



BUFFER FROM SIGNIFICANT  
VERNAL POOL. 75% OF BUFFER  
TO REMAIN UNDISTURBED TO COMPLY  
WITH NRPA PBR STANDARDS

1.93 ACRES DISTURBED  
9.78 ACRES UNDISTURBED  
1.93/9.78 = 19.8%  
80.2% MAINTAINED BUFFER

Curve Table				
Curve #	Length	Radius	CHD. DIST.	CHD. DIR.
C18	64.72	325.00	64.61	S76° 48' 43"W
C19	110.63	325.00	110.10	S61° 21' 18"W
C20	21.21	325.00	21.21	S49° 43' 59"W
C21	50.05	325.00	50.00	S43° 27' 05"W
C22	21.13	325.00	21.13	S37° 10' 37"W
C23	109.66	325.00	109.14	S25° 38' 54"W
C24	53.73	325.00	53.67	S11° 14' 44"W
C25	35.34	50.00	34.61	N26° 45' 25"E
C26	12.45	50.00	12.42	N54° 08' 23"E
C27	108.40	80.00	100.29	S22° 27' 29"W
C28	93.74	80.00	88.46	S49° 55' 29"E
C29	93.74	80.00	88.46	N62° 56' 33"E
C30	108.40	80.00	100.29	N9° 26' 25"W
C31	12.45	50.00	12.42	S41° 07' 19"E
C32	35.34	50.00	34.61	S13° 44' 21"E
C33	364.81	275.00	338.65	S44° 30' 47"W
C34	318.52	325.00	305.92	N74° 37' 30"W
C35	269.51	275.00	258.86	N74° 37' 30"W
C36	115.99	275.00	115.14	S65° 12' 54"W

TOWN OF WELLS PLANNING BOARD	DATE

**AMENDMENT INFORMATION**

THIS PLAN REPRESENTS AMENDMENT #4 TO A SUBDIVISION PLAN PREVIOUSLY APPROVED BY THE WELLS PLANNING BOARD. THE SOLE PURPOSE OF AMENDMENT #4 IS TO RELOCATE THE 150' X 250' WOODED STORMWATER BUFFER DEPICTED ON SHEETS 1.4 AND 2.4. MDEP PERMIT L-26984-L3-E-M, DATED 10/21/22 APPROVES THIS REVISION.



OWNER / APPLICANT:  
HIGHPINE PROPERTIES, LLC.  
P.O. BOX 339  
WELLS, ME 04090



**CLUSTER SUBDIVISION PLAN (AMD#4)  
WIRE ROAD SUBDIVISION  
WIRE ROAD, WELLS, ME**

FOR: HIGHPINE PROPERTIES, LLC.  
P.O. BOX 339  
WELLS, ME 04090

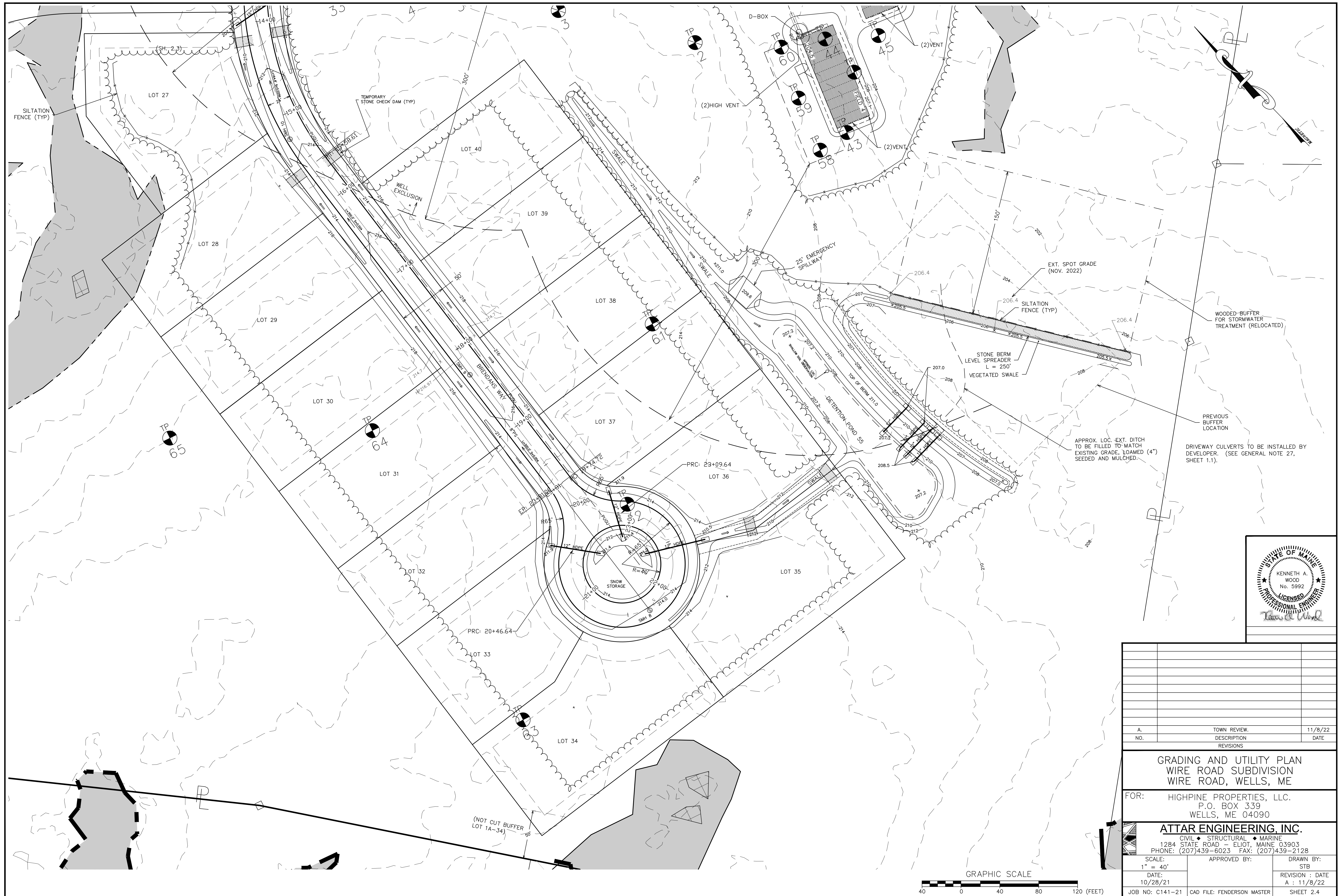
**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELLIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'  
DATE: 10/28/21  
JOB NO: C141-21

APPROVED BY: \_\_\_\_\_  
DRAWN BY: STB  
REVISION : DATE  
A : 11/8/22  
CAD FILE: FENDERSON MASTER  
SHEET 1.4

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

A.	TOWN REVIEW.	11/8/22
NO.	DESCRIPTION	DATE



DRIVEWAY CULVERTS TO BE INSTALLED BY DEVELOPER. (SEE GENERAL NOTE 27, SHEET 1.1).

APPROX. LOC. EXT. DITCH TO BE FILLED TO MATCH EXISTING GRADE, LOAMED (4") SEEDED AND MULCHED.

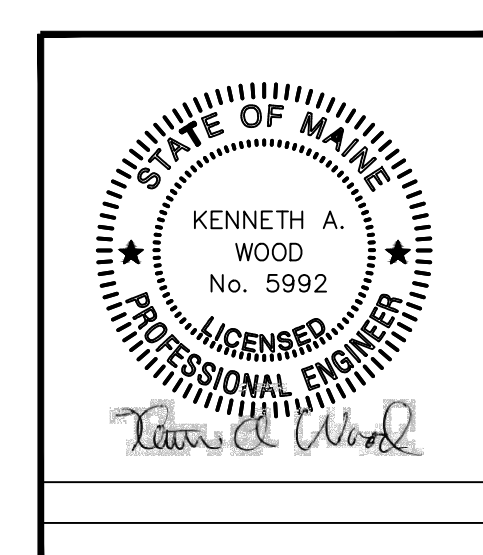
STONE BERM LEVEL SPREADER  
L = 250'  
VEGETATED SWALE

SILTATION FENCE (TYP)

EXT. SPOT GRADE  
(NOV. 2022)

PREVIOUS BUFFER LOCATION

WOODED-BUFFER FOR STORMWATER TREATMENT (RELOCATED)



A. NO.	TOWN REVIEW DESCRIPTION REVISIONS	DATE

GRADING AND UTILITY PLAN  
WIRE ROAD SUBDIVISION  
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.  
P.O. BOX 339  
WELLS, ME 04090

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

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: STB
DATE: 10/28/21		REVISION: DATE
		A : 11/8/22
JOB NO: C141-21	CAD FILE: FENDERSON MASTER	SHEET 2.4

