EXISTING HANDICAP ONLY PARKING SIGNS

(3) EXISTING HANDICAP PARKING SPACES

(4) EXISTING HANDICAP PARKING SPACES

26'

EXISTING GRAVEL SURFACE TO BE REPLACED WITH PAVED PARKING SECTION (1,345 S.F.)

REMOVE EXISTING TREE

(10) EXISTING PARKING SPACES TO BE REMOVED

18.5' TYP.

9' TYP.

(12) NEW PARKING SPACES (9'x18.5')

TRUCK CAB PARKING APPROX. 6–12 SPACES

EXISTING DISTRIBUTION BUILDING

TRUCK CAB PARKING APPROX. 17–18 SPACES

(4) EXISTING PARKING SPACES

REMOVE EXISTING PAVEMENT STRIPING & REMOVE (3) SPACES

(7) EXISTING PARKING SPACES

(1) PARKING SPACE

(1) PARKING SPACE

(1) PARKING SPACE

REMOVE EXISTING PAVEMENT AND GRAVEL SECTION. REPLACE WITH LOAM & SEED. (59 S.F.)

PROPOSED HANDICAP PARKING ONLY SIGNS TYPICAL (3) PLACES

(17) EXISTING PARKING SPACES

(2) SPACES TO BE INDICATED FOR MOTORCYCLE OR COMPACT CAR PARKING ONLY

EXISTING HYDRANT

EXISTING BOLLARDS TO REMAIN, TYP. 3

REMOVE EXISTING PAVEMENT AND GRAVEL SECTION. REPLACE WITH LOAM & SEED. (245 S.F.)

HORSESHOE PIT TO BE REMOVED

(18) EXISTING PARKING SPACES

SNOW STORAGE

9' TYP.

18.5' TYP.

NEW PAVED PARKING LOT EXPANSION (13,910 S.F.)

(13) EXISTING PARKING SPACES

REMOVE (4) EXISTING SPACES AND RE-STRIPE FOR (3) HANDICAP PARKING ONLY SPACES (NET LOSS OF (1) SPACE, 12 TOTAL)

(13) NEW PARKING SPACES (9'x18.5')

(13) EXISTING PARKING SPACES TO BE REMOVED

26'

(13) NEW PARKING SPACES (9'x18.5')

26'

(23) EXISTING PARKING SPACES

EXISTING PARKING LOT

PROPOSED CLEARING LIMITS. ALL EXISTING TREES TO BE RETAINED WHERE POSSIBLE, TYP.

(9) NEW PARKING SPACES (9'x18.5')

SNOW STORAGE

EXISTING GATE WITH KNOX BOX

(23) EXISTING PARKING SPACES

(30) EXISTING PARKING SPACES

(13) NEW PARKING SPACES (9'x18.5')

PAVEMENT SAWCUT, TYP.

REMOVE EXISTING PAVEMENT STRIPING

26'

(12) NEW PARKING SPACES (9'x18.5')

SLIPFORM CONCRETE CURBING

EXISTING 36" RCP INV.=99.98

EXISTING 48" RCP INV.=98.98

WET AREA

FIRE/DETENTION POND

0 10 20 40

GRAPHIC SCALE

GRID

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
EASEMENT LINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
EDGE OF GRAVEL	
EDGE OF CONCRETE	
EDGE OF WETLANDS	
EDGE OF WATER	
-200- -201- CONTOUR LINE	
TREELINE	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
SEWER MANHOLE	
SANITARY SEWER PIPE	
WATER VALVE	
HYDRANT	
UTILITY POLE	
TRANSFORMER PAD	
LIGHT POLE	
OVERHEAD UTILITIES	
BOLLARD	
SIGN	

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS SHAWS REALTY COMPANY BY DEEDS RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 2989, PAGE 178, BOOK 4604, PAGE 329 & BOOK 10397, PAGE 101.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 44.05 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WELLS ASSESSORS MAP 50, LOT 27B.
4. PLAN REFERENCES:
   A) "AMENDED SITE PLAN OF SHAWS DISTRIBUTION CENTER 250 SPENCER DRIVE, WELLS, YORK COUNTY, MAINE, MADE FOR SHAWS REALTY COMPANY" PREPARED BY OWEN HASKELL, INC. PROFESSIONAL LAND SURVEYORS DATED APRIL 26, 2016 AND REVISED THROUGH JUNE 29, 2016.
   B) FIELD CHANGE APPROVAL FOR SHAW'S DISTRIBUTION CENTER HANDICAP PARKING DATED AUGUST 8, 2017.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD29)
7. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON PLAN REFERENCE 4A.
8. THE PROPERTY IS LOCATED IN THE LIGHT INDUSTRIAL DISTRICT (LI).
9. DIMENSIONAL REQUIREMENTS: LI DISTRICT

	REQUIRED	PROVIDED
MIN LOT SIZE:	40,000 SF	44.05 AC.
MIN STREET FRONTAGE:	100 FT	1,088 FT±
MAX LOT COVERAGE:	65%	47%±
MIN STREET ROW SETBACK:	40 FT	APPROX. 85 FT (BLDG 4)
MIN LOT LINE SETBACK:	25 FT	APPROX. 55 FT (MAIN BLDG)
MAX BUILDING HEIGHT:	45 FT	

* PROVIDED DIMENSIONS BASED ON PLAN REFERENCE 4A WITH EXCEPTION OF MAXIMUM LOT COVERAGE CALCULATION. LOT COVERAGE PROVIDED BASED ON PROPOSED CONDITION.

10. PARKING SUMMARY:

PREVIOUSLY APPROVED	
TRACTOR TRAILER SPACES =	192 SPACES
PASSENGER VEHICLE SPACES =	186 SPACES
TOTAL SPACES PROVIDED =	378 SPACES
PROPOSED CONDITION - PASSENGER VEHICLE PARKING ONLY:	
EXISTING PASSENGER VEHICLE SPACES =	186 SPACES
PARKING SPACES REMOVED =	-30 SPACES
NEW PARKING SPACES =	+75 SPACES
TOTAL PROPOSED EMPLOYEE SPACES =	231 SPACES
NET INCREASE IN PARKING SPACES =	+45 SPACES
TOTAL PARKING SPACES PROVIDED =	423 SPACES

HANDICAP ACCESSIBLE SPACES REQUIRED (TOWN) = 4% X TOTAL PASSENGER SPACES = 9.24 SPACES
HANDICAP ACCESSIBLE SPACES PROVIDED = 10 SPACES

11. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON PLAN REFERENCE 4A. CONTRACTOR RESPONSIBLE FOR CONTACTING DIG-SAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY EXCAVATION.
12. THIS PLAN AMENDS THE PREVIOUSLY APPROVED AMENDED SITE PLAN (PLAN REFERENCE 4A). THE PLAN AMENDMENT INCLUDES THE ADDITIONAL 56 PAVED PARKING SPACES AT THE END OF THE EXISTING EMPLOYEE PARKING LOT.
13. ALL PREVIOUSLY APPROVED CONDITIONS OF APPROVAL EXCEPT AS SPECIFICALLY AMENDED SHALL REMAIN IN EFFECT. SEE FINDINGS OF FACT AND DECISIONS ASSOCIATED WITH THIS SITE PLAN APPROVAL.
14. THE APPROVED USES OF THE PARCEL ARE WAREHOUSING AND A TRUCK TERMINAL. NO USE CHANGES ARE PROPOSED. BUILDING AREA REMAINS 537,070 SQUARE FEET. NO ACCESSORY BUILDING CHANGES PROPOSED.
15. PROPERTY IS SERVED BY PUBLIC SEWER AND PUBLIC WATER. NO SERVICE CHANGES PROPOSED.
16. EXISTING VEGETATION AND TREES SATISFY THE 40' WIDE STREET BUFFER REQUIREMENTS OF SECTION 145-38B. NO VEGETATION OR TREE REMOVAL PROPOSED ALONG SPENCER DRIVE OR TIVOLI DRIVE.
17. NO CHANGES PROPOSED TO LIGHTING OR SIGNAGE.
18. REFUSE DISPOSAL IS PROVIDED BY ON-SITE DUMPSTERS. DUMPSTERS SHALL MEET SETBACK REQUIREMENTS AND BE SCREENED FROM THE VIEW OF ABUTTERS.
19. PROPERTY IS SUBJECT TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL ORDER #L-08093-25-I-B.

APPROVED - TOWN OF WELLS PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE — JAYSON R. HASKELL No. 13002 — LICENSED PROFESSIONAL LAND SURVEYOR — 4-22-19

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	8-7-18	JRH	ISSUED FOR SKETCH PLAN REVIEW
B	8-9-18	JRH	MDEP PRE-APPLICATION MEETING REQUEST
C	9-11-18	JRH	ISSUED FOR AMENDED SITE PLAN REVIEW
D	9-24-18	JRH	ISSUED FOR MDEP SLODA MINOR AMENDMENT
E	2-25-19	JRH	REVISED PER TOWN AND MDEP REVIEW
F	4-12-19	JRH	ISSUED TO TOWN ENGINEER FOR REVIEW
G	4-22-19	JRH	REVISED PER TOWN REVIEW

AMENDED SITE PLAN

SHAWS DISTRIBUTION CENTER - PARKING EXPANSION
WELLS, MAINE

FOR RECORD OWNER:
SHAWS REALTY COMPANY
205 SPENCER DRIVE
WELLS, MAINE 04090

18046
JOB NUMBER:

1" = 20'
SCALE:

4-22-2019
DATE:

SHEET 3 OF 6

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