GENERAL NOTES

1. OWNERS OF RECORD:

   COURTLAND D. HOLLOWAY & KARA F. HOLLOWAY
   760 WIRE ROAD
   WELLS, MAINE 04090

2. REFERENCE DEED:

   A. WARRANTY DEED FROM CASEY L. MARCOTTE AND TROY MARCOTTE TO COURTLAND D. HOLLOWAY & KARA F. HOLLOWAY DATED APRIL 25, 2022 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 19011 PAGE 395.

3. REFERENCE PLANS:

   A. "SUBDIVISION PLAN OF BARAK KIMBALL ESTATES WELLS, MAINE" DATED MAY 3, 1989, REVISED JUNE 23, 1989 BY DOW & COULOMBE, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 181 PAGE 40.

   B. "PLAN SHOWING LAND IN WELLS, MAINE BELONGING TO THE ERNEST G. STEVENS ESTATE NOW HOPE STEVENS DesGROTTES" DATED DECEMBER 12, 1963 BY LIBBY & DOW ENGINEERS AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 39 PAGE 16.

4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN JUNE, 2024 USING A SOKKIA GRX1 GNSS & LEICA ROBOTIC TOTAL STATION.

5. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE WEST COORDINATE SYSTEM NAD83. CONTOUR ELEVATIONS ARE BASED UPON STATIC GPS OBSERVATIONS PERFORMED AT THE DATE OF SURVEY POST-PROCESSED TO ESTABLISH MAINE WEST STATE PLANE GRID COORDINATES AND ELEVATIONS IN VERTICAL DATUM NAVD 1988 AND BARE EARTH DEM LiDAR FILES PROVIDED TO THE PUBLIC BY THE STATE OF MAINE DATED 2020.

6. PROPERTY IS LOCATED IN THE RURAL DISTRICT.

7. THE SURVEYED PREMISES ARE NOT WITHIN A DEFINED FEMA FLOOD HAZARD ZONE PER FIRM MAP NUMBERS 23031C0557G & 23031C0420G BOTH DATED JULY 17, 2024.

8. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

9. ABUTTING BOUNDARIES WERE TAKEN FROM AVAILABLE RECORDS, INCLUDING TAX PARCEL DATA AND TAX MAPS, AND STATE OF MAINE GIS PARCEL DATA, AND SHOULD BE CONSIDERED APPROXIMATE.

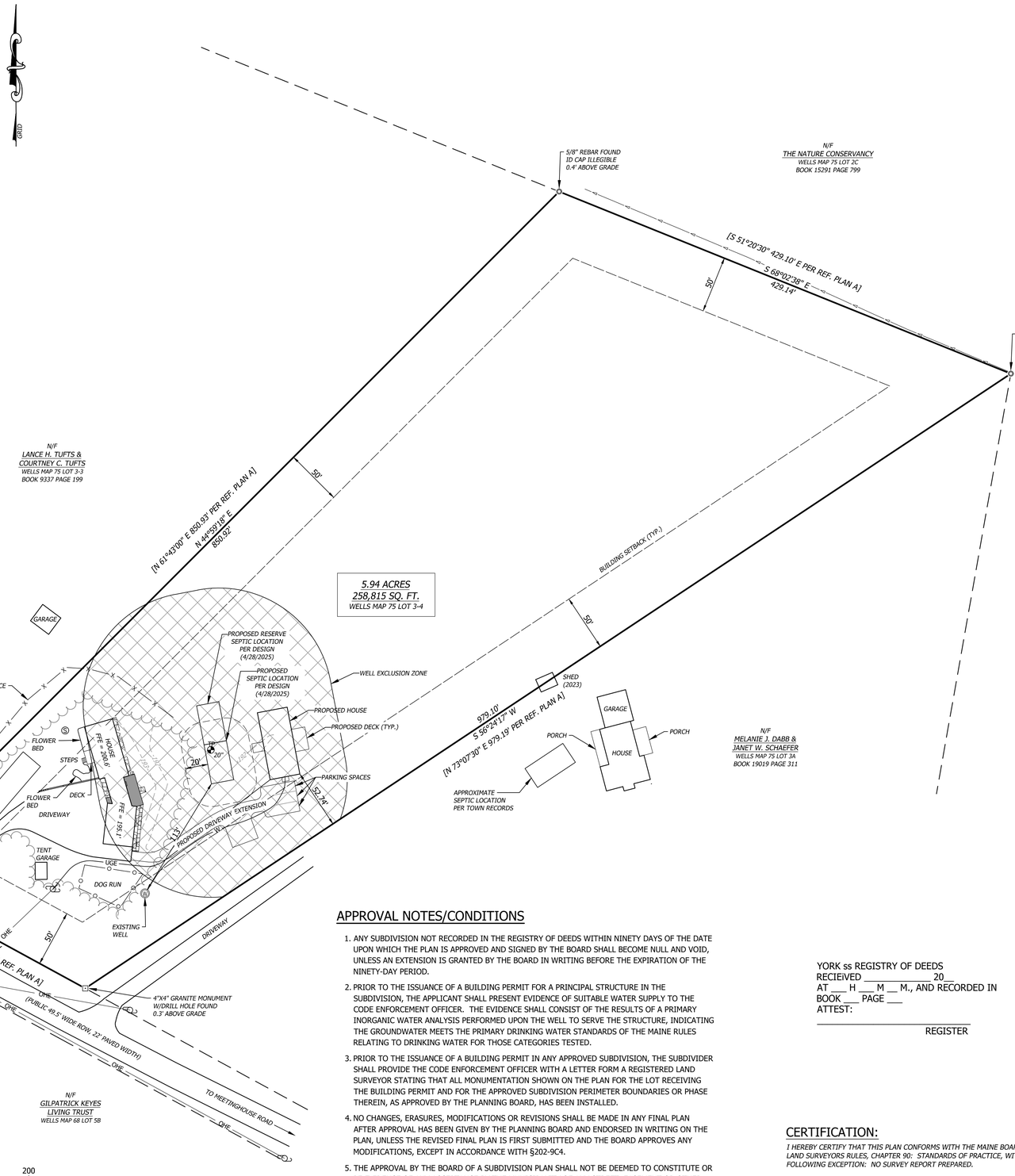
10. TOWN OF WELLS SETBACKS MEASURED FROM BOUNDARY LINES FOR RURAL HOUSING ARE TWENTY FIVE FEET (25') FROM THE STREET AND TWENTY FIVE FEET (25') FROM LOT LINES. THE MINIMUM ROAD FRONTAGE IS TWO HUNDRED FEET (200'). THE MINIMUM LOT SIZE FOR SEPTIC SYSTEMS IS ONE HUNDRED THOUSAND SQUARE FEET (100,000 SQ FT). THE MAXIMUM BUILDABLE AREA IS TWENTY PERCENT (20%) OR FOUR THOUSAND SQUARE FEET (4,000 SQ FT) OF THE TOTAL LOT AREA. THE MAXIMUM BUILDING HEIGHT IS FORTY FEET (40').

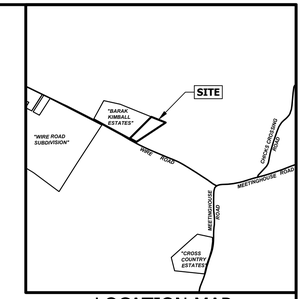
11. NO SUBSURFACE INVESTIGATION OF UNDERGROUND UTILITIES WAS PERFORMED.

12. PROPOSED HOUSE, DRIVEWAY EXTENSION AND SEPTIC LOCATIONS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT.

13. STRUCTURES ON ABUTTING PARCELS ARE BASED ON AERIAL PHOTOGRAPHY AND TOWN TAX ASSESSMENT DIAGRAMS. SEPTIC LOCATIONS ARE BASED ON SEPTIC RECORDS PROVIDED BY THE TOWN OF WELLS AND THE STATE OF MAINE ONLINE RECORDS. ALL OF THESE SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.

14. THE PURPOSE OF THIS SUBDIVISION PLAN AMENDMENT IS TO AMEND THE BARAK KIMBALL ESTATES SUBDIVISION PLAN: ADD A DWELLING UNIT AND ASSOCIATED INFRASTRUCTURE AND REVISE SEPTIC LOCATIONS DEPICTED AND SPECIFIED IN NOTE 16 ON SAID PLAN. THIS PLAN AMENDS AND SUPERSEDES THE SUBDIVISION PLAN OF BARAK KIMBALL ESTATES RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 181 PAGE 40.





LOCATION MAP

SCALE: APPROX. 1" = 2000'

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- STONE MONUMENT FOUND
- WELL
- UTILITY POLE W/GUY WIRE
- APPROXIMATE LOCATION OF SEPTIC COVER
- APPROXIMATE LOCATION OF TEST PIT PER DESIGN
- PROPERTY BOUNDARY
- APPROXIMATE ABUTTING PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- RETAINING WALL
- BUILDING SETBACK
- CHAINLINK FENCE
- WIRE FENCE
- TREELINE
- CONTOUR, MAJOR INTERVAL
- CONTOUR, MINOR INTERVAL
- SHALLOW DITCH
- UGE — PROPOSED UNDERGROUND UTILITIES
- W — PROPOSED WATER LINE
- CRUSHED STONE
- BRICK PATIOS AND PATH
- CONCRETE PATIOS
- [106.43'] — DENOTES RECORD DEED AND/OR PLAN DIMENSION

APPROVAL NOTES/CONDITIONS

1. ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN NINETY 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.
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.
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FORM 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.
4. 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 §202-9C4.
5. 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.
6. 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.

WELLS PLANNING BOARD APPROVAL
DATE:

YORK ss REGISTRY OF DEEDS
RECIEIVED _____ 20__
AT ___ H ___ M __ M., AND RECORDED IN
BOOK ___ PAGE ___
ATTEST:
_____
REGISTER

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE, WITH THE FOLLOWING EXCEPTION: NO SURVEY REPORT PREPARED.

_____
ANDREW J. NADEAU, PLS 2326 *DATE*

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horizons Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

PLAN SHOWING FIRST AMENDMENT TO
BARAK KIMBALL ESTATES
(REVISION YCRD PLAN BOOK 181 PAGE 40)
PREPARED FOR

COURTLAND HOLLOWAY

OF PROPERTY LOCATED AT

760 WIRE ROAD
WELLS, YORK COUNTY, MAINE

TAX MAP 75 AND LOT NUMBER 3-4
DEED BOOK 19011 PAGE 395

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	6/5/25	PROPOSED HOUSE, DRIVEWAY AND SEPTIC ADDED	-	FB
2	7/31/25	TOWN MARKUPS	-	FB

DATE: 7/31/2025	PROJECT #: 240496
SURV'D BY: FB	DRAWN BY: FB
CHECK'D BY: AJN	ARCHIVE #: H-___

SHEET 1 OF 1