

LOCATION PLAN
(NOT TO SCALE)

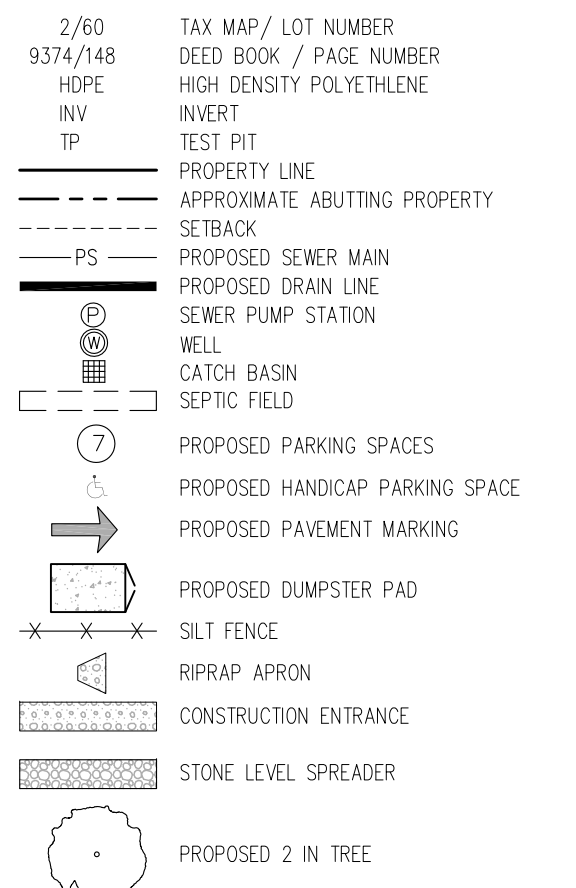
NOTES:

- ASSESSOR'S INFORMATION:
TOWN OF WELLS ASSESSOR'S MAP 40, LOT 3-3
- RECORD OWNER:
DEXCON LLC
PO BOX 10537
PORTLAND, ME 04104
- DEED REFERENCE:
Y.C.R.D. 17532/254
- ZONING INFORMATION:
LIGHT INDUSTRIAL ZONE
LOT SIZE: 40,000 SQ.FT.
MINIMUM FRONTAGE: 100'
MINIMUM SETBACKS:
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 25'
MAXIMUM BUILDING HEIGHT: 45' NOT TO EXCEED 3 STORES
MAXIMUM LOT COVERAGE: 65% OR 2500 S.F. (WHICHEVER IS GREATER)
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLS, COMMUNITY PANEL NO 2301580017D, EFFECTIVE DATE JANUARY 16, 2003 & COMMUNITY PANEL NO 2301580010D, EFFECTIVE DATE JANUARY 16, 2003. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE REFERENCE FRAME IS NAD83 CORS96 EPOCH 2011.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBM), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000187935 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
- NORTH BERWICK ROAD (ROUTE 9) IS A PAVED, PUBLIC HIGHWAY MAINTAINED BY THE STATE OF MAINE. THE ROAD SIDELINE AS SHOWN HEREON IS BASED ON REFERENCE PLAN 1.
- THE BOUNDARY OF THE LOCUS PARCEL AS SHOWN HEREON IS BASED ON REFERENCE PLAN 1 AND PHYSICAL MONUMENTS LOCATED IN THE FIELD.
- THE LOCUS PARCEL IS SUBJECT TO AND BENEFITED BY A 30' WIDE DRAINAGE EASEMENT, AS WELL AS A 40' SHARED DRIVEWAY EASEMENT. SEE REFERENCE PLANS 1 & 2.
- LOCUS PARCEL CONTAINS 2.03 ACRES MORE OR LESS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
- THE EDGE OF WETLANDS AS DEPICTED HEREON ARE BASED ON FIELD LOCATION OF WETLAND DELINEATION FLAGS SET BY J.R.K. SOILS, INC. (MAINE CERTIFIED SOILS SCIENTIST #61).

REFERENCE PLANS:

- "EXISTING CONDITIONS PLAN OF LAND OF DEXCON LLC, TAX MAP 40, LOT 3-3, ROUTE 9, WELLS, YORK COUNTY, MAINE", BY CIVIL CONSULTANTS, DATED: 5/2/2018.

LEGEND

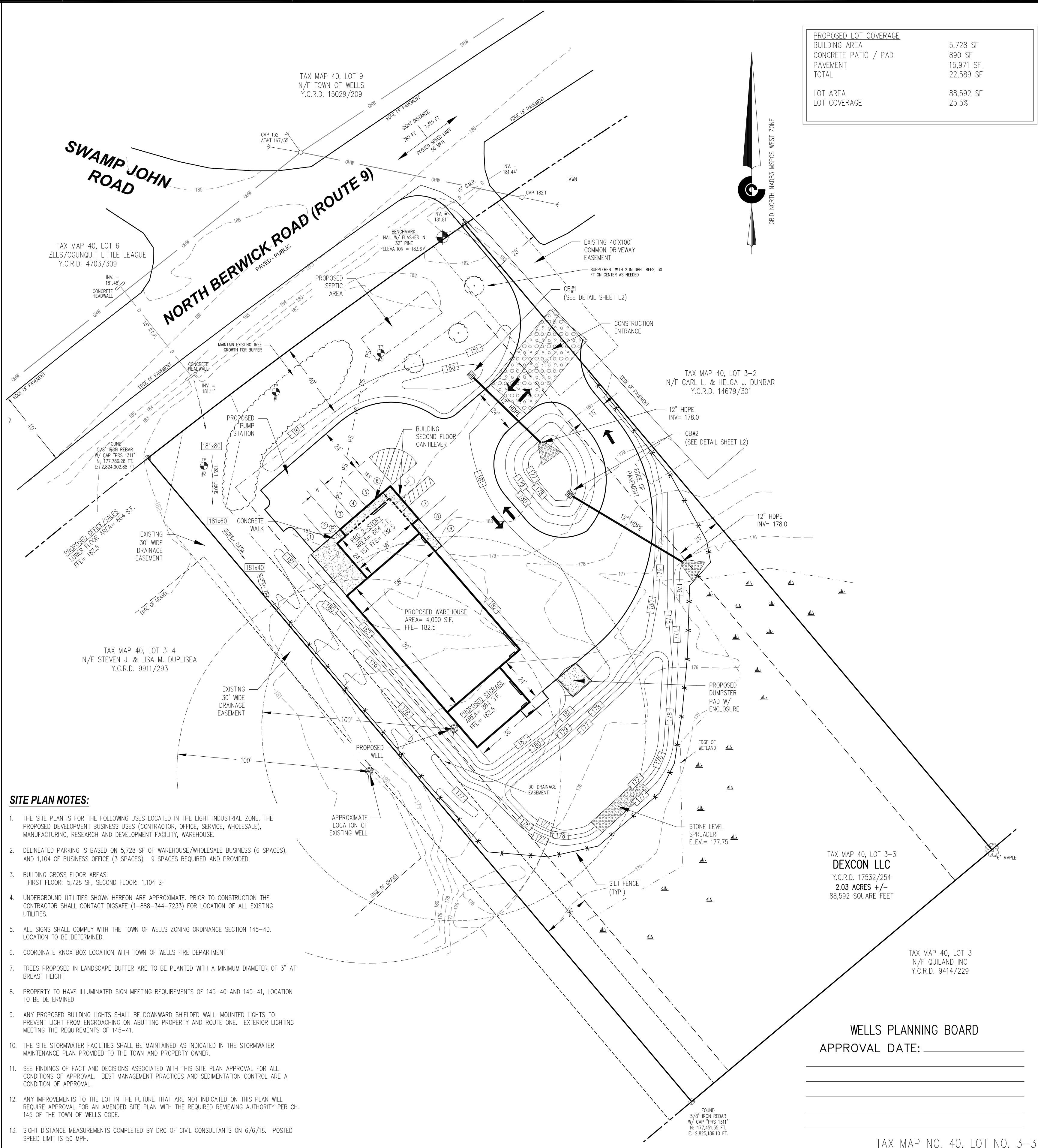


WELLS STANDARD CONDITIONS OF APPROVAL (2018)

- 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 FIVE YEARS OR MORE. [§145-74F]
- 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.
- 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. [§145-74C(1)(B)]
- 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 ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN [§145-64. [§145-79A]
- WHENEVER 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]
- EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]:
 - STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
 - THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
 - TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - 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.
 - UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF BERRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
 - 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.
 - DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED. THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
 - THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
 - CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
 - 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.
- 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.
- 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.
- IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT 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).
- APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
- 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 OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
- 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.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE BUILDINGS, PAVEMENT, DRAINAGE, AND OBSERVABLE UTILITY RELATED CONSTRUCTION WORK.
- 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 OFFICE, 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.
- ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN NOTES:

- THE SITE PLAN IS FOR THE FOLLOWING USES LOCATED IN THE LIGHT INDUSTRIAL ZONE. THE PROPOSED DEVELOPMENT BUSINESS USES (CONTRACTOR, OFFICE, SERVICE, WHOLESALE), MANUFACTURING, RESEARCH AND DEVELOPMENT FACILITY, WAREHOUSE.
- DELINEATED PARKING IS BASED ON 5,728 SF OF WAREHOUSE/WHOLESALE BUSINESS (6 SPACES), AND 1,104 SF OF BUSINESS OFFICE (3 SPACES). 9 SPACES REQUIRED AND PROVIDED.
- BUILDING GROSS FLOOR AREAS:
FIRST FLOOR: 5,728 SF, SECOND FLOOR: 1,104 SF
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF WELLS ZONING ORDINANCE SECTION 145-40. LOCATION TO BE DETERMINED.
- COORDINATE KNOX BOX LOCATION WITH TOWN OF WELLS FIRE DEPARTMENT
- TREES PROPOSED IN LANDSCAPE BUFFER ARE TO BE PLANTED WITH A MINIMUM DIAMETER OF 3" AT BREAST HEIGHT
- PROPERTY TO HAVE ILLUMINATED SIGN MEETING REQUIREMENTS OF 145-40 AND 145-41, LOCATION TO BE DETERMINED
- ANY PROPOSED BUILDING LIGHTS SHALL BE DOWNWARD SHIELDED WALL-MOUNTED LIGHTS TO PREVENT LIGHT FROM ENCRORCHING ON ADJUTING PROPERTY AND ROUTE ONE. EXTERIOR LIGHTING MEETING THE REQUIREMENTS OF 145-41.
- THE SITE STORMWATER FACILITIES SHALL BE MAINTAINED AS INDICATED IN THE STORMWATER MAINTENANCE PLAN PROVIDED TO THE TOWN AND PROPERTY OWNER.
- SEE FINDINGS OF FACT AND DECISIONS ASSOCIATED WITH THIS SITE PLAN APPROVAL FOR ALL CONDITIONS OF APPROVAL. BEST MANAGEMENT PRACTICES AND SEDIMENTATION CONTROL ARE A CONDITION OF APPROVAL.
- ANY IMPROVEMENTS TO THE LOT IN THE FUTURE THAT ARE NOT INDICATED ON THIS PLAN WILL REQUIRE APPROVAL FOR AN AMENDED SITE PLAN WITH THE REQUIRED REVIEWING AUTHORITY PER CH. 145 OF THE TOWN OF WELLS CODE.
- SIGHT DISTANCE MEASUREMENTS COMPLETED BY DRC OF CIVIL CONSULTANTS ON 6/6/18. POSTED SPEED LIMIT IS 50 MPH.



PROPOSED LOT COVERAGE	
BUILDING AREA	5,728 SF
CONCRETE PATIO / PAD	890 SF
PAVEMENT	15,971 SF
TOTAL	22,589 SF
LOT AREA	88,592 SF
LOT COVERAGE	25.5%

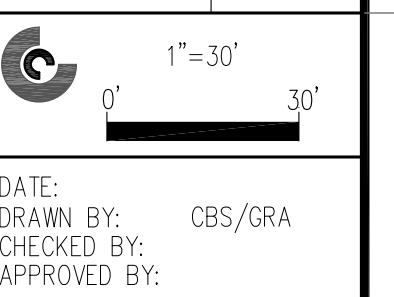
PROGRESS
PRINT
6/6/2018

CIVIL CONSULTANTS
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
DEXCON LLC
OWNER ADDRESS:
PO BOX 10537
PORTLAND, ME 04104

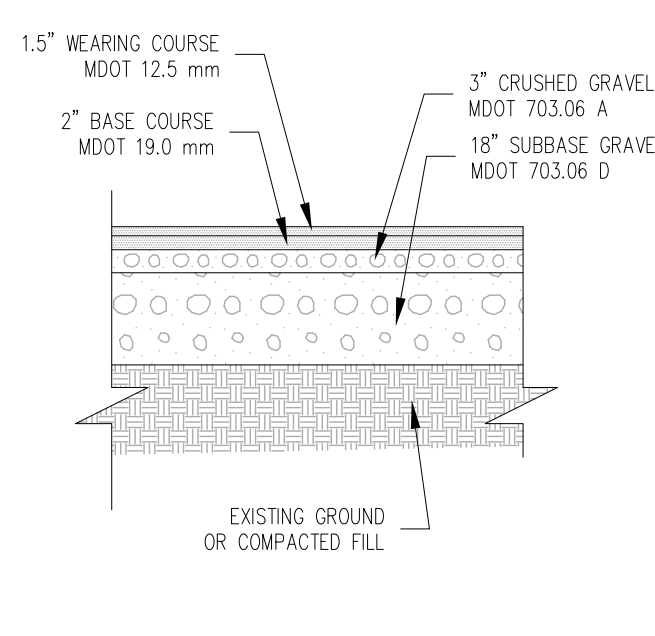
SITE PLAN
LAND OF DEXCON LLC
TAX MAP 40, LOT 3-3
ROUTE 9, WELLS, YORK COUNTY, MAINE
PREPARED FOR:
MICHAEL LITTLEFIELD
1625 MAIN ST, SUITE 301, SANFORD, ME 04073
CLIENT ADDRESS:



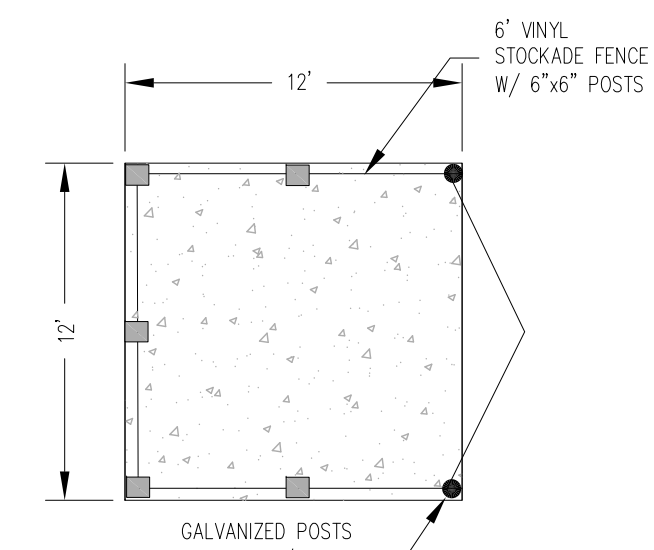
DATE: _____
DRAWN BY: CBS/GRA
CHECKED BY: _____
APPROVED BY: _____

PROPOSED SITE PLAN
PROJECT NO: 18-150.00
L1

SHEET: 1 OF 2



TYPICAL PAVEMENT SECTION
NOT TO SCALE



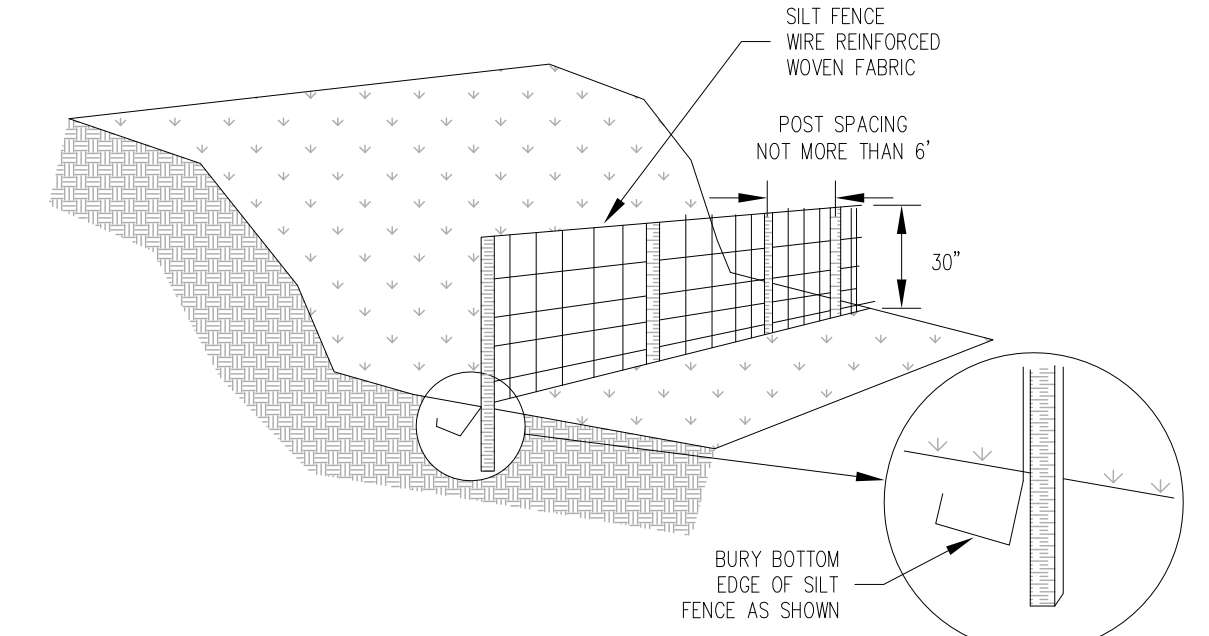
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



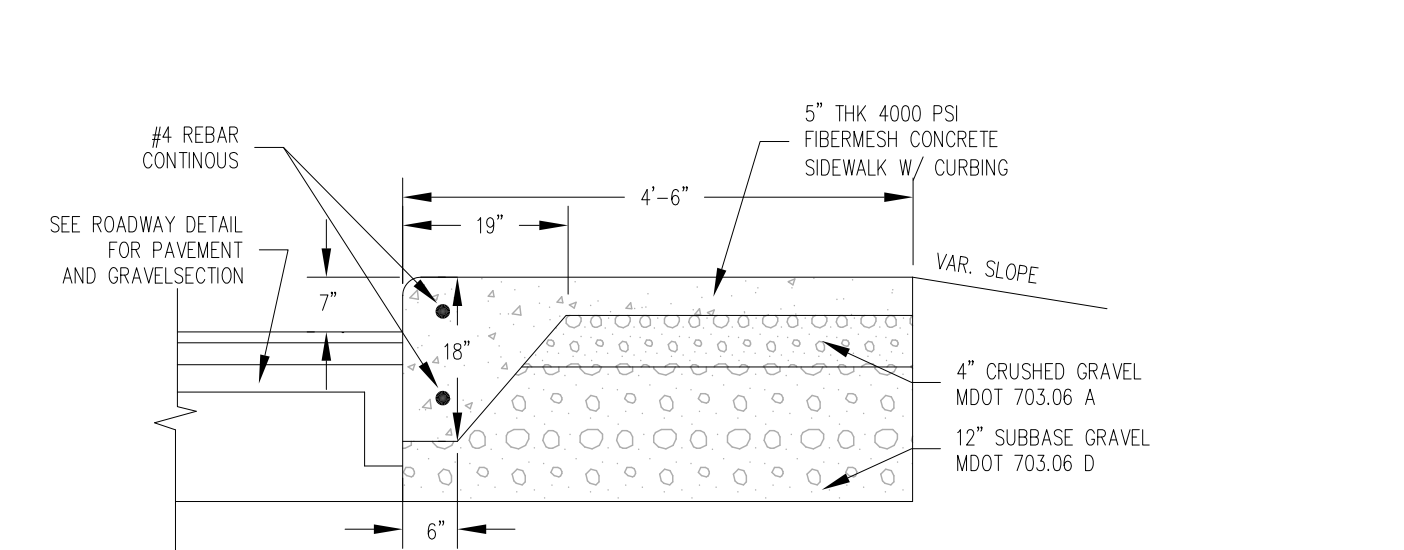
HANDICAP PARKING SIGN
NOT TO SCALE



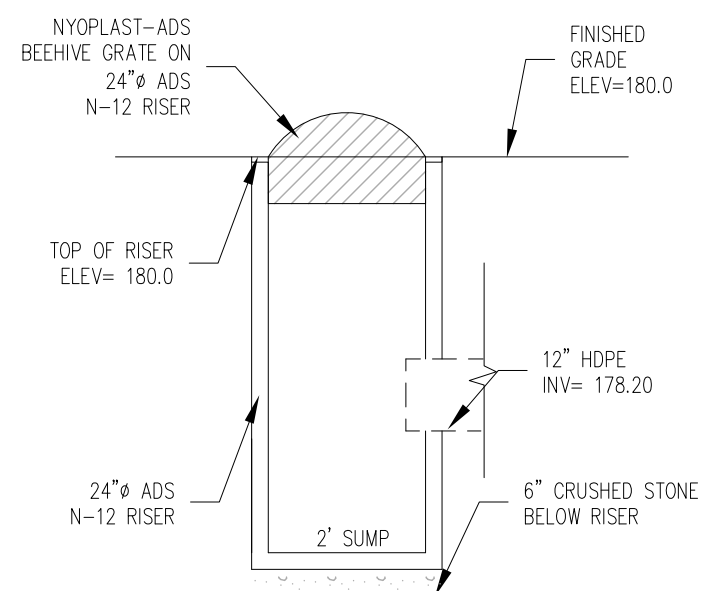
HANDICAP VAN ACCESSIBLE SIGN
NOT TO SCALE



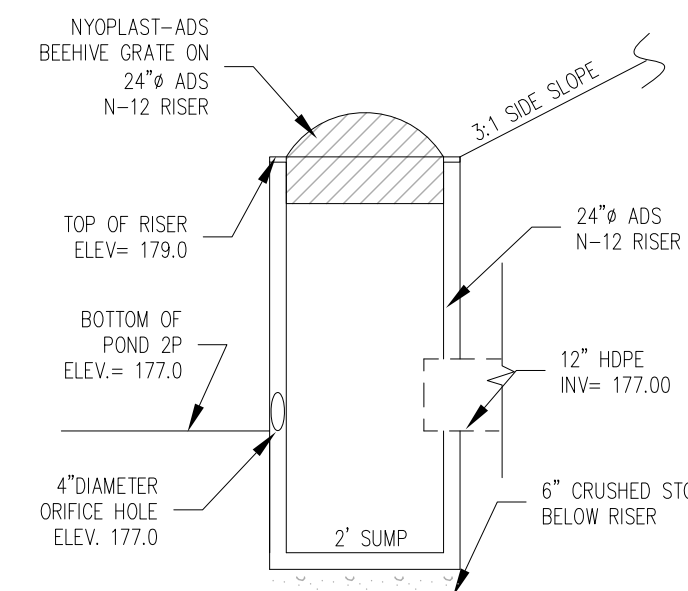
SILT FENCE DETAIL
NOT TO SCALE



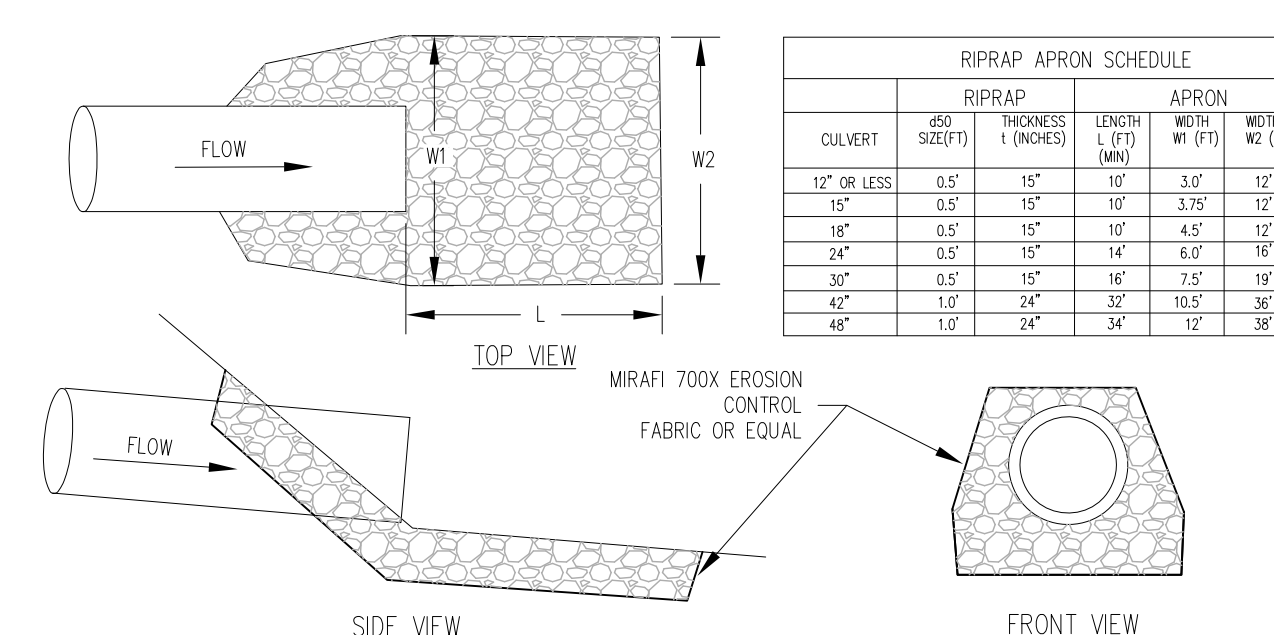
CONCRETE CURB DETAIL
NOT TO SCALE



DRAIN STRUCTURE- CB#1
NOT TO SCALE

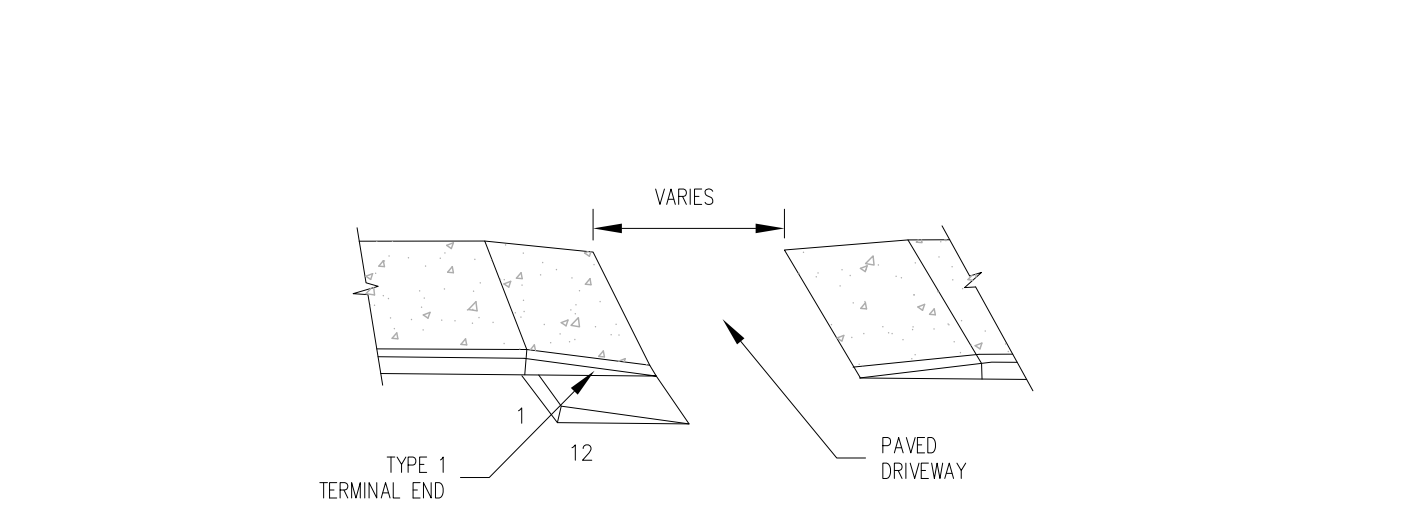


DRAIN STRUCTURE- CB#2
NOT TO SCALE

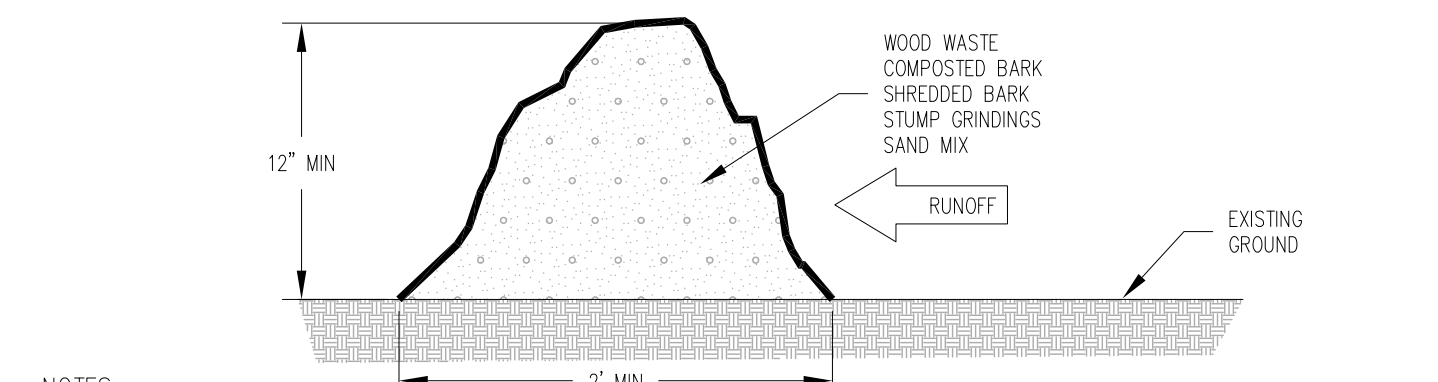


RIPRAP APRON PIPE OUTLET DETAIL
NOT TO SCALE

RIPRAP APRON SCHEDULE						
COLVERT	GRS (SQ FT)	THICKNESS (INCHES)	LENGTH L (FT)	WIDTH W1 (FT)	WIDTH W2 (FT)	APRON
12\"/>						

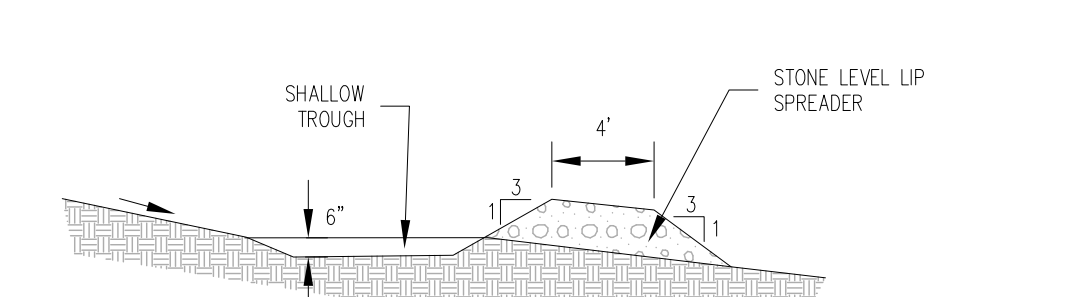


TYPICAL SIDEWALK RAMP
NOT TO SCALE



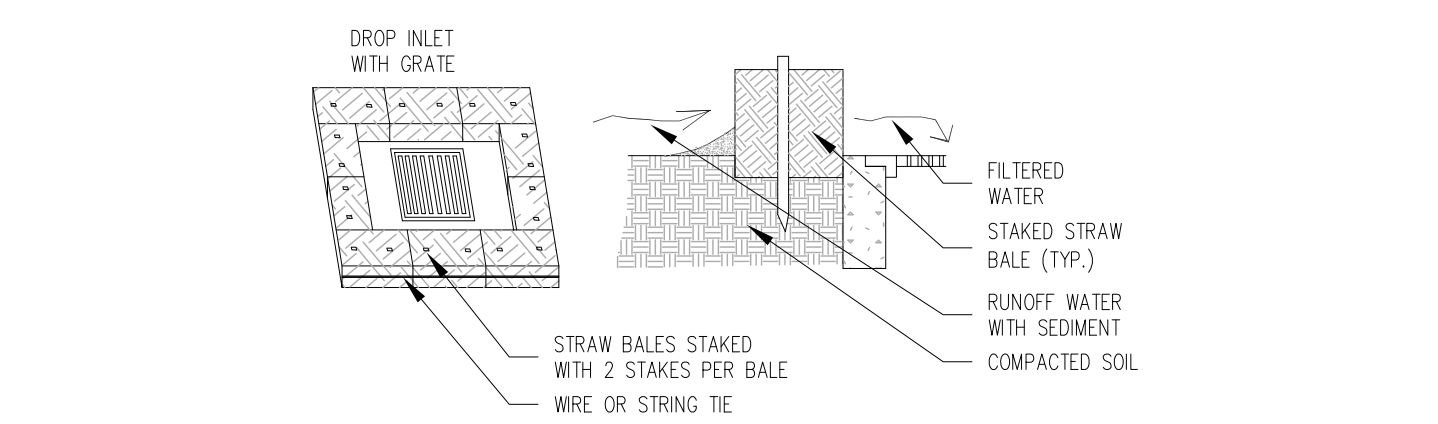
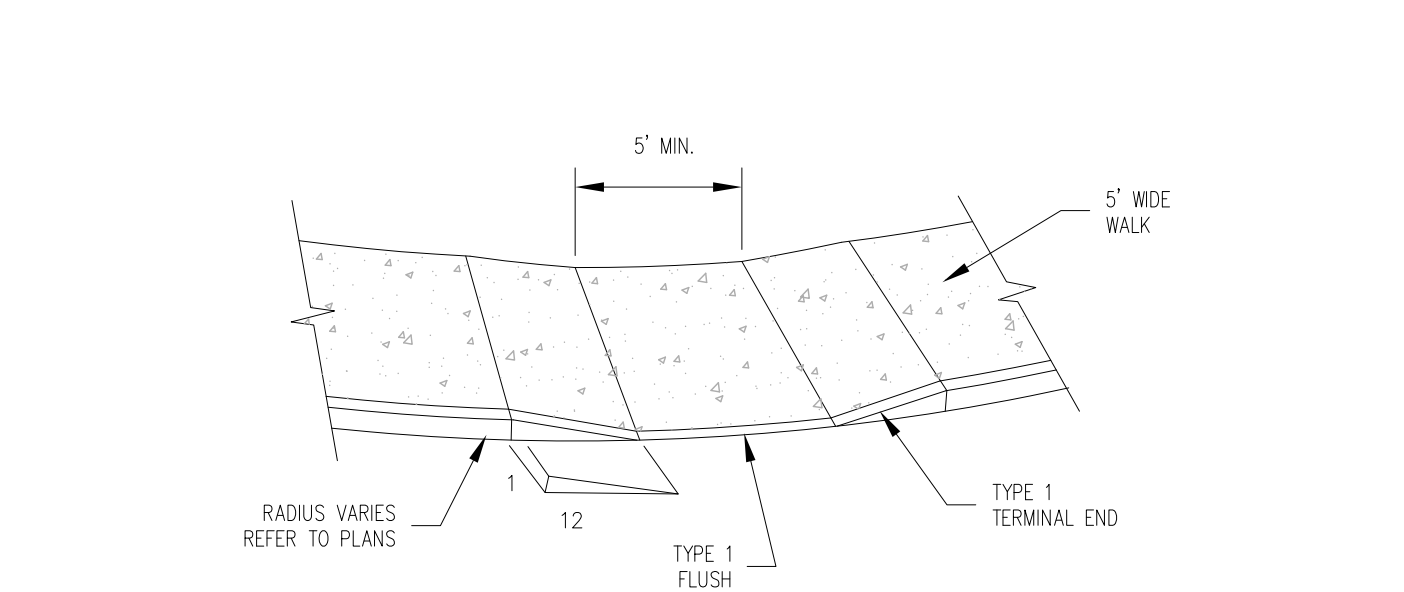
FILTER BERM DETAIL
NOT TO SCALE

NOTES:
1. THIS BERM MAY BE USED IN PLACE OF FILTER FENCE WHERE APPLICABLE. THE MIXTURE OF THE BERM MATERIAL NEEDS TO BE A WELL-GRADE BLEND OF ORGANIC & MINERAL SUBSTANCE CONFORMING TO THE FOLLOWING STANDARDS:
ORGANIC MATTER CONTENT: BETWEEN 80% AND 100%
MOISTURE CONTENT: 30%-60%
PH: BETWEEN 5.0 AND 8.0
PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 5\"/>



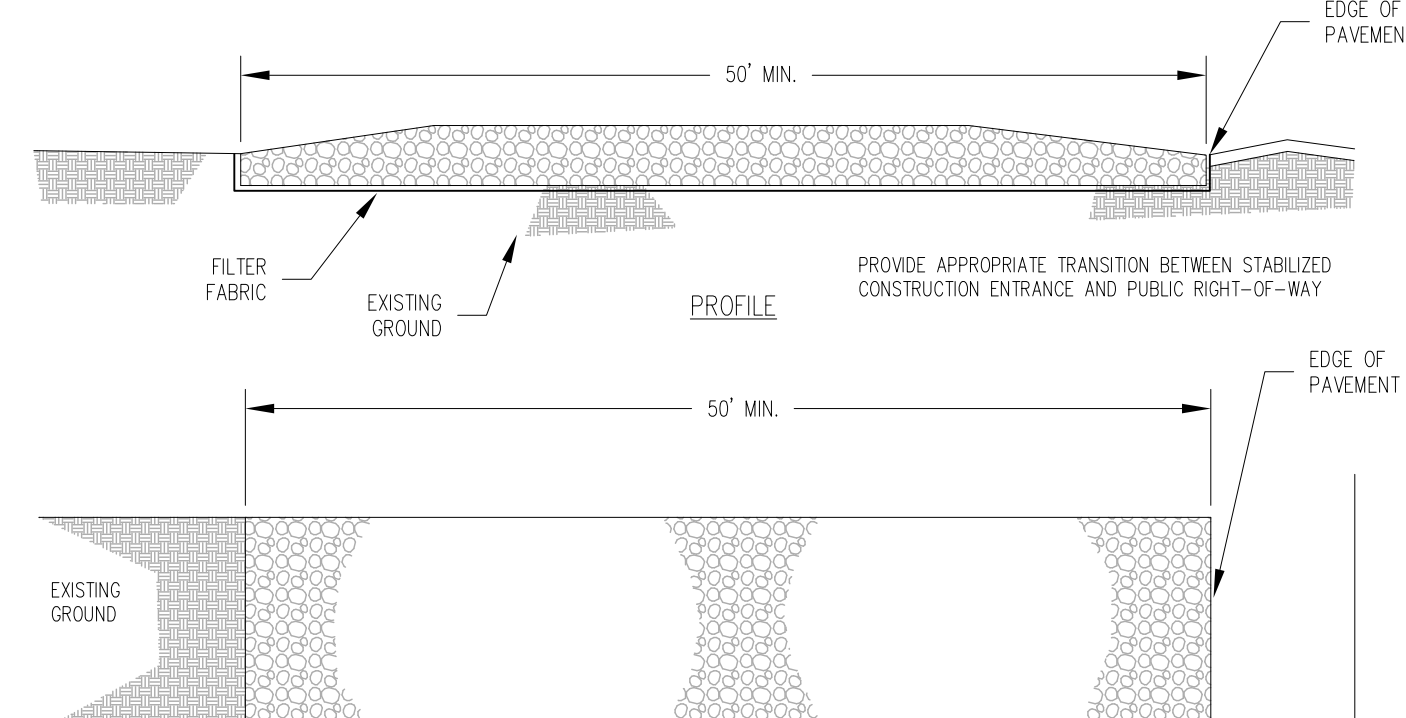
STONE LINED LEVEL LIP SPREADER
NOT TO SCALE

BERM STONE SIZE	
SEIVE SIZE	% BY WEIGHT
12\"/>	



CATCH BASIN HAY BALE BARRIER
NOT TO SCALE

NOTES:
1. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - ASHTO DESIGNATION #43, SIZE NO 2 (2-1/2\"/>

EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

SPREAD TOPSOIL UNIFORMLY 6\"/>

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

PROGRESS PRINT
6/6/2018

CIVIL CONSULTANTS
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
DEXCON LLC
OWNER ADDRESS:
PO BOX 10337
PORTLAND, ME 04104

SITE PLAN
LAND OF DEXCON LLC
TAX MAP 40, LOT 3-3
ROUTE 9, WELLS, YORK COUNTY, MAINE
PREPARED FOR:
MICHAEL LITTLEFIELD
1625 MAIN ST, SUITE 301, SANFORD, ME 04073
CLIENT ADDRESS:

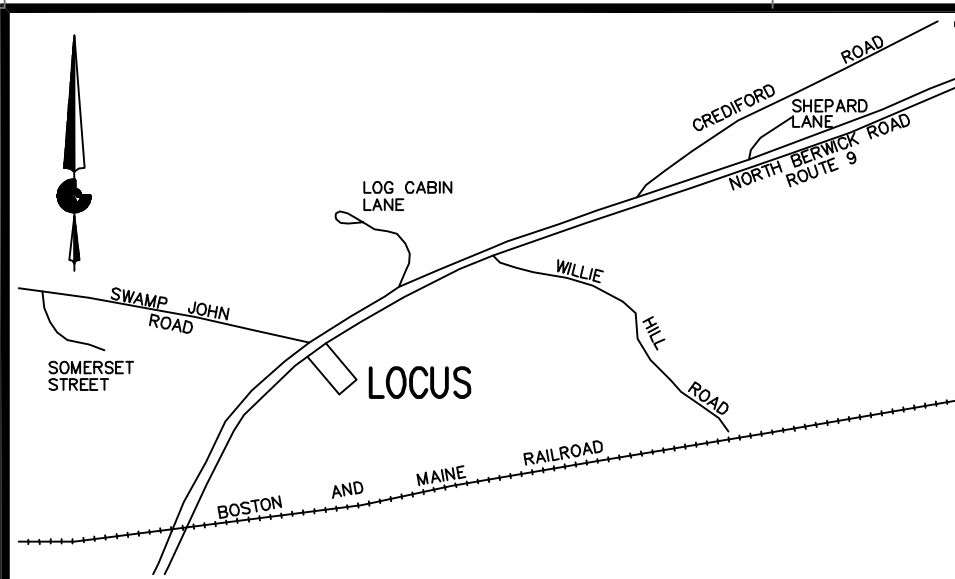
DATE:
DRAWN BY: CBS/GRA
CHECKED BY:
APPROVED BY:

PROPOSED CONSTRUCTION DETAILS

PROJECT NO: 18-150.00

L2

SHEET: 2 OF 2



LOCATION PLAN
(NOT TO SCALE)

NOTES:


- ASSESSOR'S INFORMATION:
TOWN OF WELLS ASSESSOR'S MAP 40, LOT 3-3
- RECORD OWNER:
DEXCON LLC
PO BOX 10537
PORTLAND, ME 04104
- DEED REFERENCE:
Y.C.R.D. 17532/254
- ZONING INFORMATION:
LIGHT INDUSTRIAL ZONE
LOT SIZE: 40,000 SQ.FT.
MINIMUM FRONTAGE: 100'
MINIMUM SETBACKS:
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 25'
MAXIMUM BUILDING HEIGHT: 45' NOT TO EXCEED 3 STORIES
MAXIMUM LOT COVERAGE: 65% OR 2500 S.F. (WHICHEVER IS GREATER)
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLS, COMMUNITY PANEL NO 23015800100, EFFECTIVE DATE JANUARY 16, 2003 & COMMUNITY PANEL NO 23015800100, EFFECTIVE DATE JANUARY 16, 2003. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORRS95 EPOCH 2011.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BAR1) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000187935 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
- NORTH BERWICK ROAD (ROUTE 9) IS A PAVED, PUBLIC HIGHWAY MAINTAINED BY THE STATE OF MAINE. THE ROAD SIDELINE AS SHOWN HEREON IS BASED ON REFERENCE PLAN 1.
- THE BOUNDARY OF THE LOCUS PARCEL AS SHOWN HEREON IS BASED ON REFERENCE PLAN 1 AND PHYSICAL MONUMENTS LOCATED IN THE FIELD.
- THE LOCUS PARCEL IS SUBJECT TO AND BENEFITED BY A 30' WIDE DRAINAGE EASEMENT, AS WELL AS A 40' SHARED DRIVEWAY EASEMENT. SEE REFERENCE PLANS 1 & 2.
- LOCUS PARCEL CONTAINS 2.03 ACRES MORE OR LESS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
- THE EDGE OF WETLANDS AS DEPICTED HEREON ARE BASED ON FIELD LOCATION OF WETLAND DELINEATION FLAGS SET BY JRK SOILS, INC. (MAINE CERTIFIED SOILS SCIENTIST #61).

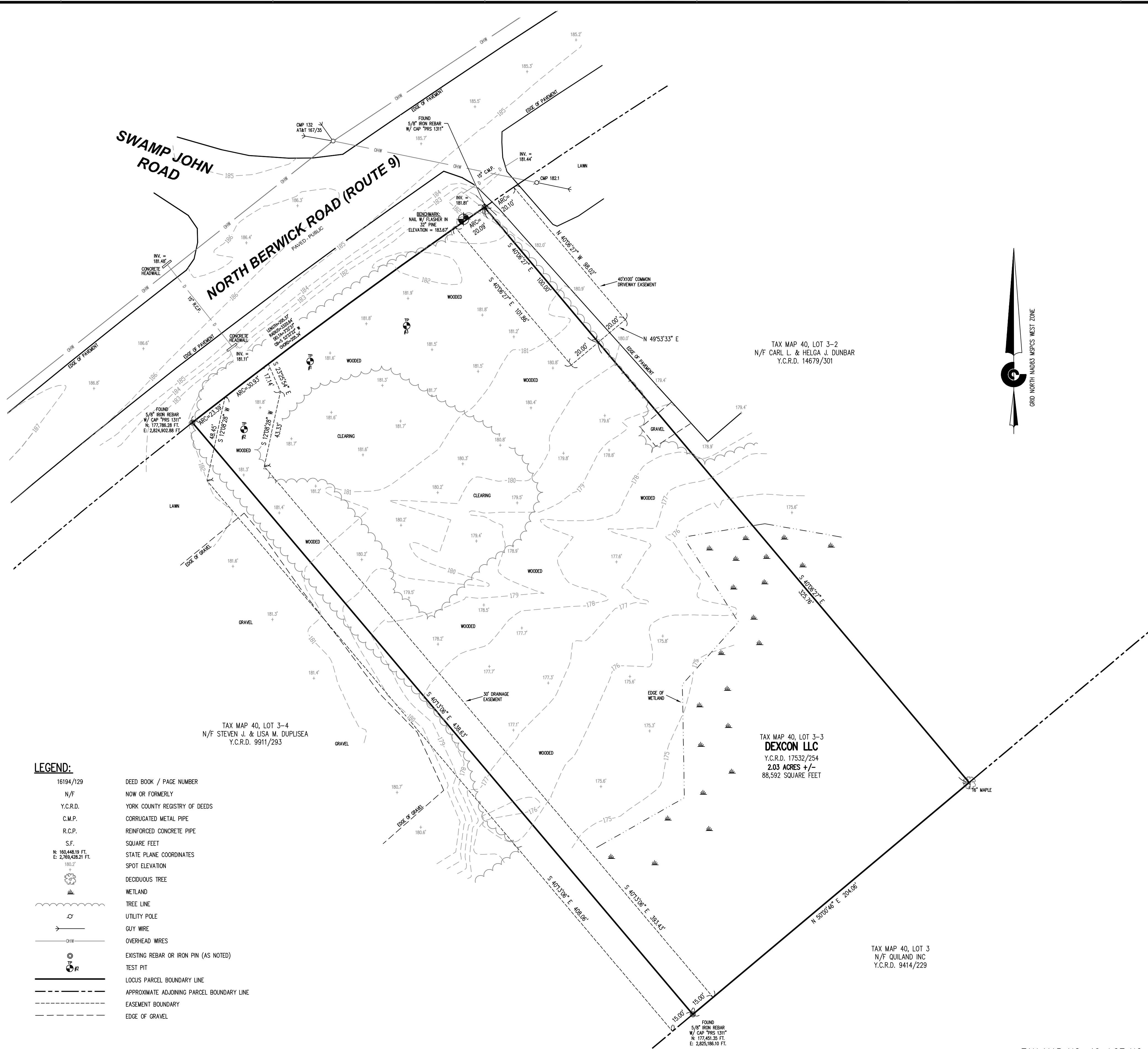
REFERENCE PLANS:

- "FINAL PLAN, SUBDIVISION AMENDMENT, BERWICK ROAD BUSINESS PARK EXPANSION, ROUTE 9 AND WILIE HILL ROAD, WELLS, MAINE", BY POST ROAD SURVEYING, DATED APRIL 21, 2005, LAST REVISED MAY 4, 2005, RECORDED IN YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 302, PAGE 7.
- "SUBDIVISION PLAN, BERWICK ROAD BUSINESS PARK, ROUTE 9 AND WILIE HILL ROAD, WELLS, MAINE", BY POST ROAD SURVEYING, DATED SEPTEMBER 3, 1999, LAST REVISED DECEMBER 12, 1999, RECORDED IN YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 233, PAGE 35.














CERTIFICATION:

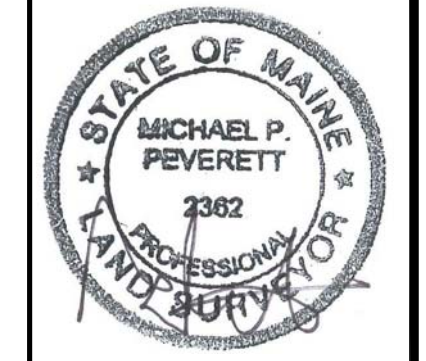
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART 1 & PART II). SEE NOTES HEREON FOR EXCEPTIONS, IF ANY.


MICHAEL P. PEVERETT
MAINE PROFESSIONAL LAND SURVEYOR #2362
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908
5/2/2018
DATE



LEGEND:

- | | |
|---|--|
| 16194/129 | DEED BOOK / PAGE NUMBER |
| N/F | NOW OR FORMERLY |
| Y.C.R.D. | YORK COUNTY REGISTRY OF DEEDS |
| C.M.P. | CORRUGATED METAL PIPE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| S.F. | SQUARE FEET |
| N: 160,448.19 FT.
E: 2,768,428.21 FT. | STATE PLANE COORDINATES |
|  | SPOT ELEVATION |
|  | DECIDUOUS TREE |
|  | WETLAND |
|  | TREE LINE |
|  | UTILITY POLE |
|  | GUY WIRE |
|  | OVERHEAD WIRES |
|  | EXISTING REBAR OR IRON PIN (AS NOTED) |
|  | TEST PIT |
|  | LOCUS PARCEL BOUNDARY LINE |
|  | APPROXIMATE ADJOINING PARCEL BOUNDARY LINE |
|  | EASEMENT BOUNDARY |
|  | EDGE OF GRAVEL |



CIVIL CONSULTANTS
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
DEXCON LLC
OWNER ADDRESS:
PO BOX 10537
PORTLAND, ME 04104

**EXISTING CONDITIONS PLAN OF
LAND OF DEXCON LLC
TAX MAP 40, LOT 3-3
ROUTE 9, WELLS, YORK COUNTY, MAINE**
PREPARED FOR:
MICHAEL LITTLEFIELD
CLIENT ADDRESS: 1625 MAIN ST., SUITE 301, SANFORD, ME 04073

1"=30'
0' 30'
DATE: 5/2/2018
DRAWN BY: CBS
CHECKED BY: MPP
APPROVED BY: MPP

EXISTING CONDITIONS

PROJECT NO: 18-150.00

EC1

SHEET: 1 OF 1