

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT CONSISTS OF A 60 UNIT (SLEEPING ROOM) HOTEL/MOTEL USE AND 60 SEAT STANDARD RESTAURANT WITH REQUIRED PARKING, LANDSCAPING AND STORMWATER TREATMENT FACILITIES. THE SITE WILL BE SERVED BY TOWN WATER AND SEWER, AND WILL CONVEY STORMWATER RUNOFF INTO THE EXISTING STORM DRAIN SYSTEM LOCATED IN THE MILE ROAD R.O.W. SIMILAR TO THE EXISTING CONDITION.

NOTES:

- ASSESSOR'S INFORMATION:
TOWN OF WELLS ASSESSOR'S MAP 123 LOT 86
- RECORD OWNER:
REDWOOD RESORTS WELLS LLC
P.O. BOX 836
OGUNQUIT, ME, 03907
- DEED REFERENCE:
BK 17560 PG 24
- ZONING INFORMATION:
GENERAL BUSINESS DISTRICT
LOT SIZE: 20,000 SQ.FT. (ON-SEWER)
MINIMUM FRONTAGE: 100'
SETBACKS:
25' STREET RIGHT-OF-WAY (80' BUFFER/SETBACK FOR HOTEL USE)
15' FROM ANY LOT LINE (AND 25' VEG BUFFER FOR HOTEL USE)
MAXIMUM BUILDING HEIGHT: 34' (NOT TO EXCEED 3 STORIES)
MAXIMUM LOT COVERAGE: 65%
MAXIMUM DENSITY: HOTEL USE - 20 UNITS/ACRE
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLS, COMMUNITY PANEL NO. 23015800210, MAP REVISED JANUARY 16, 2003. ZONE X IS DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.
- LOCUS PARCEL CONTAINS 131,237 SF (3.01 ACRES MORE OR LESS).
- MAXIMUM HOTEL DENSITY: 60 UNITS
- PROJECT RECEIVED MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT ON JANUARY 26, 2018 WITH APPROVAL NUMBER L-27758-NJ-A-N.
- SEE SHEET L2 FOR ADDITIONAL SITE PLAN NOTES.

REFERENCE PLANS:

- "BOUNDARY SURVEY AND TOPOGRAPHIC PLAN PREPARED FOR FLORENCE E. HLUKIK, FRANCIS C. HLUKIK, JR., AND WILLIAM E. HLUKIK LAND LOCATED AT 28 MILE ROAD WELLS, MAINE", BY POST ROAD SURVEYING, DATED: APRIL 28, 2012.
- "EXISTING CONDITIONS SURVEY OF LAND OF FLORENCE E. HLUKIK, FRANCIS C. HLUKIK, JR AND WILLIAM E. HLUKIK, 28 MILE ROAD-TAX MAP 123, LOTS 86 AND 86A, WELLS, YORK COUNTY, MAINE", PREPARED BY CIVIL CONSULTANTS, DATED JUNE 29, 2017.
- "SITE PLAN, PROPOSED HOTEL DEVELOPMENT, 28 MILE ROAD, TAX MAP 123 LOTS 86 & 86A, 28 MILE ROAD WELLS, MAINE 04090, PREPARED FOR: PATIL BROS. LLC, CLIENT ADDRESS: C/O DAVE SAWANT, PO BOX 1238, SAO, ME 04072, SHEETS 1-6 OF 6, DATED SEPTEMBER 28, 2017, LAST REVISED FEBRUARY 8, 2017, PREPARED BY CIVIL CONSULTANTS, APPROVED BY THE WELLS PLANNING BOARD ON FEBRUARY 12, 2018.
- "SITE PLAN AMENDMENT 1, PROPOSED HOTEL DEVELOPMENT, 28 MILE ROAD, TAX MAP 123 LOTS 86 & 86A, 28 MILE ROAD WELLS, MAINE 04090, PREPARED FOR: REDWOOD RESORTS WELLS LLC, CLIENT ADDRESS: P.O. BOX 836, OGUNQUIT, ME 03907, SHEET 1 OF 6, DATED SEPTEMBER 28, 2017, LAST REVISED FEBRUARY 21, 2019, PREPARED BY CIVIL CONSULTANTS, APPROVED BY THE WELLS CODE ENFORCEMENT OFFICER AND TOWN PLANNER ON FEBRUARY 21, 2019.
- "AS-BUILT SURVEY, HOLIDAY INN EXPRESS HOTEL, LAND OF REDWOOD RESORTS WELLS LLC, 28 MILE ROAD, TAX MAP 123 LOTS 86 WELLS, YORK COUNTY, MAINE, PREPARED FOR: REDWOOD RESORTS WELLS LLC, CLIENT ADDRESS: P.O. BOX 836, OGUNQUIT, ME 03907, SHEET 1 OF 1, DATED AUGUST 12, 2021, PREPARED BY CIVIL CONSULTANTS.

PARKING REQUIREMENTS:

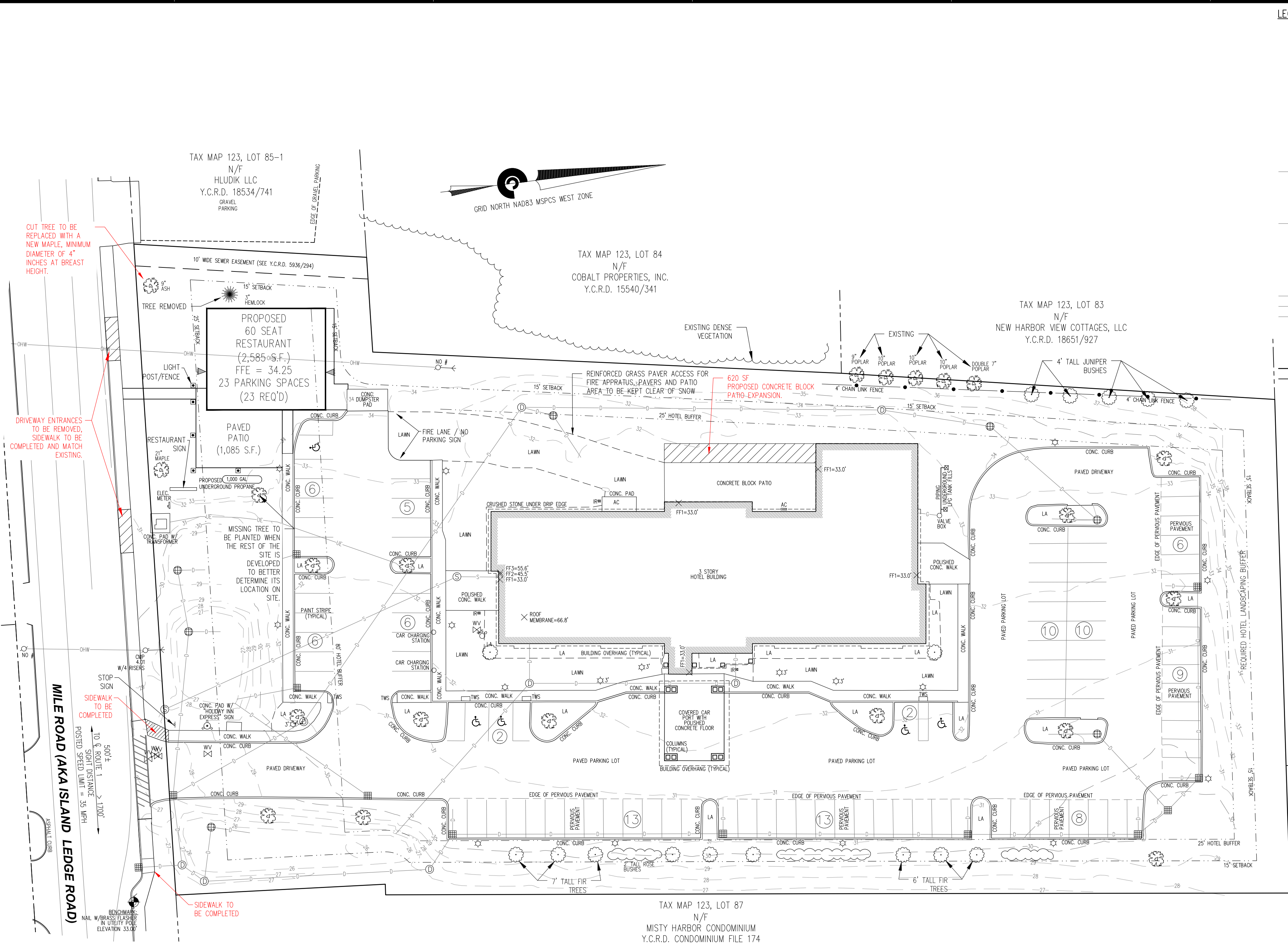
HOTEL: REQUIRED: 1.1 SPACES/SLEEPING ROOM
60 x 1.1 = 66 SPACES (1 SLEEPING ROOM PER UNIT)
PROVIDED: 74 SPACES

STANDARD RESTAURANT: REQUIRED: 1 SPACE PER 3 SEATS + 1 SPACE FOR EVERY 20 SEATS TO ACCOMMODATE EMPLOYEES
60/3 = 20 + 3 = 23 SPACES
PROVIDED: 23 SPACES

TOTAL SPACES PROVIDED: 96 SPACES - (TOTAL SPACES REQUIRED: 89)

COVERAGE CALCULATIONS:

PROPOSED:	BUILDING FOOTPRINT:	16,072 SF - HOTEL W/ OVERHANG
		2,585 SF - RESTAURANT
		18,658 SF TOTAL
PAVEMENT:		44,707 SF TOTAL (INCLUDES PERVIOUS PAVERS)
PATIOS:		3,109 SF TOTAL (INCLUDES PERVIOUS PAVERS)
2022 PATIO:		620 SF
SIDEWALK & PADS:		4,886 SF TOTAL
2022 SIDEWALK:		7 SF
CONCRETE CURB:		1,477 SF TOTAL
CRUSHED STONE:		73 SF TOTAL
GRAVEL:		128 SF TOTAL
TOTAL COVERAGE:		73,038 SF
LOT AREA:		3,01 ACRES = 131,238 SF
% LOT COVERAGE:		73,038 SF / 131,238 SF = 55.7%
ALLOWED/PROPOSED:		65% > 55.7%
GROSS FLOOR AREA:	HOTEL:	39,156 SF (3 STORY)
	RESTAURANT:	2,585 SF (SINGLE STORY)
	TOTAL:	41,741 SF



2022 PROPOSED SITE CHANGES

- REPLANT TREE THAT WAS REMOVED ALONG MILE ROAD BUFFER. PROPOSED TREE TO BE LARGER THAN TOWN MINIMUM REQUIREMENTS.
- CONSTRUCTION OF A 620 SF EXPANSION TO THE CONCRETE PAVER PATIO.
- MISSING A TREE ALONG THE SOUTH SIDEWALK OF THE SOUTHERNMOST PARKING AREA. A NEW TREE WILL BE PLANTED WHEN THE RESTAURANT SITE IS DEVELOPED. TREE WOULD BE DAMAGED DURING CONSTRUCTION
- DRIVEWAY ENTRANCES SOUTH OF THE PROPOSED RESTAURANT WILL BE REMOVED AND THE SIDEWALK WILL BE COMPLETED TO MATCH THE EXISTING SIDEWALK.
- THE SIDEWALK ALONG THE HOTEL DRIVEWAY WILL BE COMPLETED TO CONNECT WITH THE SIDEWALK ALONG MILE ROAD. MATCH EXISTING.
- SMALL SECTION OF PAVER SIDEWALK AT SOUTHERN PROPERTY CORNER TO BE REPAIRED.

LEGEND:

14305/75	DEED BOOK/PAGE NUMBER
AC	AIR CONDITIONER
CONC.	CONCRETE
ELEC.	ELECTRIC
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
LA	LANDSCAPED AREA
LPG	LIQUEFIED PETROLEUM GAS
N/F	NOT OR FORMERLY
PVC	POLYVINYL CHLORIDE
TWS	TACTILE WARNING SURFACE
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
⊙	LIGHT POLE
⊙T	3' TALL BOLLARD STYLE LIGHT
⊙S	SANITARY UNDERGROUND SANITARY SEWER LINE
⊙W	SANITARY SEWER MANHOLE
⊙M	DRAIN MANHOLE
⊙B	CATCH BASIN
⊙R	BIORETENTION RISER
⊙D	UNDERGROUND DRAIN LINE
⊙I	IRRIGATION CONTROL BOX
⊙W	WATER SHUT OFF
⊙V	WATER VALVE
⊙F	FIRE HYDRANT
⊙U	UTILITY POLE
⊙C	CITY WIRE
⊙O	OVERHEAD WIRES
⊙A	APPROXIMATE UNDERGROUND ELECTRIC LINE
⊙L	APPROXIMATE UNDERGROUND LPG LINE
⊙T	PLANTED DECIDUOUS TREE
⊙B	SURVEY BENCHMARK (AS NOTED)
⊙E	1ST FLOOR FINISH FLOOR ELEVATION
⊙M	MEASURED GROUND ELEVATION FOR AVERAGE FINISHED GRADE CALCULATION
⊙L	LOCUS PARCEL BOUNDARY LINE
⊙B	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE

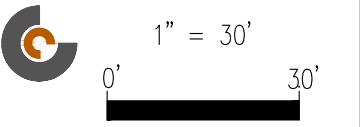
PREPARED FOR PLAN REVIEW 9/13/2022

CIVIL CONSULTANTS
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Surveyors
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NO.	REVISIONS	INT.	DATE

RECORD OWNERS:
REDWOOD RESORTS WELLS LLC
ADDRESS:
P.O. BOX 836
OGUNQUIT, ME 03907

SITE PLAN AMENDMENT NO. 2
HOLIDAY INN EXPRESS HOTEL
LAND OF REDWOOD RESORTS WELLS LLC
28 MILE ROAD - TAX MAP 123, LOTS 86
WELLS, YORK COUNTY, MAINE
PREPARED FOR:
REDWOOD RESORTS WELLS LLC
CLIENT ADDRESS:
P.O. BOX 836, OGUNQUIT, ME 03907



DATE: 9-13-22
DRAWN BY: MPP/STR
CHECKED BY:
APPROVED BY:

2022 AMENDED SITE PLAN

PROJECT NO: 1715602

L1

SHEET: 1 OF 1

TOWN OF WELLS PLANNING BOARD

APPROVAL DATE: _____
