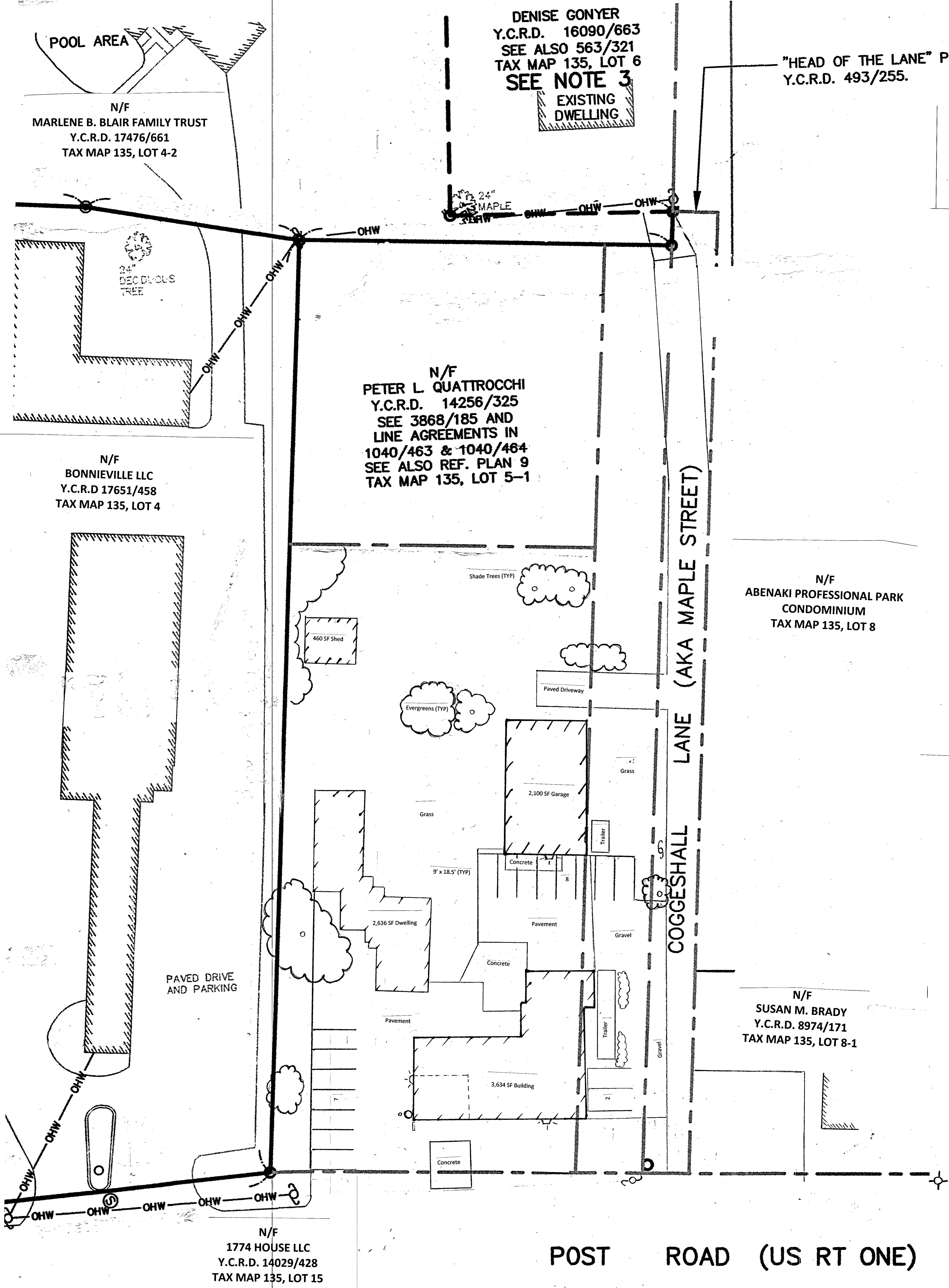


WELLS STAFF REVIEW COMMITTEE  
 DATE APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

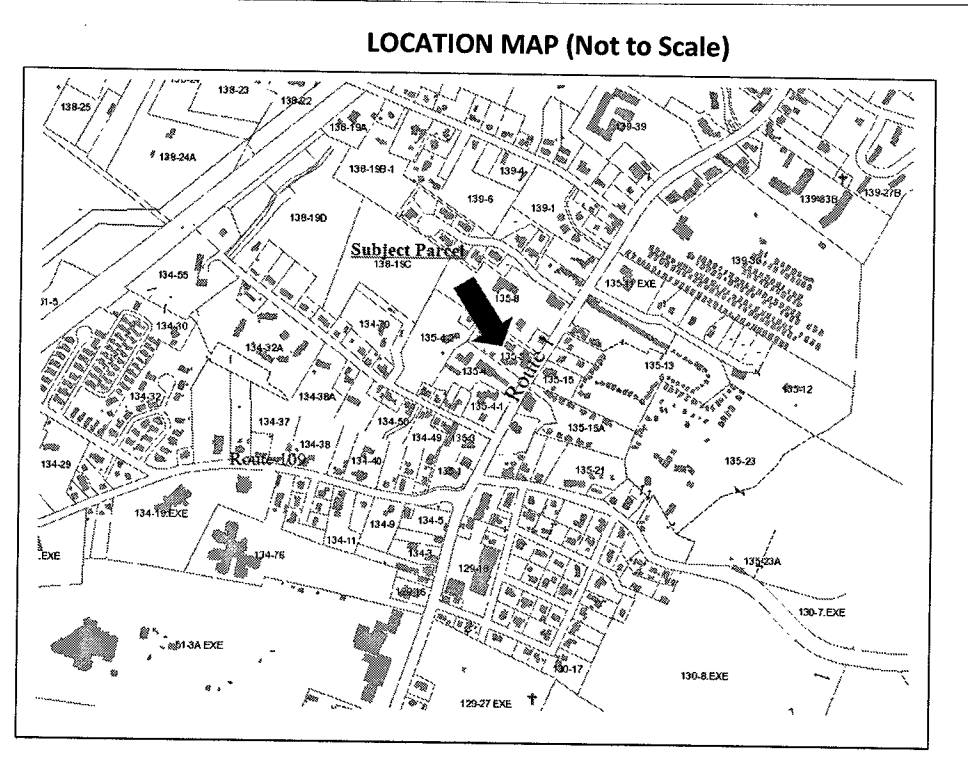
THIS IS NOT A BOUNDARY SURVEY. ALL BUILDINGS, EDGES OF PAVEMENT/GRAVEL AND LOT LINES DEPICTED ARE APPROXIMATELY LOCATED.

- PLAN REFERENCES:
- Boundary Survey Plan Depicting A Proposed Division of Land for Marlene B. Blair, located at 1622 Post Road, Wells, Maine prepared by Post Road Surveying dated 4/4/2016; revised 4/6/2016.
  - State of Maine Department of Transportation, Wells, Right of Way Map, U.S. Route 1 (Post Road) Federal Aid Project No. STP-1184(500)X, Sheet 6 of 9, DOT File 16-421 dated May 2005, YCRD Book 366, Page 18.
  - Town of Wells Orthoimagery (2016, 2012, 2007)
  - Google Satellite Imagery (2018)



DENISE GONYER  
 Y.C.R.D. 16090/663  
 SEE ALSO 563/321  
 TAX MAP 135, LOT 6  
**SEE NOTE 3**  
 EXISTING DWELLING

"HEAD OF THE LANE" PER  
 Y.C.R.D. 493/255.



- NOTES:
- The purpose of this site plan amendment is to depict the existing conditions of the parcel and to seek approval to add Business Retail use to the parcel. The existing dwelling unit and Service Business (Auto Repair) use to remain.
  - Tax Map 135, Lot 5
  - The parcel is served by public water and public sewer.
  - The parcel is .88 acres in area.
  - The parcel is located within the General Business District.
- General Business Dimensional Requirements:  
 Minimum lot size: 20,000 square feet of net area if served by public sewer.  
 Maximum density: One dwelling unit for each 20,000 square feet of net area if served by public sewer.  
 Minimum street frontage per lot: 100 feet  
 Maximum lot coverage: 65%  
 Maximum building height: 34 feet, not to exceed three stories.  
 Setbacks. 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.
- Existing uses on the parcel are:  
 1 Dwelling Unit (2,636 gross SF) with a 460 SF Accessory Shed  
 3,634 SF Building for Service Business Use  
 2,100 SF Garage for Service Business Use
  - Proposed Uses on the parcel are:  
 1 Dwelling Unit (2,636 gross SF) with a 460 SF Accessory Shed  
 3,634 SF Building for Service Business Use  
 2,100 SF Garage for Service Business Use  
 \_\_\_\_\_ SF Business Retail within the \_\_\_\_\_ building.
  - Parking:  
 Business Service use requires 1 space per 400 SF.  
 $3,634 + 2,100 = 5,734 / 400 = 15$  spaces required  
 Business Retail use requires 3.5 spaces per 1,000 SF of retail sales area.  
 $_____ \times 3.5 / 1,000 = _____$  spaces required  
 1 Dwelling Unit requires 2 parking spaces. 2 are provided adjacent to the dwelling.  
 A total of 17 spaces are provided. 1 space is required to be ADA compliant.
  - Lot Coverage:  
 Existing and proposed Lot Coverage: \_\_\_\_\_ SF or \_\_\_\_\_%
  - The parcel shall not produce glare onto abutting lots or street ROWs. All exterior lighting shall be directional or shielded to prevent glare.
  - Signage shall comply with the requirements of the Land Use Code. No sign lighting exits or is proposed.
  - The parcel is required to comply with the Noise Ordinance (145-45) requirements.
  - Best Management Practices for soil erosion and sedimentation control shall be followed. No grade changes or soil disturbances proposed.
  - The parcel is served by an on-site dumpster. The dumpster shall meet setback requirements and be screened from the view of abutters and the ROW by a 6' tall solid fence or 6' tall vegetative screen. Refuse shall be properly disposed of.
  - All explosive materials shall be stored in compliance with NFPA regulations.
  - The nearest fire hydrant is located approximately 140 feet to the north of this property along Route 1.
  - Prior to the installation of a Knox Box the Fire Department shall be consulted regarding its location.
  - No new buildings, reconstruction of existing buildings or building additions are proposed for the commercial uses. Should any such changes occur, a site plan amendment is required and such commercial buildings shall comply with the Special Provisions of 145-26G(3).

**COGGESHALLS AUTO REPAIR**  
 1638 POST ROAD  
 WELLS, MAINE

Owner: Michael Coggeshall  
 PO Box 1217  
 Wells, ME 04090

Plan Scale: 1" = 25 feet  
 Plan Date: May 2019

Tax Map 135, Lot 5  
 General Business District

POST ROAD (US RT ONE)