

**PREPARED FOR:
PLANNING BOARD REDIVE
PLOT DATE: 9/21/2022**

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CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE

RECORD OWNERS:
CHRISTIAN D. & HANNAH L. LESLIE
23 COLLEGE AVENUE
WELLS, ME 04090
NICOLE L. & CHRISTOPHE RATTE
70 ADMIRALS WAY
WELLS, ME 04090
VICTORIA P. & JOHN S. MCKEENING
37 ADMIRALS WAY
WELLS, ME 04090

**AMENDED SUBDIVISION PLAN OF BOLDUC SUBDIVISION
LAND OF CHRISTIAN D. & HANNAH L. LESLIE, NICOLE L.
& CHRISTOPHE RATTE AND VICTORIA P. & JOHN S.
MCKEENING - MEETINGHOUSE ROAD / ADMIRALS WAY,
WELLS, YORK COUNTY, MAINE**
PREPARED FOR: CDB CONSTRUCTION & MAINTENANCE, LLC
CLIENT ADDRESS:
P.O. BOX 866, WELLS, ME 04090

DATE: SEPT 21, 2022
DRAWN BY: MPP/GRA
CHECKED BY:
APPROVED BY:

AMENDED
SUBDIVISION
PLAN
PROJECT NO: 1822001
L1
SHEET: 1 OF 1

NOTES:

- THE PURPOSE OF THIS PLAN IS TO AMEND REFERENCE PLAN 1 TO DEPICT A PROPOSED 20' WIDE DRAINAGE EASEMENT OVER LOT 2 (LAND OF NICOLE L. RATTE AND CHRISTOPHE RATTE) AND A PROPOSED 20' SIDE DRAINAGE EASEMENT OVER LAND OF CHRISTIAN D. LESLIE AND HANNAH L. LESLIE. THE EXISTING 20' WIDE DRAINAGE EASEMENT OVER LOT 2 AS DEPICTED ON REFERENCE PLAN 1 WILL BE EXTINGUISHED. ALL OTHER INFORMATION AND CONDITIONS SET FORTH ON REFERENCE PLAN 1 REMAIN UNCHANGED.
- PLANIMETRIC DETAIL DEPICTED HEREON IS BASED ON REFERENCE PLANS 1, 2 AND 3.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMRNH2008, CORS ARP (P776), GORHAM CORS ARP (MEGO) AND NHDOT CONCORD CORS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000201000 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.71']
- ASSESSOR'S INFORMATION, RECORD OWNERS AND DEED REFERENCES:
LOT 1 (TAX MAP 62, LOT 6-2-A) - JOHN D. KISTNER AND LINDA A. KISTNER - Y.C.R.D. 18544/517
LOT 2 (TAX MAP 62, LOT 6-2-B) - NICOLE L. RATTE AND CHRISTOPHE RATTE - Y.C.R.D. 18544/874
LOT B (PORTION OF TAX MAP 62, LOT 6-1) - CHRISTIAN D. LESLIE AND HANNAH L. LESLIE - Y.C.R.D. 18993/461
ADMIRALS WAY - JOHN D. KISTNER AND LINDA A. KISTNER (1/5 INTEREST), VICTORIA P. MCKEENING AND JOHN S. MCKEENING (1/5 INTEREST), NICOLE L. RATTE AND CHRISTOPHE RATTE (1/5 INTEREST), CDB CONSTRUCTION & MAINTENANCE, LLC (1/5 INTEREST) AND CHRISTIAN D. LESLIE AND HANNAH L. LESLIE (1/5 INTEREST) - Y.C.R.D. 19029/686
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- IN ORDER TO MEET THE CONDITIONS OF THE SUBDIVISION APPROVAL AND THE WELLS STREET ORDINANCE (201-10), THE CUL-DE-SAC RADI TO BE WIDENED AND EASEMENTS (LOT 6-2-B AND 6-3) SHALL BE CONVEYED AND RECORDED PRIOR TO ANY BUILDING OCCUPANCY PERMITS BEING ISSUED ON ANY LOTS ACCESSING ADMIRALS WAY.

REFERENCE PLANS:

- BOLDUC SUBDIVISION, LAND OF CHRISTIAN D. BOLDUC, MEETINGHOUSE ROAD, TAX MAP 62, LOT 6-2, WELLS, YORK COUNTY, MAINE, PREPARED FOR: CDB CONSTRUCTION & MAINTENANCE, LLC, CLIENT ADDRESS: P.O. BOX 866, WELLS, ME 04090, DATED JULY 30, 2020, LAST REVISED OCTOBER 14, 2020, PREPARED BY CIVIL CONSULTANTS, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 411, PAGE 37.
- "AS-BUILT" PLAN OF ADMIRALS WAY, LAND OF KEVIN J. & CHERYL L. TABELLIONE AND CHRISTEN D. BOLDUC, WELLS, YORK COUNTY, MAINE, PREPARED FOR: CDB CONSTRUCTION & MAINTENANCE, LLC, CLIENT ADDRESS: P.O. BOX 866, WELLS, ME 04090, DATED NOVEMBER 9, 2021, PREPARED BY CIVIL CONSULTANTS.
- "LOT DIVISION OF LAND OF CDB CONSTRUCTION & MAINTENANCE, LLC, 22 ADMIRALS WAY - TAX MAP 62, LOT 6-1, WELLS, YORK COUNTY, MAINE, PREPARED FOR: CDB CONSTRUCTION & MAINTENANCE, LLC, CLIENT ADDRESS: P.O. BOX 866, WELLS, ME 04090, DATED FEBRUARY 10, 2022, REVISED JUNE 29, 2022, PREPARED BY CIVIL CONSULTANTS, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 424, PAGE 28.

TOWN OF WELLS STANDARD CONDITIONS OF APPROVAL:

- 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))
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A PRINCIPAL STRUCTURE IN THE SUBDIVISION, THE APPLICANT SHALL PRESENT EVIDENCE OF SUITABLE WATER SUPPLY TO THE CODE ENFORCEMENT OFFICER. THE EVIDENCE SHALL CONSIST OF THE RESULTS OF A PRIMARY INORGANIC WATER ANALYSIS PERFORMED UPON THE WELL TO SERVE 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))
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERIMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED. (§202-11A(5))
- 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))
- 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))
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID. (§202-9C(6))

LEGEND:

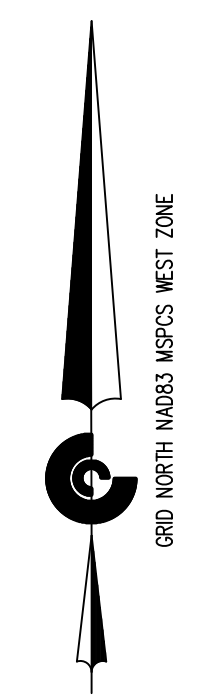
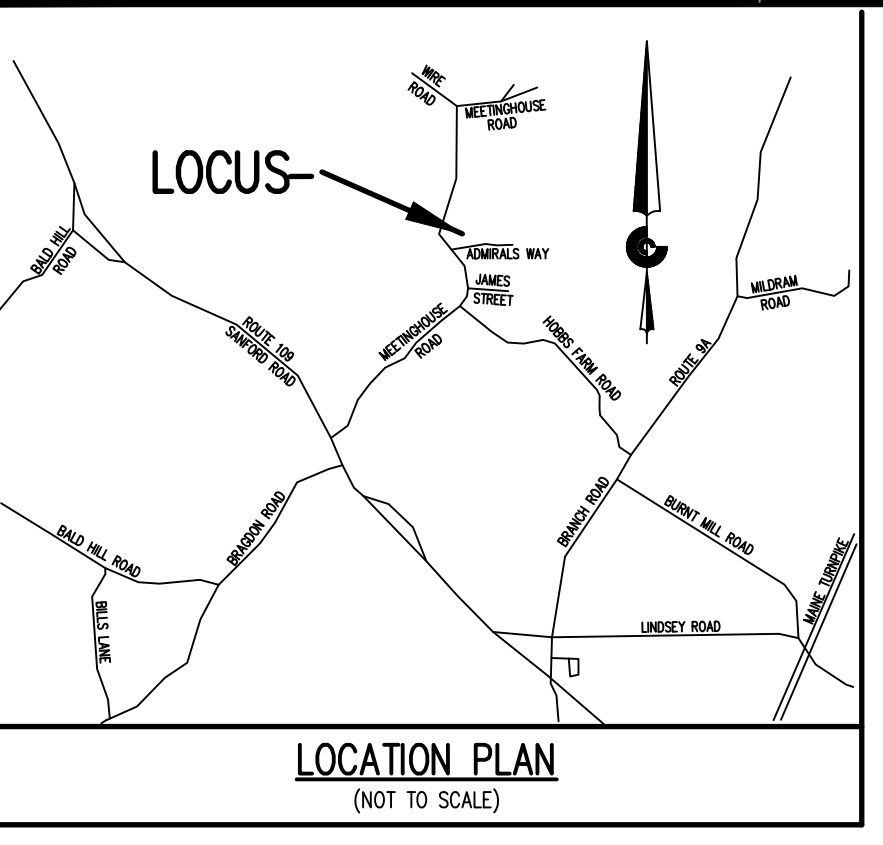
17022/4	DEED BOOK / PAGE NUMBER
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
N/F	NOW OR FORMERLY
RET WALL	RETAINING WALL
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
□	CABLE PEDESTAL
⊠	EXISTING GRANITE BOUND (AS NOTED)
⊙	EXISTING REBAR (AS NOTED)
⊙	5/8" REBAR W/CAP MARKED "CIVIL CONSULT PLS 2362" TO BE SET
---	BOUNDARY LINE / ROAD RIGHT-OF-WAY LINE
---	EXISTING EASEMENT LINE (TO BE ABANDONED)
---	PROPOSED EASEMENT LINE

CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II - SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

MICHAEL P. PEVERETT
MAINE PROFESSIONAL LAND SURVEYOR #2362
SOUTH BERWICK, MAINE 03908
207-384-2550

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



PLAN APPROVED BY TOWN OF WELLS PLANNING BOARD

	CHAIR
DATE:	

