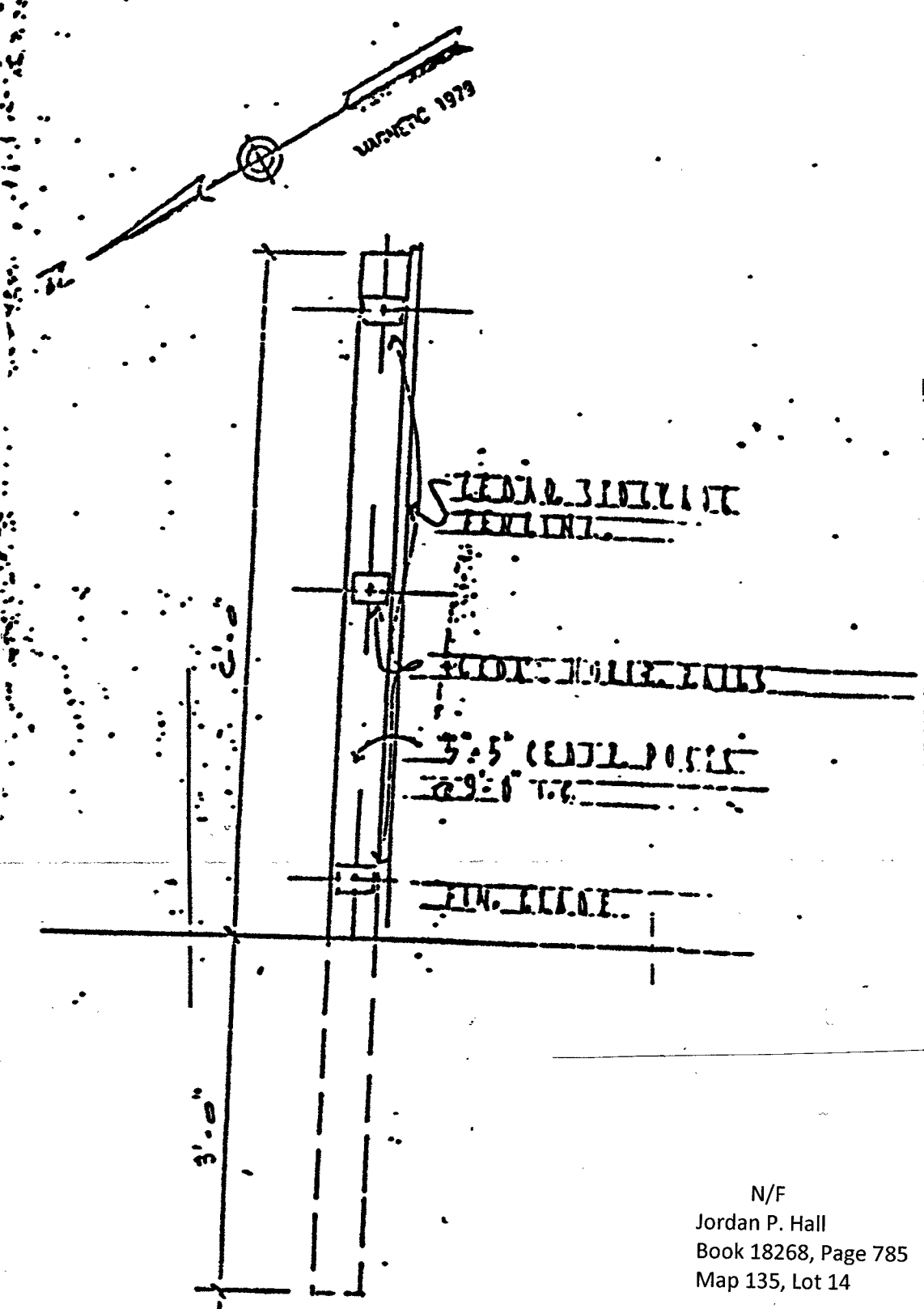


RBE LLC  
Book 16,246, pg 229  
TM 135 Lot 13A



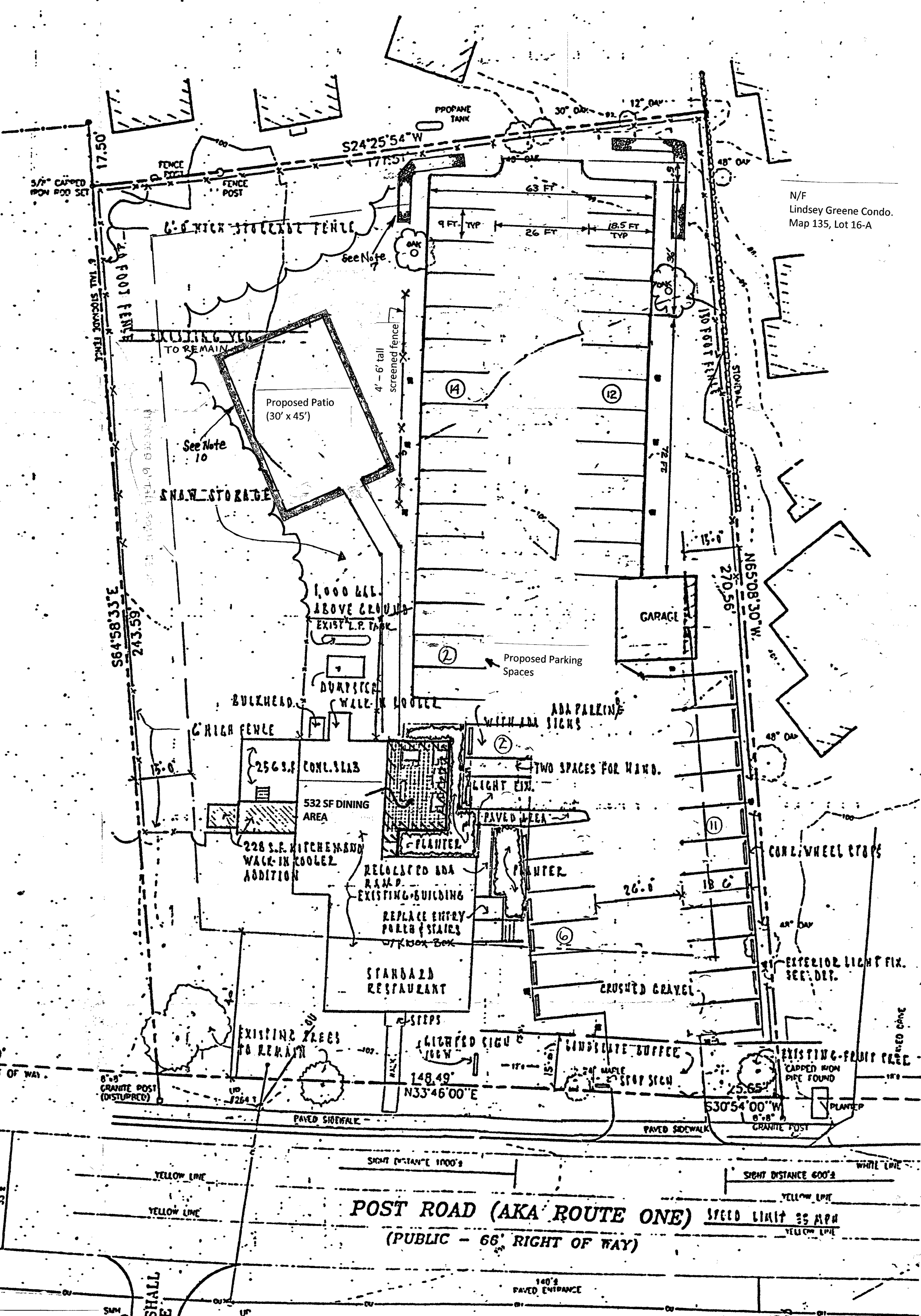
N/F  
Jordan P. Hall  
Book 18268, Page 785  
Map 135, Lot 14

FENCE SECTION  
3'-0"

**Plan Reference**

1. See plan entitled "Boundary and Topographic Survey on 1637 Post Road Wells, Maine made for Joshua Mather prepared by Stephen S. Shaw, PLS No. 779 of Owen Haskell, Inc. dated February 3, 2004. certified for erosion control by James A. Oppert, PE, dated February 9, 2004, more recently revised by Harvey B. Wells, Maine licensed architect, dated July 20, 2007 and more recently approved by the Wells Staff Review Committee on August 21, 2007.
2. Site plan amendment for Joshua's Restaurant, 1637 Post Road Wells, Maine dated 1/14/2015 for Joshua Mather/1779 House, LLC site plan approved by the Wells Staff Review Committee on Feb. 10, 2015.
3. Site plan amendment for Joshua's Restaurant, 1637 Post Road Wells, Maine prepared by Harvey Wells, Architect, dated revised Feb. 25, 2016 for Joshua Mather/1774 House, LLC by the Staff Review Committee on Apr. 26, 2016.
4. Site plan amendment for Joshua's Restaurant, Wells, Maine prepared by Joshua Mathers, dated December 27, 2016; approved by the Staff Review Committee on Dec. 27, 2016.
5. Site plan amendment for Joshua's Restaurant, Wells, Maine prepared by Joshua Mathers, dated April 2017; approved by the Wells Planning Board on May 1, 2017.

The purpose of this Site Plan Amendment is for a 30' x 45' patio area and associated pathway to be installed; to increase Restaurant seating from 93 seats to a total of 122 seats; to add a 126 SF shed on the property; and to add two parking spaces.



POST ROAD (AKA ROUTE ONE)  
SPEED LIMIT 35 MPH  
(PUBLIC - 66' RIGHT OF WAY)

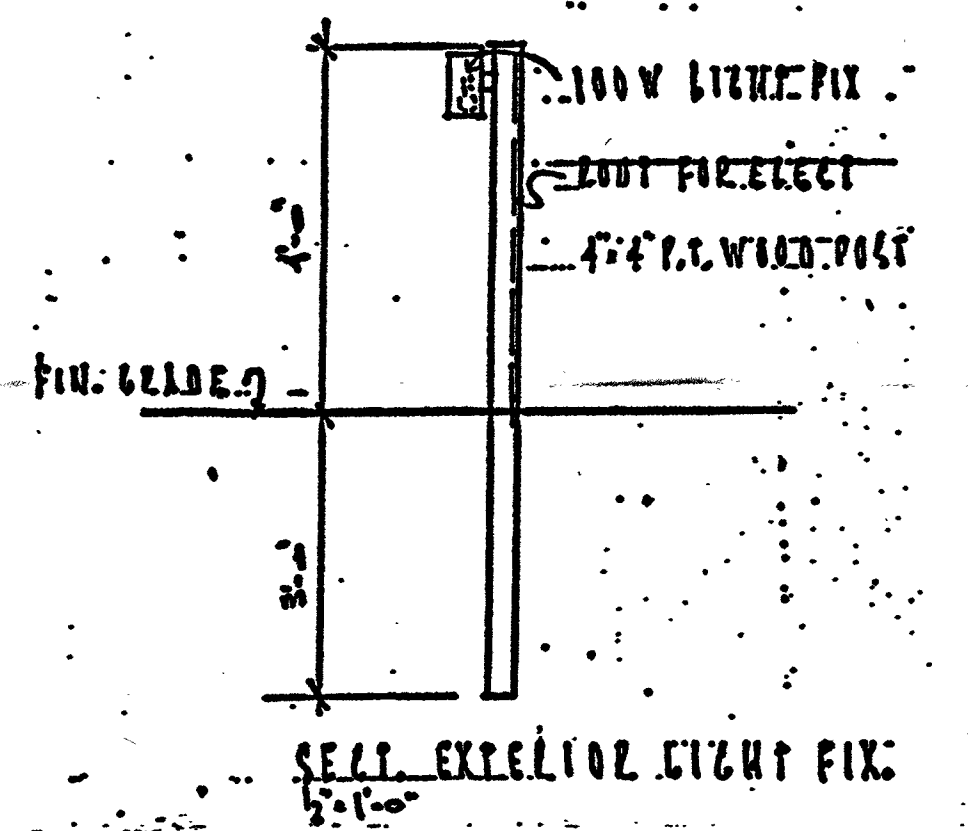
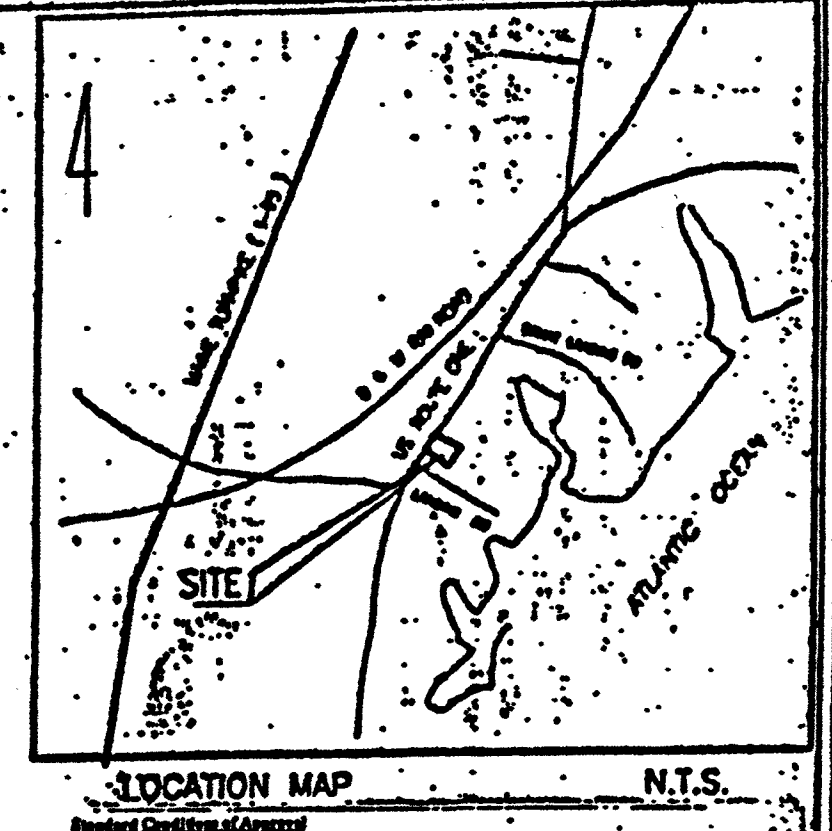
TM 135 LOT 5  
MIKE S. COGGESHALL

- Standard Conditions of Approval**
1. 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 two years or more. [§145-74F]
  2. 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.
  3. 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. [§145-74G(1)(b)]
  4. 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]
  5. 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. [§145-75E]
  6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
    - (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
    - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
    - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
    - (d) 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.
    - (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
    - (f) 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.
    - (g) During grading operations, methods of dust control shall be employed.
    - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
    - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
    - (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
    - (k) 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.
  7. 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.
  8. 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.
  9. It is the applicant's responsibility to contact Dig Safe prior to construction.
  10. It is the owner/landowner's 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).
  11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Officer shall consult with the Office of Planning and Development prior to approving any field changes.
  12. 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 Officer 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.
  13. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
  14. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure. In the opinion of the Code Enforcement Officer, 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.
  15. 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**

1. Zone: General Business
2. Lot Area: 44,280 S.F.  
Existing Building Area: 4,028 S.F.  
Existing Non-Vegetated Areas: 17,224 S.F.  
Total Lot Coverage: 21,252 S.F. or 43.0%  
Proposed Lot Coverage: 21,252 S.F. + 1,710 S.F. = 22,962 S.F.  
Total Lot Coverage: 22,962 S.F. or 51.9%
3. Existing Use: 93 seat Standard Restaurant  
Proposed Use: 122 seat Standard Restaurant
4. Parking: 1 space/3 seats required plus 1 space/20 seats for employees  
122/3 = 40.6 parking spaces plus 122/20 = 6.1. 47 parking spaces are required. 2 of which must be handicap accessible.  
45 spaces exist; 2 of which are handicap accessible; 2 additional spaces are proposed to provide a total of 47 parking spaces.
5. Dimensional Requirements:  
Minimum Lot Size: 20,000 S.F. on public sewer  
Maximum Density: 20,000 S.F. on public sewer per dwelling.  
No dwellings exist or are proposed.  
Minimum Street Frontage: 100 feet. (174.14 feet provided)  
Maximum Lot Coverage: 65%. (51.9% proposed)  
Maximum Building Height: 34 feet, not to exceed 3 stories  
Structure Setbacks: 40 feet from lot line abutting Route One  
15 feet from any lot line  
25 feet from lot line abutting right of way  
25 feet from lot line abutting a cemetery
6. Signage and Lighting shall comply with the requirements of the Land Use Code. Lights shall not produce glare onto abutting lots or right-of-ways. Light posts shall comply with the light post detail shown on this plan. Additional light posts are permitted around the parking lot perimeter.
7. The stone infiltration trench shall be 3 feet in width, 2 feet in depth, layered with a geotextile and filled with clean stone rip rap 4 to 6 inches in size. A 5 foot wide grass filter strip is to separate the trench from the gravel parking. Debris shall be removed if accumulated on the trench.
8. The proposed parking addition shall have a 12 inch deep gravel base with a crushed stone surface layer a minimum of 3 inches in depth. The surface is to be crowned to direct runoff to the sides/storm trenches.
9. The gravel parking area may be paved. If paved, parking spaces shall be striped and maintained.
10. The patio stone infiltration trench shall be 18 inches in width, 18 inches in depth, layered with geotextile and filled with clean stone 1 to 2 inches in size. Debris shall be removed if accumulated on the trench.
11. A 126 SF shed to be located on the patio, location may vary. Shed to be constructed with a sloped/shingled roof and wood/clapboard siding.
12. All structures on this property shall comply with 145-26G. (3) Commercial building design standards and shall be reviewed for compliance with these standards prior to the issuance of a building permit. If a structure or seasonal tent is proposed on the 30' x 45' patio area, a site plan amendment is not required.

This site plan amendment makes no representations to alter any previously designed erosion control, stormwater management, survey or architect certifications. Such certifications are represented on the noted Reference Plans.



**JOSHUA'S RESTAURANT**  
U.S. ROUTE ONE, WELLS, MAINE  
Owner: 1774 House LLC  
P.O. Box 1266  
Wells, Maine 04090

- LEGEND:**
- ⊙ LIGHT FIXTURE
  - 1" IRON PIPE OR ROD FOUND
  - ⊕ UTILITY POLE
  - ⊕ WATER VALVE
  - FENCE
  - STONE WALL
  - OVERHEAD UTILITIES
  - ⊙ DECIDUOUS TREE

Wells Staff Review Committee

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Plan Revised by Joshua Mather  
Dated: March 2021

**Site Plan Amendment**  
ON  
1637 POST ROAD WELLS, MAINE  
MADE FOR  
**Joshua's Restaurant**

TAX MAP 135 LOT 15

Scale  
1" = 20'

