Notes:

1. Deed Reference:

a. **Lani L. Hilton Kelly & Darin D. Hilton** and **Jackson, Drysdale & Associates L.L.C.** dated October 4, 2022 and recorded at the York County Registry of Deeds in book 19135 page 863.

2. Plan Reference:

a. **"Plan Showing A Boundary Survey For Jackson Drysdale, LLC"** dated October 11, 2022, surveyed by Corner Post Land Surveying, Inc. (unrecorded).

b. **"State of Maine Department of Transportation Right of Way Map State Highway "7" (Route 109) Federal Aid Project No. NH-7998(20)E (Part II)"** sheet 18 of 23 dated March, 2011 and prepared by Peter A. Belanger and recorded in York County Registry of Deeds in plan book 371 page 30.

c. **"State of Maine Department of Transportation Right of Way Map State Highway "7" (Route 109) Federal Aid Project No. NH-7998(20)E (Part I & II)"** sheet 22 of 23 dated March, 2011, prepared by Peter A. Belanger and recorded in York County Registry of Deeds in plan book 371 page 34.

d. **"State of Maine Department of Transportation Right of Way Map State Highway "7" (Route 109) Federal Aid Project No. NH-7998(20)E (Part I & II)"** sheet 23 of 23 dated March, 2011, prepared by Peter A. Belanger and recorded in York County Registry of Deeds in plan book 371 page 35.

3. Basis of Bearings:

Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983; Unit Feet. Determined utilizing a Leica GS14 "RTK GPS Unit" ("Real Time Kinematic Global Positioning System).

4. Road Record:

State Route 109, 90' wide see Plan References 2b, 2c & 2d.

5. Certification:

The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

6. Underground Utilities:

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.

7. Abutter Lines:

The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.

8. Topographic Information:

Contour information shown hereon was downloaded from the National Oceanic and Atmospheric Administration Web Site at URL https://coast.noaa.gov/dataviewer/#/. This is a composite data layer of contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using Carlson Survey 2016 surface tools and have an interval of 2'. The data are referenced to NAVD88. Vertical accuracy is 12cm or better. This data was ground truthed utilizing standard survey equipment.

9. Wetlands:

Wetland/Upland interface line per MDEP/ACOE definitions was determined and located by **Mark Hampton Associates, Inc.** See Vernal Pool Assessment Report dated May 11, 2022 and Wetland Delineation Report dated December 7, 2021 by **Mark Hampton Associates, Inc.** No wetland impacts proposed.

10. Soil Information:

Soils information shown hereon was taken from **'Soil Survey of York County Maine'** prepared by the United States Department of Agriculture, Soil Conservation Service in cooperation with the Maine Agricultural Experiment Station and the Maine Soil and Water Conservation Commission.

11. Flood Zone:

No Flood Zone on property per FEMA **'Flood Insurance Rate Map Community Panel Number 2301580010D'** dated January 16, 2009 and was downloaded from the Maine State GIS Web Site at URL http://megis.maine.gov/catalog/. **Rolling Woods Preserve** is NOT located within a designated Flood Hazard Area.

12. Sand and Gravel Aquifer:

Per Maine Geological Survey, **Significant Sand and Gravel Aquifers Map** dated 1998 **Rolling Woods Preserve** is NOT located over significant sand and gravel aquifer.

13. Owner/Applicant:

Jackson, Drysdale & Associates, LLC
1293 Main Street
Sanford, Maine 04073

14. "Rolling Woods Preserve" is shown on **Wells Tax Map 67, Lot 3** with an area of **23.37 Acres.**

15. Zoning Information:

§145-21 - Residential A District (RA):

- Minimum Lot Size: **40,000 square feet net area** (located west of Maine Turnpike).
- Maximum Density: **1 dwelling per 40,000** (located west of Maine Turnpike).
- Maximum Lot Coverage: **40% or 2,000 square feet whichever is greater** (That portion of a lot occupied by structures, parking lots, patios, sidewalks or other areas which were devegetated and not revegetated).
- Minimum Frontage: **125.00' or 100.0' if entirely on a cul-de-sac** (located west of Maine Turnpike).
- Minimum Setbacks:
  - Setback from Street Right of Way: **25.0'**
  - Setback from State Highway: **40.0'**
  - Lot Line setback: **15.0'**
- Maximum Building Height: **30.0' not to exceed 3 stories.**

§145-30 - Rural District (R):
(No development proposed in Rural District Zone, only Open Space/ No-Cut Buffer)

- Minimum Lot Size: **100,000 square feet net area** (located west of Maine Turnpike).
- Maximum Density: **1 dwelling per 100,000 square feet**
- Maximum Lot Coverage: **20% or 4,000 square feet whichever is greater** (That portion of a lot occupied by structures, parking lots, patios, sidewalks or other areas which were devegetated and not revegetated).
- Minimum Frontage: **200.00' or 150.0' if entirely on a cul-de-sac**
- Minimum Setbacks:
  - Setback from Street Right of Way: **25.0'**
  - Setback from State Highway: **40.0'**
  - Lot Line setback: **25.0'**
- Maximum Building Height: **40.0' not to exceed 3 stories.**

§145-49 - Residential Cluster Development (RA District):

- Minimum Lot Size (Not served by sewer): **30,000 square feet**
- Minimum Street Frontage: **50.0'**
- Minimum Setback from lot line abutting street within cluster subdivision: **20.0'**
- Minimum Setback from lot line within cluster subdivision: **15.0'**
- When a cluster lot abuts a Town way, the setback from the street shall be **twice the required**
- When a lot in a cluster subdivision abuts a non-clustered residential lot, the setback in the cluster subdivision lot shall be **twice the required non-clustered setback along the adjoining lot line**.
- Minimum Open Space: **35% Of total Area**

Approved By: Date: 9-11-2023

Planning Board

16. Septic/Water Systems:

All lots to be serviced by on site water supply and sewerage disposal facilities. See soil test pit logs by **Mark Hampton Associates, Inc.** Code Enforcement Officer may approve septic system deviations up to 10'. Drilled wells shall be a minimum of 100' from a septic system. No dug wells shall be installed. Per **§202-12.F.2.c.2. "Prior to the issuance of a building permit for the construction of any principal structure the results of a primary inorganic water analysis upon the well to serve the structure indicating the groundwater meets drinking water standards of the Maine Rules Relating to Drinking Water"** shall be submitted to the Code Enforcement Officer.

17. Top Soil:

All top soil will remain on site until the completion of construction and inspection by the Town.

18. Fire Protection:

All houses within **"Rolling Woods Preserve"** will be serviced by individual fire suppression sprinkler systems that meet **NFPA 13D - Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes, 2007 edition.**

19. Open Space:

Open Space shall be owned and maintained by the **Rolling Woods Preserve Homeowners Association**. Use of open space restricted to passive recreation. Tree clearing/timber harvesting and soil disturbance are not permitted. Dead or hazardous trees may be removed with CEO written approval & replacement trees planted. **Open Space** is **8.38 Acres (35.87%)**. **Per § 145-49B.2 - "A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features".**
No vegetation or tree removal permitted within the Open Space except to allow for natural walking paths or the construction of Rolling Woods Lane entrance. The 30' wide Wooded Buffer shall be a no-cut/no-disturb buffer. No-Cut signage to be added on cluster lots to ensure the 30' no-cut buffer is not disturbed.

20. Engineering:

See engineering design plans dated October 31, 2022 revised March 10, 2023 prepared by **Walsh Engineering Associates, Inc.** for additional information pertaining to the road/drainage design and the erosion and sedimentation control plan.

21. Driveways require on-site vehicular turnarounds. Lots 1, 2, 3, 4, 5, 7, 8, 9, 11, 12, 14, 15 and 17 require culverts (refer to civil plans C3.1 & C3.2 for sizes). All driveways shall be constructed off Rolling Woods Lane.

22. Rolling Woods Lane, will utilize underground utilities. Underground Utilities shall be installed prior to the installation of the final gravel base of the road.

23. Rolling Woods Lane shall be built to Town Standards (Chapter 201) and shall be owned and maintained by the Home Owners Association and remain a private street and shall not be considered for acceptance by the Town of Wells. Parking is prohibited along **Rolling Woods Lane & Route 109**. The Right Of Way area of **Rolling Woods Lane** is **2.06 Acres.**

24. Best Management Practices for soil erosion and sedimentation control shall be followed.

25. A Homeowners' Association (HOA) shall be established consisting of all lot owners within the subdivision. The HOA shall own and manage the Open Space parcel and **Rolling Woods Lane**. The HOA shall be responsible for the following maintenance and repair of **Rolling Woods Lane** (plowing, etc.); all drainage systems (roadside swales, mowing, driveway culverts, stormwater structures) within **Rolling Woods Lane** or by easement; and the 30' foot wide no-cut buffers.

26. The addition of easements for transformers does not require an amendment to this plan.

27. A MDEP Stormwater PBR/NOI Permit is required prior to the pre-construction meeting.

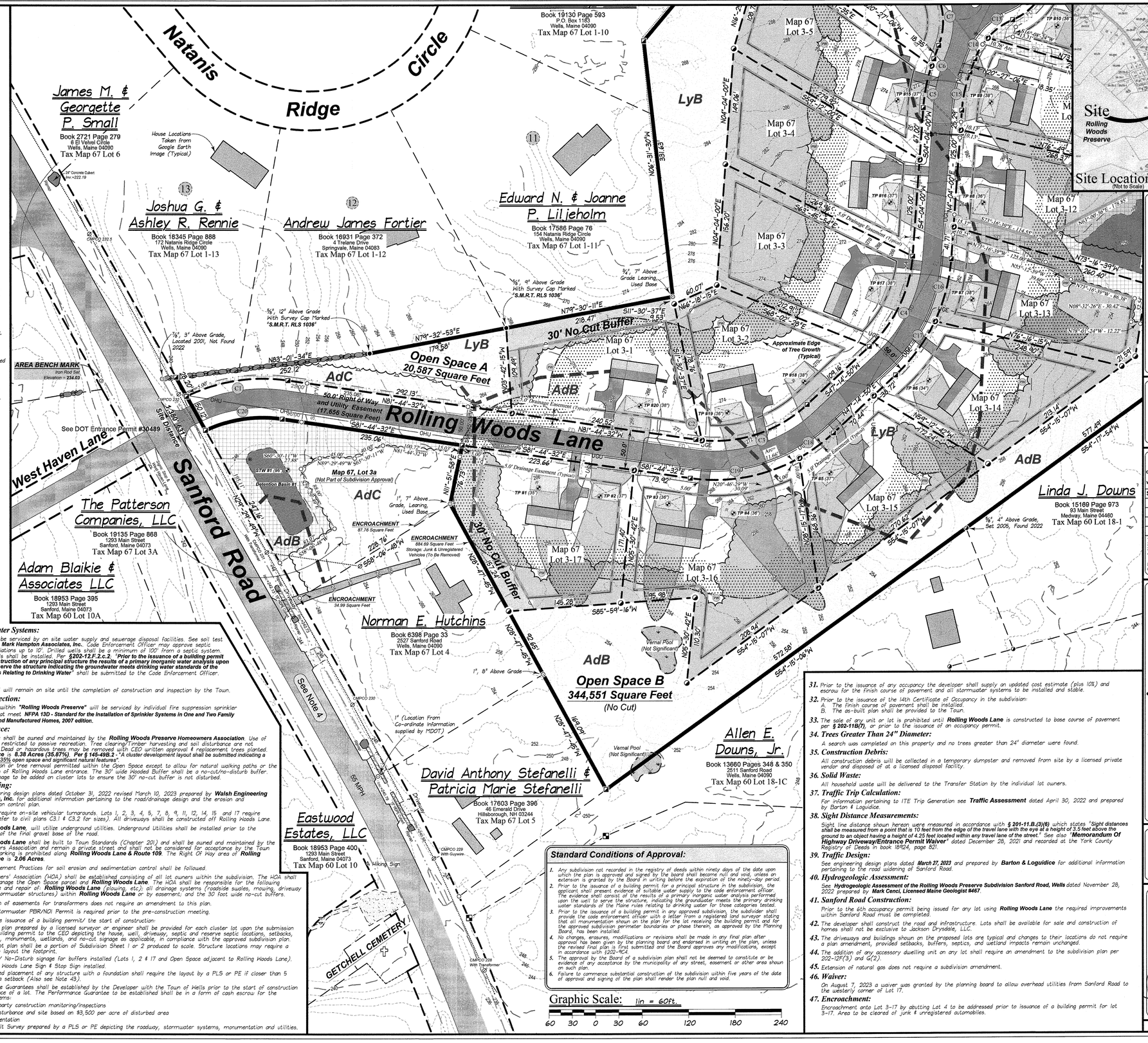
28. Prior to the issuance of a building permit/ the start of construction:

A. A plot plan prepared by a licensed surveyor or engineer shall be provided for each cluster lot upon the submission of a building permit to the CEO depicting the house, well, driveway, septic and reserve septic locations, setbacks, buffers, monuments, wetlands, and no-cut signage as applicable, in compliance with the approved subdivision plan.
B. The plot plan shall be a portion of Subdivision Sheet 1 or 2 produced to scale. Structure locations may require a PLS to layout the footprint.
C. No-cut/ No-Disturb signage for buffers installed (Lots 1, 2 & 17 and Open Space adjacent to Rolling Woods Lane).
D. Rolling Woods Lane Sign & Stop Sign installed.

29. The proposed placement of any structure with a foundation shall require the layout by a PLS or PE if closer than 5 feet from a setback (Also see Note 43).

30. Performance Guarantees shall be established by the Developer with the Town of Wells prior to the start of construction or conveyance of a lot. The Performance Guarantee to be established shall be in a form of cash escrow for the following items:

A. Third party construction monitoring/inspections
B. Soil disturbance and site based on $3,500 per acre of disturbed area
C. Monumentation
D. As-Built Survey prepared by a PLS or PE depicting the roadway, stormwater systems, monumentation and utilities.



Standard Conditions of Approval:

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 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 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.

Graphic Scale: 1in = 60ft.
60 30 0 30 60 120 180 240

31. Prior to the issuance of any occupancy the developer shall supply an updated cost estimate (plus 10%) and escrow for the finish course of pavement and all stormwater systems to be installed and stable.

32. Prior to the issuance of the 14th Certificate of Occupancy in the subdivision:
A. The finish course of pavement shall be installed.
B. The as-built plan shall be provided to the Town.

33. The sale of any unit or lot is prohibited until **Rolling Woods Lane** is constructed to base course of pavement per **§ 202-11B(7)**, or prior to the issuance of an occupancy permit.

34. Trees Greater Than 24" Diameter:

A search was completed on this property and no trees greater than 24' diameter were found.

35. Construction Debris:

All construction debris will be collected in a temporary dumpster and removed from site by a licensed private vendor and disposed of at a licensed disposal facility.

36. Solid Waste:

All household waste will be delivered to the Transfer Station by the individual lot owners.

37. Traffic Trip Calculation:

For information pertaining to ITE Trip Generation see **Traffic Assessment** dated April 30, 2022 and prepared by Barton & Loguidice.

38. Sight Distance Measurements:

Sight line distance shown hereon were measured in accordance with **§ 201-11.B.(3)(6)** which states **"Sight distances shall be measured from a point that is 10 feet from the edge of the travel lane with the eye at a height of 3.5 feet above the ground to an object having a height of 4.25 feet located within any travel lane of the street."** See also **"Memorandum Of Highway Driveway/Entrance Permit Waiver"** dated December 28, 2021 and recorded at the York County Registry of Deeds in book 18924, page 821.

39. Traffic Design:

See engineering design plans dated **March 27, 2023** and prepared by **Barton & Loguidice** for additional information pertaining to the road widening of Sanford Road.

40. Hydrogeologic Assessment:

See **Hydrogeologic Assessment of the Rolling Woods Preserve Subdivision Sanford Road, Wells** dated November 28, 2022 prepared by **Mark Cenci, Licensed Maine Geologist #467**.

41. Sanford Road Construction:

Prior to the 6th occupancy permit being issued for any lot using **Rolling Woods Lane** the required improvements within Sanford Road must be completed.

42. The developer shall construct the road and infrastructure. Lots shall be available for sale and construction of homes shall not be exclusive to Jackson Drysdale, LLC.

43. The driveways and buildings shown on the proposed lots are typical and changes to their locations do not require a plan amendment, provided setbacks, buffers, septics, and wetland impacts remain unchanged.

44. The addition of any accessory dwelling unit on any lot shall require an amendment to the subdivision plan per 202-12F(3) and G(2).

45. Extension of natural gas does not require a subdivision amendment.

46. Waiver:

On August 7, 2023 a waiver was granted by the planning board to allow overhead utilities from Sanford Road to the westerly corner of Lot 17.

47. Encroachment:

Encroachment onto Lot 3-17 by abutting Lot 4 to be addressed prior to issuance of a building permit for lot 3-17. Area to be cleared of junk & unregistered automobiles.

YORK, ss REGISTRY OF DEEDS
Received - Sept. 14, 2023
at 1 h 47 m P M., and
Filed in Plan Book 434 Page 38
ATTEST Wendy Cabaniss
Register

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Survey File Name:	2021116.crd
CAD File Name:	2021116.dwg
Drawn By:	JAH
Job Number:	2021116

Revisions	Date	By
1. Revised per Comments from Town	01-12-2023	JAH
2. Revised Final Plan	06-13-2023	JAH
3. Revised Final Plan Lot Names	07-12-2023	JMC
4. Removed cistern, revised Note 18 & added Note 46 Waiver.	08-22-2023	JAH
5. Added 8-2-2023 Comments from Town	09-07-2023	JAH
6. Revised per Comments from Town	09-11-2023	JAH

Final Plan Showing

A Proposed 17 Lot Cluster Subdivision For

Jackson, Drysdale & Associates L.L.C.

1293 Main Street, Sanford, Maine 04073

Property Located On

Sanford Road
(State Route 109)
In
Wells, Maine

December 3, 2022
Scale: 1in. = 60ft.

CORNER POST Land Surveying
A DIVISION OF GRANITE POINTERS
600 Main Street
Springvale, Maine 04083
Phone Number: (207) 324-2119

I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, Standards of Practice.

STATE OF MAINE
DANA A. LIBBY
NO.1350
PROFESSIONAL
LAND SURVEYOR

Dana A. Libby
Professional Land Surveyor 1350
09-11-2023

SUBDIVISION SHEET 1