

TOWN OF WELLS
STANDARD CONDITIONS OF APPROVAL

- SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. [§145-74F]
- APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
- CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. [§145-74G(1)(B)]
- FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSIDERED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64 [§145-79A]
- WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRAIDDING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64 [§145-79B]
- EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]:
 - STRIPPING OF VEGETATION, SOIL REMOVAL, AND REGRAIDDING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
 - THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
 - TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
 - UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
 - THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
 - DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
 - THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
 - THE PROCEDURES OUTLINED IN EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
 - CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE SEDIMENTATION.
 - TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED OR USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGES FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
- APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
- IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
- APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
- PRIOR TO THE POURING OF BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
- IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
- UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
- THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
- ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

AMENDMENT INFORMATION

THIS PLAN REPRESENTS THE FIFTH AMENDMENT TO A SITE PLAN PREVIOUSLY APPROVED BY THE WELLS PLANNING BOARD. REFERENCE 2 IS THE ORIGINALLY APPROVED SITE PLAN. REFERENCES 3, 4 AND 7 ARE PREVIOUSLY APPROVED SITE PLAN AMENDMENTS.

THE CHANGES PROPOSED FOR THE FIFTH AMENDMENT ARE SUMMARIZED AS FOLLOWS:

- UPDATE STORMWATER MANAGEMENT PLAN.
- RESOLVE SITE PLAN VIOLATION REGARDING LANDSCAPED BUFFER ALONG ROUTE 9.
- ADD DRAINAGE EASEMENT ACROSS LOT 11-1B, ALSO TO BENEFIT LOT 11-1B.

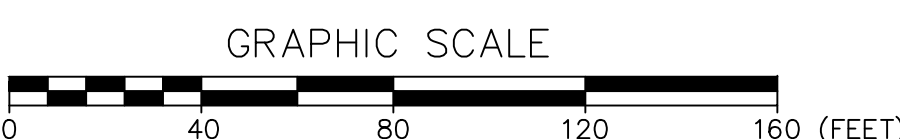
*REFERENCE 5 ALSO REPRESENTS A SITE PLAN AMENDMENT FOR THIS LOT, THEREFORE, THERE IS NO PLAN ENTITLED "...AMENDMENT #4...".

MAP 40, LOT 15A
N/F DENNIS A. MCLATCHY, JR.
449 NORTH BERWICK ROAD
WELLS, ME 04090

MAP 40, LOT 1
DAVID W. GAGNE
434 NORTH BERWICK ROAD
WELLS, ME 04090

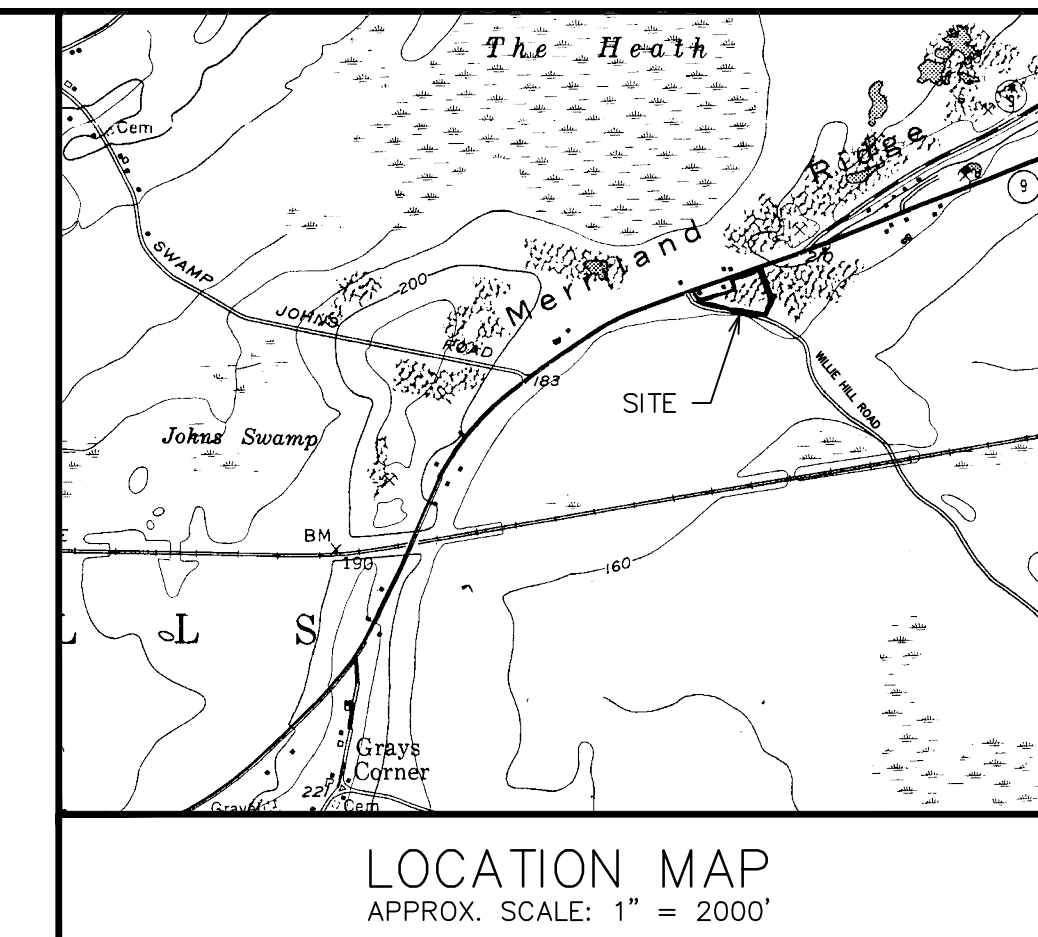
MAP 40, LOT 2
KEVIN M. BARNARD
525 HILTONS LN
WELLS, ME 04090

MAP 40, LOT 3-7
N/F BFG ME NH, LLC.
P.O. BOX 71870
SALT LAKE CITY, UTAH 84171



LEGEND

- EXT. PROP. LINE
- SETBACKS
- EASEMENT
- EXT. PAVEMENT
- PRP. PAVEMENT
- EXT. FENCE
- EXT. UTILITY POLE



GENERAL NOTES

- THIS PLAN PROVIDES A SITE PLAN AMENDMENT FOR THE EXISTING MOLLY CORPORATION MANUFACTURING FACILITY. EXISTING STRUCTURES INCLUDE A 75' X 42' BUILDING WITH COVERED ENTRY AND COVERED CONNECTOR TO A 100' X 125' EXISTING BUILDING WITH ASSOCIATED SITE INFRASTRUCTURE IMPROVEMENTS. PROPOSED AMENDMENTS ARE SUMMARIZED IN AN AMENDMENT INFORMATION BOX ON THIS PLAN.
- THE SITE IS IDENTIFIED ON THE TOWN OF WELLS TAX ASSESSOR'S MAP 40 AS LOT 18. TOTAL ACREAGE OF THE LOT IS APPROXIMATELY 3.42 ACRES.
- THE SITE IS LOCATED ON WILLIE HILL ROAD AND IS IN THE LIGHT INDUSTRIAL (LI) DISTRICT. SETBACKS FOR THE LI DISTRICT ARE AS FOLLOWS: 40' FROM STREET RIGHTS-OF-WAY AND 25' FROM OTHER LOT LINES AND CEMETERIES. MAXIMUM BUILDING HEIGHT IN THE LI ZONE IS 45', NOT TO EXCEED THREE STORIES. THE SPEED LIMIT ON WILLIE HILL ROAD IS NOT POSTED. THE EXISTING AND PROPOSED USE IS MANUFACTURING.
- PROPERTY LINE LOCATIONS WERE TAKEN FROM REFERENCE 6. TOPOGRAPHY WAS TAKEN FROM REFERENCE 1 AND SUPPLEMENTED WITH EXISTING TOPOGRAPHY BY ATTAR ENGINEERING, INC. IN JUNE OF 2015.
- EXISTING LOT COVERAGE IS 29.2% (43,500 S.F.), NO CHANGE IS PROPOSED. 3.42 ACRES OF TOTAL LOT AREA WAS USED TO CALCULATE COVERAGE. ALLOWABLE LOT COVERAGE IN THE LI ZONE IS 65% (20% WITHIN THE SHORELAND ZONE). NO SHORELAND ZONING EXISTS ON THE LOT.
- WASTEWATER DISPOSAL BY TWO ON-SITE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWS) - SEE HHE-200 FORMS PREPARED BY SITE EVALUATOR MICHAEL MARIANO (SE #219). DOMESTIC WATER SUPPLY IS PROVIDED BY AN EXISTING DRILLED WELL.
- (27) PARKING SPACES ARE PROVIDED, (2) OF WHICH ARE ACCESSIBLE (7.4%). PARKING SPACES ARE 9' X 18.5' WITH 26' (MIN) TWO-WAY AISLES. REQUIRED PARKING IS 1 SPACE PER 800 S.F. OF BUILDING GROSS FLOOR AREA OR (12,500+3,700) S.F. X 1 SPACE/ 1000 S.F. = 17 SPACES. PARKING LOT STRIPING TO BE MAINTAINED AS DEPICTED.
- AN EXISTING, UNILLUMINATED, SIGN IS DEPICTED ON THE PLAN. NEW SIGNS OR ALTERATIONS TO THE EXISTING SIGN MUST CONFORM TO SECTION 145-40 OF THE WELLS TOWN CODE.
- A KNOX BOX SHALL BE INSTALLED AT THE NEW BUILDING'S MAIN ENTRANCE (COORDINATE LOCATION WITH FIRE CHIEF).
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EXTERIOR LIGHTING: THE FOLLOWING LIGHT FIXTURES (OR COMPARABLE FROM OTHER MANUFACTURERS) WILL BE INSTALLED ON THE SITE:
 - (6) BUILDING MOUNTED DOWNLIGHTS - 8-10 FEET HIGH - GURTH SMD12 - 70MH-1
 - (5 ON BUILDING, 1 RECESSED IN ENTRY ROOF)
 ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONO ADJUTING PROPERTIES.
- PROPOSED CULVERTS TO BE ADS N-12 OR APPROVED EQUAL. CULVERT INLET AND OUTLET TO BE PROTECTED WITH RIP RAP (d50 = 8").
- 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.
- FIRE LANE TO BE STRIPED AND IDENTIFIED WITH A SIGN, AS DEPICTED.

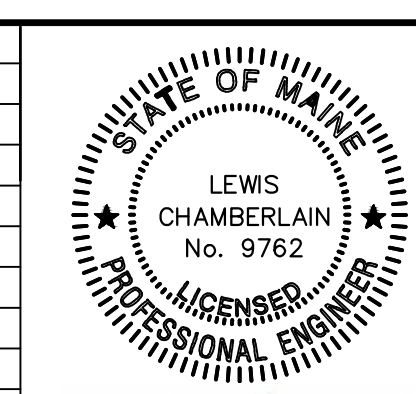
REFERENCES

- "STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN PREPARED FOR STILLMAN N. BRADISH, ROUTE 9 AND WILLIE HILL ROAD, WELLS, MAINE", PREPARED BY POST ROAD SURVEYING. DATED 12/23/00.
- "SITE PLAN LAND OF STILLMAN N. BRADISH PREPARED FOR MOLLY CORPORATION, WILLIE HILL ROAD, WELLS, MAINE", PREPARED BY ATTAR ENGINEERING, INC. DATED 03/30/01.
- "SITE PLAN AMENDMENT" FOR STILLMAN N. BRADISH MOLLY CORPORATION, WILLIE HILL ROAD, WELLS, MAINE", PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED 10/07/05.
- "AMENDED SITE PLAN SHOWING PROPOSED CHAIN LINK SECURITY FENCE" PREPARED FOR STILLMAN N. BRADISH, WILLIE HILL ROAD, WELLS, MAINE", PREPARED BY POST ROAD SURVEYING. DATED 3/7/06
- "SUBDIVISION PLAN AMENDMENT; LOTS 1A & 1B CENTRAL INDUSTRIAL PARK; LOCATED ON ROUTE 9 AND WILLIE HILL ROAD; WELLS, MAINE", PREPARED BY ATTAR ENGINEERING, INC. REVISION A DATED 1/6/14. APPROVED BY THE WELLS PLANNING BOARD 2/3/14. YCRD PLAN BOOK 366, PAGE 5.
- "BOUNDARY SURVEY PLAN PREPARED FOR GRAHANELI REALTY LLC, LAND LOCATED AT 60 WILLIE HILL ROAD, WELLS, MAINE", PREPARED BY POST ROAD SURVEYING. DATED 6/02/15. REVISION 1 DATED 8/3/15.
- "SITE PLAN AMENDMENT #3, MOLLY CORPORATION, TAX MAP 40, LOT 18, 60 WILLIE HILL ROAD, WELLS, MAINE 04090" PREPARED BY ATTAR ENGINEERING, INC. DATED 6/1/15, REVISION A DATED 7/31/15. SIGNED BY THE WELLS PLANNING BOARD 8/3/15.

TOWN OF WELLS PLANNING BOARD		DATE

OWNER OF RECORD/APPLICANT: GRAHANELI REALTY, LLC
P.O. BOX 1269
WELLS, MAINE 04090

A. NO.	TOWN REVIEW REVISIONS.	DATE



SITE PLAN AMENDMENT #5
MOLLY CORPORATION
TAX MAP 40, LOT 18
60 WILLIE HILL ROAD, WELLS, MAINE

FOR: GRAHANELI REALTY, LLC
P.O. BOX 1269
WELLS, MAINE 04090

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: MMR
DATE: 8/29/22		REVISION : DATE A : 9/21/22
JOB NO: C180-21	CAD: BRAD01_BASE AMD	SHEET 1 OF 1