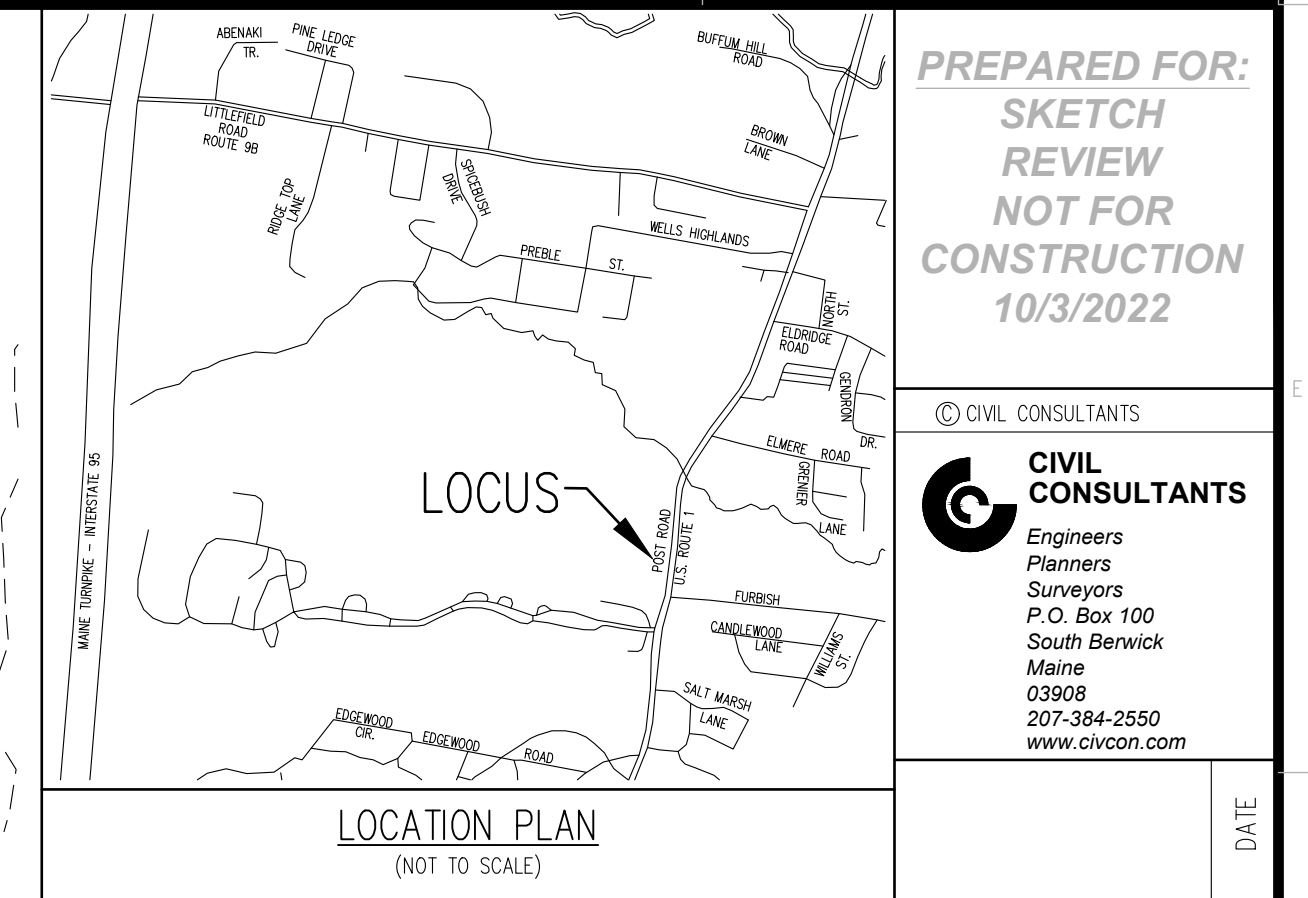


**SKETCH PLAN INTENT**

THIS SKETCH PLAN HAS BEEN PREPARED TO INDICATE THE PROPOSED NEW HOTEL BUILDING TO BE LOCATED ON THE PROPERTY. EXISTING COTTAGES ARE TO BE REMOVED.

**PROPOSED IMPERVIOUS COVERAGE INFO**

TOTAL LOT FOR DEVELOPMENT CALCULATIONS	128,578 SF
TOTAL PAVED DRIVEWAY & PARKING	45,212 SF
TOTAL MOTEL UNIT	19,406 SF
OFFICE BUILDING	1,381 SF
COVERED CONCRETE	230 SF
STEPS & LANDING (EAST)	14 SF
STEPS & LANDING (WEST)	27 SF
POOL	782 SF
POOL BUILDING	301 SF
GRAVEL (WEST)	164 SF
GRAVEL (EAST)	38 SF
CONCRETE POOL DECK	2,874 SF
ENTER SIGN (SOUTH)	7 SF
ENTER SIGN (NORTH)	8 SF
RIP-RAP (NEAR UNIT B)	33 SF
STEPS/LANDINGS (ALL EXISTING UNITS)	321 SF
DECKS (ALL EXISTING UNITS)	2,362 SF
PROPOSED WALKS	5,556 SF
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>78,716 SF</b>
<b>IMPERVIOUS SURFACE RATIO</b>	<b>78,716 SF/128,578 SF = 61.2%</b>



**PREPARED FOR:**  
**SKETCH REVIEW**  
**NOT FOR CONSTRUCTION**  
 10/3/2022

**CIVIL CONSULTANTS**  
 Engineers  
 Planners  
 Surveyors  
 P.O. Box 100  
 South Berwick  
 Maine  
 03908  
 207-384-2550  
 www.civcon.com

NO.	REVISIONS	INT.	DATE

RECORD OWNER:  
 424 POST ROAD, LLC  
 ADDRESS:  
 GIRI HOTELS  
 225 W. SQUANTUM STREET, SUITE 200  
 QUINCY, MA 02171

**PROPOSED HOTEL DEVELOPMENT**  
**424 POST ROAD, LLC**  
**424 POST ROAD - TAX MAP 27, LOT 4**  
**WELLS, YORK COUNTY, MAINE**

PREPARED FOR:  
 GIRI HOTELS  
 CLIENT ADDRESS: 225 W. SQUANTUM STREET, SUITE 200, QUINCY, MA 02171

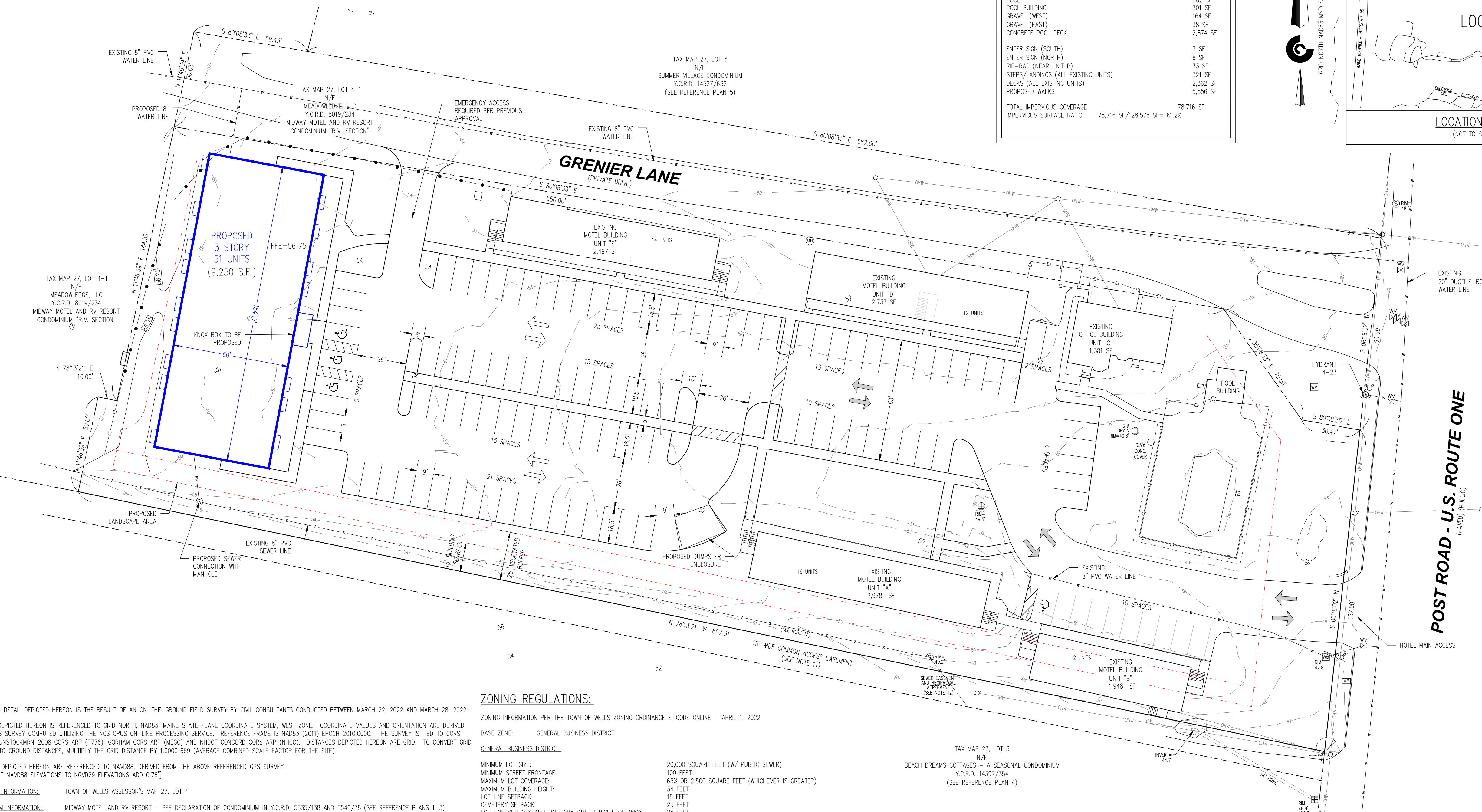
DATE: 9/30/22  
 DRAWN BY: STR/GRA/JAA  
 CHECKED BY:  
 APPROVED BY:

**CONCEPT SKETCH PLAN**

PROJECT NO: 1711700

**SK1**

SHEET: 1 OF 1



**NOTES:**

- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS CONDUCTED BETWEEN MARCH 22, 2022 AND MARCH 28, 2022.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMRH2008 CORS ARP (P776), GORHAM CORS ARP (MEGO) AND NHDOT CONCORD CORS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.00001669 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
- ASSESSOR'S INFORMATION:** TOWN OF WELLS ASSESSOR'S MAP 27, LOT 4
- CONDOMINIUM INFORMATION:** MIDWAY MOTEL AND RV RESORT - SEE DECLARATION OF CONDOMINIUM IN Y.C.R.D. 5535/138 AND 5540/38 (SEE REFERENCE PLANS 1-3) (SEE ASSIGNMENT OF SPECIAL DECLARANT AND DEVELOPMENT RIGHTS SET FORTH IN Y.C.R.D. 5568/122)
- RECORD OWNER:** 424 POST ROAD, LLC
- DEED REFERENCE:** Y.C.R.D. 16389/598
- THE ENTIRETY OF THE LOCUS PARCEL IS LOCATED IN "ZONE X" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WELLS, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230158 0023 D, EFFECTIVE DATE JANUARY 16, 2003. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DISSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE PERIMETER BOUNDARY DEPICTED HEREON IS BASED ON REFERENCE PLANS 1-3 HEREON AND FIELD LOCATION OF MONUMENTS SHOWN ON THE REFERENCED PLANS. DEED RESEARCH HAS BEEN LIMITED TO THE TIME PERIOD BETWEEN 1990 AND PRESENT. CIVIL CONSULTANTS HAS NOT PERFORMED A COMPLETE INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
- THE SUBJECT PARCEL IS BENEFITED BY A 15 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT OVER TAX MAP 27, LOT 3 AS SET FORTH IN Y.C.R.D. 4258/269. REFER TO SAID DEED FOR SPECIFIC EASEMENT INFORMATION.
- REFERENCE IS MADE TO A RECIPROCAL COVENANT AGREEMENT RELATED TO THE SANITARY SEWER SYSTEM SET FORTH IN Y.C.R.D. 3536/153. REFERENCE IS ALSO MADE TO A SEWER EASEMENT BENEFITING THE SUBJECT PROPERTY SET FORTH IN Y.C.R.D. 3536/160. REFER TO SAID DEEDS FOR SPECIFIC EASEMENT INFORMATION.
- THE LOCUS PROPERTY MAY BE SUBJECT TO AN "R.V. EMERGENCY ACCESS EASEMENT (SUBJECT TO RELOCATION)" AND MAY BE BENEFITED BY A "MOTEL EMERGENCY ACCESS EASEMENT (SUBJECT TO RELOCATION)" OVER THE R.V. SECTION OF THE CONDOMINIUM AS DEPICTED ON REFERENCE PLANS 2 AND 3. NO ACCESS ROAD CONNECTING THE R.V. SECTION OF THE CONDOMINIUM TO THE MOTEL SECTION PRESENTLY EXISTS.
- THE LOCUS PROPERTY MAY BE SUBJECT TO SURFACE DRAINAGE EASEMENTS BENEFITING THE R.V. SECTION OF THE CONDOMINIUM (SEE REFERENCE PLANS 2 AND 3).

**ZONING REGULATIONS:**

ZONING INFORMATION PER THE TOWN OF WELLS ZONING ORDINANCE E-CODE ONLINE - APRIL 1, 2022  
 BASE ZONE: GENERAL BUSINESS DISTRICT  
 GENERAL BUSINESS DISTRICT:  
 MINIMUM LOT SIZE: 20,000 SQUARE FEET (W/ PUBLIC SEWER)  
 MINIMUM STREET FRONTAGE: 100 FEET  
 MAXIMUM LOT COVERAGE: 65% OR 2,500 SQUARE FEET (WHICHEVER IS GREATER)  
 MAXIMUM BUILDING HEIGHT: 34 FEET  
 LOT LINE SETBACK: 15 FEET  
 CEMETERY SETBACK: 25 FEET  
 LOT LINE SETBACK ABUTTING ANY STREET RIGHT-OF-WAY: 25 FEET  
 LOT LINE SETBACK ABUTTING STATE HIGHWAY RIGHT-OF-WAY: 40 FEET  
 HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SEPARATION: 25 FEET  
 FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF WELLS ZONING ORDINANCE

**HOTEL UNITS**

EXISTING HOTEL UNITS: 54  
 PROPOSED HOTEL UNITS 51  
 PROPOSED TOTAL: 105

**PARKING:**

REQUIRED:  
 LODGING 1.1 FOR EACH SLEEPING ROOM  
 EXISTING UNITS (4 MOTEL BUILDINGS)  
 TOTAL ROOMS= 54 ROOMS x 1.1= 59.4 SPACES 60 SPACES  
 PROPOSED UNIT/UNITS  
 TOTAL ROOMS = 51 ROOMS x 1.1= 56.1 SPACES 56 SPACES  
 TOTAL SPACES REQUIRED 116 SPACES  
 TOTAL SPACES PROVIDED 119 SPACES