

GENERAL NOTES

- 1. THE PLAN DEPICTS POINT EAST CONDOMINIUMS, A DEVELOPMENT CONTAINING 3 DWELLING UNITS (MULTIFAMILY DEVELOPMENT) AND 102 MOTEL UNITS (LODGING FACILITY) ON 6.60 ACRES OF LAND. TOTAL NET AREA IS 5.9 ACRES. THE SITE CONSISTS OF ONE LODGING FACILITY OFFICE BUILDING, THREE CONDOMINIUM/HOTEL BUILDINGS, A 3-UNIT DWELLING UNIT BUILDING, A POOL, A POOL HOUSE, AND A PATIO AREA. THE SITE WAS SURVEYED BY ATTAR ENGINEER, INC. IN SEPTEMBER OF 2023. THE AMENDMENTS PROPOSED ARE DETAILED IN PLAN NOTE 7 BELOW.

- 2. ZONING DESIGNATION SECTIONS 145-26 (GB), 145-32 (RP), 145-33 (SL-0) MINIMUM LOT SIZE: 20,000 S.F. (GB) (SERVED BY SEWER) MINIMUM STREET FRONTAGE: 100' (GB) (PARCEL HAS 66.03' OF STREET FRONTAGE AND IS GRANDFATHERED AS NONCONFORMING.) MINIMUM SHORE FRONTAGE: 150' (SL-0) SETBACKS FROM ABUTTING LOT LINE: 15' (GB) FROM LOT LINE ABUTTING RT. 1: 40' (GB) *ALSO SEE NOTE 17 FROM LOT LINE ABUTTING ROW: 25' (GB) FROM ANY CEMETERY BOUNDARY: 25' (GB) FROM WETLAND: 75' (SL-0) MAXIMUM BUILDING HEIGHT: 34' (GB) MAXIMUM LOT COVERAGE: 65% (20% WITHIN SL-0) MAXIMUM DENSITY: (SEE NOTE 4 BELOW)

- 3. BUILDING AND NON-VEGETATED AREA CALCULATIONS (LOT COVERAGE) WHEN THE SITE WAS PREVIOUSLY APPROVED, LOT COVERAGE WAS DEFINED AS TOTAL BUILDING AREA. THEREAFTER, THE APPROVED PLAN LOT COVERAGE WAS RECALCULATED UNDER NEW DEFINITION. APPROVED LOT COVERAGE (BUILDING ONLY): 12% TOTAL LOT AREA: 287,563 S.F. (6.60 ACRES) APPROVED (APPROX.) PROPOSED BUILDING 1: 13,824 S.F. 13,585 S.F. BUILDING 2: 8,640 S.F. 8,733 S.F. BUILDING 3: 6,912 S.F. 7,127 S.F. POOL HOUSE: 81 S.F. 299 S.F. OFFICE: 793 S.F. 813 S.F. 3-UNIT DWELLING: 2,160 S.F. 2,504 S.F. NON-VEGETATED AREA: 98,493 S.F. 134,481 S.F. TOTAL LOT COVERAGE: 130,903 S.F. 167,522 S.F. 45.5% 46.8% < 65%

4. DENSITY + UNIT AREA TABLE

| BUILDING 1 - (UNIT FLOOR AREA, DECK AREA & NUMBER OF SLEEPING ROOMS) | UNITS | GROSS FL. AREA | DECK AREA | BEDROOMS/BATHS |
|--|------------|----------------|-----------|----------------|
| BUILDING 1 | 101-104 | 640 S.F. | 128 S.F. | 1/1 |
| | 107-110 | 640 S.F. | 128 S.F. | 1/1 |
| | 113-116 | 640 S.F. | 128 S.F. | 1/1 |
| | 119-122 | 640 S.F. | 128 S.F. | 1/1 |
| | 125-128 | 640 S.F. | 128 S.F. | 1/1 |
| | 132-135 | 640 S.F. | 128 S.F. | 1/1 |
| | 134 | 640 S.F. | 128 S.F. | 1/1 |
| | 137-140 | 640 S.F. | 128 S.F. | 1/1 |
| | 143-146 | 640 S.F. | 128 S.F. | 1/1 |
| | 105-106 | 956 S.F. | 128 S.F. | 2/2 |
| | 111-112 | 956 S.F. | 128 S.F. | 2/2 |
| | 117-118 | 956 S.F. | 128 S.F. | 2/2 |
| | 123-124 | 956 S.F. | 128 S.F. | 2/2 |
| 129-130 | 956 S.F. | 128 S.F. | 2/2 | |
| 136 | 956 S.F. | 128 S.F. | 2/2 | |
| 141-142 | 956 S.F. | 128 S.F. | 2/2 | |
| 147-148 | 956 S.F. | 128 S.F. | 2/2 | |
| 131 | 956 S.F. | 256 S.F. | 2/2 | |
| 133 | 956 S.F. | 256 S.F. | 2/2 | |
| 135 | 1,127 S.F. | 256 S.F. | 3/3 | |

BUILDING 2

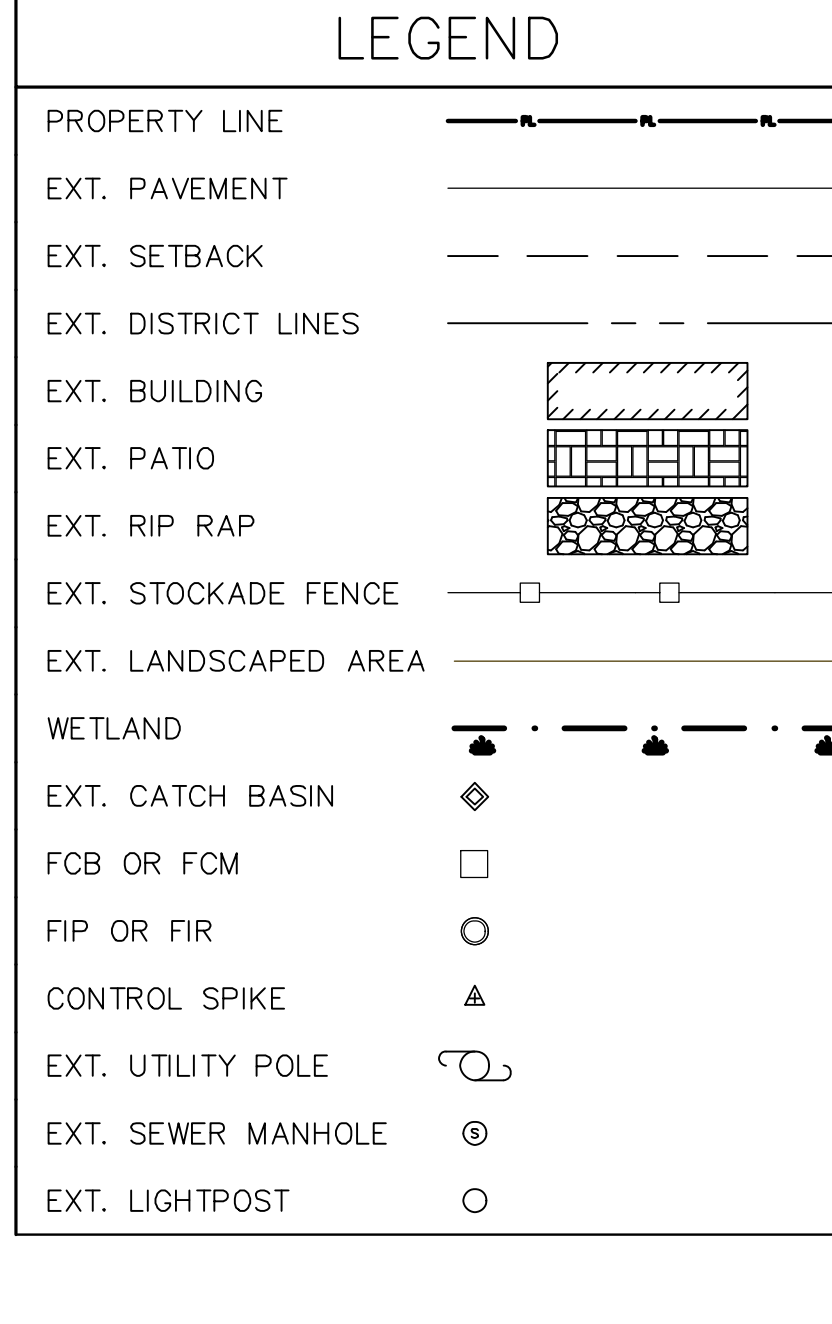
| UNITS | GROSS FL. AREA | DECK AREA | BEDROOMS/BATHS |
|---------|----------------|-----------|----------------|
| 149-152 | 640 S.F. | 128 S.F. | 1/1 |
| 150-158 | 640 S.F. | 128 S.F. | 1/1 |
| 161-164 | 640 S.F. | 128 S.F. | 1/1 |
| 167-170 | 640 S.F. | 128 S.F. | 1/1 |
| 173-176 | 640 S.F. | 128 S.F. | 1/1 |
| 153-154 | 956 S.F. | 128 S.F. | 2/2 |
| 159-160 | 956 S.F. | 128 S.F. | 2/2 |
| 165-166 | 956 S.F. | 128 S.F. | 2/2 |
| 171-172 | 956 S.F. | 128 S.F. | 2/2 |
| 177-178 | 956 S.F. | 128 S.F. | 2/2 |

BUILDING 3

| UNITS | GROSS FL. AREA | DECK AREA | BEDROOMS/BATHS |
|---------|----------------|-----------|----------------|
| 179-182 | 640 S.F. | 128 S.F. | 1/1 |
| 185-188 | 640 S.F. | 128 S.F. | 1/1 |
| 191-194 | 640 S.F. | 128 S.F. | 1/1 |
| 197-200 | 640 S.F. | 128 S.F. | 1/1 |
| 183-184 | 956 S.F. | 128 S.F. | 2/2 |
| 189-190 | 956 S.F. | 128 S.F. | 2/2 |
| 195-196 | 956 S.F. | 128 S.F. | 2/2 |
| 201-202 | 956 S.F. | 128 S.F. | 2/2 |

STATE OF MAINE - YORK COUNTY ss. REGISTRY OF DEEDS RECEIVED AT _____, 20____ AT _____, M., AND RECORDED IN PLAN BOOK _____, PAGE _____ ATTEST REGISTER

LEGEND



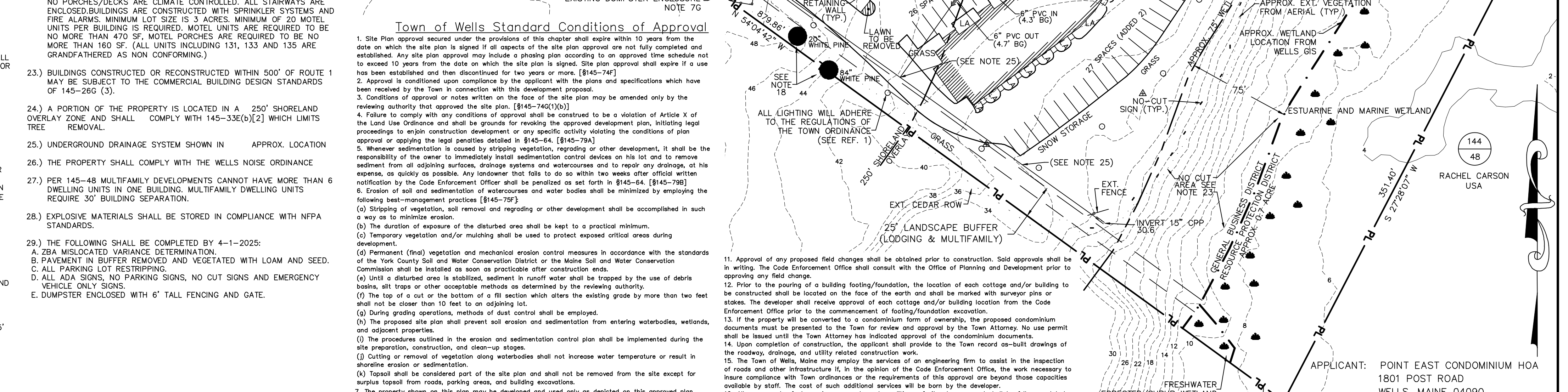
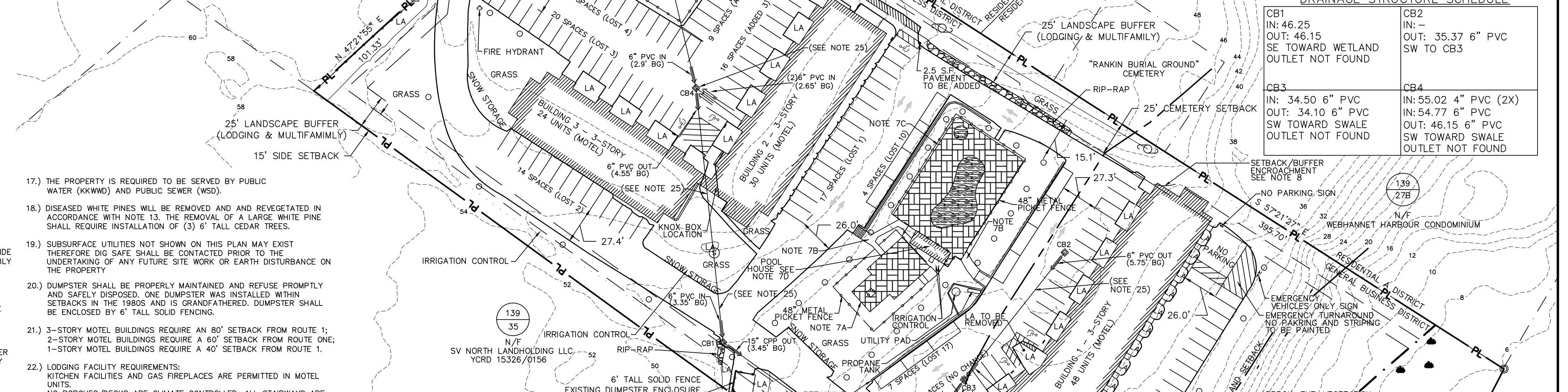
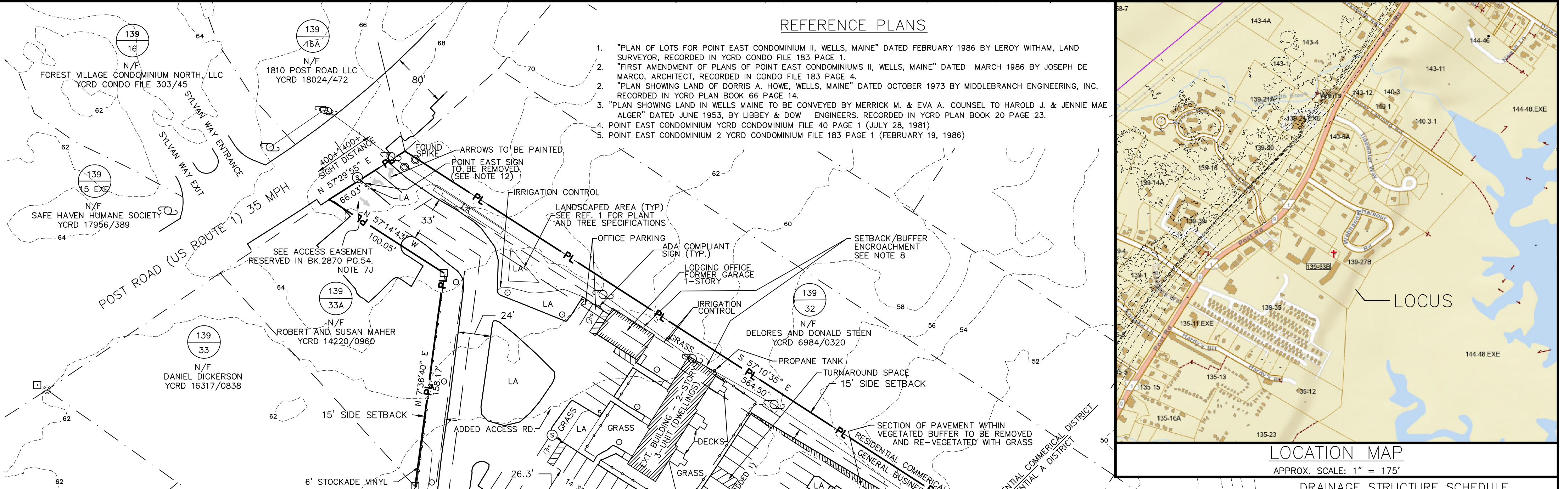
- 7.) THIS PLAN ILLUSTRATES CHANGES TO THE PLANNING BOARD APPROVED SITE PLAN (REF. THE CHANGES ARE AS FOLLOWS: A. PATIO ADDITION SOUTHWEST OF POOL HOUSE (1,444 S.F.). B. WALKWAY ADDITIONS NORTHWEST AND SOUTHEAST OF POOL HOUSE (402 S.F.). C. POOL AND POOL PATIO EXPANSION APPROVED PLAN EXISTING PLAN POOL AREA 1,067 S.F. 1,148 S.F. HOT TUB AREA 7 S.F. 82 S.F. PATIO AREA 3,352 S.F. 3,929 S.F. D. POOL HOUSE EXPANSION APPROVED PLAN EXISTING PLAN AREA 81 S.F. 299 S.F. E. ALTERATION OF DESIGNATED TURNAROUND BEHIND BUILDING 1. APPROX. 2' LOSS IN PAVEMENT WIDTH AT MAXIMUM POINT OF CURVE-DE-SAC F. REDUCTION IN PARKING SPACES (SEE NOTE 5) G. DEPICT NEW DUMPSTER LOCATION LOCATION WITHIN LOT LINE SETBACK HOWEVER PERMITTED AS DUMPSTER HAS BEEN IN THIS LOCATION PRIOR TO DUMPSTERS BEING REQUIRED TO MEET SETBACKS H. INCREASE TO LOT COVERAGE (SEE NOTE 2) I. ALLOW LEFT & RIGHT TURNS ONTO ROUTE ONE J. 3-UNIT DWELLING BUILDING EXTENDS 11.7' INTO THE 25' WIDE MULTIFAMILY DEVELOPMENT/LODGING FACILITY BUFFER AND 1.7' INTO THE 15' WIDE SIDE SETBACK. BUILDING 1 EXTENDS 11.2' INTO THE 25' WIDE MULTIFAMILY DEVELOPMENT/LODGING FACILITY BUFFER, 1.2' INTO THE 15' WIDE SIDE SETBACK, AND 1.4' INTO THE 25' WIDE CEMETERY BUFFER. LODGING OFFICE, 3-UNIT DWELLING & MOTEL BUILDING 1 REQUIRE ZONING BOARD OF APPEALS MISLOCATED VARIANCE DETERMINATION NO LATER THAN APRIL 1, 2025. K. ADDITIONAL LIGHTPOSTS THROUGHOUT THE PROPERTY

- 8.) SECTIONS OF THREE BUILDINGS ARE LOCATED WITHIN SETBACKS ALONG THE NORTH SIDE OF THE PROPERTY. THE LODGING OFFICE EXTENDS 10.7' INTO THE 25' WIDE MULTIFAMILY DEVELOPMENT/LODGING FACILITY BUFFER AND 0.7' INTO THE 15' WIDE SIDE SETBACK. THE 3-UNIT DWELLING BUILDING EXTENDS 11.7' INTO THE 25' WIDE MULTIFAMILY DEVELOPMENT/LODGING FACILITY BUFFER AND 1.7' INTO THE 15' WIDE SIDE SETBACK. BUILDING 1 EXTENDS 11.2' INTO THE 25' WIDE MULTIFAMILY DEVELOPMENT/LODGING FACILITY BUFFER, 1.2' INTO THE 15' WIDE SIDE SETBACK, AND 1.4' INTO THE 25' WIDE CEMETERY BUFFER. LODGING OFFICE, 3-UNIT DWELLING & MOTEL BUILDING 1 REQUIRE ZONING BOARD OF APPEALS MISLOCATED VARIANCE DETERMINATION NO LATER THAN APRIL 1, 2025.

- 9.) POINT EAST IS SUBJECT TO A CONSENT ORDER WITH THE TOWN OF WELLS. THIS ORDER REINFORCES THE REQUIREMENT FOR THE LODGING FACILITY TO CLOSE EVERY JANUARY AND FEBRUARY. IT ALSO DOES NOT REQUIRE A LENGTH OF STAY RESTRICTION TO 28 OR 29 DAYS. SEE YCRD BK.14956, PG.815 AND BK.16754, PG.739.

- 10.) LODGING OFFICE INFORMATION: MEMORIAL DAY - LABOR DAY (IN-SEASON): 9AM-5PM (DAILY) LABOR DAY - MEMORIAL DAY (OFF-SEASON): 10AM-3PM (DAILY) OFFICE SHALL BE MAINTAINED ON-SITE AND A MANAGER WILL BE ON-SITE DURING OFFICE HOURS. MANAGER CONTACT INFORMATION IS POSTED ON THE DOOR. A SIGN-IN BOOK FOR ALL OWNERS AND GUESTS IS MAINTAINED OUTSIDE OF THE OFFICE DOOR. A DROP BOX FOR KEYS IS ON-SITE.

TOWN OF WELLS PLANNING BOARD DATE



GRAPHIC SCALE 0 50 100 150 (FEET)

TAX MAP 139, LOT 33B

FOR PERMITTING PURPOSES NOT FOR CONSTRUCTION

PLAN REVISIONS SITE PLAN BK. 183 PG. 1 POINT EAST CONDOMINIUM II WELLS, YORK COUNTY, MAINE

FOR: POINT EAST CONDOMINIUM 1801 POST ROAD WELLS, MAINE, 04090

ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE • SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50' DATE: 02/09/24 APPROVED BY: [Signature] DRAWN BY: PD REVISION DATE: E : 10/31/24 JOB NO: 23100 FILE: 1801 POST ROAD BASE.DWG SHEET: 1 OF 1

REVISIONS: E TOWN REVISIONS 3 10/31/2024 D TOWN REVISIONS 2 10/15/24 C TOWN REVISIONS 08/27/24 B PROPERTY LINE FENCING NOTE 07/17/24 A TOWN REVISIONS 07/10/24 NO. DESCRIPTION DATE