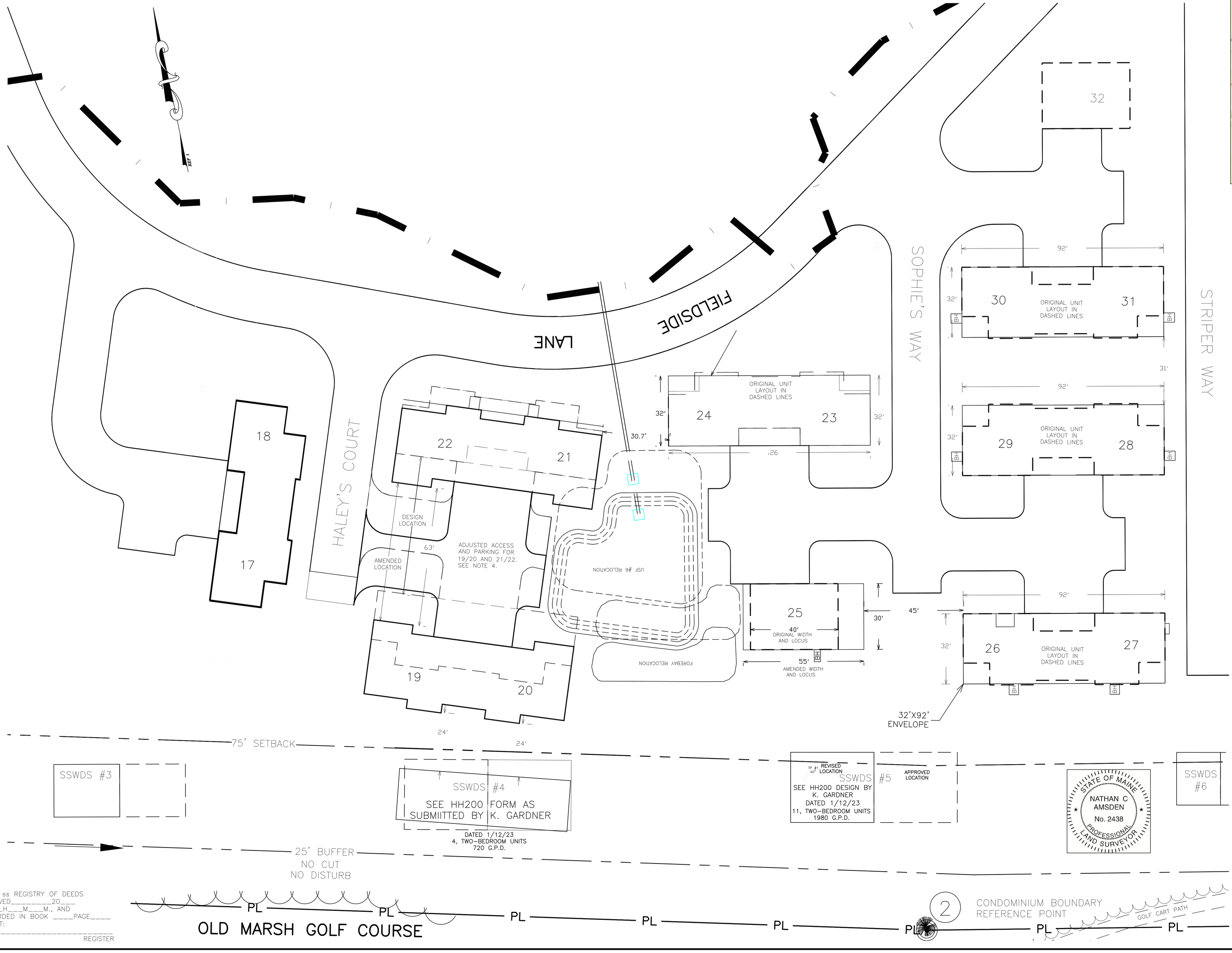

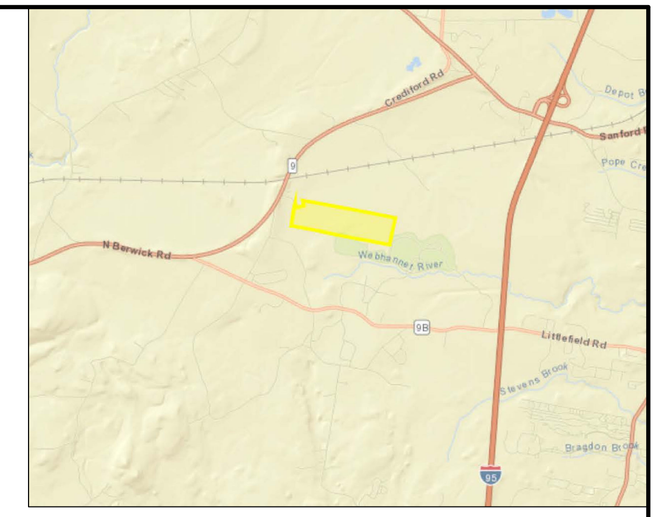

LOC MAP

NOTES:

1. THIS PLAN PROVIDES THE PLANIMETRIC INFORMATION FOR A SITE PLAN AMENDMENT AT FAIRWAY VIEW VILLAGE CONDOMINIUM, WELLS, MAINE. THE PROPERTY IS IDENTIFIED IN THE TAX ASSESSING DATABASE AS MAP 32 LOT 13.
2. SEE DECLARATION OF FAIRWAY VIEW VILLAGE CONDOMINIUM RECORDED AT YORK COUNTY REGISTRY OF DEEDS.
3. THIS AMENDMENT IS TO BE PART OF THE PLAN SET UNDER REF.1 AND REF. 2 THAT HAS BEEN SUBMITTED TO THE TOWN OF WELLS. THIS PLAN IS LABELED AS SHEET 6A, AND IS TO BE AN AMENDMENT TO SHEET 6 OF THE ORIGINAL SUBMISSION. SHEET 6 IS TITLED "GRADING AND UTILITY PLAN PI.4".
4. THE PURPOSE OF THIS AMENDMENT IS TO:
   - *CREATE A BUILDING ENVELOPE AT EACH UNIT SITE WITHIN WHICH DIFFERENT MODELS MAY BE CONSTRUCTED. THIS ENVELOPE WILL BE APPLIED TO UNITS 23 THROUGH 46.
   - *PORTRAY UPDATED AS-BUILT LOCATIONS FOR UNITS 19/20, 20/21, AND THE PROPOSED FULL WIDTH OF 63' FOR THEIR ASSOCIATED ACCESS WAYS AND PARKING AREAS.
   - *PORTRAY A REVISED LOCATION OF FILTER POND #6 AND ITS ASSOCIATED STRUCTURES. SEE SHEET 16 OF THE ORIGINAL PLAN SET FOR DETAILS OF POND #6.
   - *PORTRAY A REVISED BUILDING ENVELOPE FOR UNIT #25.
   - *EXTEND HAYLEYS COURT BY 12.6' TO ACCOMODATE THE NEW LOCATION OF UNITS 19/20 AND 21/22.
5. THE AMENDED POSITIONS AND DIMENSIONS OF UNITS 19/20 AND 21/22, AND THE NECESSARY EXTENSION OF HALEY'S COURT WILL RESULT IN A NET INCREASE IN IMPERVIOUS AREA OF 1,303 S.F.
6. 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 REF. 1 AND 2.
7. UNITS 17 THROUGH 22 HAVE BEEN SURVEYED BY THIS OFFICE. NO OTHER AMENDMENTS ARE INTENDED OR IMPLIED BY THIS PLAN. ALL OTHER DESIGN FEATURES AND CONDITIONS OF THE ORIGINAL PLAN SET ARE TO REMAIN IN PLACE.
8. BOLT-IN-PLACE BULHEADS ARE SHOWN IN PROPOSED LOCATIONS.
9. A CONSENT AGREEMENT WITH THE TOWN OF WELLS REFERS TO SITE ALTERATIONS IN PHASE I, WHICH ARE NOT DEPICTED AND ARE NOT PART OF THIS SITE PLAN AMENDMENT.

REFERENCE PLANS:

1. "FAIRWAY VIEW VILLAGE DEVELOPMENT" BY ATTAR ENGINEERING, RECORDED AT YCRD BK 411 P 23 & 24.
2. "FAIRWAY VIEW VILLAGE DEVELOPMENT PLAN" BY ATTAR ENGINEERING, RECORDED AT YCRD BK 415 P 19.
3. "CONDOMINIUM PLAT FAIRWAY VIEW VILLAGE CONDOMINIUM" DATED 3/11/22 AND RECORDED AT YCRD CONDO 995.

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

Ⓢ WASTEWATER STRUCTURE
Ⓦ WELL
WETLAND
BH BULKHEAD

WELLS PLANNING BOARD APPROVAL SIGNATURES

DATE

_____
_____
_____
_____
_____

STATE OF MAINE
NATHAN C AMSDEN
No. 2438
PROFESSIONAL LAND SURVEYOR

YORK ss REGISTRY OF DEEDS
RECEIVED_____20____
AT____H____M____M., AND
RECORDED IN BOOK _____PAGE_____
ATTEST:
_____
REGISTER

SITE PLAN AMENDMENT
FAIRWAY VIEW VILLAGE CONDOMINIUM

FIELDSIDE LANE
WELLS, MAINE

PREPARED FOR
YORK BUILDING & DESIGN CENTER INC.
764 US RTE. 1 SUITE 11
YORK, ME 03903

By
AMSDEN FIELD SURVEY
799 MAIN ST.
ELIOT, MAINE 03903

1"=20' DATE 4/3/23 SHEET 6A