

NOTES:

- ZONING INFORMATION:** RURAL DISTRICT
 MIN. LOT SIZE: 100,000 sq.ft
 MINIMUM FRONTAGE: 200'
 SETBACKS:
 ALL STRUCTURES SHALL BE AT LEAST:
 1. 25' FROM ANY LOT LINE
 2. 25' FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY
 3. 40' FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY
 4. 25' FROM THE BOUNDARY OF ANY CEMETERY
 ALL STRUCTURES AND PARKING LOTS SHALL BE LOCATED AT LEAST 200' FROM THE HIGH WATER LINE OF THE MERRILL RIVER.
 MAXIMUM BUILDING HEIGHT: 40' NOT TO EXCEED STORIES
 MAXIMUM LOT COVERAGE: 20% OR 4,000 SF (WHICHEVER IS GREATER)
 NO LOT COVERAGE PROPOSED EXCEPT FOR ACCESS ROAD.
- LOCUS PARCEL CONTAINS 31.90 ACRES ±. STREET FRONTAGE ALONG: BILLS LANE = 1,279 FT±
- EXISTING AREA OF EXCAVATION = 17.85 ACRES ±
 PROPOSED ADDITIONAL AREA OF EXCAVATION = 4.7 ACRES ±
- EXISTING USE: MINERAL EXTRACTION. NO WATER COURSES, WETLANDS, OR STORMWATER FACILITIES EXIST ON THIS PROPERTY.
- PROPOSED USE: MINERAL EXTRACTION, SCREENING AND CRUSHING
- ANY REFUSE GENERATED AT THE SITE SHALL BE STORED IN AN ENCLOSED DUMPSTER. DUMPSTER SHALL MEET SETBACK AND SCREENING REQUIREMENTS.
- ALL SIGNS SHALL COMPLY WITH SECTION 145-40 THE WELLS CODE
- A. NO FUELS, ANTIFREEZE, LUBRICANTS, OR HYDRAULIC FLUIDS SHALL BE STORED WITHIN THE EXCAVATION AREA. THEY MAY BE STORED ON SITE ONLY IF THEY ARE STORED WITHIN A CONTAINMENT STRUCTURE WHICH WOULD HOLD AND PREVENT ANY OF THE FLUID FROM ENTERING THE GROUND.
 B. ANY REFILLING OR DRAINING OF ANY FLUIDS (E.G., FUEL, HYDRAULIC FLUID, BRAKE FLUID, OR ANTIFREEZE) OR REPAIR OF EQUIPMENT ON AN EXTRACTION SITE SHALL TAKE PLACE OVER AN IMPERMEABLE SURFACE FROM WHICH ANY SPILLED FLUIDS CAN BE COLLECTED AND REMOVED FROM THE SITE. SAID SURFACE OR CONTAINER SHALL HAVE A CAPACITY OF AT LEAST 20 GALLONS.
 C. EVERY EXTRACTION USE SHALL HAVE A PLAN, AND THE ABILITY TO IMPLEMENT THE PLAN, FOR CONTAINMENT AND CLEANUP OF ANY FUEL OR FLUID SPILL ON SITE.
- DISCONTINUANCE OF A MINERAL EXTRACTION USE IS DEFINED AS THE EXCAVATION AND REMOVAL FROM THE PREMISES OF LESS THAN 500 CY OF MATERIAL IN ANY 24 MONTH PERIOD FOR MINERAL EXTRACTION USES OPERATING UNDER THE REQUIREMENTS OF SUBSECTION b(1) AND (2) OR THE REMOVAL OF LESS THAN 20 CY OF MATERIAL IN ANY 2 YEAR PERIOD OF MINERAL EXTRACTION USES OPERATING UNDER THE REQUIREMENTS OF SUBSECTION b(3). THE OWNER/OPERATOR SHALL PROVIDE THE CODE ENFORCEMENT OFFICER RECEIPTS OR OTHER DOCUMENTS SUBSTANTIATING THE CUBIC YARDAGE OF MATERIAL WHICH HAS BEEN HAULED OFF THE PREMISES IN THE PREVIOUS 24 MONTHS SO THAT HE MAY DETERMINE IF THE MINERAL EXTRACTION USE HAS BEEN DISCONTINUED, IT MAY NOT RESUME OPERATION WITHOUT HAVING OBTAINED SITE PLAN APPROVAL AND MET THE STANDARDS OF THIS SECTION.
- ROAD WARNING SIGNS, "TRUCKS ENTERING" SHALL BE PLACED AT LEAST 350' FROM THE PIT ENTRANCE AT TWO LOCATIONS ON BILLS LANE DURING TIMES OF OPERATION.
- NO PERMANENT LIGHTING PROPOSED ON SITE OR ON THE SIGN. ALL LIGHTS SHALL NOT PRODUCE GLARE ONTO ABUTTING PROPERTIES OR RIGHT OF WAYS.
- THE PROPERTY SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE PER SECTION 145-45.
- OFF-SITE PARKING IS PROHIBITED. AT A MINIMUM PROVIDE 3 PARKING SPACES AND 1 PORTABLE TOILET.
- THE MAINE DEP SITE NUMBER FOR BILLS LANE PIT IS (OPID #721).
- THERE ARE NO UTILITY CONNECTIONS PROPOSED.
- HOURS OF OPERATION: 7:00AM TO 5:00PM MONDAY-FRIDAY, 8:00AM TO NOON SATURDAY, CLOSED SUNDAY & HOLIDAYS
- NO EQUIPMENT, DEBRIS, JUNK OR OTHER DELETERIOUS MATERIALS SHALL BE PERMITTED ON THE SITE EXCEPT THOSE DIRECTLY RELATED TO THE MINERAL EXTRACTION USE.
- ATV AND MOTORCYCLE ACCESS BY WRITTEN PERMISSION ONLY SIGNS WILL BE POSTED AT APPROPRIATE LOCATIONS AND AN ENFORCEMENT AGREEMENT WILL BE FILED WITH THE WELLS POLICE DEPARTMENT.
- SCREENING OPERATIONS WILL BE LOCATED 300 FT FROM ANY RESIDENTIAL LOT LINE.
- TRUCK TRAFFIC WILL BE LIMITED TO NO MORE THAN 24 TRUCKS IN THE PEAK HOUR. AN INCREASE IN TRUCK TRAFFIC DURING THE PEAK HOUR WILL REQUIRE PLANNING BOARD REVIEW & MAY REQUIRE MDOT APPROVAL.
- SALES MAY BE MADE TO THE GENERAL PUBLIC.
- SNOW MAY BE STORED ANYWHERE WITHIN THE LIMITS OF THE GRAVEL PIT.
- THE ENTRANCE ROAD SHALL BE TREATED/SWEPT TO MINIMIZE THE GENERATION OF DUST OR MUD ONTO BILLS LANE.
- ALL MINERAL EXTRACTION USES SHALL COMPLY WITH PERFORMANCE STANDARDS AS STATED IN SUBSECTION 145-53 MINERAL EXTRACTION OF THE WELLS ORDINANCE. THE PERFORMANCE GUARANTEE TO INCLUDE THE FOLLOWING INFORMATION:
 a.) SITE LOCATION (TAX MAP & LOT NUMBERS)
 b.) REFERENCE TO APPROVED PLAN
 c.) AN AMOUNT BASED ON \$4,000 PER ACRE TO BE PROVIDED PRIOR TO MINERAL EXTRACTION.
- CRUSHING OPERATIONS: CRUSHING TO OCCUR PERIODICALLY THROUGHOUT THE YEAR. NO CRUSHING ON WEEKENDS

RECLAMATION NOTES:

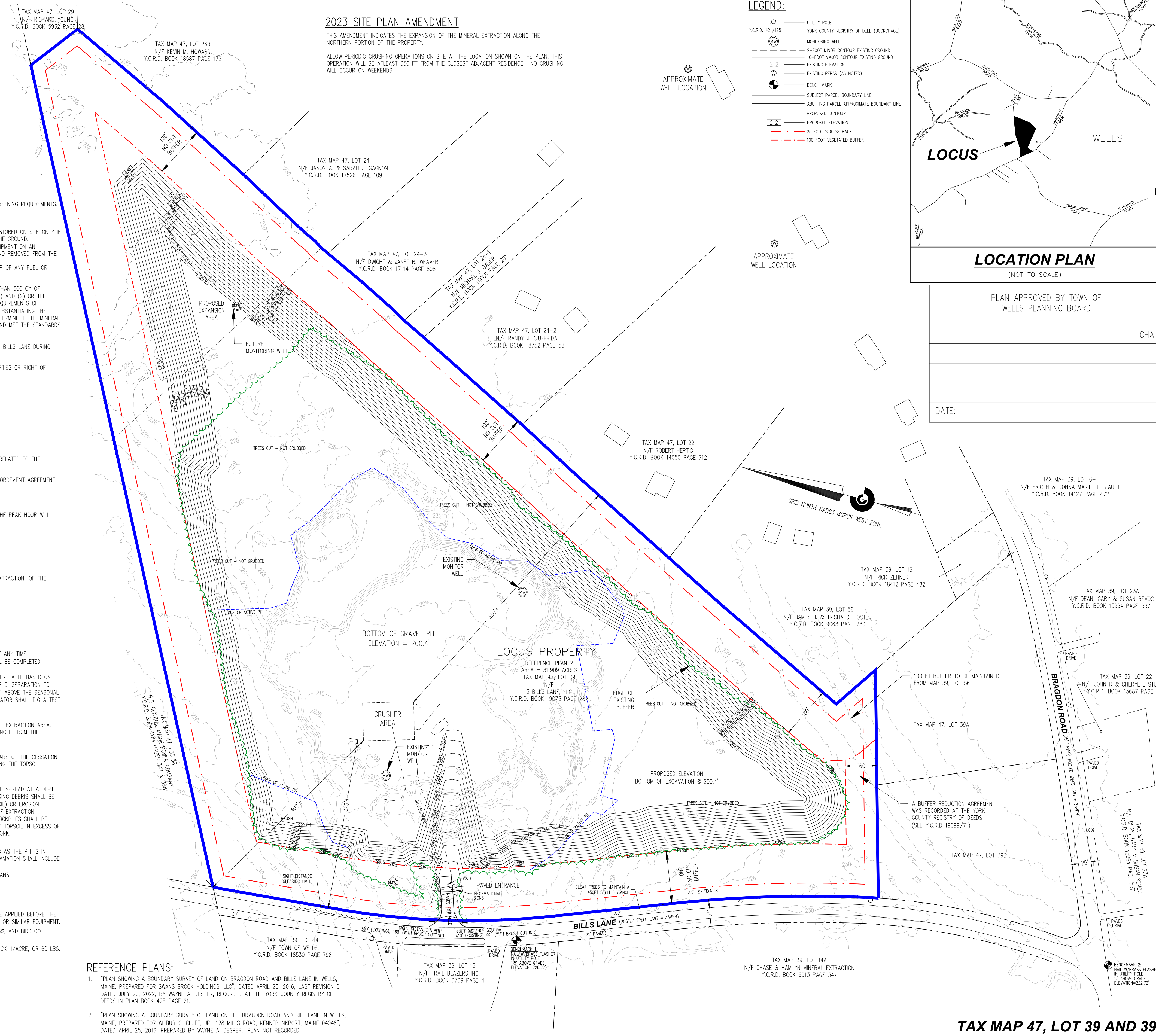
- THE EXCAVATION SHALL BE CONDUCTED AND RECLAIMED IN PHASES SUCH THAT THE WORKING PIT DOES NOT EXCEED 10 ACRES AT ANY TIME. WITHIN 1 YEAR OF THE APPROVED SITE PLAN DATE, THE REVISED ENTRANCE (GATE, BOULDERS, PAVEMENT, AND VEGETATION) SHALL BE COMPLETED.
- THE PROPOSED GRADES SHOWN ON THE DRAWINGS ARE INTENDED TO MAINTAIN 5' OF SEPARATION FROM THE SEASONAL HIGH WATER TABLE BASED ON MONITORING WELL DATA. PRIOR TO ANY ADDITIONAL EXCAVATION THE PIT OPERATOR SHALL ASSURE THROUGH TEST PITS THAT THE 5' SEPARATION TO THE SEASONAL HIGH WATER TABLE WILL BE MET. THE LOWEST POINT OF ANY SAND & GRAVEL EXTRACTION SHALL BE AT LEAST 5' ABOVE THE SEASONAL HIGH WATER TABLE, DEFINED AS THE HIGHEST POINT OF THE WATER TABLE DURING THE WETTEST MONTH OF THE YEAR. THE OPERATOR SHALL DIG A TEST PIT AT THE REQUEST OF THE CEO TO DEMONSTRATE COMPLIANCE WITH THIS STANDARD.
- THE GRADES INDICATED ON THE DRAWINGS ARE INTENDED TO PROVIDE AN INTERNALLY DRAINED INFILTRATION IMPONDMENT IN THE EXTRACTION AREA. THE PIT OPERATOR SHALL SEQUENCE THE EXTRACTION AND PROVIDE TEMPORARY BERMS AND SWALES AS REQUIRED TO ROUTE RUNOFF FROM THE WORKING PIT AREA INTO THE IMPONDMENT.
- THIS SITE SHALL BE RESTORED SO THAT NO GRADES EXCEED THE SLOPE OF THREE HORIZONTAL TO ONE VERTICAL WITHIN TWO YEARS OF THE CESSATION OF ANY EXTRACTION. ANY SITE OR AT ANY ONE OR MORE LOCATIONS WITHIN THE SITE. THE SITES SHALL BE REVEGETATED USING THE TOPSOIL AVAILABLE ON SITE ACCORDING TO THE PRACTICES RECOMMENDED BY YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT.
- TOPSOIL SHALL BE STOCKPILED ON SITE DRAWING TO THE EXTENT REQUIRED FOR RESTORATION. THE STOCKPILED TOPSOIL SHALL BE SPREAD AT A DEPTH OF AT LEAST 4" & SHAPED TO SLOPE NO STEEPER THAN 3:1 AND IMMEDIATELY SEEDED AND MULCHED. STUMPS AND LAND CLEARING DEBRIS SHALL BE GROUND ON SITE AND THE GRINDINGS STOCKPILED TO THE EXTENT REQUIRED FOR RESTORATION (IN CONJUNCTION WITH THE TOPSOIL) OR EROSION CONTROL. ANY TOPSOIL OR SUBSOIL SUITABLE FOR THE PURPOSES OF REVEGETATION SHALL BE STRIPPED FROM THE LOCATION OF EXTRACTION OPERATIONS AND STOCKPILED FOR USE IN RESTORING THE LOCATION AFTER THE EXTRACTION OPERATION HAS CEASED. SUCH STOCKPILES SHALL BE PROTECTED FROM EROSION USING PRACTICES RECOMMENDED BY THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT. ANY TOPSOIL IN EXCESS OF THAT NEEDED TO RESTORE THE SITE MAY BE REMOVED FROM THE SITE UPON COMPLETION OF THE REQUIRED SITE RESTORATION WORK.
- REQUIRED RECLAMATION SHALL BE PERFORMED EACH SPRING PRIOR TO JUNE 15 AND FALL PRIOR TO SEPTEMBER 30 FOR AS LONG AS THE PIT IS IN OPERATION. THE AREA OF COMPLETED EXCAVATION SHALL BE BROUGHT TO FINISH GRADE, LOAMED, FERTILIZED AND SEEDED. RECLAMATION SHALL INCLUDE THE FOLLOWING MEASURES:
 a) ROUGH GRADE THE BOTTOM OF THE EXCAVATED AREAS TO SUBGRADE ELEVATIONS OF THE FINISHED GRADES SHOWN ON THE PLANS.
 b) GRADE THE SIDESLOPES TO THE PROPERTY LINE BUFFERS AT A MAXIMUM OF 3' HORIZONTAL TO 1' VERTICAL.
 c) REMOVE ANY STUMPS AND DEBRIS FROM THE AREA.
 d) SPREAD STOCKPILED TOPSOIL OR TOPSOIL BLEND EVENLY OVER THE SIDESLOPES AND SUBGRADE.
 e) APPLY FERTILIZER AT THE MINIMUM RATE RECOMMENDED AND USE ONLY NON PHOSPHATE FERTILIZER. FERTILIZER SHALL NOT BE APPLIED BEFORE THE START OF THE GROWING SEASON OR AFTER SEPTEMBER 30. MIX LIME AND FERTILIZER INTO THE TOPSOIL USING A YORK RAKE OR SIMILAR EQUIPMENT.
 f) APPLY GRASS SEED AT A RATE OF 20 LBS./ACRE USING A MIX OF SWITCHGRASS 25%, BLUESTEM 25%, PERENNIAL RYEGRASS 25%, AND BIRDFOOT TREFOIL (INOCULANT) 25% (APPLY INOCULANT AT 4 TIMES THE RECOMMENDED RATE IF USING A HYDROSEEDER).
 g) MULCH WITH HAY OR STRAW AT 1-2 TONS PER ACRE AND ANCHOR WITH 750 LBS. OF WOOD FIBER/ACRE, 45 LBS. OF TARRACK II/ACRE, OR 60 LBS. OF AEROSPRAW 70/ACRE.
 h) INSPECT SEEDED AREAS WITHIN 30 DAYS AND REAPPLY SEED TO AREAS WHERE GRASS GROWTH IS NOT OCCURRING.
 i) 90% GROUND COVER SHALL BE ACHIEVED WITHIN ONE YEAR OF THE COMPLETION OF EXCAVATION.

REFERENCE PLANS:

- "PLAN SHOWING A BOUNDARY SURVEY OF LAND ON BRADGON ROAD AND BILLS LANE IN WELLS, MAINE, PREPARED FOR SWANS BROOK HOLDINGS, LLC", DATED APRIL 25, 2016, LAST REVISION D DATED JULY 20, 2022, BY WAYNE A. DESPER, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 425 PAGE 21.
- "PLAN SHOWING A BOUNDARY SURVEY OF LAND ON THE BRADGON ROAD AND BILL LANE IN WELLS, MAINE, PREPARED FOR WILBUR C. CLUFF, JR., 128 MILLS ROAD, KENNEBUNKPORT, MAINE 04046", DATED APRIL 25, 2016, PREPARED BY WAYNE A. DESPER., PLAN NOT RECORDED.

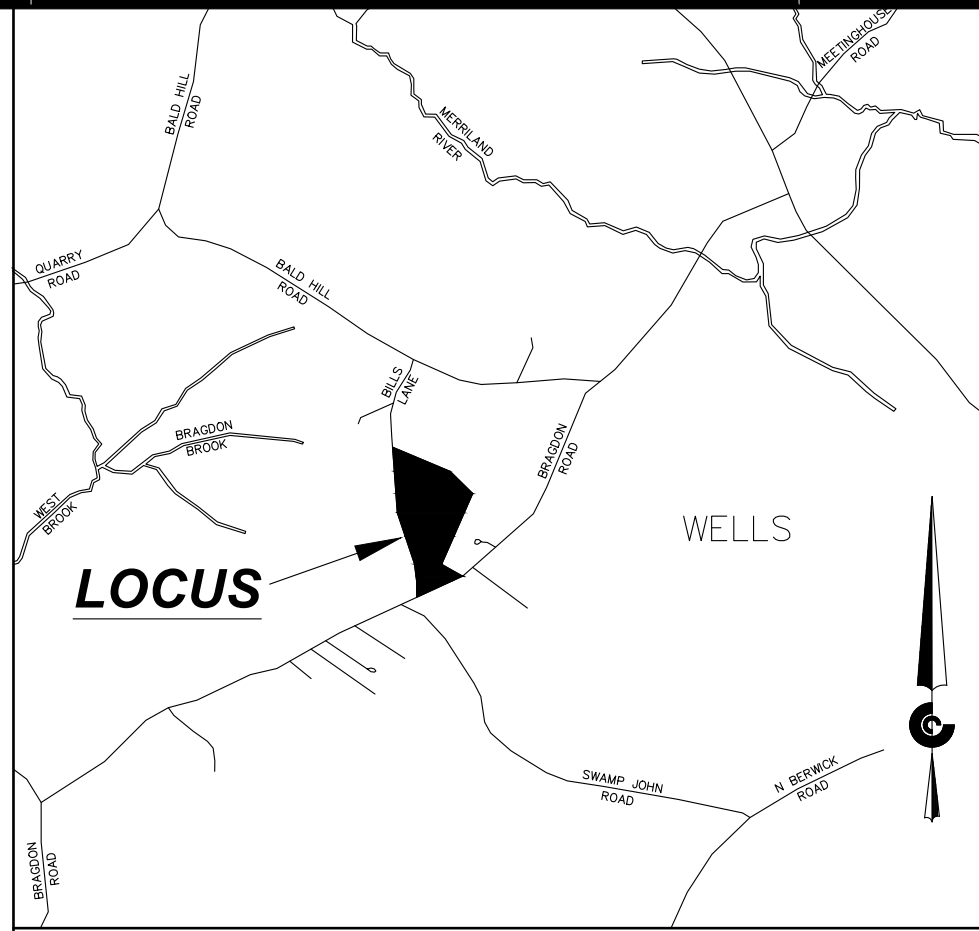
2023 SITE PLAN AMENDMENT

THIS AMENDMENT INDICATES THE EXPANSION OF THE MINERAL EXTRACTION ALONG THE NORTHERN PORTION OF THE PROPERTY.
 ALLOW PERIODIC CRUSHING OPERATIONS ON SITE AT THE LOCATION SHOWN ON THE PLAN. THIS OPERATION WILL BE ATLEAST 350 FT FROM THE CLOSEST ADJACENT RESIDENCE. NO CRUSHING WILL OCCUR ON WEEKENDS.



LEGEND:

- UTILITY POLE
- YORK COUNTY REGISTRY OF DEED (BOOK/PAGE)
- MONITORING WELL
- 2-FOOT MINOR CONTOUR EXISTING GROUND
- 10-FOOT MAJOR CONTOUR EXISTING GROUND
- EXISTING ELEVATION
- EXISTING REBAR (AS NOTED)
- BENCH MARK
- SUBJECT PARCEL BOUNDARY LINE
- ABUTTING PARCEL APPROXIMATE BOUNDARY LINE
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- 25 FOOT SIDE SETBACK
- 100 FOOT VEGETATED BUFFER



PLAN APPROVED BY TOWN OF WELLS PLANNING BOARD

NO.	REVISIONS	DATE
1	2023 ASBUILT TRELINE/EDGE OF ACTIVE	8/3/2023

DATE: _____

PREPARED FOR:
REVIEW
 8/3/2023

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 3 BILLS LANE, LLC
 OWNER ADDRESS:
 288 MCGUIRE ROAD
 KENNEBUNK, ME 04043

PROPOSED 2023 SITE PLAN AMENDMENT
BILLS LANE PIT
BILLS LANE, WELLS, MAINE 04090

PREPARED FOR:
 BREX
 CLIENT ADDRESS:
 288 MCGUIRE ROAD, KENNEBUNK, ME 04043

DATE: 6/8/2023
 DRAWN BY: JAA/GRA
 CHECKED BY:
 APPROVED BY:

2023
SITE PLAN
AMENDMENT

PROJECT NO: 22-191.01

C1

SHEET: 1 OF 1