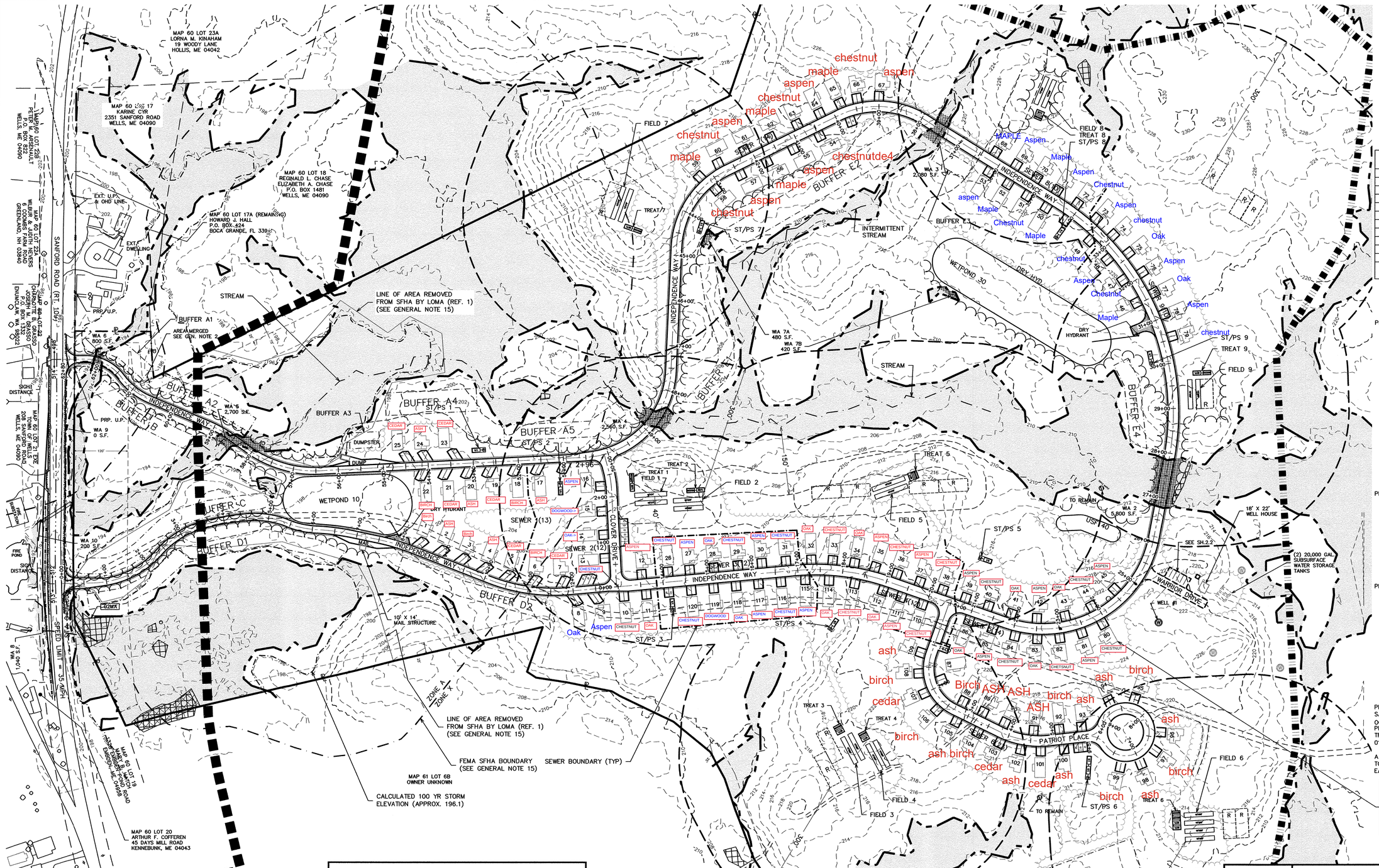


WETLAND IMPACTS

NUMBER	NRPA	USACE
#1	DELETED	DELETED
#2	5,800 S.F.	5,800 S.F.
#3	0 S.F. *	2,080 S.F.
#4	0 S.F. *	2,560 S.F.
#5	0 S.F. *	2,700 S.F.
#6	0 S.F. *	800 S.F.
#7A	480 S.F.	480 S.F.
#7B	420 S.F.	420 S.F.
#8	1,040 S.F.	1,040 S.F.
#9	0 S.F.**	0 S.F.
#10	0 S.F.	200 S.F.
TOTAL	7,740 S.F. (0.18 AC.)	16,080 S.F. (0.37 AC.)

* STREAM CROSSING PBR
** AMPHIBIAN BARRIER FENCE

PROJECT PHASING

PHASE 1 (25 UNITS INCLUDING 3 MODEL UNITS):
- UNITS 1–25.
- INDEPENDENCE WAY STA 0+00 TO STA 14+00.
- INDEPENDENCE WAY STA 50+00 TO STA 62+80.
- CLOVER DRIVE STA 0+00 TO STA 2+96.
- TEMPORARY ACCESS ROAD TO INDEPENDENCE WAY STA 25+50.
- WATER BOOSTER STATION (18'X22' WELL HOUSE).
- POND 10 WITH DRY HYDRANT. TESTING/APPROVAL BY FIRE CHIEF PRIOR TO ANY OCCUPANCY WITHIN PHASE. FIRE LANE, BOLLARDS, SEE NOTE 25 (SH.1.1.)
- ASSOCIATED SSWDS.
- PATRIOT PLACE AREA TO BE USED FOR SOIL MATERIAL STOCKPILES.
- AS–BUILT PLANS TO BE PROVIDED PRIOR TO THE 20TH OCCUPANCY PERMIT WITHIN PHASE.
- STREET/STOP SIGNS INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE WITHIN PHASE.
- BUFFERS POSTED WITH SIGNAGE AND MONUMENTATION PRIOR TO ADJACENT CONSTRUCTION.
- GUEST PARKING, DUMPSTER, MAILBOXES.

PHASE 2 (17 UNITS)
- UNITS 26–34 ; 113–120.
- INDEPENDENCE WAY TO STA 21+00.
- PATRIOT PLACE TO STA 0+50 (HH. TURNAROUND)
- ASSOCIATED SSWDS.
- AS–BUILT PLANS TO BE PROVIDED PRIOR TO THE 15TH OCCUPANCY PERMIT WITHIN PHASE
- STREET/STOP SIGNS INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE WITHIN PHASE.
- BUFFERS POSTED WITH SIGNAGE AND MONUMENTATION PRIOR TO ADJACENT CONSTRUCTION.

PHASE 3 (78 UNITS):
- UNITS 35–112.
- REMAINDER OF INDEPENDENCE WAY.
- PATRIOT PLACE.
- POND 30 WITH DRY HYDRANT. TESTING/APPROVAL BY FIRE CHIEF PRIOR TO ANY OCCUPANCY WITHIN PHASE. FIRE LANE, BOLLARDS, SEE NOTE 25 (SH.1.1)
- ASSOCIATED SSWDS.
- AS–BUILT PLANS TO BE PROVIDED PRIOR TO THE 70TH OCCUPANCY PERMIT WITHIN PHASE
- STREET/STOP SIGNS INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE WITHIN PHASE.
- BUFFERS POSTED WITH SIGNAGE AND MONUMENTATION PRIOR TO ADJACENT CONSTRUCTION.

PHASE 3 SHALL INCLUDE CONSTRUCTION OF THE SANFORD ROAD LEFT TURN LANE PRIOR TO OCCUPANCY OF THE 56TH DWELLING UNIT IN THE PROJECT. SEE MAINE DEPARTMENT OF TRANSPORTATION (MDOT) PERMIT REG. 01–000271–A–N.

A PRE–CONSTRUCTION MEETING WITH APPROPRIATE TOWN STAFF IS REQUIRED PRIOR TO THE START OF EACH PHASE.

APPROX. UNIT LOCATION
FINAL UNIT FOOTPRINTS/LOCATIONS MAY VARY. UNITS SHALL BE SEPARATED BY A MINIMUM OF 20' AND THE REAR OF THE UNIT STRUCTURE SHALL BE PLACED NO MORE THAN 85' FROM THE FRONTING ROAD CENTERLINE.

TOWN OF WELLS PLANNING BOARD	DATE
Richard Spahr	7-12-21
Richard R. Sebard	
[illegible]	

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED July 22, 2021
AT 1 h, 30 m, P M, AND RECORDED IN
PLAN BOOK 417, PAGE 36
ATTEST Nancy E Hammond REGISTER

OWNER / APPLICANT:
HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

GRAPHIC SCALE
100 0 100 200 300 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	
B.	GENERAL REVISIONS – LOMA.	6/21/21
A.	TOWN REVIEW.	4/21/21

STATE OF MAINE
LEWIS CHAMBERLAIN
No. 9762
REGISTERED PROFESSIONAL ENGINEER

1.3

SUBDIVISION PLAN
VILLAGES AT HIGHPINE
SANFORD ROAD (RT.109), WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

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

SCALE:	APPROVED BY:	DRAWN BY:
1" = 100'		BB
DATE: 11/16/20	7/12/21	REVISION : DATE B : 6/21/21
JOB NO: C079–21	CAD FILE: FENDERSON_HPV	SHEET 1.3