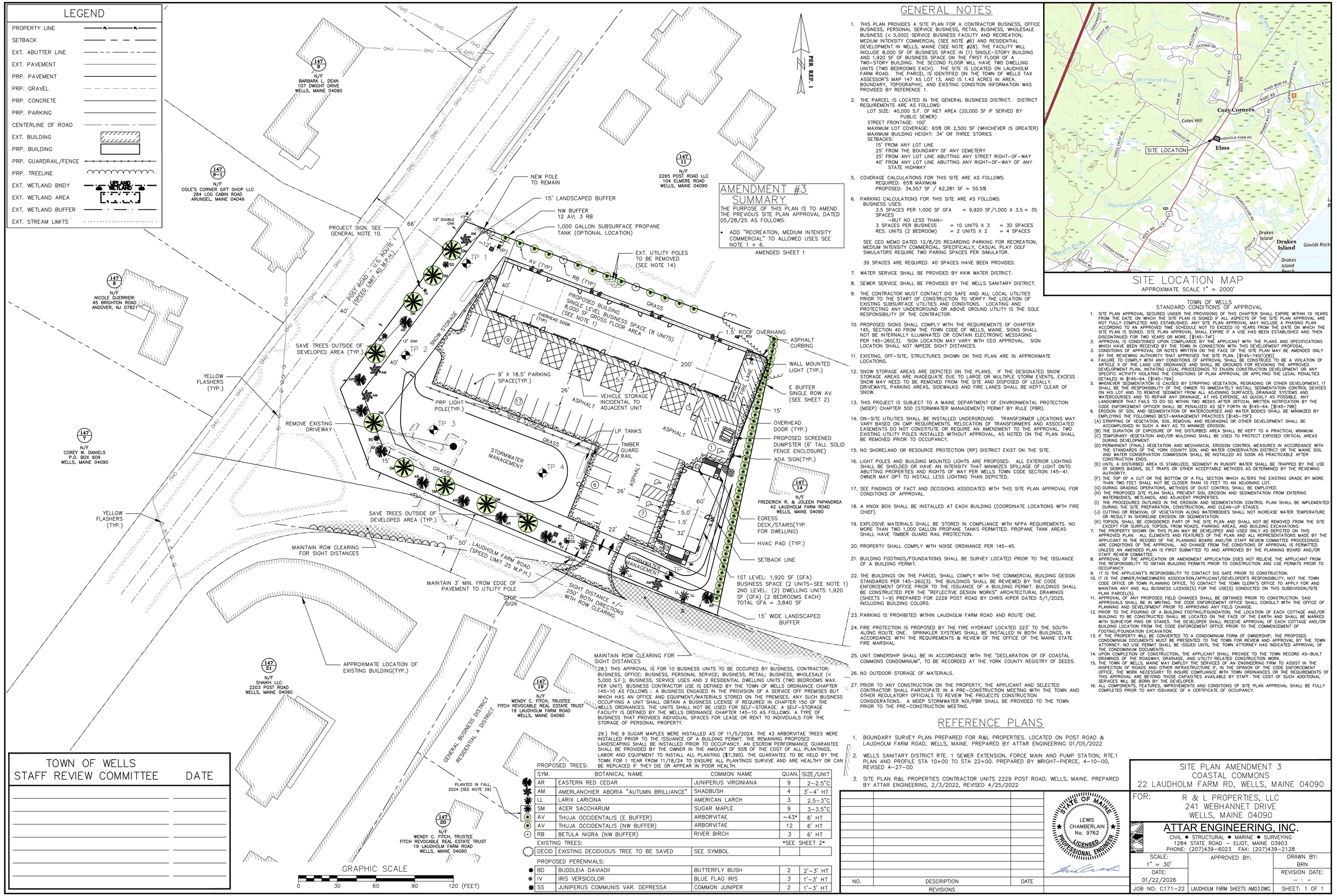
LEGEND

PROPERTY LINE
SETBACK
EXT. ABUTTER LINE
EXT. PAVEMENT
PRP. PAVEMENT
PRP. GRAVEL
PRP. CONCRETE
PRP. PARKING
CENTERLINE OF ROAD
EXT. BUILDING
PRP. BUILDING
PRP. GUARDRAIL/FENCE
PRP. TREELINE
EXT. WETLAND BNDY
EXT. WETLAND AREA
EXT. WETLAND BUFFER
EXT. STREAM LIMITS



AMENDMENT #3 SUMMARY

THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUS SITE PLAN APPROVAL DATED 05/28/25 AS FOLLOWS:

- ADD "RECREATION, MEDIUM INTENSITY COMMERCIAL" TO ALLOWED USES SEE NOTE 1 + 6.

AMENDED SHEET 1

GENERAL NOTES

1. THIS PLAN PROVIDES A SITE PLAN FOR A CONTRACTOR BUSINESS, OFFICE BUSINESS, PERSONAL SERVICE BUSINESS, RETAIL BUSINESS, WHOLESALE BUSINESS (< 5,000) SERVICE BUSINESS FACILITY AND RECREATION, MEDIUM INTENSITY COMMERCIAL (SEE NOTE #6) AND RESIDENTIAL DEVELOPMENT IN WELLS, MAINE (SEE NOTE #28). THE FACILITY WILL INCLUDE 8,000 SF OF BUSINESS SPACE IN (1) SINGLE-STORY BUILDING AND 1,920 SF OF BUSINESS SPACE ON THE FIRST FLOOR OF A TWO-STORY BUILDING. THE SECOND FLOOR WILL HAVE TWO DWELLING UNITS (TWO BEDROOMS EACH). THE SITE IS LOCATED ON LAUDHOLM FARM ROAD. THE PARCEL IS IDENTIFIED ON THE TOWN OF WELLS TAX ASSESSOR'S MAP 147 AS LOT 13, AND IS 1.43 ACRES IN AREA. BOUNDARY, TOPOGRAPHIC, AND EXISTING CONDITION INFORMATION WAS PROVIDED BY REFERENCE 1.
2. THE PARCEL IS LOCATED IN THE GENERAL BUSINESS DISTRICT. DISTRICT REQUIREMENTS ARE AS FOLLOWS:
   LOT SIZE: 40,000 S.F. OF NET AREA (20,000 SF IF SERVED BY PUBLIC SEWER)
   STREET FRONTAGE: 100'
   MAXIMUM LOT COVERAGE: 65% OR 2,500 SF (WHICHEVER IS GREATER)
   MAXIMUM BUILDING HEIGHT: 34' OR THREE STORIES
   SETBACKS:
   15' FROM ANY LOT LINE
   25' FROM THE BOUNDARY OF ANY CEMETERY
   25' FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY
   40' FROM ANY LOT LINE ABUTTING ANY RIGHT-OF-WAY OF ANY STATE HIGHWAY
5. COVERAGE CALCULATIONS FOR THIS SITE ARE AS FOLLOWS:
   REQUIRED: 65% MAXIMUM
   PROPOSED: 34,557 SF / 62,281 SF = 55.5%
6. PARKING CALCULATIONS FOR THIS SITE ARE AS FOLLOWS:
   BUSINESS USES:
   3.5 SPACES PER 1,000 SF GFA = 9,920 SF/1,000 X 3.5 = 35 SPACES
   -BUT NO LESS THAN-
   3 SPACES PER BUSINESS = 10 UNITS X 3 = 30 SPACES
   RES. UNITS (2 BEDROOM) = 2 UNITS X 2 = 4 SPACES

   SEE CEO MEMO DATED 12/8/25 REGARDING PARKING FOR RECREATION, MEDIUM INTENSITY COMMERCIAL SPECIFICALLY, CASUAL PLAY GOLF SIMULATORS REQUIRE TWO PARING SPACES PER SIMULATOR.

   39 SPACES ARE REQUIRED. 40 SPACES HAVE BEEN PROVIDED.
7. WATER SERVICE SHALL BE PROVIDED BY KKW WATER DISTRICT.
8. SEWER SERVICE SHALL BE PROVIDED BY THE WELLS SANITARY DISTRICT.
9. 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.
10. PROPOSED SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE. SIGNS SHALL NOT BE INTERNALLY ILLUMINATED OR CONTAIN ELECTRONIC MESSAGING PER 145-26G(3). SIGN LOCATION MAY VARY WITH CEO APPROVAL. SIGN LOCATION SHALL NOT IMPEDE SIGHT DISTANCES.
11. EXISTING, OFF-SITE, STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.
12. SNOW STORAGE AREAS ARE DEPICTED ON THE PLANS. IF THE DESIGNATED SNOW STORAGE AREAS ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS, EXCESS SNOW MAY NEED TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. DRIVEWAYS, PARKING AREAS, SIDEWALKS AND FIRE LANES SHALL BE KEPT CLEAR OF SNOW.
13. THIS PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) CHAPTER 500 (STORMWATER MANAGEMENT) PERMIT BY RULE (PBR).
14. ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. TRANSFORMER LOCATIONS MAY VARY BASED ON CMP REQUIREMENTS. RELOCATION OF TRANSFORMERS AND ASSOCIATED EASEMENTS DO NOT CONSTITUTE OR REQUIRE AN AMENDMENT TO THE APPROVAL. TWO EXISTING UTILITY POLES INSTALLED WITHOUT APPROVAL, AS NOTED ON THE PLAN SHALL BE REMOVED PRIOR TO OCCUPANCY.
15. NO SHORELAND OR RESOURCE PROTECTION (RP) DISTRICT EXIST ON THE SITE.
16. LIGHT POLES AND BUILDING MOUNTED LIGHTS ARE PROPOSED. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ABUTTING PROPERTIES AND RIGHTS OF WAY PER WELLS TOWN CODE SECTION 145-41. OWNER MAY OPT TO INSTALL LESS LIGHTING THAN DEPICTED.
17. SEE FINDINGS OF FACT AND DECISIONS ASSOCIATED WITH THIS SITE PLAN APPROVAL FOR CONDITIONS OF APPROVAL.
18. A KNOX BOX SHALL BE INSTALLED AT EACH BUILDING (COORDINATE LOCATIONS WITH FIRE CHIEF).
19. EXPLOSIVE MATERIALS SHALL BE STORED IN COMPLIANCE WITH NFPA REQUIREMENTS. NO MORE THAN TWO 1,000 GALLON PROPANE TANKS PERMITTED. PROPANE TANK AREAS SHALL HAVE TIMBER GUARD RAIL PROTECTION.
20. PROPERTY SHALL COMPLY WITH NOISE ORDINANCE PER 145-45.
21. BUILDING FOOTINGS/FOUNDATIONS SHALL BE SURVEY LOCATED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
22. THE BUILDINGS ON THE PARCEL SHALL COMPLY WITH THE COMMERCIAL BUILDING DESIGN STANDARDS PER 145-26G(3). THE BUILDINGS SHALL BE REVIEWED BY THE CODE ENFORCEMENT OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. BUILDINGS SHALL BE CONSTRUCTED PER THE "REFLECTIVE DESIGN WORKS" ARCHITECTURAL DRAWINGS (SHEETS 1-9) PREPARED FOR 2229 POST ROAD BY CHRIS KIPER DATED 5/1/2025, INCLUDING BUILDING COLORS.
23. PARKING IS PROHIBITED WITHIN LAUDHOLM FARM ROAD AND ROUTE ONE.
24. FIRE PROTECTION IS PROPOSED BY THE FIRE HYDRANT LOCATED 223' TO THE SOUTH ALONG ROUTE ONE. SPRINKLER SYSTEMS SHALL BE INSTALLED IN BOTH BUILDINGS, IN ACCORDANCE WITH THE REQUIREMENTS & REVIEW OF THE OFFICE OF THE MAINE STATE FIRE MARSHAL.
25. UNIT OWNERSHIP SHALL BE IN ACCORDANCE WITH THE "DECLARATION OF OF COASTAL COMMONS CONDOMINIUM", TO BE RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS.
26. NO OUTDOOR STORAGE OF MATERIALS.
27. PRIOR TO ANY CONSTRUCTION ON THE PROPERTY, THE APPLICANT AND SELECTED CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH THE TOWN AND OTHER REGULATORY OFFICIALS TO REVIEW THE PROJECTS CONSTRUCTION CONSIDERATIONS. A MDEP STORMWATER NOI/PBR SHALL BE PROVIDED TO THE TOWN PRIOR TO THE PRE-CONSTRUCTION MEETING.

MAINTAIN ROW CLEARING FOR SIGHT DISTANCES

28.) THIS APPROVAL IS FOR 10 BUSINESS UNITS TO BE OCCUPIED BY BUSINESS, CONTRACTOR; BUSINESS, OFFICE; BUSINESS, PERSONAL SERVICE; BUSINESS, RETAIL; BUSINESS, WHOLESALE (< 5,000 S.F.); BUSINESS, SERVICE USES AND 2 RESIDENTIAL DWELLING UNITS (TWO BEDROOMS MAX. PER UNIT). BUSINESS CONTRACTOR USE IS DEFINED BY THE TOWN OF WELLS ORDINANCE CHAPTER 145-10 AS FOLLOWS : A BUSINESS ENGAGED IN THE PROVISION OF A SERVICE OFF PREMISES BUT WHICH HAS AN OFFICE AND EQUIPMENT/MATERIALS STORED ON THE PREMISES. ANY SUCH BUSINESS OCCUPYING A UNIT SHALL OBTAIN A BUSINESS LICENSE IF REQUIRED IN CHAPTER 150 OF THE WELLS ORDINANCES. THE UNITS SHALL NOT BE USED FOR SELF-STORAGE. A SELF-STORAGE FACILITY IS DEFINED BY THE WELLS ORDINANCE CHAPTER 145-10 AS FOLLOWS: A TYPE OF BUSINESS THAT PROVIDES INDIVIDUAL SPACES FOR LEASE OR RENT TO INDIVIDUALS FOR THE STORAGE OF PERSONAL PROPERTY.

29.) THE 9 SUGAR MAPLES WERE INSTALLED AS OF 11/5/2024. THE 43 ARBORVITAE TREES WERE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE REMAINING PROPOSED LANDSCAPING SHALL BE INSTALLED PRIOR TO OCCUPANCY. AN ESCROW PERFORMANCE GUARANTEE SHALL BE PROVIDED BY THE OWNER IN THE AMOUNT OF 50% OF THE COST OF ALL PLANTINGS, LABOR AND EQUIPMENT TO INSTALL ALL PLANTING ($7,390). THE GUARANTEE TO BE HELD BY THE TOWN FOR 1 YEAR FROM 11/18/24 TO ENSURE ALL PLANTINGS SURVIVE AND ARE HEALTHY OR CAN BE REPLACED IF THEY DIE OR APPEAR IN POOR HEALTH.

PROPOSED TREES:

SYM.	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE/UNIT
AR	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	9	2-2.5"C
AM	AMERLANCHIER ABORIA "AUTUMN BRILLIANCE"	SHADBUSH	4	3'-4' HT
LL	LARIX LARICINA	AMERICAN LARCH	3	2.5-3"C
SM	ACER SACCHARUM	SUGAR MAPLE	9	3-3.5"C
AV	THUJA OCCIDENTALIS (E BUFFER)	ARBORVITAE	~43*	6' HT
AV	THUJA OCCIDENTALIS (NW BUFFER)	ARBORVITAE	12	6' HT
RB	BETULA NIGRA (NW BUFFER)	RIVER BIRCH	3	6' HT

EXISTING TREES: *SEE SHEET 2*

DECID	EXISTING DECIDUOUS TREE TO BE SAVED	SEE SYMBOL		

PROPOSED PERENNIALS:

BD	BUDDLEIA DAVIADII	BUTTERFLY BUSH	2	2'-3' HT
IV	IRIS VERSICOLOR	BLUE FLAG IRIS	3	1'-3' HT
SS	JUNIPERUS COMMUNIS VAR. DEPRESSA	COMMON JUNIPER	2	1'-3' HT

SITE LOCATION MAP

APPROXIMATE SCALE 1" = 2000'

REFERENCE PLANS

1. BOUNDARY SURVEY PLAN PREPARED FOR R&L PROPERTIES. LOCATED ON POST ROAD & LAUDHOLM FARM ROAD, WELLS, MAINE. PREPARED BY ATTAR ENGINEERING 01/05/2022
2. WELLS SANITARY DISTRICT RTE. 1 SEWER EXTENSION, FORCE MAIN AND PUMP STATION, RTE.1 PLAN AND PROFILE STA 10+00 TO STA 22+00. PREPARED BY WRIGHT-PIERCE, 4-10-00, REVISED 4-27-00
3. SITE PLAN R&L PROPERTIES CONTRACTOR UNITS 2229 POST ROAD, WELLS, MAINE. PREPARED BY ATTAR ENGINEERING, 2/3/2022, REVISED 4/25/2022

TOWN OF WELLS STANDARD CONDITIONS OF APPROVAL

1. 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]
2. 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.
3. 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)]
4. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED 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]
5. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING 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 SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64. [§145-79B]
6. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]
   (A) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (B) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (C) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (D) 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.
   (E) 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.
   (F) 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.
   (G) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (H) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (I) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (J) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (K) 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.
7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND 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 CHANGE 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.
8. 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.
9. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. 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).
11. 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.
12. PRIOR TO THE POURING OF A 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.
13. 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.
14. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
15. 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.
16. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TOWN OF WELLS STAFF REVIEW COMMITTEE DATE

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE — LEWIS CHAMBERLAIN No. 9762 — LICENSED PROFESSIONAL ENGINEER

SITE PLAN AMENDMENT 3
COASTAL COMMONS
22 LAUDHOLM FARM RD, WELLS, MAINE 04090

FOR: R & L PROPERTIES, LLC
241 WEBHANNET DRIVE
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" = 30'	APPROVED BY:	DRAWN BY: BRN
DATE: 01/22/2026		REVISION DATE: - : -
JOB NO: C171-22	LAUDHOLM FARM SHEETS AMD3.DWG	SHEET: 1 OF 1