

REFERENCE PLANS:

- 1.) STATE OF MAINE, RIGHT OF WAY MAP, STATE HIGHWAY 1, WELLS, YORK COUNTY, SHEET 31 OF 34, DATED AUGUST 1999 AND RECORDED AT THE Y.C.R.D. PLAN BOOK 280, PAGE 1.
2.) SITE PLAN MADE FOR DR. RICHARD MANALIO, WELLS - MAINE BY DOW & COULOMBE, INC., DATED MAY 18, 1988, NOT RECORDED. COPY PROVIDED BY DOW & COULOMBE, INC.
3.) PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR RICHARD BISCORNET, WELLS - MAINE, BY DOW & COULOMBE, INC., DATED JULY 26, 1985, NOT RECORDED. COPY PROVIDED BY DOW & COULOMBE, INC.
4.) PLAN OF LOT FOR JOHN CHISHOLM, WELLS, MAINE, BY FRANK EMERY DATED JULY 10, 1984 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 130, PAGE 24.
5.) PLAN SHOWING LAND SURVEYED FOR RICHARD J. & ANNE A. MANALIO, WELLS, MAINE, BY DOW & COULOMBE, INC., AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 99, PAGE 42.
6.) PLAN OF EASEMENT ACQUIRED BY WELLS SANITARY DISTRICT, TOWN OF WELLS, COUNTY OF YORK, STATE OF MAINE, HARDING & BUCHANAN, INC., DATED SEPTEMBER, 1978 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 99, PAGE 12.
7.) BOUNDARY SURVEY OF THE EASTERLY LINE OF RICHARD A. & MARIA D. BISCORNET, TRUSTEES, 18 STEWART STREET, WELLS, YORK COUNTY, MAINE BY CIVIL CONSULTANTS DATED FEBRUARY 10, 2016.

BOUNDARY NOTES:

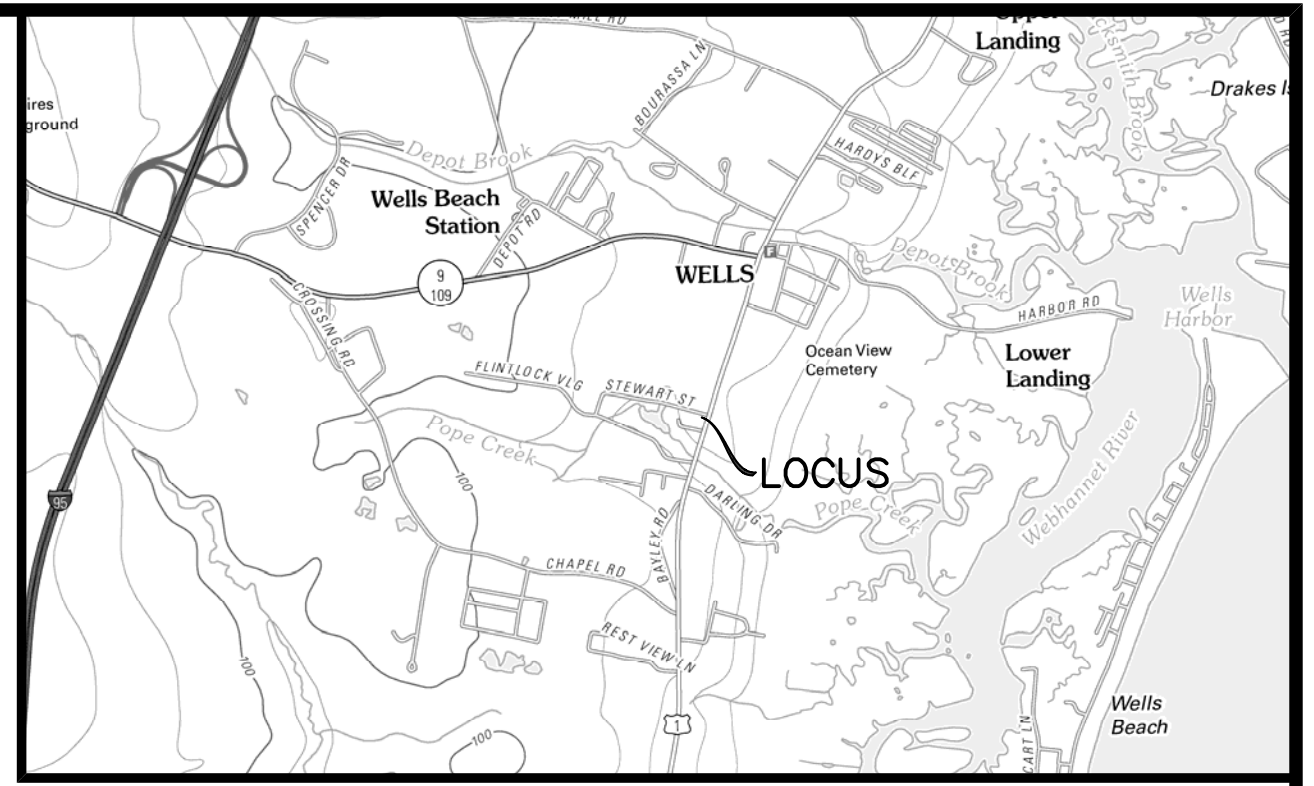
- 1.) BEARINGS DEPICTED HEREON ARE BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, AS DERIVED THROUGH GPS OBSERVATIONS UTILIZING TOPCON HIFERLITE DUAL FREQUENCY RECEIVERS AND THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY.
2.) THE SIDELINE OF POST ROAD (U.S. ROUTE 1), AS DEPICTED HEREON, IS BASED ON INFORMATION DEPICTED ON REFERENCE PLAN 1, A CONDEMNATION RECORDED AT THE Y.C.R.D. IN VOLUME 1010, PAGE 1 & THE 1827 YORK COUNTY SUPREME JUDICIAL COURT RECORDS VOLUME 5, PAGE 493.
3.) ABUTTING LOT LINES ARE PROVIDED AS A GENERAL GRAPHIC AID ONLY. THESE LINES ARE NOT TO BE CONSTRUED OR RELIED UPON AS SURVEYED BOUNDARY LINES BY POST ROAD SURVEYING, INC.

GENERAL SITE NOTES:

- 1.) THIS PLAN WAS PREPARED TO FACILITATE REVIEW BY THE TOWN OF WELLS FOR A 1,983 SQUARE FOOT RETAIL BUSINESS USE AND A RESIDENTIAL DWELLING. THE GROSS FLOOR AREA OF THE CURRENT BUILDING IS 6,451 SQ. FT.±. PROJECT IS LOCATED AT 1384 POST ROAD, WELLS MAINE AND FURTHER IDENTIFIED AS TAX MAP 129, LOT 3.
2.) BEARINGS DEPICTED HEREON ARE BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, AS DERIVED THROUGH GPS OBSERVATIONS UTILIZING TOPCON HIFERLITE DUAL FREQUENCY RECEIVERS AND THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY.
3.) ELEVATION INFORMATION DEPICTED HEREON IS BASED ON NAVD 1988 PER THE ABOVE OPUS SERVICE. CONTOUR INTERVAL IS 1 FOOT.
4.) NO TIES TO PUBLISHED HORIZONTAL OR VERTICAL CONTROL POINTS HAVE BEEN MADE AS PART OF THIS PROJECT.
5.) COVERAGE CALCULATIONS: GROSS LOT AREA = 17,807 SQ. FT.±/- NET LOT AREA = 17,807 SQ. FT.±/-
6.) EXISTING LOT COVERAGE IN SQUARE FEET: STRUCTURE (INCLUDES STACKED DECKS) = 3,315 SQ. FT.± WALKWAY = 85 SQ. FT.± GRAVEL/STONE & PAVEMENT TOTAL = 7,053 SQ. FT.± (OR 39.6%)
7.) PROPOSED LOT COVERAGE: STRUCTURE (INCLUDES STACKED DECKS) = 3,268 SQ. FT.± WALKWAYS = 171 SQ. FT.± TRAVEL LINES & PARKING = 171 SQ. FT.± GROSS AREA = 4,728 SQ. FT.± GRASS PAVERS = 2,773 SQ. FT.± IMPERVIOUS = 1,955 SQ. FT.±
8.) PAVED AREA IN REAR OF BUILDING = 489 SQ. FT.± LANDING, RAMP, STEPS & WALK AT ENTRY = 180 SQ. FT.± SEE NOTE 9.
9.) TOTAL COVERAGE = 6,063 SQ. FT.± PERCENTAGE OF PROPOSED COVERAGE = 6,063/17,807 \* (100) = 34%

GENERAL SITE NOTES (CONT):

- 4.) PARKING CALCULATIONS: REQUIRED SPACES: 3 1/2 PER 1,000 SQUARE FEET OF SALES AREA 1ST FLOOR SALES AREA = 1,983 SQ. FT.± (287 SQ. FT. FRONT PORCH & 1,696 SQ. FT. INSIDE BUILDING) 1,983/1000 \* 3.5 = 6.94 OR 7 SPACES
5.) THE LOT AND BUILDING, AS DEPICTED HEREON, ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE TOWN OF WELLS FLOOD INSURANCE RATE MAP PANEL 21, MAP NUMBER 2301580021D WITH A REVISION DATE OF JANUARY 16, 2003.
6.) THE SITE IS CURRENTLY SERVED BY MUNICIPAL SEWER AND WATER.
7.) POSTED SPEED LIMIT = 35 MPH, REQUIRED SIGHT DISTANCE = 350'
8.) ANY WALL MOUNTED EXTERIOR LIGHTS FOR THE BUILDING ARE TO BE RESIDENTIAL IN NATURE AND SHIELDED OR POSITIONED IN SUCH A MANNER AS TO NOT PRODUCE GLARE ONTO ABUTTING LOTS OR ROADWAYS.
9.) THE AREA FOR THE ENTRY LANDING, HANDICAP RAMP & WALKWAY IS APPROXIMATE. THE LANDING, STEPS, AND HANDICAP RAMP MAY VARY IN SIZE AND SHAPE AND SHALL NOT BE LOCATED WITHIN THE SETBACK AREA.
10.) UNDERGROUND UTILITIES HAVE NOT BEEN IDENTIFIED OR LOCATED AS PART OF THIS PROJECT. DIGSAFE NEEDS TO BE CONTACTED TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
11.) PARKING WITHIN THE POST ROAD (ROUTE 1) AND STEWART STREET RIGHT OF WAYS IS PROHIBITED.
12.) RESIDENTIAL PARKING SPACES (2) SATISFIED IN THIS AREA.
13.) NO DUMPSTER IS PROPOSED.
14.) A SIGN MAY BE LOCATED IN THE ROUTE ONE BUFFER AND WILL REQUIRE A PERMIT FROM THE CODE OFFICE. THE SIGN MAY BE ILLUMINATED WITH DIRECTIONAL LIGHTING.



LOCATION PLAN NTS
ADDITIONAL LOCUS INFORMATION:
OWNER OF RECORD: RICHARD G. ROBERTSON, LLC
MAILING ADDRESS: 16 BLACKBERRY LANE, WELLS, MAINE 04090
RECORD REFERENCE: Y.C.R.D. VOLUME 16789, PAGE 260
GROSS LOT AREA: 17,807 SQ. FT.±/-
NET LOT AREA: 17,807 SQ. FT.±/-
MUNICIPAL REFERENCE: WELLS TAX MAP 129, LOT 3
PHYSICAL ADDRESS: 1384 POST ROAD, WELLS MAINE
ZONING INFORMATION: GENERAL BUSINESS DISTRICT (GB)

Standard Conditions of Approval
Site plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for two years or more.
1. Approval is conditioned upon compliance by the applicant with the plans and specifications which have been received by the Town in connection with this development proposal.
2. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan.
3. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for revoking the approved development plan, initiating legal proceedings to enforce construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64, [§145-79A].
4. Wherever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-64, [§145-79B].

STANDARD CONDITIONS OF APPROVAL (CONTINUED)

- 6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
(a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
(b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
(c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
(d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
(e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
(f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
(g) During grading operations, methods of dust control shall be employed.
(h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
(i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
(j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
(k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board and/or Staff Review Committee.
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and use permits prior to occupancy.
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the owner/homeowner's responsibility, not the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this subdivision/site plan parcel(s).
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Officer shall consult with the Office of Planning and Development prior to approving any field change.
12. Prior to the pouring of a building footing/foundation the location of each cottage and/or building to be constructed shall be located on the face of the earth and shall be marked with surveyor pins or stakes. The developer shall receive approval of each cottage and/or building location from the Code Enforcement Officer prior to the commencement of footing/foundation excavation.
13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be presented to the Town for review and approval by the Town Attorney. No use permit shall be issued until the Town Attorney has indicated approval of the condominium documents.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Officer, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer.
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy.

- F. Dimensional requirements:
(1) Minimum lot size: 20,000 square feet of net area if served by public sewer; 40,000 square feet of net area if not served by public sewer.
(2) Maximum density:
(a) One dwelling unit for each 20,000 square feet of net area if served by public sewer.
(b) One dwelling unit for each 40,000 square feet of net area if not served by public sewer.
(c) Four housekeeping cottages or seasonal cottages per acre of net area. [Amended 4-28-1995; 4-12-2003; 6-13-2006 Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006. ] [Amended 4-28-1995]
(3) Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac.
(4) Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2,500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District. [Amended 4-14-2000]
(5) Maximum building height: 34 feet, not to exceed three stories. (See § 145-35i.)
(6) Setbacks:
(a) All structures shall be at least:
[1] Fifteen feet from any lot line.
[2] Twenty-five feet from the boundary of any cemetery.
[3] Twenty-five feet from any lot line abutting any street right-of-way.
[4] Forty feet from any lot line abutting the right-of-way of any state highway.
(b) All structures and parking lots shall be at least 200 feet from the all-weather line of the Webhammet River, Merriland River and the Ogunquit River.
(c) Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. [Added 6-13-2006 Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.]
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, and 145-48, Multifamily developments.

LEGEND

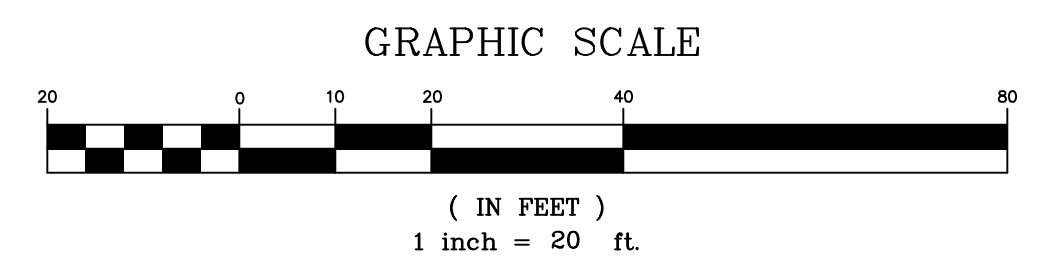
- FIP FOUND IRON PIPE, AS NOTED
FIR FOUND IRON ROD, AS NOTED
FGB FOUND GRANITE BOUND, AS NOTED
FCB FOUND CONCRETE BOUND, AS NOTED
UTILITY POLE
LAND, NOW OR FORMERLY, OF
YORK COUNTY REGISTRY OF DEEDS
VOLUME OF RECORDED DOCUMENT/PAGE OF RECORDED DOCUMENT
YORK COUNTY PROBATE RECORDS
OVER HEAD UTILITIES
SEWER MANHOLE
OVER HEAD UTILITIES
EXISTING FIRE HYDRANT

N/F RICHARD J. & ANNE A. MANALIO
Y.C.R.D. 2580/202
TM 129, LOT 2
MAILING ADDRESS: 1378 POST ROAD WELLS, ME 04090

N/F MICHAEL E. & LINDA J. MCDERMOTT
Y.C.R.D. 12162/185
TM 129, LOT 12
MAILING ADDRESS: 25 STEWART ST. WELLS, ME 04090

N/F GARY K. & HELENE S. NOBLE
Y.C.R.D. 7086/284
TM 129, LOT 13
MAILING ADDRESS: 1137 MACFARLANE AVE. SPRING HILL, FL 34608

N/F ATLANTIC VIEWS CONDOMINIUM ASSOCIATION
Y.C.R.D. 15996/447
TM 129, LOT 32-1
MAILING ADDRESS: CLERK/REGISTERED AGENT STEPHEN Y. HODSON HODSON & AYER 56 PORTLAND RD. KENNEBUNK, ME 04043



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EXISTING CONDITIONS & SITE PLAN PREPARED FOR

RICHARD G. ROBERTSON, LLC
PROPERTY LOCATED AT 1384 POST ROAD, WELLS, MAINE
TAX MAP 129, LOT 3

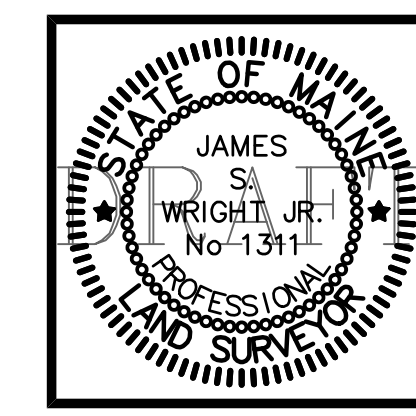


Table with project details: DRAWN: J. WRIGHT, SCALE: 1" = 20', DATE: 6/05/2017, CALC: J.W., APPROVED: [Signature], SHEET 1 OF 1, N.B.#: SEE FILE, PROJECT #1412301, ROBERTSON.DWG

MAILING ADDRESS: 16 BLACKBERRY LANE, WELLS, MAINE 04090