



EXISTING		PROPOSED	
MAIN INN	2694	MAIN INN	3264
UNITS 1 & 2	1212	UNITS 1 & 2	1212
UNITS 3,4,5,6 & 7	2500	UNITS 3,4,5,6 & 7	2500
UNITS 8 & 9	1004	UNITS 8 & 9	976
UNITS 10,11,12,14,15,16 & 17	3048	UNITS 10,11,12,14,15,16 & 17	3048
UNITS 18,19,20,21,22,23 & 24	3048	UNITS 18,19,20,21,22,23 & 24	3048
FUTURE UNITS 30-35	0	UNITS 30,31,32,33,34 & 35	3556
MAINTENANCE & LAUNDRY	1281.6	MAINTENANCE & LAUNDRY	1281.6
BUILDING TOTAL	14697.6	BUILDING TOTAL	18885.6
POOL AND PATIO	2800	NEW POOL AND PATIO	1778
DRIVEWAY & PARKING	19605.5	DRIVEWAY & PARKING	19681
SHUFFLEBOARD	376	SHUFFLEBOARD	348
PATIO		PATIO	885
EXISTING COVERAGE	37,479.1 SF	PROPOSED COVERAGE TTL	41,577.6 SF
PERCENTAGE OF LOT COVERAGE	49.77%	PERCENTAGE OF LOT COVERAGE	55.22%

EXISTING SLEEPING RMS		NEW SLEEPING ROOMS	
MOTEL UNITS	14 SLEEPING ROOMS	COTTAGE UNITS	6 SLEEPING ROOMS
COTTAGE UNITS	14 SLEEPING ROOMS	REQUIRED PARKING	
MAIN INN UNITS	6 SLEEPING ROOMS	(1.1 SPACES PER SLEEPING ROOM	
		40 SLEEPING ROOMS	

ALLOWABLE COVERAGE	
65% X LOT AREA (75,296 SF)	48,942 SF (65%)

NOTE: BUILDINGS INCLUDE ROOFED AREAS, DECKS, RAMPS AND STAIRS. NEW UNITS ARE LIMITED TO 470 SF OF INTERIOR SPACE. COVERED PORCHES ARE ALL 885F.



DATE	DESCRIPTION & REVISIONS
07/20/23	SITE PLAN PRE-APP

LEGEND

- FOUND IRON PIPE
- FOUND CAPPED BAR
- FOUND GRANITE BOUND
- SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- UTILITY POLE
- PROPANE TANK
- FENCE
- ▭ PARKING SPACE
- ▭ DRIVEWAY & PATIOS
- ▭ EXISTING BUILDING
- ▭ PROPOSED BUILDING
- ▭ PROPOSED ASP. PORCH
- ▭ PATIO
- ▭ REMOVED BUILDING/ROAD

SCOPE OF WORK:

- REMOVE ASPHALT ACCESS ROAD AND RESTORE TO GRASS AREA.
- RELOCATE CURRENT QUARTER LOCATION AND RELOCATE TO WEST END OF UNIT 8 & 9 BUILDING PARKING AREA.
- REMOVE ASPHALT AT WEST SIDE OF CARRIAGE HOUSE BUILDING AND RESTORE TO GRASS AREA.
- DEMOLISH WEST END WING OF CARRIAGE HOUSE BUILDING HOUSING LAUNDRY AND GARAGE / STORAGE. REPLACE ON EXPANDED FOOTPRINT WITH NEW LAUNDRY AND GARAGE STORAGE AT GROUND LEVEL AND MANAGER'S QUARTERS AT NEW SECOND FLOOR LEVEL.
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- WIDEN EXISTING CURB CUT AND ENTRY TO MEET 26' TOWN ROAD REQUIREMENTS FOR 2-WAY TRAFFIC.

PLANNING BOARD SIGNATURES

OWNER OF RECORD:
CARRIAGE HOUSE MOTEL, COTTAGE & SUITES, LLC
P.O. BOX 988
WELLS MAINE 04090

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CARRIAGE HOUSE MOTEL
CARRIAGE HOUSE MOTEL, COTTAGES AND SUITES, LLC
1404 POST ROAD, WELLS MAINE 04090

SITE PLAN

Arch-itects
33
Chris Cannon AIA
Box 201, Chatham MA 02633
(ph)508-430-2200 ccannon@arch33.com

1. TOWN OF WELLS TAX MAP 129 LOT 14
2. ZONING DISTRICT - (GB) GENERAL BUSINESS DISTRICT
3. TOTAL AREA OF PARCEL - 75,296.1 S.F. OR 1.73 ACRES
4. EXISTING LOT COVERAGE:
AREA OF EXISTING BUILDINGS (INCLUDES OVERHANGS AND STEPS) 14,697.6 S.F.
AREA OF PAVEMENT: 19,605.5 S.F.
AREA OF POOL & PATIO 2,800.0 S.F.
SHUFFLEBOARD COURT 376.0 S.F.
TOTAL LOT COVERAGE: 37,479.1 S.F.
TOTAL PERCENT OF LOT COVERAGE: 49.82%
5. ELEVATIONS BASED ON RM 19 (EL. -78.39)
BENCHMARK TEL. 66.591 LOCATED ON TOP OF FIRE HYDRANT AT SOUTH CORNER OF PROPERTY
6. SEE COVERAGE CHARTS FOR PROPOSED LOT COVERAGE DATA.
TOTAL PROPOSED COVERAGE 41,577.6
TOTAL PROPOSED PERCENTAGE 55.22%

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