

FAIRWAY VIEW VILLAGE DEVELOPMENT

MULTI-FAMILY DEVELOPMENT OFF ROUTE 9

GENERAL NOTES

- THIS PLAN DEPICTS A MULTI-FAMILY SUBDIVISION DEVELOPMENT. THE DEVELOPMENT WILL CONSIST OF 46 DWELLINGS, 42 OF WHICH ARE AGE-RESTRICTED SENIOR HOUSING (55 YEARS OR OLDER) AND 4 OF WHICH ARE NON-AGE-RESTRICTED CONDOMINIUM/TOWNHOUSES. SEE NOTE 7. FUTURE RE-SUBDIVISION SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING BOARD.
- THE SUBJECT PARCEL, LOCATED OFF OF FIELDSIDE LANE, IS IDENTIFIED AS LOT 13 ON MAP 32; CONSISTING OF 124.47 ACRES IN AREA, AND IS LOCATED IN THE RURAL (R) DISTRICT. FIELDSIDE LANE R.O.W. (64,708 S.F. => 1.94 ACRES) CONVEYED TO YORK BUILDING & DESIGN CENTER, Y.C.R.D., BOOK 18567, PAGE668 AND BOOK 14111, PAGE 933.
- THE ENTIRE SUBDIVISION IS LOCATED IN THE RURAL (R) ZONING DISTRICT.
- DISTRICT REQUIREMENTS FOR THE RURAL (R) ZONING DISTRICT ARE AS FOLLOWS:
LOT SIZE: 100,000 S.F. OF NET AREA.
SETBACKS: 25' FROM ANY LOT LINE.
25' FROM ANY LOT LINE ABUTTING A STREET RIGHT-OF-WAY
40' FROM ANY LOT LINE ABUTTING A STATE HIGHWAY RIGHT-OF-WAY
MAXIMUM LOT COVERAGE: 20% OR 4,000 S.F., WHICHEVER IS GREATER.
MAXIMUM BUILDING HEIGHT: 40' MAXIMUM AND NOT TO EXCEED 3 STORIES
MINIMUM STREET FRONTAGE: 200' OR 150' FOR FRONTAGE ENTIRELY ON A CUL-DE-SAC (461.69' PROVIDED)
- MULTI-FAMILY DEVELOPMENT REQUIREMENTS ARE GRANDFATHERED AS FOLLOWS:
NO MORE THAN SIX UNITS PER BUILDING
BUILDING SEPARATION: SINGLE FAMILY STRUCTURES: 20' - ALL OTHER STRUCTURES: 30'
SETBACKS SHALL BE EQUAL TO THREE TIMES THE ZONING REQUIREMENT WHEN ABUTTING A RESIDENTIAL USE IN THE RURAL DISTRICT. (25x3 = 75') - THIS SETBACK MUST INCLUDE A MINIMUM 25'-WIDTH OF VISUAL SCREENING ABUTTING THE SINGLE FAMILY USE.
- LOT DENSITY IS CALCULATED AS FOLLOWS:
TOTAL LOT AREA
ORIGINAL MAP 32, LOT 13 5,366,916 S.F. (123.2 AC)
PARCEL A FROM VISION REALTY +51,426 S.F. (1.18 AC)
PARCEL B FROM CAHOON +9,034 S.F. (0.21 AC)
STRIP TO OLD MARSH CONDO -5,485 S.F. (0.125 AC)
5,421,911 S.F. (124.47 AC)
AREA OF FIELDSIDE LANE 84,708 S.F. (1.94 AC)
NET AREA TOTAL (5,421,911 S.F. - 84,708 S.F.) 5,337,203 S.F. (122.52 AC)
15% MULTIFAMILY DEDUCTION (-800,581 S.F.) 4,536,622 S.F. (104.15 AC)
5% DENSITY BONUS AWARDED (+226,831 S.F.) 4,763,453 S.F. (109.35 AC)
4,763,453 S.F. / 100,000 S.F. = 47 DWELLING UNITS. 46 DWELLING UNITS APPROVED
- AVERAGE DAILY TRAFFIC (ADT) IS CALCULATED AS FOLLOWS:
SENIOR ADULT HOUSING-ATTACHED (ITE 252) = 3.70 TRIPS/DAY
CONDOMINIUM/TOWNHOUSE, GENERAL (ITE 230) = 5.86 TRIPS/DAY
FIELDSIDE LANE CONVENTIONAL SINGLE-FAMILY DWELLINGS = 10.0 TRIPS/DAY (4x5.86) + (4x2x7.0) + (2x10.0) = 199 TRIPS/DAY
ITE 252 IS DEFINED AS "RESIDENTIAL UNITS SIMILAR TO APARTMENTS OR CONDOMINIUMS RESTRICTED TO SENIOR CITIZENS" AND IS RECOGNIZED AS A METRIC FOR "ACTIVE ADULT (55+) COMMUNITY TRIP GENERATION RATES BY THE METDOT. ITE DEFINES "MULTI-FAMILY" AS "A BUILDING DESIGNED TO HOUSE TWO OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER, AND INCLUDES ROW HOUSES/TOWNHOUSES/CONDOMINIUMS."
ON 01/13/20 THE PLANNING BOARD GRANTED A WAIVER TO ALLOW THE 10TH EDITION ITE MANUAL TRIP GENERATION RATES AND DEFINITIONS (\$202-16.G.(2)).
- PARKING IS CALCULATED AT 2 SPACES/DWELLING UNIT.
46 UNITS + 8 SPACES FOR COMMUNITY CLUBHOUSE = 100 REQUIRED SPACES
TOTAL PROVIDED = 148 SPACES
- PROPOSED IMPACTS TOTAL 58,086 SQ. FT. (55,605 S.F. WETLAND, 2,481 S.F. STREAM)
PROPOSED NON-VEGETATED AREAS TOTALS 289,150 SQ. FT.
LOT COVERAGE = 289,150 S.F. / 5,421,911 S.F. = 5.33% < 20% = OK
WETLAND IMPACTS REQUIRE OFF-SITE COMPENSATION/MITIGATION PER MDEP AND ACE PERMIT APPROVALS. ALL WETLAND UNITS ADJACENT TO AREAS TO BE DEVELOPED SHALL BE MARKED WITH SIGNS APPROXIMATELY 50 FEET APART, "RESTRICTED WETLAND AREA". SIGNS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE 41ST OCCUPANCY.
- WETLANDS AND TEST PITS ACCOMPLISHED BY KENNETH GARDNER, CWS, CSE
- OPEN SPACE CALCULATION:
TOTAL PROVIDED OPEN SPACE = 2,000,000 S.F. = 45.91 AC.
% OPEN SPACE (35% AC. PARCEL) = (45.91/122.52) = 37.5% > 35% => OK
- PROPOSED SINGLE-FAMILY BUILDINGS SHALL BE SEPARATED BY 20' MIN. (30' MIN. FOR ALL OTHER STRUCTURES), AND A 25' LANDSCAPED BUFFER TO ABUTTING PROPERTIES SHALL BE PROVIDED AS REQUIRED BY WELLS TOWN CODE SECTION 145-48, AND MAINTAINED BY THE DEVELOPER/DECLARANT OR CONDOMINIUM ASSOCIATION, AS APPROPRIATE. VISUAL SCREENING (FENCE), SEE SHEET 9, ALSO REQUIRED ALONG FIELDSIDE LANE. TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION.
- WATER SERVICE TO BE PROVIDED BY PRIVATE, DRILLED WELLS. PROPOSED CISTERN DOES NOT REQUIRE SPRINKLERS IN DWELLINGS. WELLS SHALL BE SHARED. WELLS SHALL BE SURVEY LOCATED PRIOR TO INSTALLATION. WELLS SHALL MEET THE REQUIRED SEPTIC SYSTEM SETBACKS FOR SEPTIC SYSTEM COMPONENTS AND WASTEWATER FIELDS. SETBACKS MAY BE REDUCED IN ACCORDANCE WITH CMR CHAPTER 232 "WELL DRILLERS AND PUMP INSTALLERS RULES" - TABLE 4001.1, AS ALL WELLS WILL BE DRILLED AND CASED OR HAVE A JASWELL SEAL. DUG WELLS ARE PROHIBITED.
- ON-SITE FIRE PROTECTION FOR ALL DWELLINGS SHALL BE PROVIDED BY THE PROPOSED 30,000 GALLON CISTERN. SYSTEM TO BE INSTALLED PRIOR TO ANY OCCUPANCY. FIRE DEPARTMENT TO INSPECT, TEST, AND APPROVE. AFTER THE FIRE DEPARTMENT APPROVAL, IN WRITING, THE EASEMENT TO THE TOWN IS TO BE APPROVED BY THE BOARD OF SELECTMEN AND RECORDED. THE DEVELOPER OR CONDOMINIUM ASSOCIATION SHALL MAINTAIN THE SYSTEM. DETAILED CONSTRUCTION/SHOP DRAWINGS FOR THE PROPOSED CISTERN SHALL BE PROVIDED PRIOR TO THE INSTALLATION OF THE SYSTEM. SYSTEM INSTALLED, TESTED AND EASEMENT TO TOWN RECORDED Y.C.R.D. BOOK 18972, PAGE 849.
- SEWER SERVICE IS PROVIDED BY PRIVATE, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS. TEST PITS ARE DEPICTED ON THE PLANS. DISPOSAL SYSTEM DESIGNS SHALL BE SUBMITTED TO THE LOCAL PLUMBING INSPECTOR FOR APPROVAL PRIOR TO A BUILDING PERMIT BEING GRANTED OR A WELL INSTALLATION. ALL WASTE WATER FIELDS CONSIST OF 4"x8" CONCRETE CHAMBERS WITH APPROVED PRE-TREATMENT (WHITE KNIGHT OR APPROVED EQUAL). HORIZONTAL DEVIATIONS UP TO 10 FEET CAN BE APPROVED BY THE C.E.O. SEPTIC TANKS TO BE PUMPED EVERY 3 YEARS BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION. PRE-TREATMENT SYSTEM TO BE MAINTAINED PER AN O&M ANNUAL CONTRACT WITH A QUALIFIED CONTRACTOR.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- BUILDING MOUNTED LIGHT FIXTURES SHALL BE LOCATED AT THE ENTRANCE TO EACH RESIDENTIAL UNIT. OTHER EXTERIOR LIGHT FIXTURES MAY BE INSTALLED AT THE DEVELOPER OR ASSOCIATION'S DISCRETION. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ABUTTING PROPERTIES AND RIGHTS OF WAY.
- PROPOSED SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE. PROPOSED SIGNS SHALL BE NON-ILLUMINATED.
- EXISTING, OFF-SITE STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.
- MINOR VARIATIONS FROM THE APPROVED PLANS TO DRAINAGE STRUCTURES/SYSTEM, UTILITIES AND PAVING MAY BE APPROVED AT THE DISCRETION OF THE TOWN PLANNER/ENGINEER OR CODE ENFORCEMENT OFFICER. MINOR VARIATIONS WOULD INCLUDE: SEPTIC SYSTEM, DRAINAGE SYSTEM, VERTICAL VARIATIONS OF UP TO 1', AND HORIZONTAL VARIATIONS OF 5'.
- SNOW STORAGE AREAS ARE DEPICTED ON THE PLANS. IF THE DESIGNATED SNOW STORAGE AREAS ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS, EXCESS SNOW MAY NEED TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. DRIVEWAYS, PARKING AREAS, SIDEWALKS AND FIRE LANES SHALL BE KEPT CLEAR OF SNOW.
- THIS PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) SITE LOCATION OF DEVELOPMENT (#L-28129-87-A-N/L-28129-TE-B-N), NATURAL RESOURCES PROTECTION ACT PERMIT (NRPA) FOR WETLAND IMPACTS AND NRPA PERMIT BY RULE (PBR) FOR STREAM CROSSING. PERMIT AMENDMENT APPLICATION IS PENDING. THIS PROJECT IS ALSO SUBJECT TO AN ACE PERMIT TO FILL WETLANDS (NAE-2019-00431). PERMIT AMENDMENT APPLICATION PENDING.

TOWN OF WELLS PLANNING BOARD		DATE

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____, _____, MAINE, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

GENERAL NOTES (CONT.)

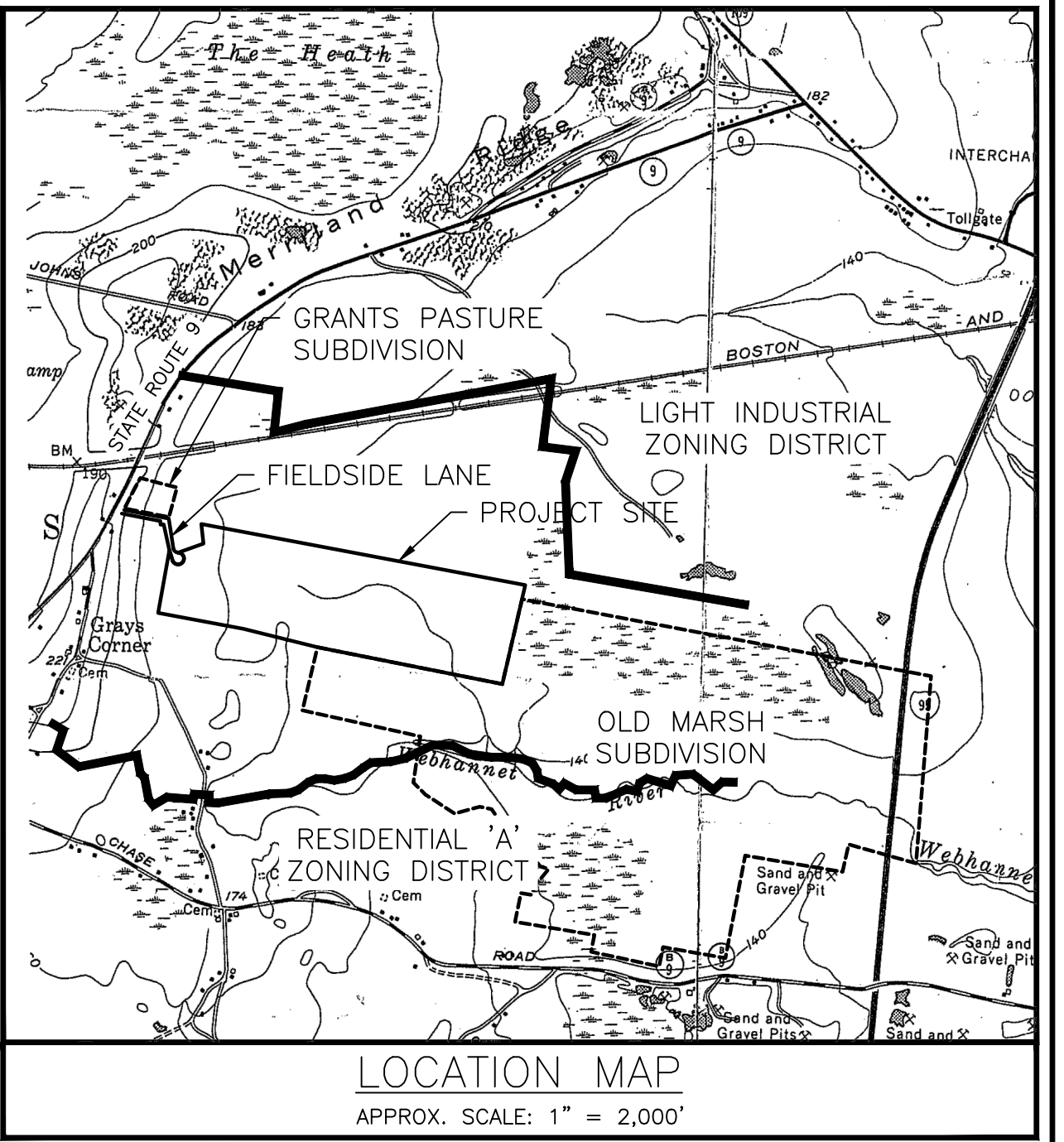
- THE 25' LANDSCAPED BUFFER SHALL CONSIST OF EXISTING VEGETATION OUTSIDE THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS AND GRASS INSIDE THE LIMITS OF DISTURBANCE (SEPTIC SYSTEM AND GRADING CONSTRUCTION). THIS 25' BUFFER SHALL NOT CONTAIN PARKING AREAS OR STRUCTURES.
- TREES NOTED AS "TO REMAIN" ON SHEET 9 SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE DURING AND AFTER CONSTRUCTION. IF, DUE TO UNFORESEEN CIRCUMSTANCES, IT BECOMES NECESSARY TO REMOVE ONE OR MORE OF THESE TREES, THE TOWN ENGINEER SHALL BE NOTIFIED PRIOR TO REMOVAL. THE TOWN ENGINEER SHALL ALLOW THE TREES TO BE REMOVED IF THEY ARE DEAD OR DAMAGED ENOUGH TO CREATE A HAZARDOUS SITUATION. THE TOWN ENGINEER MAY REQUIRE AN ASSESSMENT FROM A CERTIFIED ARBORIST SUPPORTING THE REMOVAL OF THE TREE(S). IF A TREE IS REMOVED, A 3" (MIN) CALIPER SHADE TREE REPLACEMENT SHALL BE INSTALLED.
- SCREENING, CONSISTING OF A 6' HIGH STOCKADE FENCE OR VEGETATIVE SCREEN SHALL BE INSTALLED AS DEPICTED ON THE PLANS. SCREENING SHALL BE ALIGNED TO MINIMIZE IMPACTS TO EXISTING VEGETATION.
- EXISTING VEGETATION SHALL BE PRESERVED WITHIN THE 25' BUFFER ALONG THE PROPERTY LINE AND WITHIN THE OPEN SPACE, WITH THE FOLLOWING EXCEPTIONS: DEAD, DYING, OR DISEASED VEGETATION; INVASIVE SPECIES; LARGE TREES THAT COULD PRESENT A HAZARD TO STRUCTURES; CLEARING NECESSARY TO CONSTRUCT THE GRADING/SEPTIC SYSTEMS DEPICTED ON THE PLANS. 25' BUFFER IS SUBJECT TO VISUAL SCREENING (FENCE) FOR CERTAIN SECTIONS OF EXISTING FIELDSIDE LANE. SEE GENERAL NOTE 12 AND SHEET 9.
- PHASING AND PERFORMANCE GUARANTEES:
PHASE 1 SHALL INCLUDE THE FOLLOWING:
A. FIELDSIDE LANE IMPROVEMENTS UP TO THE STORAGE AREA (DRAINAGE SYSTEM, UTILITIES, SCREENING (TREES AND FENCING), MONUMENTATION, ENCROACHMENT LOAMED AND SEEDED ON LOT 12C, 30' GRAVEL BASE AND 24' PAVEMENT OF ROADWAY, STREET AND STOP SIGNS)
B. UNITS 1 THRU 16 AND ASSOCIATED INFRASTRUCTURE (FIELDSIDE LANE, JOSEPH WAY, JENNIFER LANE, IZZYS LANE, DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, WELLS, PARKING, STREET AND STOP SIGNS)
C. CLUBHOUSE/COMMUNITY BUILDING AND ASSOCIATED INFRASTRUCTURE (DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEM, WELL, "NO PARKING" SIGNAGE, KNOX BOX INSTALLED)
D. FIRE CISTERN SYSTEM (HYDRANT, CISTERN, 30,000 GALLONS OF WATER, PAVED FIRE LANE, "NO PARKING" SIGNAGE, BOLLARDS)
PHASE 2 SHALL INCLUDE THE FOLLOWING:
A. FIELDSIDE LANE IMPROVEMENTS FROM THE STORAGE AREA TO THE END OF FIELDSIDE LANE (DRAINAGE SYSTEM, UTILITIES, 30' GRAVEL BASE AND 24' PAVEMENT OF ROADWAY, STREET AND STOP SIGNS)
B. UNITS 17 THRU 46 AND ASSOCIATED INFRASTRUCTURE (FIELDSIDE LANE, HALEYS COURT, SOPHIES WAY, STRIPPER WAY, DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, WELLS, PARKING, STREET AND STOP SIGNS)
C. WOODS ROAD ENCROACHMENT REMOVED AND A 25'-WIDE BUFFER IS VEGETATED WITH NATIVE TREES (MIX OF SHRUBS AND TREES, A MINIMUM OF 2' D.B.H.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR UNITS 17 THRU 25
D. REMOVAL OF GOLF CART PATH ENCROACHMENT FROM THE FAIRWAY VIEW VILLAGE 25' VEGETATED BUFFER AND PLANTING OF ADDITIONAL VEGETATION WITHIN IMPACTED BUFFER AREA TO PROVIDE NECESSARY VISUAL BUFFERING BETWEEN DEVELOPMENT AND GOLF COURSE. CONVEYANCE OF A STRIP OF LAND TO OLD MARSH CONDOMINIUM (YCRD BOOK 19626, PAGE 293). ALL NECESSARY ELEMENTS WERE COMPLETED IN 2024 AND PRIOR TO THE 40TH OCCUPANCY PERMIT BEING ISSUED.
PRIOR TO THE START OF CONSTRUCTION FOR ANY PHASE, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, DEVELOPER, CONTRACTORS AND THIRD PARTY INSPECTORS. UPDATED COST ESTIMATES SHALL BE PROVIDED AT THE TIME OF EACH PRE-CONSTRUCTION MEETING.
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT THE FOLLOWING SHALL BE COMPLETED: STREET SIGNAGE INSTALLED, GRAVEL ROAD BASE, ENCROACHMENTS ONTO LOT 12C TO BE REMOVED AND VEGETATED.
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE COMPLETED: ALL UTILITIES AND DRAINAGE SYSTEMS INSTALLED, UNIT SEWER AND WATER CONNECTIONS COMPLETE, BASE COURSE OF PAVEMENT FOR THAT PHASE INSTALLED, BUFFERING ASSOCIATED WITH THAT PHASE, AND THE FIRE CISTERN INSTALLED, TESTED, APPROVED BY THE TOWN, AND THE EASEMENT RECORDED.
PRIOR TO THE ISSUANCE OF THE 41ST CERTIFICATE OF OCCUPANCY THE FINISH COURSE OF PAVEMENT SHALL BE INSTALLED ON ALL ROADWAYS (FIELDSIDE LANE, JOSEPH WAY, JENNIFER LANE, IZZYS LANE, HALEYS COURT, SOPHIES WAY, AND STRIPPER WAY)
PERFORMANCE GUARANTEES:
PERFORMANCE GUARANTEES SHALL BE ESTABLISHED BY THE DEVELOPER PRIOR TO THE START OF CONSTRUCTION OR CONVEYANCE OF THE LOT OR A UNIT. THE PERFORMANCE GUARANTEE TO BE ESTABLISHED SHALL BE IN THE FORM OF CASH ESCROW FOR THE FOLLOWING ITEMS:
A. THIRD PARTY CONSTRUCTION INSPECTIONS/MONITORING
B. SOIL DISTURBANCE AND SITE STABILIZATION BASED ON \$3,500/ACRE
C. MONUMENTATION
D. AS-BUILT SURVEY PREPARED BY A P.L.S. OR P.E. DEPICTING ROADWAYS, STORMWATER SYSTEMS, MONUMENTATION, BUILDINGS, WELLS, BUFFERING, SCREENING AND UTILITIES.
PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY THE BASE COAT OF PAVEMENT AND UNDERGROUND UTILITIES SHALL BE INSTALLED AND CASH ESCROW, OR A LETTER OF CREDIT DEEMED ACCEPTABLE BY THE TOWN, SHALL BE PROVIDED IN AN AMOUNT REQUIRED TO FINISH ALL INCOMPLETE ITEMS PLUS 10% CONTINGENCY.
- ALL STREETS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE CONDOMINIUM ASSOCIATION AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. PARKING ALONG ANY ROAD WITHIN THE DEVELOPMENT IS PROHIBITED.
- PLAN ORIENTATION IS GRID NORTH.
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE (PER REFERENCE 4)
- IDENTIFYING THE AS-BUILT LOCATION OF PROPOSED DWELLING UNITS MUST BE PREPARED AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS.
- THE OPEN SPACE DEPICTED ON THE PLANS SHALL NOT BE USED FOR FUTURE LOTS OR DWELLING UNITS. PASSIVE RECREATION USE (WALKING TRAILS) IS PROPOSED, AND SUCH PATHS MAY BE ESTABLISHED AND OWNED AND MAINTAINED BY THE ASSOCIATION.
- NO PROPANE TANKS ARE SHOWN ON THE PLANS. PROPANE TANKS MAY BE INSTALLED PROVIDED THEY MEET THE REQUIREMENTS OF NFPA 58. INSTALLATION OF A COMMON LP TANK FACILITY WILL REQUIRE AN AMENDMENT TO THE SUBDIVISION APPROVAL.
- FOUNDATION DRAINS, SHOULD THEY BE REQUIRED BY THE CODE OFFICIAL, SHALL BE DIRECTED BY GRAVITY DRAINS OR BY SUMP PUMPS TO ON-SITE AREAS. FOUNDATION DRAINS SHALL NOT BE DIRECTED TO ABUTTING PROPERTIES.
- CLUBHOUSE BUILDING IS ACCESSORY TO THIS MULTI-FAMILY DEVELOPMENT (SEE NOTES 40 & 41).
- HOUSEHOLD WASTE SHALL BE BY CONTRACT WITH CASELLA, OR OTHER PRIVATE SERVICE WHO SERVICES WELLS AND THE EXISTING FIELDSIDE LANE, AND WHO HAULS TO THE WELLS TRANSFER STATION. NO COMMON DUMPSTER FACILITY IS PROPOSED. THE ADDITION OF A DUMPSTER WILL REQUIRE AN AMENDMENT TO THE SUBDIVISION APPROVAL.
- MAILBOXES FOR ALL DWELLINGS SHALL BE PROVIDED THROUGH A COMMON MAIL ROOM LOCATED IN THE FOYER OF THE PROPOSED CLUBHOUSE.
- ALL PROPOSED WELLS SHALL BE SURVEY-LOCATED TO ENSURE THEY ARE INSTALLED OUTSIDE OF THE S.W.D.'S. 100' WELL-EXCLUSION RADIUS.
- THE CONSTRUCTION OF BASEMENTS IS RESTRICTED FROM ALL PROPOSED UNITS IN THE SUBDIVISION. CRAWLSPACES WITH A MAXIMUM FLOOR TO JOIST BOTTOM CLEARANCE OF 6 FEET MAY BE ALLOWED FOR UTILITIES ONLY.
- PROPOSED CLUBHOUSE/COMMUNITY CENTER ARE FOR USE OF THE RESIDENTS OF FAIRWAY VIEW VILLAGE ONLY, AND NOT FOR USE BY THE GENERAL PUBLIC.
- THE STORAGE UNITS, OUTDOOR STORAGE AREA AND MAINTENANCE BUILDING ARE NO LONGER APPROVED AND SHALL NOT BE CONSTRUCTED. THE AREA IS CURRENTLY GRAVEL AND BEING USED AS A TEMPORARY CONSTRUCTION YARD. THE AREA SHALL BE GRADED, A MINIMUM OF 4 INCHES OF TOPSOIL INSTALLED, SEEDED AND MULCHED AND VEGETATION ESTABLISHED. THE RESTORATION SHALL BE COMPLETED PRIOR TO THE FINAL (46TH) OCCUPANCY PERMIT BEING ISSUED. THE AREA CAN BE MOWED AND USED FOR PASSIVE RECREATION USE.
- APPROVAL OF THE FIRE CISTERN/HYDRANT SYSTEM REQUIRES THE FOLLOWING:
THE SYSTEM TO BE COMPLETELY INSTALLED AND FIELDSIDE LANE WITH A TURN TEE COMPLETED TO BASE COURSE OF PAVEMENT
THE SYSTEM TO BE FILLED WITH WATER
TESTING OF THE SYSTEM BY THE FIRE DEPARTMENT
WRITTEN APPROVAL OF THE SYSTEM BY THE WELLS FIRE DEPARTMENT
APPROVAL FOR THE ACCEPTANCE OF THE ACCESS EASEMENT BY THE BOARD OF SELECTMEN
RECORDING OF THE ACCESS EASEMENT AT THE YORK COUNTY REGISTRY OF DEEDS
- FUTURE RE-SUBDIVISION OF THE SUBJECT DEVELOPMENT SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING BOARD.
- UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FINAL GRAVEL BASE OF THE ROAD.
- KNOX BOX SHALL BE INSTALLED AT THE CLUBHOUSE/COMMUNITY BUILDING.
- THE DEVELOPER OR CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A. ROAD MAINTENANCE AND REPAIR: PLOWING PAVEMENT, ETC.
B. STORMWATER SYSTEM MAINTENANCE AND REPAIR: PONDS, SWALES, CULVERTS, MOWING, ACCESS, INSPECTIONS, M.D.E.P. REPORTING, BUFFERS, ETC.
C. OPEN SPACE MANAGEMENT: BUFFERS, TRAILS, FORESTRY ACTIVITY, SETBACKS, ETC.
D. FIRE CISTERN AND HYDRANT MAINTENANCE AND REPAIR: HYDRANT, CISTERN, PLOWING, WATER VOLUME, GENERATOR, SIGNAGE, PROTECTION, ETC.
- A PLOT PLAN PREPARED BY A P.L.S. OR P.E. SHALL BE PROVIDED FOR EACH UNIT UPON SUBMISSION OF A BUILDING PERMIT TO THE C.E.O. DEPICTING THE BUILDING, WELL (IF WITHIN 50 FEET), DRIVEWAY AND/OR PARKING, SEPTIC AND RESERVE SEPTIC LOCATIONS (IF WITHIN 50 FEET), SETBACKS, BUFFERS, AND WETLANDS, AS APPLICABLE, IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN.
- ALL UNITS AND BUILDINGS ARE RESTRICTED TO THE MAXIMUM BUILDING FOOTPRINT OR ENVELOPES SHOWN ON THE SUBDIVISIONS PLANS, SHEETS 3, 4, 5, 6, 8, 9, 7A, AND 8A. 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. NO PATIOS SHALL BE INSTALLED WITHIN 5 FEET OF A ROAD WITHOUT BOLLARDS OR BOLLARDS EVERY 3 FEET APART TO FORM A SAFETY BARRIER. GENERATORS ARE ALLOWED IN LOCATIONS THAT: DO NOT CONFLICT WITH EXISTING UTILITIES, BUFFERS, STORMWATER SYSTEMS, WASTEWATER SYSTEMS, SETBACKS AND THAT MEET STATE REQUIREMENTS. LOCATIONS ARE 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.

GENERAL NOTES (CONT.)

- AGE-RESTRICTED SENIOR HOUSING UNITS (THE 21 DUPLEX/TWO-FAMILY DWELLING UNITS WHICH TOTAL 42 UNITS) ARE REQUIRED TO BE OWNED AND OCCUPIED BY SENIOR CITIZENS WHO ARE 55 YEARS OF AGE OR OLDER. THESE UNITS ARE PROHIBITED FROM BEING LEASED, SUBLET, SOLD OR OCCUPIED BY PERSONS LESS THAN 55 YEARS OF AGE. THIS SUBDIVISION IS NOT CONSIDERED ELDERLY HOUSING (SECTIONS 145-59 & 145-10).
- THE AMENDED POSITIONS AND DIMENSIONS OF UNITS 19/20 AND 21/22 AND THE NECESSARY EXTENSION OF HALEY'S COURT RESULTS IN A NET INCREASE IN IMPERVIOUS AREA OF 1,303 S.F.
- 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 PLAN REF. 1, 2, AND 3.
- THE CONSENT AGREEMENT WITH THE TOWN OF WELLS REFERS TO SITE ALTERATIONS OF UNITS 7 AND 8 IN PHASE 1.
- MDEP APPROVAL OF THE BOX CULVERT AT STATION 4+50, SHEET 10, WAS COMPLETED PRIOR TO FINISH COURSE OF PAVEMENT BEING INSTALLED IN 2025.
- DUPLEX BUILDING LAYOUTS ARE DEPICTED ON SHEET 7A AS 34' X 92' (EXCEPT WHERE SPECIFICALLY NOTED ON UNITS 39, 44, AND 45) AND SINGLE UNITS AS 34' X 55'. THE SETBACK / SEPARATION DISTANCE FOR DUPLEX UNITS IS 30'.
- MINOR ADJUSTMENTS TO THE GRADING AND STORMWATER STRUCTURES, LIMITED TO THE VICINITY OF UNITS 43 THRU 45, ARE DEPICTED ON THE STORMWATER: DEVELOPED CONDITION ENHANCED PLAN, WITH NO CHANGES TO DESIGN PARAMETERS, RETAINING WALLS AT THE LIMITS OF STORMWATER PONDS ARE PROPOSED NEAR UNIT 34 AND 39.
- AN ADDITIONAL BUILDING FOOTPRINT/LOT COVERAGE AREA OF 200 S.F. PER UNIT, OUTSIDE OF THE APPROVED BUILDING ENVELOPE IS TO BE ALLOWED FOR EACH UNIT FOR STRUCTURES SUCH AS SCREEN PORCHES, FIREPLACES, AND BULKHEADS. THESE ADDITIONAL STRUCTURES SHALL MEET ALL SETBACKS AND SHALL NOT CONFLICT WITH UTILITIES, WETLANDS, BUFFERS OR OTHER INFRASTRUCTURE. BUILDING PERMITS SHALL INCLUDE A PLOT PLAN PREPARED BY A PROFESSIONAL ENGINEER.
- WETLAND IMPACTS AND OTHER SITE CHANGES HAVE OCCURRED WHICH ARE NOT IN COMPLIANCE WITH THE CURRENT ACE PERMIT NAE-2019-00431 OR MDEP PERMITS L-28129-87-A-N/L-28129-TE-B-N RECORDED AT THE YCRD BOOK 18396 PAGE 448. RESOLUTION OF THE MDEP AND ACE PERMITS AND ASSOCIATED REVISIONS TO THE APPROVED SUBDIVISIONS PLANS FOR THE DEVELOPMENT SHALL OCCUR PRIOR TO THE ISSUANCE OF THE 41ST CERTIFICATE OF OCCUPANCY.
- THE CONVEYANCE OF UNIT 21 AS NON-AGE RESTRICTED HAS BEEN CORRECTED WITH AN AGE RESTRICTION COVENANT BY THE OWNER TO BECOME AGE RESTRICTED VIA YCRD BOOK 19372 PAGE 211, WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2024.
- ALL REVISED CONDOMINIUM DECLARATION SPECIFYING THAT THE SINGLE DWELLING UNITS 25, 41, 42, AND 43 ARE THE ONLY NON-AGE RESTRICTED UNITS IS DATED 1/5/24 AND RECORDED AT THE YCRD BOOK 19375, PAGE 212.
- ALL PREVIOUS APPROVED PLANS, NOTES AND CONDITIONS OF APPROVAL REMAIN IN EFFECT EXCEPT IF SPECIFICALLY REVISED AS PART OF THIS SUBDIVISION PLAN AMENDMENT.
61.) THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO MAY 15, 2026:
A. GUARDRAILS AS DEPICTED ON SHEETS 3 AND 4, DATED REVISED 3/18/26.
B. BOLLARDS OR BOLLARD SAFETY BARRIERS AT UNIT 12, 15, 22, AND 27 PATIOS (SEE NOTE 48).
C. FINISH COURSE OF PAVEMENT TO THE END OF FIELDSIDE LANE, PAVEMENT REPAIRS AND EXTENSION AT CLUBHOUSE
D. ALL "NO PARKING" MARKINGS AS DEPICTED ON SHEETS 3 THROUGH 8 (10/5/2020 PLANS) AND REPLACEMENT OF GREEN STREET SIGNS WITH BLUE STREET SIGNS.
E. UPDATED AS-BUILT PLANS PROVIDED (AS PROVIDED WITH SUBDIVISION AMENDMENT #5).
F. RE-INSTALL TWO EVERGREEN TREES IN BUFFER NEAR ROUTE 9 WHICH HAVE DIED.
THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO AUGUST 15, 2026:
A. STORMWATER PONDS 17P AND 18P ADJACENT TO UNITS 23/24 AND 28/29.
B. STORMWATER PONDS 23P, 24P, AND 25P ADJACENT TO UNITS 43 AND 44/45 (AS REVISED PER SUBDIVISION AMENDMENT #5).
62.) IF THE ITEMS ABOVE ARE NOT COMPLETED BY THEIR RESPECTIVE DATE, THE SUBDIVISION WILL BE IN DEFAULT AND SUBJECT TO A \$5,000 FEE AS SPECIFIED IN THE ADOPTED TOWN FEE SCHEDULE. PRIOR TO THE ISSUANCE OF EACH REMAINING OCCUPANCY PERMIT, THE DEVELOPER SHALL PROVIDE A \$25,000 DEPOSIT TO THE TOWN OF WELLS TO BE RETAINED FOR USE OF PAYMENTS IN-LIEU FOR THE MAINE DEP.
63.) THE FOLLOWING ITEMS TO BE COMPLETED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY FOR UNITS 43, 44, OR 45:
A. PAVED PARKING FOR UNITS 43, 44, AND 45.
B. "NO PARKING" SIGNAGE.
C. FINAL UPDATED AS-BUILT PLANS (AS PROVIDED WITH SUBDIVISION AMENDMENT #5).
64.) BUILDING LAYOUT REQUIREMENTS: ALL BUILDINGS SHALL BE STAKED AND CERTIFIED BY THE FOLLOWING PROCEDURE:
A. PRIOR TO CONCRETE INSTALLATION, THE BUILDING FOOTPRINT SHALL BE DEPICTED ON THE APPROVED SUBDIVISION PLANS AND THE PROPOSED FOUNDATION CORNERS SHALL BE MARKED BY A PROFESSIONAL LAND SURVEYOR INDICATING COMPLIANCE WITH APPROVALS.
B. WITHIN 30 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 AS-BUILT FOUNDATION LOCATION AND APPROVED FOOTPRINT PER THE APPROVED SUBDIVISION PLAN SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICE.
65.) BOLT-IN-PLACE BULKHEADS ARE SHOWN IN PROPOSED LOCATIONS. BULKHEADS ARE PART OF THE BUILDING AND SHALL MEET ALL SETBACKS AND BUILDING SEPARATION REQUIREMENTS.

REFERENCES

- "OVERALL FINAL PLAN, FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 10/5/2020 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 11/16/2020 IN PLAN BOOK 411, PAGE 23.
- "FINAL SUBDIVISION PLAN, FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 10/5/2020 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 11/16/2020 IN PLAN BOOK 411, PAGE 24.
- "BOUNDARY SURVEY: FIELDSIDE LANE, FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 4/16/2021 IN PLAN BOOK 415, PAGES 19.
- "CONDOMINIUM PLAN, FAIRWAY VIEW VILLAGE CONDOMINIUM, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 3/11/2022 IN CONDO BOOK 995, PAGE 1.
- "AMENDED CONDOMINIUM PLAN, FAIRWAY VIEW VILLAGE CONDOMINIUM, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 8/8/2022 CONDO BOOK 995, PAGE 2.
- "AMENDMENT 3, CONDOMINIUM PLAN, FAIRWAY VIEW VILLAGE CONDOMINIUM, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN CONDO BOOK 995, PAGE 4.
- "SUBDIVISION PLAN AMENDMENT, FAIRWAY VIEW VILLAGE DEVELOPMENT, REVISION TO PLAN BK 411 P 23 & 24, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 5/1/2023. RECORDED YCRD CONDO FILE 995 PAGE 5
- "SUBDIVISION PLAN AMENDMENT 2, FAIRWAY VIEW VILLAGE DEVELOPMENT, REVISION TO PLAN BK 411 PG 23 & 24, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY NATHAN C. AMSDEN, P.L.S. #2438 OF AMSDEN FIELD SURVEY. APPROVED BY THE TOWN OF WELLS PLANNING BOARD ON 1/8/2024. RECORDED YCRD PLAN BOOK 437 PAGE 27 AND 28.
- "PROPOSED LOT LINE AMENDMENT: DEMO PLAN FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY ATTAR ENGINEERING INC., APPROVED BY TOWN OF WELLS PLANNING BOARD ON 6/17/2024. RECORDED YCRD PLAN BOOK 440 PAGE 36.
- "PROPOSED LOT LINE AMENDMENT: DEVELOPMENT PLAN FAIRWAY VIEW VILLAGE DEVELOPMENT, FIELDSIDE LANE, WELLS, MAINE" PREPARED FOR YORK BUILDING & DESIGN CENTER, INC., 764 U.S. ROUTE 1, SUITE 11, YORK, ME 03909. PREPARED BY ATTAR ENGINEERING INC., APPROVED BY TOWN OF WELLS PLANNING BOARD ON 6/17/2024. RECORDED YCRD PLAN BOOK 440 PAGE 37.



PURPOSE OF THIS PLAN

THE PURPOSE OF THIS SUBDIVISION AMENDMENT (#5) IS THE FOLLOWING:
A. ALLOW THE ISSUANCE OF FOUR (4) ADDITIONAL OCCUPANCY PERMITS FOR A TOTAL OF 44 WITH RESOLUTION OF THE OUTSTANDING PERFORMANCE GUARANTEE AND INFRASTRUCTURE ELEMENTS OUTLINED IN GENERAL NOTES #1 THRU #63.
B. COMPLETE RESTORATION OF THE PRIOR MAINTENANCE BUILDING, STORAGE BUILDINGS, AND OUTDOOR STORAGE AREA WHICH SHALL NOW BE REPLACED WITH A VEGETATED AREA FOR PASSIVE RECREATION USE.
C. FURTHER UPDATE THE ORIGINAL GENERAL NOTES ON SHEET #1.
D. REQUEST THE REMOVAL OF ALL REMAINING PARKING STRIP REQUIREMENTS WITH THE COMPLETION OF PAINTED STRIPING FOR THE CLUBHOUSE AND FIRE CISTERN/TURNOUT AREAS.
E. ESTABLISH UPDATED AND NEW PERFORMANCE GUARANTEE CONDITIONS.

STANDARD CONDITIONS OF APPROVAL

- ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 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. (\$202-9C(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 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. (\$202-12F(2)(B)(4))
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERMIT BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED. (\$202-11A(5))
- 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 § 202-10A(3). (\$202-9C(4))
- 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. (\$202-9C(5))
- 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. (\$202-9C(6))

INDEX OF SHEETS

INDEX OF SHEETS	WELLS GRANTED
1.) AMENDED NOTES PACKAGES	\$202-8.B.2.U: LOCATING OF WETLANDS WITHIN PARCEL BUT AWAY FROM THE PROPOSED DEVELOPMENT
2.) AMENDED LOCUS MAP	
3.) AS-BUILT INFRASTRUCTURE PLAN P.1	
4.) AS-BUILT INFRASTRUCTURE PLAN P.2	\$202-9.B.9: ALLOWANCE OF OVERHEAD UTILITIES FOR LARGE WETLAND CROSSING
5.) AS-BUILT INFRASTRUCTURE PLAN P.3	
6.) AS-BUILT INFRASTRUCTURE PLAN P.4	
7.) AS-BUILT INFRASTRUCTURE PLAN P.5	

SUBDIVISION AMENDMENT #5

AMENDED NOTES PACKAGES
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

TAX MAP 32, LOT 13

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

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

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 01/23/26		REVISION DATE: C : 03/18



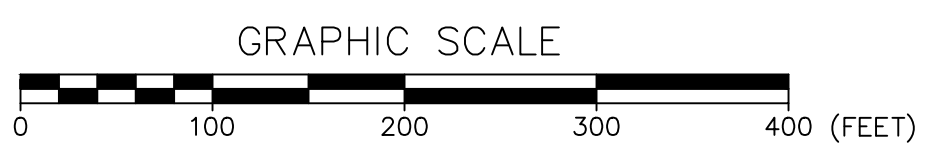
FOCUS AREA OF STORMWATER REVISIONS
FOR SUBDIVISION AMENDMENT #5
SEE DEVELOPED CONDITION SHEETS

LEGEND

PROPERTY LINE	— PL —
EXT. ABUTTER LINE	— AL —
EXT. WETLAND BNDY	— UPLAND WETLAND —
EXT. WETLAND AREA	— WETLAND —
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	[Symbol]
APPR. ROAD CENTERLINE	— R —
APPR. WETL. IMPACTS	— W —
ASBLT. EDGE OF IMPERV.	— E —
ASBLT. TOP OF BANK	— T —
ASBLT. TOE OF SLOPE	— S —
ASBLT. RIP RAP SLOPE	[Symbol]
PRP. RIP RAP SLOPE	[Symbol]
ADD'L WETL. IMPACTS	[Symbol]
PATIOS & WALKWAYS	[Symbol]

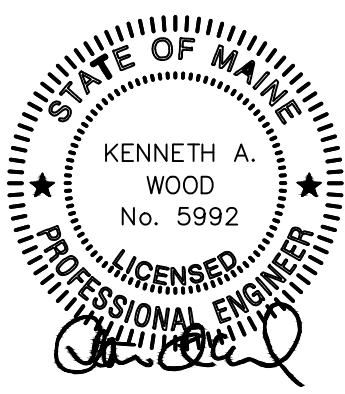
TOWN OF WELLS	PLANNING BOARD	DATE

STATE OF MAINE — YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h, _____ m, _____ M, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER



SUBDIVISION AMENDMENT #5

NO.	DESCRIPTION	DATE
B	SUBDIVISION AMENDMENT REVISIONS	03/18/26
A	SUBDIVISION AMENDMENT REVISIONS	01/25/26

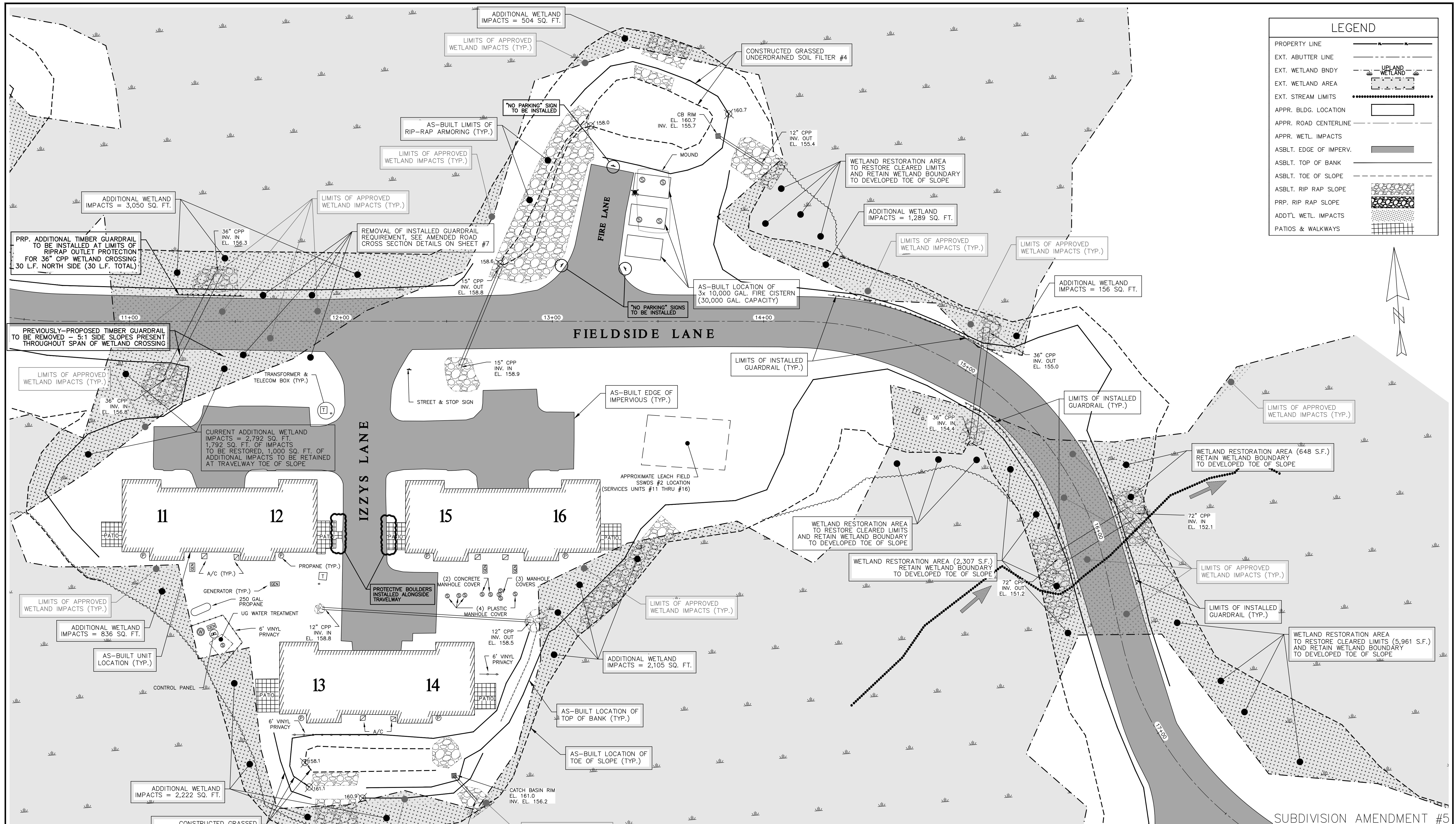


TAX MAP 32, LOT 13
AMENDED LOCUS MAP
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

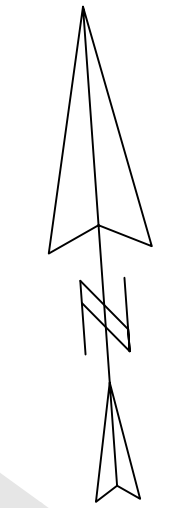
FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

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

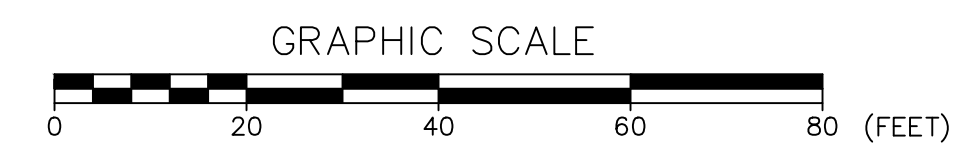
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JOB NO: C031-20
FILE: FIELDSIDE BASE.DWG
APPROVED BY: [Signature]
DRAWN BY: MJS
REVISION DATE: B : 03/18/26
SHEET: 2



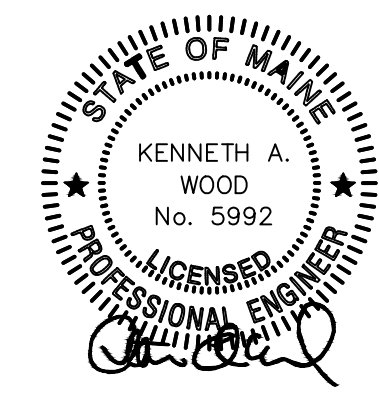
LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	---
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---



SUBDIVISION AMENDMENT #5



NO.	DESCRIPTION	DATE
D	SUBDIVISION AMENDMENT REVISIONS	03/18/26
C	SUBDIVISION AMENDMENT REVISIONS	02/03/26
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE



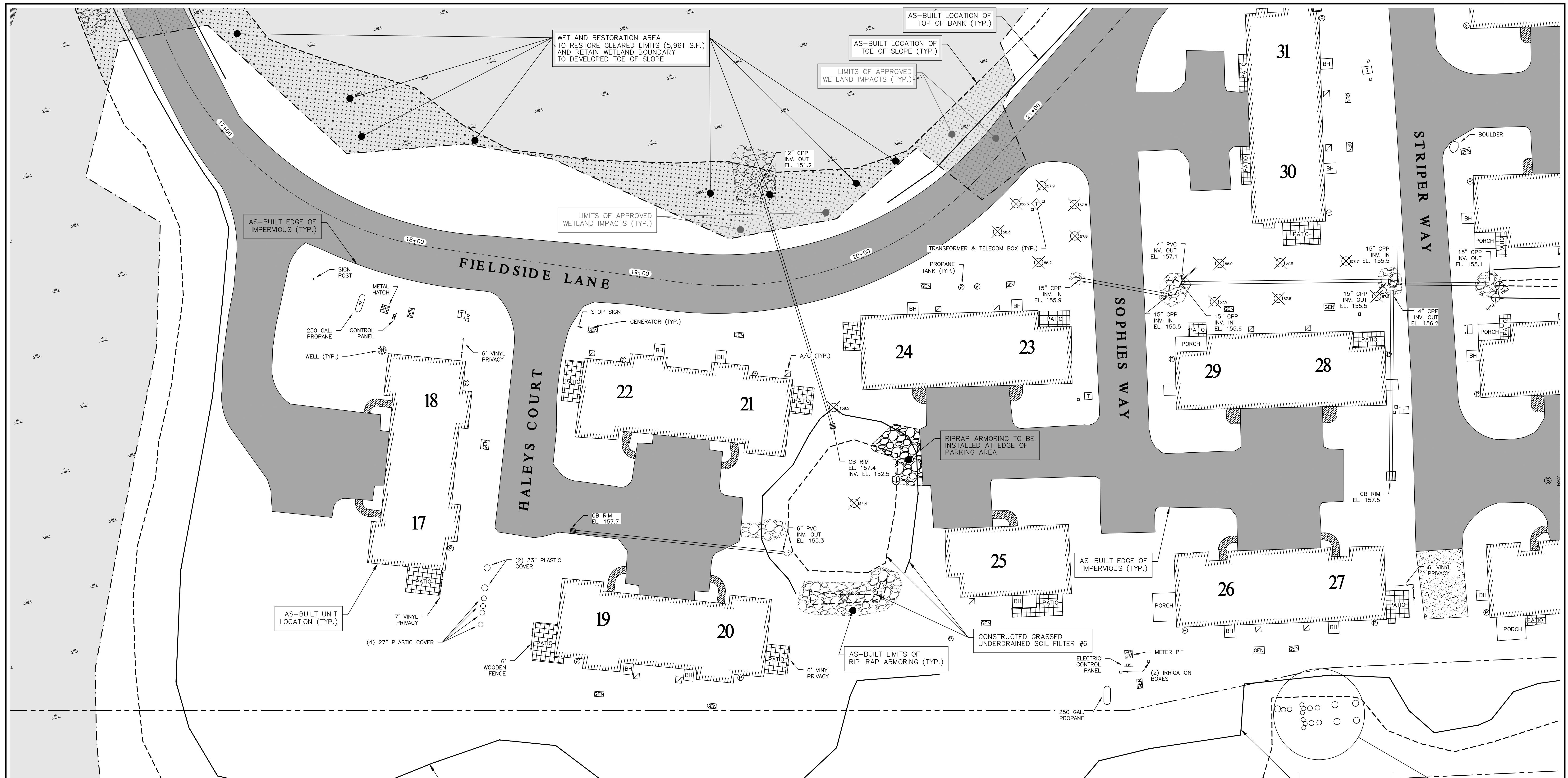
TAX MAP 32, LOT 13
AS-BUILT INFRASTRUCTURE PLAN Pt.2
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELD SIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

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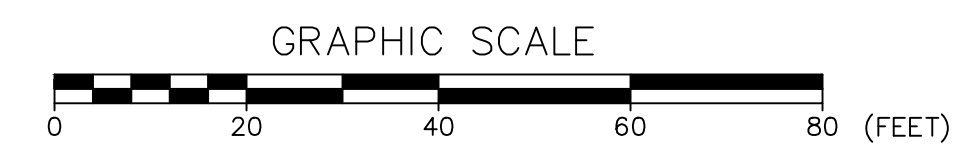
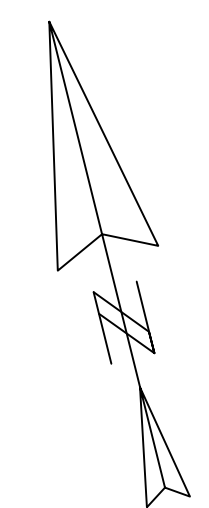
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JOB NO: C031-20
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SHEET: 4

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DRAWN BY: MJS
REVISION DATE: D : 03/18/26

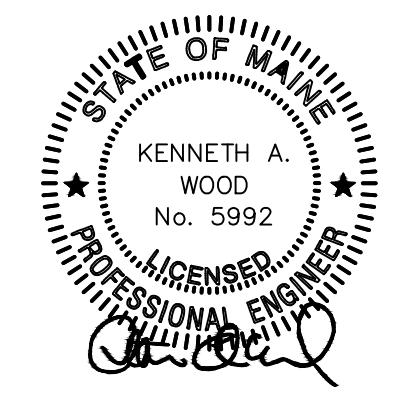


LEGEND

PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	▭
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---



NO.	DESCRIPTION	DATE
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26



SUBDIVISION AMENDMENT #5
 AS-BUILT INFRASTRUCTURE PLAN Pt.3
 FAIRWAY VIEW VILLAGE DEVELOPMENT
 FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
 764 U.S. ROUTE 1, SUITE 11
 YORK, ME 03903

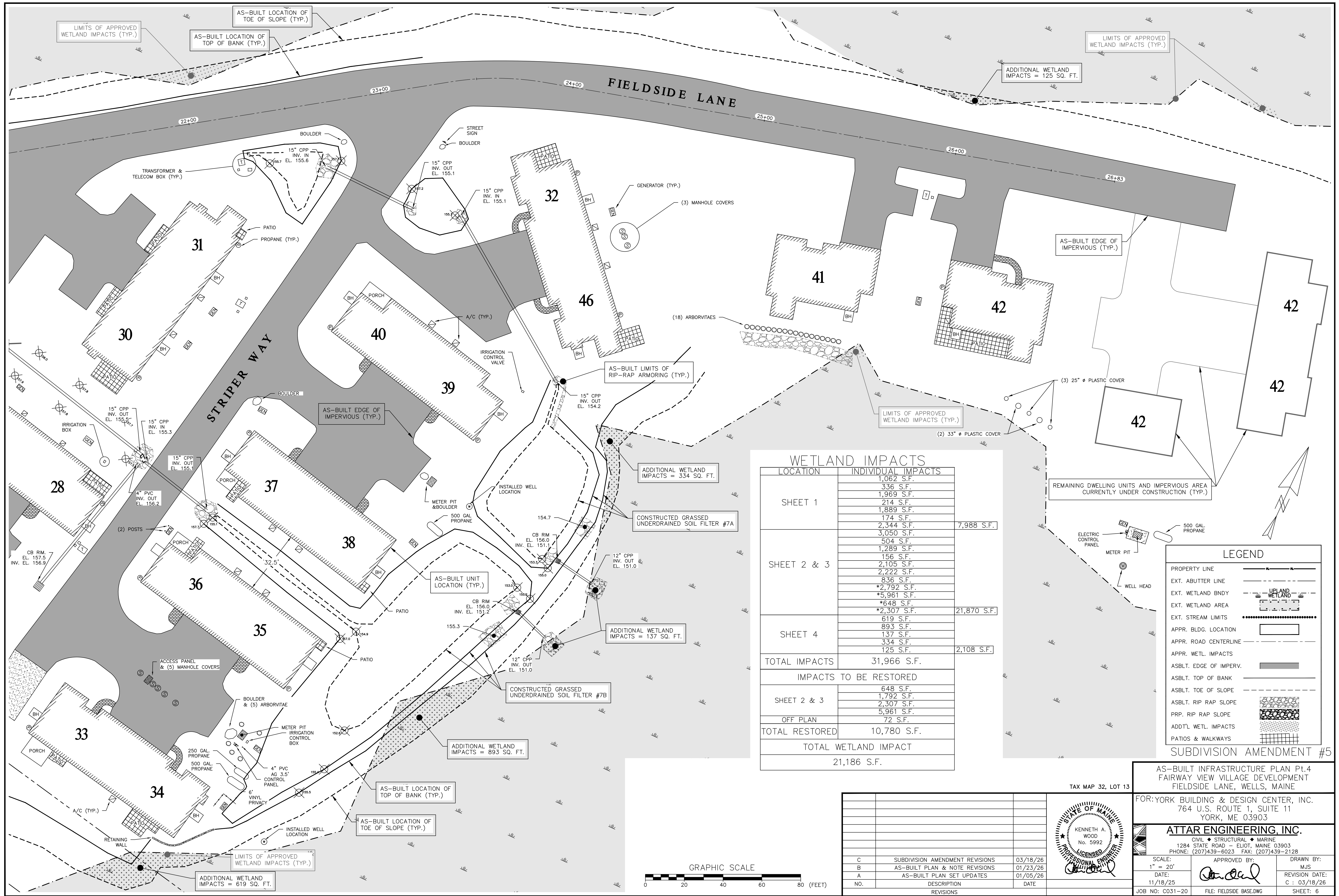
ATTAR ENGINEERING, INC.
 CIVIL ♦ STRUCTURAL ♦ MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
 DATE: 11/18/25

APPROVED BY: *[Signature]*

DRAWN BY: MJS
 REVISION DATE: 01/23/26

JOB NO: C031-20 FILE: FIELDSIDE BASE.DWG SHEET: 5



WETLAND IMPACTS		
LOCATION	INDIVIDUAL IMPACTS	
SHEET 1	1,062 S.F.	
	336 S.F.	
	1,969 S.F.	
	214 S.F.	
	1,889 S.F.	
	174 S.F.	
	2,344 S.F.	7,988 S.F.
	3,050 S.F.	
	504 S.F.	
	1,289 S.F.	
SHEET 2 & 3	156 S.F.	
	2,105 S.F.	
	2,222 S.F.	
	836 S.F.	
	*2,792 S.F.	
	*5,961 S.F.	
	*648 S.F.	
	*2,307 S.F.	21,870 S.F.
	619 S.F.	
	893 S.F.	
SHEET 4	137 S.F.	
	334 S.F.	
	125 S.F.	2,108 S.F.
TOTAL IMPACTS	31,966 S.F.	
IMPACTS TO BE RESTORED		
SHEET 2 & 3	648 S.F.	
	1,792 S.F.	
	2,307 S.F.	
	5,961 S.F.	
	72 S.F.	
OFF PLAN		
TOTAL RESTORED	10,780 S.F.	
TOTAL WETLAND IMPACT		
	21,186 S.F.	

LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	UPLAND WETLAND
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	[Symbol]
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	[Symbol]
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	[Symbol]
PRP. RIP RAP SLOPE	[Symbol]
ADDT'L WETL. IMPACTS	[Symbol]
PATIOS & WALKWAYS	[Symbol]

NO.	DESCRIPTION	DATE
C	SUBDIVISION AMENDMENT REVISIONS	03/18/26
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE



TAX MAP 32, LOT 13

AS-BUILT INFRASTRUCTURE PLAN PL.4
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELD SIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

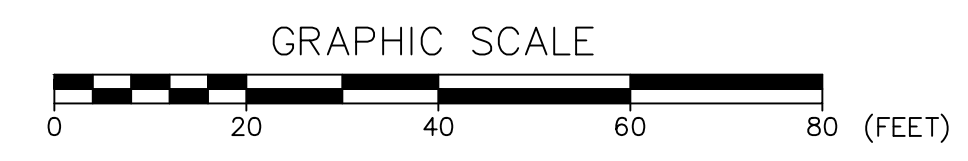
ATTAR ENGINEERING, INC.
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1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

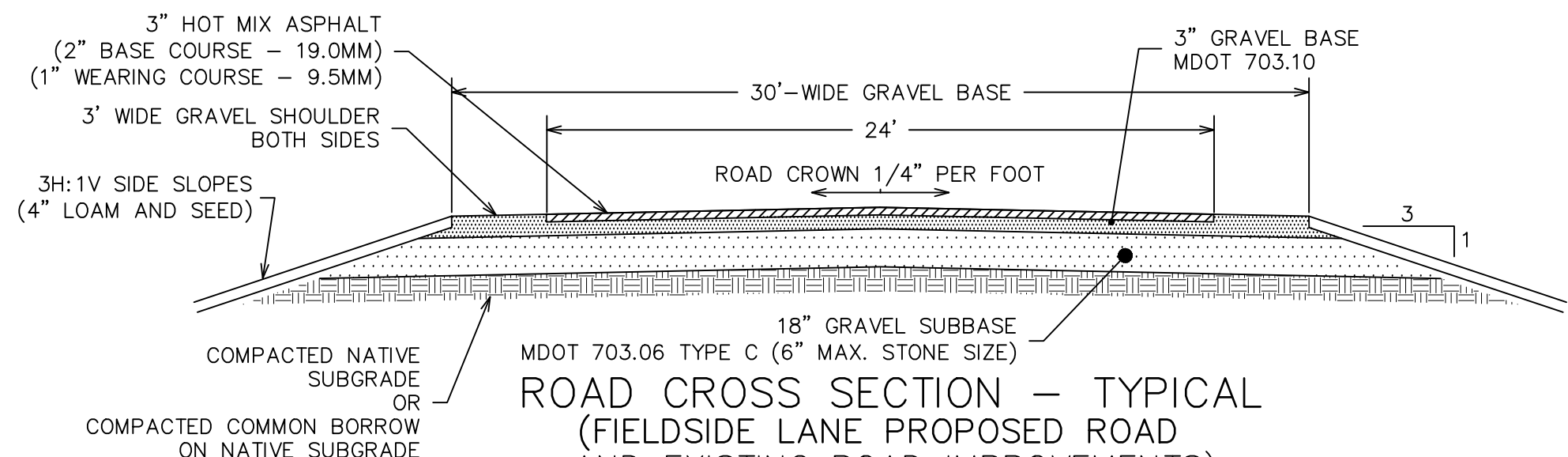
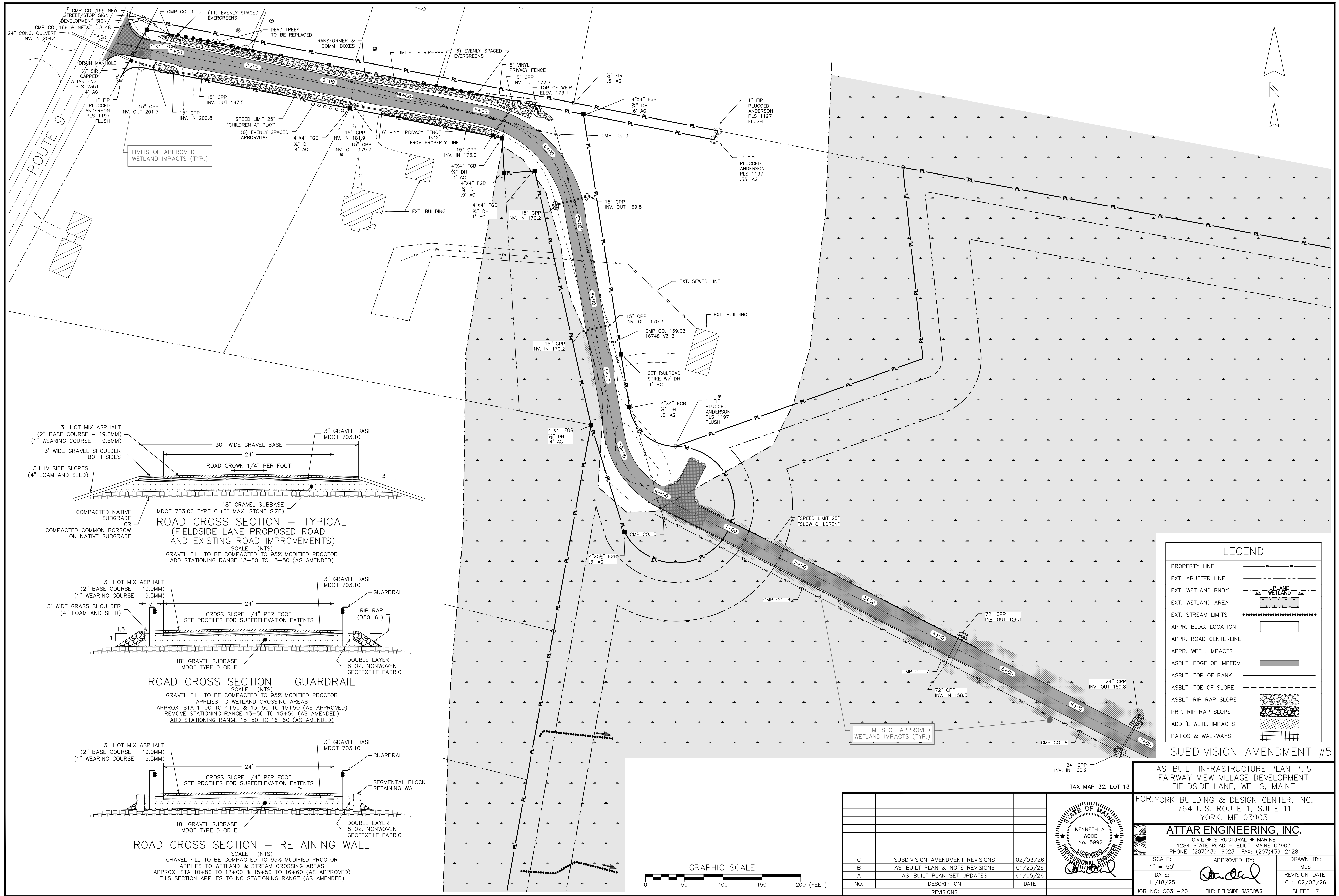
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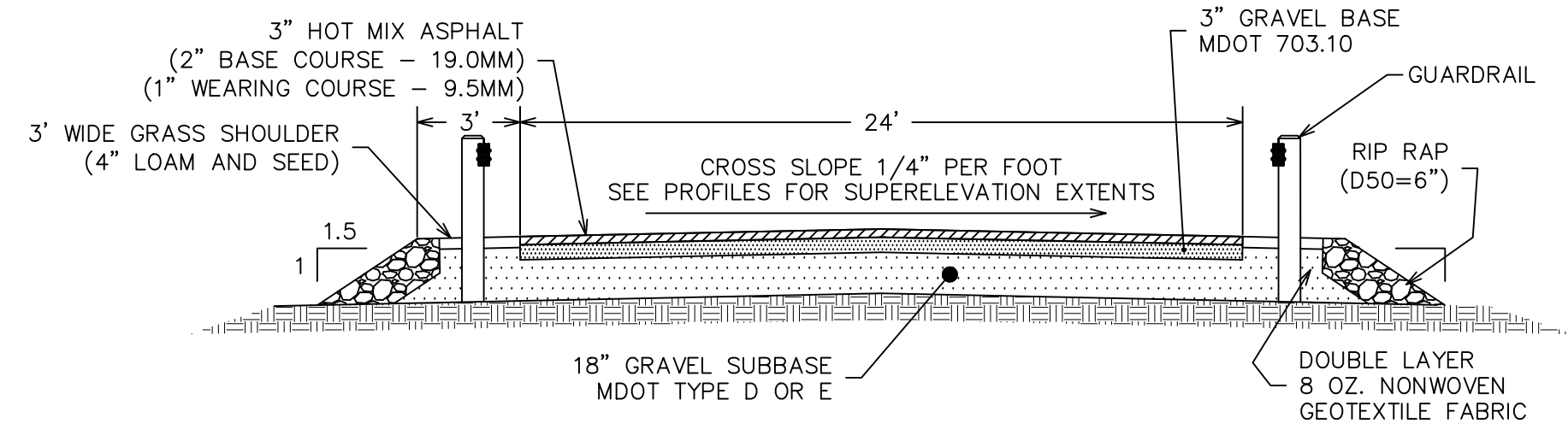
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REVISION DATE: C : 03/18/26

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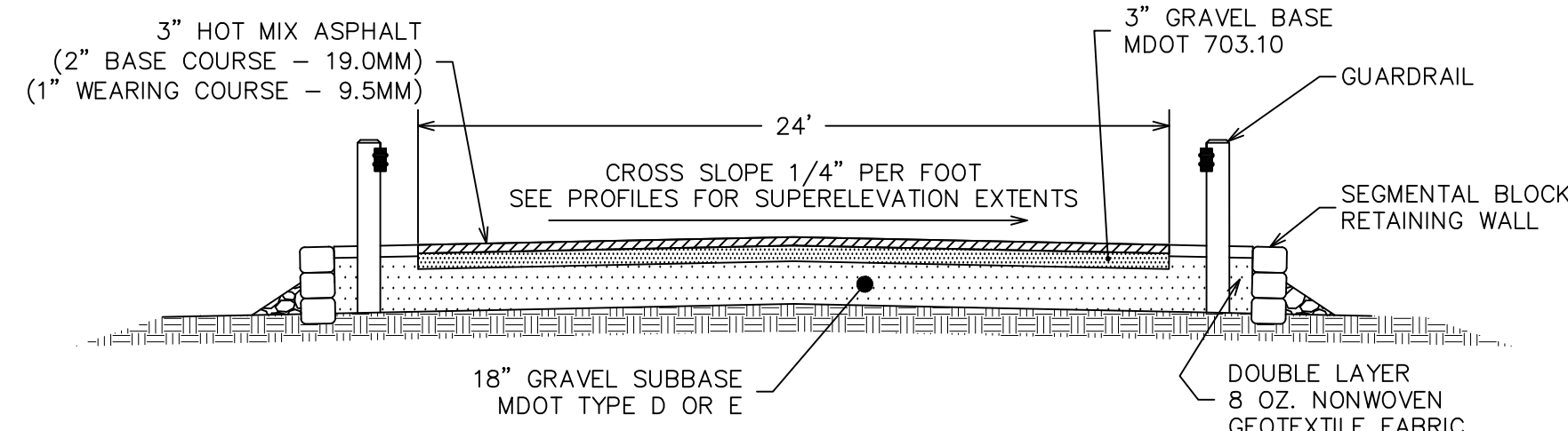




ROAD CROSS SECTION - TYPICAL
 (FIELD SIDE LANE PROPOSED ROAD AND EXISTING ROAD IMPROVEMENTS)
 SCALE: (NTS)
 GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
 ADD STATIONING RANGE 13+50 TO 15+50 (AS AMENDED)



ROAD CROSS SECTION - GUARDRAIL
 SCALE: (NTS)
 GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
 APPLIES TO WETLAND CROSSING AREAS
 APPROX. STA 1+00 TO 4+50 & 13+50 TO 15+50 (AS APPROVED)
 REMOVE STATIONING RANGE 13+50 TO 15+50 (AS AMENDED)
 ADD STATIONING RANGE 15+50 TO 16+60 (AS AMENDED)



ROAD CROSS SECTION - RETAINING WALL
 SCALE: (NTS)
 GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
 APPLIES TO WETLAND & STREAM CROSSING AREAS
 APPROX. STA 10+80 TO 12+00 & 15+50 TO 16+60 (AS APPROVED)
 THIS SECTION APPLIES TO NO STATIONING RANGE (AS AMENDED)

LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	□
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---

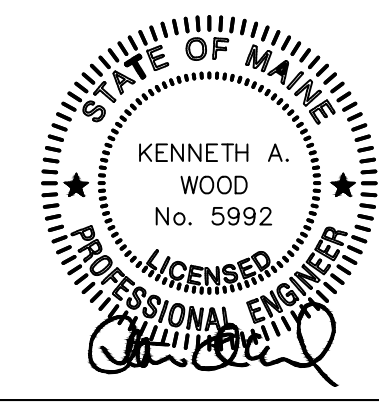
SUBDIVISION AMENDMENT #5

AS-BUILT INFRASTRUCTURE PLAN Pt.5
 FAIRWAY VIEW VILLAGE DEVELOPMENT
 FIELD SIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
 764 U.S. ROUTE 1, SUITE 11
 YORK, ME 03903

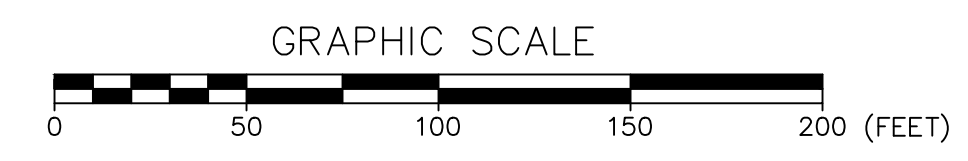
ATTAR ENGINEERING, INC.

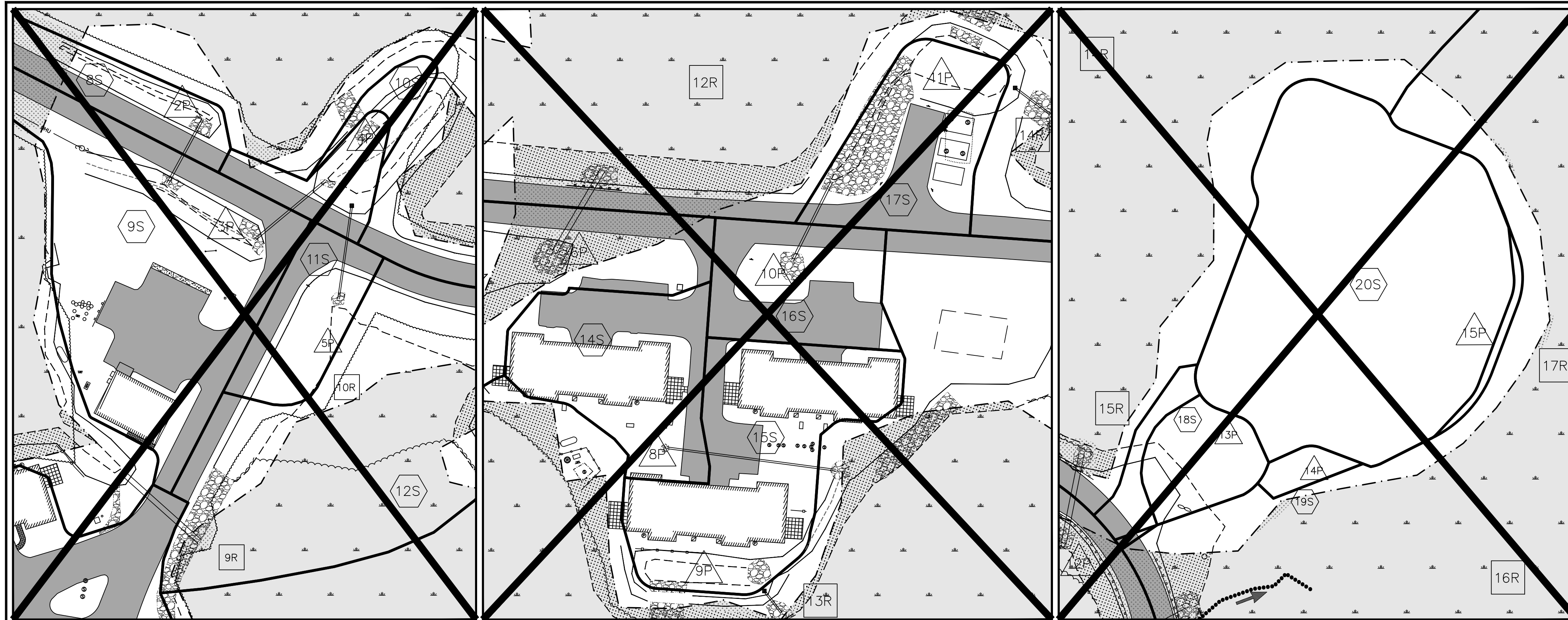
CIVIL ♦ STRUCTURAL ♦ MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128



SCALE: 1" = 50'
 DATE: 11/18/25
 APPROVED BY: [Signature]
 DRAWN BY: MJS
 REVISION DATE: C : 02/03/26

NO.	DESCRIPTION	DATE
C	SUBDIVISION AMENDMENT REVISIONS	02/03/26
B	AS-BUILT PLAN & NOTE REVISIONS	01/23/26
A	AS-BUILT PLAN SET UPDATES	01/05/26
NO.	DESCRIPTION	DATE

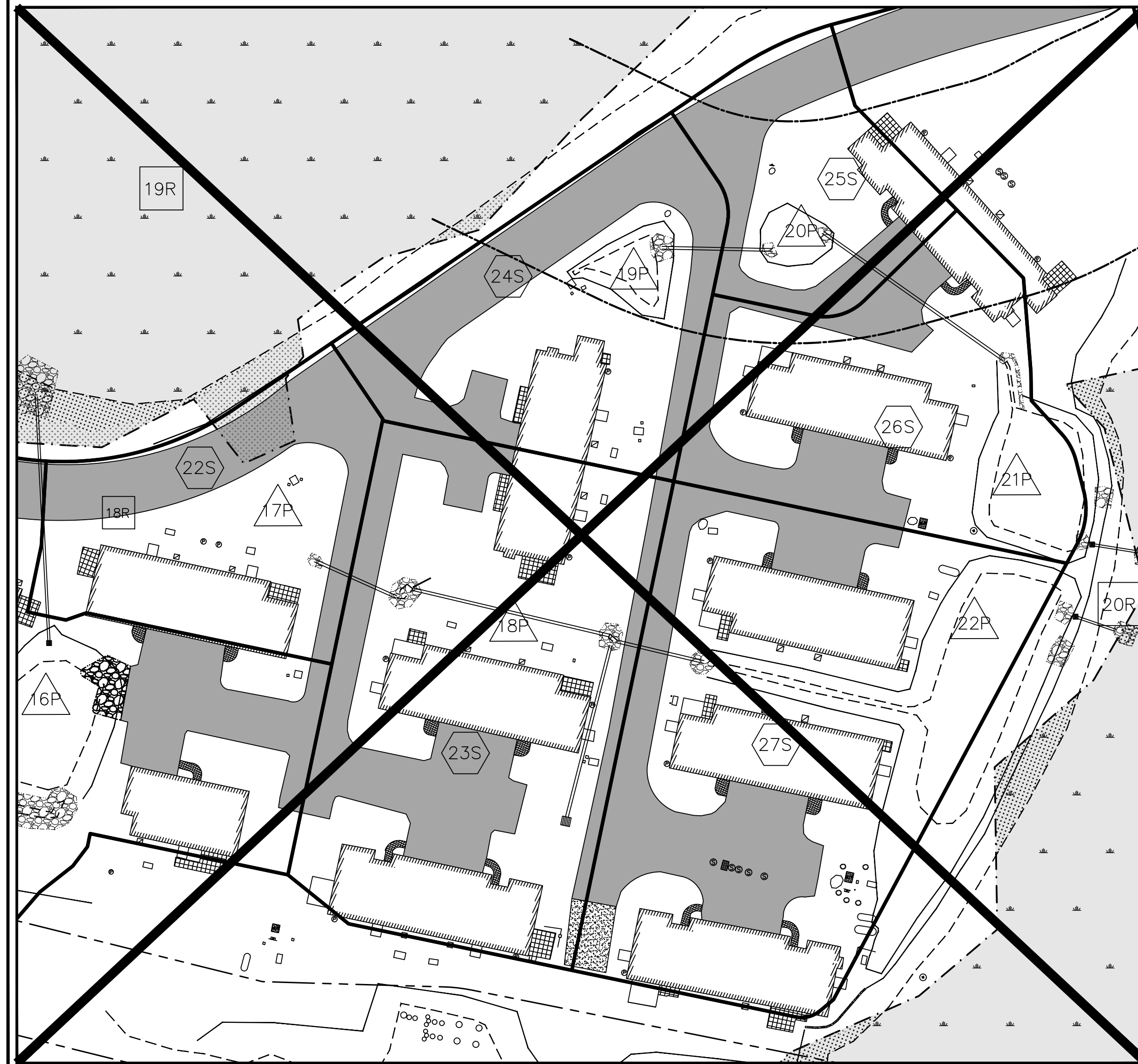




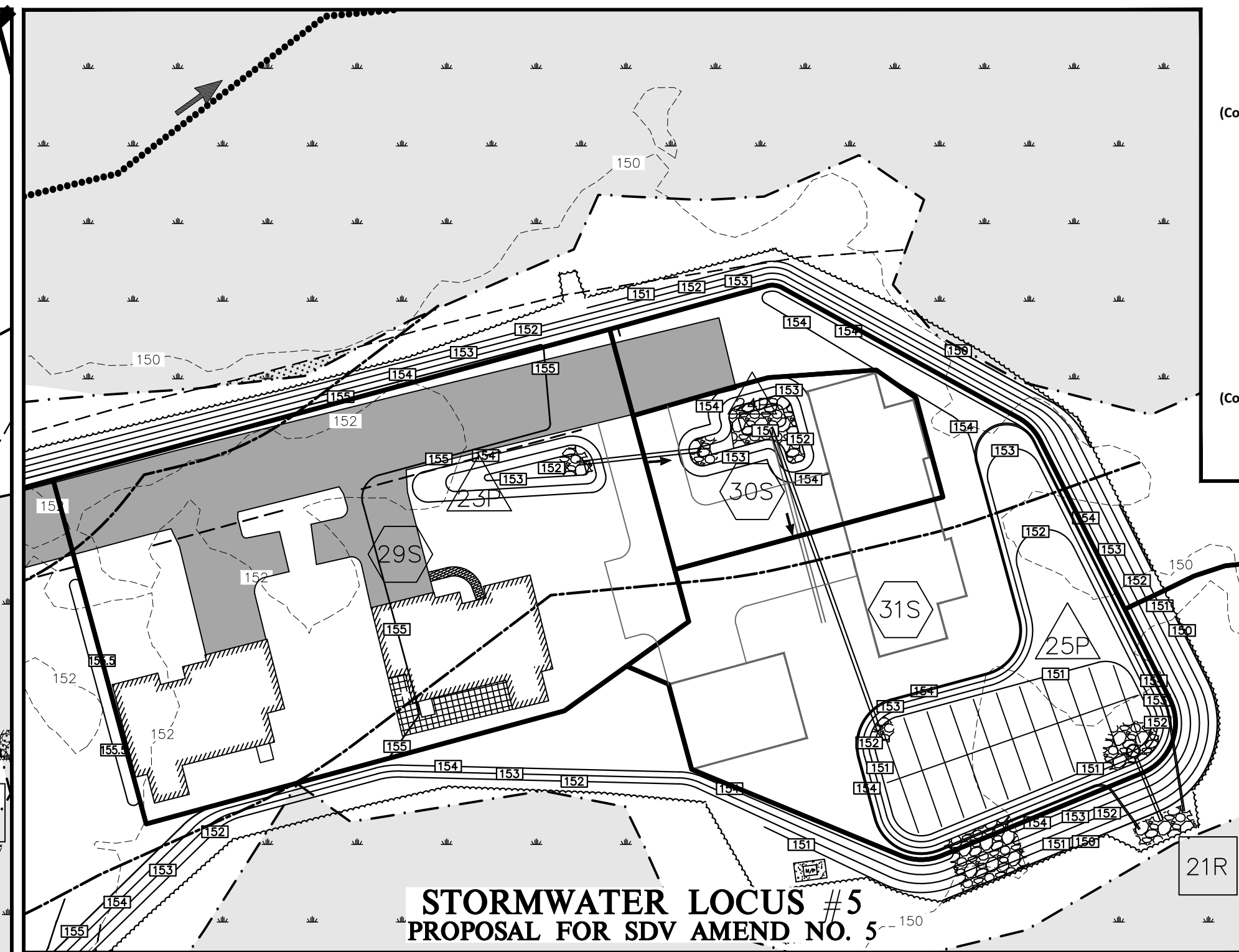
STORMWATER LOCUS #1
SEE SHEET NO. 3 (AS-BUILT INFRASTRUCTURE PLAN PT.1)

STORMWATER LOCUS #2
SEE SHEET NO. 4 (AS-BUILT INFRASTRUCTURE PLAN PT.2)

STORMWATER LOCUS #3
NO LONGER APPROVED - SEE GEN. NOTE NO. 41 ON SHEET NO. 1



STORMWATER LOCUS #4
SEE SHEET NO. 5 & 6 (AS-BUILT INFRASTRUCTURE PLANS PT.3 & PT.4)



STORMWATER LOCUS #5
PROPOSAL FOR SDV AMEND NO. 5

LEGEND

EXT. MAJOR CONTOUR	---	XXX
EXT. MINOR CONTOUR	---	XXX
PRP. MAJOR CONTOUR	---	XXX
PRP. MINOR CONTOUR	---	XXX
EXT. WETLAND BNDY	---	UPLAND WETLAND
EXT. WETLAND AREA	---	UPLAND WETLAND
EXT. STREAM LIMITS	---	UPLAND WETLAND
EXT. STREAM OFFSET	---	UPLAND WETLAND
SOIL TYPE BOUNDARY	---	UPLAND WETLAND
PRP. SUBCATCHMENT	---	UPLAND WETLAND
PRP. Tc FLOW LINE	---	UPLAND WETLAND
PRP. Tc GRADE CALC	---	UPLAND WETLAND
PRP. SILTATION FENCE	---	UPLAND WETLAND

FLOW TYPES

- SF SHEET FLOW
- SCF SHALLOW CONCENTRATED FLOW
- 1S SUBCATCHMENT
- 1R REACH
- 1P DETENTION POND
- AP1 ANALYSIS POINT



As Approved

2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.62	155.18	2.89	155.49	3.92	155.61	5.83	155.70
1.00	155.82	1.76	156.02	2.37	156.16	3.55	156.40
0.89	155.94	1.47	156.10	1.95	156.21	2.85	156.39

USF#7A
Pond Node 21P (USF - Forebay Removed)
Pond Node 20P (Upland Detention - Retained)
Pond Node 19P (Upland Detention - Depression Largely Removed)

2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
2.22	155.21	4.18	155.50	5.71	155.63	10.19	155.77
1.54	155.87	2.80	156.14	3.78	156.33	8.00	157.85
0.70	156.03	1.17	156.18	3.29	156.58	8.15	157.38

USF#7B
Pond Node 22P (USF - Retained)
Pond Node 18P (Upland Detention - Replaced with CB)
Pond Node 17P (Upland Detention - Replaced with CB)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
5.29	11.4	20.73	37.62

AP2 (Contributions from both USFs)

As-Built Construction (SDV Amend #4)

2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.94	155.19	3.30	155.53	4.36	155.63	6.31	155.72
1.33	155.83	2.16	156.01	2.81	156.14	4.01	156.35
0.89	156.02	1.47	156.17	1.95	156.28	2.85	156.46

USF#7A
Pond Node 21P (USF - Forebay Removed)
Pond Node 20P (Upland Detention - Retained)
Pond Node 19P (Upland Detention - Depression Largely Removed)

2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
3.34	155.23	5.68	155.56	7.59	155.68	12.15	155.82
1.89	156.02	3.17	156.32	4.80	156.71	10.12	158.80**
0.70	156.16	1.17	156.31	3.29	156.83	8.15	158.17**

USF#7B
Pond Node 22P (USF - Retained)
Pond Node 18P (Upland Detention - Replaced with CB)
Pond Node 17P (Upland Detention - Replaced with CB)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
5.3	12.66	21.84	38.58

AP2 (Contributions from both USFs)

** Peak Elevation overtops provided storage

AP2 Peak Flow Δ:

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
+0.01 cfs	+1.26 cfs	+1.11 cfs	+0.96 cfs

As Approved (USF#7A & #7B Amendments from SDV Amend #4)

2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.85	152.38	3.12	152.82	4.10	153.07	5.58	153.50**
1.19	152.15	1.98	152.40	2.63	152.61	3.83	153.20
1.07	152.55	1.80	152.74	2.39	152.87	3.52	153.12

USF#8
Pond Node 25P (USF - Relocated, Size Retained)
Pond Node 24P (Upland Detention - No Changes)
Pond Node 23P (Dimensions Adjusted, Volume Retained)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
19.39	44.02	65.57	107.14

AP1 Overall (Subcatchment 35S Area Reduced)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
5.3	12.66	21.84	38.58

AP2 Overall (Contributions from USF#8, Subcatchment 28S Area Reduced)

** Peak Elevation overtops provided storage

Proposed As-Built Amendment (SDV Amend #5)

2-Year Rain Event		10-Year Rain Event		25-Year Rain Event		100-Year Rain Event	
Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)	Peak Flow (cfs)	Peak Elev. (feet)
1.93	152.31	3.28	152.80	4.34	153.04	6.05	153.52**
1.18	152.23	1.98	152.47	2.62	152.67	3.82	153.26
1.07	152.55	1.80	152.74	2.39	152.87	3.52	153.11

USF#8
Pond Node 25P (USF - Relocated, Size Retained)
Pond Node 24P (Upland Detention - No Changes)
Pond Node 23P (Dimensions Adjusted, Volume Retained)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
19.39	44.02	65.57	107.14

AP1 Overall (Subcatchment 35S Area Reduced)

2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
5.27	12.6	21.78	39.05

AP2 Overall (Contributions from USF#8, Subcatchment 28S Area Reduced)

** Peak Elevation overtops provided storage

AP2 Peak Flow Δ:

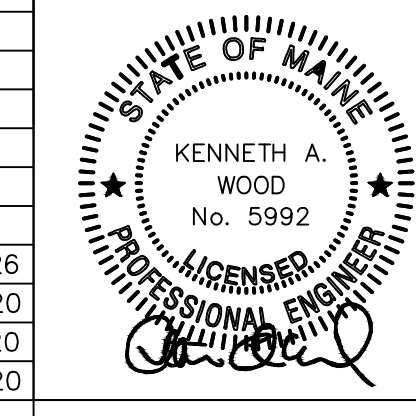
2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)
-0.03 cfs	-0.06 cfs	-0.06 cfs	+0.47 cfs



STORMWATER: DEVELOPED CONDITIONS ENH.
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

TAX MAP 32, LOT 13
FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

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



SCALE: 1" = 40'
DATE: 04/03/20
JOB NO: C031-20
FILE: FIELDSIDE BASE.DWG
APPROVED BY: [Signature]
DRAWN BY: MJS
REVISION DATE: D : 03/18/26
SHEET: 3 OF 3

NO.	DESCRIPTION	DATE
D	SUBDIVISION AMENDMENT REVISIONS	03/18/26
C	FINAL APPROVAL REVISIONS	09/28/20
B	STATE DEP REVIEW REVISIONS	08/14/20
A	STATE DEP REVIEW REVISIONS	07/24/20