

TO: Applicants and Roger Mosley Public Works Director

FROM: Bud Benson Planning Board Administrator

SUBJECT: Subdivision plan notes

REVISED PER PETER TUBBS COMMENTS 4/14/04

1. All driveway entrances shall be as approved through a street opening permit by the Public Works Department.
2. The Standish Public Works Department reserves the right to require additional work beyond, and in addition to the improvements shown on this plan as field conditions require. Any changes made during construction shall be coordinated with and approved by the Standish Public Works Department.
3. The establishment of a homeowner's association was required by the Standish Planning Board for approval of this subdivision only to the extent said association was necessary to ensure perpetual maintenance of the fire protection system, stormwater quality and quantity management infrastructure, and associated easements. This endorsement specifically excludes: approval of deed restrictions that are unrelated to the aforementioned maintenance responsibilities, protective covenants, homeowner's association by-laws, any and all other functions of said association.
4. The Town of Standish shall be responsible for maintenance of the roadways and roadside ditches and culverts within right of way upon municipal acceptance of (INSERT SUBDIVISION ROAD NAMES). The homeowners association shall be responsible for maintenance fire protection system plus all stormwater quantity and quality management infrastructure, and associated easements. The Town of Standish reserves the right to direct stormwater runoff to the association's drainage and stormwater quantity and quality management infrastructure, and associated easements as depicted on subdivision plans.
5. Fire tank shall be installed and tested prior to issuance of any occupancy permits by Town of Standish. If an occupancy certificate is requested prior to installation of fire tank the Town of Standish may use funds from performance bond to complete installation.
6. Town of Standish reserves the right to acquire the areas shown as future right of way for \$1 in damages.
7. This subdivision was approved as a cluster development pursuant to section 181-27 of the zoning ordinance, as may be amended from time to time, and that uses on all lots are limited solely to those single-family residential uses that do not require a site plan review.
8. Flood hazard certificate of compliance, per town code § 146-7, shall be submitted to the Code Enforcement Officer for the lowest floor (including the basement) of any dwelling unit located on a lot that includes land within the 100 year flood boundary as shown on either the subdivision plan or the flood insurance rate maps (FIRM) of the Town of Standish. Dwelling units shall be set a minimum of one (1.0) ft above the closest, adjacent, 100- year flood elevation as shown on the Subdivision plan or FIRM map. This

elevation shall be certified by a professional engineer, surveyor or architect prior to construction.

9. Septic system locations as shown represent possible locations that meet applicable local and state standards. Final subsurface disposal system locations may be adjusted provided that the new locations are reviewed and approved by the Code Enforcement Officer with supporting documentation by a Maine certified Site Evaluator.

ROADWAY PLAN PROFILE SHEET NOTES:

10. Preconstruction meeting: Prior to any construction on the project the Owner shall coordinate a preconstruction meeting involving himself, his Site Contractor, the Director of Public Works and Town's Consultant Engineer. At the time of the meeting the site Contractor shall present the following:
 1. A copy of the Maine Construction General Permit.
 2. A Copy of street opening permit.
 3. Two copies of the proposed construction schedule
 4. Two copies of his erosion and sedimentation control plan in the form of red lined prints showing the sequence of the earth moving, including dates of initial disturbance, and completion of finished surfaces, and areas that will receive temporary protection between these dates.