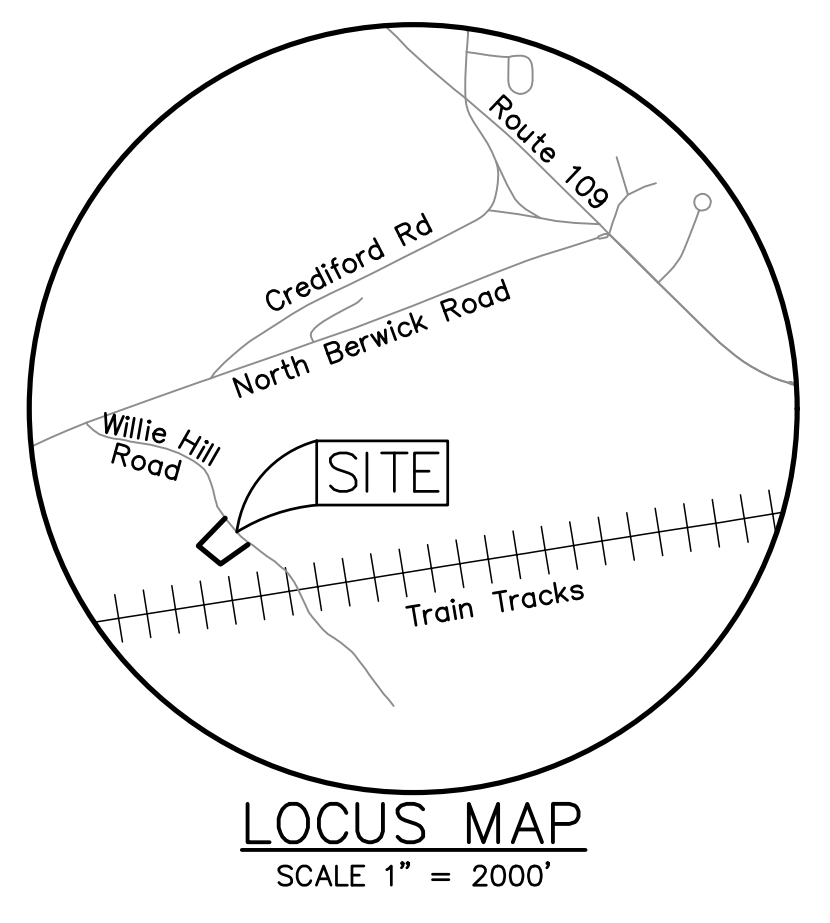


LEGEND

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



- NOTES:**
- OWNER/APPLICANT: U.S. SITE SOLUTIONS
P.O. BOX 124
MOODY, MAINE 04054
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE
 - DEED REFERENCE: BK. 18497, PG. 649
 - TAX MAP REFERENCE: MAP 40, LOT 3-13
 - ZONING: LIGHT INDUSTRIAL DISTRICT (LI)
RESOURCE PROTECTION (RP)
(WETLAND HAS BEEN DELINEATED TO NOT QUALIFY AS RP ZONE).
 - 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, NO LIVE/WORK
UNITS PROPOSED)
MAX LOT COVERAGE - 65%
 - LOT AREA: 113,841 S.F. (2.61 ACRES)
 - 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: NAIL IN UTILITY POLE 10 EL. 162.80
 - LOT SERVED BY PRIVATE ONSITE SEPTIC SYSTEM AND DRILLED WELL.
 - PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD ZONE PER FIRM PANEL #2301580013D.

THIS PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN TITLED "FINAL PLAN, SUBDIVISION AMENDMENT, BERWICK ROAD BUSINESS PARK EXPANSION" BY POST ROAD SURVEYING AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 302, PAGE 7. THE PURPOSE OF THIS AMENDMENT IS TO SHOW TWO SITE ENTRANCES IN A DIFFERENT LOCATION THAN PREVIOUSLY SHOWN FOR LOT 13 OF THE BERWICK ROAD BUSINESS PARK AND ELIMINATE A BOUND REQUIREMENT.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

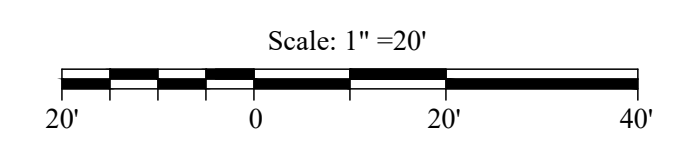
- NO SURVEYORS REPORT

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

CHAIR	DATE
_____	_____
DESIGNED A. Fagan	DATE May 2022
DRAWN Dept.	SCALE 1" = 20'
CHECKED R. Libby Jr.	JOB. NO. 21172

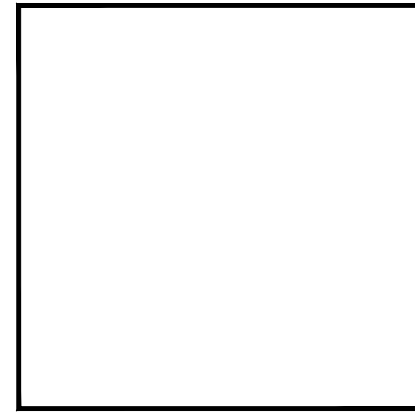


ROBERT C. LIBBY JR. PLS #2190



STATE OF MAINE
YORK COUNTY REGISTRY OF DEEDS
RECEIVED
AND RECORDED IN BOOK _____ AT _____ H _____ M _____
PAGE _____
ATTEST _____ REGISTRAR

NO.	DATE	REVISION	DESCRIPTION



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

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

AMENDED SUBDIVISION
BERWICK ROAD BUSINESS PARK
EXPANSION
WILLIE HILL ROAD
WELLS, MAINE

DESIGNED A. Fagan	DATE May 2022
DRAWN Dept.	SCALE 1" = 20'
CHECKED R. Libby Jr.	JOB. NO. 21172

SHEET
1

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