

LEGEND:

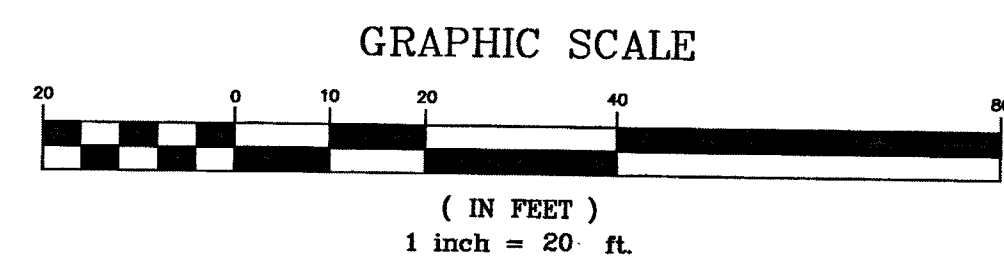
| SYMBOL | ABBREV. | DESCRIPTION |
|--------|---------|---|
| ○ | RET WL | RETAINING WALL FOUND |
| ○ | FND | NOW OR FORMERLY YORK COUNTY REGISTRY OF DEEDS |
| ○ | N/F | Y.C.R.D. |
| ○ | IP | IRON PIPE FOUND |
| ○ | RR | REINFORCING ROD |
| ○ | RR | RAILROAD SPIKE |
| ○ | CB | CONCRETE BOUND |
| ○ | GB | GRANITE BOUND |
| ○ | DH | DRILL HOLE |
| ○ | POLE | UTILITY POLE |
| ○ | -OHU- | OVER HEAD UTILITIES |
| ○ | ○ | IRON PIPE SET |
| ○ | ○ | STONEWALL |

BENCHMARK
TOP OF GRANITE
BOUND = 210.40

- REFERENCE PLANS:**
- SITE PLAN - LAND OF STILLMAN N. BRADISH - PREPARED FOR MOLLY CORPORATION - DATED 3/30/01 - BY ATTAR ENGINEERING, INC.
 - STANDARD BOUNDARY SURVEY OF LAND OF TILCON MINERALS, INC. - LOCATED ON ROUTE 9 - DATED 3/19/98 - BY CIVIL CONSULTANTS - RECORDED Y.C.R.D. PLAN BOOK 244 PAGE 48
 - SUBDIVISION PLAN - BERWICK ROAD BUSINESS PARK - DATED 9/3/99 - BY POST ROAD SURVEYING - RECORDED Y.C.R.D. PLAN BOOK 253 PAGE 35
 - SUBDIVISION PLAN AMENDMENT - LOTS 1A & 1B CENTRAL INDUSTRIAL PARK - DATED 6/10/2004 - BY POST ROAD SURVEYING - RECORDED Y.C.R.D. PLAN BOOK 297 PAGE 18
 - SITE PLAN - OCEAN GRAPHICS DATED JULY 2005, APPROVED BY THE STAFF REVIEW COMMITTEE 12/06/2005.

WELLS STAFF REVIEW COMMITTEE

APPROVAL DATE _____



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A SITE PLAN AMENDMENT FOR A CHANGE IN USE: A 2,500 SF MEDIUM INTENSITY COMMERCIAL RECREATION USE AND A 2,500 SF MANUFACTURING USE ARE PROPOSED. NO OTHER CHANGES TO LOT COVERAGE, DRAINAGE OR PARKING PROPOSED.
 - THE PROPERTY IS OWNED BY KEVIN AND ROBIN BARNARD. BOOK 17904 PAGE 110.
 - THE BOUNDARIES AS DELINEATED ARE PER THE FOLLOWING PLAN: SKETCH OF LAND TO BE CONVEYED BY STILLMAN N. BRADISH; BY POST ROAD SURVEYING; DATED APRIL 21, 2005
 - ELEVATIONS ARE BASED ON THE TBM NOTED ON REF. PLAN 1 (ASSUMED DATUM)
 - PROPOSED UTILITIES: WATER AND SEWER SERVICE WILL BE PRIVATE WELL AND SEPTIC SYSTEM. UNDERGROUND UTILITIES WILL BE EXTENDED FROM WILLIE HILL ROAD OR ROUTE 9
 - ZONE: LI (LIGHT INDUSTRIAL) MAX. DENSITY -----NO DWELLING EXISTS. NONE PERMITTED.
MAX. LOT COVERAGE-----65%
MAX. BLDG. HEIGHT-----45 FEET
LOT LINE SETBACK-----40 FEET
R.O.W. SETBACK-----25 FEET
STREET FRONAGE-----100 FEET (279' ALONG ROUTE 9; 376' ALONG WILLIE HILL RD)
 - PROPOSED COVERAGE: BUILDINGS - 5000 sq. ft.
(LOT AREA=40,370 SF) PAVEMENT - 10,950 sq. ft.
GRAVEL - 1,616 sq. ft.
COVERAGE - 43.5%
 - PARKING SPACES: MANUFACTURING - 1 PER 1,000 SF, NO LESS THAN 3 SPACES. 2,500 SF REQUIRES 3 SPACES.
MED. INTENSITY COMMERCIAL RECREATION - 12 SPACES REQUIRED BY STAFF REVIEW COMMITTEE PER CEO RECOMMENDATION.
15 TOTAL SPACES REQUIRED, 1 OF WHICH SHALL BE ADA COMPLIANT.
PARKING ALONG ROUTE 9 AND WILLIE HILL ROAD IS PROHIBITED.
 - LIGHTING ON THE BUILDING, SITE AND SIGN WILL BE LOW LEVEL AND DOWNWARD DIRECTIONAL AND LOW GLARE IN ACCORDANCE WITH 145-41.
 - SIGHT DISTANCES AT WILLIE HILL ROAD ARE AS FOLLOWS:
EASTERLY - EXCEEDS 500 FT
WESTERLY - WITH VEGETATION CLEARING, 300 FT TO ROUTE 9
 - LANDSCAPING:
A. SIX SHADE TREES, SUCH AS SUGAR MAPLES, SHALL BE INSTALLED AND MAINTAINED ALONG WILLIE HILL ROAD. (ONE SHADE TREE IDENTIFIED TO BE MISSING AS PART OF THIS AMENDMENT.) OWNER SHALL PLANT THE MISSING SHADE TREE AS NOTED, NO LATER THAN 6/1/2021.
B. EXISTING TREES WITHIN 15 FEET OF ROUTE 9 SHALL REMAIN.
 - SIGNAGE SHALL COMPLY WITH THE LAND USE ORDINANCE. SIGNAGE SHALL NOT IMPEDE SIGHT DISTANCES.
 - A SOLID WOOD FENCE, 6 FEET IN HEIGHT, WILL BE INSTALLED ALONG THE NORTHEASTERLY PROPERTY LINE.
 - NO MATERIALS WILL BE STORED OUTSIDE THE BUILDING
 - ALL PAVED AND GRAVEL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE KEPT CLEAR FROM OBSTRUCTIONS AND SNOW TO ALLOW EMERGENCY VEHICLE ACCESS.
 - THE DUMPSTER LOCATION SHOWN MAY VARY, BUT MUST BE ENCLOSED BY SOLID FENCING WITH A LOCKABLE GATE.
 - THE PROPOSED WELL WILL BE A DRILLED WELL AND WILL BE TESTED TO MEET THE QUALITY AND QUANTITY NEEDS OF THE PROPOSED BUILDING.
 - THE LP TANK WILL MEET NFPA REQUIREMENTS.
 - ALL LIQUID WASTE, OTHER THAN WASTEWATER AS DEFINED IN THE STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES, SHALL BE DELIVERED TO AND DISPOSED OF BY THE WELLS SANITARY DISTRICT OR BY A LICENSED DISPOSAL FACILITY.
 - SEE FINDINGS OF FACT & DECISIONS ASSOCIATED WITH THIS AMENDMENT AND PRIOR APPROVALS FOR ALL CONDITIONS OF APPROVAL.
 - THE PROPERTY SHALL COMPLY WITH THE WELLS NOISE ORDINANCE (145-45).
 - DRAINAGE EASEMENT WAS APPROVED FOR MAP 40, LOT 2 ONTO MAP 40, LOT 18. BOOK 14664 PAGE 532 DATED 11/7/2005.
 - FIRE PROTECTION IS SATISFIED BY AN EXISTING OFF-PREMISE FIRE POND/HYDRANT LOCATED ON MAP 40, LOT 3-9.

**SITE PLAN AMENDMENT
FOR
SOUTHERN MAINE EXTREME, LLC
& OCEAN GRAPHICS
WILLIE HILL ROAD
WELLS, MAINE**

| | |
|---|--|
| OWNER: KEVIN & ROBIN BARNARD 525 HILTONS LANE WELLS, ME 04090 | APPLICANT: HANA AUSTIN 170 SUMMER ST KENNEBUNK, ME 04043 |
| PLAN DATED: 3/16/2021 | SCALE: 1 IN = 20 FEET |

I:\projects\projects\6000\6413\dwg\6413-051.dwg

4b-2