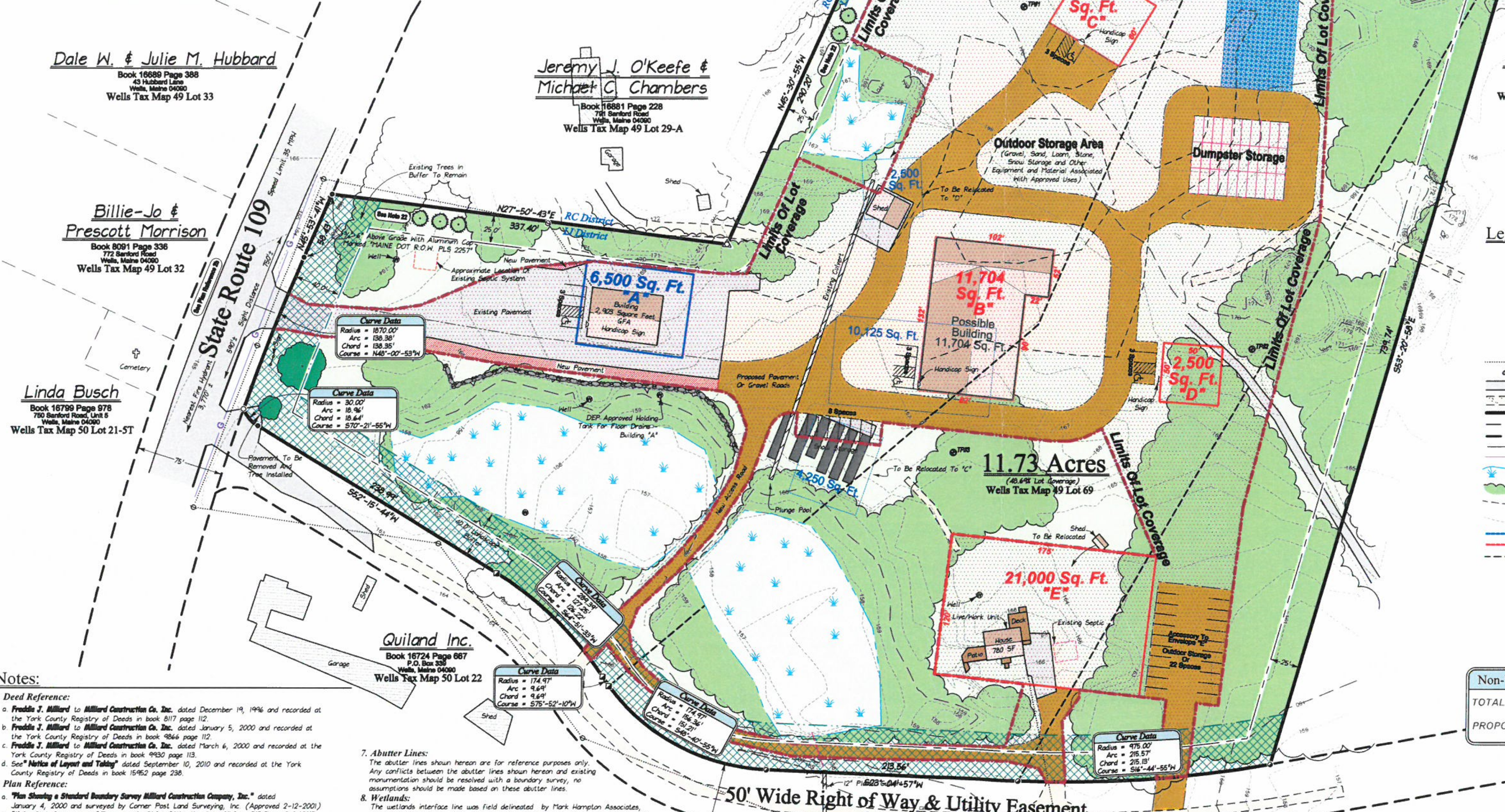
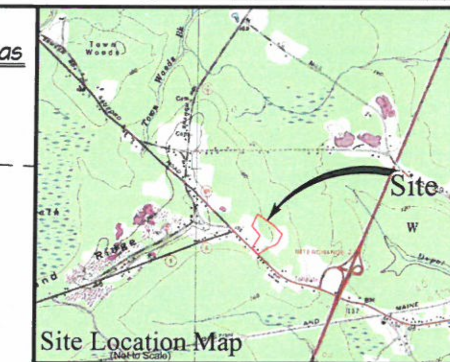
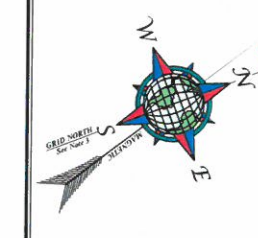
Approved By:	Date:
Planning Board	







Legend:

- 5/8" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- Concrete Monument Set With Plastic Cap Marked "PLS 1350"
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Drill Hole Found
- Mag Nail Found With Washer Marked "MAINE DOT PLS-2257"
- Utility Pole
- Overhead Utility Lines
- Stonewall
- Pavement
- Gravel
- Boundary Line of the Surveyed Premises
- Abutter Line (See Note 7)
- Right Of Way Line
- Building Setback Lines
- Gas Line
- Approximate Upland/Wetland Interface Line
- Approximate Edge Of Tree Growth
- Contour Lines (10' Interval)
- Contour Lines (1' Interval)
- Existing Building Envelope (See Plan Reference 2a & 2h)
- Proposed Building Envelope
- Former Deed Line
- Soil Test Pit And Number (See Note 29)

Non-Vegetated Area Calculation	
TOTAL LOT AREA	511,015 SF
PROPOSED LOT COVERAGE	247,974 SF = 48.53%

Notes:

1. Deed Reference:

a. **Freddie J. Milliard** to **Milliard Construction Co. Inc.** dated December 19, 1996 and recorded at the York County Registry of Deeds in book 8117 page 112.
b. **Freddie J. Milliard** to **Milliard Construction Co. Inc.** dated January 5, 2000 and recorded at the York County Registry of Deeds in book 9866 page 112.
c. **Freddie J. Milliard** to **Milliard Construction Co. Inc.** dated March 6, 2000 and recorded at the York County Registry of Deeds in book 9930 page 113.
d. See **"Notice of Layout and Taking"** dated September 10, 2010 and recorded at the York County Registry of Deeds in book 15952 page 238.

2. Plan Reference:

a. **"Plan Showing a Standard Boundary Survey Milliard Construction Company, Inc."** dated January 4, 2000 and surveyed by Corner Post Land Surveying, Inc. (Approved 2-12-2001)
b. **"Maine State Department of Transportation Right of Way Map State Highway "6" (Route 9 & 109)"** dated April 2010.
c. **"Plan Showing a Standard Boundary Survey for Freddie L. Milliard"** dated March 15, 1995 and surveyed by Corner Post Land Surveying, Inc.
d. **"Plan of Property in Wells, Maine for Charles E. and Robert C. Hamlyn Homestead Estates Subdivision"** dated February 14, 1986, surveyed by H.I. & Jordon and recorded at the York County Registry of Deeds in plan book 144 page 46.
e. **"Maine State Highway Commission Plan of Proposed Relocation State Highway A - Spur"** dated October, 1935 and recorded at the York County Registry of Deeds in plan book 16 page 23.
f. **"Plan Showing a Site Plan made for Milliard Construction Company, Inc."** dated January 21, 1997 and surveyed by Corner Post Land Surveying, Inc. (Approved 8-11-1997)
g. **"Plan Showing a Standard Boundary Survey Gary W. Milliard"** dated January 21, 1997 and surveyed by Corner Post Land Surveying, Inc.
h. **"Site Plan Made For Milliard Construction Company, Inc."** dated June 18, 2002 and surveyed by Corner Post Land Surveying, Inc. (Approved 8-5-2002)

3. Basis of Bearings:
Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983; Unit Feet. Determined utilizing a Leica GS09 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).

4. Road Record:
State Route 109, width varies. Sideline was calculated from Plan Reference 2b above.

5. Certification:
The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

6. Underground Utilities:
The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations begin, the appropriate offices should be contacted for verification of utility type and locations.

7. Abutter Lines:
The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.

8. Wetlands:
The wetlands interface line was field delineated by Mark Hampton Associates, Inc. on September 30, 2016. The wetlands interface line shown was field located by Mark Hampton Associates, Inc. using GPS equipment capable of locating a point to within three feet.

9. The parcel is shown on the Town of Wells Tax Map 49, Lot 69. The property is located in the Light Industrial (LI) Zoning District. The current is Business Contractor.

10. The purpose of this plan is to amend the previous approved site plan as follows:
a. Relocation and revisions to building envelopes
b. Approval of the accessory security building as a live/work unit and business uses
c. Existing storage structure and trailer storage area to be relocated to the revised envelopes
d. Outdoor storage area to include Porta Potty and Dumpster storage and equipment and materials associated with the Business Contractor uses
e. A 22 space parking lot proposed adjacent to and accessory to an approved use within envelope "E"

11. The following building envelopes are approved for a Business Contractor use at the following gross floor areas:
Envelope A: Up to 6,500 SF (Existing building in envelope is 2,903 SF)
Envelope B: Up to 11,704 SF (Formerly up to 10,125 SF, new location)
Envelope C: Up to 4,200 SF (New envelope location)
Envelope D: Up to 2,500 SF (New envelope location)
Envelope E: Up to 21,000 SF (New envelope location)

12. The following building envelope is approved as follows:
Envelope E: (formerly up to 1,000 SF building within a 24,284 SF envelope approved on 8-5-2002) This amendment establishes the existing 780 SF building as a Live/Work Unit per 145-28.G.(3). The Live/Work unit is permitted to expand is floor area within the revised 21,000 SF building envelope to include accessory items such as decks, patios, sheds, garage, etc. associated with the residential use of the Live/Work unit. The occupancy/ use of the Live/Work unit shall comply with 145-28G(3) and the definition of a Live/Work unit in 145-10. The live work unit requires 20,000 SF of net lot area.
Envelope E is also approved for a commercial building up to 4,000 SF in area for the following uses: Business Contractor, Business Service, Business wholesale or Manufacturing. The adjacent storage/parking area shall be accessory to an approved use.

13. Water service is and to be provided by individual or shared drilled wells and the sewer service is and to be provided by individual septic systems. Septic systems shall be reviewed and approved by the Code Enforcement Office. Parking and/or driving over septic systems is prohibited unless specially designed for the capacity.

14. Zoning: Chapter 145, §145.28 Light Industrial District Dimensional Requirements:
Minimum Lot Size: 40,000 SF of net area
Maximum Density: None, except per 145-28.G.(3)
Minimum Street Frontage: 100 feet, 196.81 feet provided
Setbacks: Structures shall be:
25 feet from abutting lot lines
25 feet from abutting cemetery boundaries
40 feet from abutting lot lines along a street ROW
Maximum Building Height: 45 ft. (not to exceed 3 stories)
Maximum Lot Coverage: 65%
In the LI District the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along entire distance of the street frontage. (145-38.B)
In the Light Industrial District all off-street parking shall be located at the side and/or in the rear of the building if the building is less than 60 feet from the right-of-way of a street. If the building is 60 feet or more from the right-of-way of a street, then the parking shall be located no less than 40 feet from the street right-of-way and a landscaped buffer meeting the requirements of §145-38B shall be provided.

15. Area Summary
Lot Size: 11.73 Acres - 511,015 SF
Existing Buildings: 4,044 SF
Existing Pavement: 26,136 SF
Existing gravel roads and aprons: 79,228 SF
Existing outdoor storage area: 139,396 SF
Total Lot Coverage 248,804 SF = 48.69%
Total approved Lot Coverage (2-12-2001): 248,804 SF = 48%
Total Proposed Lot Coverage: Buildings, pavement, gravel, outdoor storage area, all non-vegetated surfaces = 247,974 SF = 48.53%

16. Parking requirements:
a. Business contractor buildings: 24,904 SF/1000 x 1 = 25 spaces required. A minimum of 3 spaces per business are required.
b. Envelope E: Live/Work unit: 2 spaces + 4,000 SF/400 x 1 = 12 spaces
c. All parking spaces shall be 90 degree and 9' x 18.5' in dimension. Two-way traffic shall accomodate a 26' wide travel aisle.
d. Patron parking spaces shall be striped on a paved apron adjacent to a building
e. Employee parking may be paved or gravel and shall be located within the 'Outdoor Storage Area' as defined on the site plan.
f. One Handicap accessible parking shall be provided and meet ADA requirements. Handicap spaces shall have ADA compliant signage.

17. Exterior lighting (building mounted, parking areas or signs) shall conform with 145-41 and 145-75.D. and shall not produce unreasonable glare or strong light onto abutting properties or roadways.

18. Signs shall be in compliance with the Land Use Code.

19. Best Management Practices for soil erosion and sedimentation control are a standard condition of approval.

20. Any explosive materials shall be stored in compliance with NFPA requirements.

21. Existing berm and vegetation provides a visual screen. Per previous approvals, a minimum buffer of a 6' high berm with planted white pine trees spaced no more than 8 feet apart is required and shall be maintained.

22. Abutting residential use (Lot 29-A) shall be screened by a buffer of white pine or cedar trees planted 8 feet apart. (See prior site plan approval note 13).

23. See Findings of Fact & Decisions associated with this site plan approval for all conditions of approval.

24. A Knox Box is recommended on each habitable building. Prior to installation the Fire Department shall be consulted on the location of each Knox Box.

25. Any dumpster for permanent use (more than 10 days) by a Contractor Business shall be located to meet building setbacks/ buffers and be fenced by a solid 6' tall fence on 3 sides so that abutters and travel ways are screened from view of the dumpster. The fencing requirement shall not apply to empty waste storage containers. Dumpsters shall be a minimum of 10 feet from a building or fuel storage areas.

26. Prior to the pouring of a building foundation/footing the Code Office may require a pinning letter from a licensed land surveyor to eensure setback requirements are met.

27. The property may establish separate commercial condominium units for each building envelope and associated limited common areas without a Site Plan amendment if all conditions of the site plan approval are adhered to.

28. If the existing 50 foot wide right of way depicted becomes a "street" per Town ordinance, a 40 foot buffer in compliance with 145-38.B. shall be established (see Note 14).

29. See soil test pit logs dated May 9, 2017 by Michael Mariano, CSS#192, SE #219.

30. All porta potty cleaning shall conform to Maine DHHS requirements. Waste discharges on-site are prohibited.

Graphic Scale: 1in = 50ft.
50 25 0 25 50 100 150 200

YORK, ss REGISTRY OF DEEDS
Received :
at ________h ________m ________M., and
Filed in Plan Book ________ Page ________
ATTEST:
________ Register

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Survey File Name:	2016042.crd	
CAD File Name:	2016042.dwg	
Drawn By:	KAL	
Job Number:	2016042	
Revisions	**Date**	**By**
1. Revised Per Town Comments	6-19-2017	KAL

Plan Showing A Revised Site Plan For

Milliard Construction Co., Inc.

777 Sanford Road
Wells, Maine 04090

Property Located On
State Route 109
In
Wells, Maine

March 23, 2017
Scale: 1in. = 50ft.

Corner Post Land Surveying, Inc.
600 Main Street
Springvale, Maine 04083
Phone Number: (207) 324-2119

I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, Standards of Practice.

STATE OF MAINE
DANA A. LIBBY
NO. 1350
PROFESSIONAL LAND SURVEYOR

Dana A. Libby
Professional Land Surveyor 1350
6-19-2017

SHEET 1