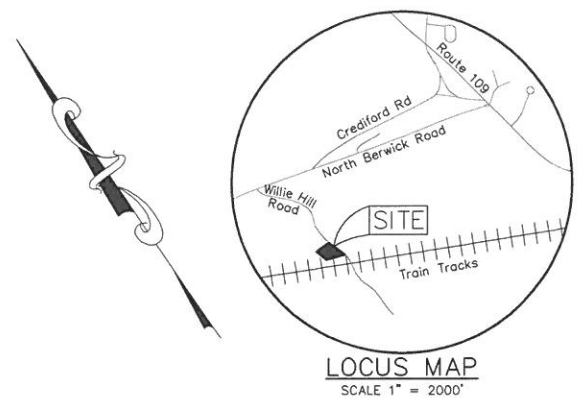


NOTES:

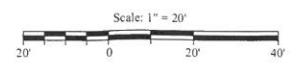
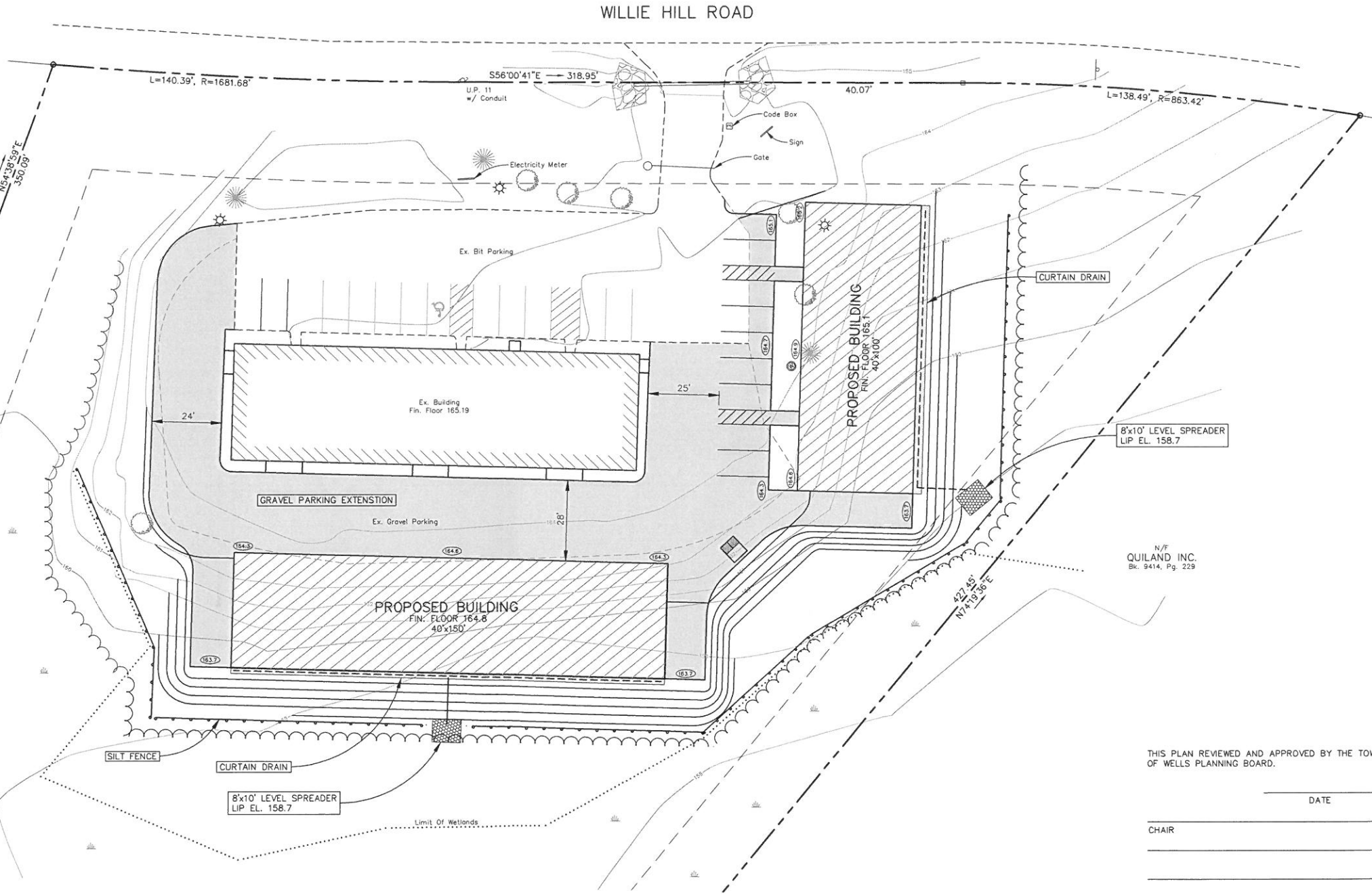
- OWNER/APPLICANT: SPRINGER, LLC/DAVID SPRINGER  
424 SCHOOL STREET  
BERWICK, MAINE
- ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M  
TOPOGRAPHY ONLY
- DEED REFERENCE: BK. 17186, PG. 523
- TAX MAP REFERENCE: MAP 40, LOT 3-14
- ZONING: LIGHT INDUSTRIAL DISTRICT (LI)  
RESOURCE PROTECTION (RP)
- MINIMUM STANDARDS: FRONTAGE - 100'  
SETBACKS - 35' FRONT,  
25' SIDE AND REAR  
MAX. BUILDING - 45' (NOT TO EXCEED  
HEIGHT 3 STORIES)
- LOT AREA: 128,700 S.F. (2.95 ACRES)
- EXISTING USE: INDOOR AGRICULTURAL (5,600 S.F.)
- PROPOSED USE: MEDICAL MARIJUANA CULTIVATION  
AND PRODUCTION
- SEWER SERVICE: EXISTING ON-SITE SEPTIC SYSTEM
- WATER SERVICE: EXISTING ON-SITE WELL
- ELECTRIC/TELEPHONE: UNDERGROUND (FROM EX. BUILDING)
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN  
ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION  
CONTROL, BMP'S, LATEST REVISION.
- PLAN REFERENCES: A. AMENDMENT #3 TO SITE PLAN PROPOSED  
COMMERCIAL DEVELOPMENT, SPRINGER LLC/  
DAVID SPRINGER, WILLIE HILL RD, WELLS,  
MAINE, DATED JAN. 30, 2017, BY LINEPRO  
LAND SURVEYING, LLC.  
B. FINAL PLAN SUBDIVISION AMENDMENT  
BERWICK ROAD BUSINESS PARK EXPANSION,  
QUILAND INC., ROUTE 9 & WILLIE HILL RD,  
WELLS, MAINE, DATED JUNE 28, 2005, BY  
POST ROAD SURVEYING.
- BENCHMARK: BM A - BOTTOM OF METAL BASE OF  
LIGHT POLE ON THE EASTERLY SIDE  
OF PARKING LOT, EL. 165.85 NAVD 88
- PARKING: 11 PROPOSED (21 TOTAL - 1 HANDICAP)  
REQUIRED 16 (1 SPACE PER 1,000 S.F.  
OF BUILDING, SEE PLAN REF. A)
- THE PROPERTY SHOWN ON THE APPROVED SITE PLAN MAY BE  
DEVELOPED AND USED ONLY AS SHOWN ON THE PLAN. ALL  
ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS  
MADE BY THE APPLICANT WHICH APPEAR IN THE RECORD OF  
THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL.  
NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED  
UNLESS AN AMENDED SITE PLAN IS APPROVED BY THE PLANNING  
BOARD.
- WETLANDS: MARK HAMPTON, CSS#216  
MARK HAMPTON ASSOCIATES, INC.  
PORTLAND, MAINE
- HOURS OF  
OPERATION: -
- ALL SIGNAGE SHALL FOLLOW THE RESTRICTIONS OF SECTION 145-28  
AND 145-58.3 OF THE TOWN OF WELLS LAND USE ORDINANCE.



PROPERTY INSERT  
SCALE 1" = 150'



LOCUS MAP  
SCALE 1" = 2000'



SYMBOL	DESCRIPTION
(Circle with dot)	UTILITY POLE
(Circle with cross)	DECIDUOUS TREE
(Circle with vertical lines)	CONIFEROUS TREE
(Circle with star)	SIGN
(Circle with crosshair)	LIGHT POLE
(Circle with dot and crosshair)	WELL
(Dashed line)	PROPERTY LINE
(Dotted line)	ADJUTTER'S PROPERTY LINE
(Wavy line)	TREELINE
(Dotted line with cross-ticks)	WETLANDS
(Dashed line with cross-ticks)	EXISTING CONTOUR
(Dashed line with vertical ticks)	EDGE OF PAVEMENT
(Dashed line with horizontal ticks)	EDGE OF GRAVEL
(Dashed line with diagonal ticks)	CHAIN LINK FENCE

THIS PLAN REVIEWED AND APPROVED BY THE TOWN  
OF WELLS PLANNING BOARD.

DATE	_____
CHAIR	_____
DESIGNED	B. Monsen
DATE	October 2020
DRAWN	B. Monsen
SCALE	1" = 20'
CHECKED	A. Morrell
JOB. NO.	20162

NO.	DATE	REVISION	DESCRIPTION



FOR  
Springer, LLC  
424 School Street  
Berwick, ME

SITE PLAN  
MEDICAL MARIJUANA  
CULTIVATION AND  
PRODUCTION FACILITY  
199 WILLIE HILL ROAD  
WELLS, MAINE

SHEET	
1	
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