Town of Wells
Planning Board Application for Amendment to an Approved Site Plan

For

526 Post Road
Wells, ME 04043

Applicant
The Grace Group, LLC
P.O. Box 2021
North Chelmsford, Massachusetts 01863

January 13, 2026

Prepared By:

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Drive, Suite 2A
Westbrook, Maine
207.553.9898

WALSH
ENGINEERING ASSOCIATES, INC.

January 13, 2026

Town of Wells Planning & Development Department
c/o Mr. Mike Livingston, P.E., Town Engineer
208 Sanford Road
Wells, ME 04090

RE: Site Plan Amendment Application
526 Post Road, Wells, ME
Tax Map 27, Lot 10-EXE

To Whom It May Concern,

On behalf of The Grace Group, LLC, (Applicant), Walsh Engineering Associates, Inc. (WEA) is pleased to submit the enclosed Preliminary Site Plan Amendment Application for the site plan modifications proposed at 526 Post Road. The previously approved site plan for the property is for the Morrison Center, which contains a school use. The subject property is identified on Wells Tax Map 27, Lot 10-EXE, and is located within the General Business Zoning District. The property is served by public sewer and public water.

Existing Conditions

The property at 526 Post Road consists of 8.15 acres (354,916 square feet) with development at the easterly portion along Post Road. The existing development has an entrance off Route 1 and is developed with a 6,205 square foot building containing a school use currently named the Morrison Center. An existing parking lot contains 49 parking spaces, including 3 handicap accessible spaces. The southwesterly portion of the lot, rear of the existing Morrison Center, is undeveloped.

Proposed Improvements

The enclosed Site Plan application is to amend the previously approved Site Plan with minor modifications to lot coverage, landscaping, and the division of the existing lot. The proposed lot division is to separate the existing commercial use from the undeveloped portion of the lot, which is to be developed as a residential condominium/subdivision. Presently there is no existing tenant or use for the existing structure. The lot split will provide the existing commercial use with a conforming lot within the General Business zoning district with 56,670 square feet of land area and 126 linear feet of frontage along Route 1. The proposed lot will have a lot coverage of 52%, within the allowed maximum of 65%. Modifications to the site will include the removal of pavement from the rear of the parking area, relocation of the dumpster, removal of light posts, and the replacement of the existing stormwater treatment facilities, which is being developed in conjunction with the proposed residential subdivision.

Waiver Request

The future use of the existing building at 526 Post Road remains undetermined. The Applicant respectfully requests a waiver from the Town's Subdivision Ordinance, Chapter 202, Part 12.G.(2), which restricts residential subdivision street connections to existing public streets to an average daily traffic (ADT) limit of 200 trips. This restriction significantly limits the site's potential, as a property with only commercial use would not be subject to any ADT cap.

This property presents a unique circumstance, as the residential subdivision (Arundel Lane Subdivision) and the commercial site at 526 Post Road will share a very short access road. We fully understand the Town's intent behind limiting traffic counts, to ensure safe and reliable emergency vehicle access. However, given the minimal length of the shared access road and the distinct nature of this configuration, we believe the 200 daily trip maximum should not be applied to this unique situation on Route 1.

Related Applications

The enclosed Site Plan Amendment application has been filed and is to be reviewed concurrently with the related Major Subdivision application for the 12-unit residential development of the split lot to the rear of the Morrison Center, to be referred to as the Arundel Lane Subdivision. The proposed private way improvements, including the removal and repaving of the existing parking lot entrance are shown on the proposed Site Plan Amendment for 526 Post Road. Arundel Lane will have an easement for access, utilities and drainage to serve the 526 Post Road site. Additional details and stormwater will be submitted concurrently with the further development of the proposed subdivision plan.

We trust the appropriate information has been provided with this application, and we look forward to working with the committee to make this project a success.

Respectfully,

Werner Gilliam

Werner Gilliam, CFM, Permitting/Project Manager
Walsh Engineering Associates, Inc.

cc. The Grace Group, LLC – Chris Finneral
Walsh Engineering Associates, Inc. – William R. Walsh, III, PE; Leyna Tobey, PE

Enc. Site Plan Amendment Application

WALSH
ENGINEERING ASSOCIATES, INC.

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TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

New _____

Amendment _____
(follow 145-74A)

(Check One)

For office use only
Fees Paid _____

SITE PLAN APPLICATION – §145-74B/C/D/G

1. Project/Business Name: 526 Post Road

2. Street Address (of project): 526 Post Road

3. Assessor's Tax Map Number(s): 27 Lot Number(s) : 10-EXE

4. Property Owner: The Grace Group, LLC

   Mailing Address: P.O. Box 2021

   North Chelmsford, MA 01863

   Telephone: _____ Fax: _____

   Email Address: _____

5. Applicant (if different from owner): Same As Owner

   Mailing Address: _____

   _____

   Telephone: _____ Fax: _____

   Email Address: _____

6. Agent (Engineer, Surveyor, etc): Walsh Engineering Associates, Inc.

   Mailing Address: 1 Karen Drive, Suite 2A

   Westbrook, ME 04092

   Telephone: (207) 553-9898 Fax: _____

   Email Address: [redacted]

7. All correspondence should be sent to:
   (specify one of the above) Agent/Engineer

8. Zoning District(s) of the property: General Business, Rural

9. 75' or 250' Shoreland Overlay District(s) on property: Yes ☑ No ☐

10. Is the parcel within the Sidewalk Development zone? Yes ☐ No ☑
    (Along Route One from Upper Landing Road to Public Library and along Route 109 from Route 1 to Interstate)

11. Land Use(s): ***(See attached Land Use Table, pages 11-12 for Permitted Use Listing and correct Use terminology)***

All Existing Use(s): School

All Proposed Uses(s): School

12. What legal interest does applicant have in the property?

Ownership ☑ Option ☐ Purchase & Sales Contract ☐ Other ☐

Documentation of right, title or interest must accompany the application

13. Is any part of parcel within 200 feet from high-water line of the Merriland River, Webhannet River, Ogunquit River, Ell Pond, or the Branch Brook? Yes ☐ No ☑

14. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes ☑ No ☐

15. Area of parcel: 8.15 Acres and/or 354,916 SF (square feet)
(based on boundary plan, deed, Tax Assessor information)

16. Lot Coverage: (see prior site plan, boundary plan, tax assessor records for information)
PRIOR APPROVED (if applicable)

a) Total Gross Floor Area of All Structures (based on approvals): 6,205 SF

b) Total Area considered lot coverage: 39,829 SF
(*This includes structures,buildings, paved or gravel surfaces, anything not vegetated)*

EXISTING (current as-built conditions)

a) Total Gross Floor Area of All Structures (as-built): 6,205 SF

b) Total Area considered lot coverage: 39,829 SF
(*This includes structures,buildings, paved or gravel surfaces, anything not vegetated)*

PROPOSED (Prior Approved (if applicable) + new or existing area identified on as-built + proposed)

a) Total Gross Floor Area of All Structures: 6,205 SF

b) Total Area considered lot coverage: 29,917 SF
(*This includes structures,buildings, paved or gravel surfaces, anything not vegetated)*

17. Number of Existing Parking Spaces: 49 Total Number of Parking Spaces as proposed: 30

18. Estimated Traffic Generation at peak hour: Existing _____ trips As proposed : N/C
One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

19. Description of proposal: The enclosed site plan application is for the division of the lot into two for the creation of a commercial lot and a residential lot for development as well as the removal of parking, installation of landscaping, and utility improvements

CERTIFICATION. To the best of my knowledge, all information submitted with this site plan application is true and correct.

Werner Gilliam 1/15/26

Signature of Applicant Date

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED AND PROCESSED FOR AN UPCOMING AGENDA.

Submitted	Not Submitted	Site Plan Submission shall include the following:
☑	☐	Copies of a site plan drawn in compliance of 145-77 of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, and any other significant features and required in Chapter 145 Articles V, VI, VII, 145-77 and 145-75. (see page 4 for plan copy details).
☑	☐	Application Fee (calculated by the Planning Office per the Fee Schedule) and an escrow deposit in the amound of $40 to cover the initial costs of abutter notification and copying. (Planning Office recommends applicants permit the Planning Office to notify abutters on their behalf.)
☑	☐	Proof of Right, Title and Interest (Deed, Purchase & Sale, Lease, Written permission from the property owner(s) or Association, etc)
☑	☐	12 copies of the completed, signed and dated Application Form (all pages).
☑	☐	A list of names and addresses of abutters to the proposed project. (see page 4 of this form). The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records or by using the WebGIS Abutter tool at https://www.axisgis.com/WellsME/

- See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at **www.wellstown.org** under the 'Government'drop down menu entitled 'Town Code & Charter." Section 145-74A details the Preapplication procedures.

- This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.

- The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.

- The Code Enforcement Officer will determine the required Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer/ Town Planner, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).

- Contact the Planning Department at (207) 646-5187 with questions.

- **Amendments to Approved Plans:** "Upon reciept of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**

Plan Copies to be provided

Copies of the site plan for Planning Board applications to be provided in 1 of the following ways:

3 plans measuring 24" by 36 inches plus 9 plans measuring 11" by 17 inches; or
12 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Staff Review Committee applications to be provided in 1 of the following ways:

3 plans measuring 24" by 36 inches plus 5 plans measuring 11" by 17 inches; or
8 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Code Officer/Town Planner application to be provided as follows:
3 plans measuring 24” by 36 inches

Digital Submission

Please provide submissions in digital format via email, link (google drive, dropbox,etc) or via thumb drive.

Site Plan Fees

Site Plan Review	Planning Board – Greater of $500 or $0.10 per square foot of new building GFA/Use and new Lot Coverage Staff Review Committee – Greater of $300 or $0.10 per square foot of new building GFA/Use and new Lot Coverage Planner/Code Office – Greater of $200 or $0.10 per square foot of new building GFA/Use and new Lot Coverage
Site Plan Amendment Review	Greater of $200 or $0.10 per square foot of new building GFA/Use and new Lot Coverage

Escrow Deposit

Cash deposits are also required throughout the application review process and construction process for direct reimbursable expenses such as postage costs, public notice advertising costs, copying, legal review, peer reviews, 3rd party inspections, etc.

All Fee and Escrow payments are made payable to the “Town of Wells” and to be provided to the attention of the Planning Office upon submission of an application.

TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

AN APPLICATION COMPLETENESS REVIEW CHECKLIST
(This Checklist MUST be submitted)

Project Name: 526 Post Road **Applicant:** The Grace Group, LLC
Checklist Prepared By: Walsh Engineering Assoc **Date:** 1/13/2026
Checklist Reviewed By: _____ **Date:** _____

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Site Plan Approval in Article 10 of Chapter 145 of the Land Use Ordinance.

		Response (Please check applicable box)			
Code Section	***I. General***	Included in Site Plan Submission	Pending Submission	Not Applicable	Applicant Requests Waiver
145-72	Completed Application form (Existing and proposed uses clearly defined per Land Use Permitted use chart, see pages 11-12)	X			
145-73	Application Fee per Fee Schedule and Escrow Deposit	X			
145-77.B	Documentation of right, title or interest in property (Deed, Purchase & Sale, Lease, or written permission from owner)	X			
145-77.C	Site evaluation and system design if subsurface wastewater disposal system is to be utilized			X	
145-77.D	Amount and type of materials to be stored outside of buildings			X	
145-77.E	Statement of capacity and approval for connection from Wells Sanitary District if public sewage is to be utilized (call 207-646-5906)			X	
145-77.F	Statement of capacity and approval from KKW Water District if public water is to be utilized (call 207-985-3385)			X	
145-77.G	Traffic study (if required by PB)			X	
145-77.H	Soil erosion and sedimentation plan		X		
145-77.I	Stormwater Management Plan, prepared by a professional engineer (if applicable)		X		
MRSA	HOA or Condominium documents (if applicable)			X	
MRSA	Agreement for enforcement of handicapped parking (see page 9 of this form)	X			
145-74	List of abutters (see page 7 of this form)	X			
	II. Perimeter or Boundary Survey				
145-77.A.3	North point	X			
145-77.A.3	Graphic scale	X			
145-77.A.3	Parcel corners	X			
145-77.A.3	Date of Survey	X			
145-77.A.3	Total acreage of the property	X			
145-77.A.3	Seal and signature of Surveyor	X			
Code Section	***III. Site Plan Data Requirements***				
145.77.A	Scale of plan, 1"=40' or less (1"=20' preferred)	X			
145-77.A.1	Name of development and name and address of applicant	X			

145-77.A.2	Total floor area, ground coverage, and location of all existing and proposed buildings	X			
145-77.A.4	All existing and proposed setback dimensions	X			
145-77.A.5	Location, size and direction and intensity of outdoor lighting	X			
145-77.A.5	Locations, size and design of signage	X			
145-77.A.6	Type, size and location of all incineration devices			X	
145-77.A.7	Type, size and location of machinery that produces noise			X	
145-77.A.8	Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground.	X			
145-77.A.9	Existing contours and proposed finish grade elevations	X			
145-77.A.10	Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas and the layouts thereof, together with the dimensions of parking spaces, driveway or aisle width, etc.	X			
145-77.A.11	Landscaped areas, fencing and size and type of plant material upon the premises	X			
145-77.A.12	Location of existing and proposed rights of way, easements	X			
145-77.A.13	The locations, names and widths of existing and proposed streets abutting or within the proposed project	X			
145-77.A.14	Property lot lines of all properties abutting and across the street from proposed development	X			
145-77.A.15	Appropriate space for signature(s) of reviewing authority	X			
Art V	Zoning and Shoreland Overlay district(s) in which property is located	X			
Art VI	Speed limits on abutting streets	X			
Art VI	Sight distances along existing streets from entrances and exits	X			
Art VI	Locations of access and exit of properties across abutting streets	X			
Art VI	Location or type of refuse facilities and appropriate fencing	X			
145-75	Standard Conditions of Approval Notes and Erosion Control Notes per 145-75.F	X			
145-75	Location of Fire Hydrants or distance to nearest Fire Hydrants; Knox Box identified	X			
Art VI	Snow Storage Areas or form of snow removal	X			
Art VI	Description of proposed and existing uses, sq. ft. of use area(s), and required parking calculations	X			
145-75	Location of on-site fuel tanks and protective material for tanks	X			
Code Section	***III. Site Plan Data Requirements***	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
Art V	Zoning dimensional requirements: Lot Size, Density, Setbacks, Street frontage, building height, lot coverage, Shore frontage	X			
Art VII	Performance Standards noted (as applicable)	X			
145-77	Seal and signature of designing engineer or person who prepared the plan	X			
	Site Plan copies pre-folded (12 copies for PB, 8 copies for SRC, 3 copies for CEO/Planner)	X			
	Digital submission of application materials	X			

LISTING OF ABUTTERS TO A PROPOSED SITE PLAN APPLICATION OR AMENDMENT

Project Name: 526 Post Road

Street Address of Project: 526 Post Road

Map/ Lot# of Project: 27 10-EXE

This form is used to list the names, addresses, and tax map/lot numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan preapplications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preapplication abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Town Tax Assessor's records. If an abutter is an Association notice is only required to be made to the president or management company of the Association.

New Site Plan Application Notice to abutters is to be mailed by the Applicant. **(However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.** WG

Site Plan Amendment Application Notice to abutters is required to be mailed by the Planning Office.

Please list all abutters below or attach additional sheets if necessary.

Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project

Name	Address	Tax Map	Lot
	See attached list of abutters		

I hereby certify that the abutter information provided with this pre-application or application is complete and accurate as of this date, and represents all abutters to the subject property as defined by the Town of Wells.

Werner Gilliam — 1/13/2026

Signature of Applicant — Date

TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

SITE PLAN APPLICATION NOTICE TO ABUTTERS

This Site Plan Application Notice to Abutters is required to be mailed to abutters per §145-74B(1); §145-74C(5); and §145-74(2). The Site Plan Preapplication and Amendment Application Notice to Abutters is mailed by the Planning Office per §145-74A(1) & 145-74G(2). ***If applicants wish to notify abutters instead of the allowing the Planning Office to do so, please use this form.***

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Site Plan Application with the Town of Wells Planning Office. The Site Plan Application and proposed plans are currently available for public inspection at the Wells Planning Office.

The Wells Code Enforcement Officer will determine the appropriate reviewing authority (Code Officer, Staff Review Committee, or Planning Board) to review and possibly approve this application. All Staff Review Committee and Planning Board meetings are open to the public for informational purposes. Only Planning Board PUBLIC HEARINGS, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Reviewing Authority at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit www.wellstown.org and click on the 'Agendas & Minutes' to view the upcoming meeting agendas.

Any decision made by the Code Officer, Staff Review Committee or Planning Board may be appealed within 30 days of that decision. Please refer to §145-78 of the Land Use Code for Appeal procedure requirements.

Applicant's Name: The Grace Group, LLC **Applicant's Signed Initials:** WG

Applicant's Mailing Address: PO Box 2021, North Chelmsford, MA 01863

Street Address of Project: 526 Post Road

Zoning and Shoreland Overlay District(s): General Business

Property Assessor's Tax Map(s): 27 **Lot(s):** 10-EXE

Description of Proposal: The division of the existing lot to create a commercial lot for the existing 6,205 S.F. building (Morrison Center), and a residential lot for development.

To Whom It May Concern,

By this letter, the undersigned, a representative of ***Grace Group LLC*** authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for the construction/reconstruction of the property at ***526 Post Road in Wells, Maine***; to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

Signature

Christopher Finneral, Member

Printed Name and Title

8/4/25

Date

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19672 PG 20**
Instr # 2025017532
06/04/2025 03:55:25 PM
Pages 3 YORK CO

DLN 2818680

Maine R.E. Transfer Tax Paid

QUITCLAIM DEED WITH COVENANT

MORRISON CENTER, a Maine non-profit corporation with offices in Scarborough, Maine ("Grantor"), hereby grants to **THE GRACE GROUP, LLC**, a Massachusetts limited liability company with a mailing address of P.O. Box 2021, North Chelmsford, Massachusetts 01863, with Quitclaim Covenant, certain real estate located in the Town of Wells, County of York, and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Morrison Center, has caused this instrument to be signed this 4th day of June, 2025.

WITNESS:

Morrison Center

By:
Name: Danielle Loring
Title: Executive Director

STATE OF MAINE
COUNTY OF YORK

June 4, 2025

Then personally appeared before me the above-named Danielle Loring, Executive Director of Morrison Center and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Morrison Center.

Notary Public
Print Name: _____
My Commission Expires: _____

MATTHEW J. WILLIAMS
Maine Notary Public
Commission Expires
November 20, 2030

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated on the Westerly side of U.S. Route 1 in the Town of Wells, County of York and State of Maine, being more particularly bounded and described as follows: Beginning at a set iron rod marking the Southeasterly corner of land of the Wells Church of the Nazarene set adjacent to the Westerly sideline of U.S. Route I and being the Northeasterly corner of the parcel of land herein conveyed and the Southeasterly corner of land that Ruth M. Kimball conveyed to the Wells Church of the Nazarene by her Warranty Deed dated November 8, 1985 and recorded in the York County Registry of Deeds in Book 3682, Page 207; thence running on a N 43° 27' 45" W course along said property of the Wells Church of the Nazarene a distance of approximately 676.93 feet to a set iron rod; thence turning and running on a N 24° 41' 45" E course along the Westerly side of land of the Wells Church of the Nazarene a distance of approximately 314.01 feet to a set iron rod at land now or formerly of one Littlefield, which iron rod is set in a stone wall; thence turning and running on a N 65° 46' W course along said stone wall a distance of approximately 137.58 feet; thence running on a N 66° 45' 45" W course a distance of approximately 89.38 feet; thence turning and naming on a N 65° 25' 45" W course a distance of approximately 46.82 feet to a found iron pipe marking land of one Robert Jorgensen; thence turning and running on a S 43° 01' 15" W course a distance of approximately 163.98 feet to a found iron pipe; thence turning and running S 51° 08' E course a distance of approximately 69.11 feet to a found iron pipe; thence S 46° 09' 15" W along a stone wall and land of said Jorgensen a distance of approximately 241.70 feet to a found iron pipe; thence turning and running on a S 20° 09' 15" W course along a stone wall a distance of approximately 146.93 feet to a found iron pipe; thence continuing on a S 25° 48' 30" W a distance of approximately 111.69 feet; thence turning and running on a S 20° 54' 30" W course a distance of approximately 54.20 feet; thence running on a S 8° 50' 30" W course a distance of approximately 33.80 feet to a found iron pipe; thence turning and running on a S 46° 03' E course a distance of approximately 200.38 feet along a stone wall and land of Jorgensen; thence turning and running on a S 54° 17 15" E course a distance of approximately 49.58 feet; thence turning and running on a S 71° 36' 30" E course a distance of approximately 67.09 feet; thence running on a S 63° 02" E course a distance of approximately 81.99 feet to a found iron pipe still at land of said Jorgensen; thence turning and running on a N 39° 08' 15" E course a distance of approximately 242.85 feet to a found iron rod in a concrete monument; thence turning and running on a S 46° 51' 15" E course a distance of approximately 452 feet to a set iron rod set adjacent to the Westerly sideline of U.S. Route 1; thence turning and running on a N 50° 28' 30" E course along the Westerly sideline of U.S. Route 1 a distance of approximately 176.81 feet to the first set iron rod and point of beginning.

EXCEPTING FROM THE ABOVE, a certain parcel of land conveyed out by EvenStevens, LLC to Richard C. Jorgensen and Pamela J. Higgins by deed dated March 24, 2000 and recorded in the York County Registry of Deeds in Book 9960, Page 311.

MEANING AND INTENDING to convey and hereby conveying the same premises described in a Warranty Deed from KKRS Properties, LLC to Morrison Center dated April 28, 2014 and recorded in the York County Registry of Deeds in Book 16810, Page 234.

ALSO MEANING AND INTENDING to release and hereby releasing any right, title and interest

the Grantor may have as described in the Memorandum of Lease by and between KKRS Properties, LLC and Morrison Center dated May 31, 2013 and recorded at York County Registry of Deeds in Book 16643, Page 969.

513 POST ROAD LLC
152 WELLS HIGHLANDS
WELLS, ME 04090

BATCHELDER, MARC A
563 POST RD
WELLS, ME 04090

DITOMMASO, KATE
HEATON, MICHAEL
708 PRENTICE ST
HOLLISTON, MA 01746

HAMEL, STEPHANIE
17 EUREKA AVE
YORK, ME 03909

JORGENSEN, RICHARD
HIGGINS, PAMELA
502 POST RD
WELLS, ME 04090

JORGENSEN, RICHARD C
HIGGINS, PAMELA J
502 POST RD
WELLS, ME 04090

MANDEVILLE, JAMES F
MANDEVILLE, JANICE
31 SHAWNEE TRL
SPARTA, NJ 07871

NAZARENE CHURCH
544 POST RD
WELLS, ME 04090

PROVOST, THOMAS
PROVOST, KAREN
102 WOODLAND DR
LAKE ARIEL, PA 18436

RICH, W F & FOWLER, M J -
HOLIDAY GUEST HOUSE REALT
112 MAIN ST
ANDOVER, MA 01810

WELLS CHURCH OF THE NAZAR
544 POST RD
WELLS, ME 04090

SUMMER HILL MHC HOLDINGS
23 COLLEGE DR
WELLS, ME 04090

WALSH
ENGINEERING ASSOCIATES, INC.

PHOTO LOG

526 Post Road

Wells, ME

Photo No. 1

Date:
05/01/2025

Site Location:
526 Post Road

Description:
Existing site conditions.



Photo No. 2

Date:
05/01/2025

Site Location:
526 Post Road

Description:
Existing pavement, concrete dumpster pad, light posts, and crushed stone island to be removed.



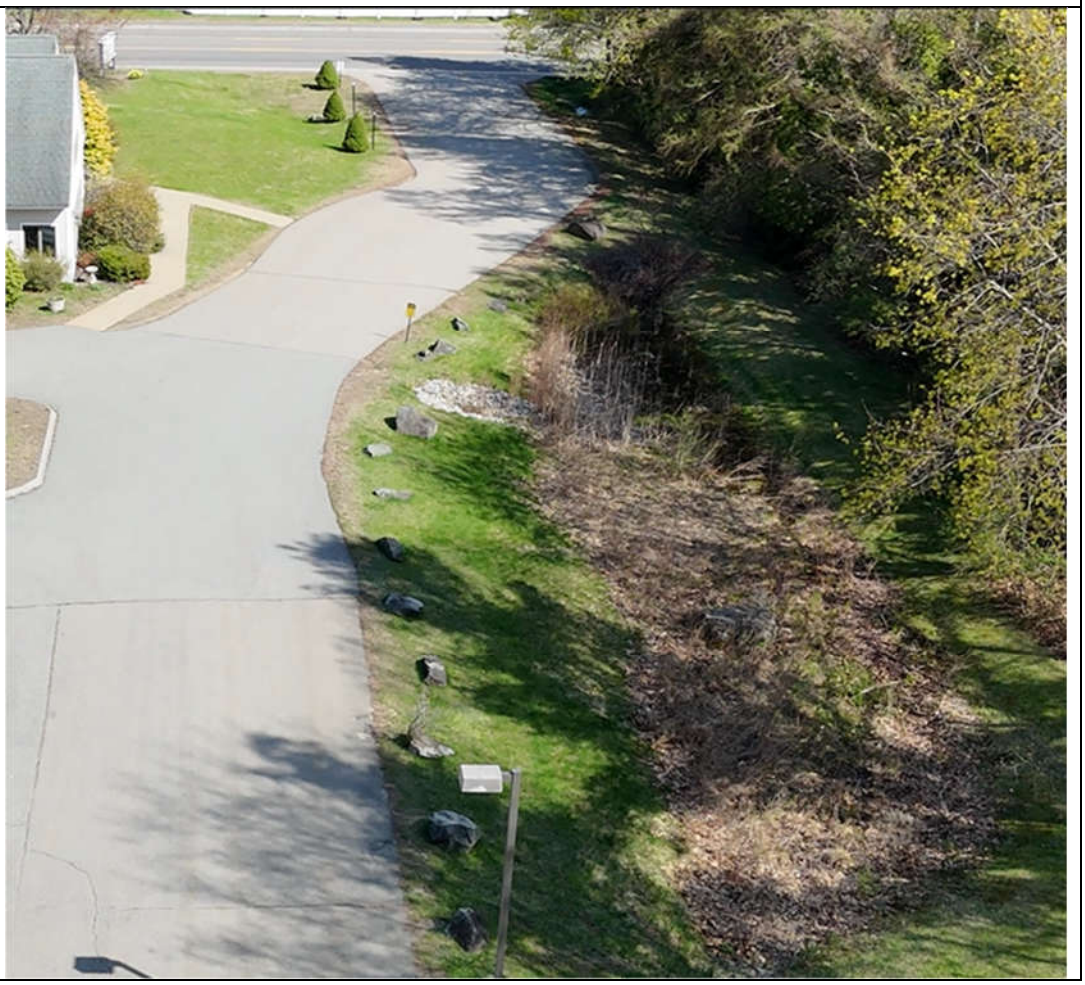
Photo No. 3 **Date:** 05/01/2025 **Site Location:** 526 Post Road **Description:** Existing stormwater detention basin south of the existing paving.	
Photo No. 4 **Date:** 05/01/2025 **Site Location:** 526 Post Road **Description:** Existing detention pond adjacent to paving.	

Photo No. 5	
Date: 05/01/2025	
Site Location: 526 Post Road	
Description: Existing sign to be removed. Existing shade trees along Route 1 to remain.	

TOWN OF WELLS

208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

AGREEMENT TO ENFORCE HANDICAPPED PARKING REGULATIONS ON PRIVATE PROPERTY

This Agreement is entered into this 12TH **day of** January, 2026, **by and between the Town of Wells (the "Town") and (the "Owner") to enforce handicapped parking regulations and laws applicable to the handicapped parking spaces in the parking lot located at** 526 Post Road **(the "Premises") as follows:**

1. Owner hereby authorizes and permits the Wells Police Department and/or any deputized volunteer parking enforcement specialist if the Police Department establishes a volunteer parking enforcement program as authorized by Title 30-A, M.R.S.A. section 472 and 3009(D), to enter upon the Premises for the purpose of ensuring that parking spaces designated for the handicapped are used appropriately by handicapped persons. It shall be Owner's responsibility to clearly mark handicapped parking spaces by signs painted on the pavement and/or vertical standing signs such that the signs are visible under all weather conditions.

2. Owner and Town hereby agree that any vehicle or motorcycle, parked in a space, which does not bear a special registration plate or placard issued under Title 29 M.R.S.A. section 252, 252-A, or 252-C or a similar plate or placard issued by another state, shall be ticketed and cited for a forfeiture of not less than $50.00, all as more fully set forth in Title 30-A M.R.S.A. section 3009(D) and the Town of Wells municipal Code Chapter 159.

3. The Town and its Police Department shall have the right but not the obligation to respond to any complaints about improper use of designated handicapped spaces on the Premises, whether initiated by Owner, its agents or others, and to monitor use of designated handicapped parking spaces, using personnel and other resources, as determined appropriate by the Wells Police Department. Nothing in this Agreement shall require or obligate the Town or its Police Department to allocate any particular level of personnel or resources to the enforcement of handicapped parking regulations or laws applicable to the Premises.

4. This agreement shall remain in full force and effect for five years, provided that either party may revoke the Agreement with 10 days written notice to the other party.

Owner/Applicant

Michael Pardue, Town Manager
Town of Wells

526 Post Road

526 Post Road (US Route 1)
Wells, Maine 04090

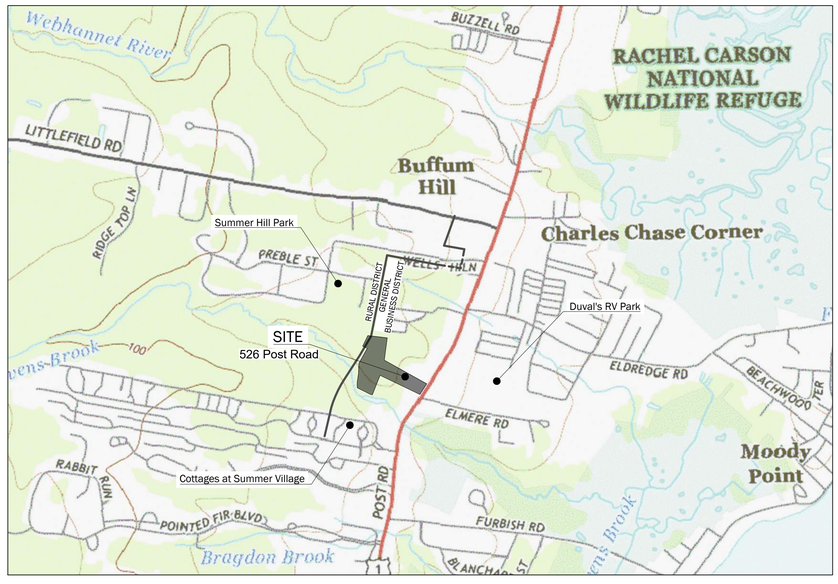
Prepared For:

The Grace Group, LLC
P. O. Box 2021
North Chelmsford, Massachusetts 01863

TOWN OF WELLS AMENDED SITE PLAN APPLICATION

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com



DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	BOUNDARY SURVEY MAP 27, LOT 10-EXE PREPARED BY KIMBALL SURVEY
	AMENDED LAYOUT, LIGHTING AND PLANTING PLAN PREPARED BY MITCHELL & ASSOCIATES
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.0	UTILITIES PLAN

Permits:

TYPE	JURISDICTION	DATE	STATUS
SITE PLAN AMENDMENT APPLICATION	TOWN OF WELLS	JANUARY 13, 2025	SUBMITTED

Record Owner:

THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

Parcel ID:

MAP 27
LOT 10-EXE

p:\2025_526 Post Road - Wells\3_CAD\1_MAP\1 Plan Set\Sheet_1 (1/13/2025 11:18 AM



LOCUS MAP
SCALE: 1" = 1000'

N

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
354,916 S.F.
8.15 AC.

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

3/4" 0.8'A.G.
S82°49'35"E 46.74'
DRILL HOLE
S84°05'47"E 89.43'
S83°15'23"E 137.75'
5/8" 0.7'A.G.
N29°56'26"E 164.11'
3/4" 0.8'A.G.
N86°51'03"W 70.63'
3/4" 0.8'A.G.
S07°20'17"W 313.98'
5/8" 0.4'A.G.
N29°20'30"E 241.07'
1-1/2" 1.4'A.G.
N02°35'08"E 59.18'
5/8" 0.6'A.G.
5/8" 0.2'A.G.
N02°46'39"E 86.49'
1-1/4" 1.2'A.G.
N08°21'09"E 111.54'
N03°29'39"E 54.20'
N11°25'40"W 33.80'
200.38' N63°45'20"W
29.98' N71°59'35"W
5/8" POST ROAD 0.7'A.G.
S21°41'58"W 294.77'
5/8" POST ROAD 0.5'A.G.
2.0'A.G.
N64°18'33"W 615.05'
S60°32'10"E 877.22'
PAVED PARKING
FENCE
SHED
1 STORY BUILDING
PAVED DRIVE
UTILITY POLE SERVICING ABUTTER SEE NOTE 7.A.
OHU
SIGN
2" FLUSH
SPIKE 0.1'B.G.
S35°03'54"W 176.80'
5/8" 0.1'B.G.
WW
POST ROAD/U.S. ROUTE 1
NORTH
GRID
0
50'
100'
200'

LEGEND

	IRON PIPE FOUND (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FIRE HYDRANT
S	SEWER MANHOLE
	CATCH BASIN
W	WATER VALVE
	LIGHT POLE
	SIGN
	BOUNDARY LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	STONE WALL
OHU	OVERHEAD UTILITIES
D	DRAIN/CULVERT
N/F	NOW OR FORMERLY
1234/567	DEED BOOK & PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NADB3 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
   B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
   C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
   D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. STP-6705(00)X" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
   E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JORGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
   F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
   G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
   H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
   I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION PREPARED
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE
ISAIAH E. KIMBALL
PLS 2627
REGISTERED PROFESSIONAL LAND SURVEYOR

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLANDSURVEYING.COM
WWW.KIMBALLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Prepared for:
Walsh Engineering Associates, Inc.
1 Karen Drive, #2A
Westbrook, Maine 04092

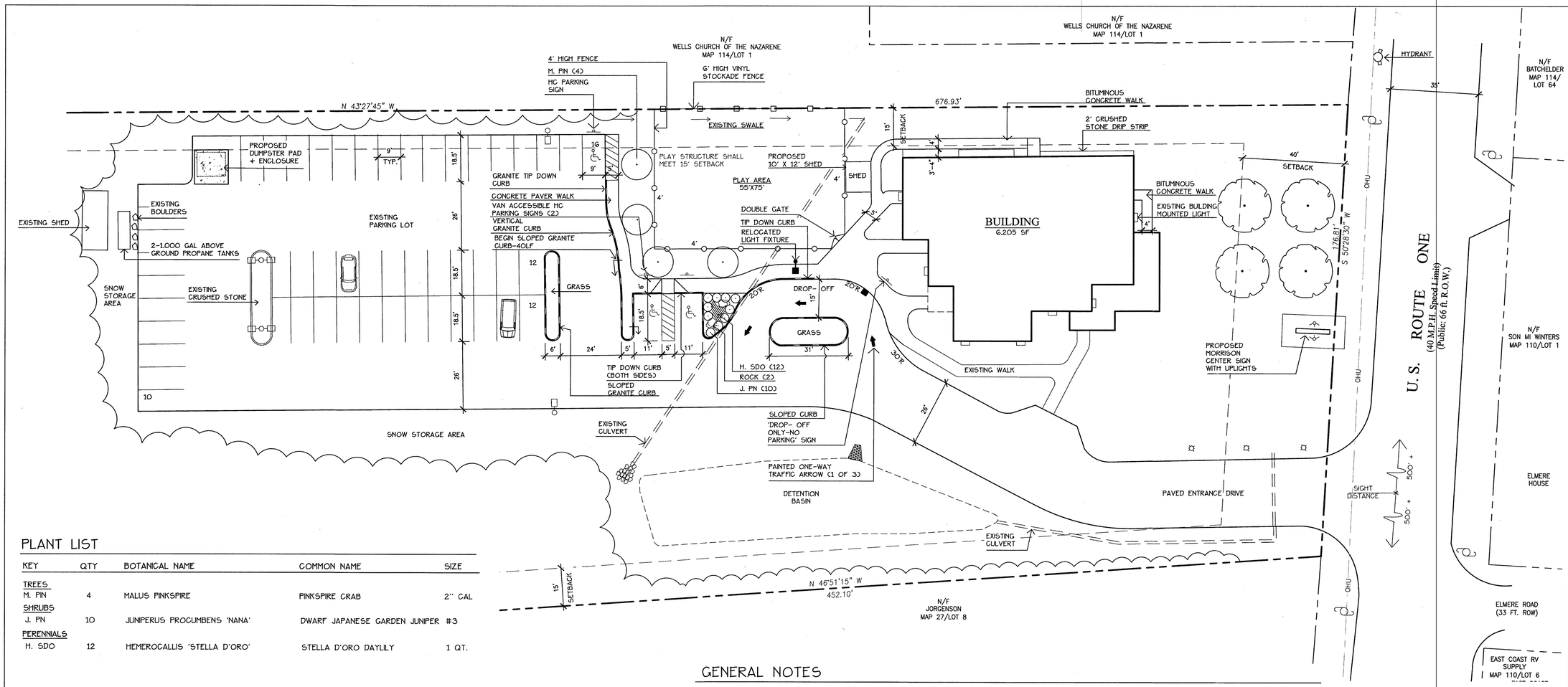
Boundary Survey
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

DATE: MAY 28, 2025

PROJECT NO.	SCALE:
2627	1" = 50'

CAD FILE: 2627.dwg

SHEET
1 OF 1



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
M. PIN	4	MALUS PINKSPIRE	PINKSPIRE CRAB	2" CAL
SHRUBS				
J. PN	10	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	#3
PERENNIALS				
H. SDO	12	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 QT.

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. (a145-74FC1J)
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. ANY APPROVAL MAY INCLUDE A PHASING PLAN WHICH WOULD ALLOW THE ISSUANCE OF BUILDING PERMITS FOR A MULTI-BUILDING PROJECT TO BE PHASED ACCORDING TO A PROPOSED TIME SCHEDULE. (a145-74FC2J).
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. (a145-74GC1XBJJ)
5. 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 a145-G4. (a145-79AJ)
6. 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 a145-G4. (a145-79BJ
7. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES (a145-75FJ)
   (AJ) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (BJ) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (CJ) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (DJ) 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.
   (EJ) 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.
   (FJ) 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.
   (GJ) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (HJ) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (IJ) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (JJ) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (KJ) 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.
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 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.
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 PARCEL(S).
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 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.
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 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.
17. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GENERAL NOTES

1. APPLICANT: MORRISON DEVELOPMENTAL CENTER
   GO CHAMBERLAIN ROAD
   SCARBOROUGH, MAINE 04070
2. OWNER: KKRS PROPERTIES, L.L.C.
   1 WINTERBERRY LANE
   YORK, MAINE 03909
3. ZONING DISTRICT: GENERAL BUSINESS (GB) FOR 1,000 FEET BACK FROM ROUTE ONE AND 75 FOOT SHORELAND OVERLAY DISTRICT.
4. TOTAL SITE AREA: 8.15 ACRES (355,014 SF)
5. BOOK + PAGE: BOOK 10571, PAGE 051
6. TAX MAP + LOT NO: MAP 27, LOT 10
7. DIMENSIONAL REQUIREMENTS (GENERAL BUSINESS DISTRICT):

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	355,014 SF
MINIMUM LOT FRONTAGE	100 FEET	676.93 FEET
MIN. SETBACK STATE HIGHWAY	40 FEET	176.81 FEET
MIN. SETBACK LOT LINE	15 FEET	69 FEET
MAXIMUM BUILDING HEIGHT	34 FEET	20 FEET
MAXIMUM LOT COVERAGE	65 PERCENT	10.7 PERCENT

8. EXISTING CONDITIONS, ELEVATIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'SUNDOG STEAK + SEAFOOD COMPANY, LANDSCAPING PLAN' PREPARED BY LOUIS BERGER + ASSOCIATES, INC. DATED SEPTEMBER 1997.
9. BUILDING SUMMARY:
   EXISTING GROSS FLOOR AREA: 6,205 SF
   PROPOSED GROSS FLOOR AREA: 6,205 SF
10. PARKING SUMMARY:
    7 CLASSROOMS (3 SPACES X 7 ROOMS) =21 SPACES
    34 STUDENTS (1 SPACE PER 5 STUDENTS) = 7 SPACES
    TOTAL REQUIRED SPACES 28 SPACES
    PROPOSED PARKING 52 SPACES
11. PROJECT INFORMATION:
    PROPOSED USE: SCHOOL
    WATER: PUBLIC WATER
    SEWER: PUBLIC SEWER
    EXISTING LOT COVERAGE: 43,080 SF OR 12.1 PERCENT
    PROPOSED LOT COVERAGE: 38,141 SF OR 10.7 PERCENT
12. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 145-40 OF THE WELLS LAND USE CODE.
13. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTIONAL AND SHALL NOT PRODUCE GLARE ONTO ABUTTING LOTS OF RIGHTS OF WAYS AS TO IMPAIR THE VISION OF VEHICULAR TRAFFIC.
14. THE SOUTHWESTERLY BOUNDARY OF THIS PROPERTY IS WITHIN THE 75 FOOT SHORELAND OVERLAY DISTRICT BUT THAT NO DEVELOPMENT EXISTS OR IS PROPOSED WITHIN THIS AREA.
15. A KNOX BOX SHALL BE LOCATED ON THE BUILDING AS APPROVED BY THE WELLS FIRE DEPARTMENT.
16. THE PURPOSE OF THIS AMENDED SITE PLAN IS TO ADD A 10' X 12' SHED TO THE PROPERTY.
17. A NEW DRAINAGE SWALE WAS CONSTRUCTED BETWEEN THE EASTERLY SIDE OF THE PARKING LOT AND THE PLAY AREA IN ORDER TO CAPTURE AND DIVERT STORMWATER RUNOFF FROM FLOWING ACROSS THE PLAY AREA.
18. THE CEO AND TOWN ENGINEER/PLANNER MAY APPROVE THE ADDITION OF SHEDS NOT EXCEEDING 300 SF IN SIZE ON THE PROPERTY.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
ABUTTING PROPERTY LINE		
CURB		
UTILITY POLE		
HYDRANT		
BUILDING MOUNTED LIGHT		
OVERHEAD UTILITIES	OHU	
LIGHT POLE FIXTURE		
SIGN		
FENCE		
STOCKADE FENCE		
CULVERT		
CATCHBASIN		

Prepared For:

Morrison Center
PO Box 1539
60 Chamberlain Road
Scarborough, Maine 04070

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

MORRISON CENTER-WELLS

526 Post Road/ U.S. Route One Wells, Maine

Approved: Wells Staff Review Committee
Date: Nov. 12, 2014
Chairman,
Board Members,
APPROVED

Date:
MAY 31, 2013

Revisions:
June 13, 2013: Per Town Review Comments
October 27, 2014: 10' X 12' shed added
November 10, 2014: staff comments

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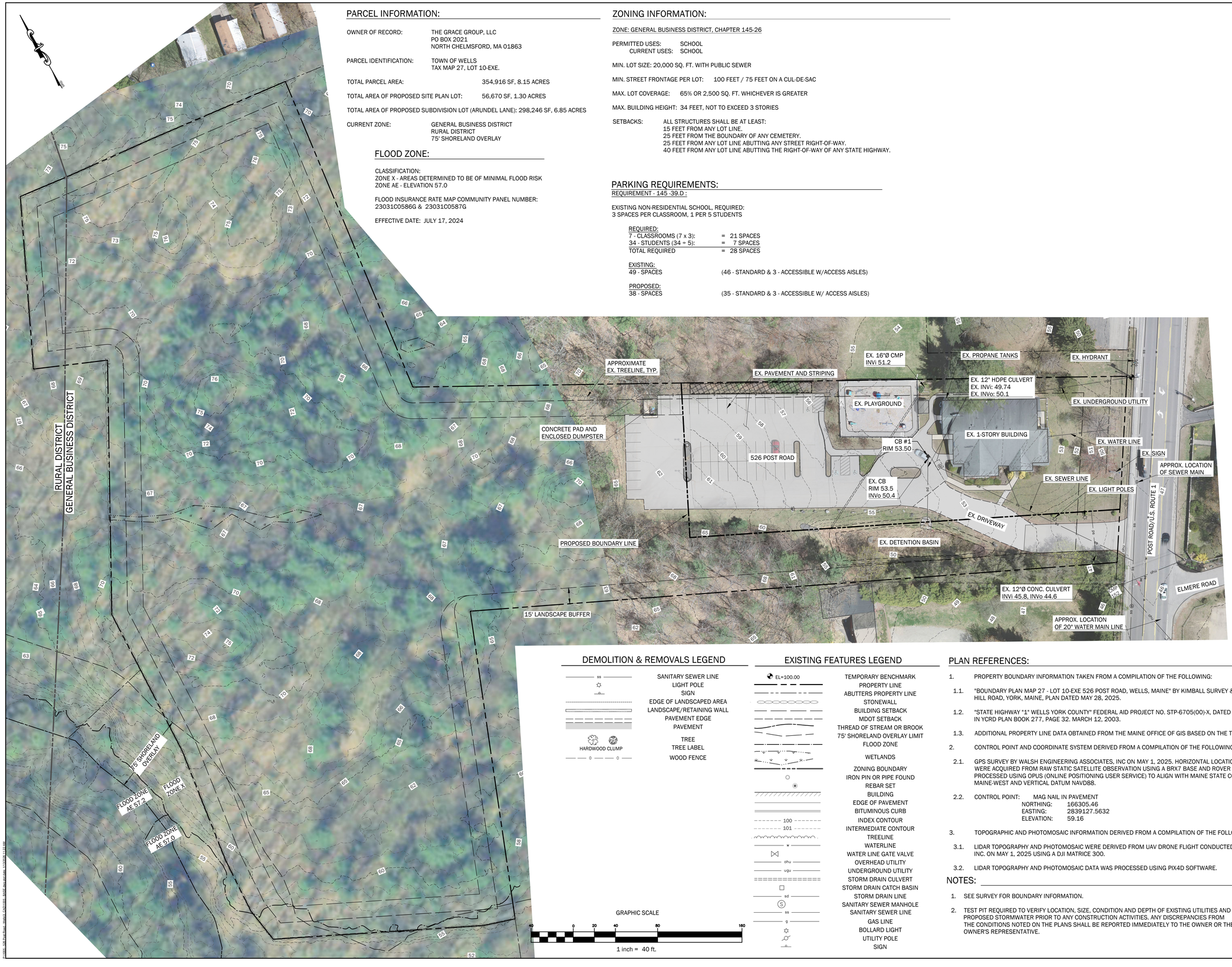
Title: AMENDED LAYOUT, LIGHTING AND PLANTING PLAN

Scale: 1"=20'
0 10 20 40 ft.

North:

Sheet No.: 2

010-800



PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

PARCEL IDENTIFICATION: TOWN OF WELLS
TAX MAP 27, LOT 10-EXE.

TOTAL PARCEL AREA: 354,916 SF, 8.15 ACRES

TOTAL AREA OF PROPOSED SITE PLAN LOT: 56,670 SF, 1.30 ACRES

TOTAL AREA OF PROPOSED SUBDIVISION LOT (ARUNDEL LANE): 298,246 SF, 6.85 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
RURAL DISTRICT
75' SHORELAND OVERLAY

FLOOD ZONE:

CLASSIFICATION:
ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK
ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
23031C0586G & 23031C0587G

EFFECTIVE DATE: JULY 17, 2024

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

PERMITTED USES: SCHOOL
CURRENT USES: SCHOOL

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE.
25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PARKING REQUIREMENTS:

REQUIREMENT - 145 -39.D :

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, 1 PER 5 STUDENTS

REQUIRED:	
7 - CLASSROOMS (7 x 3):	= 21 SPACES
34 - STUDENTS (34 ÷ 5):	= 7 SPACES
TOTAL REQUIRED	= 28 SPACES

EXISTING:
49 - SPACES (46 - STANDARD & 3 - ACCESSIBLE W/ACCESS AISLES)

PROPOSED:
38 - SPACES (35 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

DEMOLITION & REMOVALS LEGEND

- SANITARY SEWER LINE
- LIGHT POLE
- SIGN
- EDGE OF LANDSCAPED AREA
- LANDSCAPE/RETAINING WALL
- PAVEMENT EDGE
- PAVEMENT
- TREE
- TREE LABEL (HARDWOOD CLUMP)
- WOOD FENCE

EXISTING FEATURES LEGEND

- TEMPORARY BENCHMARK (EL=100.00)
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- STONEWALL
- BUILDING SETBACK
- MDOT SETBACK
- THREAD OF STREAM OR BROOK
- 75' SHORELAND OVERLAY LIMIT
- FLOOD ZONE
- WETLANDS
- ZONING BOUNDARY
- IRON PIN OR PIPE FOUND
- REBAR SET
- BUILDING
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- TREELINE
- WATERLINE
- WATER LINE GATE VALVE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- STORM DRAIN CULVERT
- STORM DRAIN CATCH BASIN
- STORM DRAIN LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- GAS LINE
- BOLLARD LIGHT
- UTILITY POLE
- SIGN

GRAPHIC SCALE
40 0 20 40 80 160
1 inch = 40 ft.

PLAN REFERENCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:

1.1. "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.

1.2. "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32. MARCH 12, 2003.

1.3. ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.

2. CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:

2.1. GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.

2.2. CONTROL POINT: MAG NAIL IN PAVEMENT
NORTHING: 166305.46
EASTING: 2839127.5632
ELEVATION: 59.16

3. TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:

3.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.

3.2. LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.

NOTES:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES AND PROPOSED STORMWATER PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR THE OWNER'S REPRESENTATIVE.

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/13/2026

526 POST ROAD

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

PRELIMINARY - NOT FOR CONSTRUCTION

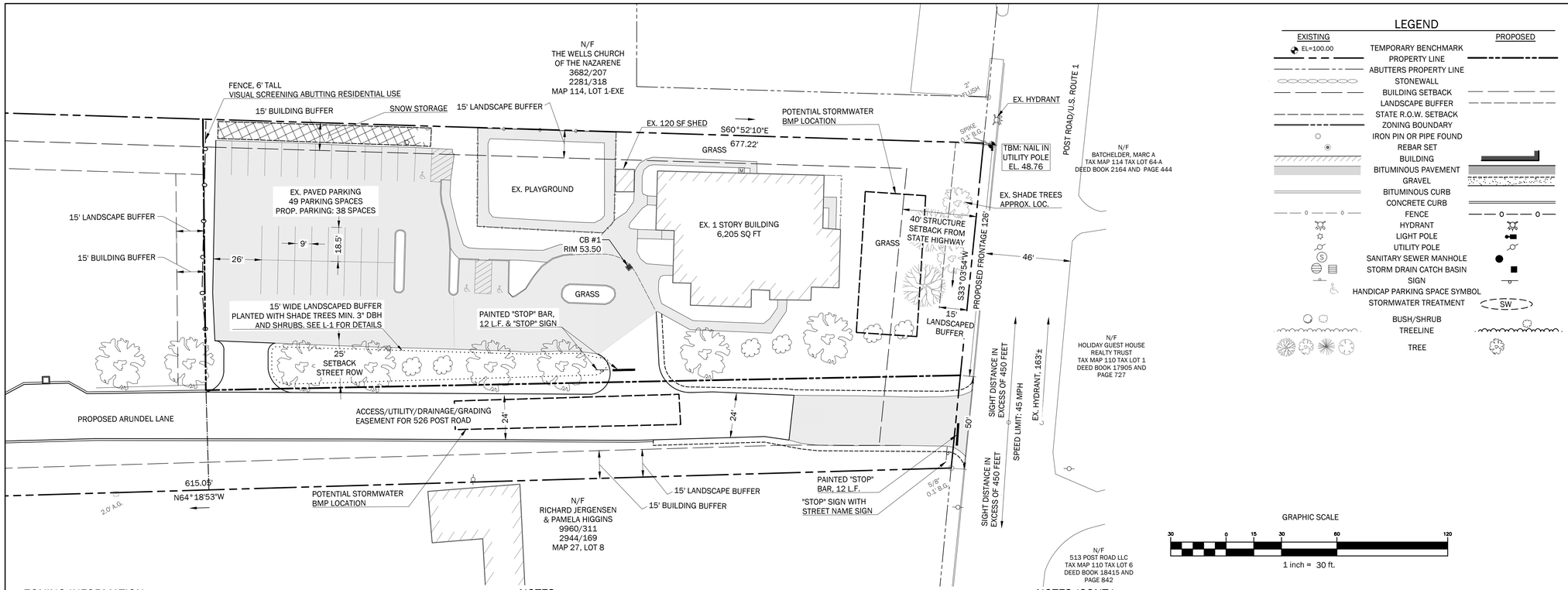
Rev.	Date	Description	Drawn	Check

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.:	1005
Date:	01/13/2025
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.: C1.0

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ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

EXISTING PERMITTED USE(S): SCHOOL
CURRENT USES: SCHOOL

MIN. LOT SIZE:
20,000 SQ. FT. WITH PUBLIC SEWER

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MIN. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
15 FEET FROM ANY LOT LINE.
25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PLAN REFERENCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:

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2.2. CONTROL POINT: MAG NAIL IN PAVEMENT
NORTHING: 166305.46
EASTING: 2839127.5632
ELEVATION: 59.16

3. TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:

3.1. LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.

3.2. LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.

NOTES:

1. THE PURPOSE OF THIS SITE PLAN IS TO SEEK APPROVAL FOR SEPARATING THE COMMERCIAL LAND AREA FROM THE REMAINING LAND AREA.
2. OWNER: THE GRACE GROUP, LLC, LOCATED AT P.O. BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
3. APPLICANT: THE GRACE GROUP, LLC, LOCATED AT PO BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
4. EXISTING USES: 6,205 SF SCHOOL.
5. PROPOSED USES: 6,205 SF SCHOOL.
6. THIS SITE PLAN IS SUBJECT TO THE STANDARD CONDITIONS OF APPROVAL OF THE TOWN OF WELLS OFFICE OF PLANNING AND DEVELOPMENT AS DEFINED WITHIN THE SITE PLAN APPLICATION AND FINDINGS OF FACT OF THE REVIEWING AUTHORITY. CONDITIONS OF APPROVAL MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN.
7. EXISTING & PROPOSED LOT COVERAGE:

EXISTING:	354,916 SF, 8.15 ACRES	PROPOSED:	56,670 SF, 1.30 ACRES
BUILDING:	6,205 SF	BUILDING:	6,328 SF
PAVEMENT&CURBS:	35,786 SF	PAVEMENT&CURBS:	23,106 SF
TOTAL:	41,991 SF = 12%	TOTAL:	29,434 SF = 52%

8. PARKING STRIPING AND DIRECTIONAL ARROWS ARE TO BE ADDED UPON COMPLETION OF PARKING LOT IMPROVEMENTS.
9. PARKING ALONG OR WITHIN THE ROUTE ONE RIGHT-OF-WAY IS PROHIBITED FOR ALL VEHICLES.
10. LANDSCAPING/BUFFERS :
10.1. 15' WIDE LANDSCAPED BUFFER ALONG LOT LINE ABUTTING STATE ROUTE 1 R.O.W. AND PRIVATE WAY TO BE PLANTED WITH SHADE TREES MIN. 3" DIAMETER AT BREAST HEIGHT AND LOW BUSHES (3'-4').
10.2. INSTALL 6' TALL SOLID FENCE, 120 LINEAR FEET ALONG REAR LOT LINE ABUTTING PROPOSED RESIDENTIAL USE.
11. ANY FENCES/SCREENING/BUFFERING/GRASSED AREAS SHALL BE MAINTAINED AND REPLACED IF DAMAGED.
12. IF EXISTING OR NEW LANDSCAPED PLANTINGS INCLUDING VISUAL SCREENING AND BUFFERS DIE OR ARE IN POOR HEALTH, THEY MUST BE REPLACED WITH AN ARBORVITAE OF APPROPRIATE SIZE.
13. ALL SIGNS SHALL BE IN CONFORMANCE WITH §145-40. ANY SIGN LIGHTING SHALL BE DIRECTED TO PREVENT GLARE ONTO ABUTTING STREETS OR PROPERTIES. A PORTION OF THE EXISTING SIGN TO BE RELOCATED OUT OF THE ROUTE ONE RIGHT-OF-WAY. INTERNALLY LUMINATED SIGNS ARE NOT PERMITTED.
14. ALL LIGHTING SHALL BE DIRECTIONAL AND/OR SHIELDED TO PREVENT GLARE ONTO STREETS OR ABUTTING PROPERTIES. NO NEW LIGHTING IS PROPOSED.
15. NO WASTE MATERIAL OR DEBRIS TO BE STORED OUTSIDE OF THE ROOFED BUILDINGS ON THE PROPERTY. ALL BUSINESS USES AND RELATED STORAGE, EXCEPT FOR THE SALE OF VEGETABLES, FRUITS, PLANTS, AND NATURAL CHRISTMAS TREES AND WREATHS, SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED STRUCTURE, EXCEPT FOR DAY-CARE HOME OR DAY-CARE CENTER/NURSERY SCHOOL USES WITH A FENCED-IN AND/OR BUFFERED AREA NOT TO EXCEED 2,500 SQUARE FEET.
16. THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
17. PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS
18. ON SITE TRASH DISPOSAL IS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES (CONT.):

1. THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
2. COMMERCIAL BUILDING DESIGN STANDARDS OF 145-24G APPLY TO THIS PROPERTY.
3. BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED DURING SOIL DISTURBANCE.
4. ALL USES SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE.

SPECIAL CONDITION OF APPROVAL:

1. THIS SITE PLAN WILL BE SUBJECT TO SPECIAL CONDITIONS OF APPROVAL SET FORTH BY THE TOWN OF WELLS PLANNING AND DEVELOPMENT STAFF AND PLANNING BOARD.

PARKING REQUIREMENTS:

REQUIREMENT - 145 -39.D :

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
3 SPACES PER CLASSROOM, 1 PER 5 STUDENTS

REQUIRED:

7 - CLASSROOMS (7 x 3):	=	21 SPACES
34 - STUDENTS (34 ÷ 5):	=	7 SPACES
TOTAL REQUIRED	=	28 SPACES

PROVIDED:
38 - SPACES (35 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

THE PLANNING BOARD ACKNOWLEDGES AND AGREES THAT THE PROPERTY AND IMPROVEMENTS AS DEPICTED ON THIS PLAN ARE IN CONFORMANCE WITH THE MUNICIPAL ZONING REGULATIONS OF THE TOWN OF WELLS.

APPROVED BY: DATE:

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/13/2026

526 POST ROAD

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check

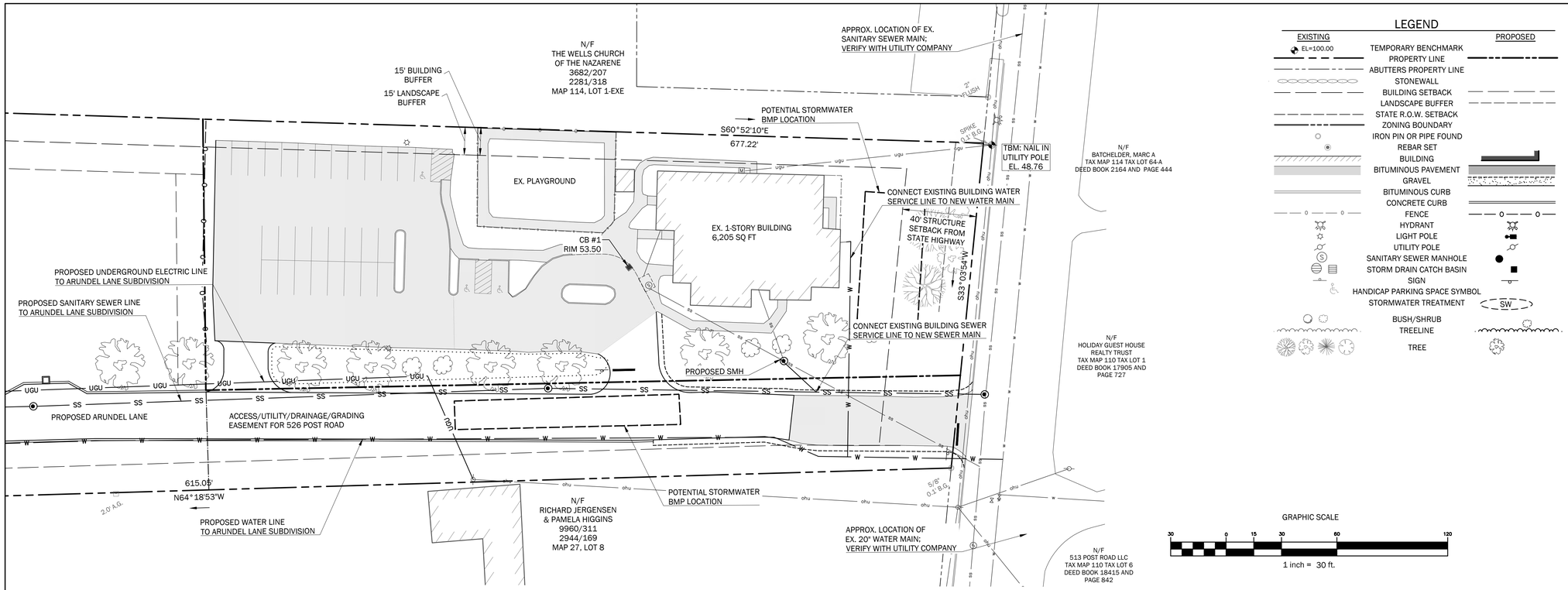
Sheet Title:
SITE PLAN

Job No.:	1005
Date:	01/13/2025
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.: C2.0

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LEGEND

EXISTING		PROPOSED
EL=100.00	TEMPORARY BENCHMARK	
	PROPERTY LINE	
	ABUTTERS PROPERTY LINE	
	STONEWALL	
	BUILDING SETBACK	
	LANDSCAPE BUFFER	
	STATE R.O.W. SETBACK	
	ZONING BOUNDARY	
	IRON PIN OR PIPE FOUND	
	REBAR SET	
	BUILDING	
	BITUMINOUS PAVEMENT	
	GRAVEL	
	BITUMINOUS CURB	
	CONCRETE CURB	
	FENCE	
	HYDRANT	
	LIGHT POLE	
	UTILITY POLE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN CATCH BASIN	
	SIGN	
	HANDICAP PARKING SPACE SYMBOL	
	STORMWATER TREATMENT	SW
	BUSH/SHRUB	
	TREELINE	
	TREE	

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 ft.

TEST PIT NOTE:

TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
2. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
5. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
8. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOT AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
9. SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

GRADING, DRAINAGE AND UTILITIES NOTES:

1. REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
5. DRAINAGE AT TERMINUS OF CURBING SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
6. OWNER AND PROJECT ENGINEER WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
7. ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF WELL'S TECHNICAL GUIDELINES AND STANDARDS.

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Rev.	Date	Description	Drawn	Check

Sheet Title:
UTILITY PLAN

Job No.:	1005
Date:	01/13/2025
Scale:	AS SHOWN
Drawn:	MBP/MRM
Checked:	WRW/LLT

Sheet No.: C3.0

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