



MAP 129, LOT 14-1
LEE RICHEIMER
BK 6092, PG 239

MAP 129, LOT 15
LAMBERT

MAP 129, LOT 31A
OCEAN VIEW
CEMETERY ASSOC.

MAP 129, LOT 30
WELLS AUTO CARE
BK 16747, PG 751

MAP 129, LOT 29
W.H. JR & PL
McELVAIN TRUSTEES
BK 16493, PG 391

CONDUIT FROM
WELLS SEWER
DISTRICT RECORDS

APPROX. LOCATION OF
NEAREST HYDRANT

EXIST. JUNIOR HIGH
SCHOOL BUILDING

EXIST. S.M.H.
RIM ELEV. 70.58
INV. OUT 62.73

MAP 51, LOT 3-A-EKE
WELLS-OGUNQUIT CSD
BK 4638, PG 092

APPROVED BY THE
WELLS PLANNING BOARD

[Handwritten signatures and dates]
6/19/17
[Signature]
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Dennis M. Hardy

SITE PLAN NOTES

- THE PURPOSE OF THIS SITE PLAN AMENDMENT IS FOR THE APPROVAL OF A 3,340 SF ADDITION TO THE WELLS PUBLIC LIBRARY LOCATED AT 1434 POST ROAD ON TAX MAP 51, LOT 3B-EKE; TO DEPICT THE EXISTING SITE CONDITIONS; AND TO REFLECT THE ADDITION OF 1.79 ACRES OF LAND ACQUIRED BY THE TOWN
- THE PROPERTY IS LOCATED WITHIN THE GENERAL BUSINESS (GB) DISTRICT, CONSISTS OF A TOTAL OF 3.24 ACRES (141,161 S.F.), THE EXISTING AND PROPOSED USE IS MUNICIPAL FACILITY.
- THE PARCEL IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- GENERAL BUSINESS DISTRICT 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 (225.41' PROVIDED).
 - MAXIMUM LOT COVERAGE: 65%
 - MAXIMUM BUILDING HEIGHT: 34', NOT TO EXCEED THREE STORIES. *54' IF 145-26.G(2) CONDITIONS MET
 - SETBACKS. ALL STRUCTURES SHALL BE AT LEAST:
 - 15' FROM ANY LOT LINE
 - 25' FROM THE BOUNDARY OF ANY CEMETERY
 - 25' FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY
 - 40' FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY
- LOT COVERAGE:

EXISTING LOT COVERAGE OF THE PROPERTY	11,489 S.F.
BUILDINGS	11,489 S.F.
PAVEMENT/WALKWAYS	44,003 S.F.
DECK	258 S.F.
TOTAL	55,748 S.F./141,161 = 39.5%
- THE PROPOSED LOT COVERAGE OF THE PROPERTY:

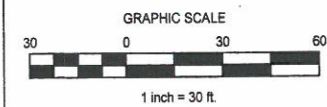
BUILDINGS	14,804 S.F.
PAVEMENT/WALKWAYS	44,170 S.F.
DECK/RIPRAP/PATIO	1,782 S.F.
TOTAL	60,756 S.F./141,161 = 43.0%
- PARKING REQUIREMENTS:
 - DETERMINED PER 145.39.D(1) BY THE PLANNING BOARD TO PROVIDE 55 SPACES
 - 50 SPACES EXISTING
 - 65 SHARED PARKING SPACES WITH THE WOCSD (AFTER BUILDING REMOVAL) PER EASEMENT AND PRIOR LOT LINES
 - TOTAL NUMBER OF SPACES PROVIDED: 115 SPACES OF WHICH 5 SHALL BE HANDICAP ACCESSIBLE WITH ADA SIGNAGE
- ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF 145-40. THE SIGN SHALL NOT BE ILLUMINATED OR INTERNALLY LIT.
- ALL EXTERIOR BUILDING OR POLE MOUNTED LIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF 145-41 AND 145-75.D. LIGHTS SHALL BE SHIELDED SO AS TO EFFECTIVELY PREVENT BEAMS OR RAYS OF LIGHT FROM BEING DIRECTED AT ANY PORTION OF THE MAIN TRAVELED WAY OF A ROADWAY OR ONTO ANY ABUTTING LOTS.
- IF A DUMPSTER IS ADDED IT SHALL BE RELOCATED TO MEET SETBACK REQUIREMENTS, BE ENCLOSED BY A 6' TALL SOLID FENCE, AND BE APPROVED BY THE CODE OFFICE.
- TREES LOCATED ALONG US ROUTE ONE ARE TO REMAIN, EXCEPT ONE TO BE REMOVED, AS THEY SATISFY THE 15' WIDE LANDSCAPED BUFFER REQUIREMENT.
- THE EXISTING WOCSD BUILDINGS SHALL BE REMOVED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.
- THE PORTION OF THE PROPERTY CONVEYED FROM THE WOCSD IS SUBJECT TO A MDEP SITE LOCATION PERMIT.
- PRIOR TO THE POURING OF THE BUILDING FOUNDATION/FOOTING THE CODE OFFICE WILL REQUIRE A PINNING LETTER FROM A LICENSED LAND SURVEYOR TO ENSURE THE SETBACK REQUIREMENT HAS BEEN MET.
- SEE FINDINGS OF FACT & DECISIONS ASSOCIATED WITH THIS SITE PLAN AMENDMENT FOR CONDITIONS AND APPROVAL.
- PRIOR TO THE INSTALLATION OF A KNOX BOX, THE LOCATION SHALL BE REVIEWED AND ACCEPTED BY THE WELLS FIRE DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROPOSED 3,340 SF BUILDING ADDITION, A SIDEWALK MEETING THE REQUIREMENTS OF CHAPTER 201 AND SPECIFICATIONS OF THE TOWN MANAGER AND PUBLIC WORKS DEPARTMENT, SHALL BE INSTALLED.
- A MINIMUM 15' WIDE AREA AROUND THE SOUTH SIDE OF THE EXISTING AND PROPOSED BUILDING SHALL REMAIN CLEAR OF OBSTRUCTIONS FOR FIRE PERSONNEL ACCESS.
- FUELS SHALL BE STORED IN COMPLIANCE WITH NFPA STANDARDS.

3,700 SF
Farmers
Market
Retail Area

115 TOTAL PARKING SPACES
65 SHARED WITH WOCSD

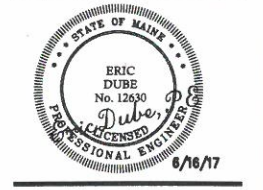
F. Market Parking

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 1' OFFSET	■
○ PF	IRON PIN FOUND/SET	○ PS
○ RF	IRON ROD FOUND	
○ CRF	CAPPED IRON ROD FOUND	
○ DIF	DRILL HOLE FOUND	
□ MGN	GRANITE MONUMENT FOUND	
---	STREET LINE	
---	LOT SETBACKS	
---	PROPERTY LINE	
---	ABUTTOR LINE	
---	"NO CUT" BUFFER	
	WETLANDS	
---	EDGE OF ROAD/TRAVELED WAY	
○ TP 05	SOIL TEST PIT	○ TP 05
---	CONTOUR	---
327+60 x 327.6	SPOT GRADE	327+60 x 327.6
○ GAS	GAS SHUT-OFF	
○ UP	UTILITY POLE	
---	OVERHEAD ELECTRICAL	---
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--- </td <td>ELECTRICAL TRANSFORMER</td> <td>---<!--</td--> </td>	ELECTRICAL TRANSFORMER	--- </td
--- </td <td>FIRE HYDRANT</td> <td>---<!--</td--> </td>	FIRE HYDRANT	--- </td
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--- </td <td>WATER GATE</td> <td>---<!--</td--> </td>	WATER GATE	--- </td
--- </td <td>SEWER LINE</td> <td>---<!--</td--> </td>	SEWER LINE	--- </td
--- </td <td>SEWER MANHOLE</td> <td>○ SMH-1</td>	SEWER MANHOLE	○ SMH-1
--- </td <td>DRAINAGE MANHOLE</td> <td>○ DMH-1</td>	DRAINAGE MANHOLE	○ DMH-1
--- </td <td>CATCH BASIN</td> <td>○ CB-1</td>	CATCH BASIN	○ CB-1
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--- </td <td>FACE OF LEDGE OUTCROP</td> <td>---<!--</td--> </td>	FACE OF LEDGE OUTCROP	--- </td
--- </td <td>BIRCH</td> <td>---<!--</td--> </td>	BIRCH	--- </td
--- </td <td>MAPLE</td> <td>---<!--</td--> </td>	MAPLE	--- </td
--- </td <td>TREE LINE</td> <td>---<!--</td--> </td>	TREE LINE	--- </td
--- </td <td>SITE LIGHTING (BAYSIDE FIXTURE)</td> <td>---<!--</td--> </td>	SITE LIGHTING (BAYSIDE FIXTURE)	--- </td
--- </td <td>STONE WALL</td> <td>---<!--</td--> </td>	STONE WALL	--- </td



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WELLS PUBLIC LIBRARY
1434 POST ROAD
BUILDING RENOVATION

NO.	DATE	ISSUE FOR REVIEW
1	4-4-16	

SHEET TITLE:
OVERALL SITE PLAN

DESIGNED: ED
DRAWN: DL
DATE: 6-16-17
CADD FILE: 15-015 C100.DWG
PROJECT NUMBER: 15-015

C101