

NOTES

1. The purpose of the site plan is to seek approval to expand the Standard Restaurant use on to the 2nd floor of the existing building (3,361 SF) and reflect parking changes and a seasonal tent over an existing patio. A water utility easement is also depicted.
2. The parcel is located at 427 Mile Road, in the Beach Business and 250' Shoreland Overlay District.
3. Tax Map 122, Lot 143
4. Lot size: 13,447 square feet
5. Zoning dimensional requirements:
 - Beach Business District:
 - a. Minimum lot size: 5,000 SF net area
 - b. Maximum density: 5,000 SF net area per dwelling
 - c. Minimum street frontage: 50 feet (approx. 139.52' exists along Mile Road and 156.07' exists along Ledge Lane)
 - d. Maximum lot coverage: 90%
 - e. Maximum building height: 34 feet, not to exceed 3 stories
 - f. Setbacks. All structures shall be located at least:
 - i. 6 feet from a lot line;
 - ii. 4 feet from edge of street ROW;
 - iii. 20 feet from the sea wall or line which is an extension of an existing sea wall.
 - Shoreland Overlay District
 - a. Setback from seawall: 20 feet.
 - b. Property has no shore frontage. Minimum shore frontage requirement not applicable.
6. The existing uses on the property are as follows:
 - a. Standard Restaurant use on 1st floor (3,300 SF total) for 100 seats inside/on outdoor patio
7. The proposed uses on the property are as follows:
 - a. Standard Restaurant use on 1st and 2nd floor (6,661 SF total) for ____ seats inside/ on outdoor patio
8. No dwelling units exist or are proposed.
9. Signage shall conform to 145-40. Signage may be illuminated provided the lights are mounted and directional as to not produce glare onto abutting lots and right of ways. Signage shall not impede sight distances.
10. All outdoor lighting shall be standard non-glare lighting and shielded to prevent glare onto abutting properties or street right of ways.
11. Parking calculations:
 - a. 2 parking spaces for each seat plus 1 space per every 10 seats is required.
 - b. ____ seats x 2 = ____ + ____ seats/10 = _____. Total of ____ parking spaces required.
 - c. A total of 22 parking spaces exist on the property.
 - d. The property directly abuts public parking located along Mile Road.
 - e. Planning Board granted a parking space reduction on ____ based on abutting public parking and sidewalks.
13. Parking requirements:
 - f. ADA compliant signage shall be installed/maintained for the one handicap accessible space required.
 - g. Parking spaces shall be 9' x 18.5' in dimension with a 26' wide two way travel aisle. Some travel aisles are grandfathered at 18'-22' wide.
 - h. Parking along or within Mile Road and Ledge Lane is prohibited.
 - i. Parking lot stripping shall be maintained to be clearly visible.
 - j. Wheel stops shall be maintained as depicted.
14. The property is served by an on-site dumpster. Refuse shall be disposed of in a timely and safe manner. The dumpster shall meet setback and buffer requirements. Dumpster is grandfathered and does not require a visual screen. 6' tall solid fencing enclosure may be installed to contain refuse.
15. Lot Coverage:
 - a. Prior approved lot coverage is 100%. The site is grandfathered as non-conforming.
16. Fuel shall be stored in compliance with NFPA standards. Above ground propane tanks shall be protected by bollards if adjacent to parking spaces or travel ways. Propane tanks shall meet building and lot line separation requirements.
17. Property is served by public sewer (WSD) and public water (KKWWD).
18. A fire hydrant is approximately 225 feet west along Ledge Lane at the intersection of Church Street.

19. The parking area shall be plowed in the winter to maintain access to the building. Snow shall be removed from the parking lot if access to any buildings is impacted by snow storage.
20. See Findings of Fact & Decisions associated with this site plan approval for all conditions of approval.
21. The property shall comply with the Wells Noise Ordinance (145-45).
22. The business seasonal tent located over the outdoor patio area is not considered a structure and may be erected May 1 through November 1 as accessory to the restaurant use.