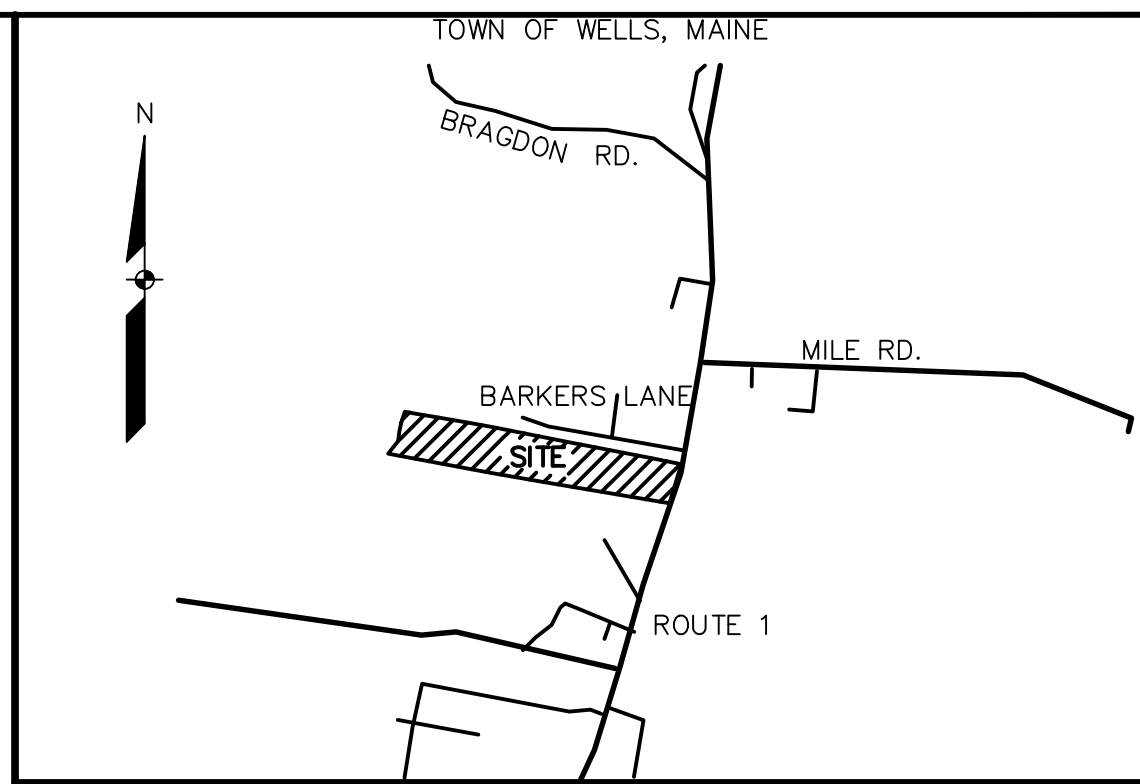
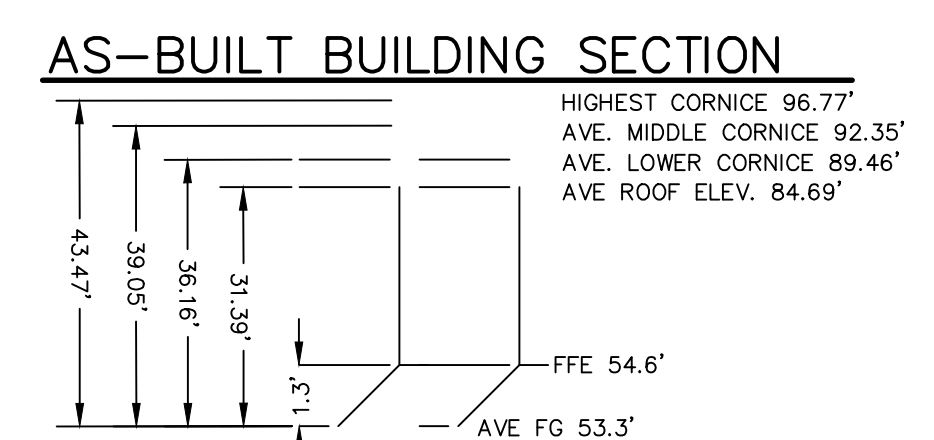


PLAN PURPOSE:
 TO CONSTRUCT A 21'x23' BUILDING ADDITION OFF OF THE EXISTING HOTEL/MOTEL (NET INCREASE OF ONLY 246 SQ. FT. OF LOT COVERAGE); NO CHANGE IN USE PROPOSED; 80 ONE-BEDROOM HOTEL/MOTEL UNITS WITH AN ACCESSORY MANAGERS UNIT, AND ACCESSORY MAINTENANCE BUILDING EXIST.

TOWN PLANNER	DATE	CODE ENFORCEMENT OFFICER	DATE
SITE PLAN AMENDMENT APPROVAL PER 145 LAND USE REVIEWING AUTHORITY CHART SECTION C.			



LOCATION MAP N.T.S.



NOTE: ROOF ELEVATION WAS TAKEN AT THE TOP OF THE RUBBER MATING. THERE IS 0.3' OF MATERIAL TO THE TOP OF CONCRETE.
 AS-BUILT SURVEY COMPLETED BY SEBAGO TECHINCS DURING APRIL OF 2006. ELEVATIONS SHOWN HEREON ARE BASED UPON ELEVATIONS DEPICTED ON THE APPROVED SITE PLAN OF HAMPTON INN & SUITES.

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS - WELLS HOTEL, LLC BY DEED DATED JULY 15, 2008 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 850 PAGE 15453.
- THE PROPERTY IS SHOWN AS LOT 2 ON THE TOWN OF WELLS TAX MAP 120 AND IS LOCATED IN THE GB (GENERAL BUSINESS) WITH 100' ZONING BOUNDARY EXTENSION PER 145-19.A.
- DIMENSIONAL REQUIREMENTS FOR THE GB ZONE ARE AS FOLLOWS:
 MAX. DENSITY: 1 DWELLING PER 20,000 S.F. (SEWER) NET AREA. MANAGER'S UNIT CONSIDERED ACCESSORY TO THE HOTEL/MOTEL USE ONLY. 20 HOTEL/MOTEL UNITS PER ACRE NET AREA. 80 HOTEL/MOTEL UNITS = 4 ACRES OR 174,204 SQ. FT. REQUIRED
 MIN. LOT SIZE (WITH SEWER): 20,000 S.F.
 * MIN. STREET FRONTAGE: 100 FEET
 SETBACK FROM R.O.W.: 25 FEET
 SETBACK FROM LOT LINE: 15 FEET
 MAX. BUILDING HEIGHT: 34 FEET
 MAX. LOT COVERAGE: 65% GB

* FRONTAGE FOR LOT 2 IS MET BY THE PRIVATE WAY (CALLED MEADOW MALL ROAD) 200' BUILDING/PARKING SETBACK FROM MERRILLAND RIVER

PARKING CALCULATIONS:
 MOTEL ROOMS: 87 x 111 = 96
 MANAGERS UNIT = 2
 SUBTOTAL (REQUIRED) = 98
 ADDITIONAL = 1
 TOTAL (PROVIDED) = 99 OF WHICH 5 SHALL BE ADA COMPLIANT

- TOTAL AREA OF THE PARCELS ARE AS FOLLOWS:
 HAMPTON INN SITE: 4.20 NET ACRES OR 182,750 SQ. FT.
 PRIVATE RIGHT OF WAY: 0.49 ACRES (OWNED BY WELLS HOTEL, LLC)
 TOTAL LAND AREA 4.69 ACRES
- THE BEARINGS SHOWN HEREON ARE BASED UPON MAGNETIC NORTH 1989, AS OBSERVED ON PLAN REFERENCE 6A.
- PLAN REFERENCES:
 A. AMENDED SITE PLAN FOR MEADOW MALL, OWNED BY MICHAEL GALLO, PHILIP CAVARETTA, AND DANIEL WHITNEY d/b/a DOWNEAST DEVELOPERS, DATED SEPTEMBER 20, 1991 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204 PAGE 021.
 B. PLAN SHOWING LAND OF HERBERT C. AND BERLE G. DECATO, DATED AUGUST OF 1974 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 069 PAGE 040.
 C. MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY "1" WELLS F.A.P. NO. STP-6705(06) X, DATED AUGUST 1999, D.O.T. FILE NO. 16-379, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 277 PAGE 041.

GENERAL NOTES (CONTINUED)

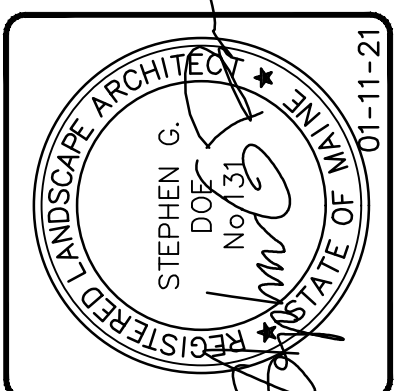
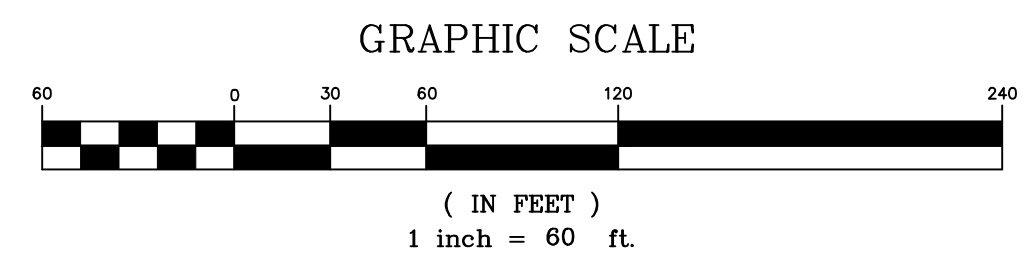
- THIS HOTEL/MOTEL IS A LODGING FACILITY. (SEE 145-52)
 a.) ALL MOTEL ROOMS SHALL NOT EXCEED 470 SQ. FT.
 b.) A PORCH OR DECK NOT EXCEEDING 120 SQ. FT. IS PERMITTED FOR EACH LODGING UNIT. PORCH/DECK SHALL NOT BE CLIMATE CONTROLLED.
 c.) KITCHEN FACILITIES ARE PERMITTED.
 d.) ALL UNITS SHALL BE AVAILABLE TO TRANSIENT GUESTS.
 e.) THE FACILITY SHALL MAINTAIN AN ON-PREMISES OFFICE WHICH SHALL MAINTAIN CHECK-IN/CHECK-OUT RECORDS, ETC.
 f.) THE PARCEL SHALL MAINTAIN ITS LOTS SIZE/NET AREA AT 4 ACRES FOR 80 UNITS.
 g.) A SINGLE BUILDING SHALL CONTAIN A MINIMUM OF 20 UNITS.
 h.) THE 3-STORY BUILDING IS GRANDFATHERED AS IT DOES NOT MEET THE 80' SETBACK/BUFFER FROM MEADOW MALL ROAD RIGHT-OF-WAY.
 i.) THE PROPERTY IS GRANDFATHERED WITH ITS EXISTING VEGETATION WITHIN 25' OF THE PROPERTIES LOT LINES.
 j.) ALL STAIRWAYS SHALL BE ENCLOSED.
 k.) THE HOTEL BUILDING WAS CONSTRUCTED WITH A SPRINKLER SYSTEM. THE ACCESSORY MAINTENANCE BUILDING IS GRANDFATHERED AS IT DOES NOT HAVE A SPRINKLER SYSTEM.
 l.) GAS FIRE PLACES ARE PERMITTED WITHIN THE HOTEL.
- PROPERTY IS SUBJECT TO MDEP STORMWATER PERMIT #L22273-NJ-A-N.

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	---	STONE WALL
---	ABUTTER LINE/R.O.W.	W	WATER
---	SETBACK	+	GATE VALVE
---	5/8" REBAR SET W/CAP	+	HYDRANT
+	MONUMENT	W	POTABLE WELL
+	IRON PIPE/ROD	S	SEWER
+	DRILLHOLE	S	SEWER MH
C1/L1	CURVE/LINE NO.	SD	STORM DRAIN
---	ZONE LINE	+	CATCH BASIN
---	BUILDING	+	DRAINAGE MH
---	SIGN	---	UNDERGROUND ELEC. & TEL.
---	STREAM	T	TRANSFORMER PAD
---	EDGE PAVEMENT	E	ELECTRICAL MANHOLE
---	PAVEMENT PAINT	T	TELEPHONE MANHOLE
---	GRAVEL ROAD	+	LIGHT POLE/WALL
---	CURBLINE	+	UTILITY POLE
---	EDGE WATER	+	GUY
---	TREELINE	+	BENCHMARK
---	CHAIN LINK FENCE		
---	WIRE FENCE		
---	STOCKADE FENCE		

PRIVATE STREET WAY

L1	S 34°00'00" W	55.32
L2	N 62°10'00" W	102.39
L3	N 71°23'40" W	62.00
L4	N 62°11'10" W	80.50
L5	N 27°51'24" E	65.00
L6	S 62°08'55" E	100.00
L7	S 62°10'00" E	150.00



DESIGNED	CHECKED
WTC	WTC

DATE	DESCRIPTION
01-11-21	ISSUED FOR ZONING BOARD OF APPROVAL REVIEW
10-30-19	RESUBMIT TO TOWN
09-25-19	ADDED 21' x 23' BUILDING ADDITION
12-01-06	REVISED NOTE 3 AND ADDED 'MEADOW MALL ROAD'
10-25-06	ISSUED FOR PLANNING BOARD REVIEW
	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO TECHINCS
 WWW.SEBAGOTECHINCS.COM
 75 John Roberts Rd.
 Suite 404
 South Portland, ME 04106
 Tel. 207-200-2100

SECOND AMENDED SITE PLAN
 OF:
HAMPTON INN & SUITES
 900 POST ROAD
 WELLS, MAINE
 FOR:
WELLS HOTEL, LLC
 402 MARVEL COURT, 2ND FLOOR
 EASTON, MARYLAND 21601

PROJECT NO.	SCALE
98189	1"=60'

SHEET 1 OF 1