



**SIGN LEGEND**

R7-8  
12"x18"  
RESERVED PARKING

VAN ACCESSIBLE  
R7-BA 12"x6"

**DIMENSIONAL REQUIREMENTS - GENERAL BUSINESS DISTRICT**

DESCRIPTION	REQUIREMENT	PROPOSED
MIN. LOT SIZE	20,000 SF (WITH TOWN SEWER)	93,218 SF± (2.14 ACRES)
MAX. DENSITY	1 DWELLING PER 20,000 SF (WITH TOWN SEWER)	NO DWELLING EXISTS & NONE IS PROPOSED
MAX. COVERAGE	MAX. 65% OR 2500 SF (WHICHEVER IS GREATER)	54%
MIN. STREET FRONTAGE	100'-0"	325.52' ROUTE 1 255.95' HARBOR ROAD 406.68' MAIN STREET
MAX. BLDG. HEIGHT	34' / 3-STORY	*54' / 3-STORY
MIN. SETBACKS	15' LOT LINE 40' STATE HIGHWAY (ROUTE ONE) **25' STREET R.O.W. 25' CEMETERY	16.5' LOT LINE (MINIMUM) 101.6' STATE HIGHWAY N/A** N/A

\* A MUNICIPAL FACILITY USE OR A PUBLIC SCHOOL USE IS ALLOWED A MAXIMUM BUILDING HEIGHT OF 54 FEET IF CONSTRUCTED WITH A ROOF WITH A MINIMUM SLOPE OF 7 / 12 AND IF IT DOES NOT HAVE A FLOOR HIGHER THAN 35 FEET ABOVE THE AVERAGE FINISHED GRADE PER 145-266 (2).

\*\* PER 145-350 25' SETBACK REQUIREMENT FROM STREET R.O.W. IS PERMITTED TO BE REDUCED TO 15'

**SITE LIGHTING NOTE:**  
Site lighting information as follows:  
Sternberg Lighting, Single Full Cut off decorative LED Luminaire with Type III Distribution and 20 foot decorative round pole (Catalog Number 1531RLED-FG-10ARC45T3-MDL05-62PM/33 20 T5-4 BK).

Revision	By	Date
1	DBS	17.11.03
2	SRB	17.12.22

File Name: S0470\_psi\_site CDD SRB DBS 17.09.12  
DWN. CHKD. DSGN. DATE



Client/Project  
TOWN OF WELLS, MAINE

SITE DEVELOPMENT PLANS FOR  
PUBLIC SAFETY FACILITY  
POST ROAD, U.S. ROUTE 1  
WELLS, MAINE

Title  
SITE LAYOUT PLAN

Project No. 195350470 Scale 1" = 20'

Sheet C-3.0