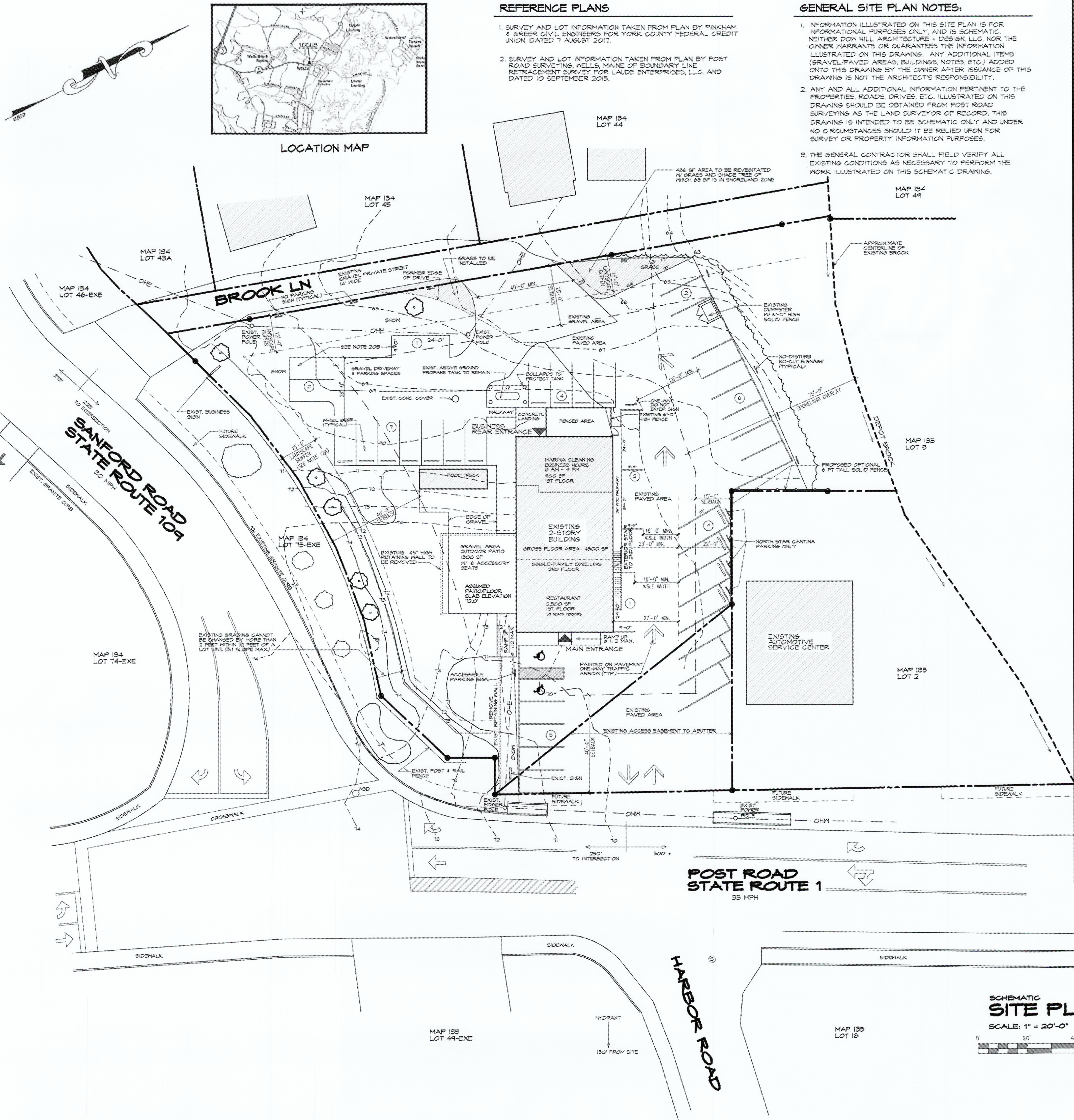




REFERENCE PLANS

- 1. SURVEY AND LOT INFORMATION TAKEN FROM PLAN BY PINKHAM & GREER CIVIL ENGINEERS FOR YORK COUNTY FEDERAL CREDIT UNION, DATED 7 AUGUST 2017.
- 2. SURVEY AND LOT INFORMATION TAKEN FROM PLAN BY POST ROAD SURVEYING, WELLS, MAINE OF BOUNDARY LINE RETRACEMENT SURVEY FOR LAUDE ENTERPRISES, LLC, AND DATED 10 SEPTEMBER 2015.

GENERAL SITE PLAN NOTES:

- 1. INFORMATION ILLUSTRATED ON THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY, AND IS SCHEMATIC. NEITHER DOW HILL ARCHITECTURE + DESIGN, LLC, NOR THE OWNER WARRANTS OR GUARANTEES THE INFORMATION ILLUSTRATED ON THIS DRAWING. ANY ADDITIONAL ITEMS (GRAVEL/PAVED AREAS, BUILDINGS, NOTES, ETC.) ADDED ONTO THIS DRAWING BY THE OWNER AFTER ISSUANCE OF THIS DRAWING IS NOT THE ARCHITECT'S RESPONSIBILITY.
- 2. ANY AND ALL ADDITIONAL INFORMATION PERTINENT TO THE PROPERTIES, ROADS, DRIVES, ETC., ILLUSTRATED ON THIS DRAWING SHOULD BE OBTAINED FROM POST ROAD SURVEYING AS THE LAND SURVEYOR OF RECORD. THIS DRAWING IS INTENDED TO BE SCHEMATIC ONLY AND UNDER NO CIRCUMSTANCES SHOULD IT BE RELIED UPON FOR SURVEY OR PROPERTY INFORMATION PURPOSES.
- 3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AS NECESSARY TO PERFORM THE WORK ILLUSTRATED ON THIS SCHEMATIC DRAWING.

TOWN OF WELLS

STANDARD CONDITIONS OF APPROVAL

- 1. SITE PLAN APPROVAL SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS ISSUED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED.
- 2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS HEREIN BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
- 3. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE. THE SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE.
- 4. 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. [§145-745(b)(8)]
- 5. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSIDERED TO BE A VIOLATION OF ARTICLE 2 OF THE LAND-USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OF ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL, OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64, [§145-79A]
- 6. WHENEVER SEDIMENTATION IS CAUSED BY STIRRING 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 DAMAGE, 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]
- 7. SEE "TOWN OF WELLS STANDARD E&S CONDITIONS OF APPROVAL".
- 8. 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 PRECISED TO 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.
- 9. 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.
- 10. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- 11. 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 PARCELS.
- 12. 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.
- 13. 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.
- 14. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PREPARED 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.
- 15. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
- 16. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND UTILITIES. THE TOWN ENGINEER SHALL REVIEW AND APPROVE THE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REPAIRING AND INSTALLING OF UTILITIES. THE TOWN ENGINEER SHALL BE PAID BY THE STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORNE BY THE DEVELOPER.
- 17. 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

STANDARD E&S CONDITIONS OF APPROVAL

- 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 COMPLETED 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, ME, 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.

REFERENCE

- 1. "ALFREDO'S ITALIAN PIZZERIA, INC. 1574 POST ROAD, WELLS, ME 04090" DATED 6/04. APPROVED BY THE WELLS PLANNING BOARD 7/28/04.
- 2. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION - 16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016 - WELLS RIGHT OF WAY MAP" SHEETS 66 AND 67 OF 70, DATED MAY 2005, D.O.T. FILE NO. 16-421.

GENERAL NOTES

- 1. THIS PLAN SEEKS APPROVAL FOR THE FOLLOWING CHANGES ON THE FIRST FLOOR OF THE EXISTING BUILDING 2300 SQ. FT. 22 SEATS STANDARD RESTAURANT USE AND 900 SQ. FT. BUSINESS OFFICE/SERVICE/CONTRACTOR USE. THE SECOND FLOOR TO REMAIN ONE DWELLING UNIT PARKING SPACE RE-ORIENTATION, REMOVING 10 X 20 SHEET ACCESSORY STORAGE TO THE MARINA CLEANING SERVICES, INC. MOVING THE FOOD TRUCK TO THE NEW AREA.
- 2. ALL BOUNDARY INFORMATION WAS TAKEN FROM REFERENCE 1 AND 2. THIS PLAN SHALL NOT BE USED FOR BOUNDARY INFORMATION.
- 3. THE PARCEL IS LOCATED IN THE GENERAL BUSINESS (GB) DISTRICT. A PORTION OF THE PARCEL IS WITHIN 75' OF DEPOT BROOK AND FALLS WITHIN THE SHORE LAND OVERLAY DISTRICT AND A FEMA FLOOD ZONE A.
- 4. THE PARCEL IS 42,738 SQ. FT. TO CENTERLINE OF DEPOT BROOK (38 ACRES) NET AREA IS 41,994 SQ. FT. OR 0.964 ACRES. WHEN THE AREA OF DEPOT BROOK BELOW THE HIGH WATER LINE (7455F+V) IS DEDUCTED, THE PARCEL AREA DOES NOT INCLUDE BROOK LANE RIGHT-OF-WAY. SEE REFERENCE PLAN FOR DETAILS.
- 5. GB DISTRICT REQUIREMENTS FOR THE (GB) DISTRICT ARE AS FOLLOWS:
MINIMUM LOT SIZE: 20,000 SQ. FT. OF NET AREA (SERVED BY PUBLIC SEWER)
MAXIMUM DENSITY: 1 DWELLING PER 20,000 SQ. FT. OF NET AREA (SERVED BY PUBLIC SEWER)
MINIMUM STREET FRONTAGE: 100'
SETBACKS: 15' FROM ABUTTING LOT LINE
25' FROM LOT LINE ABUTTING A STREET ROW (DEPOT ROAD)
40' FROM LOT LINE ABUTTING A STATE HIGHWAY (ROUTE 1 AND ROUTE 109)
25' FROM THE BOUNDARY OF A CEMETERY
MAXIMUM BUILDING HEIGHT: 34' NOT TO EXCEED 3 STORIES
MAXIMUM LOT COVERAGE: 55% (20% IN SHORE LAND OVERLAY ZONE)
SHORE LAND OVERLAY DISTRICT REQUIREMENTS ARE AS FOLLOWS:
SETBACKS: 75' FROM THE HIGH WATER LINE OF A WATER BODY (DEPOT BROOK)
SHORE FRONTAGE: 200' (LOT IS GRANDFATHERED AS NON-COMFORMING WITH REGARD TO SHORE FRONTAGE)
- 6. APPROVED AND PROPOSED LOT COVERAGE (GB ZONE AREA=42,738 SQ. FT. SHORE LAND ZONE AREA=9,285 SQ. FT.)
APPROVED LOT COVERAGE: 27,532 SF/42,738 SF= 64.4% IN GB ZONE
LOT COVERAGE IN THE SHORE LAND OVERLAY ZONE IS 3,115 SF OR 33.8%
800 SQ. FT. BUSINESS OFFICE/SERVICE/CONTRACTOR USE
PROPOSED LOT COVERAGE: 15,274 SF/42,738 SF= 35.7% IN GB ZONE
LOT COVERAGE IN SHORE LAND OVERLAY TO BE 3047 SF OR 32.8%
"LOT COVERAGE IS GRANDFATHERED AS IT EXCEEDS 20% IN THE SHORE LAND OVERLAY ZONE"
- 7. THE FIRST FLOOR OF THE BUILDING TO INCLUDE:
FIRST FLOOR
2300 SQ. FT. STANDARD RESTAURANT
OUTDOOR USE 224 SQ. FT. FAST FOOD RESTAURANT/FOOD TRUCK WITH 16 ACCESSORY SEATS
900 SQ. FT. BUSINESS OFFICE/SERVICE/CONTRACTOR USE
SECOND FLOOR
TO REMAIN ONE DWELLING UNIT
8. PROPERTY IS SERVED BY PUBLIC SEWER AND PUBLIC WATER
9. PARKING CALCULATIONS ARE AS FOLLOWS:
A. TWO BEDROOM DWELLING REQUIRES 2 PARKING SPACES
B. 900 SQ. FT. BUSINESS OFFICE/SERVICE/CONTRACTOR REQUIRES 3.5 SPACES PER 1,000 SF (900 X 3.5/1,000)= 3.15 SPACES REQUIRED
C. 224 SF FAST-FOOD RESTAURANT (FOOD TRUCK) USE REQUIRES 1 SPACE PER 30 SQ. FT. (224/30)= 7.47 SPACES REQUIRED.
TOTAL PARKING PROVIDED: 34 SPACES (EXCLUDES SPACES LOCATED WITHIN THE ACCESS EASEMENT FOR BUTTER)
10. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START ON THE PROJECT AND INSTALLING GRAVEL TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS, LOCATING AT PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. EACH CORNER OF THE OUTDOOR PATIO MAY HAVE A POLE MOUNTED LIGHT, WITH A MAXIMUM HEIGHT OF 8 FEET. IN ADDITION, BUILDING MOUNTED LIGHT FIXTURES SHALL BE LOCATED AT THE BUILDING ENTRANCE. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ADJUTING PROPERTIES OR STREET RIGHTS OF WAY.
12. ALL PLANTS, TREES AND VEGETATION ARE TO BE MAINTAINED.
A. ALONG ROUTE 109 FIVE NEW SHADE TREES SHALL BE INSTALLED BY THE PROPERTY OWNER WITHIN THE 15' WIDE LANDSCAPED BUFFER AS SHOWN. ONE SHADE TREE TO BE INSTALLED ON BROOK LANE AS SHOWN.
B. ALL GRASS AREAS SHALL BE REGULARLY MOVED BY THE PROPERTY OWNER.
C. IF TREES OR VEGETATION WITHIN THE SHORE LAND OVERLAY ZONE DIE, BECOME DAMAGED, OR HAZARDOUS, THEY MAY BE REMOVED AND SHALL BE REPLANTED WITH SIMILAR SHADE OR EVERGREEN TREES (A MINIMUM OF 6" IN HEIGHT WITH CODE OFFICER WRITTEN APPROVAL).
13. ALL SIGNAGE SHALL BE INSTALLED IN COMPLIANCE WITH 145-40. SIGNAGE SHALL NOT BE INTERNALLY ILLUMINATED.
14. THE PROPERTY SHALL COMPLY WITH THE WELLS NEOS ORDINANCE. LIVE MUSIC REQUIRES A SPECIAL AMUSEMENT PERMIT LICENSE PER 150, ART. VII.
15. BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED.
16. COMMERCIAL BUILDING DESIGN STANDARDS OF 145-26(3) SHALL BE REVIEWED FOR ANY PROPOSED BUILDING, RECONSTRUCTION OF EXISTING BUILDINGS, OR A BUILDING ADDITION. (SEE 145-26(3) AS APPLICABLE). THE FOOD RECONSTRUCTION SHALL BE A REGISTERED VEHICLE AND IS NOT REQUIRED TO COMPLY WITH BUILDING DESIGN STANDARDS OR SETBACK REQUIREMENTS.
17. EXPLOSIVE MATERIALS SHALL BE STORED IN COMPLIANCE WITH NFPA STANDARDS.
18. REFUSE AND DUMPSTER REQUIREMENTS
REFUSE SHALL BE DISPOSED OF IN A ON-SITE DUMPSTER DUMPSTER MUST MEET SET BACK REQUIREMENTS AND BE SCREENED BY A 8" SOLID FENCE ENCLOSURE.
19. PARKING SPACES
A. 90 DEGREE SPACES SHALL BE 9' X 18.5' IN DIMENSION WITH 26' WIDE TWO-WAY TRAVEL AISLE.
B. 60 DEGREE SPACES SHALL BE 8.5' X 19' IN DIMENSION WITH A 16' WIDE ONE-WAY TRAVEL WAY.
C. PARALLEL SPACES SHALL BE 24'X9' IN DIMENSIONS
D. HANDICAP ACCESSIBLE PARKING SPACES SHALL HAVE ADA COMPLIANT SIGNAGE AND 9' WIDE ACCESS AISLE.
E. PARKING ON OR ALONG ROUTE 109, ROUTE 1, OR BROOK LANE IS PROHIBITED. NO PARKING SIGNS WILL BE INSTALLED ON BROOK LANE.
F. PARKING SPACE RE STRIPING, DIRECTIONAL ARROWS AND WHEEL STOPS SHALL BE MAINTAINED.
20. THE FOLLOWING SHALL BE COMPLETED PRIOR THE FINAL WALK THROUGH/ISSUANCE OCCUPANCY PERMIT:
A. PARKING SPACE RE STRIPING, DIRECTIONAL ARROWS AND WHEEL STOPS SHALL BE INSTALLED.
B. ADDITIONAL GRAVEL TO ACHIEVE 3 PARKING SPACES SHALL BE INSTALLED.
C. NO PARKING SIGNS ALONG BROOK LANE INSTALLED
D. ALL NO-DISTURB SIGNS INSTALLED/MAINTAINED
E. PAVEMENT REMOVED AND AREA VEGETATED WITH GRASS GROWTH F
F. NORTH STAR CANTINA PARKING ONLY SIGNS TO BE INSTALLED.
21. VEHICLES AND DEBRIS ENCRUACHING ONTO LOT 1 BY LOT 2 SHALL BE REMOVED PRIOR TO THE ISSUANCE OF THE STANDARD RESTAURANT USE BUSINESS OCCUPANCY PERMIT. ONLY VEHICLES IN THE EASEMENT AREA BY LOT 2 MAY TO BE PERMITTED.
22. NO OUTDOOR SEATING ALLOWED EXCEPT AS NOTED WITHIN THE PROPOSED OUTDOOR PATIO AREA. SEATING SHALL NOT EXCEED 48 SEATS ON THE PROPERTY.
23. A FENCE OR OTHER BARRIER MAY BE INSTALLED AROUND PATIO OUTDOOR TO MEET LIQUOR LICENSE REQUIREMENTS.
24. A FOOD TRUCK LICENSE SHALL BE ISSUED PRIOR TO THE OCCUPANCY USE OF THE FOOD TRUCK.
25. FUTURE SIDEWALKS CONSTRUCTION OR FUNDING FOR SIDEWALKS ALONG ROUTE 1 AND ROUTE 109 MAY BE REQUIRED BY THE PROPERTY OWNER IF FUTURE AMENDMENTS REQUIRE SIDEWALKS PER CHAPTER 201.

ADDITIONAL SITE PLAN NOTES:

- 1. ALL NOTES SHOWN IN THIS AREA OF THIS DRAWING HAVE BEEN ADDED TO THIS SCHEMATIC SITE PLAN AS REQUIRED BY ORDINANCE OR THE PLANNING BOARD. DOW HILL ARCHITECTURE + DESIGN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR INTENT EXPRESSED BY THESE NOTES.
- 2. ALL NOTES SHOWN IN THIS AREA OF THIS DRAWING WERE TAKEN FROM "SITE PLAN AMENDMENT ALFREDO'S ITALIAN PIZZERIA, U.S. ROUTE 1, WELLS, MAINE FOR AL E JOAN LAUDE, 11 DAY HILL ROAD, WELLS, MAINE 04090" BY ATTAR ENGINEERING, INC., DATED 16 JULY 2012

APPLICANT:

NORTH STAR CANTINA, LLC
P.O. BOX 255
WELLS, ME 04090

AGENT:

MARINA DEMARCO
47 THERESA LANE
WELLS, ME 04090

OWNER:

NORTH STAR CANTINA, LLC
6 FOSTER ST.
MAKFIELD, MA 01860

TOWN OF WELLS
PLANNING BOARD

DATE

5/19/25

DRAWN:

PCB

CHECKED:

DATE: 15 MAY 2025

PROJECT NO. 25-220

DRAWING NO.

C1

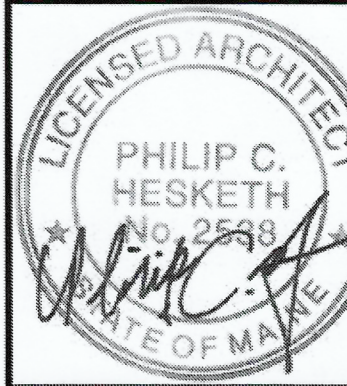
dow hill architecture + design

SCHEMATIC
SITE PLAN (AMENDMENT)

SCALE: 1" = 20'-0"

RENOVATIONS TO
1574 POST ROAD

WELLS, ME



REVISIONS:	
PER WELLS PLANNING & DEVELOPMENT OFFICE	
25 MAY 2025	25 APR 2025
26 MAY 2025	4 MAY 2025
30 MAY 2025	25 APR 2025

REVISED PER OWNER	
15 JAN 2025	16 APR 2025
12 FEB 2025	17 APR 2025
4 MAR 2025	25 APR 2025
6 APR 2025	

DRAWN: PCB

CHECKED:

DATE: 15 MAY 2025

PROJECT NO. 25-220

DRAWING NO.

C1