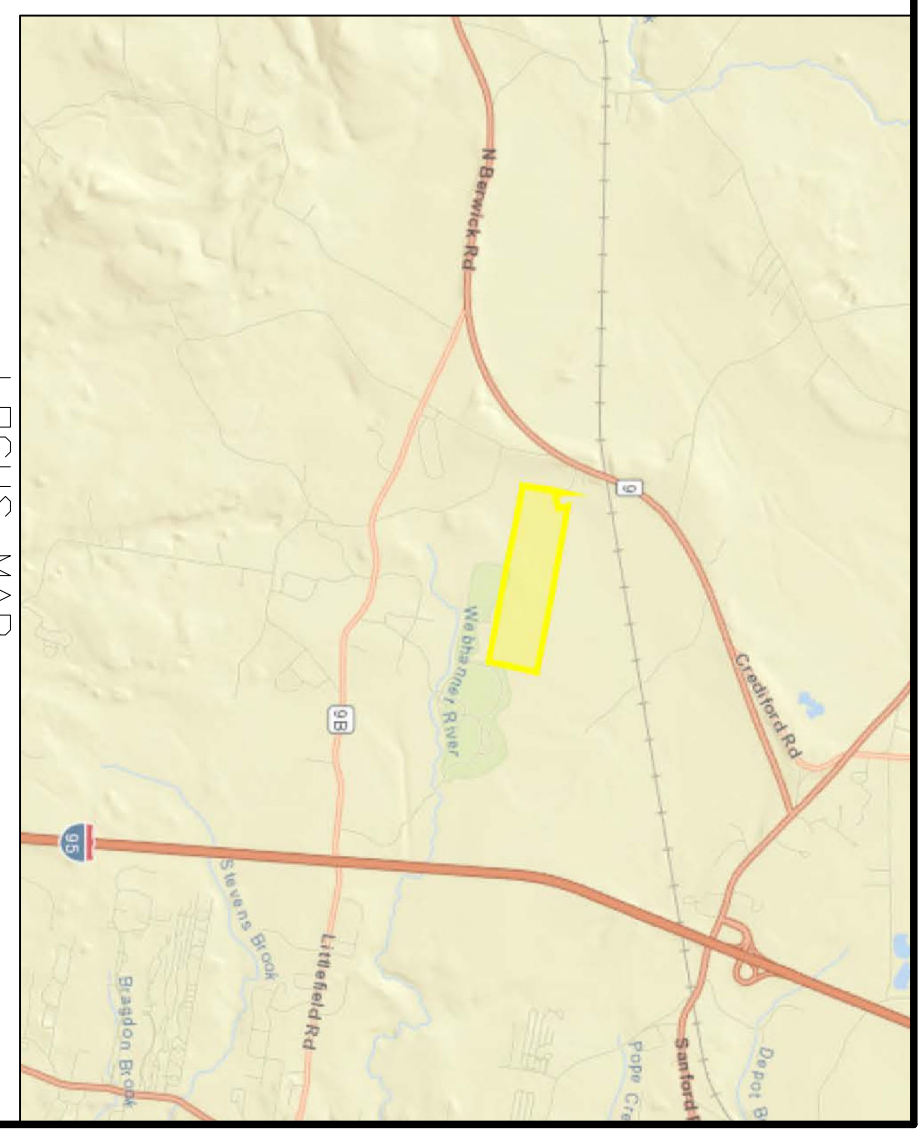
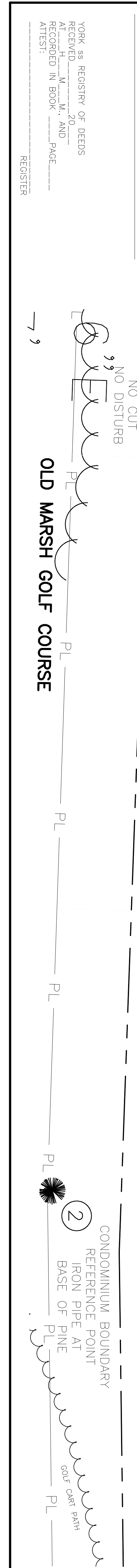
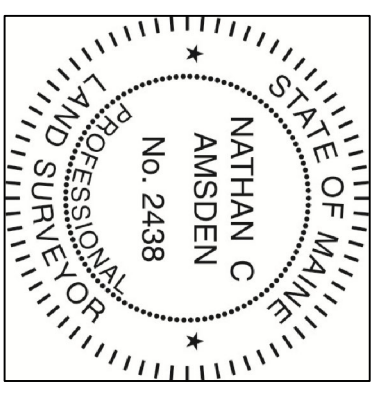
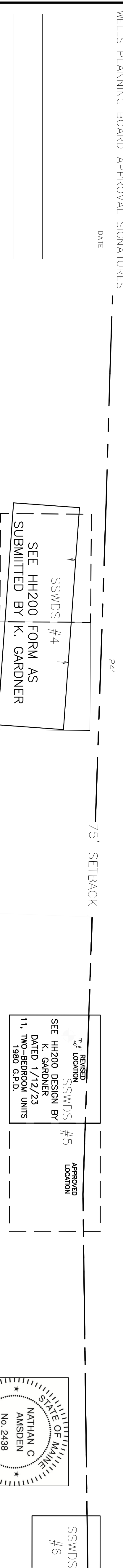
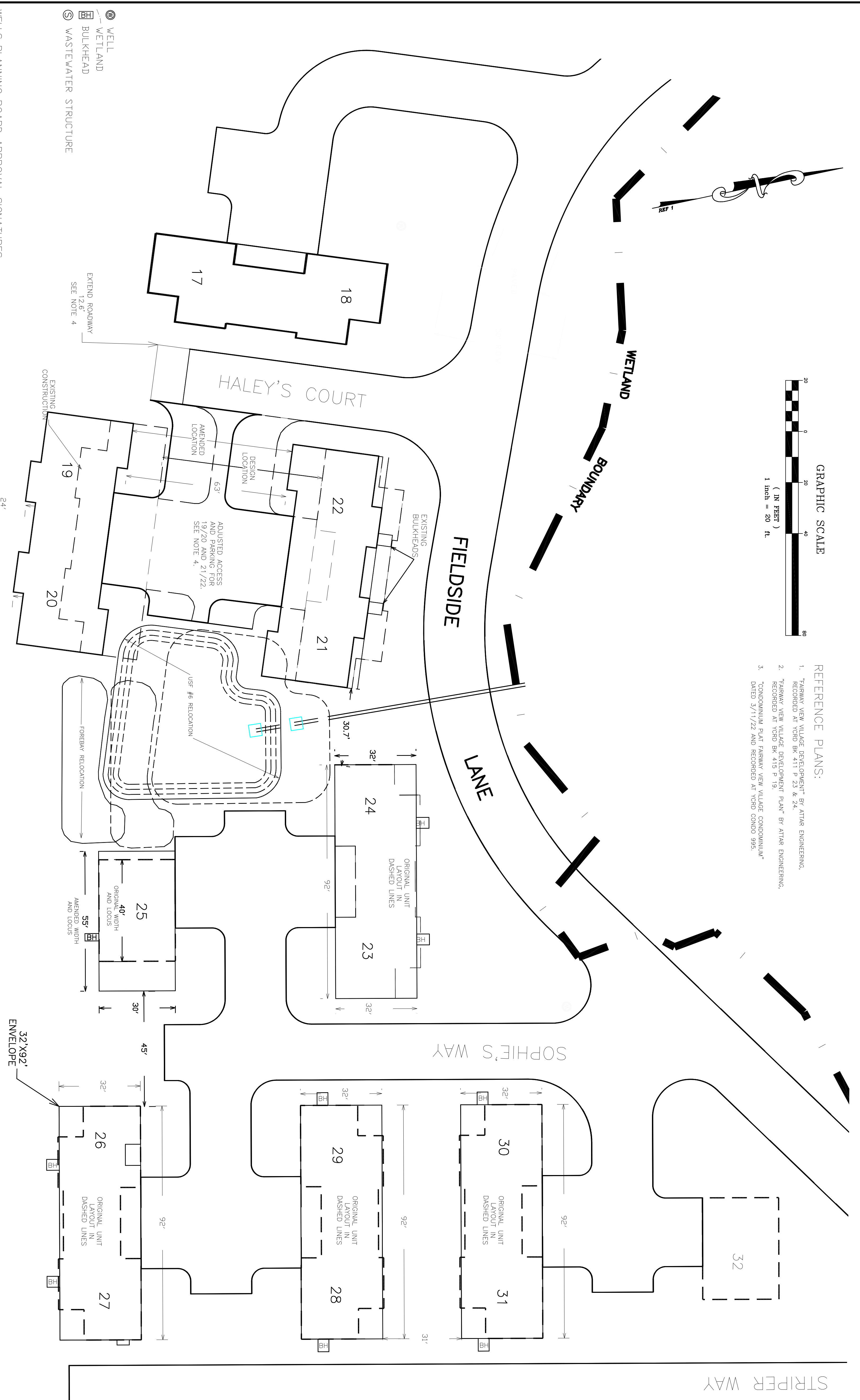


- REFERENCE PLANS:
1. "TOWN VIEW VILLAGE DEVELOPMENT" BY ATRR ENGINEERING, RECORDED AT YORK BK 411 P 23 & 24.
 2. "TOWN VIEW VILLAGE DEVELOPMENT PLAN" BY ATRR ENGINEERING, RECORDED AT YORK BK 415 P 19.
 3. "CONDOMINIUM PLAN FARMY VIEW VILLAGE CONDOMINIUM" DATED 5/17/22 AND RECORDED AT 1690 CONDO 999.



- NOTES:
1. THIS PLAN PROVIDES THE INFORMATION FOR A SUBDIVISION AMENDMENT AT FARMY VIEW VILLAGE CONDOMINIUM, WELLS, MAINE. THE PROPERTY IS IDENTIFIED IN THE TAX ASSESSING DATABASE AS MAP 32, LOT 13.
 2. SEE DECLARATION OF FARMY VIEW VILLAGE CONDOMINIUM RECORDED AT YORK COUNTY REGISTRY OF DEEDS BK. 18975 P. 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 LABELED AS SHEET 6A, AND IS TO BE AN ADDENDUM TO SHEET 6B AND 6C OF THE ORIGINAL SUBDIVISION APPROVAL. SHEETS 6 AND 7 ARE TILED OVERSAND AND UNITS 14 AND 15.
 4. THE PURPOSE OF THIS AMENDMENT IS TO:
 - A. PROVIDE FOR THE CONSTRUCTION OF 16 ONE-FAMILY DWELLING UNITS WITH DIFFERENT MODELS MAY BE CONSTRUCTED. THESE ENVELOPES WILL BE APPLIED TO UNITS 23 THROUGH 31 AS DEPICTED ON SHEET 6B.
 - B. 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.
 - C. PORTRAY A REVISED LOCATION OF FILTER POND #6 AND ITS ASSOCIATED STRUCTURES. SEE SHEETS 6B AND 6C FOR FURTHER DETAILS.
 - D. PORTRAY A REVISED BUILDING ENVELOPE FOR UNIT #25.
 - E. EXTEND HALEY'S COURT BY 12.8' TO ACCOMMODATE THE NEW LOCATION OF UNITS 19/20 AND 21/22.
 5. REVERSE NOTES, SHEET 1, PLAN BK. 411, P. 23 PER THE FOLLOWING, UNDERLINED IS NEW NOTE LANGUAGE:

48. ALL UNITS AND BUILDINGS ARE RESTRICTED FROM ALL-GLASS UNITS IN THE GENERAL AREA OF THE SUBDIVISION. ALL UNITS AND BUILDINGS IN THE GENERAL AREA OF THE SUBDIVISION SHALL BE RESTRICTED FROM ALL-GLASS UNITS IN THE GENERAL AREA OF THE SUBDIVISION. ALL UNITS AND BUILDINGS IN THE GENERAL AREA OF THE SUBDIVISION SHALL BE RESTRICTED FROM ALL-GLASS UNITS IN THE GENERAL AREA OF THE SUBDIVISION. ALL UNITS AND BUILDINGS IN THE GENERAL AREA OF THE SUBDIVISION SHALL BE RESTRICTED FROM ALL-GLASS UNITS IN THE GENERAL AREA OF THE SUBDIVISION.
 6. 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 SF.
 7. THE ENTIRE CONDOMINIUM IS SUBJECT TO DEVELOPMENT RIGHTS AS REFERENCED IN THE DECLARATION OF FARMY VIEW VILLAGE CONDOMINIUM, AND TO APPOINTMENT RIGHTS AND EASEMENTS AS PORTRAYED IN PLAN REF. 1 AND 2.
 8. UNITS 17 THROUGH 22 HAVE BEEN SURVEYED BY AMSDEN FIELD SURVEY IN AS-BUILT LOCATIONS. UNITS 23-30 ARE EITHER PROPOSED OR UNDER CONSTRUCTION.
 9. A CONSENT AGREEMENT WITH THE TOWN OF WELLS REFERS TO SITE ALTERATIONS IN PHASE 1, WHICH ARE NOT DEPICTED AND ARE NOT PART OF THIS SITE 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 19-32 OR NO LATER THAN MAY 30, 2023, WHOEVER OCCURS FIRST.
 12. BUILDING LAYOUT REQUIREMENTS: ALL BUILDINGS SHALL BE SWEPT AND CARRIED BY THE FOLLOWING PROVISIONS TO CONCRETE INSTALLATION, THE BUILDING FOOTPRINT AS DEPICTED ON THE APPROVED SUBDIVISION PLANS AND THE PROPOSED FOUNDATION REQUIREMENTS SHALL BE MARKED BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH APPROPRIATE REGULATIONS OR CODES. 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 AND THE PROPOSED FOUNDATION REQUIREMENTS.
 13. NOTE 27 SHEET 1 INCLUDES THE STORAGE FACILITIES DEPICTED ON SHEET 5 WITHIN PHASE 1. THE STORAGE FACILITIES ARE NOT REQUIRED TO BE CONSTRUCTED OR INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE UNITS AND CAN BE CONSTRUCTED PRIOR TO THE STORAGE FACILITIES. AN AS-BUILT PLAN SHALL BE PROVIDED DEPENDING ON THE STORAGE FACILITIES AND ASSOCIATED INFRASTRUCTURE AND DRAINAGE SYSTEMS.
 14. PAVEMENT STRIPING SHALL BE COMPLETED AFTER THE FINISHED COURSE OF PAVEMENT IS INSTALLED AND PRIOR TO THE 42ND OCCUPANCY PERMIT BEING ISSUED.
 15. MAJOR APPROVAL OF THE BOX CULVERT CHANGE AT STATION 4+60, SHEET 10, SHALL BE PROVIDED PRIOR TO THE 42ND OCCUPANCY PERMIT BEING ISSUED OR PRIOR TO THE FINISHED COURSE OF PAVEMENT BEING INSTALLED.
 16. AS-BUILT PLANS OF THE AREA DEPICTED ON SHEET 6A ARE REQUIRED AND SHALL BE PROVIDED TO THE TOWN PRIOR TO THE 42ND OCCUPANCY OF UNITS 17 THROUGH 32.

SUBDIVISION PLAN AMENDMENT
FARMY VIEW VILLAGE DEVELOPMENT
 REVISION TO PLAN BK 411 P 23 & 24
 WELLS, MAINE

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

BY:
 AMSDEN FIELD SURVEY
 799 MAIN ST.
 ELIOT, MAINE 03903

DATE 4/27/23

YORK ss REGISTRY OF DEEDS
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