTER NOTES:

- DRIPLINE FILTER TO BE INSTALLED TO CAPTURE THE MAXIMUM ROOF AREA POSSIBLE.
- 12" FILTER LAYER (SANDY SOIL WITH 4 - 7 % FINES - BACKFILL MAY BE APPROPRIATE)
- UNDERDRAIN BED SHALL CONSIST OF GRAVEL MEETING MDOT SPEC. 703.22, TYPE C.
- THE DRIPLINE FILTER SHALL EXTEND THE LENGTH OF THE BUILDING OR AREA OF ROOF TO BE TREATED.
- THE DRIPLINE IS PART OF THE STORMWATER TREATMENT SYSTEM AND CAN NOT BE REMOVED OR ALTERED IN ANY WAY.

CONSTRUCTION OVERSIGHT

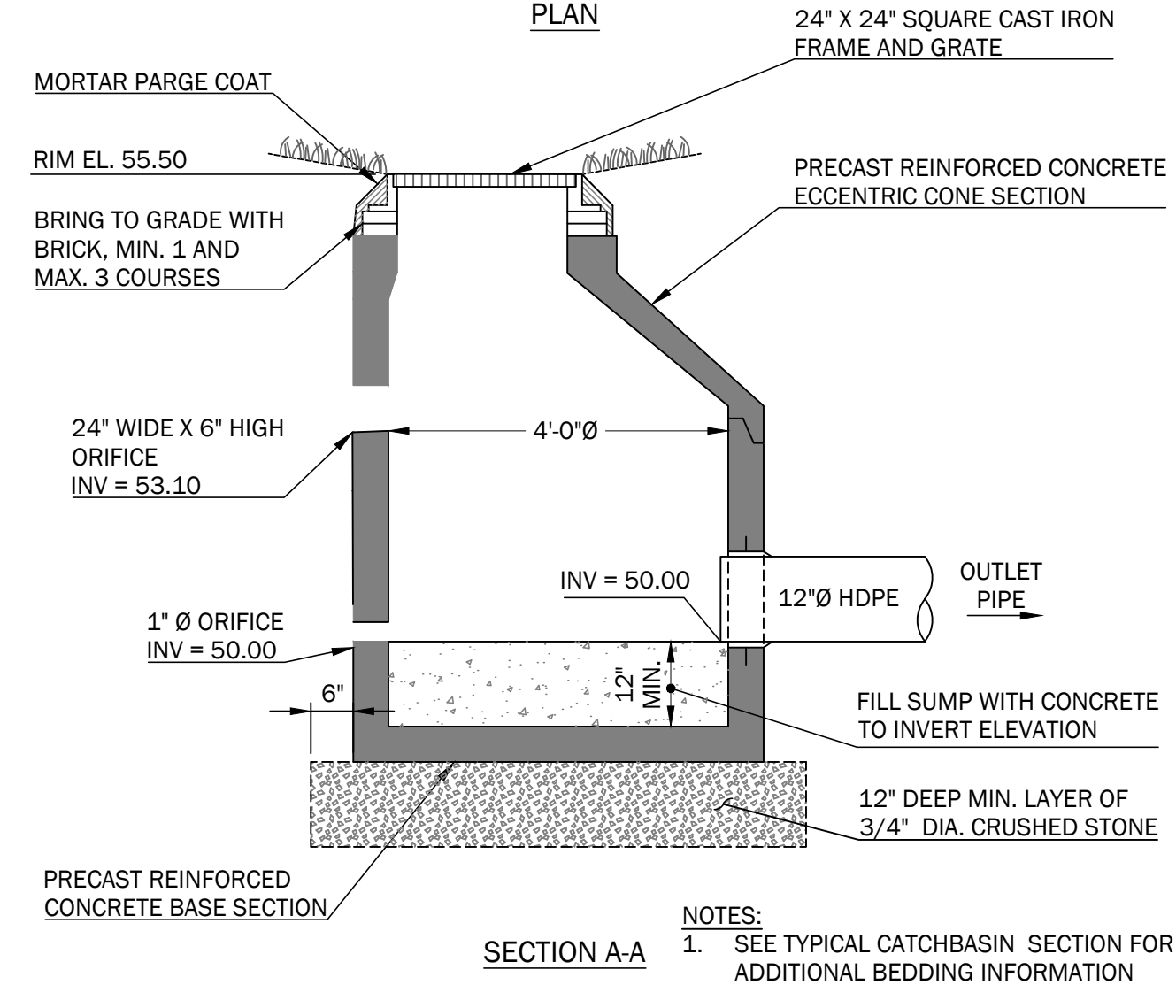
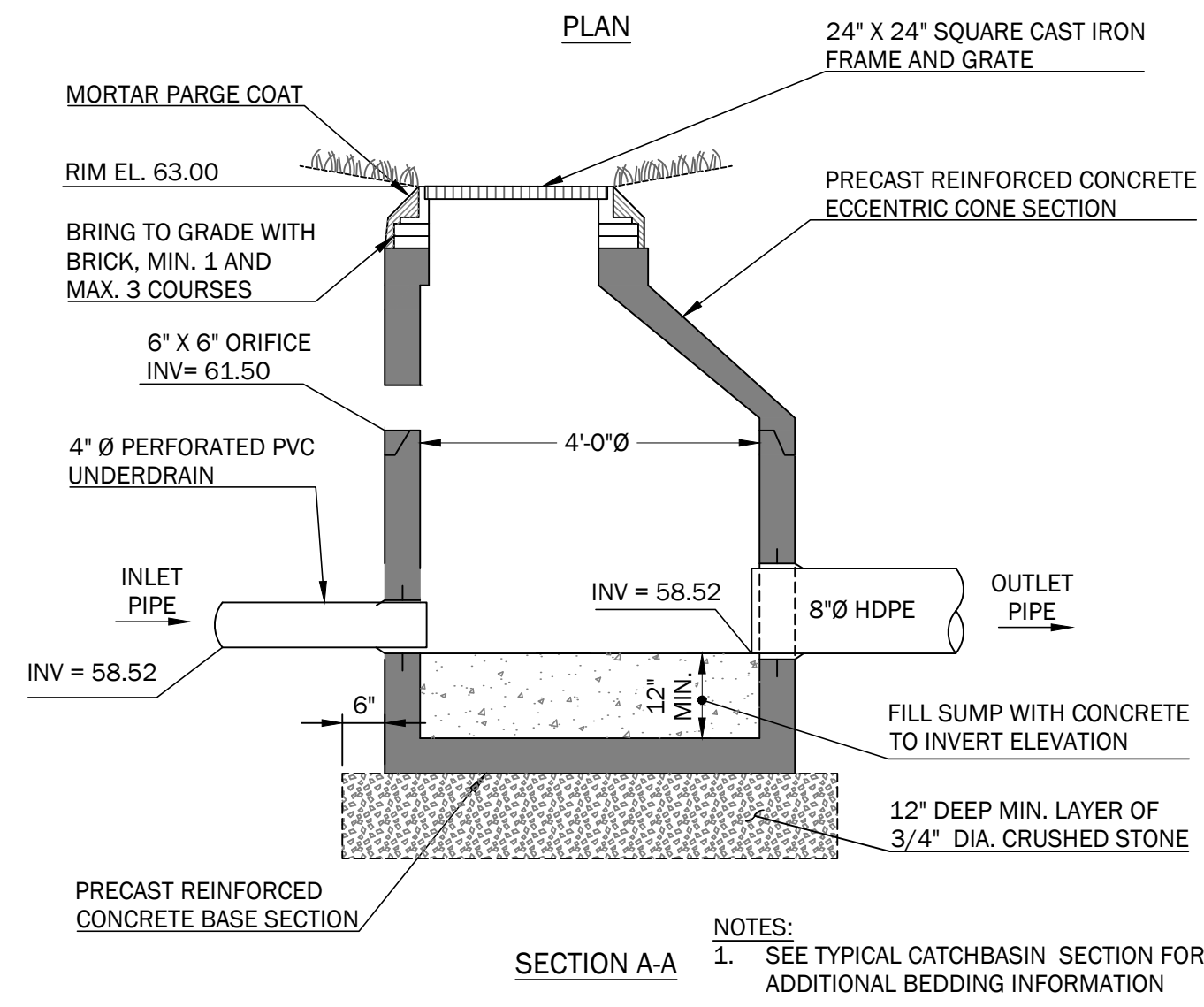
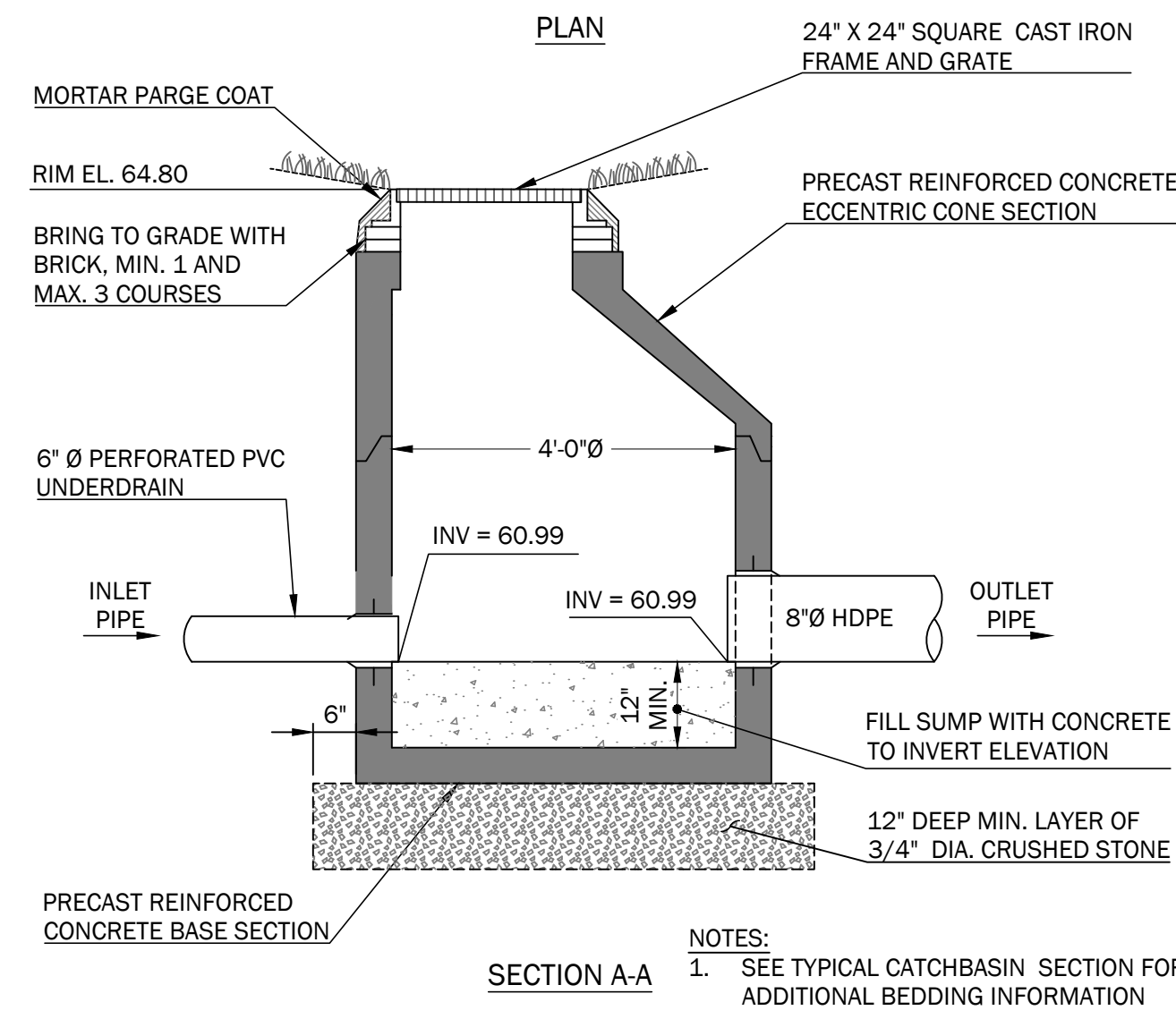
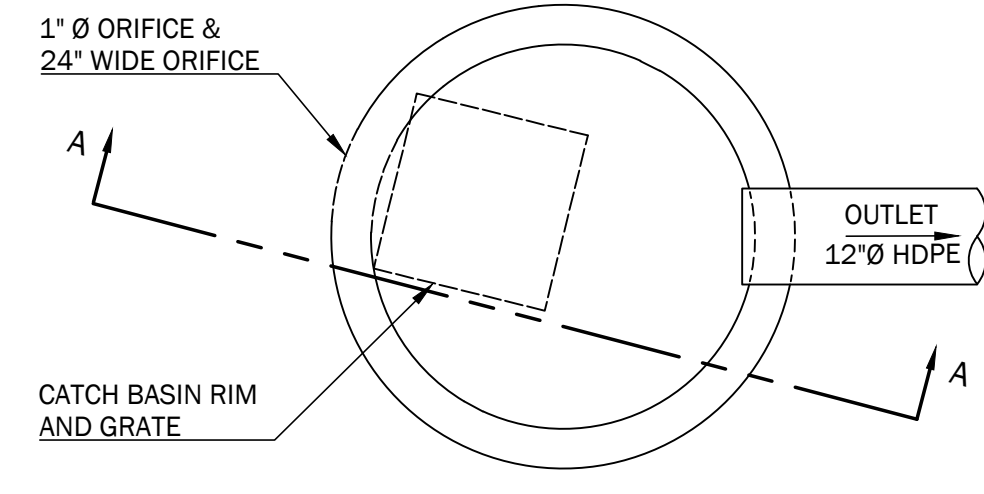
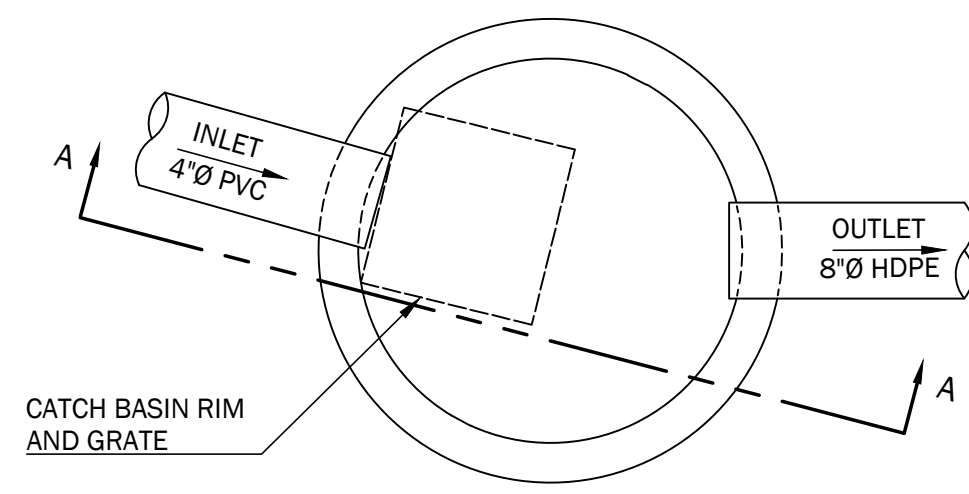
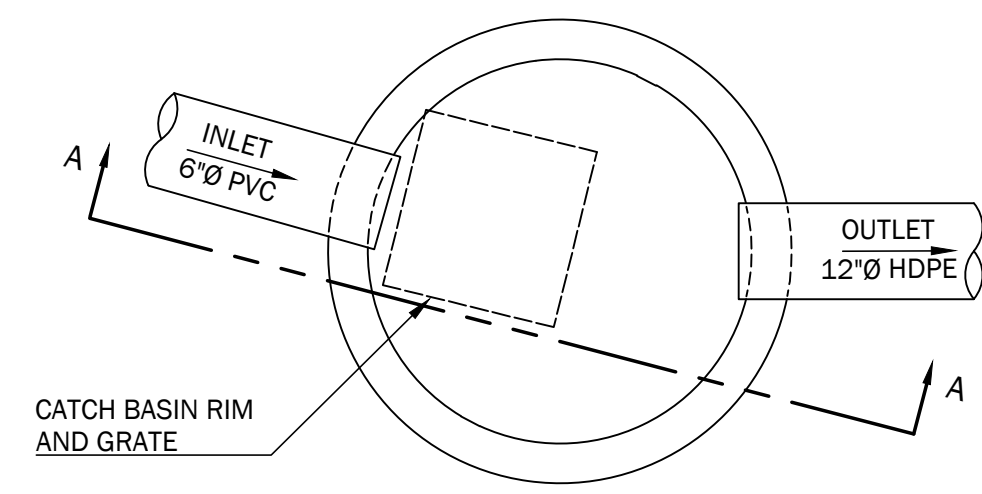
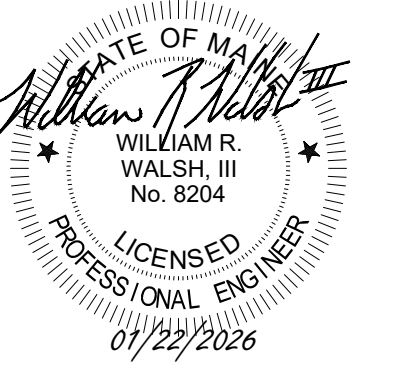
- INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT EACH OF THE ROOF DRIP EDGE FILTER'S UNDERDRAIN CONSTRUCTION, FILTER MATERIAL PLACEMENT, AND OVERFLOW FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE FILTER.

PRELIMINARY - NOT FOR CONSTRUCTION

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Sheet Title: **STORMWATER DETAILS**

Job No.:	1005	Sheet No.:	C4.5
Date:	01/22/2026		
Scale:	AS SHOWN		
Drawn:	MBP/MRM		
Checked:	WRW/LLT		



1 OUTLET CONTROL STRUCTURE UDSF#1
NOT TO SCALE

2 OUTLET CONTROL STRUCTURE UDSF#2
NOT TO SCALE

3 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
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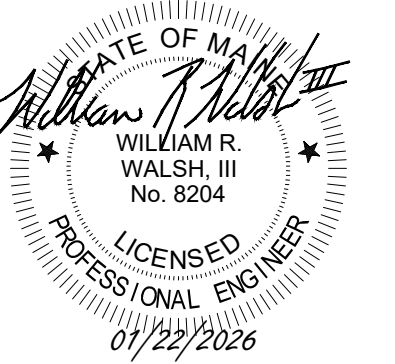
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
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Sheet Title:
**STORMWATER
DETAILS**

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C4.6

PRELIMINARY - NOT FOR CONSTRUCTION



ARUNDEL LANE SUBDIVISION

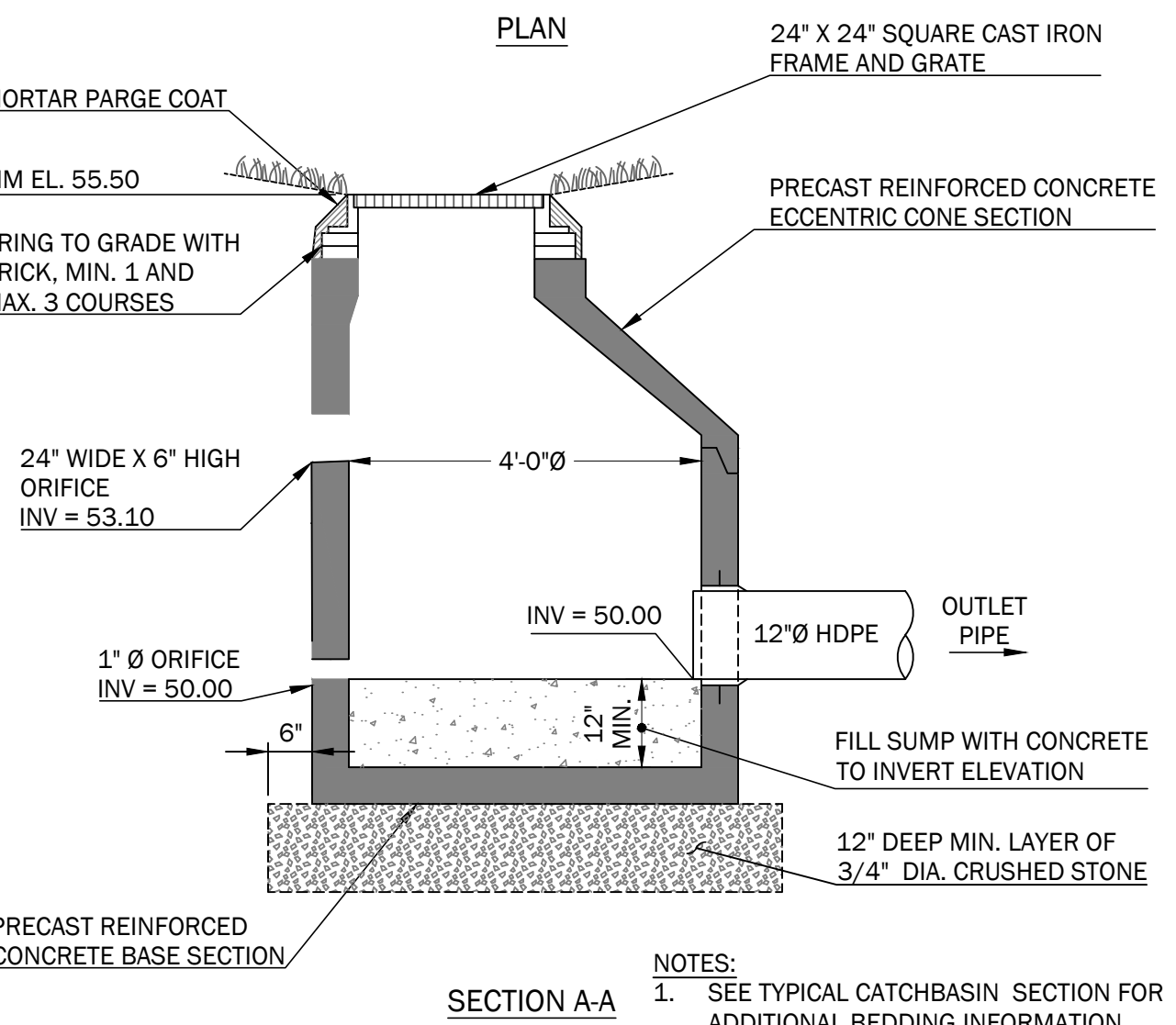
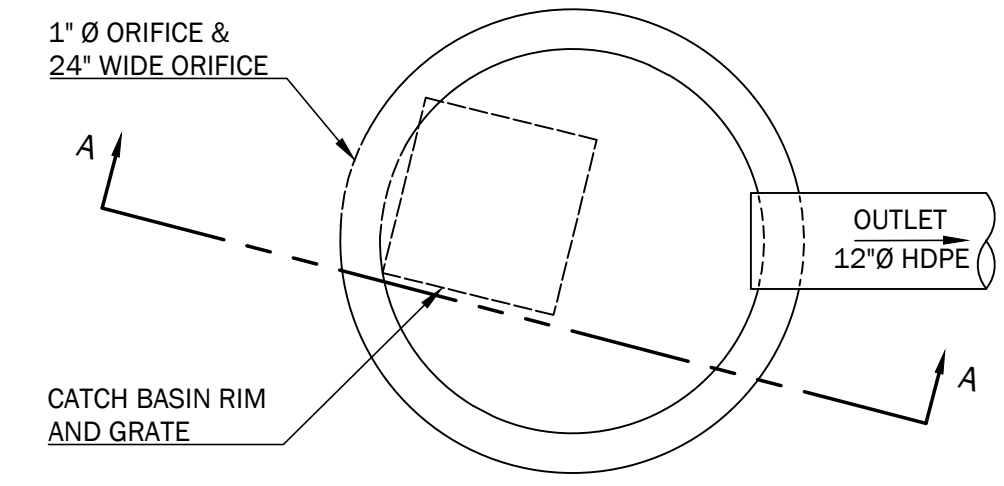
526 POST ROAD
WELLS, ME 04090
PREPARED FOR:
THE GRACE GROUP, LLC
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NORTH CHELMSFORD, MASSACHUSETTS 01863

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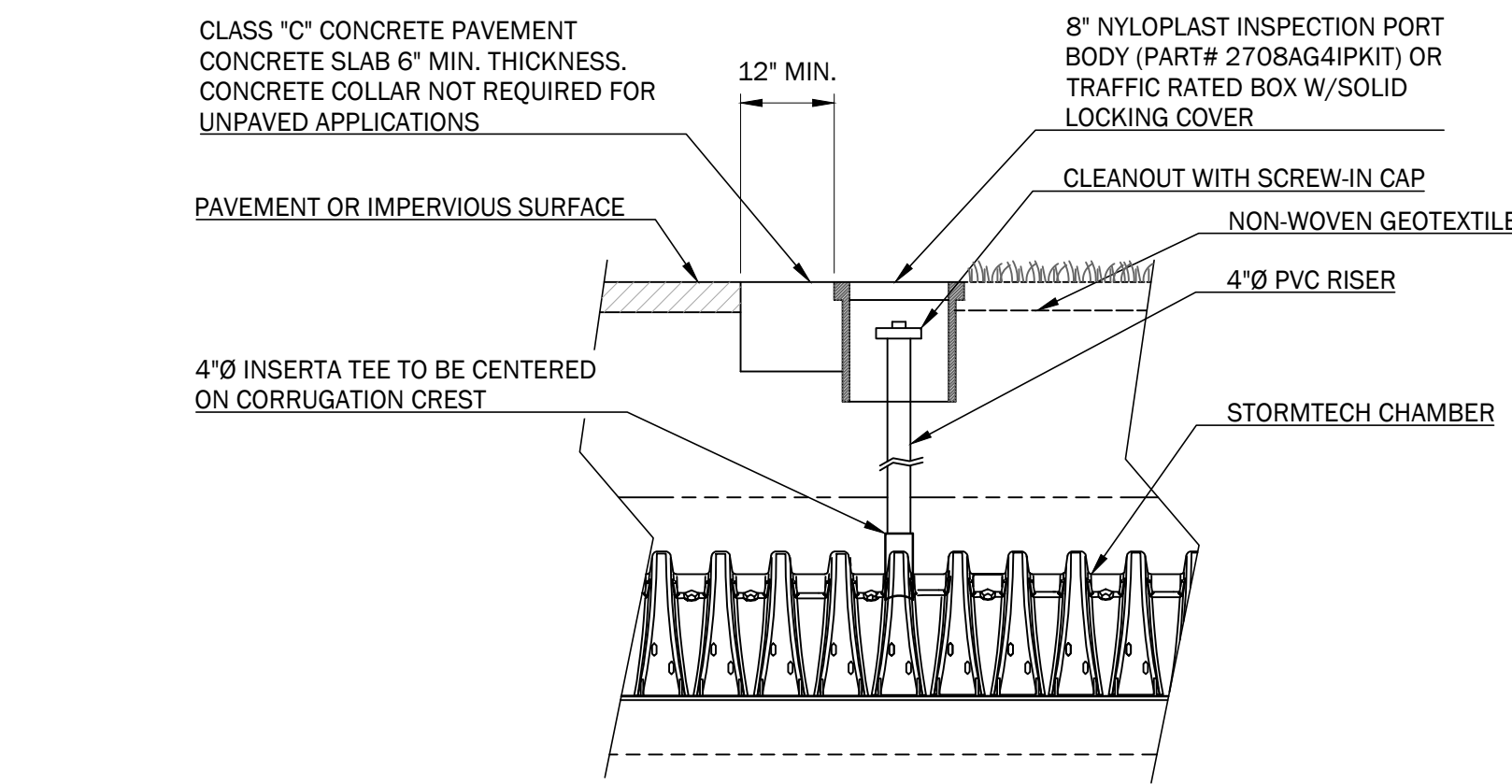
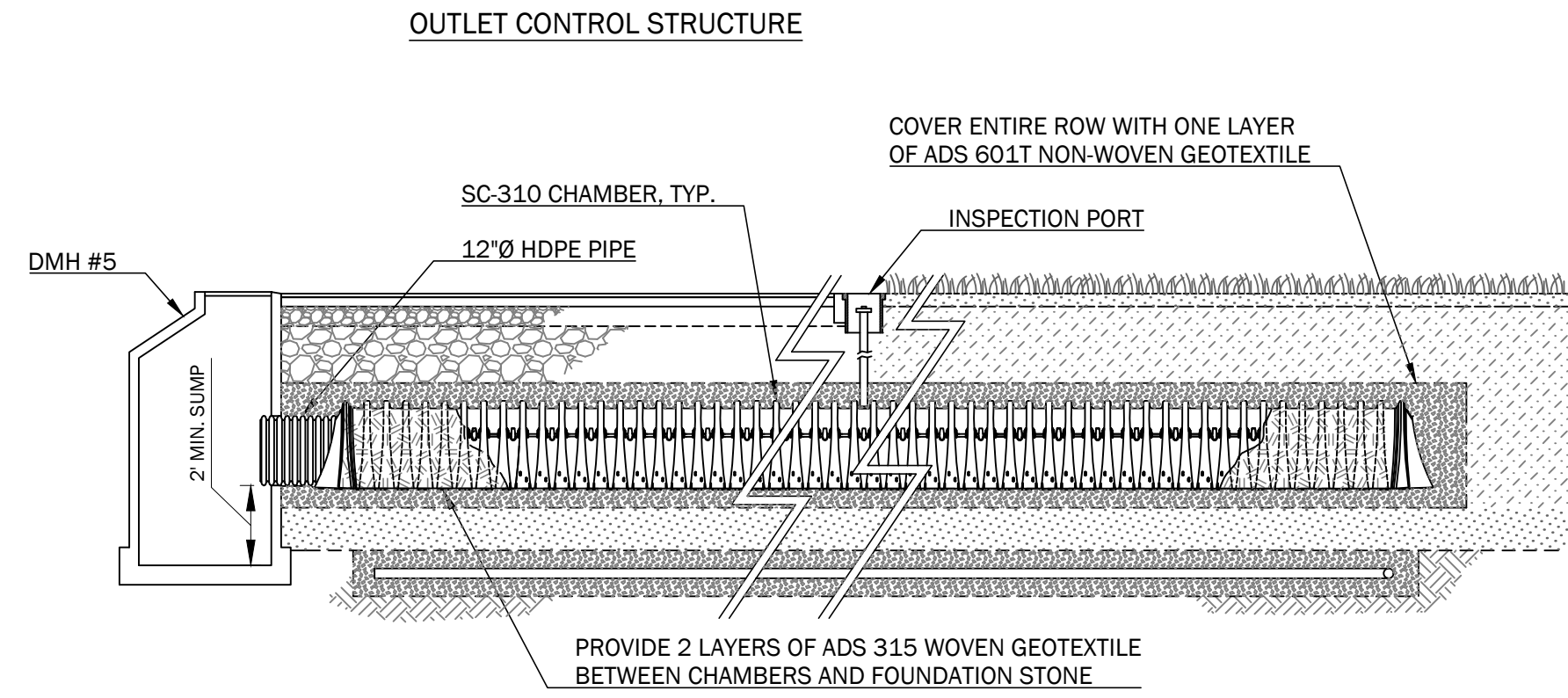
Sheet Title:
STORMWATER DETAILS

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/IRW
Checked: WRW/LLT

Sheet No.:
C4.7



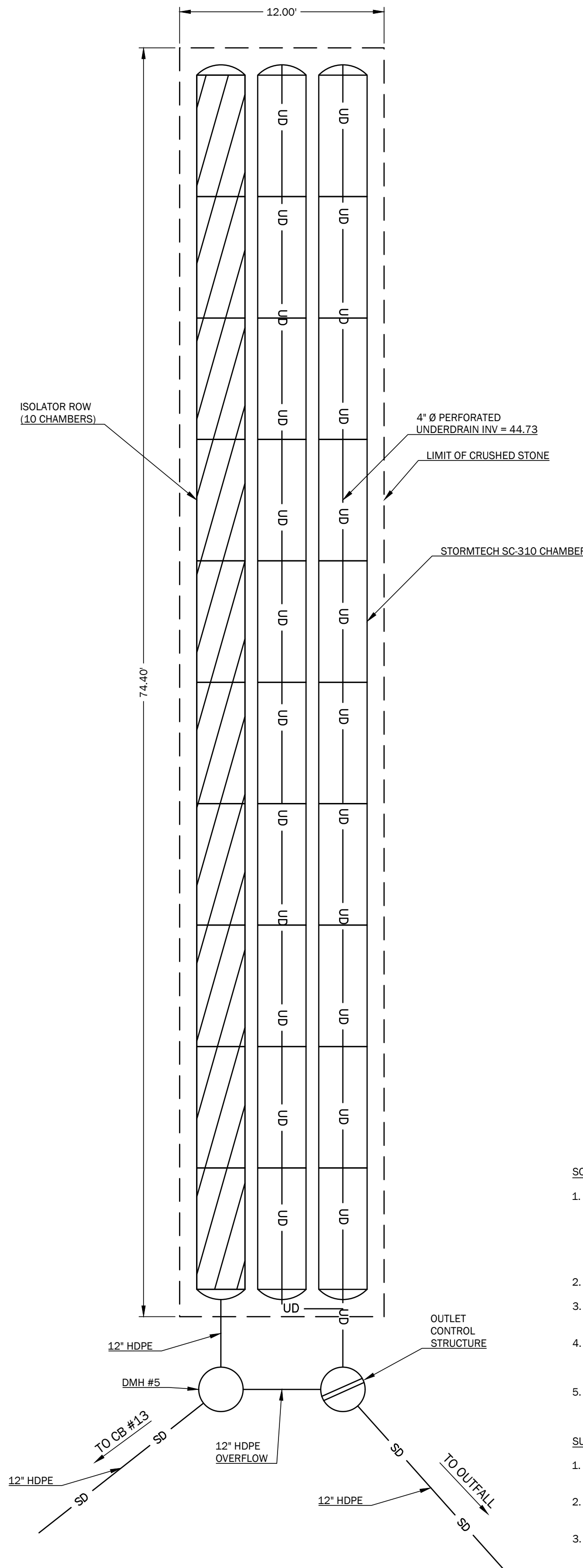
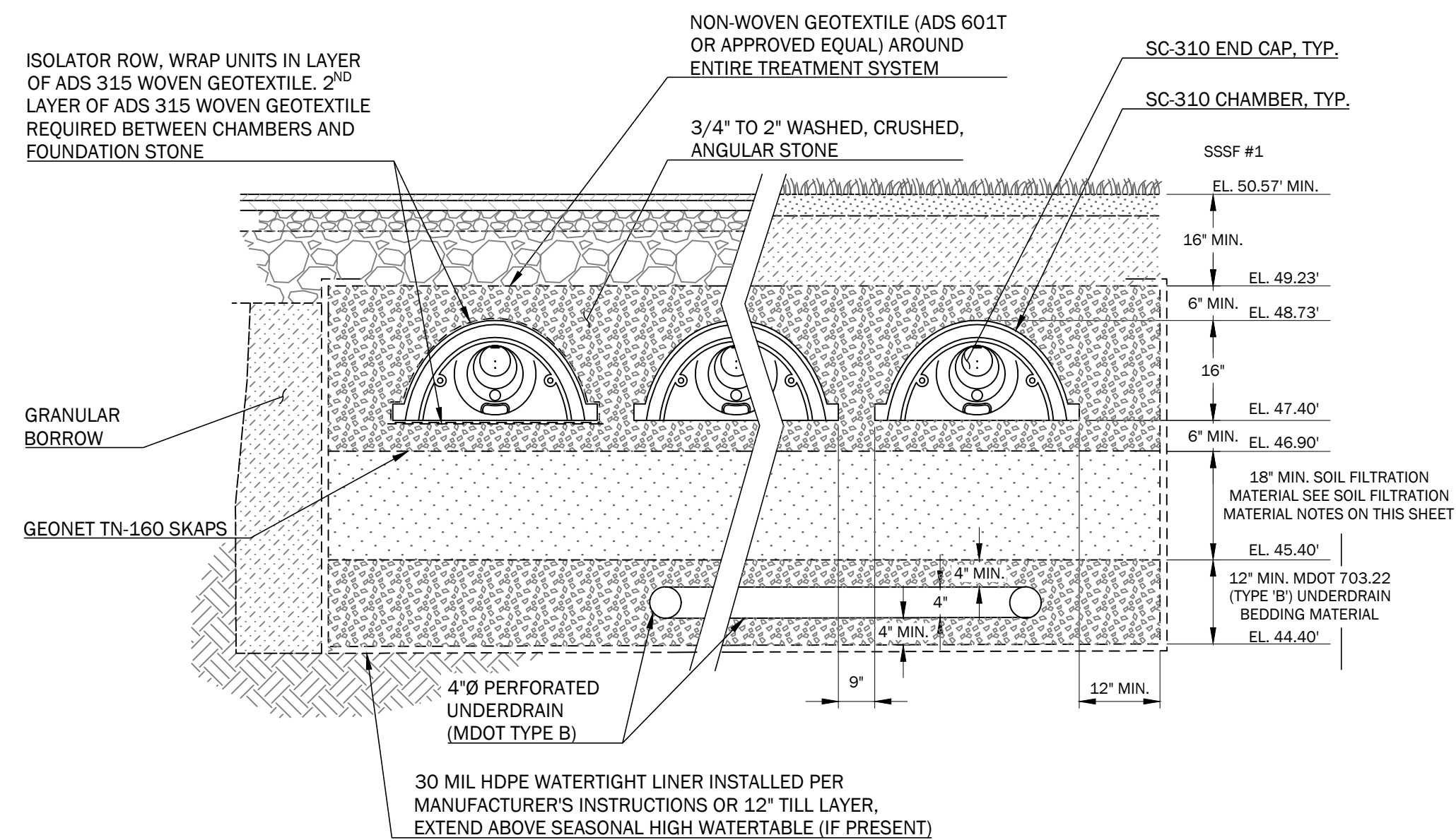
2 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE



- NOTES:
- INSTALL INSPECTION PORTS AS SHOWN ON SYSTEM PLAN.
 - INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.
 - A MINIMUM OF ONE INSPECTION PORT PER 500 S.F. OF CHAMBER AREA IS REQUIRED.

INSPECTION PORT DETAIL

SUBSURFACE SAND FILTER #	UNDERDRAIN INVERT	UNDERDRAIN OUTLET INVERT	FILTER AREA (SQ. FT.)	FILTER VOLUME (CU. FT.)	PEAK WATER ELEVATION		
					2-YEAR STORM	10-YEAR STORM	25-YEAR STORM
SSSF #1	44.73	44.73	893	1,099	48.27	45.52	48.59



- SOIL FILTRATION MATERIAL NOTES:**
- THE SOIL FILTER MATERIAL SHALL CONSIST OF MDOT SPEC. 703.01 WITH A FINES CONTENT BETWEEN 8% AND 10% (PASSING THE #200 SIEVE) AND NO ORGANICS. CLAY CONTENT IN THE SOIL SHALL NOT EXCEED 2%. THE SOIL FILTRATION MATERIAL SHALL HAVE A PERMEABILITY RATE OF 0.75 INCHES/HOUR ± 15% AS CERTIFIED BY AN APPROVED LABORATORY.
 - THE SOIL FILTRATION BED SHALL BE 18 INCHES IN DEPTH.
 - THE SOIL BED MATERIAL SHALL BE COMPACTED BETWEEN 92% AND 95%.
 - CONTRACTOR SHALL MAKE PROVISIONS TO EXCLUDE RUNOFF FROM THE TREATMENT SYSTEM CONSTRUCTION UNTIL THE BASE COURSE OF PAVEMENT IS IN PLACE.
 - THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL FILTER MEDIA, GRAIN SIZE ANALYSIS, AND PERMEABILITY TEST RESULTS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
 - 30 SC-310 CHAMBERS REQUIRED FOR STORMWATER TREATMENT SYSTEM. SSSF 1.3-1.
 - IMPERMEABLE LINER TO RUN UNDER AND AROUND TREATMENT SYSTEM AND STORAGE SYSTEM. DO NOT SEPARATE SYSTEMS WITH LINER.
- CONSTRUCTION OVERSIGHT:**
- AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES.
 - AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER UNDERDRAIN PIPES ARE BACKFILLED.
 - AFTER THE INSTALLATION OF THE FILTER MEDIA.
 - AFTER PLACEMENT OF THE CHAMBERS, BUT BEFORE THEY ARE BACKFILLED.
 - AFTER THE CHAMBERS ARE BACKFILLED.
- SUBSURFACE STORMWATER TREATMENT SYSTEM NOTES:**
- THE UNDERGROUND TREATMENT SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 - THE UNDERGROUND STORM WATER TREATMENT SYSTEM HAS BEEN DESIGNED BASED ON THE STORMTECH CHAMBER SYSTEM. IF THE CONTRACTOR PROPOSES TO INSTALL ANOTHER UNDERGROUND SYSTEM, THE DESIGN SHALL BE ANALYZED AND APPROVED BY THE DESIGN ENGINEER.

2 STORMWATER SAND FILTER TREATMENT SYSTEM SECTIONS AND DETAILS
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

SEPARATOR ROW™ SPECIFICATIONS

GENERAL

1. CULTEC'S SEPARATOR ROW IS USED AS AN INEXPENSIVE MEANS OF REMOVING TOTAL SUSPENDED SOLIDS FROM THE CHAMBER SYSTEM, AS WELL AS PROVIDING EASIER ACCESS FOR INSPECTION AND MAINTENANCE.

2. THE SEPARATOR ROW PERFORMANCE SHALL BE TESTED AND VERIFIED TO THE PROTOCOLS AND PROCEDURES AS DEFINED BY ENVIRONMENTAL TECHNOLOGY VERIFICATION (ETV) CANADA TO ACHIEVE 80% TSS REMOVAL.

INSTALLATION INSTRUCTIONS

A SEPARATOR ROW IS INSTALLED ON A 1-2 INCH [25-51 mm] WASHED, CRUSHED STONE BASE. TYPICALLY, THE CULTEC CHAMBER MODEL USED FOR THE SEPARATOR ROW IS THE SAME CHAMBER USED THROUGHOUT THE ENTIRE CHAMBER BED.

STORMWATER IS DISTRIBUTED TO THE SEPARATOR ROW BY A PRIMARY FEED SYSTEM THAT DIVERTS FLOW TO THE SEPARATOR ROW AND A SECONDARY BYPASS FEED SYSTEM THAT DIVERTS THE FLOW OF CLEAN WATER TO THE OTHER PARTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. THE DISTRIBUTION SYSTEM MAY BE BY PIPES SET AT A LOWER ELEVATION THAT PERMIT THE FIRST FLUSH TO THE SEPARATOR ROW VERSUS OTHER PARTS OF THE UNDERGROUND STORMWATER SYSTEM. THIS INITIAL FLOW MAY BE MANAGED BY A BAFFLE OR WEIR. THE SIZING OF THE PIPE(S) THAT PROVIDE STORM WATER TO THE SEPARATOR ROW IS TO BE DETERMINED BY THE DESIGN ENGINEER AND IS BASED UPON THE REQUIREMENT TO ACCOMMODATE THE DESIGN FLOW AND SERVICE CONVENIENCE.

THE CHAMBERS UTILIZED IN THE SEPARATOR ROW ARE TO BE COMPLETELY WRAPPED WITH CULTEC NON-WOVEN GEOTEXTILE. THIS CREATES A PASS-THROUGH FILTER ARRANGEMENT TO SEPARATE TOTAL SUSPENDED SOLIDS IN THE TRANSFER OF STORM WATER TO OTHER CHAMBERS THROUGHOUT THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

ONCE WRAPPED, THE SEPARATOR ROW IS TO THEN BE PLACED ENTIRELY OVER 1 LAYER OF CULTEC AFAB-HPF WOVEN GEOTEXTILE. THIS CULTEC AFAB-HPF WOVEN GEOTEXTILE PROVIDES A DURABLE SURFACE WITHIN THE ROW FOR MAINTENANCE PROCEDURES AS WELL AS TO PREVENT ANY SCOURING OF THE STONE BASE DURING HIGH PRESSURE JETTING.

THE RECOMMENDED INSTALLATION OF SEPARATOR ROW CHAMBERS, IN REGARD TO STONE SEPARATION AND STONE ABOVE THE UNIT, ALONG WITH OTHER MINIMUM COVER, MATERIALS AND METHOD SPECIFICATIONS DETAILED FOR THE PROPER INSTALLATION, IS THE SAME AS CULTEC'S REQUIREMENT DETAILED IN THE COMPANY'S INSTALLATION GUIDELINES WITH THE EXCEPTION OF THE PLACEMENT OF THE REQUIRED FILTERING FABRICS. PLEASE REFER TO CULTEC'S CURRENT INSTALLATION INSTRUCTIONS FOR STORMWATER CHAMBERS AS A GUIDE.

MAINTENANCE PROCEDURES

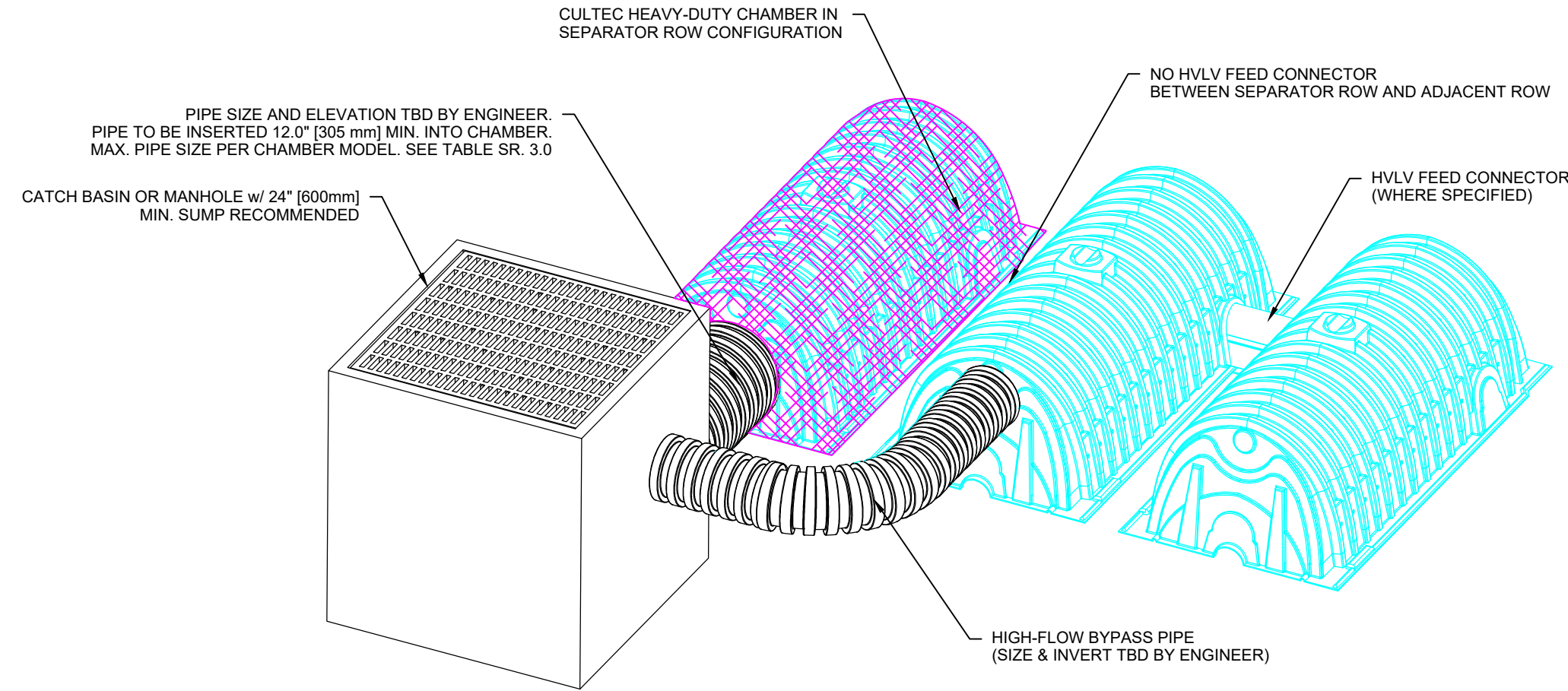
CULTEC RECOMMENDS INSPECTIONS OF THE SEPARATOR ROW TO BE PERFORMED EVERY SIX MONTHS FOR THE FIRST YEAR. THE FREQUENCY OF INSPECTION CAN THEN BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION.

WHILE CLEANING IS POSSIBLE FROM A SINGLE MANHOLE IN SHORTER LINES, A CLEAN-OUT OPTION FROM EITHER END OF A LINE IS PREFERABLE, PARTICULARLY FOR LONGER RUNS. CLEANING INVOLVES FLUSHING SEDIMENT FROM THE BASE FABRIC OF THE SEPARATOR ROW.

ACCESS WILL BE PROVIDED VIA A MANHOLE(S) LOCATED AT THE END(S) OF THE ROW FOR CLEAN OUT.

MAINTENANCE OF THE SEPARATOR ROW IS TO BE ACCOMPLISHED WITH A JETVAC PROCESS.

THE JETVAC IS TO BE SENT DOWN THE ENTIRE LENGTH OF THE SEPARATOR ROW. AS THE HIGH PRESSURE WATER NOZZLE IS RETRIEVED, THE CAPTURED SEDIMENTS ARE PUSHED BACK INTO THE MANHOLE FOR VACUUMING.

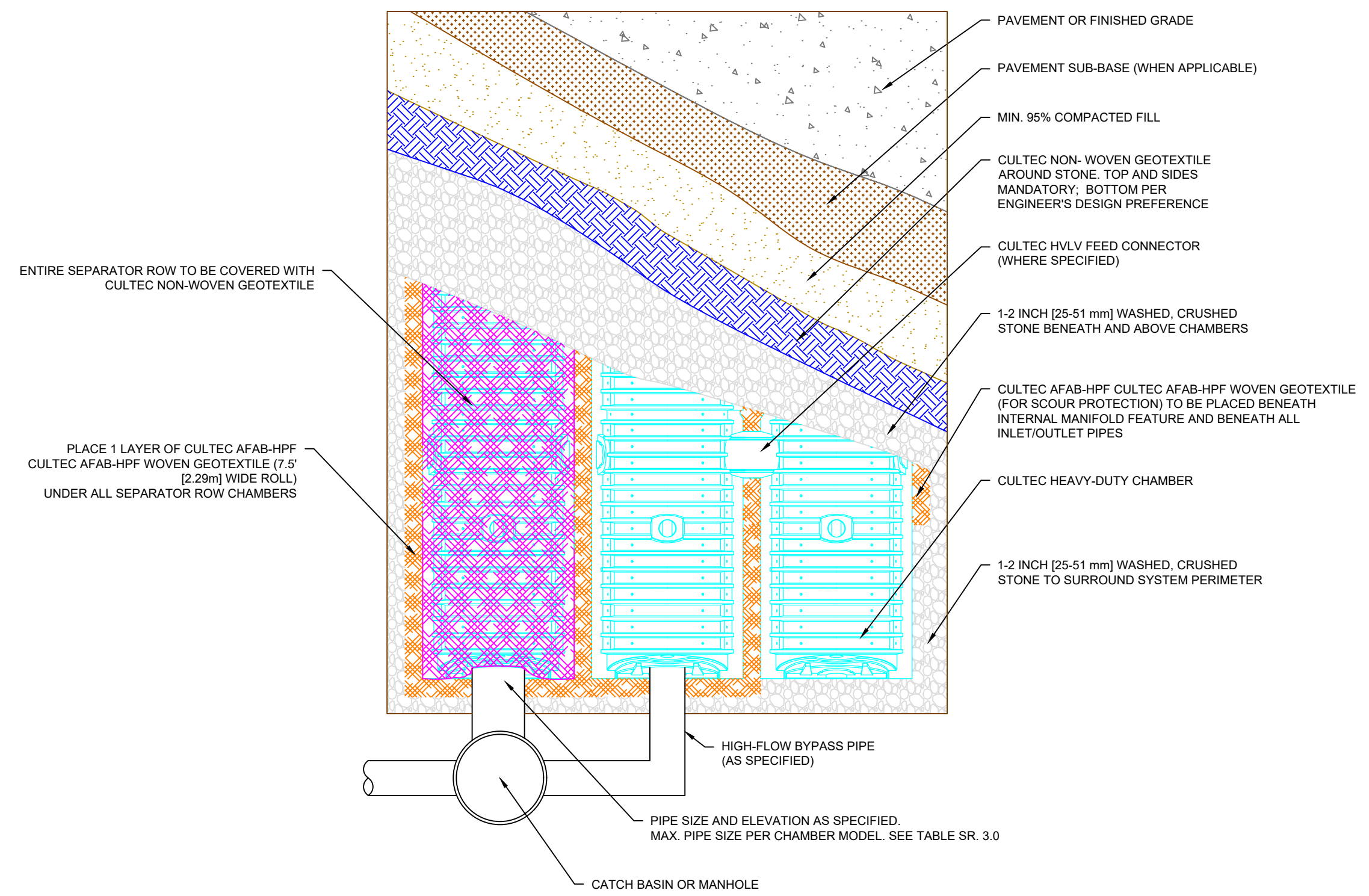


SR 2.0

TYPICAL SEPARATOR ROW CONFIGURATION INLET CONNECTION

CULTEC CHAMBER MODEL							
	DESCRIPTION	CONTACTOR 100HD	RECHARGER 150XLHD	RECHARGER 280HD	RECHARGER 300HD	RECHARGER 360HD	RECHARGER 902HD
A'	MIN. DEPTH OF STONE BASE	6\"/>					

NOTE¹: STONE ABOVE AND BELOW UNITS MAY VARY PER SYSTEM. SEE SYSTEM LAYOUT FOR STONE REQUIREMENTS

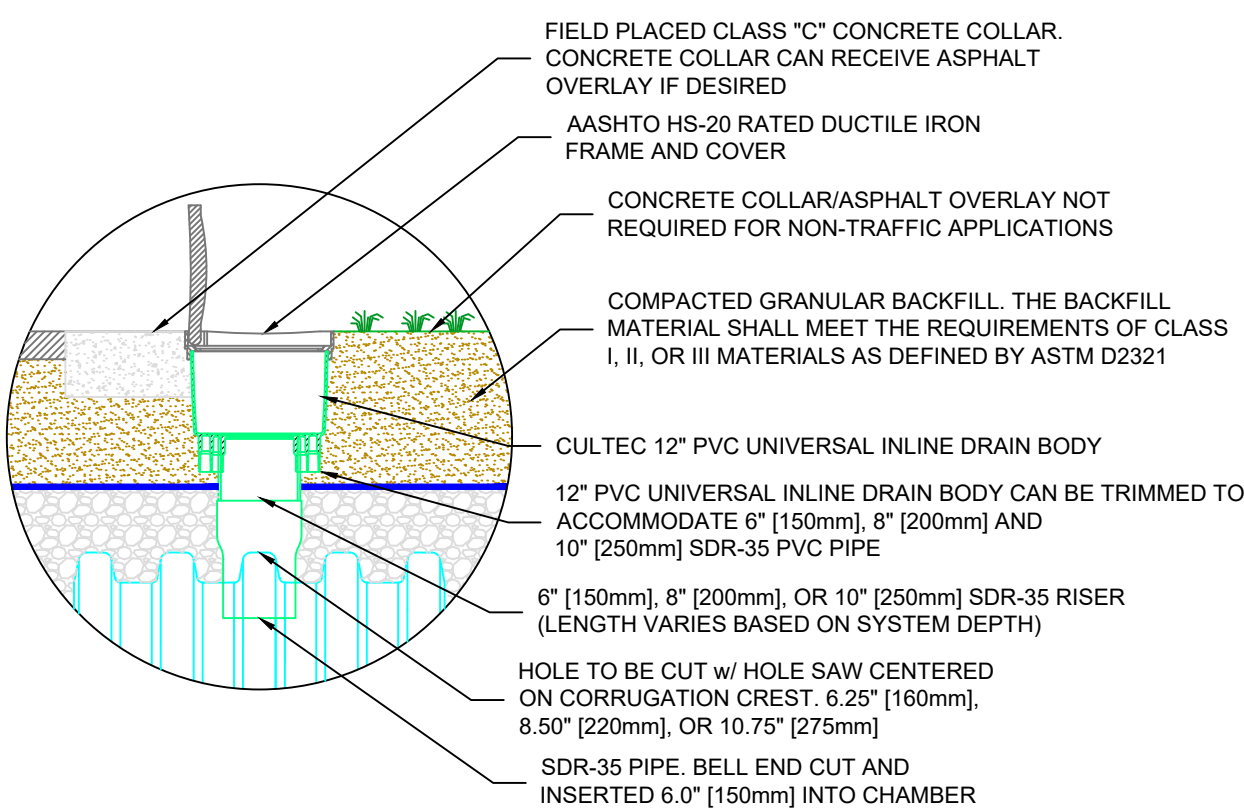


SR 4.0

TYPICAL SEPARATOR ROW CONFIGURATION PLAN VIEW

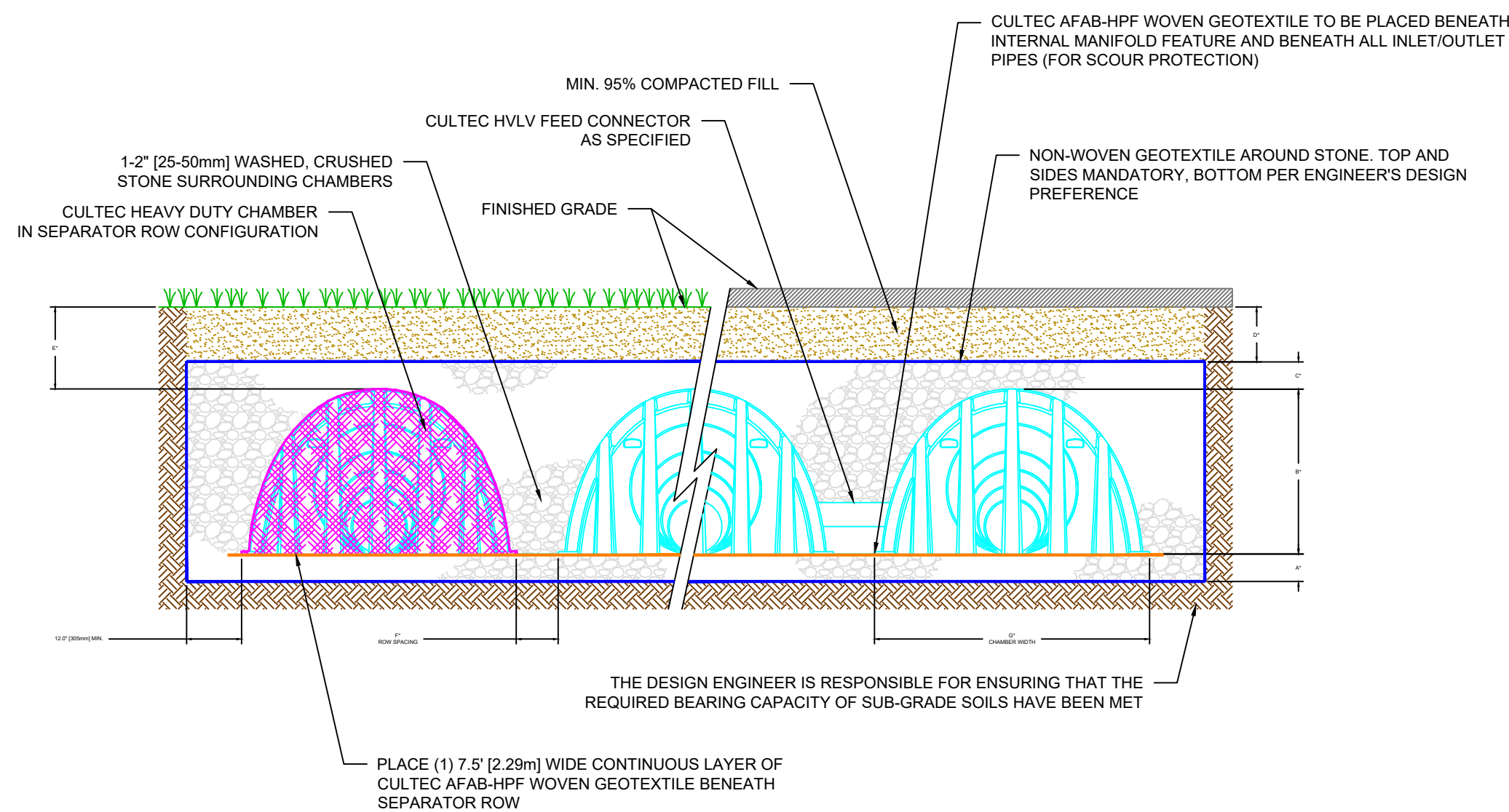
SR 1.0

GENERAL NOTES



SR 3.0

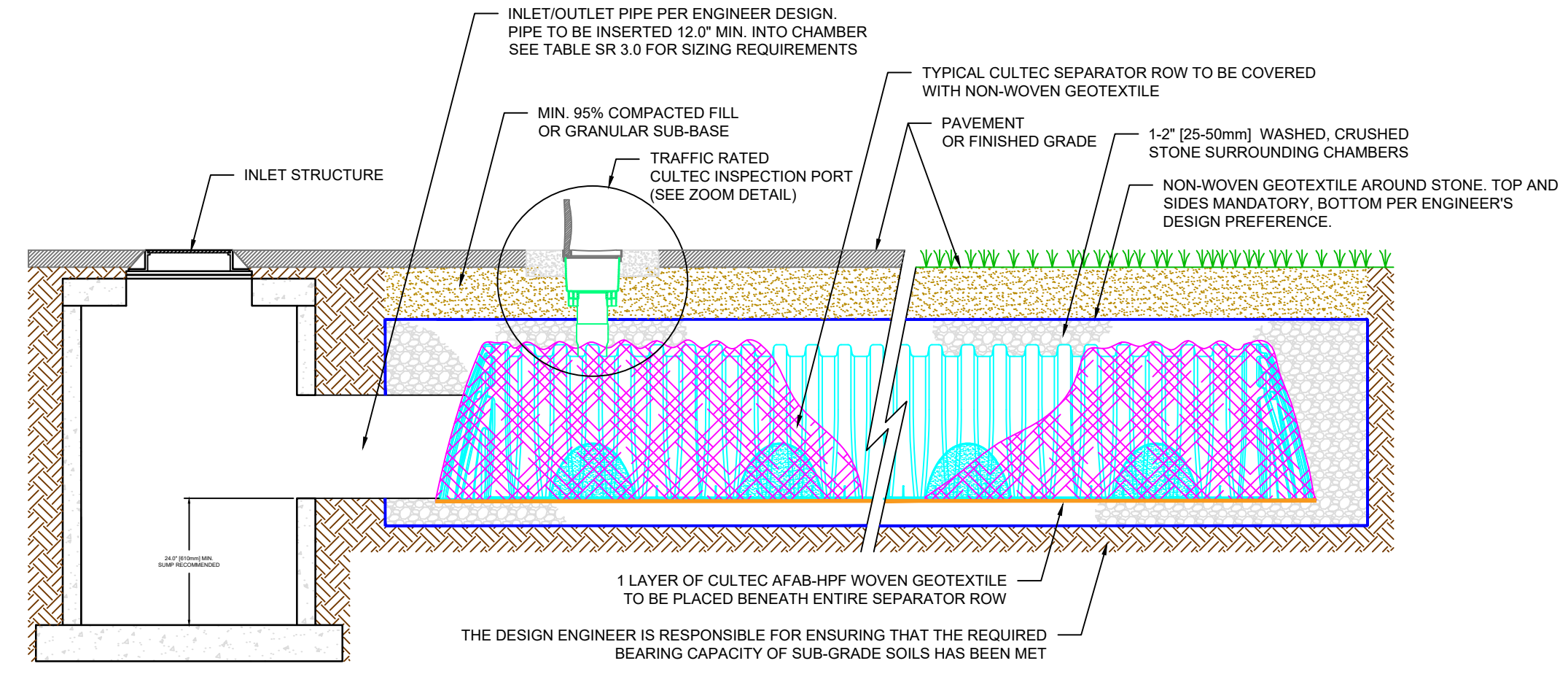
CROSS SECTION TABLE REFERENCE



* SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

SR 7.0

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL



* SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

SR 6.0

SR 5.0

OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION



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Sheet Title:
SEPARATOR ROW DETAILS

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C4.8

CulTec Separator Row Details Taken from CulTech website, See manufacture for additional information.

PRELIMINARY - NOT FOR CONSTRUCTION



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: April 1, 2026

To: Planning Board

From: Planning Office

Re: 526 Post Road – Map 27, Lot 10-EXE (to become Lot 10).

Project Description:

Werner Gilliam of Walsh Engineering has submitted a site plan amendment application on behalf of the owner, The Grace Group, LLC. The application seeks approval to divide the existing school onto a 1.32 acre lot from the 8.15 acre parcel. The existing school use shall remain on a 1.32 acre parcel with 31 parking spaces. The school use has an accessory shed and playground. The building is 6,205 SF in gross floor area. The property is located at 526 Post Road and is served by public sewer and public water. Tax Map 27, Lot 10-EXE. (to become Lot 10).

§ 145-74. Review and approval process.

D. Planning Board review process.

- (1) If there are site plan approval applications to review, the Planning Board shall meet at least two times a month and its meeting agenda shall be posted in the Town Hall at least seven days prior to the meeting. Applications and other supporting submittals shall be filed by the applicant in the Office of Planning and Development at least 10 days before the meeting. Additional materials received from an applicant less than 10 days before a meeting will be held by the Office of Planning and Development staff until the meeting and will be distributed when the application is discussed. Such late submittals may only be considered at the discretion of the Planning Board. The Board shall only consider accepting late submittals upon finding that the content is nontechnical, brief and may be easily reviewed in a short time period, and any parties to the proceeding will have adequate time to review and respond to the submittals. **Application submitted on 1/13/26. Planning Board received the application on 1/26/26**
- (2) Applications for site plan approval are to be filed with the Office of Planning and Development. The application shall be accompanied by a site plan and the required fee along with a certification that the applicant has sent or delivered notices to the abutters of the filing of the site plan approval application. If the abutters have been notified by the Code Enforcement Officer of a preapplication for the same project within the last 60 days pursuant to Subsection **A(1)(b)[1]**, the applicant shall be exempted from notifying the abutters of the site plan application filing. Within seven days of receipt of the application by the Office of Planning and Development, the Code Enforcement Officer shall determine if the proposed use meets the

requirements of Articles V, VI and VII. If it does not, the Code Enforcement Officer shall notify the applicant in writing. If it does, the application shall be reviewed for completeness by the Planning Board's agent or placed on a Planning Board agenda for the Planning Board to review for completeness. The applicant may request, in writing, that the Board waive submission of the requirements of § 145-77. The 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. **Abutters mailed notice of application on 1/15/26**

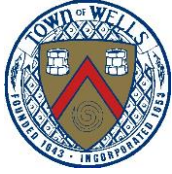
- (3) It is the responsibility of the Planning Board, or its agent if so designated, to determine if the application is complete. If it is the responsibility of the Board to determine whether the application is complete it must be done within 21 days of receipt of the application by the Board. If it is the responsibility of the Board's agent to determine whether the application is complete it must be done within 14 days of receipt of the application by the Office of Planning and Development. The time period for determining completeness may be extended by mutual consent of the applicant and the Planning Board or its agent. If the application is complete it shall be placed on an agenda for presentation to the Board at a public hearing. If the application is not complete, the applicant shall be notified, in writing, of the additional information needed to complete the application. If the additional information or a written request for an extension is not submitted within 60 days of the notification, the application shall be considered to be withdrawn. If the Planning Board's agent has determined that the application is not complete and the applicant believes it is complete, the applicant may request in writing for the application to be placed on the agenda for the next Planning Board meeting and have the Planning Board review the application for completeness. **Found complete for purposes of scheduling a public hearing on 3/23/26**
- (4) Upon determining that a complete application has been submitted, the Office of Planning and Development shall notify the Staff Review Committee members of the application and request their comments on the application in writing. **Staff Review commented on the site plan amendment on 3/17/26.**
- (5) Within 35 days of determining that the application is complete the Planning Board shall hold a public hearing on the application. **Public Hearing to be held on 4/6/26**
 - (a) In scheduling public hearings under this section, the Planning Board shall publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area. The applicant shall be responsible for paying the cost of such notices.
 - (b) The Planning Board shall notify, by certified mail, the applicant and all abutters of the lot involved, including owners of lots on the opposite side of the street, at least 10 days in advance of the hearing, of the nature of the application and of the time and place of the public hearing. **To be determined**
 - (c) The lot owners shall be considered to be those against whom taxes are assessed. In the case of condominiums, the condominium association, not each unit owner, shall be notified. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board.
 - (d) At any hearing, a person may be represented by his agent or attorney. Hearings shall not be continued to other times except for good cause.
 - (e) The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions shall be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.
- (6) Within 35 days of the public hearing or a period of time agreed to by the applicant and the Planning Board, the Planning Board shall reach a decision based on the criteria found in § 145-75 and shall inform the applicant in writing within seven days of its decision stating its reasons. The Board shall prepare detailed, written findings of fact and conclusions, based on the evidence presented at the public hearing and evidence presented by the applicant and evidence presented by Town staff. **To be determined**

Recommendations and conclusions:

1. The Planning Board to consider the following:
 - a. Workshop comments offered during the public hearing.
 - b. Workshop and comment on the following Article V, VI and draft completeness review comments:
 - i. Landscaping/ screening to be reviewed:
 1. Route One 15' wide buffer consists of two existing shade trees. Planning Board to determine if this is suitable.
 2. Arundel Lane 15' wide buffer to consist of two new 3" diameter at breast height, shade trees. Planning Board to determine if this is suitable.
 3. 6' tall solid stockage fence is proposed along the westerly boundary to provide a visual screen for the proposed residential subdivision to the west. Planning Board to determine if this is suitable.
 4. Visual screen for the lot to the north is not required as that abutter is a commercial lot.
 - ii. Stormwater:
 1. Town Engineer reviewed stormwater analysis and design. See attached memo.
 - iii. Updated boundary plan provided. Markups recommended.
 - iv. Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility and stormwater? Metes and bounds provided. Legal document draft not provided.
 - v. Utilities plans provided. To be reviewed.
 - vi. Traffic Assessment dated 2/9/26 provided.
 1. The school use with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.)
 2. Condominium units require 6 trips per day, per unit according to 202-12G(2)(b). $11 \times 6 = 66$ trips.
 3. Total daily trips to use the Arundel Lane right of way that is proposed is 225 daily trips. ($66 + 159 = 225$ daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2).
 4. The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).
 5. Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:
 - a. Reducing the number of students from 34 to 28. ($132 + 66 = 198$ daily trips).
 - b. Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale

and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips).

6. A redesign of the traffic flow with a one-way restriction has been recommended to minimize stacking in to Arundel Lane and Route 1. Plans have been revised to incorporate this recommendation.
 - vii. Is a dumpster proposed. How will refuse be handled?
 - viii. Planning Board to determine if any performance guarantee requirements to be detailed on the plan for site stabilization of stormwater areas, plantings, fencing, restriping of parking lot, etc.
 - ix. Planning Board to determine if a pre-construction meeting is required for this lot (school lot).
 - x. Planning Board if any requirements shall be completed prior to the issuance of any building permits or an occupancy permit for this lot (school lot).
 - xi. Planning Board to determine if third party construction monitoring is required for the school lot.
- c. Planning Board to continue the workshop so the Findings of Fact & Decisions and consideration of site plan approval coincides with the Final Subdivision Application approval.



Planning & Development
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<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: April 1, 2026

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: 526 Post Road/Arundel Lane –Drainage Review Memo – Tax Map 27, Lot 10

Drainage Analysis/ Model Review/Plan Review

Information Provided

- Stormwater Management Report dated February 10, 2026 by William R. Walsh, III PE #8204 and Leyna L. Tobey, PE # 18772 of Walsh Engineering, Parts 1 and 2.
- Sheet C1.0 Existing Conditions Plan
- Sheets C3.1 Grading and Drainage Plans
- Sheets C3.2 and C3.3 Erosion Control Plan
- Sheets C4.0, C4.1 thru C4.8 Details
- Sheet D1.0 Pre Development Conditions
- Sheet D2.0 Post Development Conditions

Methodology:

HydroCad utilized – good

Storm event 50 year - good

Type III storm used - good

Analysis Points – Revisions needed

Pre- Development: See markup of Pre-Dev Conditions

Basins: Limits to be adjusted based on contours vs property lines
Additional basin needed for additional analysis point.

Areas and surface types, good, to be adjusted with basin limit changes

Flow paths: Paths must be from highest to lowest points or the longest travel path and must be a continuous downward slope. Revisions needed.

Ponds: Elevations referenced below are based on the 50 yr storm event.

C1: 16" outlet invert into DP1 may be lower than proposed pond bottom, to be verified.

Top of pipe visible but invert is buried.

No volumes are modelled for pond C1 and must be to establish the current level of flooding that occurs on the abutting property to the north.

Flood Elev. 54.00; Peak 54.73.

CB1: Catch basin good to be included in model. Volume in CB could be added to model, but minimal impact.

Flood Elev. 53.50; Peak 50.85, good.

DP1: Outlet elev. not noted on Exist Cond Plan

Model has outlet at 48.00/44.58

Flood Elev. 52.00; Peak at 50.65.

1P: Elev. unknown; possible 12" culvert vs CB with 15" outlet. Existing is buried and needs to be verified.

Post- Development: See markup of Post-Dev Conditions

Basins: Basin limits to be adjusted, see recommended from plan markup
Surface areas appear accurate for the proposed development, to be revised based on basin changes

Flow paths: Paths must be from highest to lowest points or the longest path and must be a continuous downward slope. Revisions needed.

Ponds: Elevations referenced below are based on the 50 yr storm event.

C8: Same as C1 Pre, 16" outlet invert into DP1 may be lower than proposed pond bottom, to be verified. Top of pipe visible but invert is buried.
No volumes are modelled for pond C8 and must be to establish the level of flooding that may occur on the abutting property to the north.
Peak Post Elev. 57.36; Peak Pre 54.73.

CB14: Flood 50.90; Peak 50.95 (overflows grate). Increase outlet from 12" to 15"?

CB13: Flood 50.90; Peak 50.13, OK. Plan has rim at 49.80 though. Increase outlet from 12" to 15"?

CH1: Flood Elev. 50.50; Peak at 48.63. Top chamber 48.73, Top stone 49.23. Good.
Inflow = 2.9 cfs; Outflow = 2.9 cfs, no reduction?
Details on outlet control structure needed.

S2.2: Existing culvert not modelled, pond needed, culvert to be replaced? If flooding occurs would impact entrance and flow into Rte 1.

CB: Modelled as CB1 in Pre, not modelled in Post and should be. Outflow is being redirected to C8 and outlet size is being reduced from a 12" to a 6".

1P: Flood Elev. 55.50; Peak 54.01; Rim of outlet 55.50; highest contour 55.0; Pond volume should stop at 55.00 in model. Impacts to C8, surcharge. CB to be redirected to P1 vs C8?

SF1: Flood Elev. 66.25; Peak 65.22; Top of berm 66.0 vs 66.25 and volume modelled to 66.00.
Emergency overflow at 65.75, berm at 66.0, overflow should be lowered to 65.25 or berm raised.
Outlet should be to AP#4 or relocated to AP#6, Outlet to be a level lip spreader design.

CB3 to CB8: Peak elevations within inches of Flood elev.(rims). Increase pipe diameters from 12" to 15" where needed. Also could model CB's with volumes to reduce Peaks.

SF2: Flood Elev. 64.00; Peak 63.58: Top of berm 64.00; overflow at 63.50. OK.

Comments:

- Existing drainage structure and elevation at Route 1 needs to be verified. See attached plans with varying information.

- If SF1 outlet is combined at AP#4, an increase in peak flow will result. Shortening the culvert, adding a LLS and including at AP#6 may resolve impacts. SF1 could also be enlarged to accommodate the stormwater.
- Proposed grading at Rte. 1 needed. Modelling the existing culvert at the entrance will affect AP#2 results.
- Ponding onto the lot on the north needs to be analyzed as it is a direct impact to the abutter. The existing 16" culvert is not proposed to be changed and additional stormwater from the existing CB is being added to the location of the inlet at the property line.

Erosion and Sedimentation Control:

- Good Erosion Control Plan, Sheet C3.3 (Subdiv)
- Good Erosion Control Notes and Details on Sheet C4.0 (Subdiv)
- Good stabilized entrance location and detail
- Silt sack and matting details on Sheet C4.1 (Subdiv)

Operation and Maintenance Plan:

Provided with Stormwater Report – Good narratives and Sample inspection Logs

Conclusions:

The proposed stormwater analysis needs revisions. (resubmission as pdf's, new hardcopy not needed)

The proposed erosion control plan meets BMP's and Town requirements.

Once the analysis comments are addressed, the review can be updated and final design evaluated.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: 526 Post Road School / General Business District – Tax
Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26;
4/1/26

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 and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: [Amended 6-12-2012]	Y				Scale is 1" = 30 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Applicant name and address noted. Business name and address noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Existing lot coverage is 42,111 SF or 12% of the 8.15 acre parcel. Proposed lot coverage is 29,946 SF or 52% of the 1.32 acre parcel that is proposed. Building floor area/ gross area is 6,205 SF. Shed is 120 SF.

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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*				<p>A boundary plan of the existing 8.15 acre parcel prepared by Isaiah Plante, PLS 2334 of Kimball Survey & Design Inc dated 5-28-25 was provided.</p> <p>The 8.15 acre parcel is proposed to be divided and the school to remain on 1.32 acres.</p> <p>An updated boundary plan depicting the 1.32 acre parcel, the 50' wide Arundel Lane right of way, and 6.83 acre parcel prepared by Isaiah Plante, PLS 2334 of Kimball Survey & Design Inc dated 2/16/2026 was provided. <u>Plan markups recommended, to be addressed.</u></p>
(4)	All existing and proposed setback dimensions.	Y*				<p>15' lot line setbacks shown.</p> <p>40' lot line setback from Route One shown.</p> <p><u>25' lot line setback from Arundel Lane ROW proposed, Per 145-35.O to be reduced to 15'.</u></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets. See note 14 on C2.0.</p> <p>No changes to lighting proposed. Existing building mounted lights and light pole near playground are identified.</p>
(6)	The type, size and location of all incineration devices.			NA		No such devices exist nor are proposed.

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Map 27, Lot 10-EXE

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4/1/26

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 identified or 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*				<p>No wetlands identified. Existing and proposed utilities identified on sheet C3.0</p> <p>The school has underground electrical connection from existing utility pole located near the northeasterly lot corner along Route One.</p> <p>Town Engineer reviewed stormwater runoff analysis and design. <u>See memo dated 4/1/26, revisions needed.</u></p> <p>Overall design method appears good.</p> <p>Stormwater Report dated Feb 10, 2026 by Walsh Engineering provided. Grading & Drainage Plan C3.1 provided.</p> <p>Existing and proposed sewer lines and water lines shown on C3.0. <u>Plan markups recommended. To be reviewed.</u></p> <p>An existing significant fiber optic line identified on the east side of Route One at this location.</p>

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Project Name/District: 526 Post Road School / General Business District – Tax
Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26;
4/1/26

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
(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*				Existing one foot contours are identified on C1.0. Proposed one foot contours and grading are depicted on C3.1. Town Engineer reviewed stormwater runoff analysis and design. <u>See memo dated 4/1/26, revisions needed. See recommended plan markups.</u>
(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				The Route One Corridor plan requires a bike lane on the west side of Route One and a sidewalk on the east side of Route One. See plan note 23 that states the property falls within the Route One Corridor study area for bike lane installation. A bike lane within Route One currently exists. Existing fence heights and types are identified. Proposed 6' tall solid fencing along westerly boundary to be located on the school property. Proposed road within Arundel Lane to be widened to 34' wide.

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Date of Review: 01-21-26; 3/18/26;
4/1/26

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*				<p>A 15 foot wide landscaped buffer is required along Route One. This buffer shall consist of 4 existing shade trees. <u>Planning Board to consider if this buffer is suitable after a public hearing is determined.</u></p> <p>A 15 foot wide landscaped buffer is required along Arundel Lane. Two shade trees 3” in diameter at breast height are proposed. <u>Planning Board to consider if this buffer is suitable after a public hearing is determined.</u></p> <p>This property abuts a church to the north. No visual screen is required. A 6’ tall solid fence was approved to screen the school playground.</p> <p>The residential lot to the west is proposed to be screened by a 6’ tall solid fence. <u>Planning Board to consider if this is suitable after a public hearing is determined.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.		N			<p>Arundel Lane is a new street ROW proposed. <u>Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility and stormwater.</u></p> <p>Draft legal descriptions provided <u>and to be reviewed.</u> Metes and bounds provided. <u>Proposed legal conveyances not provided.</u></p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				<p>Route One (66’ wide ROW) and Arundel Lane (50’ wide ROW) identified. Elmere Road identified (33’ wide ROW).</p>

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4/1/26

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
(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				All abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Quitclaim Deed Book 19672, Page 20 provided.
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				Existing dumpster area to be eliminated. <u>No new dumpster location is proposed.</u> 120 SF shed is identified on the property. No outside storage of materials identified on the plan.
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		Property served by public sewer. A change in use is not proposed. A capacity letter for the school use was provided in 2013. Planning Board found an updated capacity letter from WSD is not applicable on 2/23/26.
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		Property served by public water. A change in use is not proposed. A capacity letter for the school use was provided in 2013. Planning Board found an updated capacity letter from KKWWDD is not applicable on 2/23/26.

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G.	<p>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:</p>					<p>No change in use is proposed. A total of 31 parking spaces are proposed on the property. 18 spaces are being eliminated.</p> <p><u>The school use with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.)</u></p> <p><u>The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1. The school use and the subdivision shall use the Arundel Lane right of way that is proposed off Route One.</u></p> <p><u>A redesign of the traffic flow with a one-way restriction has been recommended to minimize stacking in to Arundel Lane and Route 1.</u></p> <p><u>Condominium units require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips. 66 + 159 = 225 daily trips using Arundel Lane.</u></p> <p><u>6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail would require 22 parking spaces and appears it would be well below the 133 trip per day threshold.</u></p> <p><u>Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips). Estimated traffic data for each use would be needed.</u></p>
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4/1/26

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
(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*				Best management practices for soil erosion and sedimentation control are a standard condition of approval. <u>Grading and erosion control plan provided. To be reviewed.</u>
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*				Town Engineer reviewed stormwater runoff analysis and design. <u>See memo dated 4/1/26, revisions needed.</u> Overall design method appears good. Stormwater Report dated Feb 10, 2026 by Walsh Engineering provided. Grading & Drainage Plan C3.1 provided.
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.	Y				See plan note 23.

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Project Name/District:	<u>526 Post Road School / General Business District - Tax Map 27, Lot 10-EXE</u>	Date of Review:	<u>01-21-26; 3/18/26; 4/1/26</u>
Prepared By:	<u>Office of Planning & Development</u>	Company Name:	<u>Town of Wells</u>

Notes:

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 4/1/26.

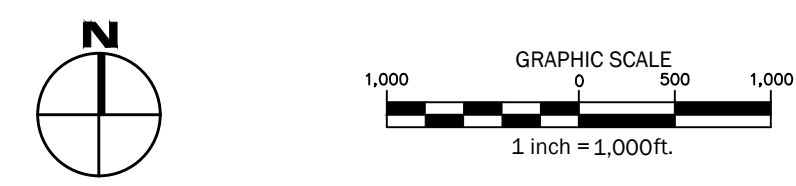
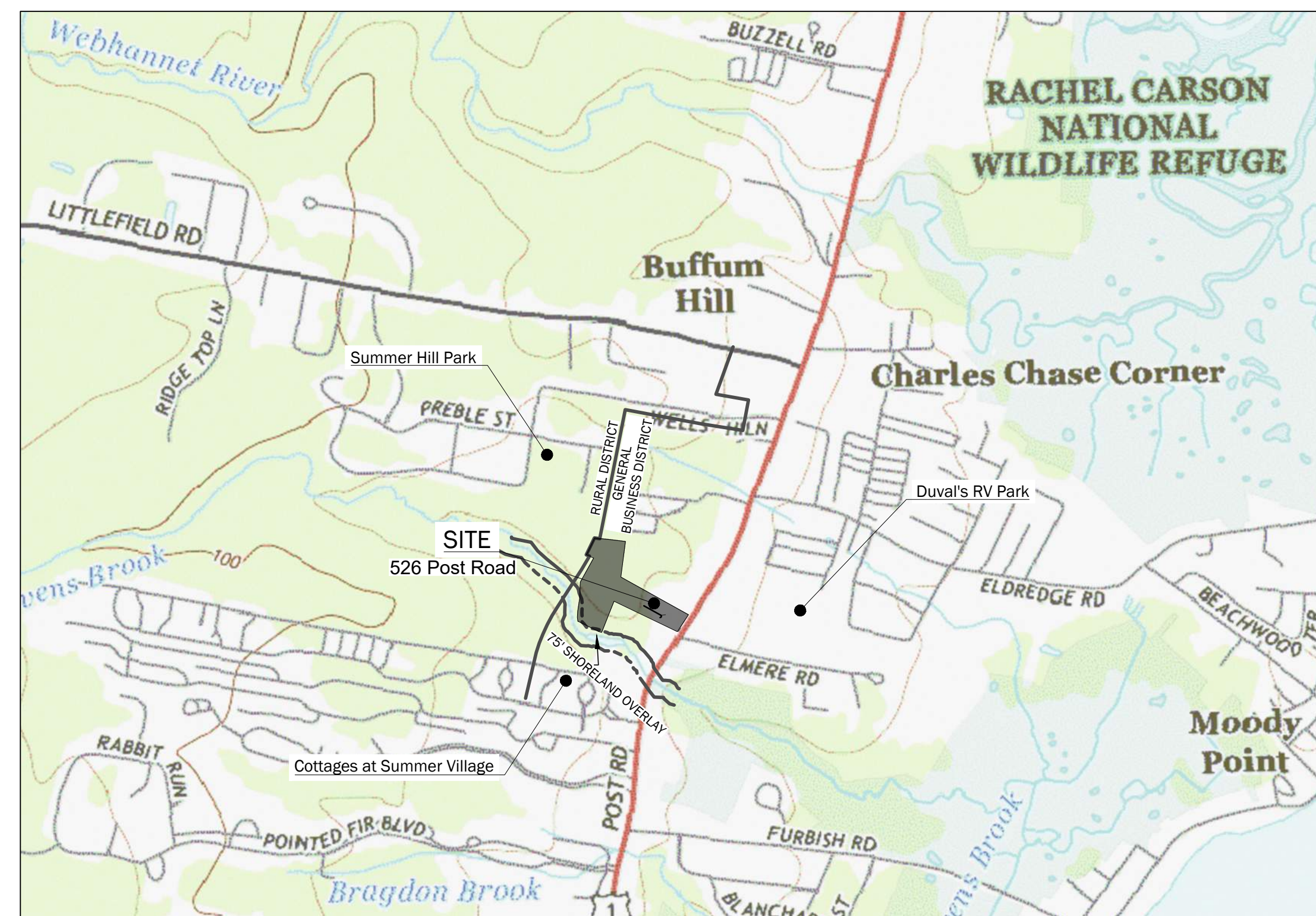
526 Post Road
 526 Post Road (US Route 1)
 Wells, Maine 04090

Prepared For:
 The Grace Group, LLC
 P. O. Box 2021
 North Chelmsford, Massachusetts 01863

TOWN OF WELLS SITE PLAN AMENDMENT



One Karen Dr., Suite 2A | Westbrook, Maine 04092
 ph: 207.553.9898 | www.walsh-eng.com



DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	BOUNDARY SURVEY MAP 27, LOT 10-EXE PREPARED BY KIMBALL SURVEY
	AMENDED LAYOUT, LIGHTING AND PLANTING PLAN PREPARED BY MITCHELL & ASSOCIATES
	DIVISION OF LAND MAP 27, LOT 10-EXE PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C3.1	GRADING PLAN
C3.2	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	UTILITY DETAILS
C4.4	UTILITY DETAILS
C4.5	STORMWATER DETAILS

Submissions:

TYPE	JURISDICTION	DATE	STATUS
SITE PLAN AMENDMENT APPLICATION	TOWN OF WELLS	JANUARY 16, 2025	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	FEBRUARY 10, 2026	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	MARCH 10, 2026	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	MARCH 24, 2026	SUBMITTED

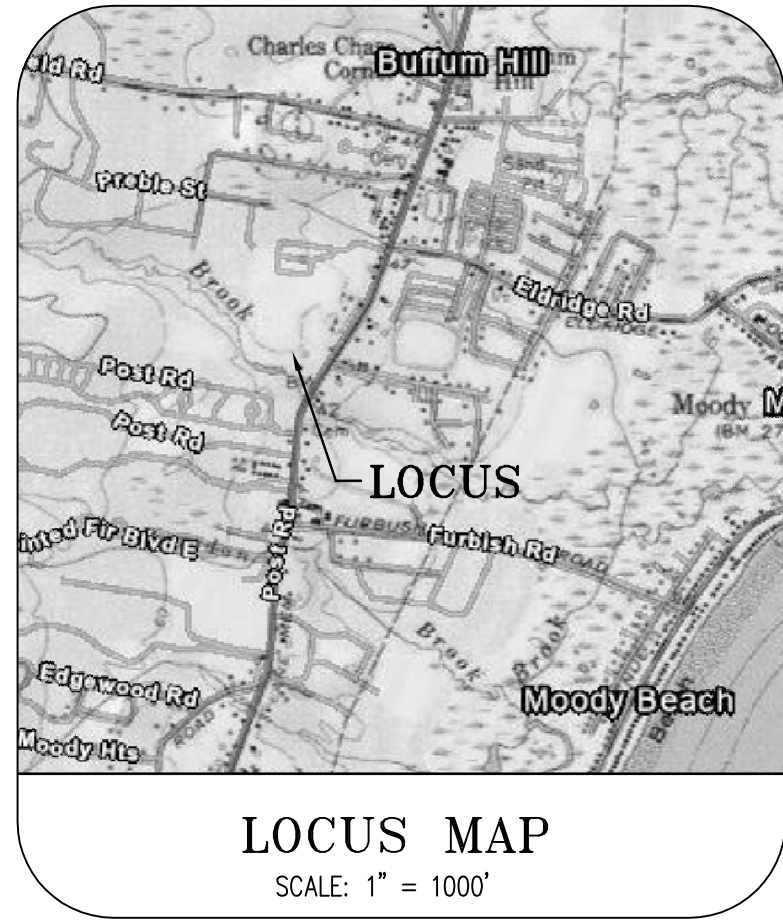
Record Owner:

THE GRACE GROUP, LLC
 PO BOX 2021
 NORTH CHELMSFORD, MA 01863

Parcel ID:

MAP 27
 LOT 10-EXE

1/16/2025 10:42:46 AM: WALSH: 526 Post Road: 25x35: 25x35: 11x14: 44



N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

5/8"
0.2 A.G.
1-1/4"
1.2 A.G.
5/8"
0.6 A.G.
1-1/2"
1.2 A.G.

5/8"
0.5 A.G.
1-1/4"
1.2 A.G.
1-1/2"
1.2 A.G.

5/8"
0.7 A.G.
1-1/4"
1.2 A.G.
1-1/2"
1.2 A.G.

5/8"
0.7 A.G.
1-1/4"
1.2 A.G.
1-1/2"
1.2 A.G.

5/8"
0.7 A.G.
1-1/4"
1.2 A.G.
1-1/2"
1.2 A.G.

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
354,916 S.F.
8.15 AC.

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

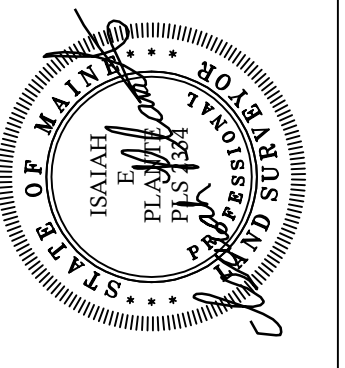
LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- LIGHT POLE
- SIGN
- BOUNDARY LINE
- - - ABUTTER OR RIGHT-OF-WAY LINE
- STONE WALL
- OHU OVERHEAD UTILITIES
- D DRAIN/CULVERT
- N/F NOW OR FORMERLY
- 1234/567 DEED BOOK & PAGE
- A.G. ABOVE GROUND
- B.G. BELOW GROUND

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM—WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 - A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DATED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
 - B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
 - C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
 - D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. SIP-6705(000)" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
 - E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JERGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
 - F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
 - G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
 - H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
 - I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - A. NO SURVEY REPORT WAS PREPARED.
 - B. NO REVISED LEGAL DESCRIPTION PREPARED
 - C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	DESCRIPTION



KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 04390
ISAIAH@KIMBALLSURVEYING.COM
WWW.KIMBALLSURVEYING.COM
PROFESSIONAL LAND SURVEYING

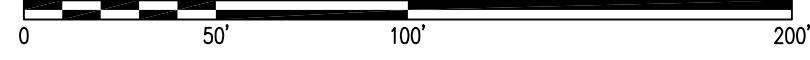
Prepared for:
Walsh Engineering Associates, Inc.
1 Karen Drive, #2A
Westbrook, Maine 04092

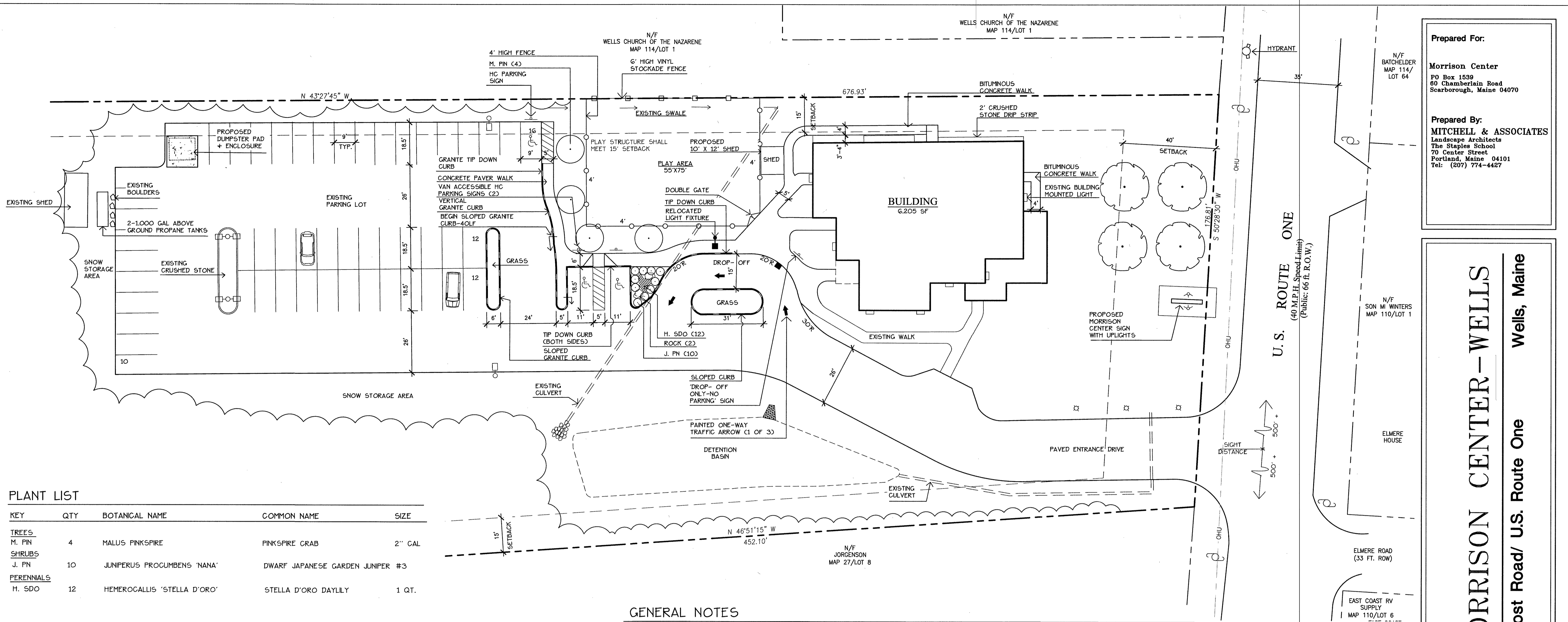
Boundary Survey
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

DATE:
MAY 28, 2025
PROJECT NO. 2627
SCALE:
1" = 50'

CAD FILE:
2627.dwg

SHEET
1 OF 1





Prepared For:
Morrison Center
 PO Box 1599
 80 Chamberlain Road
 Scarborough, Maine 04070

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

MORRISON CENTER - WELLS
526 Post Road/ U.S. Route One
Wells, Maine

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
M. PN	4	MALUS PINKSPIRE	PINKSPIRE CRAB	2" CAL
SHRUBS				
J. PN	10	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER #3	
PERENNIALS				
H. SDO	12	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 QT.

STANDARD CONDITIONS OF APPROVAL

- 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. [6145-74F(13)]
- 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.
- 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 SCHEDULE. [6145-74F(22)]
- 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. [6145-74G(13)(3)]
- FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSIDERED 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 6145-64. [6145-79A]
- 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 6145-64. [6145-79B]
- EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [6145-75F]:
 - STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
 - THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
 - TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - 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.
 - 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.
 - 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.
 - DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
 - THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
- THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
- CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
- 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.
- THE PROPOSED EXCAVATION 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.
- 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.
- IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- 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).
- APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICER SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
- 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 OFFICER PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
- 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.
- UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
- 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 OFFICER, 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.
- ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO AN ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GENERAL NOTES

- APPLICANT: MORRISON DEVELOPMENTAL CENTER
60 CHAMBERLAIN ROAD
SCARBOROUGH, MAINE 04070
- OWNER: KKRS PROPERTIES, L.L.C.
1 WINTERBERRY LANE
YORK, MAINE 03909
- ZONING DISTRICT: GENERAL BUSINESS (GCB) FOR 1000 FEET BACK FROM ROUTE ONE AND 75 FOOT SHORELAND OVERLAY DISTRICT.
- TOTAL SITE AREA: 8.15 ACRES (355,014 SF)
- BOOK + PAGE: BOOK 10571, PAGE 051
- TAX MAP + LOT NO: MAP 27, LOT 10
- DIMENSIONAL REQUIREMENTS (GENERAL BUSINESS DISTRICT):

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	355,014 SF
MINIMUM LOT FRONTAGE	100 FEET	176.81 FEET
MIN. SETBACK STATE HIGHWAY	40 FEET	69 FEET
MIN. SETBACK LOT LINE	15 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	34 FEET	27 FEET
MAXIMUM LOT COVERAGE	65 PERCENT	10.7 PERCENT
- EXISTING CONDITIONS, ELEVATIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'SUNDOG STEAK + SEAFOOD COMPANY, LANDSCAPING PLAN' PREPARED BY LOUIS BERGER + ASSOCIATES, INC. DATED SEPTEMBER 1997.
- BUILDING SUMMARY:
EXISTING GROSS FLOOR AREA: 6,205 SF
PROPOSED GROSS FLOOR AREA: 6,205 SF
- PARKING SUMMARY:
7 CLASSROOMS (3 SPACES X 7 ROOMS) = 21 SPACES
34 STUDENTS (1 SPACE PER 5 STUDENTS) = 7 SPACES
TOTAL REQUIRED SPACES 28 SPACES
PROPOSED PARKING 52 SPACES
- PROJECT INFORMATION:
PROPOSED USE: SCHOOL
WATER: PUBLIC WATER
SEWER: PUBLIC SEWER
EXISTING LOT COVERAGE: 43,080 SF OR 12.1 PERCENT
PROPOSED LOT COVERAGE: 38,141 SF OR 10.7 PERCENT
- ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 145-40 OF THE WELLS LAND USE CODE.
- ALL EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTIONAL AND SHALL NOT PRODUCE GLARE ONTO ADJUTING LOTS OF RIGHTS OF WAYS AS TO IMPAIR THE VISION OF VEHICULAR TRAFFIC.
- THE SOUTHWESTERLY BOUNDARY OF THIS PROPERTY IS WITHIN THE 75 FOOT SHORELAND OVERLAY DISTRICT BUT THAT NO DEVELOPMENT EXISTS OR IS PROPOSED WITHIN THIS AREA.
- A KNOX BOX SHALL BE LOCATED ON THE BUILDING AS APPROVED BY THE WELLS FIRE DEPARTMENT.
- THE PURPOSE OF THIS AMENDED SITE PLAN IS TO ADD A 10' X 12' SHED TO THE PROPERTY.
- A NEW DRAINAGE SWALE WAS CONSTRUCTED BETWEEN THE EASTERLY SIDE OF THE PARKING LOT AND THE PLAY AREA IN ORDER TO CAPTURE AND DIVERT STORMWATER RUNOFF FROM FLOWING ACROSS THE PLAY AREA.
- THE CEO AND TOWN ENGINEER/PLANNER MAY APPROVE THE ADDITION OF SHEDS NOT EXCEEDING 300 SF IN SIZE ON THE PROPERTY.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
ABUTTING PROPERTY LINE		
CURB		
UTILITY POLE		
HYDRANT		
BUILDING MOUNTED LIGHT		
OVERHEAD UTILITIES		
LIGHT POLE FIXTURE		
SIGN		
FENCE		
STOCKADE FENCE		
CULVERT		
CATCHBASIN		

Approved: Wells Staff Review Committee
 Date: Nov. 12, 2014
 Chairman, *Michael J. Harrington*
 Board Members, *[Signatures]*
APPROVED

Date: MAY 31, 2013

Revisions:
 June 13, 2013: Per Town Review Comments
 October 27, 2014: 10' X 12' shed added
 November 10, 2014: staff comments

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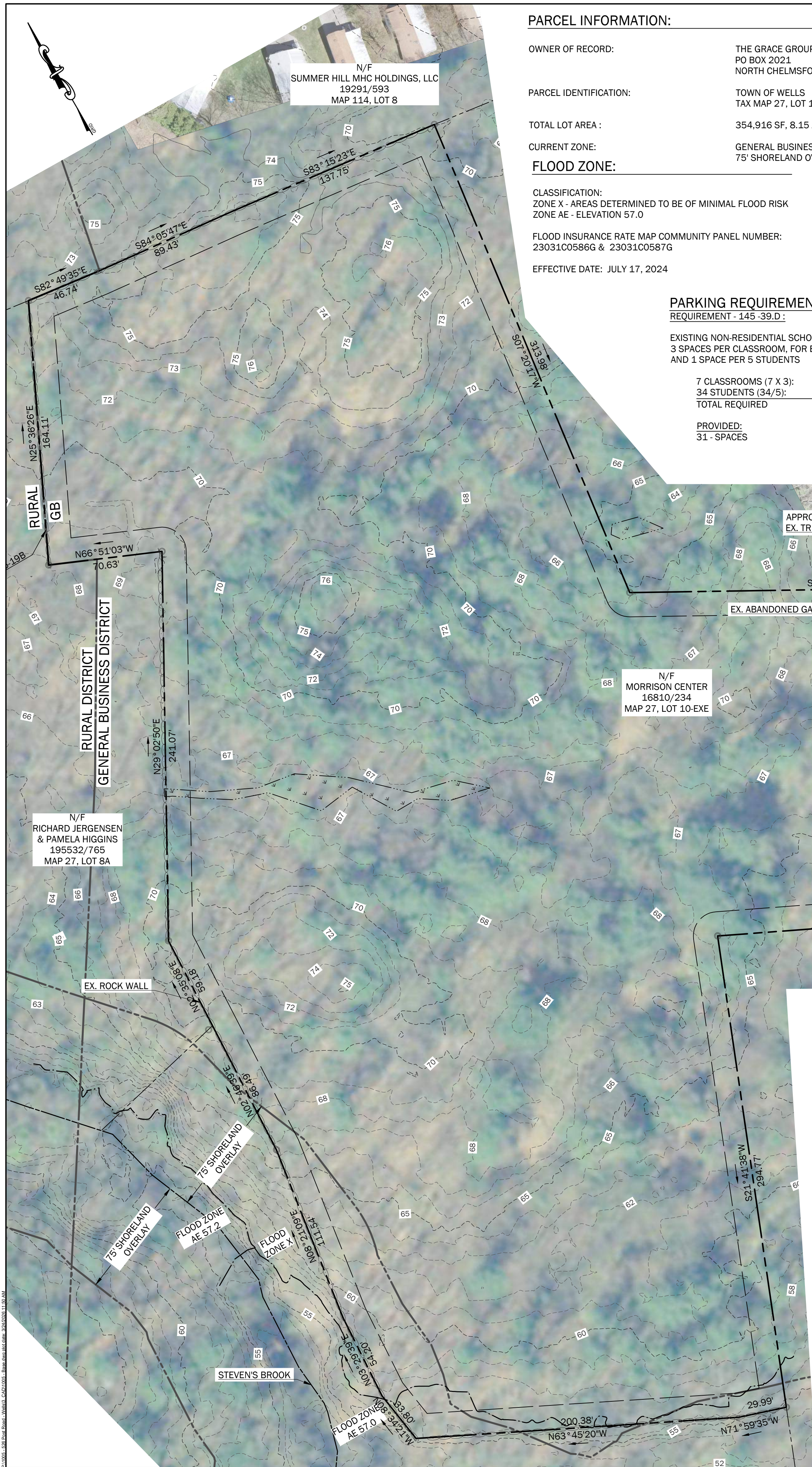
Title: AMENDED LAYOUT, LIGHTING AND PLANTING PLAN

Scale: 1" = 20'

North:

Sheet No.: 2

0027-010



PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC
 PO BOX 2021
 NORTH CHELMSFORD, MA 01863

PARCEL IDENTIFICATION: TOWN OF WELLS
 TAX MAP 27, LOT 10-EXE.

TOTAL LOT AREA: 354,916 SF, 8.15 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
 75' SHORELAND OVERLAY

FLOOD ZONE:

CLASSIFICATION: ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK
 ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
 23031C0586G & 23031C0587G

EFFECTIVE DATE: JULY 17, 2024

PARKING REQUIREMENTS:

REQUIREMENT - 145-39.D:
 EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
 3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH
 AND 1 SPACE PER 5 STUDENTS

7 CLASSROOMS (7 X 3): = 21 SPACES
 34 STUDENTS (34/5): = 7 SPACES
 TOTAL REQUIRED = 28 SPACES

PROVIDED:
 31 - SPACES (28 - STANDARD &
 3 - ACCESSIBLE W/
 ACCESS AISLES)

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

CURRENT USES: SCHOOL
 PROPOSED USES: SCHOOL

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

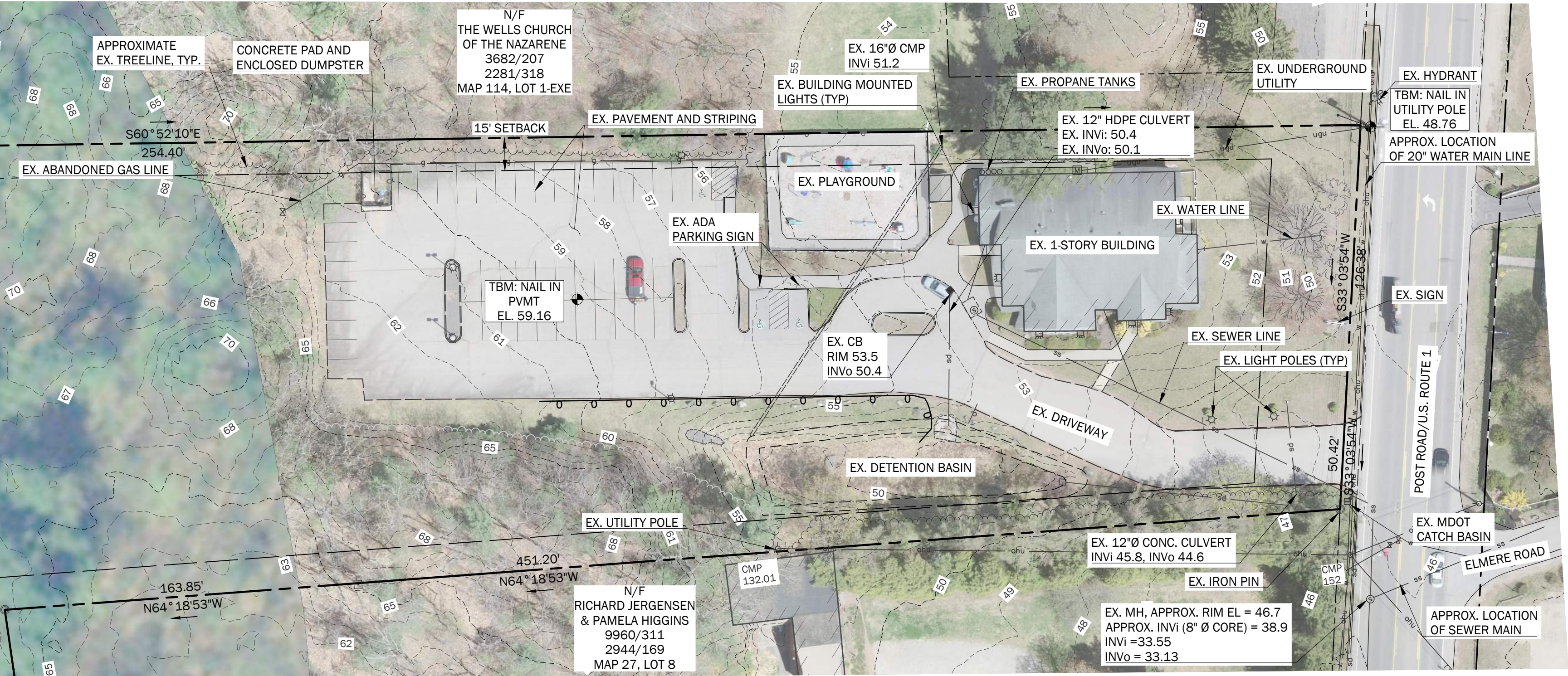
SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
 15 FEET FROM ANY LOT LINE.
 25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
 25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
 40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

NOTES:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES AND PROPOSED STORMWATER PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR THE OWNER'S REPRESENTATIVE.

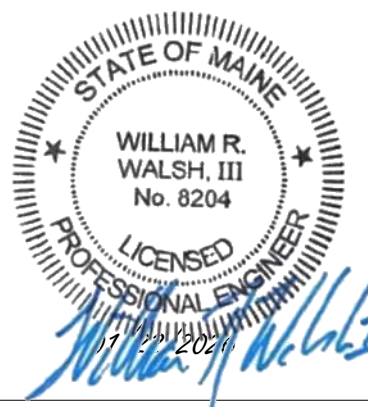
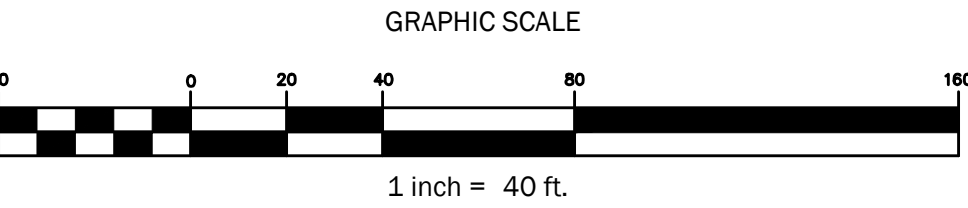
PLAN REFERENCES:

- PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.
 - "STATE HIGHWAY '1' WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32, MARCH 12, 2003.
 - ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.
- CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.
 - CONTROL POINT: MAG NAIL IN PAVEMENT
 NORTHING: 166305.46
 EASTING: 2839127.5632
 ELEVATION: 59.16
- TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.
 - ARC GIS MAINE ORTHOIMAGERY REGIONAL 2018.
- SITE LAYOUT DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATED MAY 31, 2013.



EXISTING FEATURES LEGEND

	TEMPORARY BENCHMARK
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	STONEWALL
	SETBACK
	RIGHT-OF-WAY LINE
	THREAD OF STREAM OR BROOK
	75' SHORELAND OVERLAY LIMIT
	FLOOD ZONE
	WETLANDS
	ZONING BOUNDARY
	IRON PIN OR PIPE FOUND
	REBAR SET
	BUILDING
	EDGE OF PAVEMENT
	BITUMINOUS CURB
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	TREELINE
	WATERLINE
	WATER LINE GATE VALVE
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	STORM DRAIN CULVERT
	STORM DRAIN CATCH BASIN
	STORM DRAIN LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	GAS LINE
	BOLLARD LIGHT
	UTILITY POLE
	SIGN



526 POST ROAD

526 POST ROAD
 WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC

P.O. BOX 2021
 NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM	LLT
3	3/10/2026	Town Permit Updates	MRM/TEF	LLT
4	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.: 1005
 Date: 01/22/2026
 Scale: AS SHOWN
 Drawn: MBP/MRM
 Checked: WRW/LLT

Sheet No.:
C1.0

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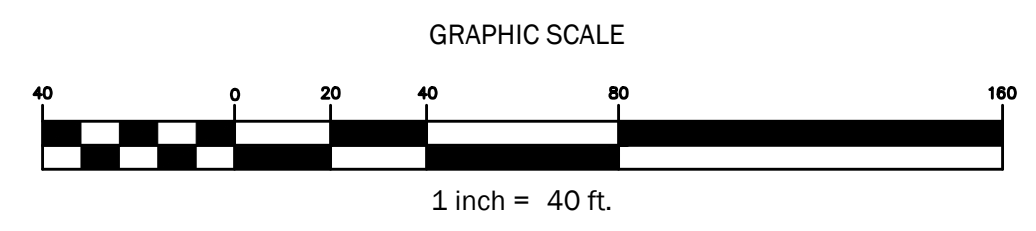
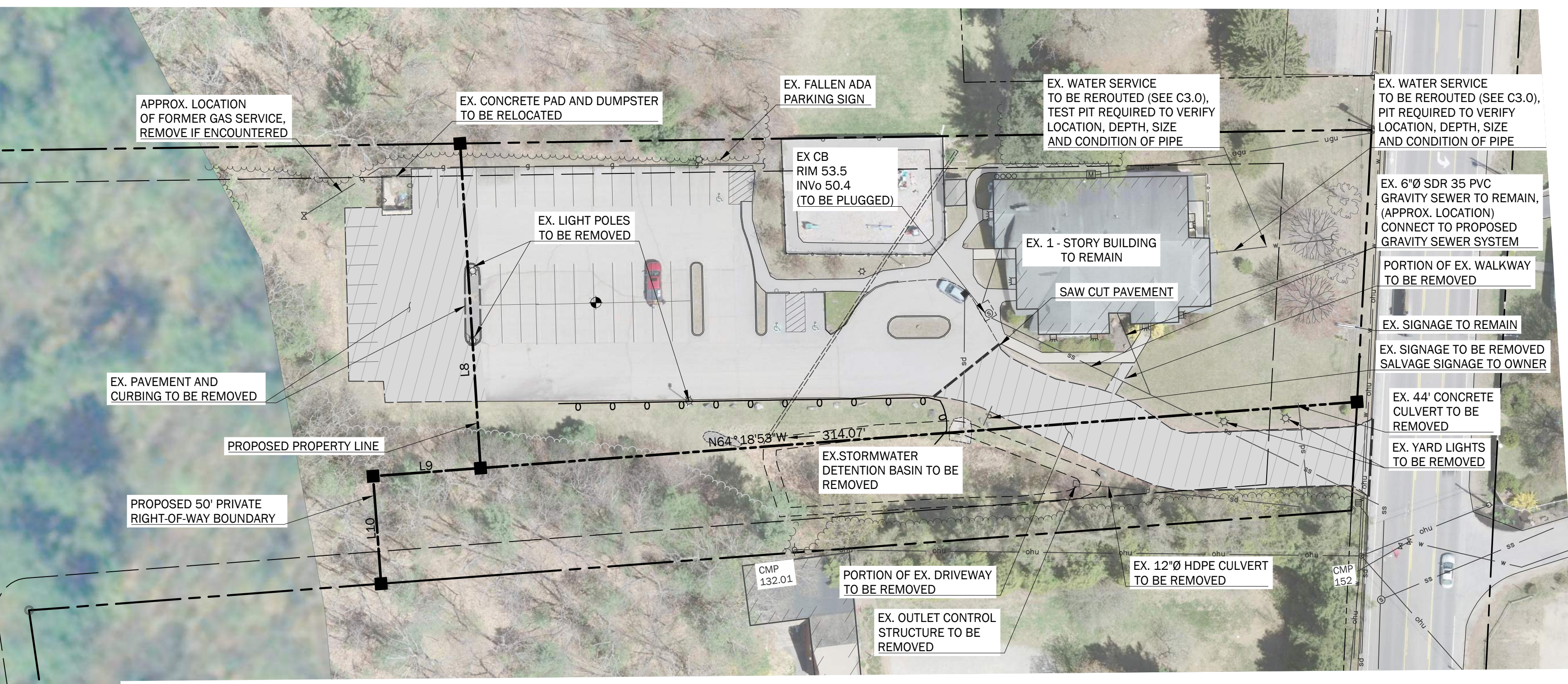
DEMOLITION & REMOVALS LEGEND

	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	LIGHT POLE
	SIGN
	EDGE OF LANDSCAPED AREA
	LANDSCAPE/RETAINING WALL
	PAVEMENT EDGE
	PAVEMENT
	TREE
	TREE LINE
	WOOD FENCE

FOR DRAWING LEGEND SEE SHEET C1.0

GENERAL NOTE:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.



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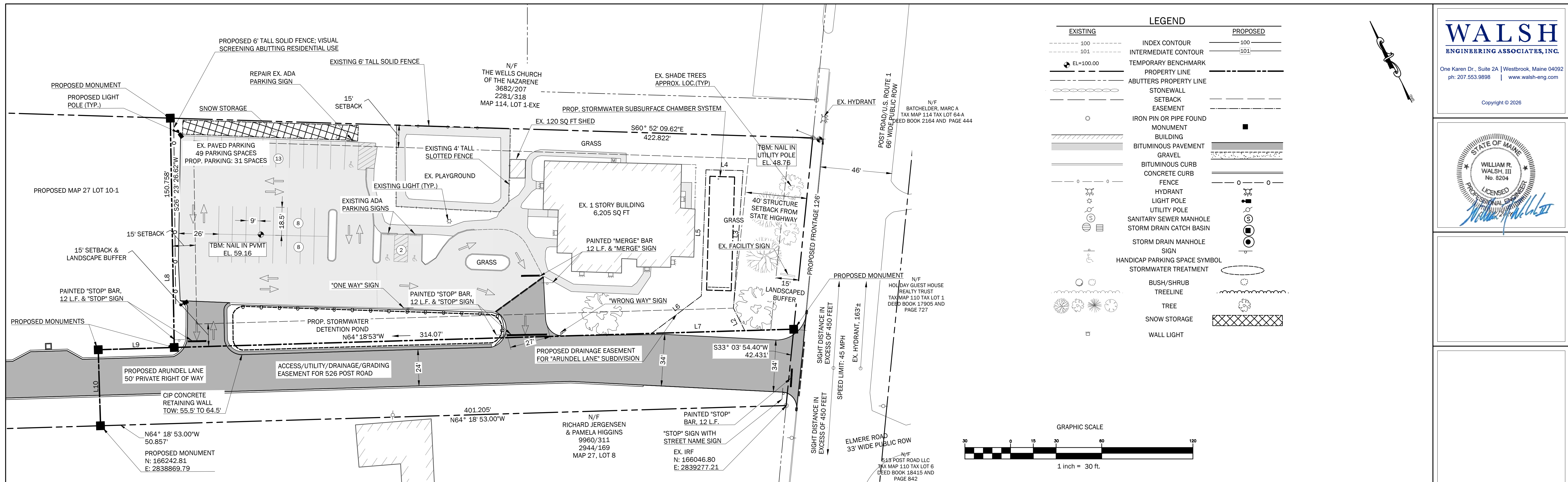
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4	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:
SITE PREPARATION PLAN

Job No.: 1005 Sheet No.:
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

C1.1

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WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

EXISTING PERMITTED USE(S): SCHOOL
CURRENT USES: SCHOOL

MIN. LOT SIZE:
20,000 SQ. FT. NET AREA WITH PUBLIC SEWER

MAXIMUM DENSITY: 1 DWELLING PER 20,000 SQ. FT. NET AREA WITH PUBLIC SEWER

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MIN. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE,
25 FEET FROM THE BOUNDARY OF ANY CEMETERY,
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY,
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

PARCEL IDENTIFICATION (PORTION OF): TOWN OF WELLS
TAX MAP 27, LOT 10-EXE.

TOTAL LOT AREA (LOT 10-1 & 10): 354,916 SF, 8.15 ACRES

TOTAL AREA OF SITE PLAN LOT (10): 57,385 SF, 1.32 ACRES

TOTAL AREA OF SUBDIVISION LOT (10-1): 297,531 SF, 6.83 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
75' SHORELAND OVERLAY

PLAN REFERENCES:

- PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.
 - "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32, MARCH 12, 2003.
 - ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.
- CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.
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 - "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATES MAY 31, 2013.

NOTES:

- THE PURPOSE OF THIS SITE PLAN IS TO SEEK APPROVAL FOR SEPARATING THE COMMERCIAL LAND AREA FROM THE REMAINING LAND AREA.
- OWNER: THE GRACE GROUP, LLC, LOCATED AT P.O. BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
- APPLICANT: THE GRACE GROUP, LLC, LOCATED AT PO BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
- EXISTING USES: 6,205 SF SCHOOL.
- PROPOSED USES: 6,205 SF SCHOOL.
- THIS SITE PLAN IS SUBJECT TO THE STANDARD CONDITIONS OF APPROVAL OF THE TOWN OF WELLS OFFICE OF PLANNING AND DEVELOPMENT AS DEFINED WITHIN THE SITE PLAN APPLICATION AND FINDINGS OF FACT OF THE REVIEWING AUTHORITY. CONDITIONS OF APPROVAL MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN.
- EXISTING & PROPOSED LOT COVERAGE:

EXISTING:	354,916 SF, 8.15 ACRES	PROPOSED:	57,447 SF, 1.32 ACRES
BUILDINGS:	6,325 SF	BUILDINGS:	6,325 SF
PAVEMENT&CURBS:	35,786 SF	PAVEMENT&CURBS:	23,563 SF
		RETAINING WALL:	58 SF
TOTAL:	42,111 SF = 12%	TOTAL:	29,946 SF = 52%
- PARKING STRIPING AND DIRECTIONAL ARROWS ARE TO BE ADDED UPON COMPLETION OF PARKING LOT IMPROVEMENTS.
- PARKING ALONG OR WITHIN THE ROUTE ONE AND ARUNDEL LANE RIGHT-OF-WAY IS PROHIBITED FOR ALL VEHICLES.
- LANDSCAPING/BUFFERS:
 - 15' WIDE LANDSCAPED BUFFER ALONG LOT LINE ABUTTING STATE ROUTE 1 R.O.W. AND PRIVATE WAY TO BE PLANTED WITH SHADE TREES MIN. 3" DIAMETER AT BREAST HEIGHT AND LOW BUSHES (3'-4').
 - INSTALL 6' TALL SOLID FENCE, 120 LINEAR FEET ALONG REAR LOT LINE ABUTTING PROPOSED RESIDENTIAL USE.
- ANY FENCES/SCREENING/BUFFERING/GRASSED AREAS SHALL BE MAINTAINED AND REPLACED IF DAMAGED.
- IF EXISTING OR NEW LANDSCAPED PLANTINGS INCLUDING VISUAL SCREENING AND BUFFERS DIE OR ARE IN POOR HEALTH, THEY MUST BE REPLACED WITH AN ARBORVITAE OF APPROPRIATE SIZE.
- ALL SIGNS SHALL BE IN CONFORMANCE WITH §145-40. ANY SIGN LIGHTING SHALL BE DIRECTED TO PREVENT GLARE ONTO ABUTTING STREETS OR PROPERTIES. A PORTION OF THE EXISTING SIGN TO BE RELOCATED OUT OF THE ROUTE ONE RIGHT-OF-WAY. INTERNALLY LUMINATED SIGNS ARE NOT PERMITTED.
- ALL LIGHTING SHALL BE DIRECTIONAL AND/OR SHIELDED TO PREVENT GLARE ONTO STREETS OR ABUTTING PROPERTIES. NO NEW LIGHTING IS PROPOSED.
- NO WASTE MATERIAL OR DEBRIS TO BE STORED OUTSIDE OF THE ROOFED BUILDINGS ON THE PROPERTY. 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, EXCEPT FOR DAY-CARE HOME OR DAY-CARE CENTER/NURSERY SCHOOL USES WITH A FENCED-IN AND/OR BUFFERED AREA NOT TO EXCEED 2,500 SQUARE FEET.
- THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
- PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS

NOTES (CONT.):

- THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
- PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS
- ON SITE TRASH DISPOSAL IS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- COMMERCIAL BUILDING DESIGN STANDARDS OF 145-24G APPLY TO THIS PROPERTY.
- BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED DURING SOIL DISTURBANCE.
- ALL USES SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE.
- PROPERTY IS LOCATED WITHIN THE ROUTE ONE CORRIDOR STUDY AREA IDENTIFIED FOR BIKE LANE INSTALLATION, AS SEEN ON MATERIALS DATED JUNE 25, 2024, FOR THE WELLS ROUTE ONE PUBLIC MEETING PRESENTATION.

SPECIAL CONDITION OF APPROVAL:

- THIS SITE PLAN WILL BE SUBJECT TO SPECIAL CONDITIONS OF APPROVAL SET FORTH BY THE TOWN OF WELLS PLANNING AND DEVELOPMENT STAFF AND PLANNING BOARD.

PARKING REQUIREMENTS:
REQUIREMENT - 145-39.D:

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, 1 PER 5 HIGH SCHOOL STUDENT

REQUIRED:

3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH
7 - CLASSROOMS (7 X 3): = 21 SPACES
TOTAL REQUIRED = 21 SPACES

OR

7 - CLASSROOMS (7 X 3): = 21 SPACES
UP TO 50 - STUDENTS (50 + 5): = 10 SPACES
TOTAL REQUIRED = 31 SPACES

PROVIDED:
31 - SPACES (28 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

PLANNING BOARD

APPROVED BY: _____ DATE: _____

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WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

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Sheet Title:
SITE PLAN

Job No.: 1005 Sheet No.: _____

Date: 01/22/2026

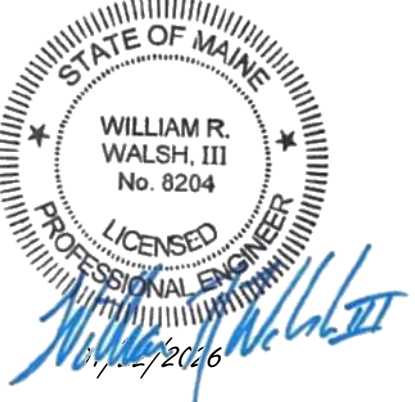
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Checked: WRW/LLT

C2.0

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EXISTING		PROPOSED	
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---	101	---	101
■	SD	■	SD
▨	SD	▨	SD
▨	TP-1	▨	TP-1

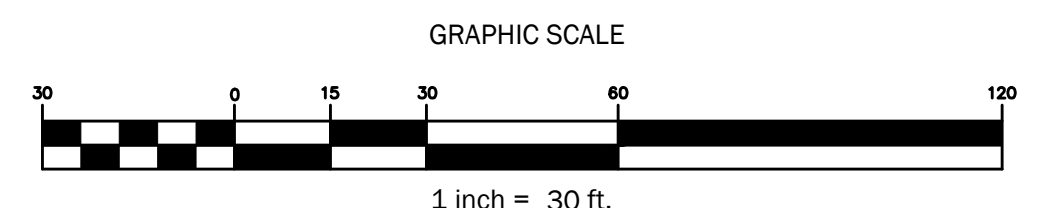
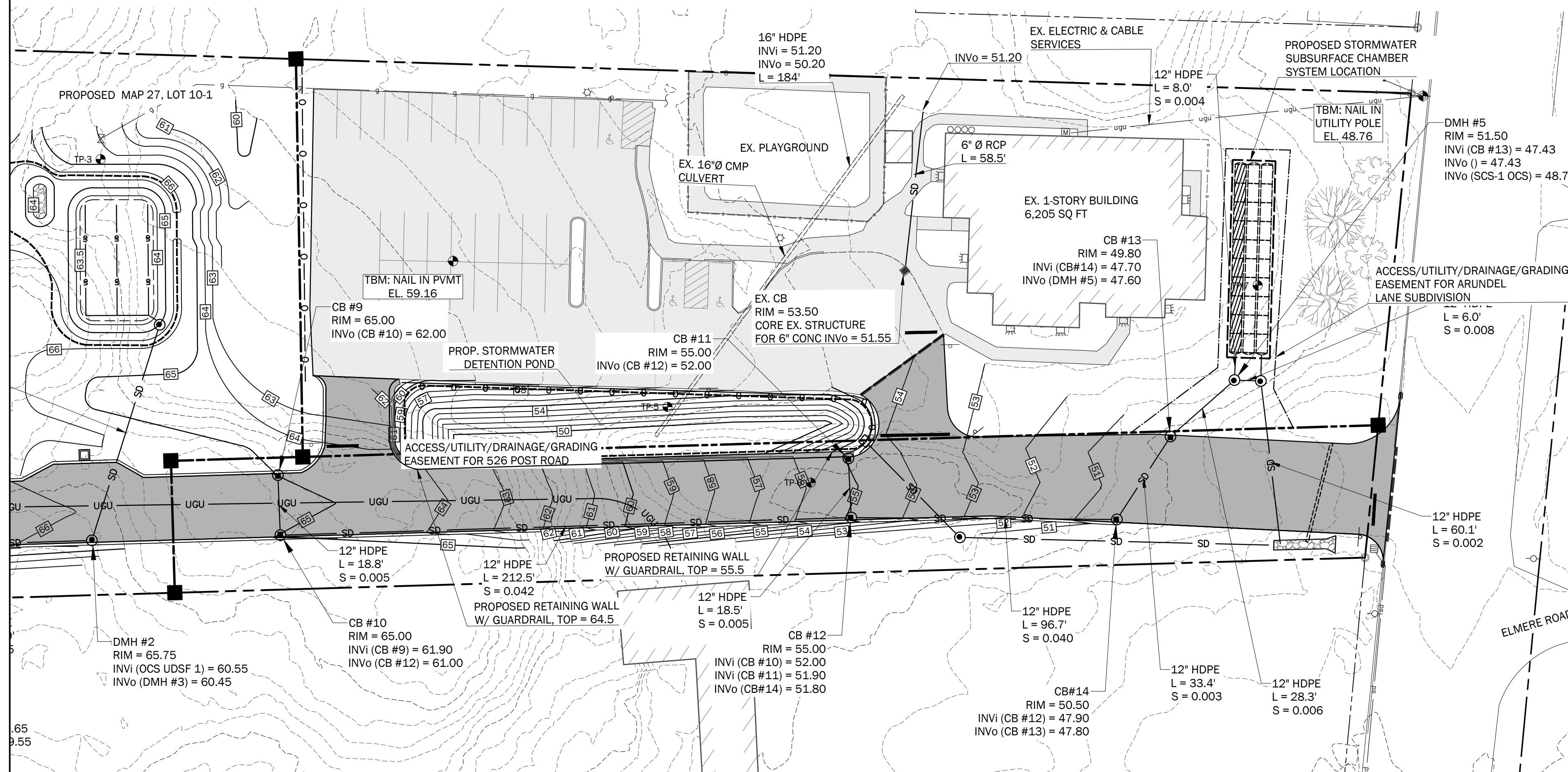
FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- SEE GRADING NOTES ON SHEET C3.0

TEST PIT NOTE:

- SUBSURFACE SOIL PROFILE EXPLORATIONS, "TEST PITS", CONDUCTED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, MAINE, ON JANUARY 12, 2026.



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Sheet Title:
GRADING & DRAINAGE PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C3.1

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PROJECT EROSION CONTROL NOTES:

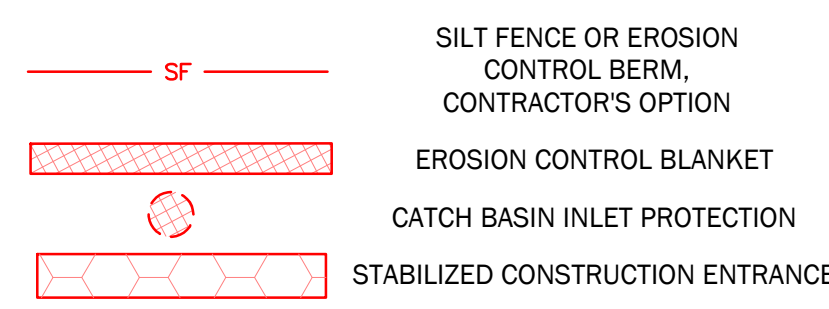
1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS.
2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF LAND AND WATER QUALITY, MARCH 2003 OR LATEST EDITION.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED, OR BY OTHER METHODS AS REQUIRED BY THE WRITTEN EROSION CONTROL PLAN.
4. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. FOR DISTURBED AREAS THAT ARE NOT UNDER ACTIVE CONSTRUCTION AND THAT CAN NOT YET UNDERGO FINAL GRADING, INSTALL TEMPORARY SEEDING AND MULCHING (REFER TO WRITTEN EROSION CONTROL PLAN).
5. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED, OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT STABILIZATION MEASURES ARE IN PLACE.
6. TOPSOIL SHALL BE STOCKPILED IN AREAS AWAY FROM PROTECTED NATURAL RESOURCES AND IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION; REFER TO OWNER FOR LOCATION OF MATERIAL STOCKPILE.
7. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED AND REPAIRED IN ACCORDANCE WITH THE WRITTEN EROSION CONTROL PLAN FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED. REMOVE ACCUMULATED SILT AND SEDIMENT AS NEEDED AND MAINTAIN SILT FENCE IN GOOD, OPERABLE CONDITION.

TOWN OF WELLS EROSION CONTROL REQUIREMENTS SECTION 145-75 F:

EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES:

1. STRIPPING OF VEGETATION, SOIL REMOVAL AND REGARDING 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. UNIT 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.

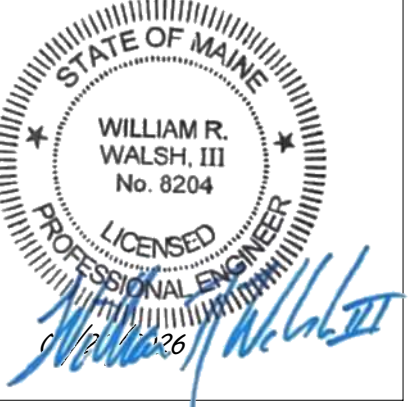
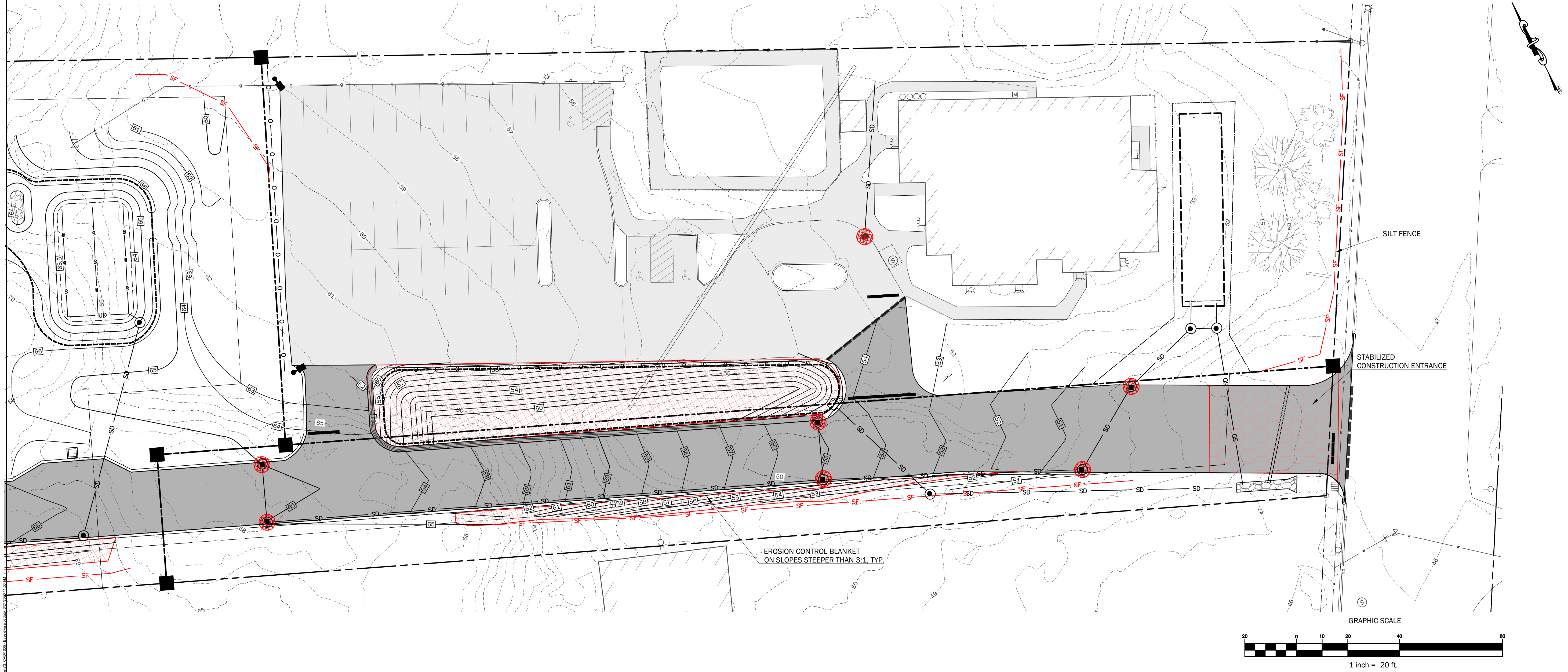
EROSION CONTROL LEGEND



FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

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526 POST ROAD

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Sheet Title:
EROSION CONTROL PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
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Sheet No.:
C3.2

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LANDSCAPE NOTES:

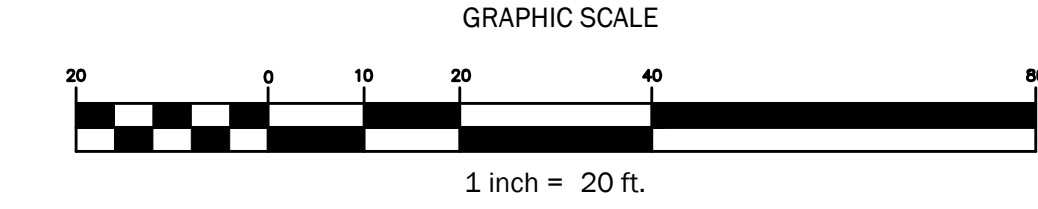
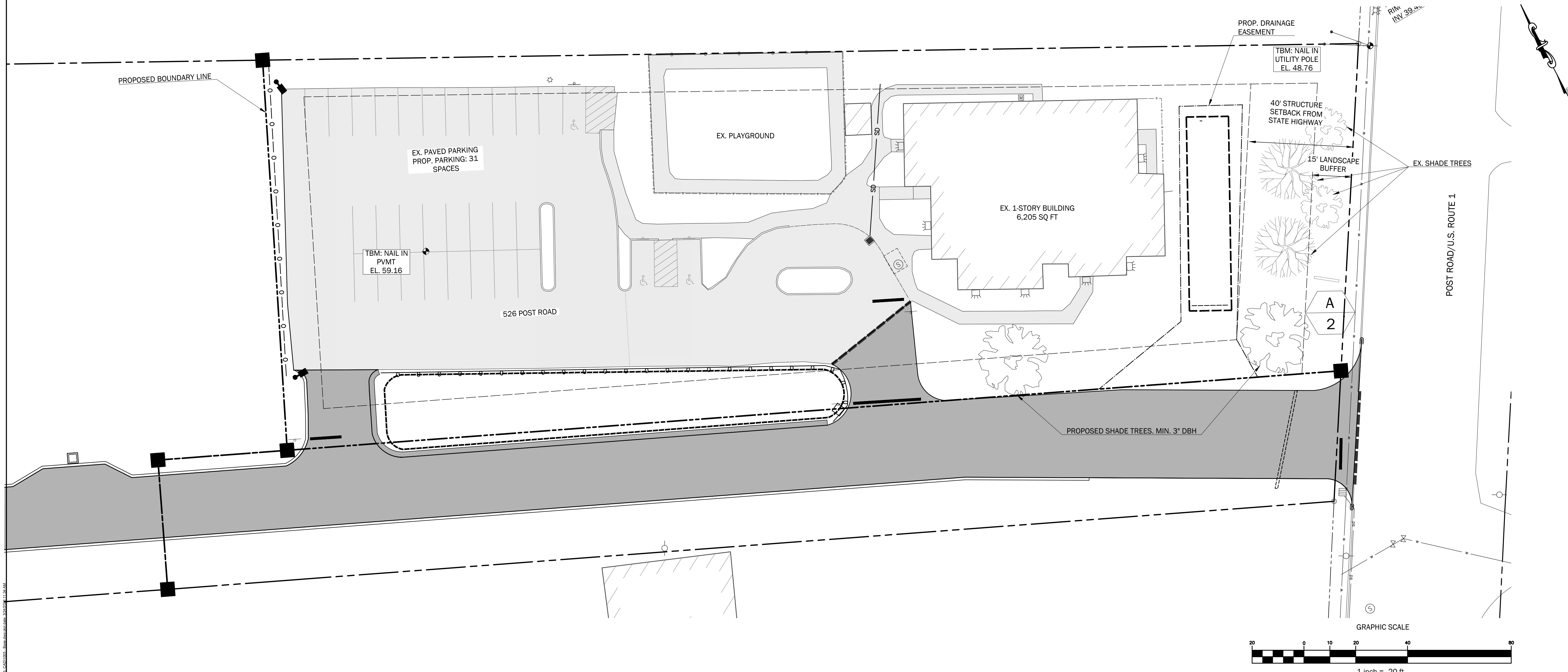
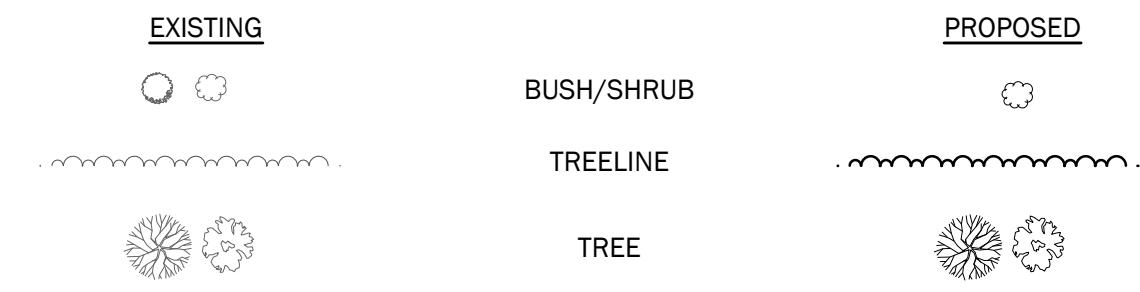
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AND BE PROVIDED WITH A "DIG SAFE" NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDED A TURF CUT EDGE.
- ALL STREET TREES SHALL BEGIN BRANCHING AT 6' HEIGHT MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE MATERIALS SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAM ALL DISTURBED AREAS CALLED OUT AS LAWN WITH A 6 INCH MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 3.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1647. TOPSOIL SHALL BE OBTAINED FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, EARTH CLODS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF 3/4 INCH. TOPSOIL SHALL BE FREE OF ALL PRIMARY NOXIOUS WEEDS. TOPSOIL SHALL HAVE A PH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. DO NOT DELIVER OR USE WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F1632.
 - SAND: 40-60 PERCENT.
 - SILT: 30-40 PERCENT.
 - CLAY: 5-20 PERCENT.
- SEED MIXTURE FOR LAWN AREAS SHALL BE "YARDSCAPING / BAYSCAPING MIX" AS DISTRIBUTED BY ALLEN STERLING AND LOHRUP OF FALMOUTH, MAINE. SEEDING RATE TO BE AS RECOMMENDED BY THE DISTRIBUTOR, BUT NOT LESS THAN 1 LBS. PER 300 S.F.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREGGATOR OR APPROVED EQUIVALENT ON ALL TREES AT THE TIME OF INSTALLATION AND THEY SHALL REMAIN UNTIL THE AREA IS HIT WITH FREEZING TEMPERATURES.

PLANT LIST

PLANT I.D.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	2	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	2 -2.5' CAL	

A
12
PLANT KEY
QUANTITY

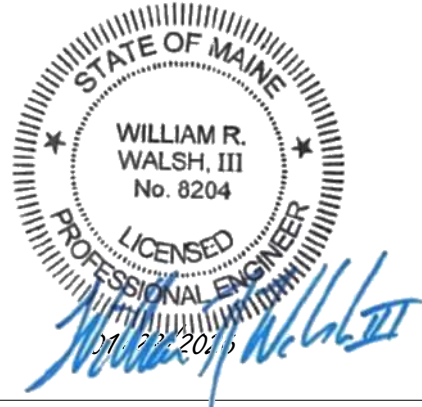
VEGETATION



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WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM	LLT
3	3/10/2026	Town Permit Updates	MBP/TEF	LLT
4	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:
PLANTING PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
L-1

PRELIMINARY - NOT FOR CONSTRUCTION

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014. MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN.

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE TAKEN AT ALL TIMES TO: LIMIT DISTURBANCE AND, HENCE, EROSION.

- 1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
- 2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
- 3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
- 4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE STATE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION, AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY REFER TO "POST CONSTRUCTION VEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
 - B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS./1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION VEGETATION" SECTION.
 - C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION VEGETATION FOR SEEDING SPECIFICATION).
7. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
8. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
9. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 7'5" FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIALS.
 - A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
 - B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
 - F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEEPED AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, 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 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
 - B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING

GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. 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 1ST 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 CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL, BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
 - B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR 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 15TH THE CONTRACTOR 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. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IS IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFFSITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP](http://www.maine.gov/dep/spills/emergspillsresp)

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING

INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST

PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED); IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION

UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

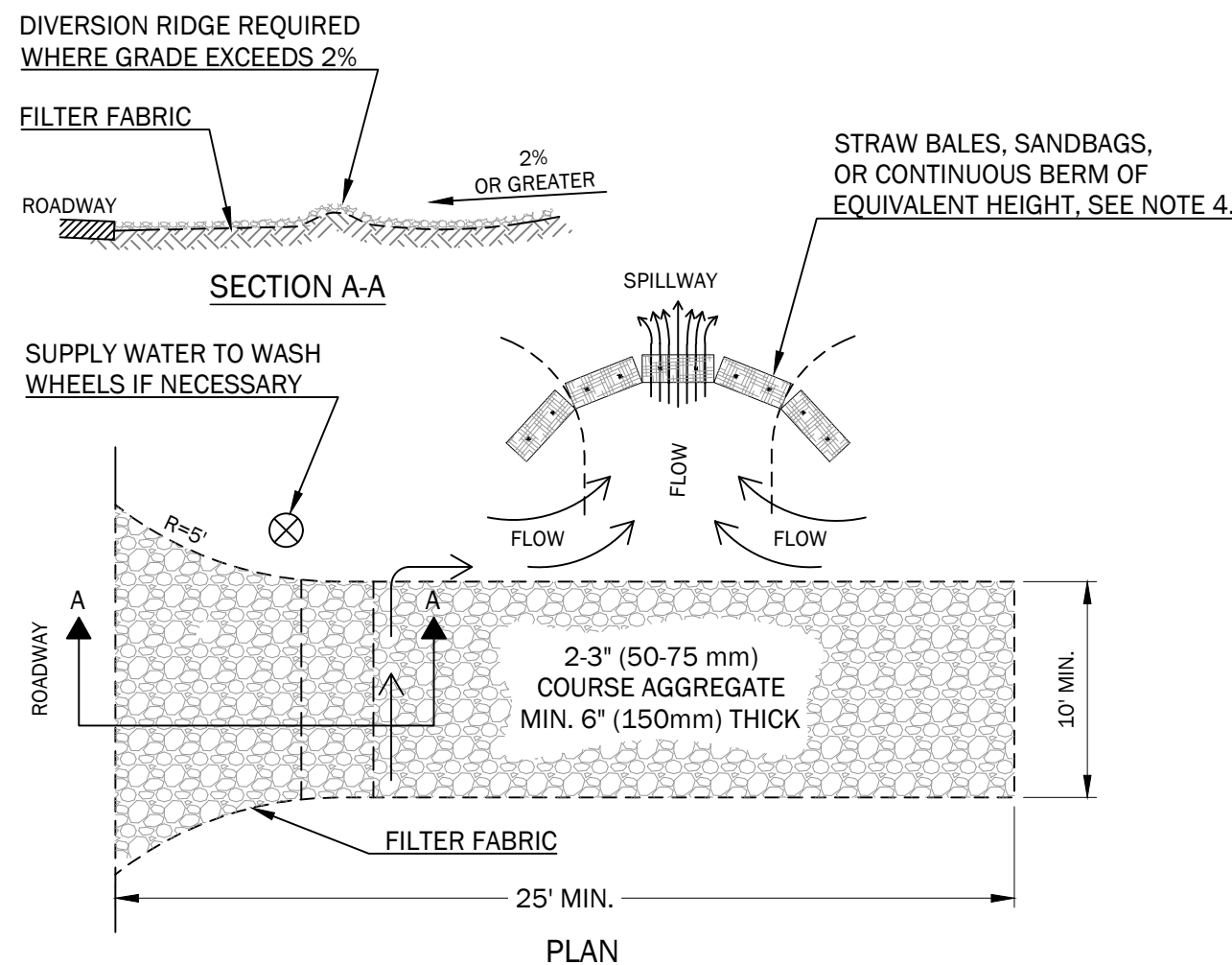
6. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

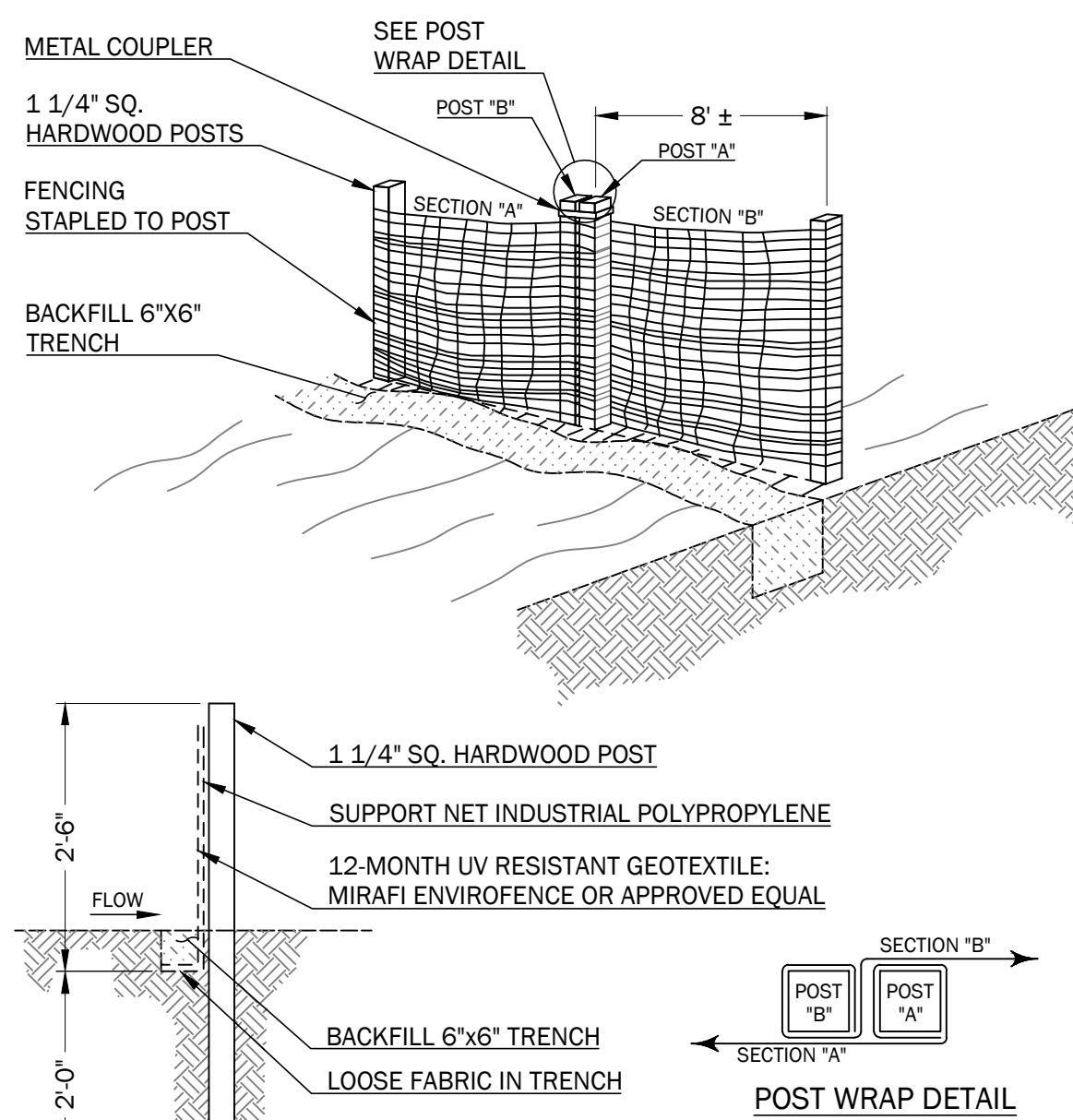
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE



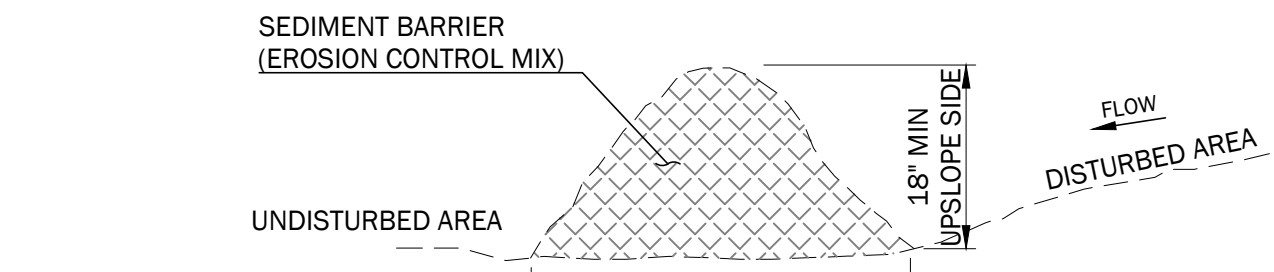
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEARED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED



- NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

3 PREFABRICATED SILT FENCE

NOT TO SCALE

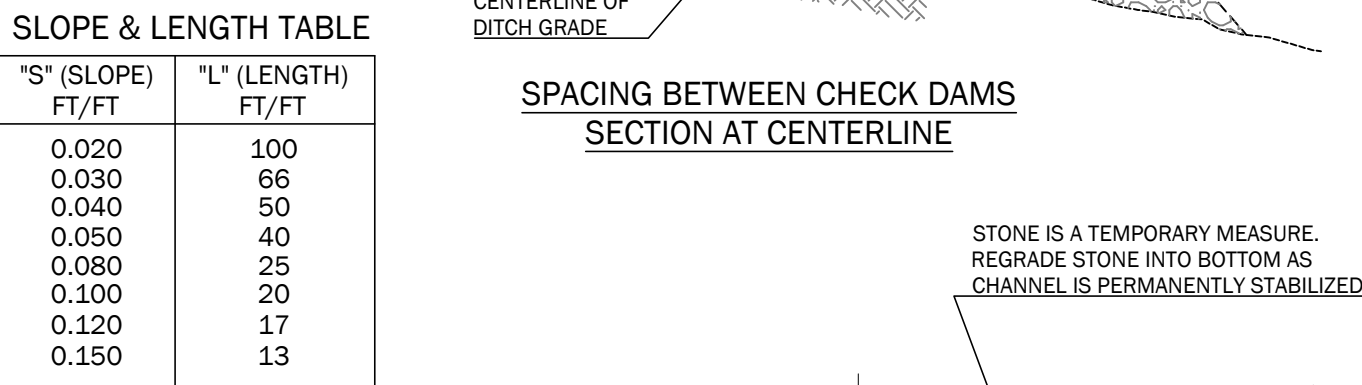


- NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
 2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0

3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.
8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

4 EROSION CONTROL SEDIMENT BARRIER DETAIL

NOT TO SCALE



SLOPE & LENGTH TABLE	
"S" (SLOPE) FT/FT	"L" (LENGTH) FT/FT
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13

L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION.

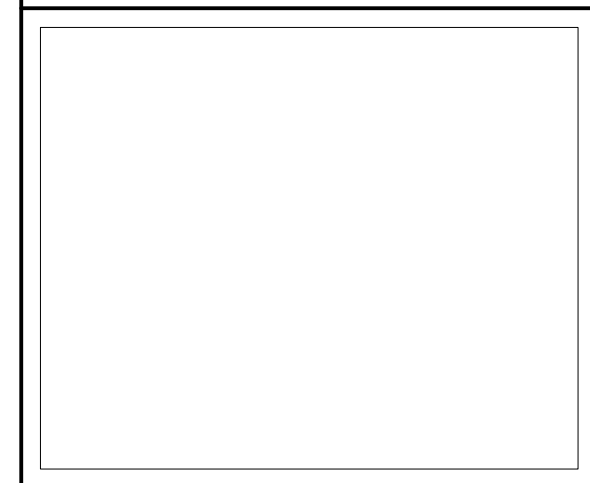
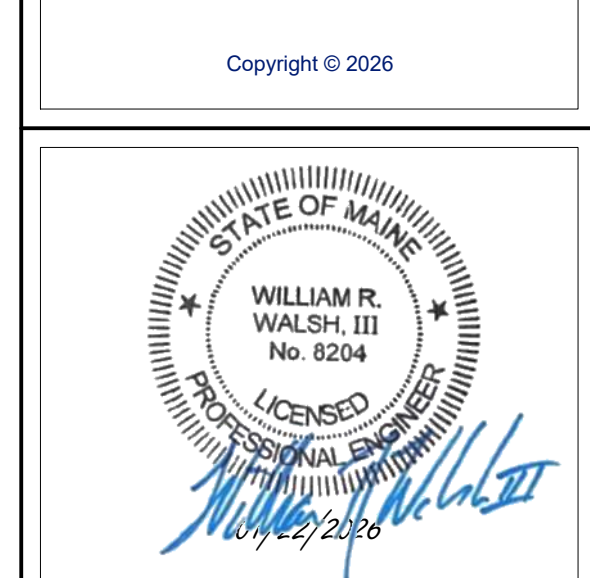
- NOTES:
1. STONE CHECK DAMS ARE NOT REQ'D IN PROPOSED RIPRAP DITCHES. USE IN UNLINED DITCHES DURING CONSTRUCTION.
 2. CHECK DAMS ARE NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING. SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.
 3. STONE: 2"-3" CRUSHED STONE (MDO 703.31)
 4. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT FLOW AROUND DAM.

5 STONE CHECK DAM DETAIL

NOT TO SCALE

2 STABILIZED CONSTRUCTION ENTRANCE

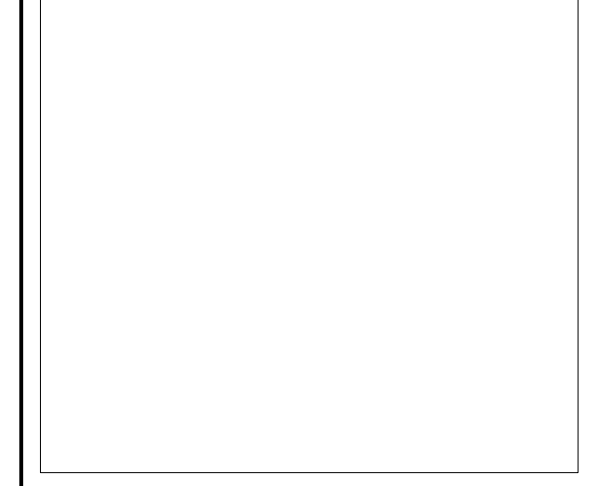
NOT TO SCALE



ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863



Rev.	Date	Description	Drawn	Check
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3	3/24/2024	Town Permit Updates	MBP	LLT
			MRM	LLT

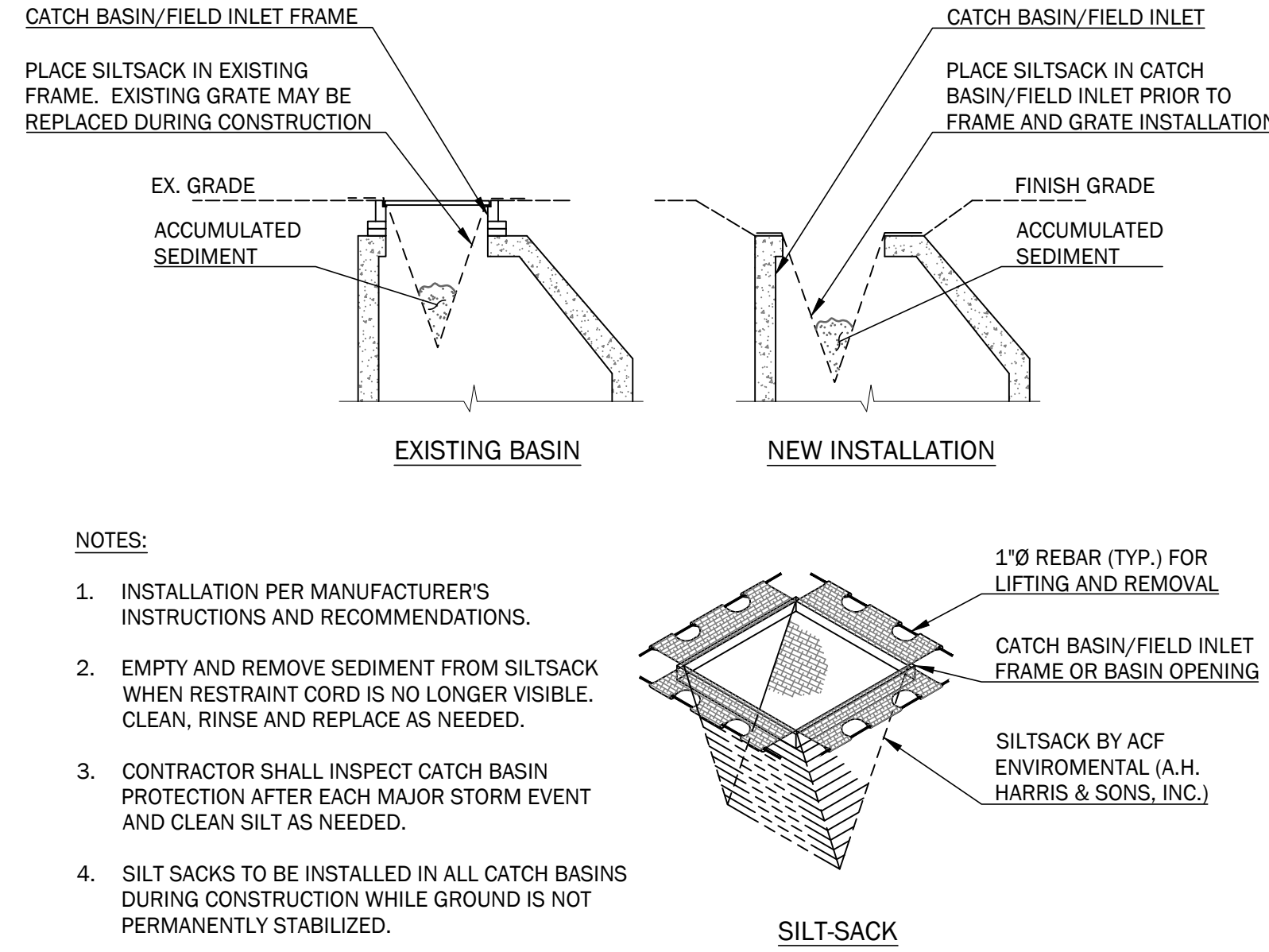
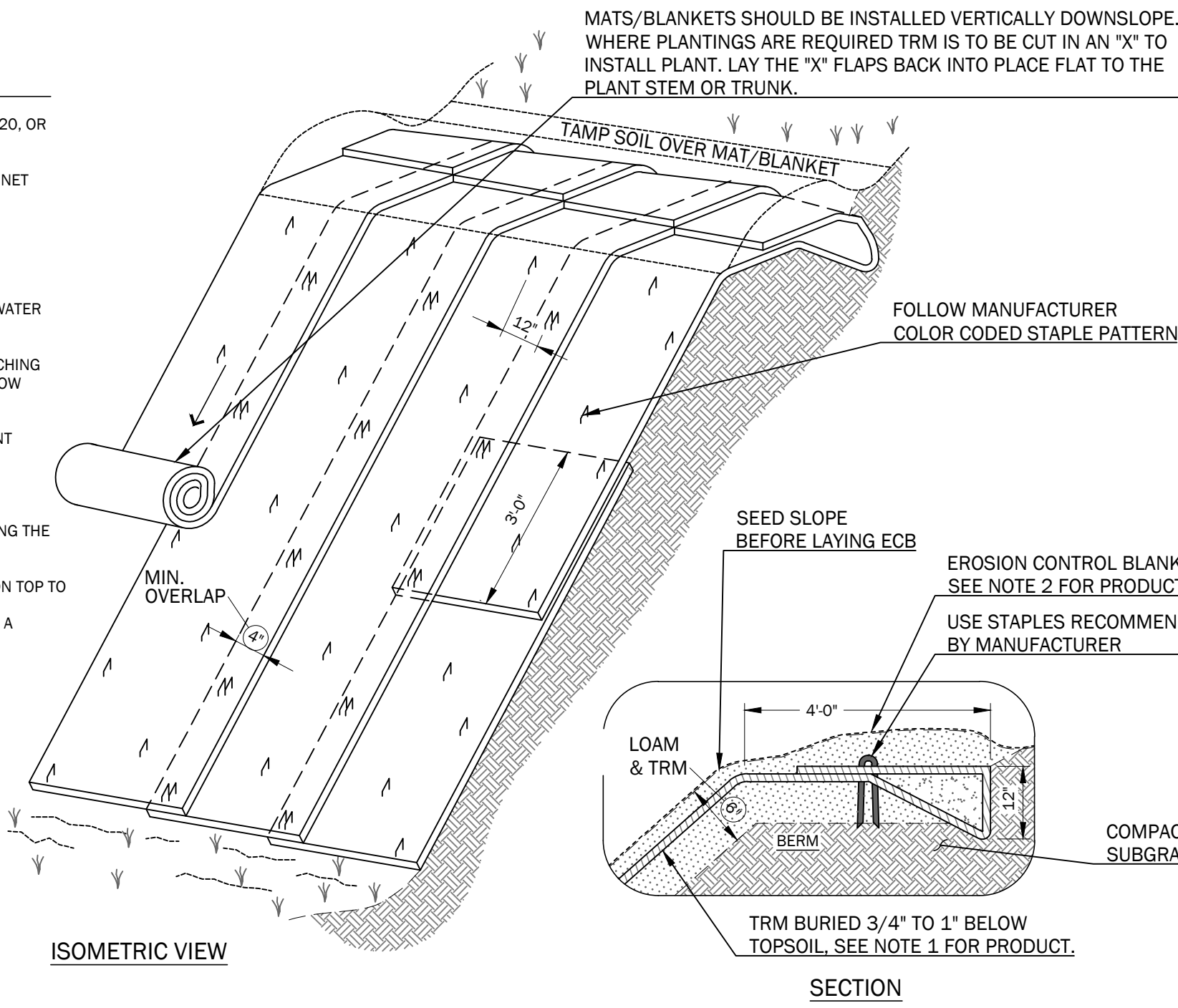
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet Title:
SITE DETAILS

Job No.:	1005	Sheet No.:	
Date:	01/22/2026	C4.0	
Scale:	AS SHOWN		
Drawn:	MBP/MRM		
Checked:	WRW/LLT		

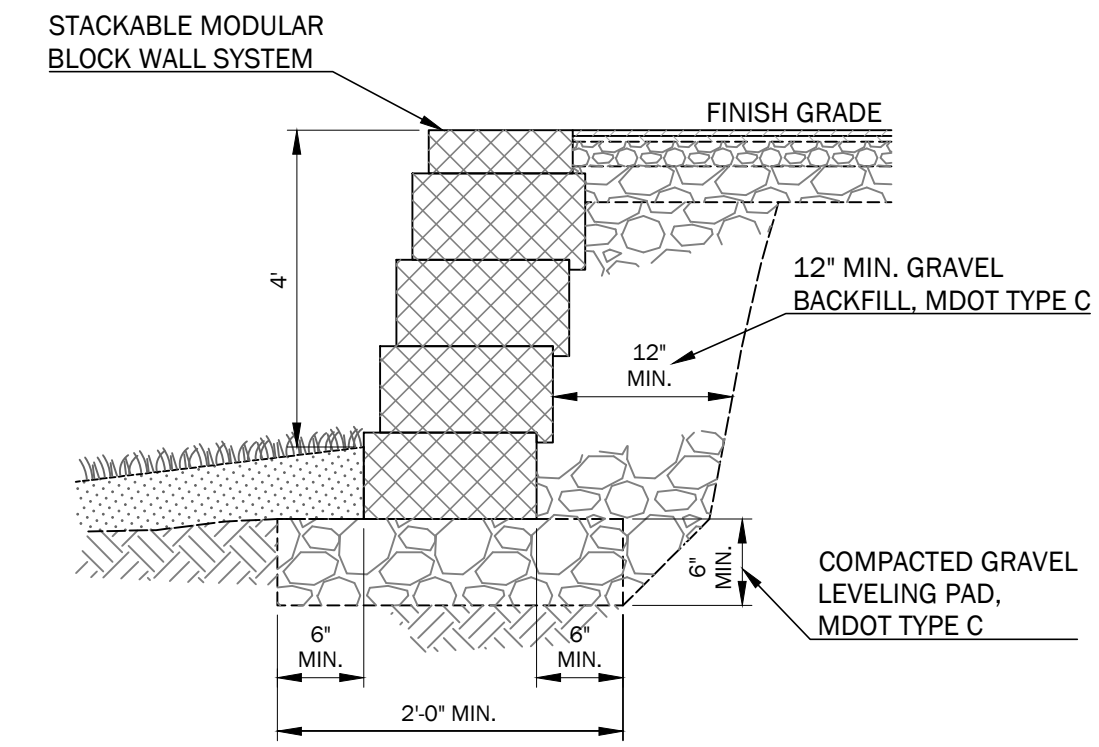
INSTALLATION INSTRUCTIONS:

- TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
- EROSION CONTROL BLANKET (ECB) SHALL BE BIONET S75BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
- FOR TRM INSTALLATION ONLY:
 - APPLY 4" OF LOAM ONTO THE GROUND SURFACE.
 - OVER TOP THE 4" OF LOAM, UNROLL MAT IN THE DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSION UNDERNEATH.
- SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
- BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
- OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN A TRANSVERSE DITCH, START NEW ROLLS IN A TRANSVERSE DITCH.
- OVERLAP ADJACENT EDGES OF MAT BY 4 INCHES (MIN.) AND STAKE.
- USE WOOD STAKES OR STAPLES FOR PINNING MAT TO THE GROUND SURFACE, PER MANUFACTURER'S RECOMMENDATIONS.
- IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
- STAKE OVERLAPS LONGITUDINALLY AT 3 TO 5 FOOT INTERVALS.
- WORK ADDITIONAL LOAM INTO THE MAT AND COVER THE MAT SURFACE WITH 3/4" TO 1" OF LOAM, THEN SEED AND COVER WITH ECB.



NOTES:

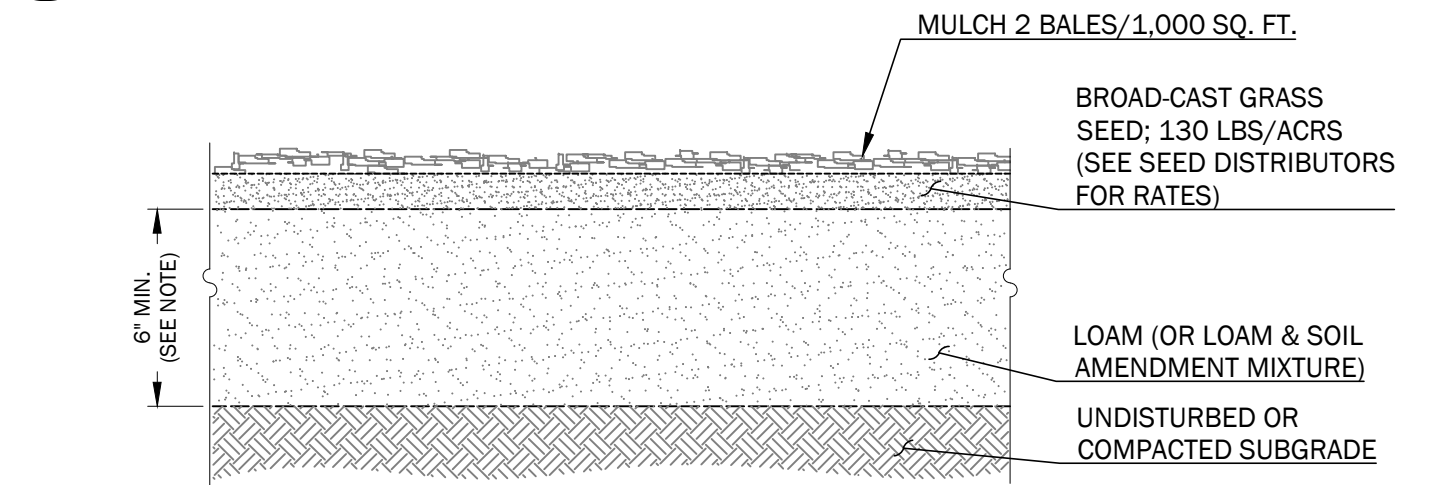
- INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- EMPTY AND REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
- CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT AS NEEDED.
- SILT SACKS TO BE INSTALLED IN ALL CATCH BASINS DURING CONSTRUCTION WHILE GROUND IS NOT PERMANENTLY STABILIZED.



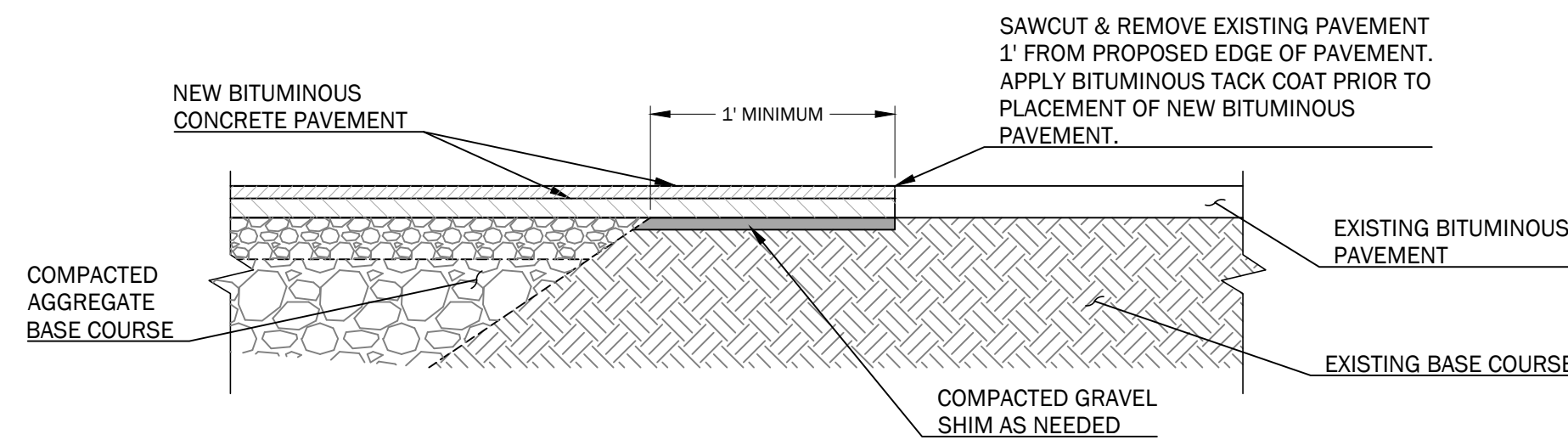
1 STRAW MATTING (ECB) AND TURF REINFORCEMENT MAT (TRM) FOR SLOPE EROSION CONTROL DETAILS
NOT TO SCALE

2 SILT SACK AT DRAINAGE STRUCTURE INLET DETAILS
NOT TO SCALE

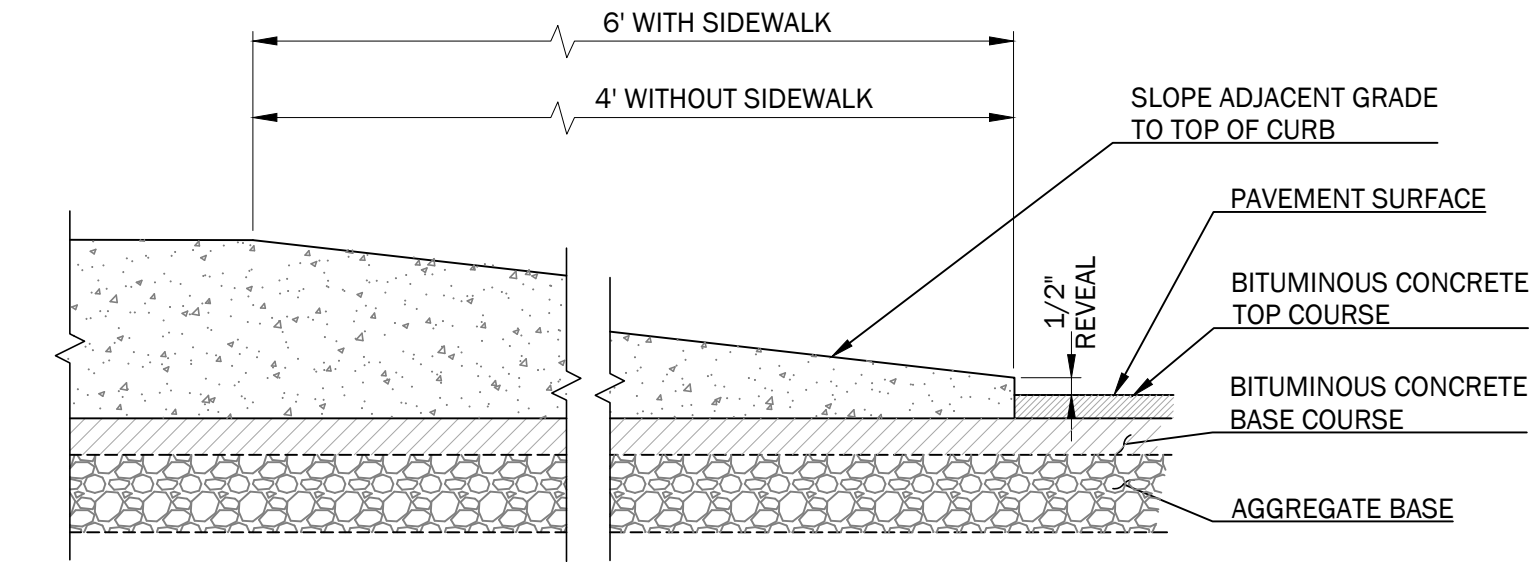
3 RETAINING WALL SECTION
NOT TO SCALE



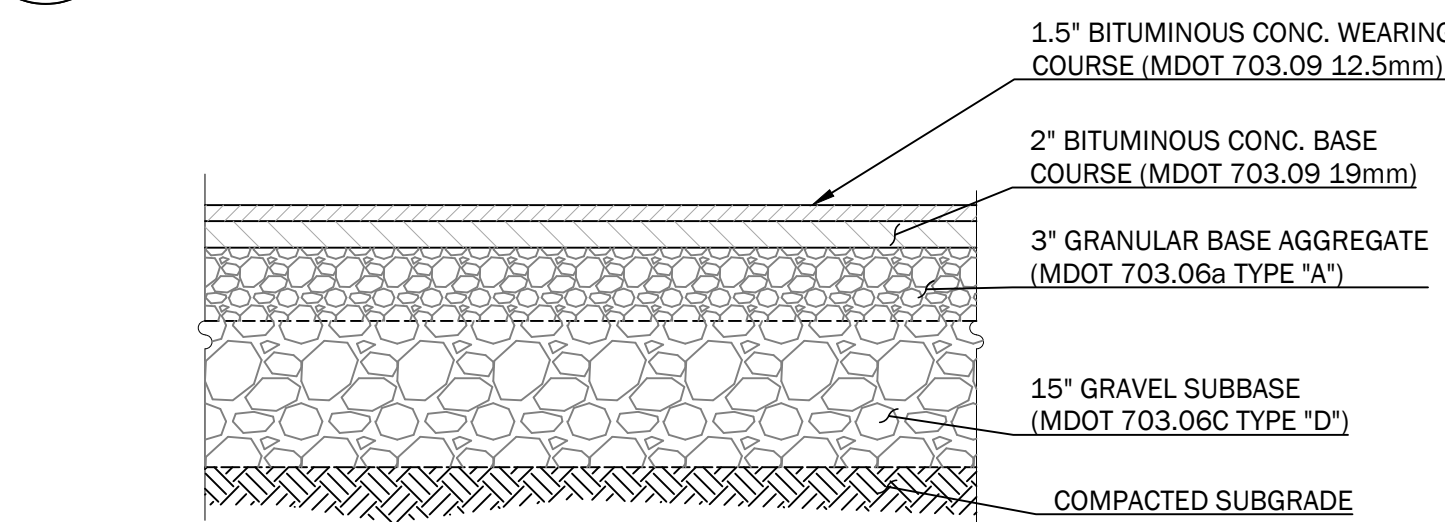
4 LOAM AND SEED DETAIL
NOT TO SCALE



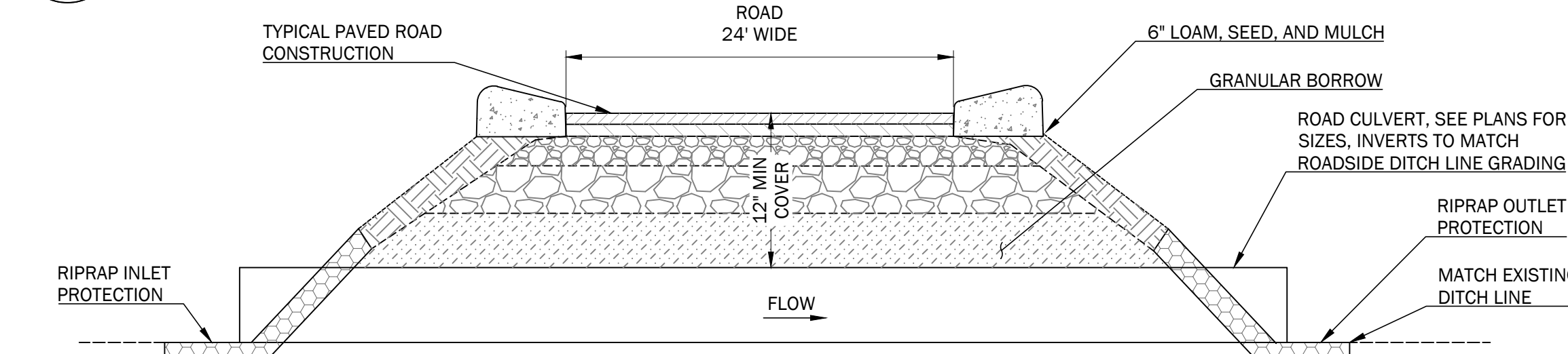
5 PAVEMENT SAW CUT DETAIL
NOT TO SCALE



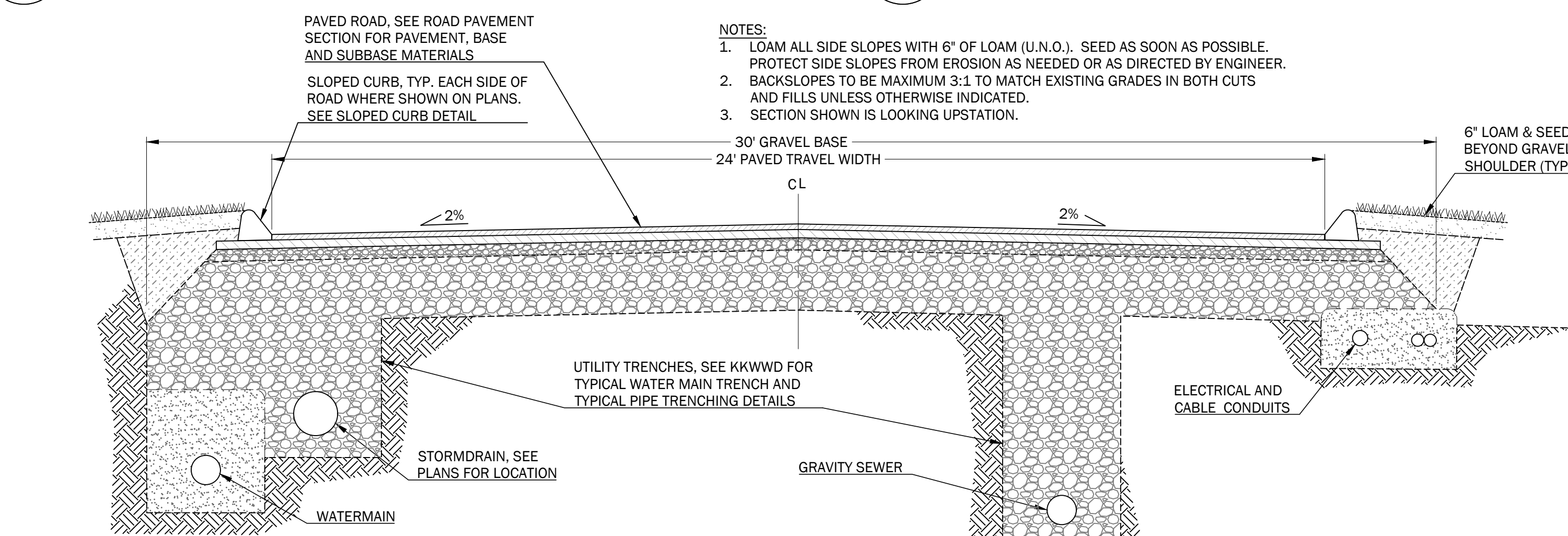
8 CURB TIPDOWN & TERMINAL END DETAIL SLIPFORM OR BITUMINOUS CONCRETE
NOT TO SCALE



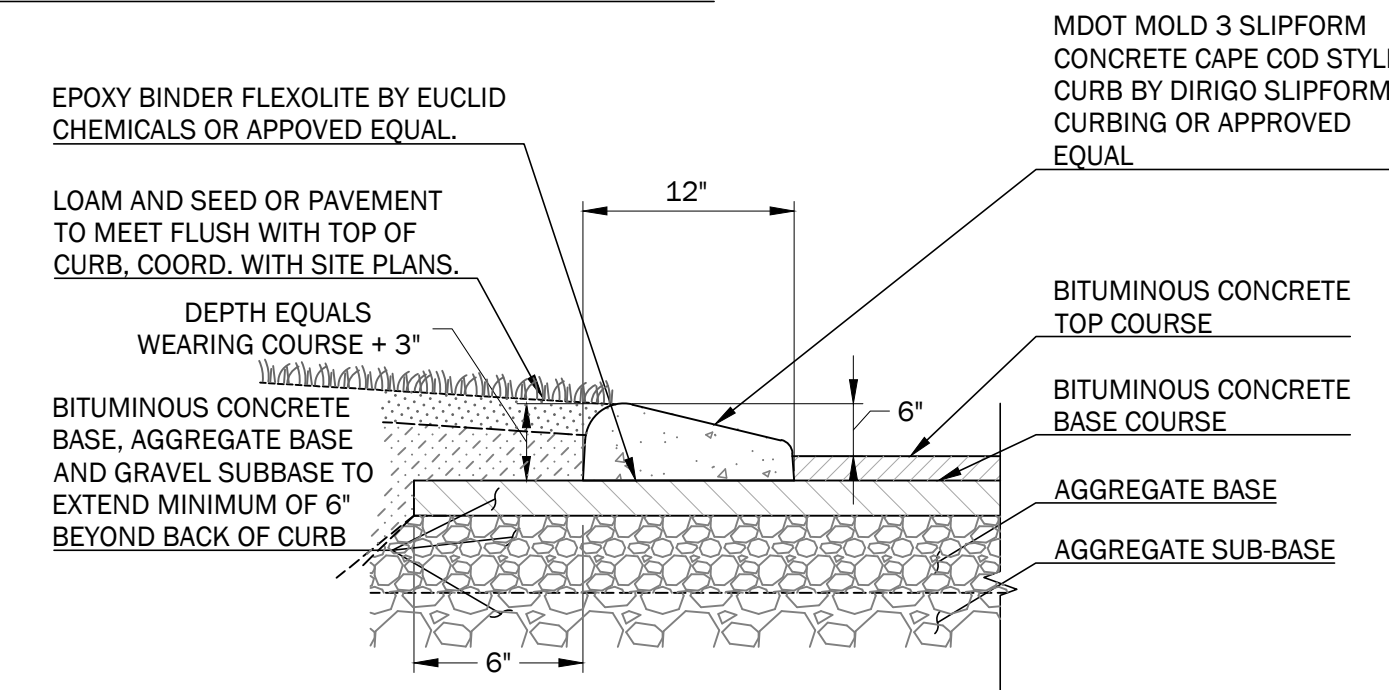
6 ROAD PAVEMENT SECTION
NOT TO SCALE



7 TYPICAL PRIVATE ROAD CULVERT
NOT TO SCALE



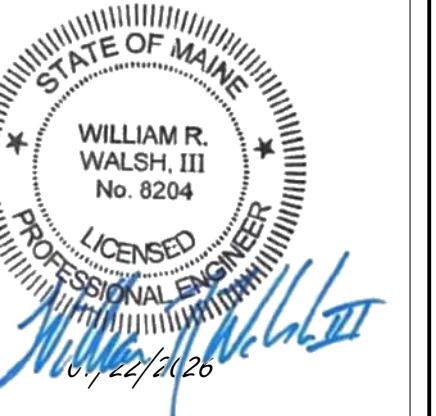
9 TYPICAL PRIVATE ROAD CROSSING WITH UTILITIES
NOT TO SCALE



10 CAPE COD CURB DETAIL - SLIPFORM CONCRETE, MDOT MOLD 3
NOT TO SCALE

CONCRETE NOTES:

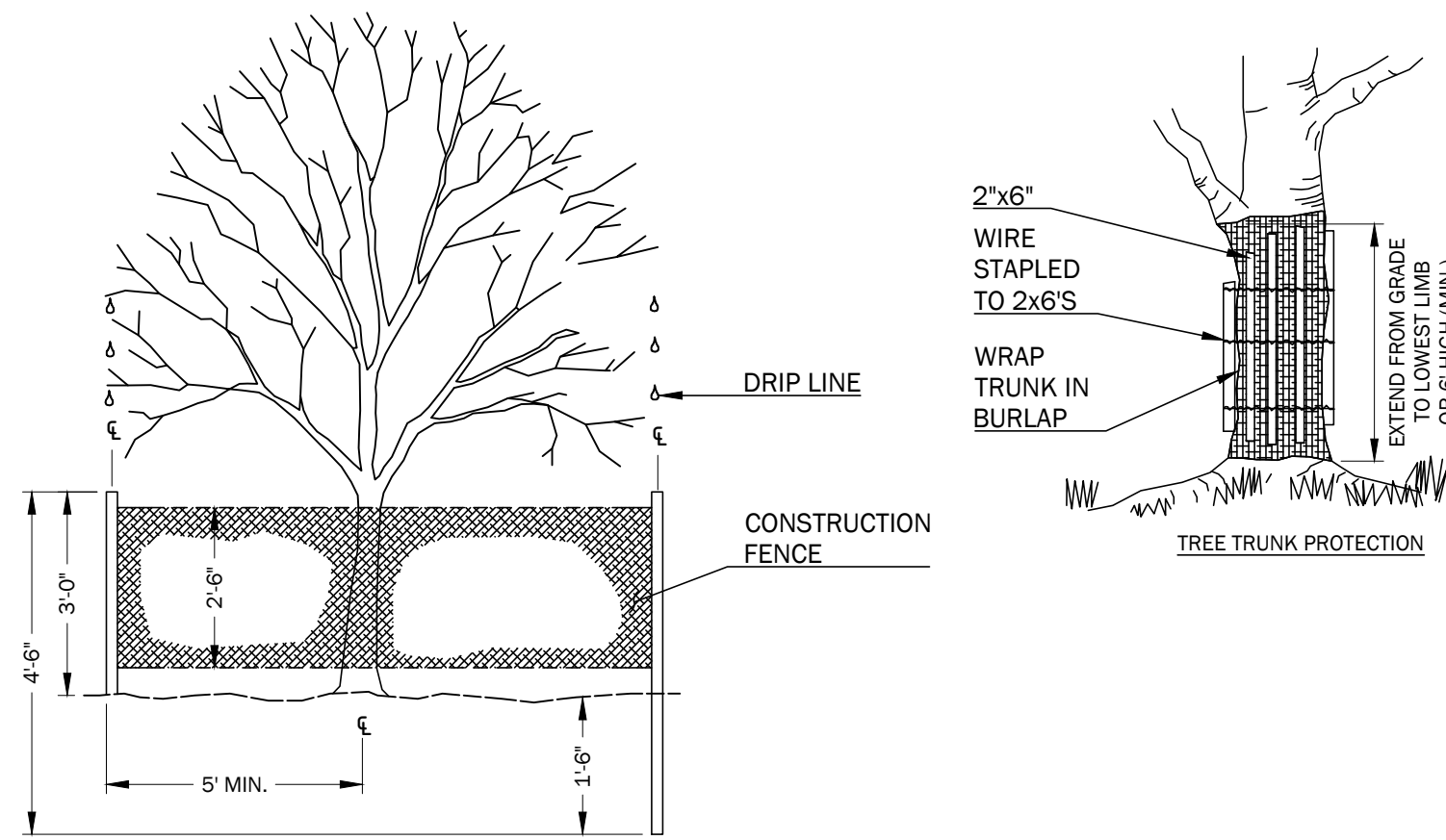
- MIN. 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
- AIR ENTRAINMENT: 4% TO 6%
- REINFORCING: FIBERMESH OR EQUIVALENT GRADE PRODUCT. STRAND LENGTH 1 1/2', 1" TO 1 1/2' LB/CUBIC YARD.
- SLUMP: 1" TO 1 1/2"
- FINISH: VERTICAL AND TOP FACES: SMOOTH SLIPFORM. SLOPED FACES: BROOM
- CONTROL JOINTS: SAWCUT 10' O.C., 3" DEEP THE DAY AFTER PLACING.
- EXPANSION JOINTS: LOCATE AT ENDS OF CURVE RADII OR WHERE CURB MEETS RIGID STRUCTURES i.e. BUILDING FOUNDATIONS OR HYDRANTS.
- SEALER: SALTGUARD OR EQUAL WATER BASED SEALER.



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3	3/04/2026	Town Permit Updates	MRM	LLT

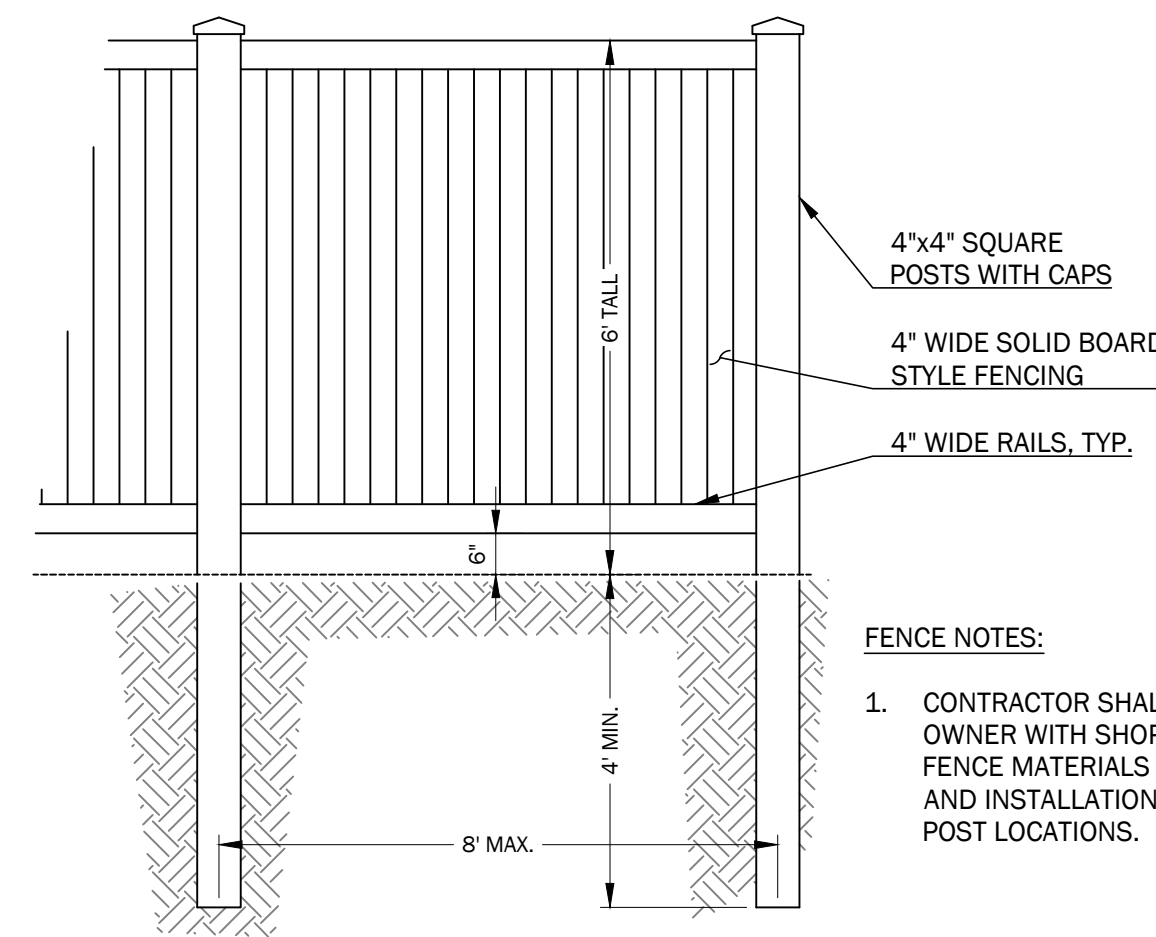
SITE DETAILS

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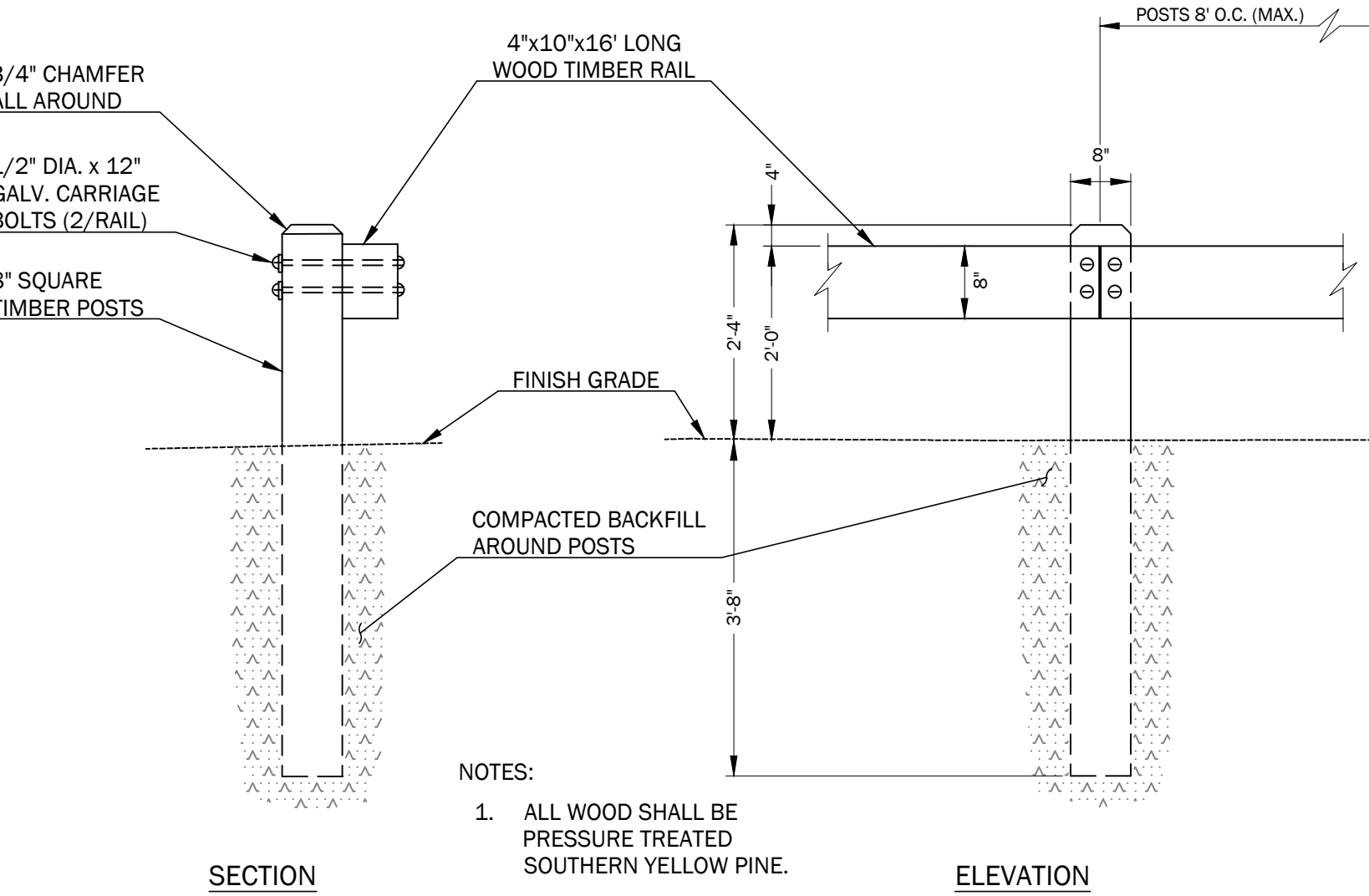
- NOTE:**
- INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
 - ERECT TREE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
 - TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
 - REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

1 EXISTING TREE PROTECTION DETAILS
NOT TO SCALE

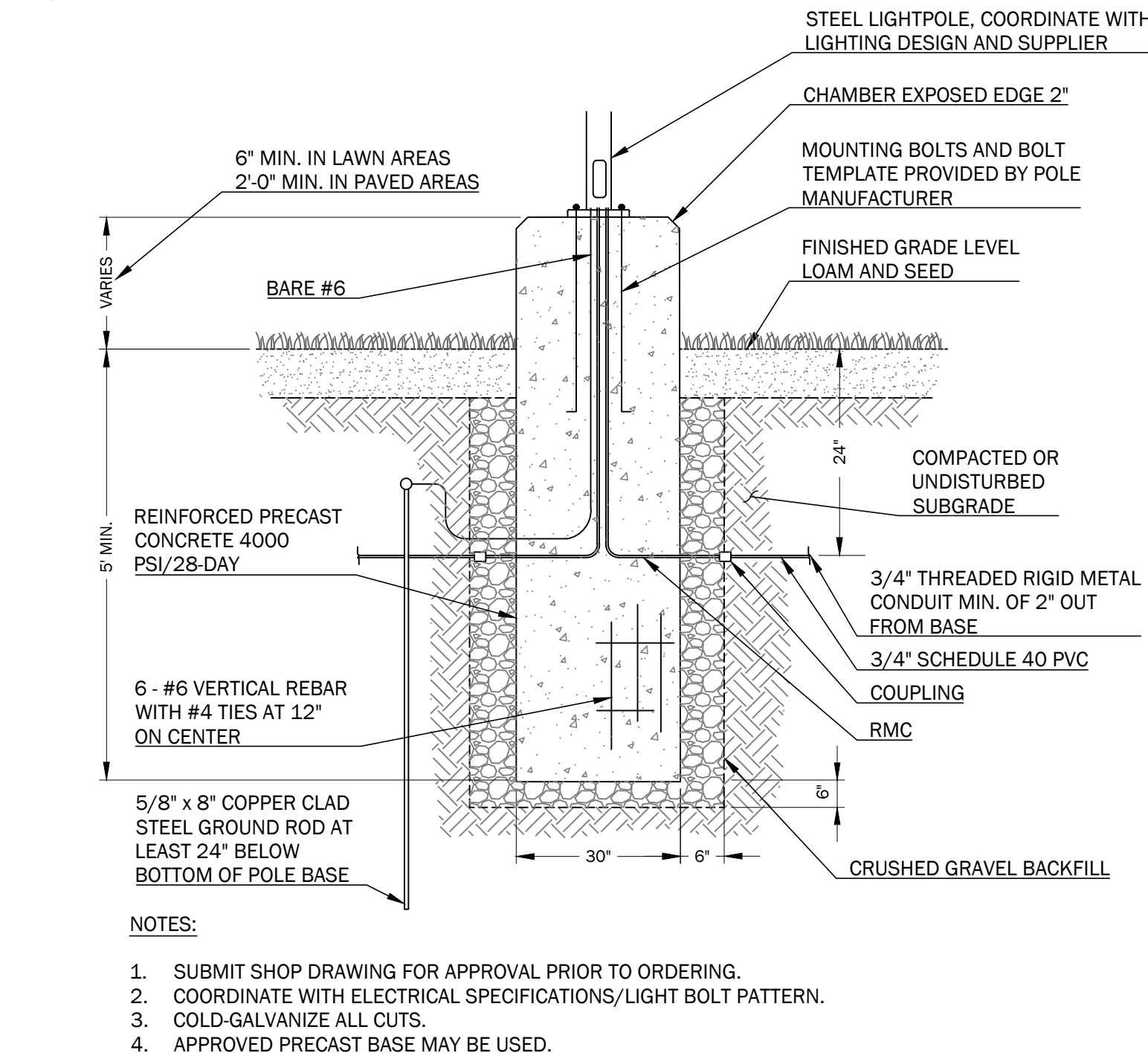


- NOTES:**
- PRUNE DEAD AND BROKEN BRANCHES, RETAINING NATURAL SHAPE. DO NOT CUT LEADER.
 - GUY TREES ONLY IF IN WINDY LOCATIONS, WITH #12 TWISTED ANNEALED GALVANIZED WIRE. 3 - GUYS PER TREE WITH 2" GALVANIZED TURNBUCKLES.

2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

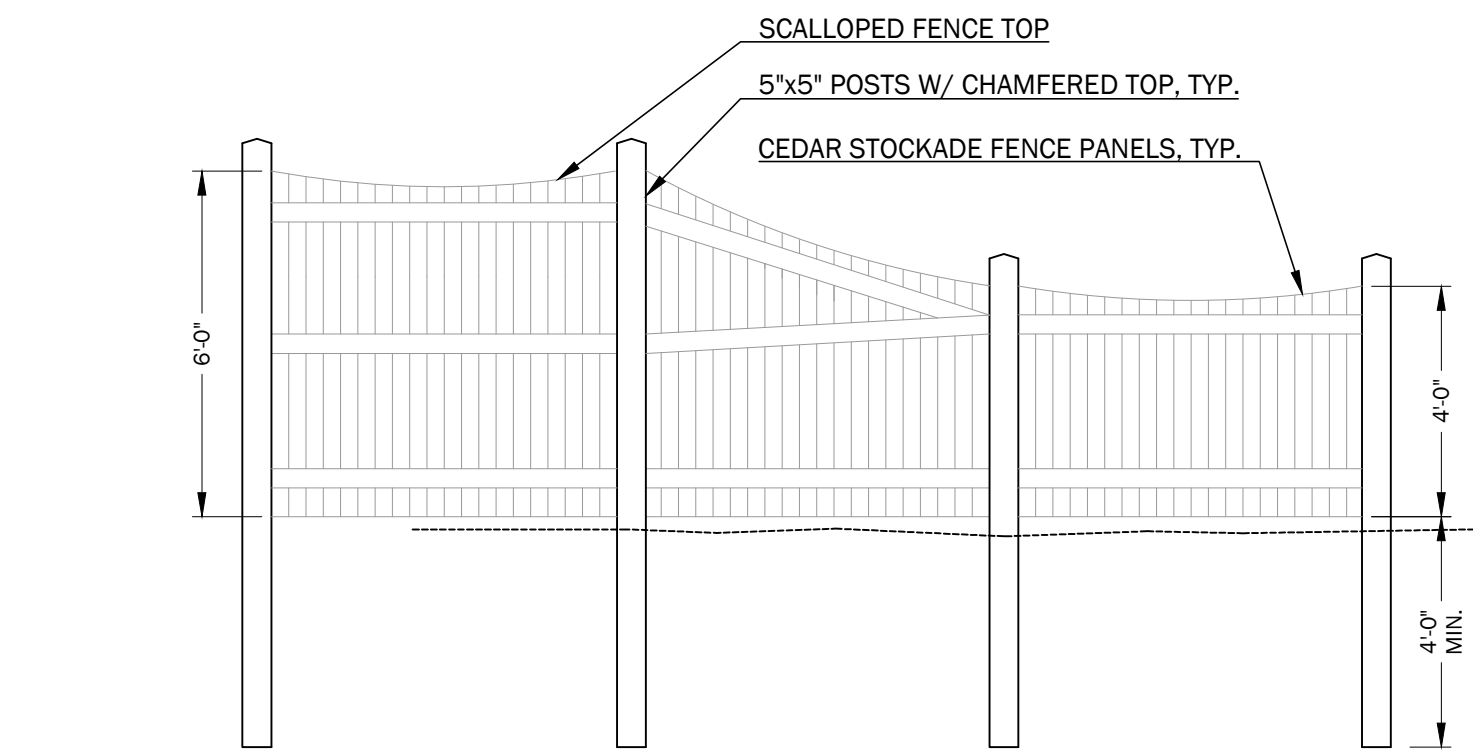


3 SHRUB PLANTING INSTALLATION DETAIL
NOT TO SCALE

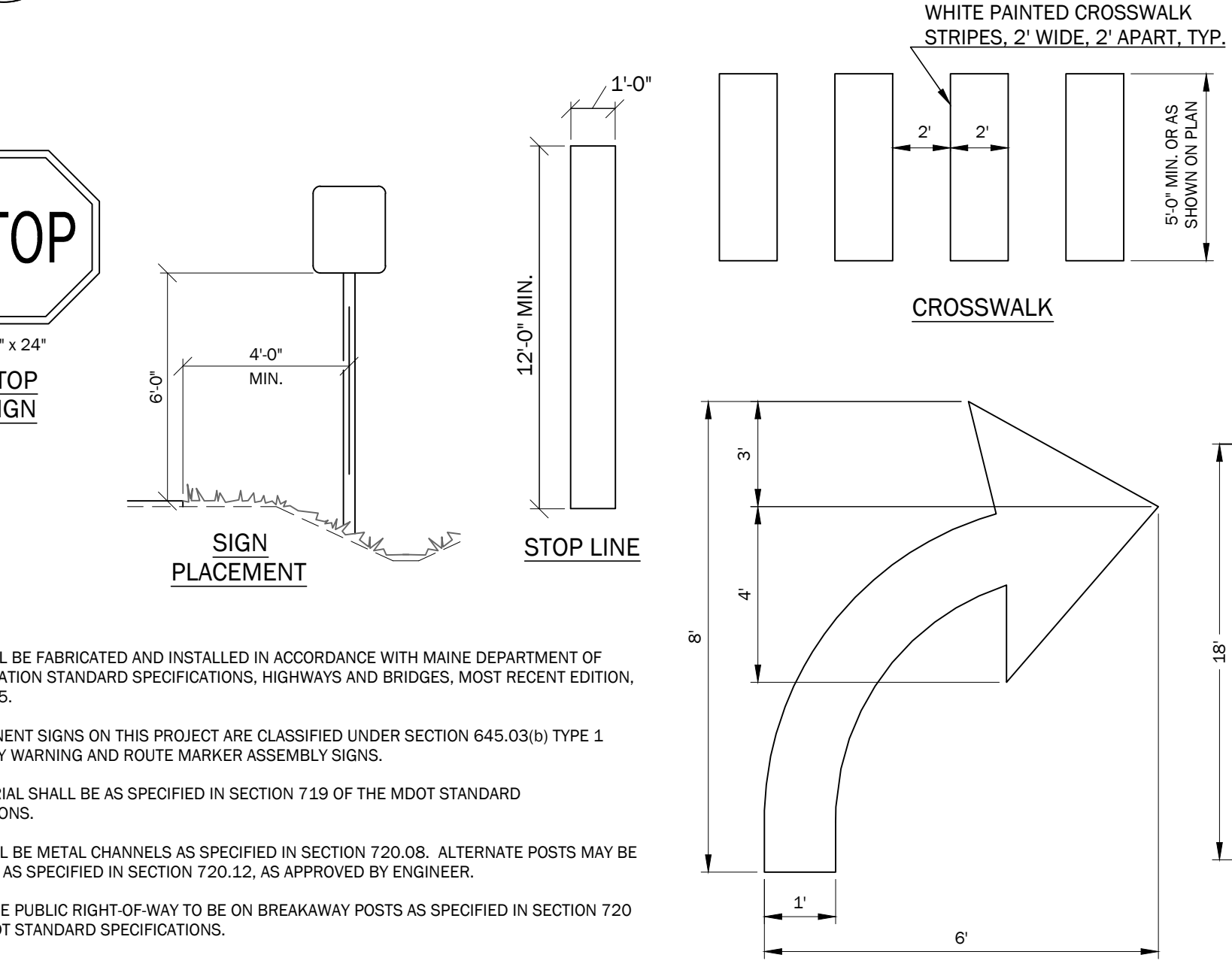


4 STOCKADE STYLE FENCE DETAILS
NOT TO SCALE

- NOTES:**
- FENCE MATERIAL: PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN OR WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 LBS. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE."
 - ALL NAILS AND SCREWS TO BE GALVANIZED.



5 WOODEN TIMBER GUARDRAIL DETAILS
NOT TO SCALE

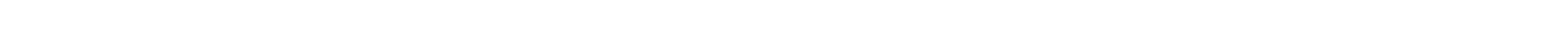


6 CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE

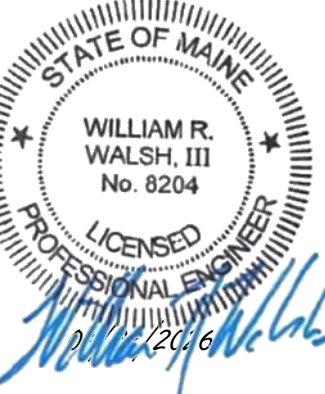
7 WOOD FENCE DETAIL
NOT TO SCALE



8 SIGNAGE & PAINTED TRAFFIC CONTROL DETAILS
NOT TO SCALE



- NOTES:**
- SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, MOST RECENT EDITION, SECTION 645.
 - ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
 - SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDT STANDARD SPECIFICATIONS.
 - POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4x6 WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
 - POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDT STANDARD SPECIFICATIONS.



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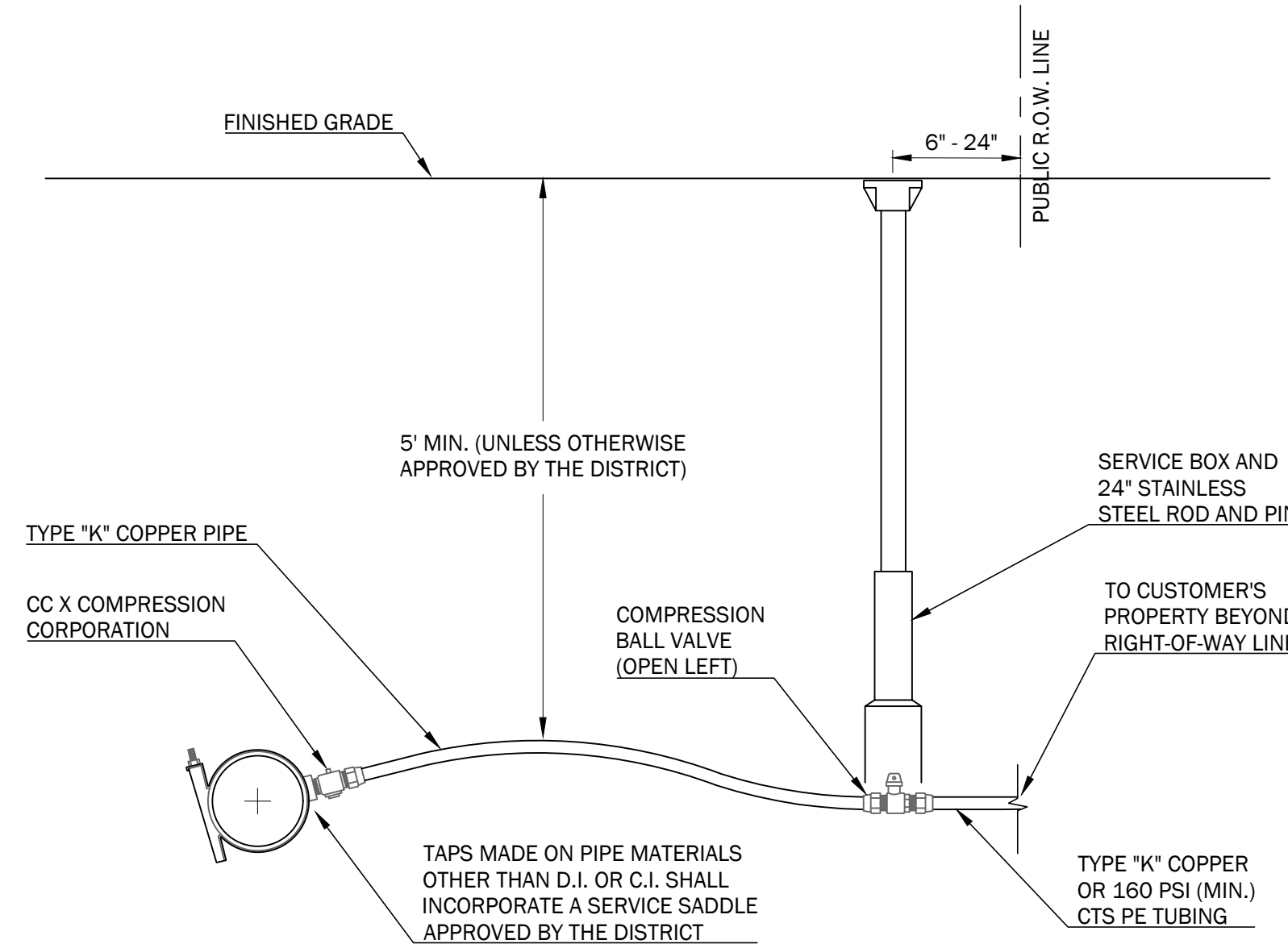
526 POST ROAD
WELLS, ME 04090
PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
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Sheet Title:
SITE DETAILS

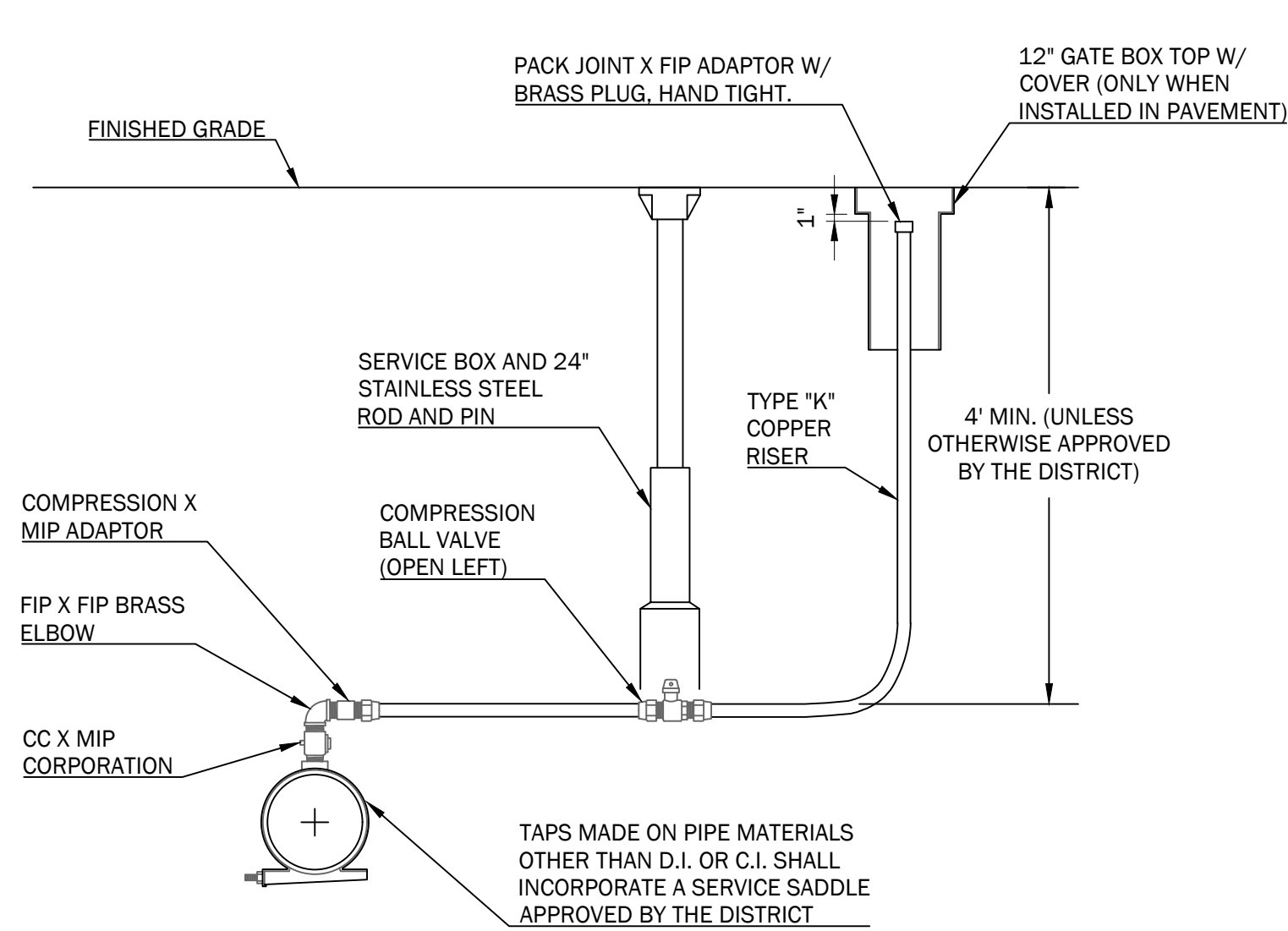
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Date:	01/22/2026		
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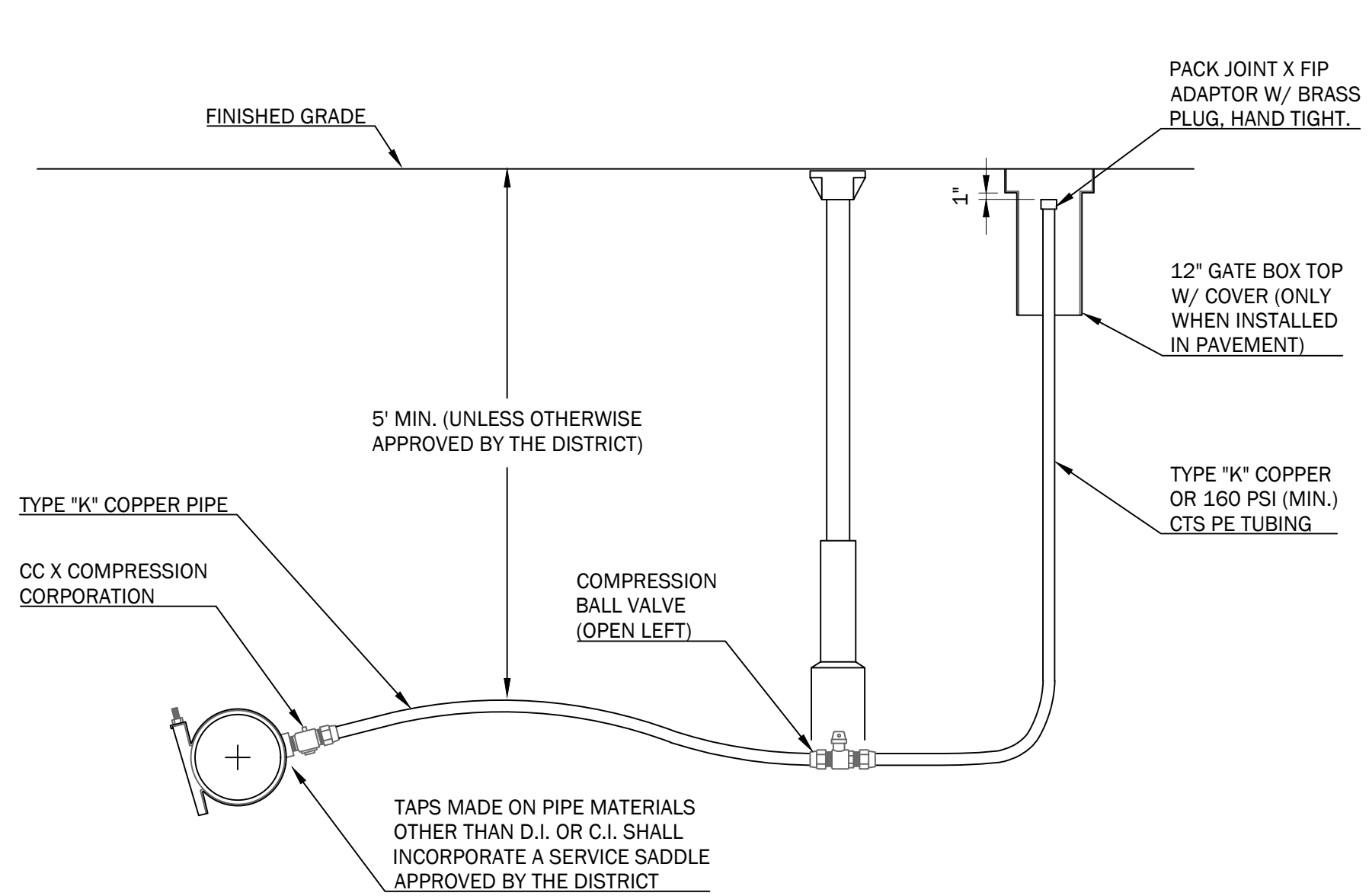
1 KKWWD 1"Ø SERVICE DETAIL

NOT TO SCALE



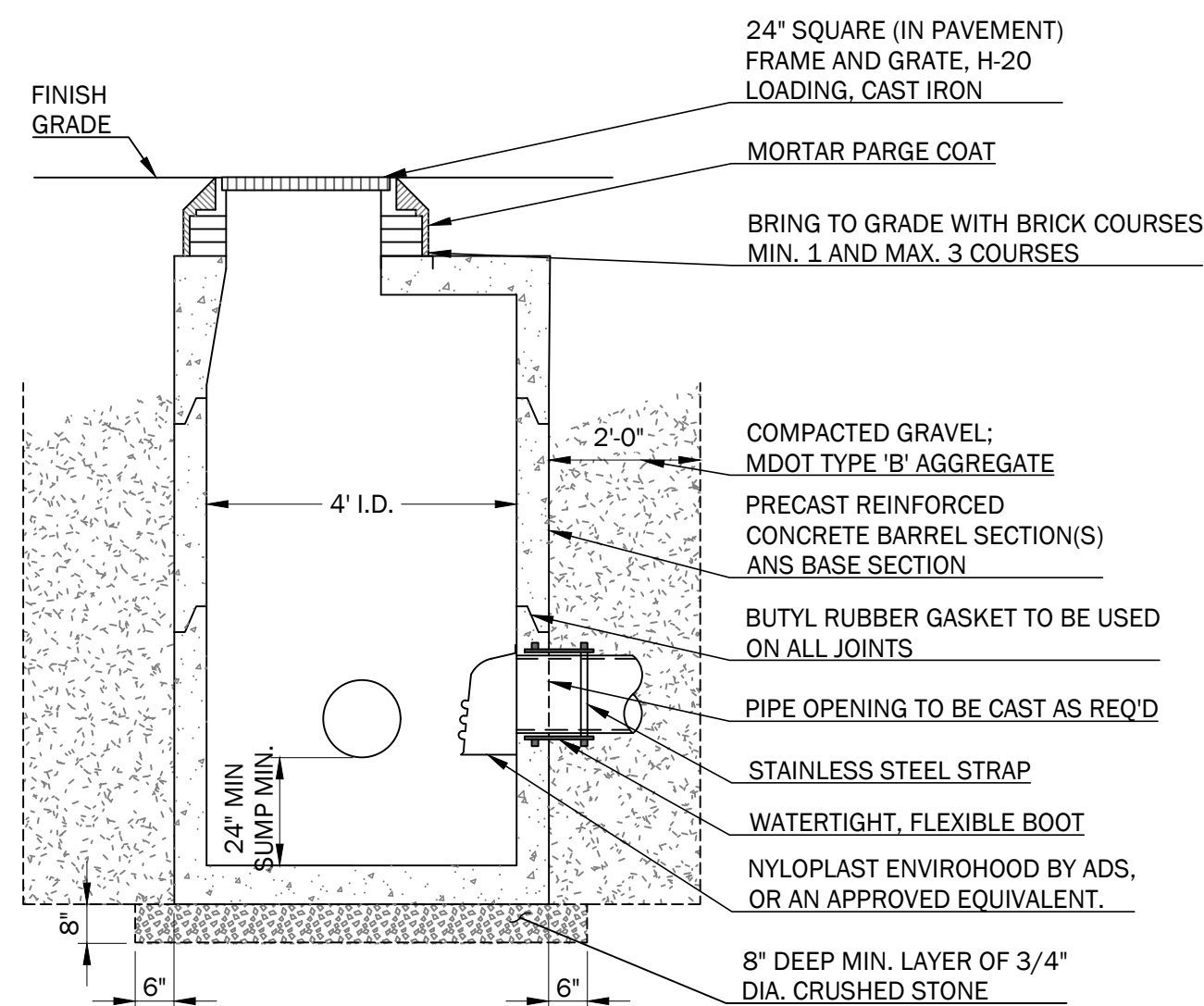
2 KKWWD AIR RELEASE DETAIL

NOT TO SCALE



3 KKWWD BLOW-OFF DETAIL

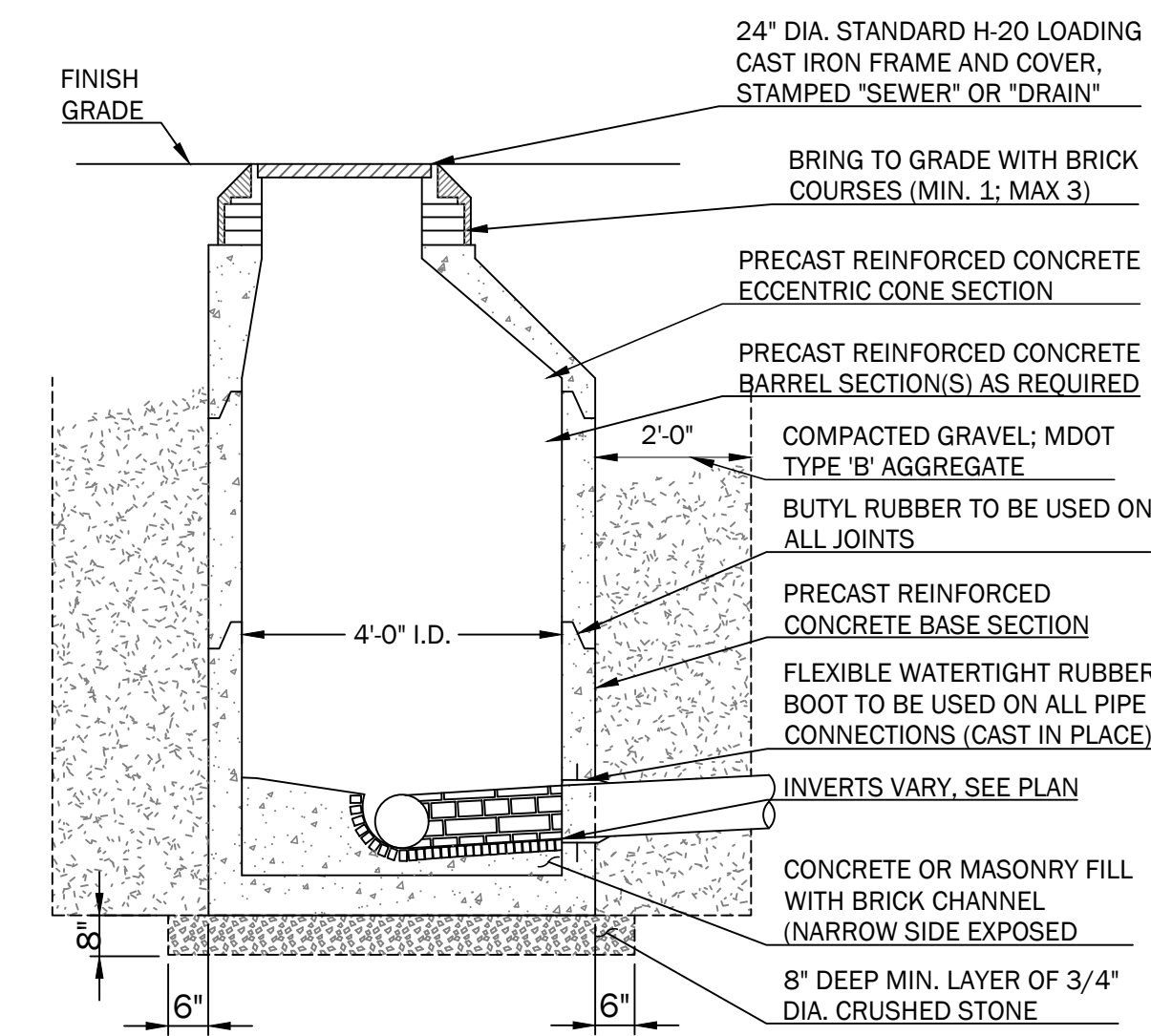
NOT TO SCALE



- NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM. SLAB TOP - NO. 5 BARS.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. PROVIDE INLET PROTECTION FOR OPEN FRAME STRUCTURES DURING CONSTRUCTION, OR UNTIL ALL DISTURBED AREAS ARE FULLY STABILIZED ALL.
 6. NEW CATCH BASINS SHALL BE INSTALLED WITH OUTLET HOOD ON ALL OUTLETS.

4 PRECAST CONCRETE CATCH BASIN

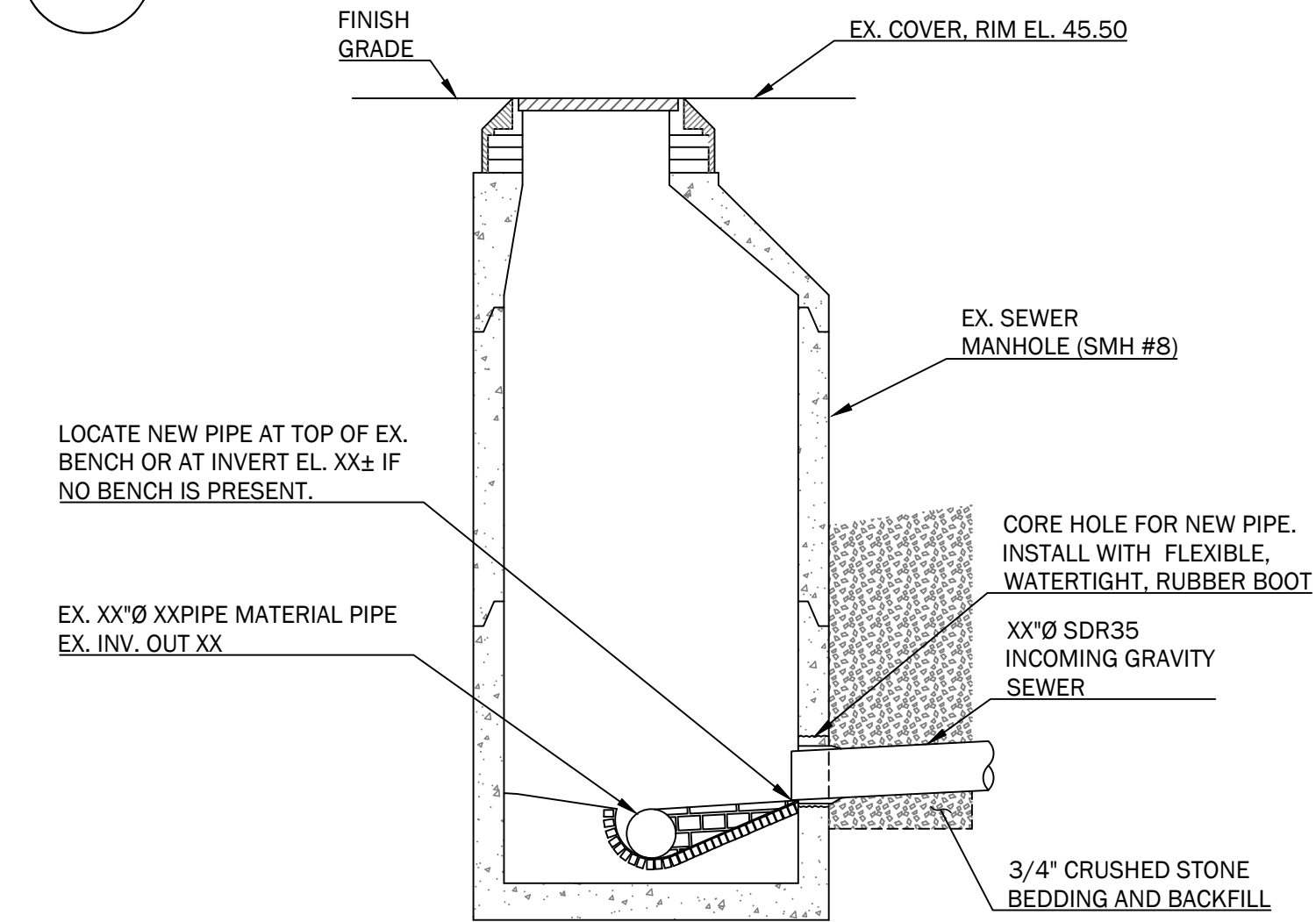
NOT TO SCALE



- NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
 6. ALL MANHOLE COVERS SHALL HAVE 'SEWER' or 'DRAIN' CAST INTO THE COVER AS APPLICABLE.
 7. ALL SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

5 TYPICAL SEWER OR DRAIN MANHOLE DETAIL

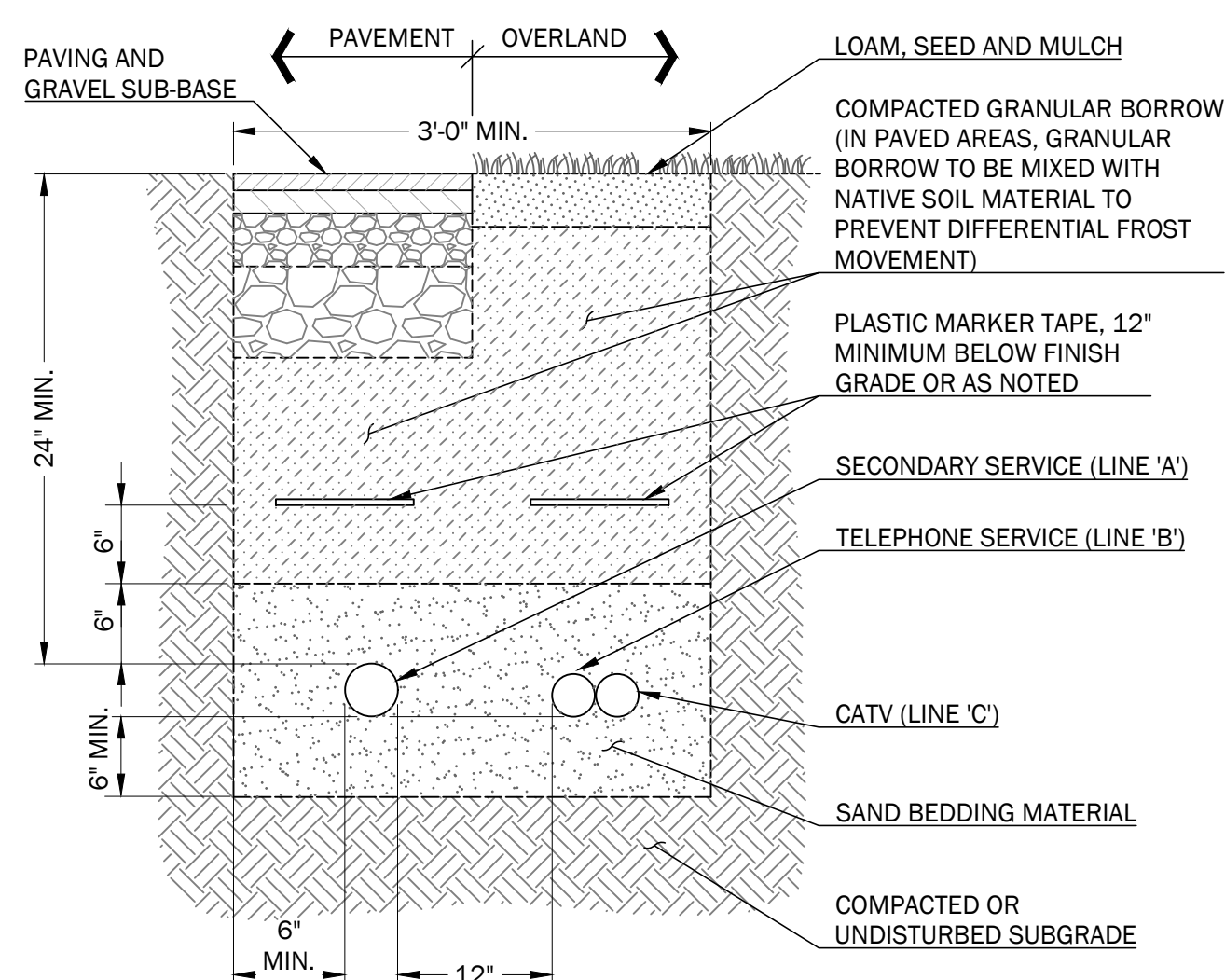
NOT TO SCALE



- NOTES:
1. EXISTING GRAVITY SEWER PIPE IN POST ROAD IS DESCRIBED AS ASBESTOS CONCRETE BY THE SEWER DEPARTMENT.
 2. ASBESTOS CONCRETE SEWER PIPE TO TO BE UNDISTURBED DURING PROPOSED PIPE INSTALLATION.
 3. IF HANDLING OF EXISTING ASBESTOS PIPE IS REQUIRED, CONTRACTOR IS TO COMPLY WITH ALL STATE AND FEDERAL REQUIREMENTS FOR HANDLING ASBESTOS MATERIALS.
 4. CONTRACTOR MAY CHOOSE TO EXCAVATE STRUCTURE AND SEPARATE EXISTING SECTIONS TO BE ABLE TO CORE HOLE FOR NEW SERVICE WITHOUT DISTURBING THE EXISTING PIPES.
 5. IF MANHOLE SECTIONS ARE DISASSEMBLED, REINSTALL WITH BUTYL RUBBER GASKET ON ALL JOINTS.
 6. FOR ADDITIONAL REINSTALLATION REQUIREMENTS SEE TYP. MANHOLE DETAIL.
 7. SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

6 EXISTING SANITARY SEWER MANHOLE - REBUILT BENCH DETAIL

NOT TO SCALE

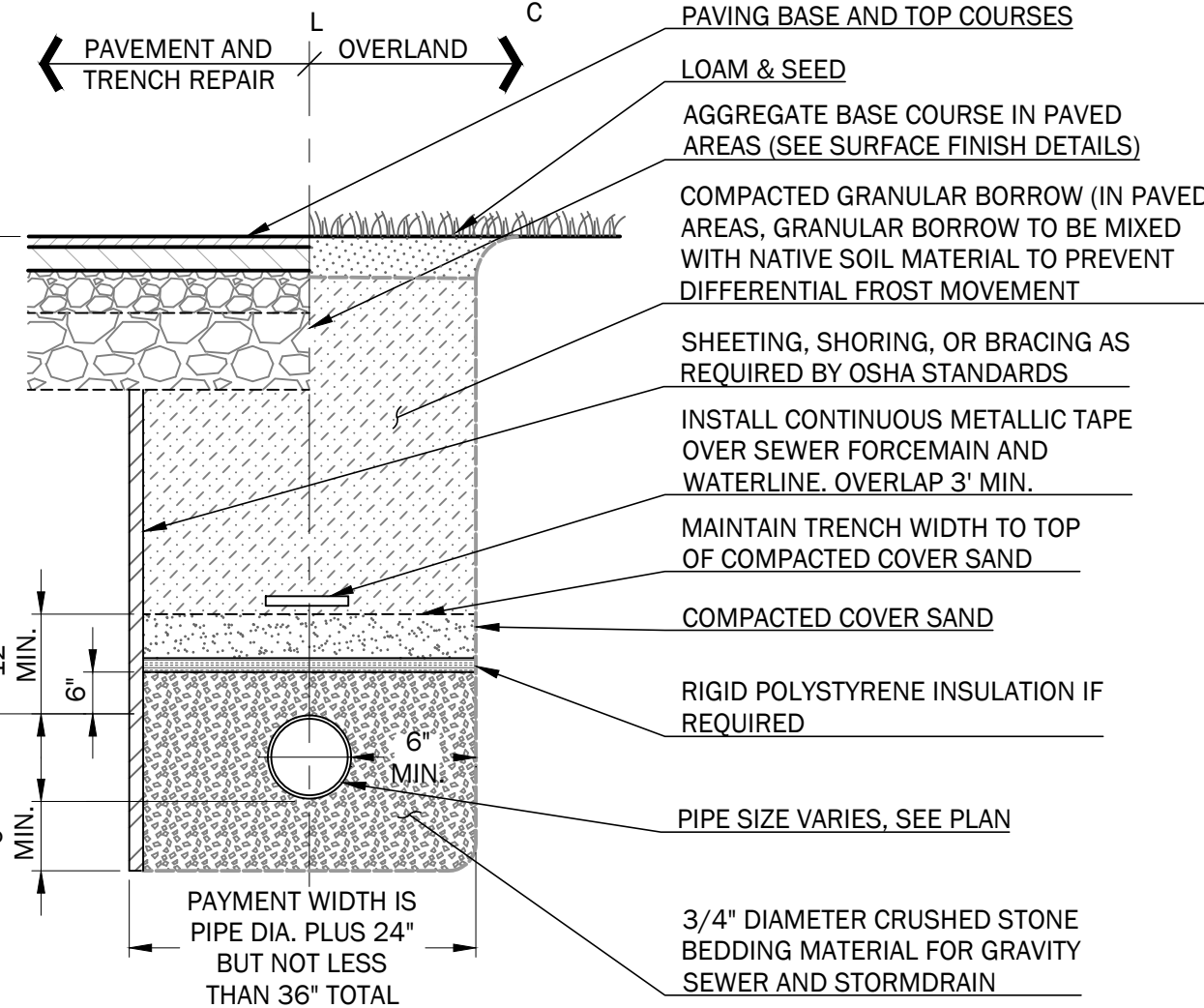


7 UNDERGROUND UTILITY TRENCH SECTION

NOT TO SCALE

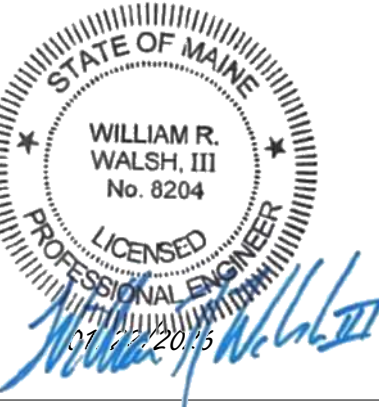
SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	2.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'B'	1.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

- NOTES:
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
 2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
 3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.
 4. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND MATERIAL OF ALL CONDUIT WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



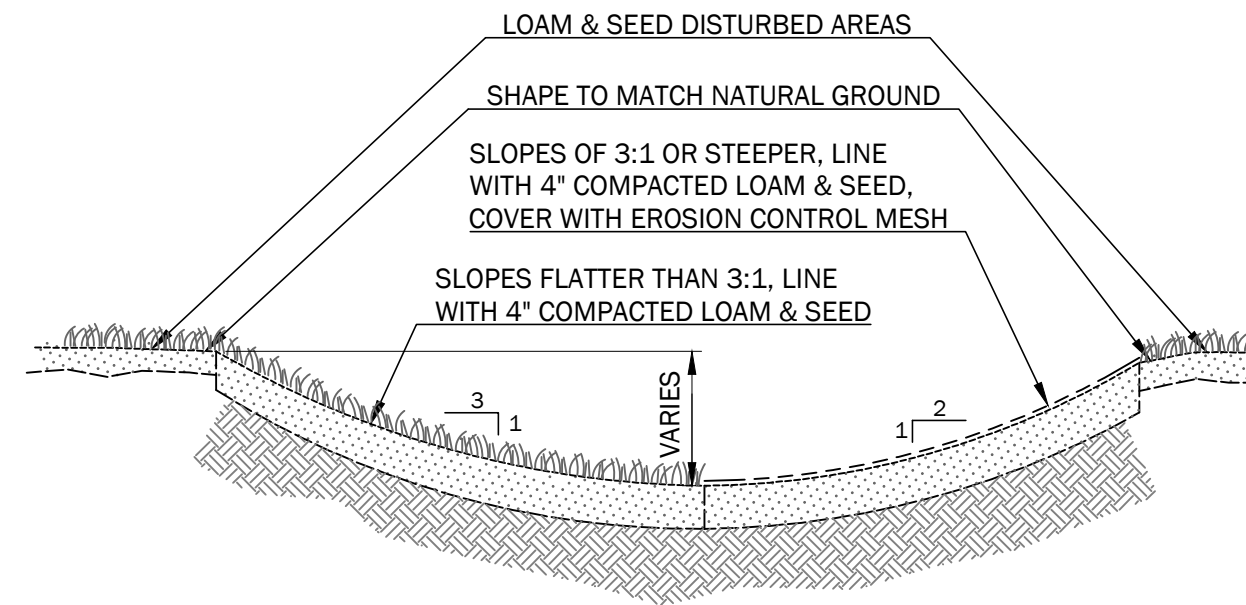
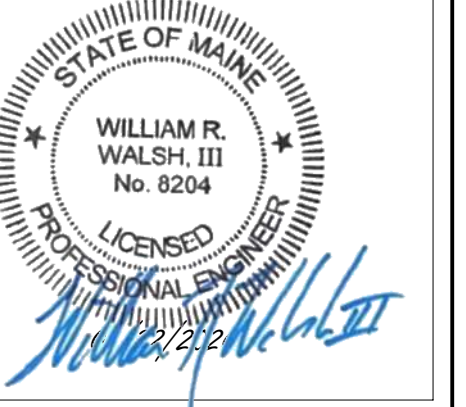
8 TYPICAL PIPE TRENCHING DETAIL

NOT TO SCALE

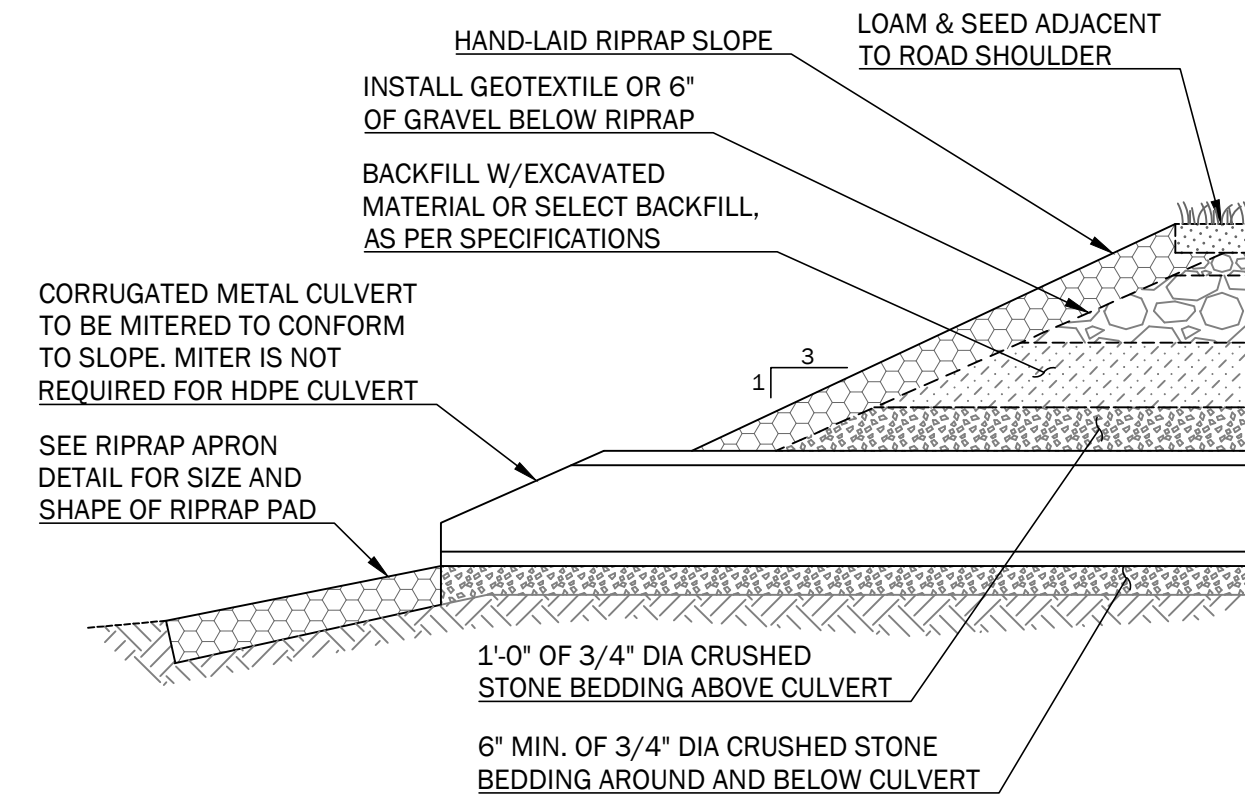


Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT
3	3/24/2026	Town Permit Updates	MRM	LLT

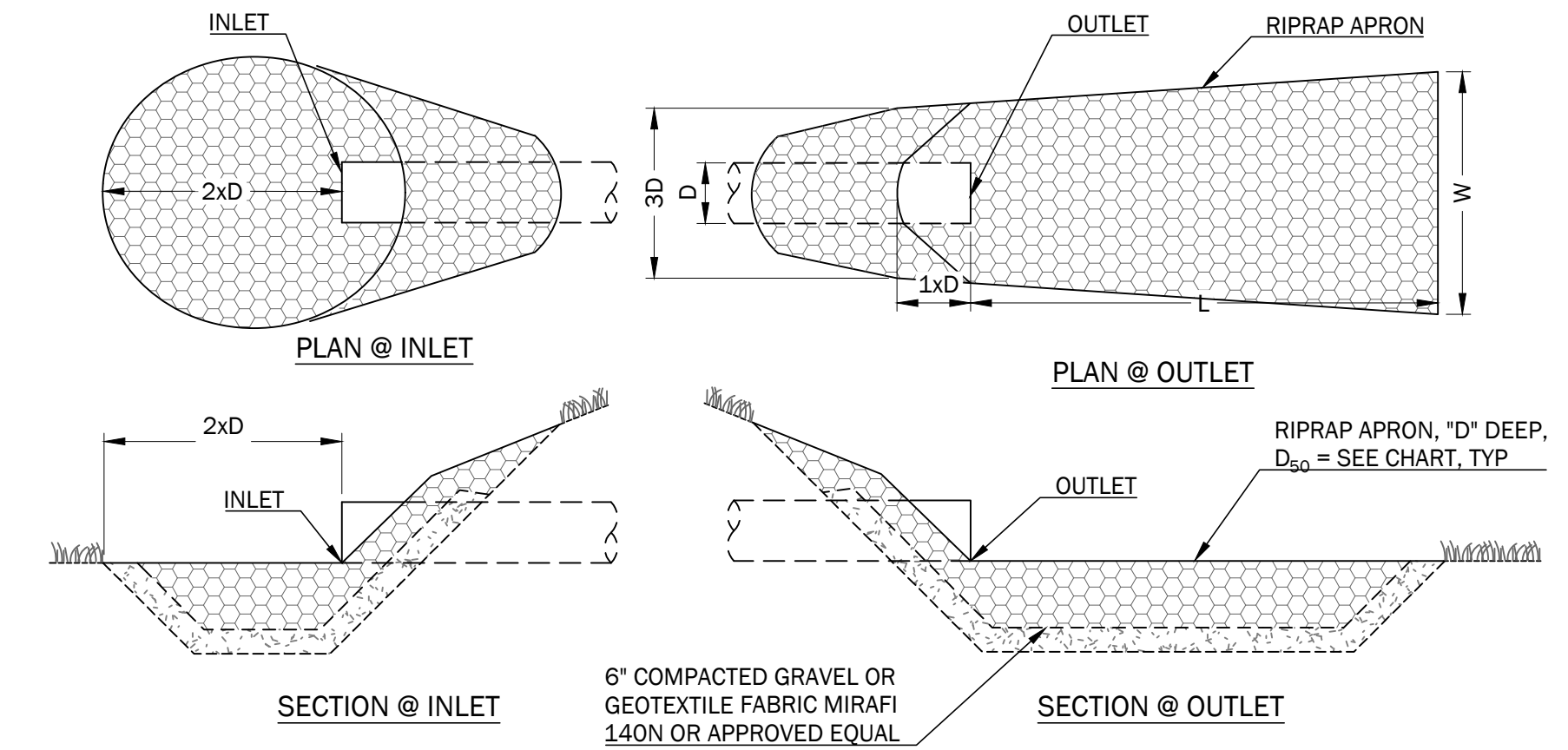
Sheet Title:
UTILITY DETAILS



1 TYPICAL GRASS SWALE SECTION - ROUND BOTTOM
NOT TO SCALE

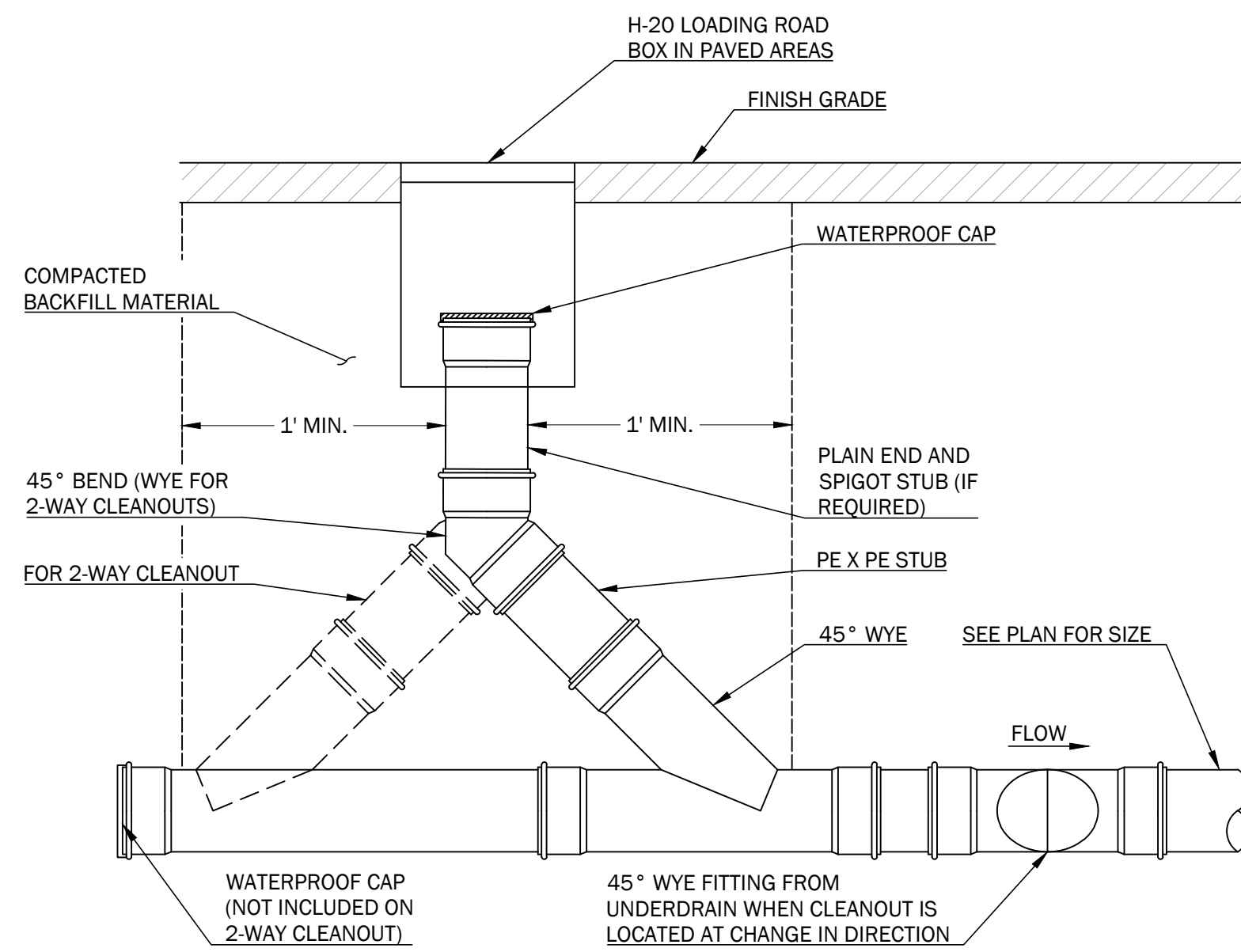


3 CULVERT OUTLET AND BEDDING SECTION
NOT TO SCALE

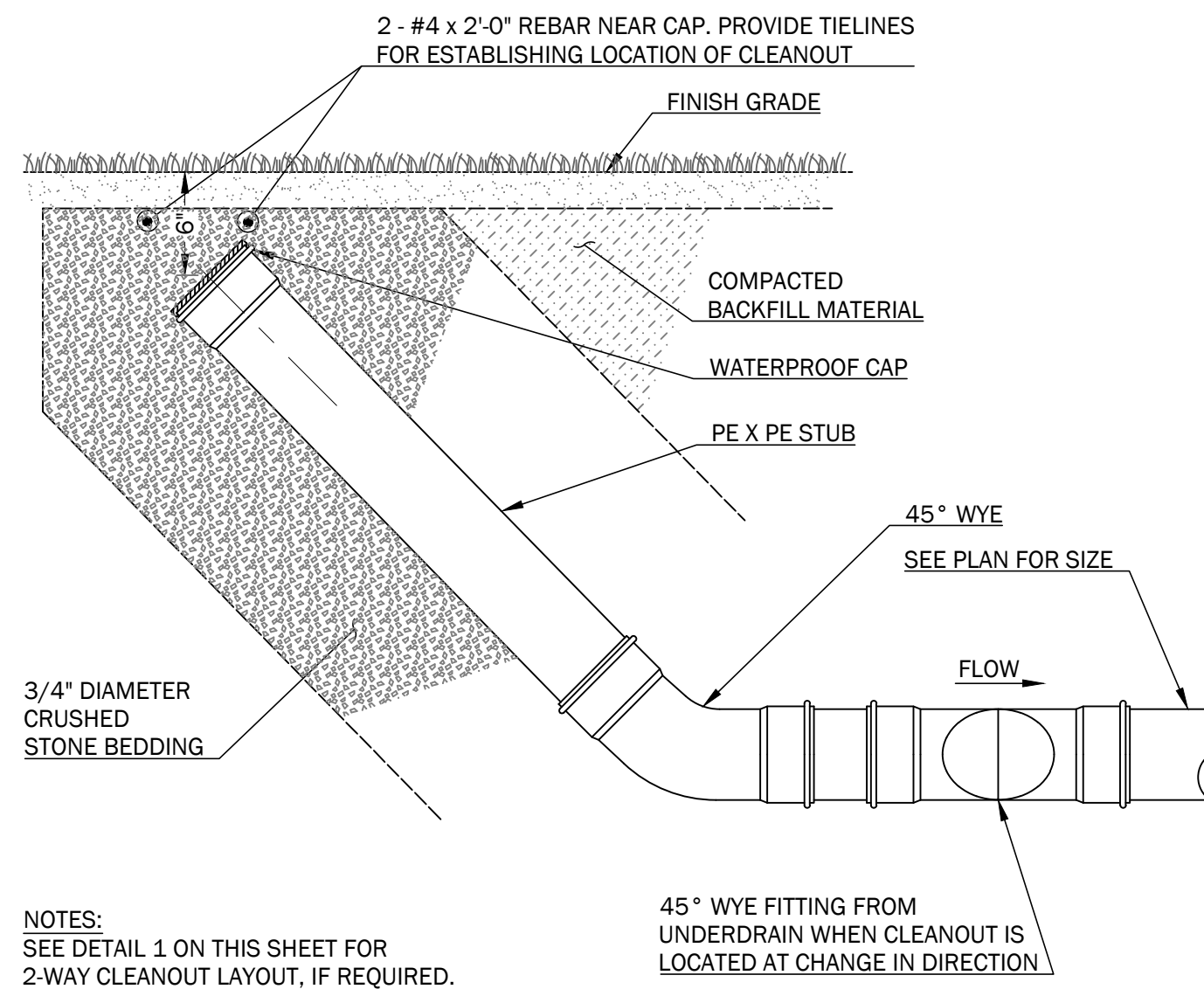


- NOTES:
- USE D_{50} NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
 - UNDERLAY RIPRAP WITH 6" OF GRAVEL OR GEOTEXTILE
 - USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
 - RIPRAP INLET PROTECTION SHALL BE A CIRCULAR APRON WITH A RADIUS OF 1X THE PIPE DIAMETER.
- | RIPRAP PAD SIZE CHART | | | | |
|-----------------------|----|----|----------|--|
| D | L | W | D_{50} | |
| 12" | 6' | 4' | 5" | |
| 15" | 7' | 5' | 6" | |
| 18" | 8' | 6' | 8" | |
- APRON DEPTH = $2.25 \times D_{50}$

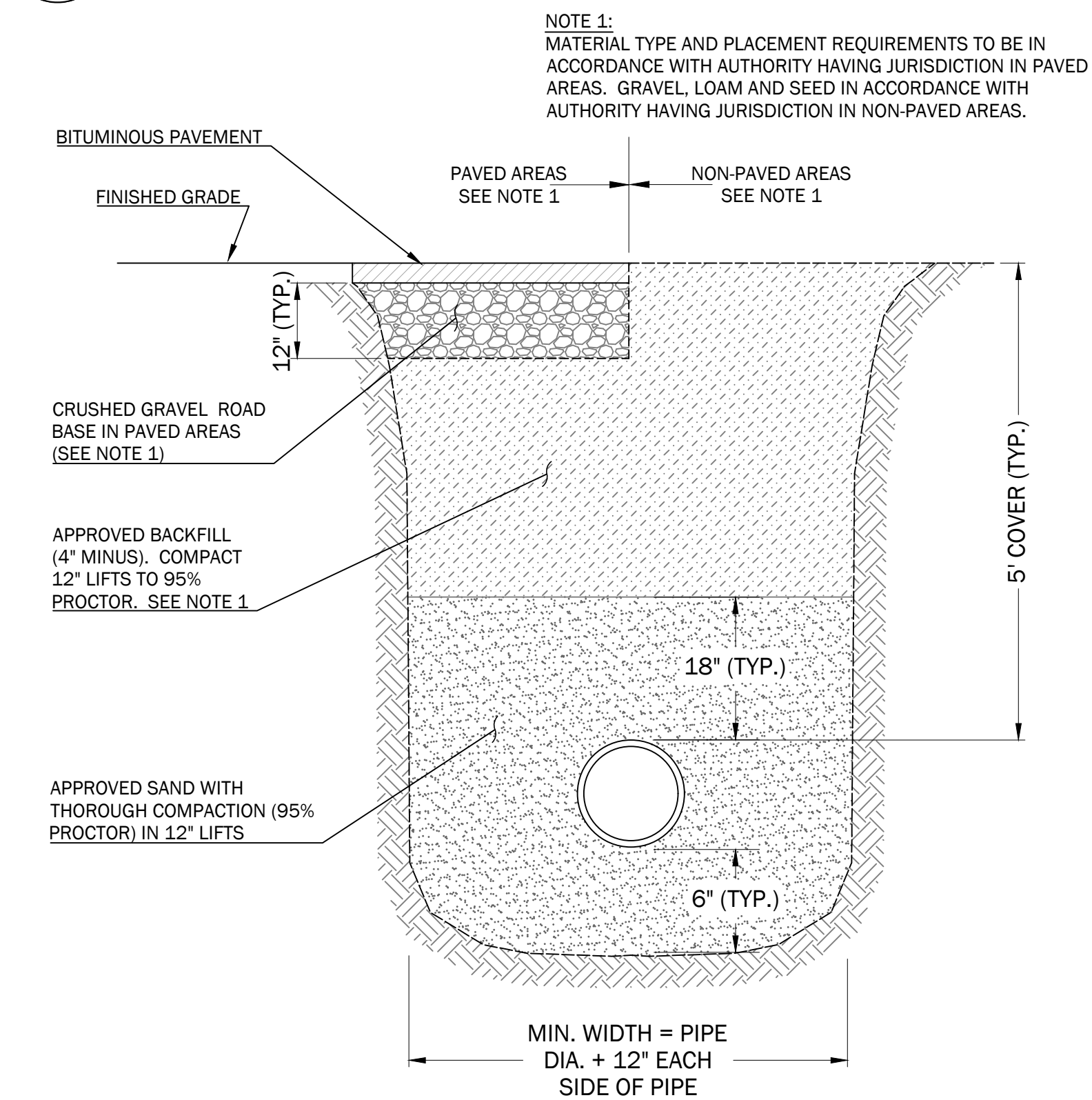
4 RIPRAP APRON SECTIONS
NOT TO SCALE



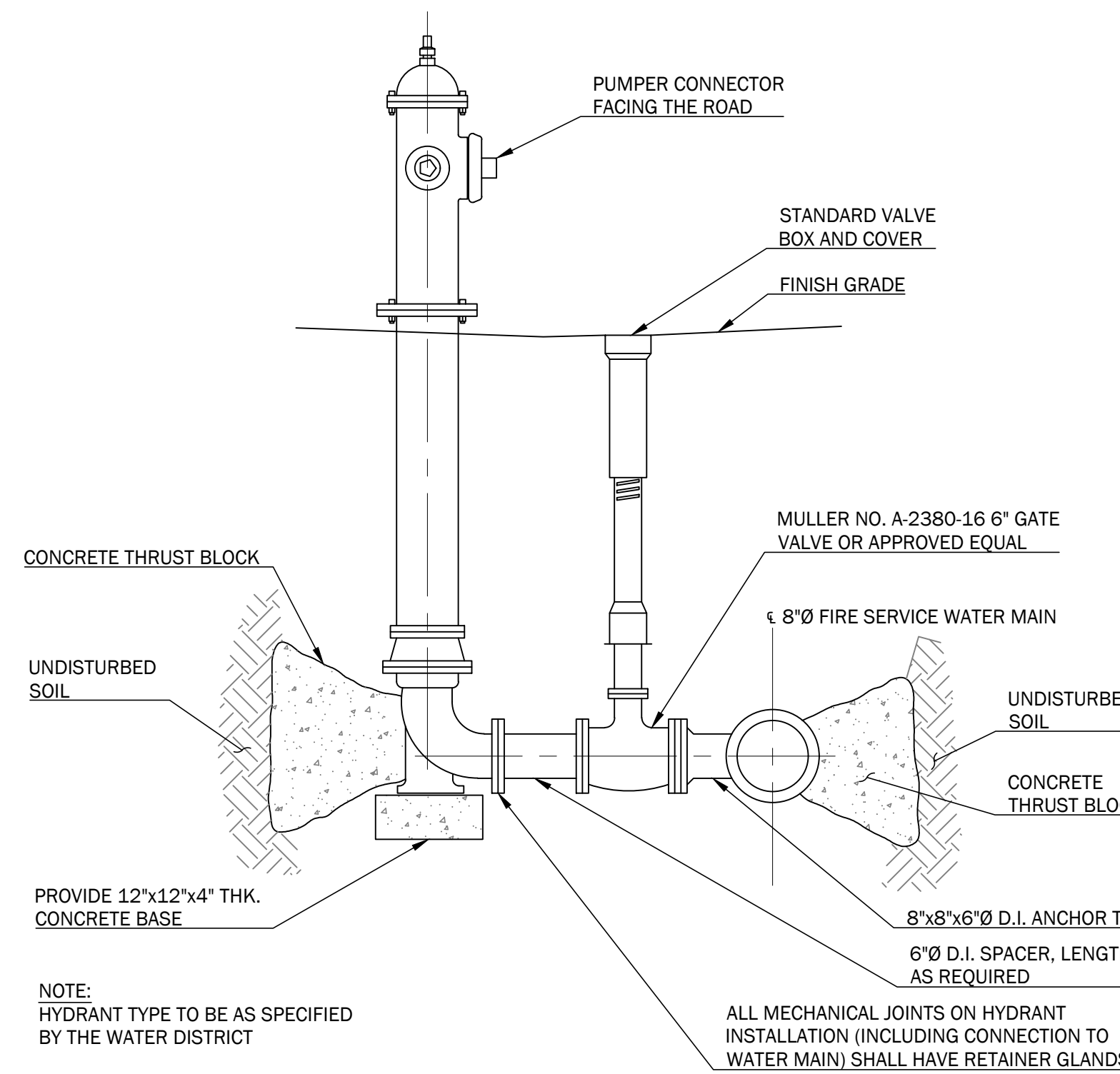
1 SEWER/STORM DRAIN CLEANOUT AT PAVEMENT DETAIL
NOT TO SCALE



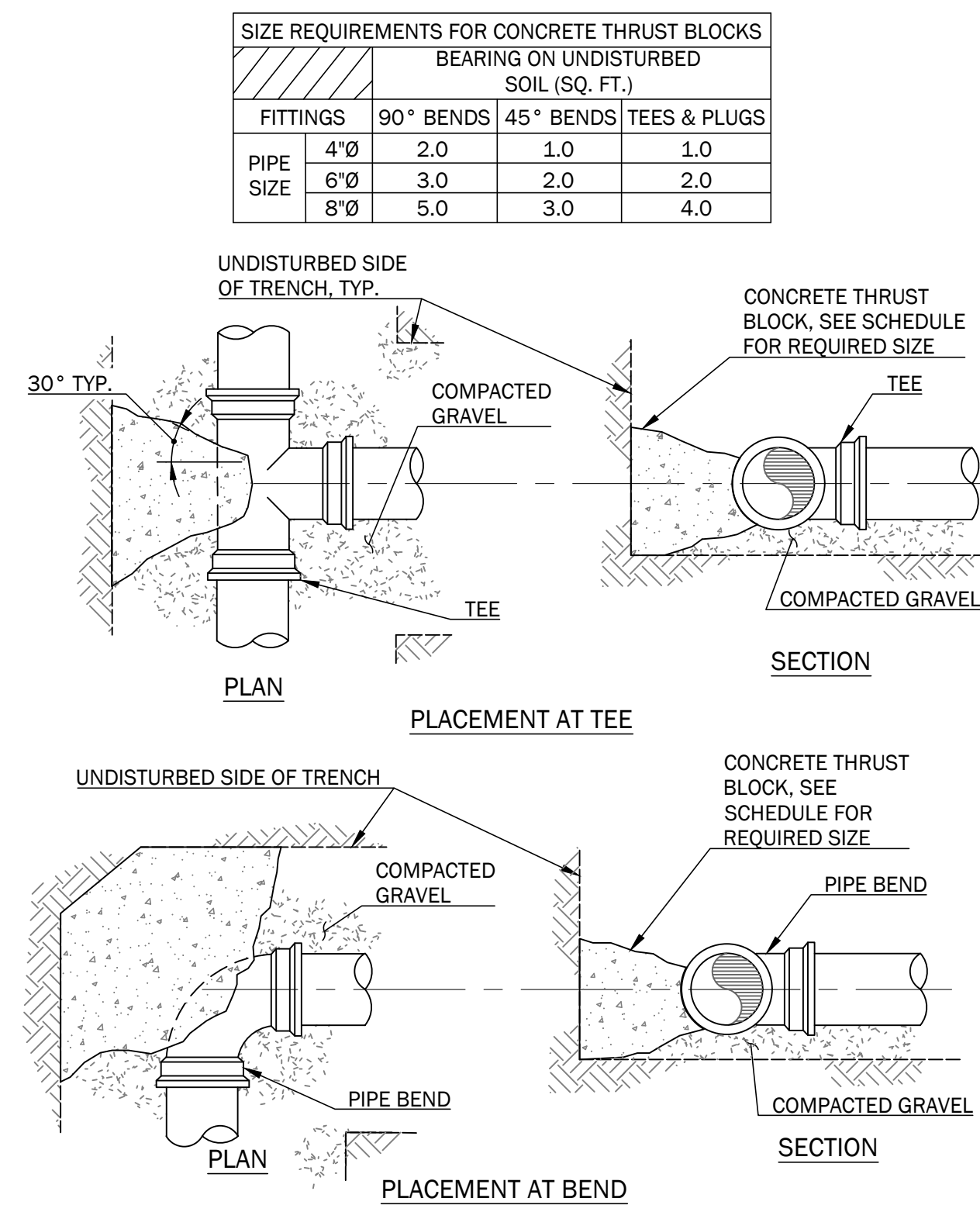
2 SEWER/STORM DRAIN CLEANOUT AT LAWN DETAIL
NOT TO SCALE



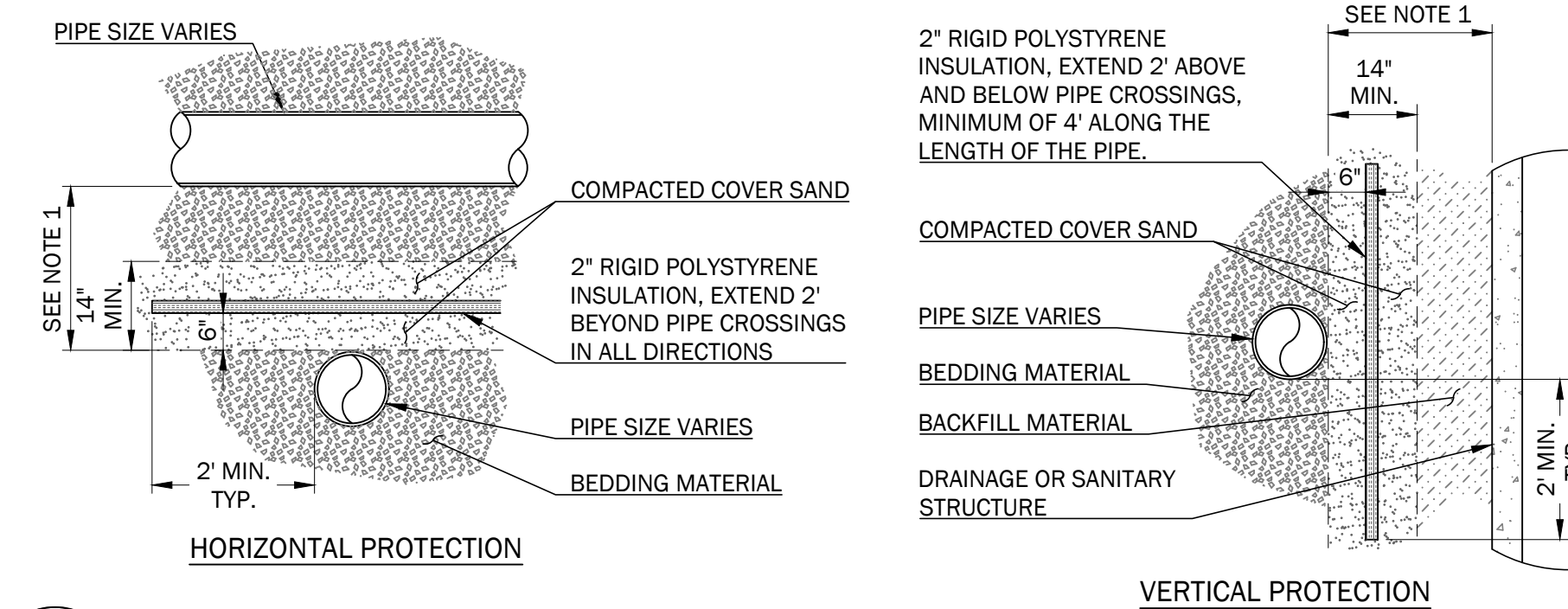
3 KKKWW TYPICAL WATER MAIN TRENCH
NOT TO SCALE



4 HYDRANT DETAIL
NOT TO SCALE



5 THRUST BLOCK DETAILS
NOT TO SCALE



5 RIGID INSULATION DETAILS
NOT TO SCALE

FITTINGS	BEARING ON UNDISTURBED SOIL (SQ. FT.)		
	90° BENDS	45° BENDS	TEES & PLUGS
PIPE SIZE 4"	2.0	1.0	1.0
6"	3.0	2.0	2.0
8"	5.0	3.0	4.0

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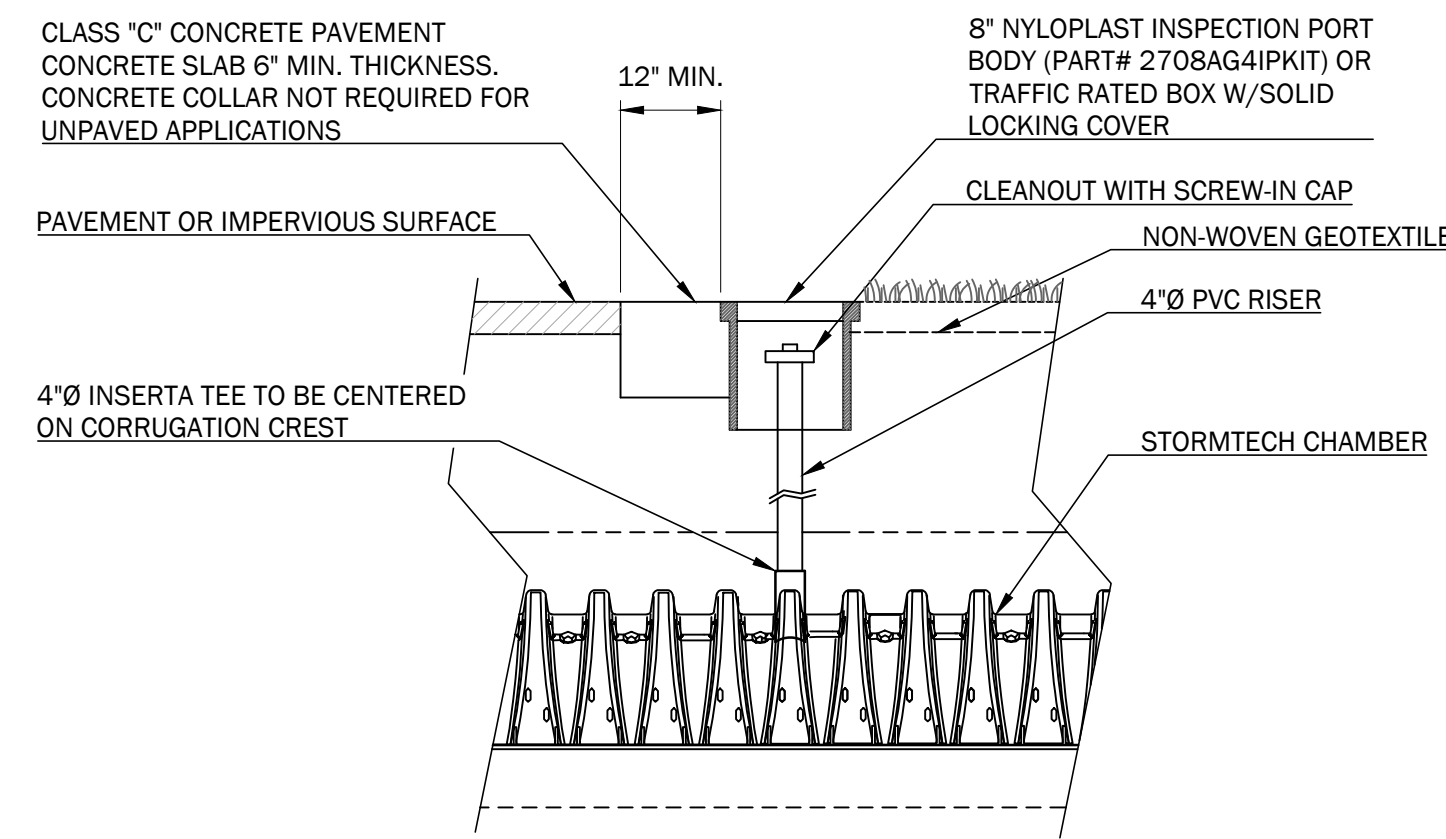
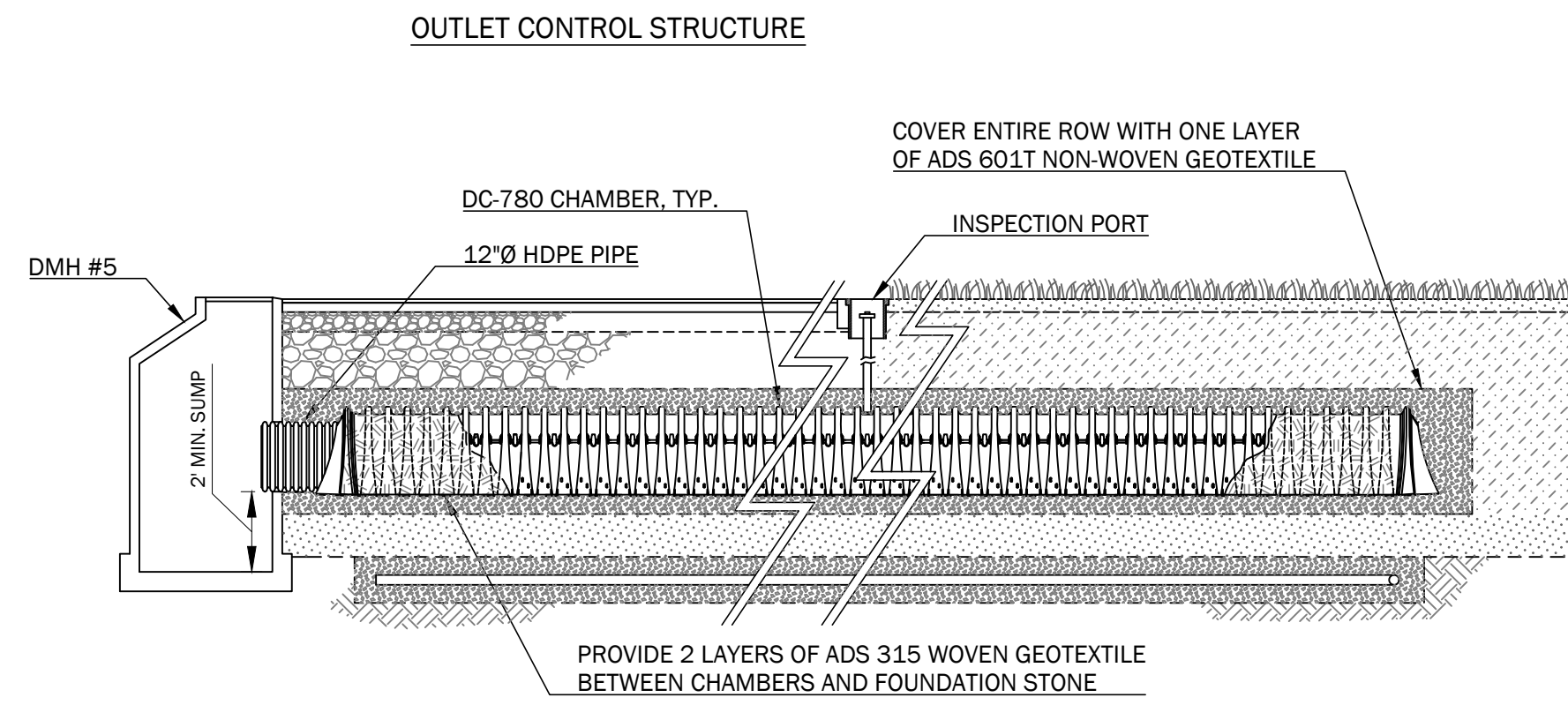
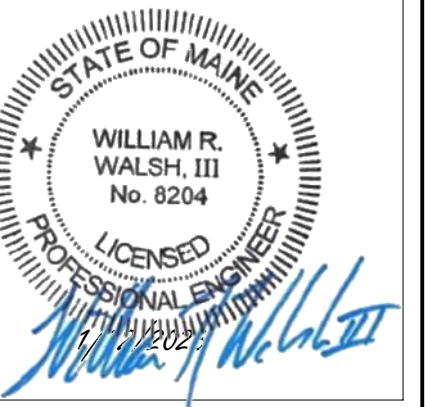
526 POST ROAD
WELLS, ME 04090
PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

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UTILITY DETAILS

Job No.: 1005
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Drawn: MBP/MRM
Checked: WRW/LLT
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C4.4

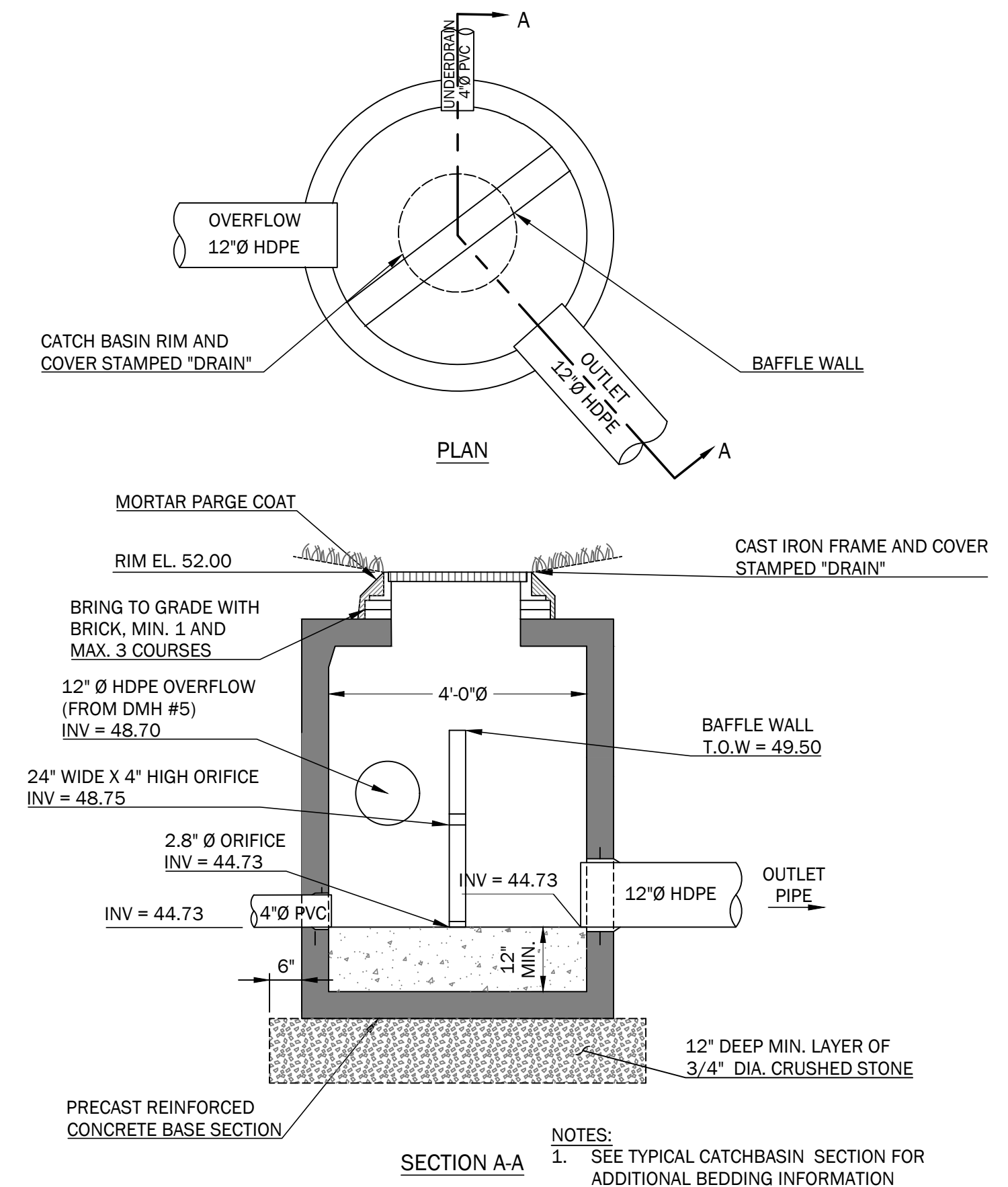
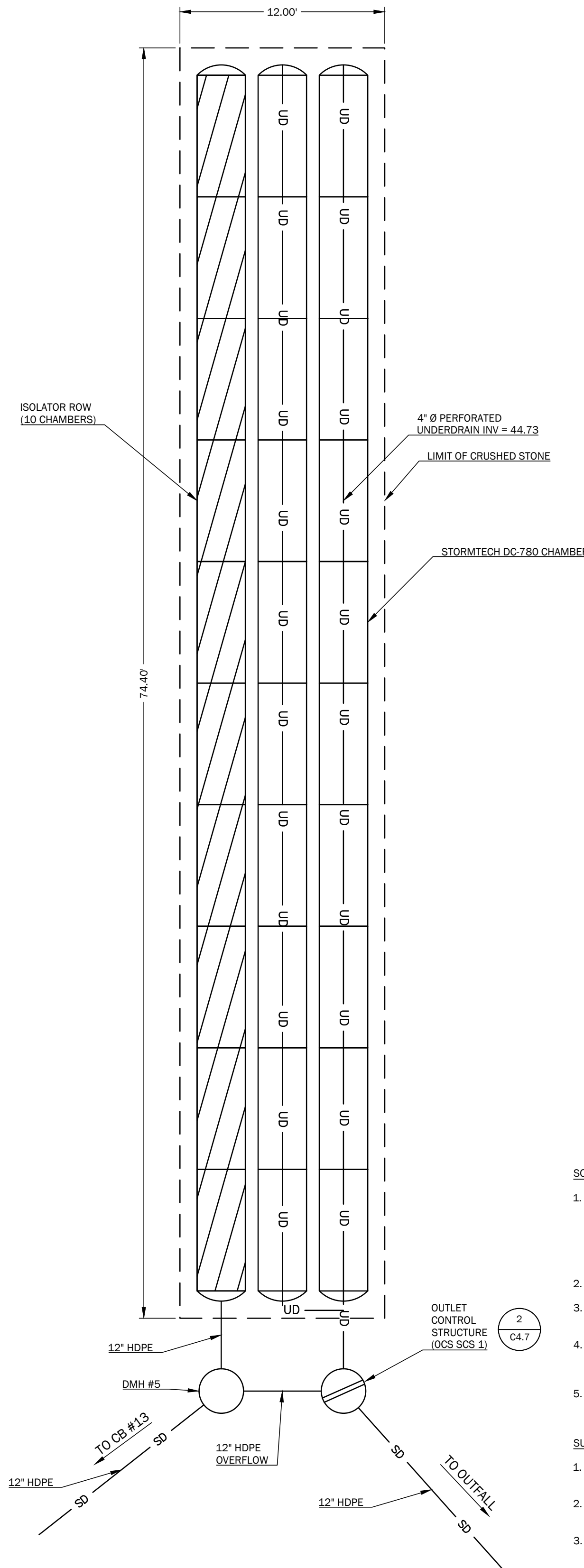
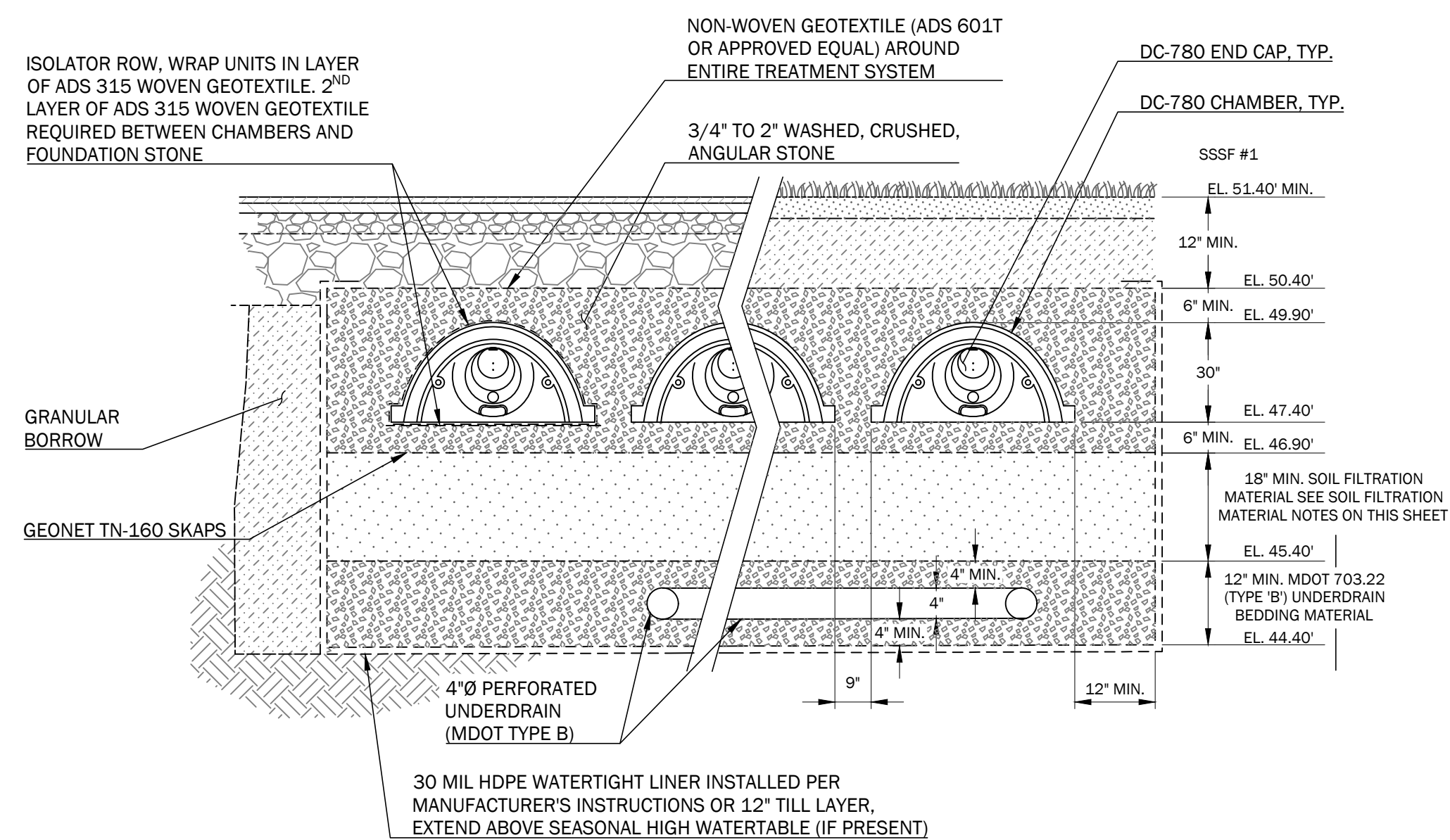
PRELIMINARY - NOT FOR CONSTRUCTION



- NOTES:**
1. INSTALL INSPECTION PORTS AS SHOWN ON SYSTEM PLAN.
 2. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.
 3. A MINIMUM OF ONE INSPECTION PORT PER 500 S.F. OF CHAMBER AREA IS REQUIRED.

INSPECTION PORT DETAIL

SUBSURFACE SAND FILTER #	UNDERDRAIN INVERT	UNDERDRAIN OUTLET INVERT	FILTER AREA (SQ. FT.)	FILTER VOLUME (CU. FT.)	PEAK WATER ELEVATION		
					2-YEAR STORM	10-YEAR STORM	25-YEAR STORM
SSSF #1	44.73	44.73	1,216	2,529	48.54	49.08	49.40



2 OCS SCS 1 DETAIL
NOT TO SCALE

SOIL FILTRATION MATERIAL NOTES:

1. THE SOIL FILTER MATERIAL SHALL CONSIST OF MDOT SPEC. 703.01 WITH A FINES CONTENT BETWEEN 8% AND 10% (PASSING THE #200 SIEVE) AND NO ORGANICS. CLAY CONTENT IN THE SOIL SHALL NOT EXCEED 2%. THE SOIL FILTRATION MATERIAL SHALL HAVE A PERMEABILITY RATE OF 0.75 INCHES/HOUR ±15% AS CERTIFIED BY AN APPROVED LABORATORY.
2. THE SOIL FILTRATION BED SHALL BE 18 INCHES IN DEPTH.
3. THE SOIL BED MATERIAL SHALL BE COMPACTED BETWEEN 92% AND 95%.
4. CONTRACTOR SHALL MAKE PROVISIONS TO EXCLUDE RUNOFF FROM THE TREATMENT SYSTEM CONSTRUCTION UNTIL THE BASE COURSE OF PAVEMENT IS IN PLACE.
5. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL FILTER MEDIA, GRAIN SIZE ANALYSIS, AND PERMEABILITY TEST RESULTS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
6. 30 DC-780 CHAMBERS REQUIRED FOR STORMWATER TREATMENT SYSTEM. SSSF 1.3-1.
7. IMPERMEABLE LINER TO RUN UNDER AND AROUND TREATMENT SYSTEM AND STORAGE SYSTEM. DO NOT SEPARATE SYSTEMS WITH LINER.

CONSTRUCTION OVERSIGHT:

INSPECTION OF THE STORMWATER TREATMENT SYSTEM SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:

1. AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES.
2. AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
3. AFTER UNDERDRAIN PIPES ARE BACKFILLED.
4. AFTER THE INSTALLATION OF THE FILTER MEDIA.
5. AFTER PLACEMENT OF THE CHAMBERS, BUT BEFORE THEY ARE BACKFILLED.
6. AFTER THE CHAMBERS ARE BACKFILLED.

SUBSURFACE STORMWATER TREATMENT SYSTEM NOTES:

1. THE UNDERGROUND TREATMENT SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. THE UNDERGROUND STORM WATER TREATMENT SYSTEM HAS BEEN DESIGNED BASED ON THE STORMTECH CHAMBER SYSTEM. IF THE CONTRACTOR PROPOSES TO INSTALL ANOTHER UNDERGROUND SYSTEM, THE DESIGN SHALL BE ANALYZED AND APPROVED BY THE DESIGN ENGINEER.

2 STORMWATER SAND FILTER TREATMENT SYSTEM SECTIONS AND DETAILS
NOT TO SCALE

ARUNDEL LANE SUBDIVISION

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WELLS, ME 04090

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STORMWATER DETAILS

Job No.: 1005
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Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C4.5

PRELIMINARY - NOT FOR CONSTRUCTION

An Ordinance to Amend Chapter 145-35 (General Regulations) of the Code of the Town of Wells to Require Surveyor Certification in Certain Circumstances

NOTE: Proposed additions to existing Code sections are underlined.
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 145-35 (General Regulations) of the Code of the Town of Wells to Require Surveyor Certification in Certain Circumstances” to read as follows:

Part 1: § 145-35. General regulations.

N. The construction of any building addition, building replacement or new building greater than 400 square feet in floor area within 5 feet of a property line or street right-of-way setback shall require a certification by a Maine licensed professional land surveyor stating that the new building meets setbacks and the two nearest lot corners have existing monumentation or if monumentation is missing, a stone bound monument has been installed.

Part 2: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2026.

THE SELECT BOARD OF THE TOWN OF WELLS:

John MacLeod III

Avery Seuter

Kathleen Chase

Timothy Roche

James N. Smith