



MAP 117, LOT 41

OWNER -PEOPLES CHOICE CU N/F
MAP 117, LOT 40

OWNER -THAKUNG N/F
MAP 117, LOT 35

US ROUTE 1/POST ROAD
(SPEED LIMIT 40 MPH)
66' WIDE R.O.W.

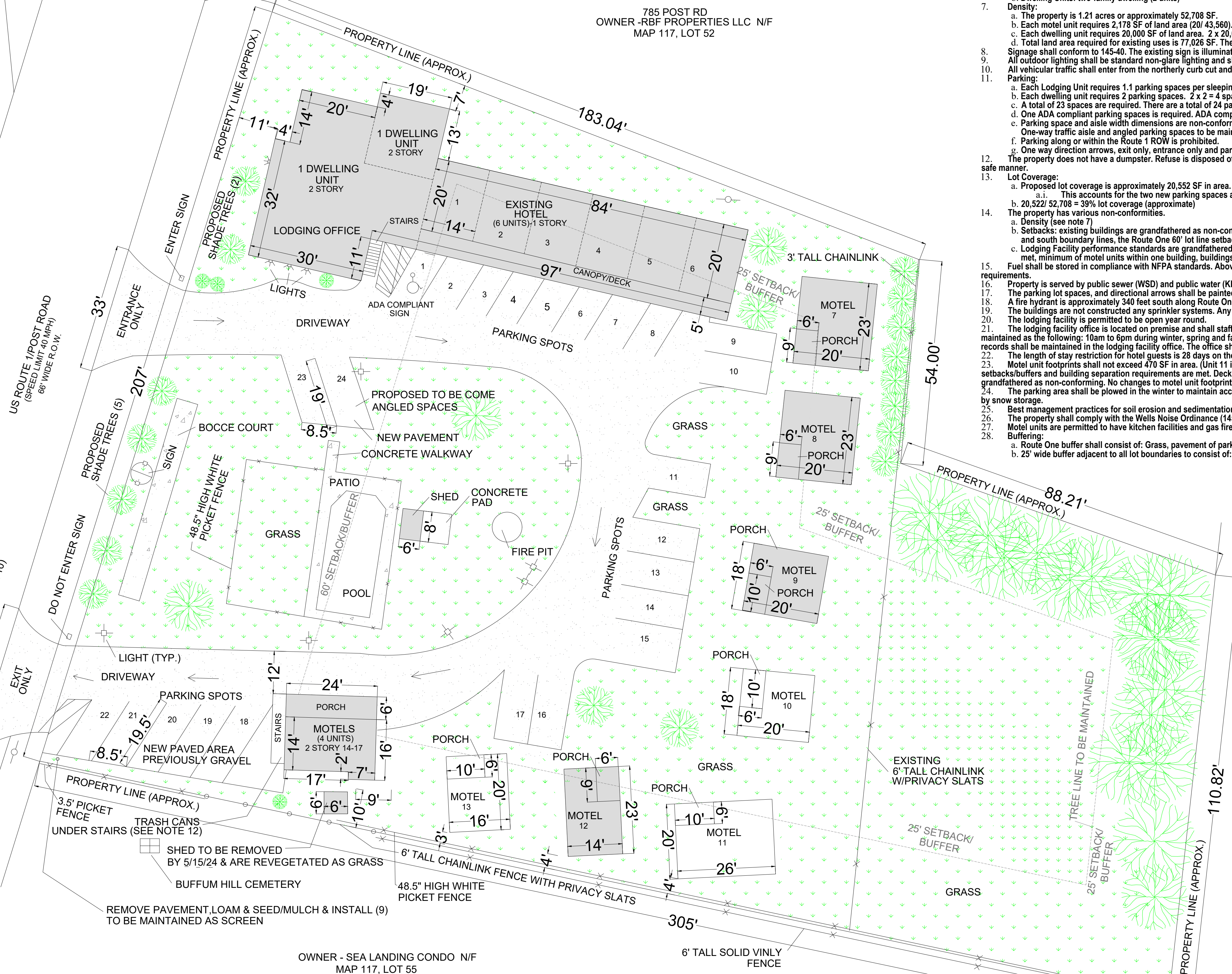
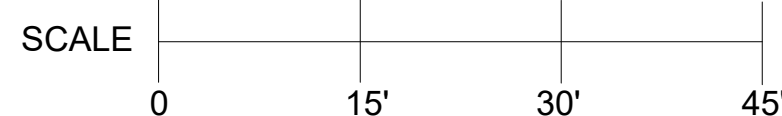
SIGHT DISTANCE (SEE NOTE 10)
40'
FIRE HYDRANT (340 +/-)
SIDEWALK
EXIT ONLY
DO NOT ENTER SIGN
ENTER SIGN

PLAN REFERENCES:

- 01. TOWN OF WELLS AERIAL IMAGERY
- 02. TOWN OF WELLS TAX MAP 117
- 03. SEA LANDING SUBDIVISION PLAN
SITE PLAN OF MAP 117, LOT 52

NOTE: PROPERTY LINES STRUCTURES & FEATURES ARE APPROXIMATE & HAVE NOT BEEN SURVEY LOCATED
A: ROUTE ONE BUFFER SHALL CONSIST OF: GRASS, PAVEMENT OF PARKING LOT ENTRANCES & CEMENT SHUFFLE BOARD COURT
B: 25' WIDE BUFFER ADJACENT TO ALL LOT BOUNDARIES TO CONSIST OF GRASS, SHRUBS & OTHER MIXED VEGETATION & PAVEMENT NEAR THE ENTRANCE, FENCING ON THE BACK & SIDES OF PROPERTY

OWNER - SEA LANDING CONDO N/F
MAP 117, LOT 55



NOTES

1. The purpose of the site plan is to seek after the fact approval for changes that have occurred on the property without site plan approval such as lot coverage additions, changes to landscaping/ buffers/setbacks and parking. The property is not subject to a prior approved site plan.
2. The parcel is located at 773 Post Road, in the General Business District.
3. Tax Map 117, Lot 53
4. Lot size: 1.21 Acres
5. Zoning dimensional requirements:
General Business District:
a. Minimum lot size: 20,000 SF net area (served by public sewer)
b. Maximum density: 20,000 SF net area per dwelling (served by public sewer)
20 hotel/motel units per acre of net area (see note 7)
c. Minimum street frontage: 100 feet (approx. 207' exists)
d. Maximum lot coverage: 65%
e. Maximum building height: 34 feet, not to exceed 3 stories
f. Setbacks. All structures shall be located at least:
f.i. 15 feet from a lot line;
f.ii. 25 feet from edge of street ROW;
f.iii. 40 feet from Route 1
f.iv. 25 feet from the boundary of a cemetery
6. The existing uses on the property are as follows:
a. Hotel/Motel: 17 units; 1 bedroom each
b. Dwelling Units: two-family dwelling (2 units)
7. Density:
a. The property is 1.21 acres or approximately 52,708 SF.
b. Each motel unit requires 2,178 SF of land area (20' x 107' = 2,140 SF of land area required)
c. Each dwelling unit requires 20,000 SF of land area. 2 x 20,000 = 40,000 SF of land area required.
Total land area required for existing uses is 77,028 SF. The property is grandfathered as non-conforming with regard to density being exceeded by approximately 24,318 SF.
8. Signage shall conform to 145-40. The existing sign is illuminated by two ground mounted lights. Sign lighting shall not generate glare onto abutting streets or properties.
9. All outdoor lighting shall be standard non-glare lighting and shielded to prevent glare onto abutting properties or Route 1.
10. All vehicular traffic shall enter from the northerly curb cut and exit from the southerly curb cut along Route One. Sight distances exceed 350' in both directions.
11. Parking:
a. Each Lodging Unit requires 1.1 parking spaces per sleeping room. 17 x 1.1 = 19 spaces required.
b. Each dwelling unit requires 2 parking spaces. 2 x 2 = 4 spaces required.
c. A total of 23 spaces are required. There are a total of 24 paved parking spaces on the property.
d. One ADA compliant parking spaces is required. ADA compliant sign shall be installed/maintained. 1 space is identified on the plan.
e. Parking space and aisle width dimensions are non-conforming. Spaces are approx. 9'-10' wide by 15'-16' with 12'-15' wide aisles; other spaces are 9' x 18.5' in dimension.
One-way traffic aisle and angled parking spaces to be maintained.
f. Parking along or within the Route 1 ROW is prohibited.
g. One way direction arrows, exit only, entrance only and parking space striping shall be installed and maintained.
12. The property does not have a dumpster. Refuse is disposed of by the property owner. Trash can storage area is identified on the plan. All refuse shall be disposed of in a timely and safe manner.
13. Lot Coverage:
a. Proposed lot coverage is approximately 20,552 SF in area. (Buildings, pavement, etc.)
a.i. This accounts for the two new parking spaces adjacent to the Lodging Facility Office.
b. 20,522/ 52,708 = 39% lot coverage (approximate)
14. The property has various non-conformities.
a. Density (see note 7)
b. Setbacks: existing buildings are grandfathered as non-conforming as the dwellings, motel units 1-8 and motel units 11-17 are located within the 15' lot line setbacks to the north and south boundary lines, the Route One 60' lot line setback/buffer per 145-52, and the 25' wide lodging facility setback/buffer required per 145-52 from all lot boundaries.
c. Lodging facility performance standards are grandfathered as non-conforming based on current existing conditions: minimum lot size of 3 acres not met, setbacks/buffers not met, minimum of motel units within one building, buildings not constructed with sprinkler systems, motel unit gross floor areas exceed 470 SF (unit 11)
15. Fuel shall be stored in compliance with NFPA standards. Above ground propane tank shall be protected by bollards. Propane tanks shall meet building and lot line separation requirements.
16. Property is served by public sewer (WSD) and public water (KKWWD).
17. The parking lot spaces, and directional arrows shall be painted as depicted on this plan and maintained to be clearly visible.
18. A fire hydrant is approximately 340 feet south along Route One from the southerly exit from this property.
19. The buildings are not constructed any sprinkler systems. Any proposed building additions, or new or replacement structures shall have sprinkler systems installed.
20. The lodging facility is permitted to be open year round.
21. The lodging facility office is located on premise and shall be staffed and be open year round, or during any time when lodging units are occupied. Lodging facility office hours shall be maintained as the following: 10am to 6pm during winter, spring and fall months and 8am to 10pm during summer months. Guests are required to check in and out of the facility. Lodging records shall be maintained in the lodging facility office. The office shall post management contact information to be used during times the office is closed.
22. The length of stay restriction for hotel guests is 28 days on the property. Lodging units shall not be reserved for the exclusive use of the owner, his family or friends.
23. Motel unit footprints shall not exceed 470 SF in area. (Unit 11 is grandfathered at 540 SF in GFA). Each motel unit may have a deck or porch not exceeding 160 SF in area provided setbacks/buffers and building separation requirements are met. Decks/porches shall not be insulated or climate controlled. Any unit/deck that exceeds this footprint maximum is grandfathered as non-conforming. No changes to motel unit footprints proposed.
24. The parking area shall be plowed in the winter to maintain access to all dwellings and motel units. Snow shall be removed from the parking lot if access to any buildings is impacted by snow storage.
25. Best management practices for soil erosion and sedimentation control shall be followed.
26. The property shall comply with the Wells Noise Ordinance (145-45).
27. Motel units are permitted to have kitchen facilities and gas fireplaces.
28. Buffering:
a. Route One buffer shall consist of: Grass, pavement of parking lot entrances and cement shuffle board court
b. 25' wide buffer adjacent to all lot boundaries to consist of: Grass, shrubs and other mixed vegetation and pavement near the entrance, fencing on the back and sides of property

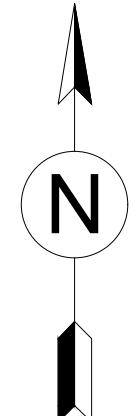
WELLS PLANING BOARD APPROVAL
DATE _____

OWNER : AUSTRALIS LLC
PO BOX 47
BIDDEFORD, ME 04005

APPLICANT :
ALEX FABISH
PO BOX 47
BIDDEFORD, ME 04005

SITE PLAN - THE BEACHES

ADDRESS:
773 POST RD
WELLS, ME 04090
PARCEL ID: MAP 117, LOT 53
LOT AREA: 1.21 ACRES
PREPARED BY: TONY M.
PLOT SIZE: 24" X 36"
DRAWING SCALE: 1"=15'



40 SEA MIST LN
OWNER -TUCKER, JOSEPH M N/F
MAP 117, LOT 56