

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: River Landing Subdivision/ Tax Map 13, Lot 21-A-1

Prepared By: Planning Office

Plans Dated: 1/28/22

District: R, ShO

Review Date: 2/8/22

Final Plan Revisions Submittal Date: 2/1/22

Chapter 202
Subdivision of Land

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: [Amended 4-13-1999]	Y				C1 is 1" = 250 feet C2 is 1" = 100 feet C 3, 4, 5, 6 and are 1" = 20'. C7 is 1" = 30'
(1)	Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y				River Landing Subdivision is noted. Michael J. Lewis is noted as the owner/applicant. Note 1 states the existing Map and Lot number of the subject parcel. Proposed Map and Lot numbers are noted.

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(2)	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	Y*				<p>Sheet C2 prepared and stamped by Ryan M. McCarthy, PLS #12895 of Tidewater Engineering and Surveying dated 8-31-2021.</p> <p>Property line/ Town Line of Ogunquit is depicted on C2 and C3.</p> <p><u>Proposed monument types to be reviewed and determinations made by the Planning Board during final plan review.</u> Proposed monuments meet ordinance requirements.</p> <p>Existing monumentation identified.</p>
(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				<p>Total Area of subdivision is provided on Sheet C2 and is 1,230,759 SF, excluding the Ogunquit River.</p> <p>Trees greater than 24" in diameter are identified on C3 within the cluster lot boundaries. 24" trees to be retained within cluster lots are identified on C3 (bolded, typical).</p> <p>A waiver of depicting such trees is requested for the Open Space as no development or tree removal is proposed, except for the stormwater basin. Planning Board granted this waiver on 9/13/21.</p>
(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y				<p>See plan note 15: Lots shall be served by on-site individual subsurface wastewater disposal systems. Reserve systems shall be maintained and not built upon. Deviations in septic systems up to 10' may be permitted by the Code Officer in writing.</p> <p>The septic system on abutting lot 21-A is identified on C3.</p>

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(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				See plan note 16: Lots shall be served by on-site individual drilled wells. Dug wells are prohibited and such prohibition shall be noted in the deeds for each lot. Wells shall be located a minimum of 100 feet from a septic system. The well on abutting lot 21-A is identified on C3.
	(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.			NA		Property not served by public water supply (KKWWD).
	(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:	Y				
	[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.			NA		The subdivision is not located within such contamination sources.
	[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units.

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(6)	The date the plan was prepared, North point (identified as magnetic or true), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Grid North. Plan scale of C2 is 1" = 100 feet. Record owner/developer noted. Engineer noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				The Rural and 75' Shoreland Zone are noted and labelled on the plan.
(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				See sheets C3- C6 for drainage design. C8 or driveway crossing details. C9 for vernal pool plan. C10 to C13 for details. <u>Stormwater management report prepared by Ryan McCarthy, PE dated 1-31-22. To be reviewed by Town Engineer.</u>
(9)	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Y				Emerson Drive is labelled on C2 and C3 as 50' wide. Tatnic Road is 49.5' wide and is labelled. Proposed Dagmar Drive is labelled as 50'. Area of Dagmar Drive is 78,131 SF in area. See note 13 on sheet C3. Sheet C5 notes that Dagmar Drive shall be 20' wide pavement with 5' gravel shoulders (30' wide total). The cul-de-sac pavement width is noted as 25' with a paved turning radius of 65'. Open space area is identified. Access to Open Space proposed. Existing abutting buildings are identified.
(10)	The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.	Y				No such public improvements proposed. Clearing to occur within Tatnic Road.

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(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.			NA		No such dedication proposed. See note 16 on sheet C3.
(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	Y*				A construction cost estimate was submitted dated 1-31-22. <u>To be reviewed by Town Engineer.</u>
	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.			NA		Only 12 lots/dwellings are proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 12 lots/dwellings are proposed.
(13)	If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year flood elevation shall be delineated on the plan.	Y				The Flood Zone is depicted on sheet C2 and C3. See note 14 on C3 stating the flood zone and FIRM panel number 2301580019D.
(14)	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y				Erosion and sedimentation control notes are noted on sheet C10. Best management practices shall be followed.

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(15)	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. [Amended 4-27-2007]	Y*				<u>Stormwater management report prepared by Ryan McCarthy, PE dated 1-31-22. To be reviewed by Town Engineer.</u>
(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: [Added 4-27-2007]			NA		Subdivision not located within such areas.
	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;					
	(b) A long-term maintenance plan for all phosphorus control measures;					
	(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					
	(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					