

Notes:

1. THE PLAN PROVIDES THE INFORMATION FOR A SUBDIVISION 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. BOOK 18975, PAGE 226.
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 LABELLED AS SHEET 6A AND IS TO BE AN AMENDMENT TO SHEETS 6 AND 7 OF THE ORIGINAL SUBDIVISION APPROVAL. SHEETS 6 AND 7 ARE TITLED "GRADING AND UTILITY PLAN PT.4 AND PT.5."
4. THE PURPOSE OF THIS AMENDMENT IS TO:
 - A. CREATE A BUILDING ENVELOPE AT EACH UNIT SITE OF 32 FEET BY 92 FEET FOR TWO-FAMILY DWELLINGS AND 30 FEET BY 55 FEET FOR ONE-FAMILY DWELLINGS WITHIN WHICH DIFFERENT MODELS MAY BE CONSTRUCTED. THESE ENVELOPES WILL BE APPLIED TO UNITS 23 THROUGH 31 AS DEPICTED ON THIS PLAN.
 - B. PORTRAY UPDATED AS-BUILT LOCATIONS FOR UNITS 19/20, 21/22 AND THE PROPOSED FULL WIDTH OF 63 FEET FOR THEIR ASSOCIATED ACCESS WAYS AND PARKING AREAS.
 - C. PORTRAY A REVISED LOCATION OF FILTER POND #6 AND ITS ASSOCIATED STRUCTURES. SEE SHEET 5, 6, AND 16 OF THE ORIGINAL APPROVED PLAN SET FOR DETAILS OF POND #6.
 - D. PORTRAY A REVISED BUILDING ENVELOPE FOR UNIT 25.
 - E. EXTEND HALEYS COURT BY 12.6 FEET TO ACCOMMODATE THE NEW LOCATION OF UNITS 19/20 AND 21/22.
 - F. REVISE NOTES, SHEET 1, PLAN BOOK 411, PAGE 23: (UNDERLINED IS NEW NOTE LANGUAGE, STRIKETHROUGH IS ELIMINATED NOTE LANGUAGE)

20. MINOR VARIATIONS FROM THE APPROVED PLANS TO ~~BUILDING ENVELOPES, UTILITIES, AND OTHER FEATURES~~ DRAINAGE STRUCTURES/ SYSTEM, UTILITIES AND PAVEMENT MAY BE APPROVED AT THE DISCRETION OF THE TOWN PLANNER/ENGINEER OR CODE ENFORCEMENT OFFICER. MINOR VARIATIONS WOULD INCLUDE: ~~BUILDING, SEPTIC SYSTEM, AND DRAINAGE SYSTEM~~ VERTICAL VARIATIONS OF UP TO 1', MORE OR LESS, AND HORIZONTAL VARIATIONS OF UP TO 5', MORE OR LESS. VARIATION TO BULKHEADS NOT PERMITTED (SEE NOTE 8).

39. THE CONSTRUCTION OF BASEMENTS IS RESTRICTED FROM ALL ~~PROPOSED~~ UNITS IN THE DEVELOPMENT. CRAWLSPACES WITH A MAXIMUM FLOOR TO JOIST BOTTOM CLEARANCE OF 5 FEET MAY BE ALLOWED FOR UTILITIES ONLY.

48. ALL UNITS AND BUILDINGS ARE RESTRICTED TO THE MAXIMUM BUILDING FOOTPRINTS SHOWN ON THE SUBDIVISION PLANS, SHEETS 3, 4, 5, 6, 6A, 7, AND 8

AS APPROVED OR AMENDED, OR PER THE CONSENT AGREEMENT DATED APRIL 5, 2023. SHEDS 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. GENERATORS ARE ALLOWED IN LOCATIONS THAT: DO NOT CONFLICT WITH EXISTING UTILITIES, BUFFERS, STORMWATER SYSTEMS, WASTEWATER SYSTEMS, SETBACKS AND THAT MEET STATE REQUIREMENTS. LOCATIONS 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.

G. REVISE WASTEWATER SYSTEM SERVICING TABLE, SHEET 2, PLAN BOOK 411, PAGE 24:

<u>SSWDS#</u>	<u>UNITS SERVING</u>	<u>TOTAL BEDROOMS</u>	<u>DESIGN FLOW</u>
3	17, 18, 19, 21, 22	10	900 GPD
4	20, 23, 24, 25	8	720 GPD
5	26 -32, 27 – 40	22	1980 GPD

5. THE AMENDED PORTIONS 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 APPURTANENT RIGHTS AND EASEMENTS AS PORTRAYED IN REF. 1 AND 2.
7. UNITS 17 THROUGH 22 HAVE BEEN SURVEYED BY AMSDEN FIELD SURVEY. NO OTHER AMENDMENTS ARE INTENDED OR IMPLIED BY THIS PLAN. ALL OTHER DESIGN FEATURES AND CONDITIONS OF THE ORIGINAL APPROVED PLAN SET ARE TO REMAIN IN PLACE.
8. BOLT-IN-PLACE BULKHEADS ARE SHOWN IN PROPOSED LOCATIONS. BULKHEADS ARE PART OF THE BUILDING AND SHALL MEET ALL SETBACKS AND BUILDING SEPERATION REQUIREMENTS. LOCATIONS SHALL NOT VARY.
9. A CONSENT AGREEMENT WITH THE TOWN OF WELLS REFERS TO FOOTPRINT ALTERATIONS OF UNITS 7 AND 8 IN PHASE 1, WHICH ARE NOT DEPICTED AND ARE NOT PART OF THIS SUBDIVISION PLAN AMENDMENT.
10. ALL PREVIOUS APPROVED PLANS, NOTES AND CONDITIONS OF APPROVAL REMAIN IN EFFECT EXCEPT IF SPECIFICALLY REVISED AS PART OF THIS SUBDIVISION PLAN AMENDMENT.
11. AS-BUILT PLANS OF PHASE 1 ARE REQUIRED AND SHALL BE PROVIDED TO THE TOWN PRIOR TO ANY OCCUPANCY OF UNITS 19 THROUGH 32 OR NO LATER THAN MAY 30, 2023, WHICHEVER OCCURS FIRST.
12. BUILDING LAYOUT REQUIREMENTS. ALL BUILDINGS SHALL BE STAKED AND CERTIFIED BY THE FOLLOWING PROCEDURE:
 - a. PRIOR TO CONCRETE INSTALLATION, THE BUILDING FOOTPRINT AS DEPICTED ON THE APPROVED SUBDIVISION PLANS AND THE PROPOSED FOUNDATION CORNERS SHALL BE MARKED BY A PROFESSIONAL LAND SURVEYOR INDICATING COMPLIANCE WITH APPROVALS.

Fairway View Village

Recommended Plan Notes – 4-14-23

- b. WITHIN 14 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 THE AS-BUILT FOUNDATION LOCATION AND APPROVED FOOTPRINT PER THE APPROVED SUBDIVISION PLAN SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICE.