

SITE LOCATION MAP
APPROXIMATE SCALE 1" = 2000'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE AS-BUILT CONDITIONS (RECORD PLAN) AND PARKING AND ASPHALT REVISIONS (SITE PLAN AMENDMENT #5) OF BAREFOOT COTTAGE HOMES, A BEACH DREAMS COMMUNITY (LOT 3-3). THE BAREFOOT COTTAGE HOMES PARCEL IS IDENTIFIED ON THE TOWN OF WELLS TAX MAP 43, AS LOTS 3-2 AND 3-3. A RECORD PLAN FOR LOT 3-2 HAS BEEN PREVIOUSLY COMPLETED (SEE REF. 4).
2. SEE REFERENCES 1, 2, AND 3 FOR ALL OTHER DETAILS PERTAINING TO THIS CONDOMINIUM.
3. PROPERTY LINE LOCATIONS AND EXISTING CONDITIONS WERE TAKEN FROM REFERENCE 1. AS-BUILT CONDITIONS WERE FIELD VERIFIED BY ATTAR ENGINEERING IN OCTOBER 2014.
4. SUBSURFACE UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST THEREFORE DIG SAFE SHALL BE CONTACTED PRIOR TO THE UNDERTAKING OF ANY FUTURE SITE WORK OR EARTH DISTURBANCE ON THE PROPERTY.
5. THIS AMENDMENT PROPOSES TO REVISE THE PREVIOUSLY APPROVED ROAD CROSS SECTIONS TO REMOVE FINAL COAT OF ASPHALT. AREAS NOTED "PAVED" ON THE PLANS HAVE A 2" BASE COURSE OF ASPHALT.

REFERENCES

1. "CONDOMINIUM SITE PLAN, BAREFOOT COTTAGE HOMES CONDOMINIUM, POST ROAD (US ROUTE 1), WELLS, MAINE" FOR SEAL HARBOR, LLC, PREPARED BY ATTAR ENGINEERING, INC, DATED 2/17/14.
2. "SITE PLAN AMENDMENT #4, BAREFOOT COTTAGE HOMES, A BEACH DREAMS COMMUNITY, POST ROAD (US ROUTE 1), WELLS, MAINE" FOR SEAL HARBOR, LLC, PREPARED BY ATTAR ENGINEERING, INC, DATED 4/11/12, REVISED 6/15/12.
3. "FIELD CHANGE PLAN, BAREFOOT COTTAGE HOMES, A BEACH DREAMS COMMUNITY, POST ROAD (US ROUTE 1), WELLS, MAINE" FOR SEAL HARBOR, LLC, PREPARED BY ATTAR ENGINEERING, INC, DATED 11/16/12.
4. "LOT 3-2 RECORD PLAN, BAREFOOT COTTAGE HOMES, A BEACH DREAMS COMMUNITY, POST ROAD (US ROUTE 1), WELLS, MAINE" FOR SEAL HARBOR, LLC, PREPARED BY ATTAR ENGINEERING, INC, DATED 09/09/11.

PARKING CALCULATION

THE REQUIRED PARKING BASED ON AS-BUILT UNITS IS AS FOLLOWS:

52 [2-BR] LODGING FACILITY UNITS (1.1 SPACE/BEDROOM)	= 114.1 SPACES
4 [1-BR] LODGING FACILITY UNITS (1.1 SPACE/BEDROOM)	= 4.4 SPACES
1 SINGLE FAMILY HOME	= 2 SPACES
TOTAL	= 121 SPACES

REQUIRED NUMBER OF ADA SPACES (4% MINIMUM)
(SEE PROPOSED ADJUSTED PARKING CALCULATION) = 2

PROPOSED PARKING ADJUSTMENTS

- ① ADD 7 EXTERIOR, GRAVEL SURFACED, PARKING SPACES SOUTHERLY OF UNIT 101/102.
- ② INSTALL 8' WIDE ADA VAN ACCESSIBLE AISLE AND TWO ADA PARKING SPACES IN FRONT OF THE MAIN OFFICE.
- ③ EXTEND THE PARKING AREA CLOSER TO THE FRONT OF UNITS 109-112 TO ACCOMMODATE A WIDER TRAVEL LANE.
- ④ REDUCE THE NUMBER OF PARKING SPACES TO TWO BY UNITS 139/140 TO MAINTAIN PARKING ON THE PROPERTY.
- ⑤ FORMER RECYCLING BAY (F) CONVERTED TO PARKING SPACE.

PROPOSED ADJUSTED PARKING IS AS FOLLOWS:

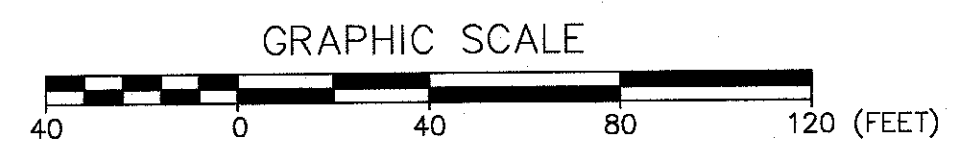
UNIT GARAGE SPACES	= 43
SURFACE SPACES	= 68
ACCESSORY GARAGE SPACES	= 11
TOTAL	= 122

TOTAL COMMON PARKING SPACES = 41
(COMMON PARKING SPACES ARE SURFACE SPACES EXCLUDING SURFACE SPACES IN FRONT OF UNIT GARAGES)

ADA SPACES PROVIDED = 2
(COMMON SPACES X 0.04 = 1.64 SPACES REQ'D).

LEGEND

EXISTING CONTOUR	----	XXX
FINAL CONTOUR	----	XXX
WETLAND BOUNDARY	----	WETLAND
UTILITY POLE	EXT. ♂	PRP. ♀
EXT. WATER	----	EW
EXT. SEWER	----	ES
EXT. OVERHEAD UTIL.	----	EOHU
EXT. UNDERGROUND UTIL.	----	EUE
PRP. WATER	----	PW
PRP. SEWER	----	PS
PRP. UTILITY	----	PUE/T/C
PRP. GAS	----	PG
WATER VALVE	⊗	
WATER SHUTOFF	⊕	
SEWER MANHOLE	⊙	
LIGHT POLE	EXT. ☆	PRP. ★
SILTATION FENCE	----	X
PROPOSED FENCE	----	
EXISTING FENCE	----	
ASPHALT CURB	----	AC
SLOPED GRANITE CURB	----	SGC
VERTICAL GRANITE CURB	----	VGC
EXISTING CURB	----	
FIRE HYDRANT	EXT. ☒	PRP. ☑

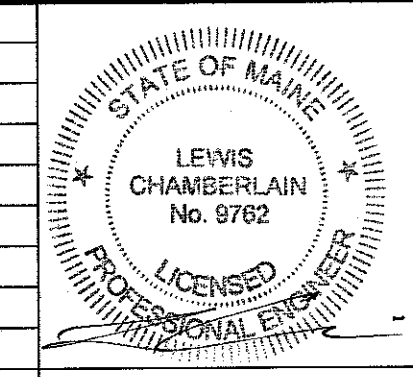


LOT 3-3 RECORD PLAN / SITE PLAN AMD #5
BAREFOOT COTTAGE HOMES, A BEACH DREAMS COMMUNITY, POST ROAD (US ROUTE 1)
WELLS, MAINE

FOR: SEAL HARBOR, LLC.
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ACTON, MA 01719

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SCALE: 1" = 40'	APPROVED BY: [Signature]	DRAWN BY: EAB
DATE: 2/12/19	2/12/19	REVISION: DATE
JOB NO: C014-19	CAD FILE: BAREFOOT ASBLT 2014	SHEET 1



NO.	DESCRIPTION	DATE