



- NOTES:
- OWNER/APPLICANT: U.S. SITE SOLUTIONS
P.O. BOX 124
MOODY, MAINE 04054
 - ENGINEER: AUSTIN G. FAGAN, PE #16523
BH2M
3908 MAIN STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
SITE FEATURES AND TOPOGRAPHY ONLY
SEE PLAN REF. B FOR BOUNDARY SURVEY
 - DEED REFERENCE: BK. 18497, PG. 649
 - TAX MAP REFERENCE: MAP 40, LOT 3-13
 - ZONING: LIGHT INDUSTRIAL DISTRICT (LI)
RESOURCE PROTECTION (RP)
 - DIMENSIONAL REQUIREMENTS: STREET FRONTAGE - 100' (333.34' PROVIDED)
SETBACKS - 40' FROM LOT LINE ABUTTING WILLIE HILL ROAD
25' FROM ABUTTING LOT LINES
MAX. BUILDING HEIGHT - 45' (NOT TO EXCEED 3 STORIES)
MAX. DENSITY - NONE (NO EXISTING DWELLING UNITS
PROPOSED UNITS PERMITTED)
MAX LOT COVERAGE - 65%
PROPOSED LOT COVERAGE - 36.9%
 - LOT AREA: 113,841 S.F. (2.61 ACRES)
 - PROPOSED USE: CONTRACTOR BUSINESS
 - SEWER SERVICE: PROPOSED SEPTIC SYSTEM
 - WATER SERVICE: PROPOSED WELL (100' SETBACK FROM SEPTIC SYSTEMS).
 - ELECTRIC/TELEPHONE: UNDERGROUND
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
 - PLAN REFERENCES: A. 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:
 - PARKING: PROPOSED 15 (X TOTAL, 1 ADA)
REQUIRED 5 (1 SPACE PER 1,000 S.F. OF BUILDING)
PARKING ALONG WILLIE HILL ROAD IS PROHIBITED
 - 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
UPDATED JANUARY 28, 2021
 - WETLAND IMPACTS: 10,928 S.F.
 - A KNOX BOX SHALL BE INSTALLED. PRIOR TO INSTALLATION, THE PROPOSED LOCATION SHALL BE REVIEWED BY THE FIRE DEPARTMENT.

SYMBOL	DESCRIPTION
	UTILITY POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	SIGN
	WELL
	SPOT GRADE
	PROPERTY LINE
	ABUTTER'S PROPERTY LINE
	TREELINE
	WETLANDS
	EXISTING CONTOUR
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SEWER LINE
	WELL LINE
	CONCRETE MONUMENT FOUND
	IRON ROD FOUND

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

DESIGNED	A. Fagan	DATE	July 2021
DRAWN	Dept.	SCALE	1" = 20'
CHECKED	W. Pelkey	JOB. NO.	21172
SHEET			
1			

NO.	DATE	DESCRIPTION
1	8/30/21	Submitted Sketch Plans to Client For Review
2	2/2/22	Submitted Plans to Client For Review

FOR
Steve Koeninger
P.O. Box 124
Moody, Maine 04054

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

SITE PLAN
CONTRACTOR BUSINESS
U.S. SITE SOLUTIONS
WILLIE HILL ROAD
WELLS, MAINE

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.