

LOCATION MAP
SCALE: 1" = 2 MILES

NO.	DATE	DESCRIPTION
1	10/21/22	Preliminary Submission
2	10/31/22	Rev'd. For Oct. 31 PB Meeting



BH2M
Engineers, Surveyors
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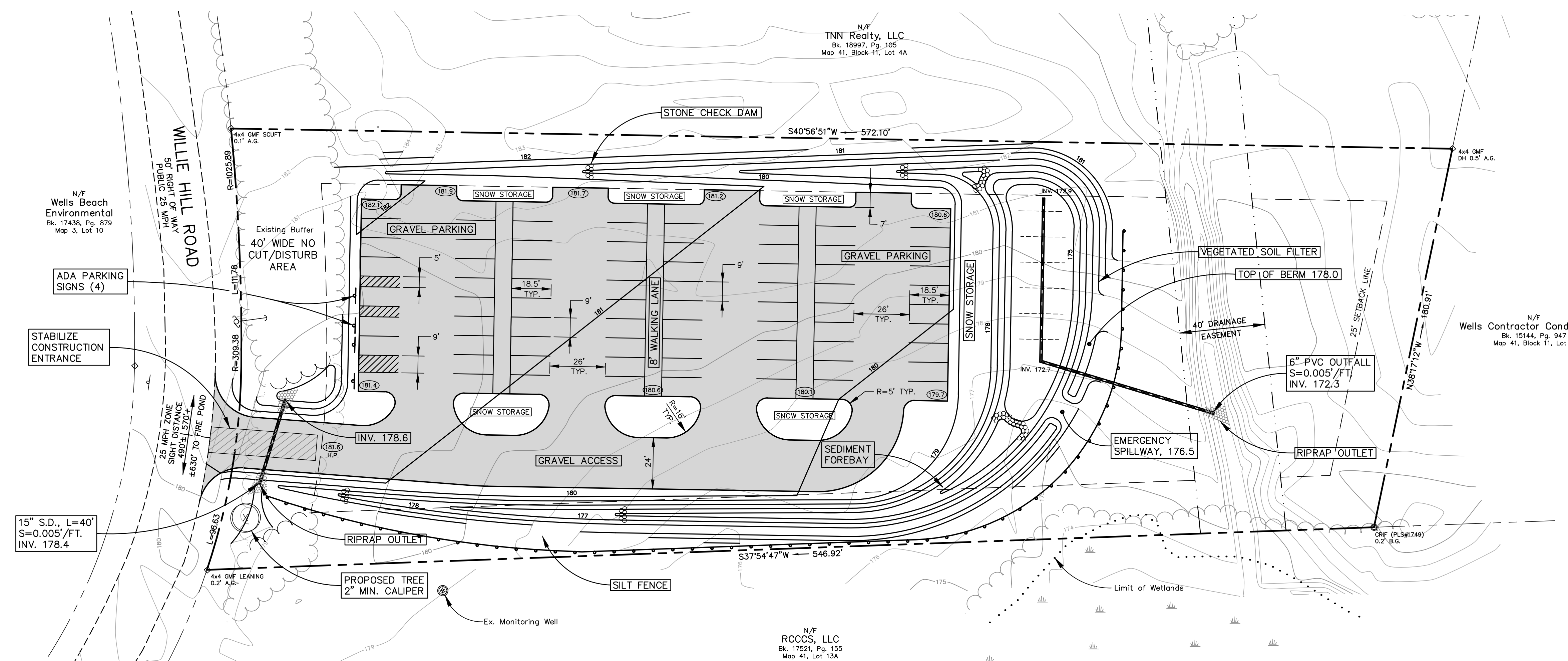
FOR
TNN Realty, LLC
153 Branch Road
Wells, Maine

SITE PLAN
COMMERCIAL PARKING AREA
WILLIE HILL ROAD
WELLS, MAINE

DESIGNED W. Pelkey	DATE July 2022
DRAWN W. Pelkey	SCALE 1" = 25'
CHECKED A. Morrell	JOB. NO. 22120

SHEET
1

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- NOTES:
- OWNER/APPLICANT: TNN REALTY, LLC
153 BRANCH ROAD
WELLS, MAINE
 - ENGINEER: AUSTIN FAGAN, PE#16523
BH2M
380B MAIN STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
 - DEED REFERENCE: BK. 18997, PG. 105
 - TAX MAP REFERENCE: MAP 41, BLOCK 11 LOT 4B
 - ZONING: LIGHT INDUSTRIAL (LI)
 - MINIMUM STANDARDS: MIN. LOT SIZE - 40,000 S.F. (PRIVATE SEPTIC)
MIN. STREET FRONTAGE - 100' (208.41 PROVIDED)
SETBACKS - 25' FROM ANY LOT LINE
40' FROM ANY RIGHT OF WAY
MAX. LOT COVERAGE - 65%
PROPOSED LOT COVERAGE - 34% (35,582 SF.)
MAX. BUILDING HEIGHT - 45' NOT TO EXCEED 3 STORIES (NONE PROPOSED)
MAX. DENSITY - NONE, NO LIVE WORK UNIT PROPOSED
 - LOT AREA: 105,685 S.F.
 - EXISTING USE: UNDEVELOPED
 - PROPOSED USE: COMMERCIAL PARKING LOT
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION AND THE TOWN STANDARD CONDITIONS OF APPROVAL NOTES.
 - PLAN REFERENCES: A. "REVISION TO LOT 4, CENTRAL INDUSTRIAL PARK" (Y.C.R.D. PLAN BOOK 299, PAGE 9) BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED MARCH 12, 2007, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 321, PAGE 22.
 - SIGNS: NO PROPOSED SIGNAGE
 - PARKING: PROPOSED 78 SPACES (4 ADA)
PARKING ALONG WILLIE HILL ROAD IS PROHIBITED
 - ALL LIQUID WASTE, OTHER THAN WASTEWATER AS DEFINED BY 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.
 - ALL FUTURE SITE SIGNAGE, SHOULD IT BE INSTALLED, SHALL COMPLY WITH THE TOWN OF WELLS SS145-40 "SIGNS" OF THE TOWN'S LAND USE CODE AND REQUIRE A SIGN PERMIT FROM THE CODE OFFICE.
 - BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL ARE A CONDITION OF APPROVAL. SEE FINDINGS OF FACT & DECISIONS ASSOCIATED WITH THE SITE PLAN FOR CONDITIONS OF APPROVAL.
 - PROPERTY SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE AS OUTLINE IN SS145-45 "NOISE" OF THE TOWN'S LAND USE CODE.
 - PROPOSED PARKING LOT IS FOR REGISTERED VEHICLES AND NOT PERMITTED TO BE USED AS OUTSIDE STORAGE OR AUTOMOBILE GRAVEYARD. NO OUTSIDE STORAGE IS PROPOSED.
 - PROPOSED PARKING MAY BE PAVED AT A FUTURE DATE WITHOUT A PLAN AMENDMENT OR PLANNING BOARD APPROVAL.

SYMBOL	DESCRIPTION
□	STONE BOUND OR DRILL HOLE TO BE SET
○	IRON PIPE/ROD FOUND
---	ABUTTER PROPERTY LINE
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	TREELINE
---	WETLANDS
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	ABOVE/BELONGROUND
---	NOW OR FORMERLY

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

DATE _____

CHAIR _____

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
- SITE TOPOGRAPHY



ROBERT C. LIBBY JR. PLS #2190

