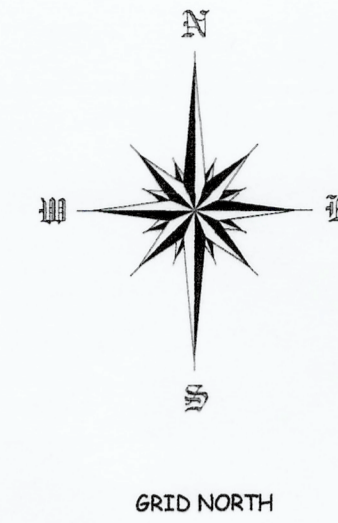


Public Parking Lot
M122 Lot 43A (Town of Wells)



MILE ROAD
Public ROW width 49.5'; 25 mph

LOVE SHACK BEVERAGES

Mile Rd. Rentals LLC
18643/224
M 122 L 39

HARBORSIDE CONDOMINIUMS

M 122 L 38
13,160 Sf total land area
2 Story
20 one bedroom 300 Sf. units

BOARDWALK ARCADE

Papa's Enterprises LLC
17579/513
M 122 L 37

3 Webhannet

Gleba Rev. Living Tr.
19393/179
M 122 L 36

Webhannet Cottage Lafayette Hotel

Unit 21
3 story cottage motel unit
1680 Sf

Anthony & Cheryl Accardi
14201/188
M 122 L 34

WEBHANNET RIVER

GENERAL NOTES

1. RECORD OWNER OF THE PROPERTY IS HARBORSIDE CONDOMINIUMS.
2. THE SUBJECT PROPERTY IS DESIGNATED AS THE TOWN OF WELLS TAX MAP 122, LOT 38.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BB ZONE AND SHORELAND OVERLAY ZONE.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100yr FLOOD HAZARD ZONE BEING LESS THAN ELEVATION 10.
5. THE STRUCTURES ON THE PROPERTY ARE CURRENTLY DESIGNATED AS A CONDOMINIUM FORM OF OWNERSHIP, ESTABLISHED IN 1986, USE OF ALL 21 UNITS IS MOTEL (LODGING).
6. ONLY VISIBLE UTILITIES SHOWN ON PLAN WERE SURVEY LOCATED.
7. LOCATION SURVEY CONDUCTED BY STEPHEN EVERETT PLS 2161 ON DEC. 2, 2024, USING A SOKKIA 530r3 TOTAL STATION.
8. ITEMS SHOWN IN RED WERE REQUESTED BY THE TOWN OF WELLS.

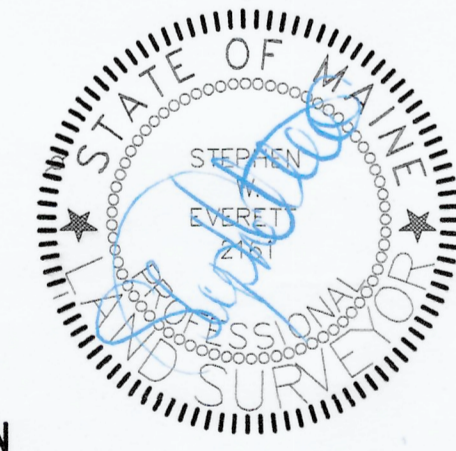
PLAN REFERENCES

1. CONDOMINIUM SURVEY ENTITLED "HARBORSIDE CONDOMINIUM IN WELLS, ME", DATED JANUARY 1986, BY ECCO ENGINEERING, RECORDED IN PLAN BK 178, PAGE 1, RECORDED IN THE YORK CO. REGISTRY OF DEEDS.
2. PLAN OF LAND OF VANDER FORBES, WELLS, MAINE BY MOULTON ENGINEERING CO. DATED FEB. 23, 1973, RECORDED IN PLAN BK 63, PAGE 15, RECORDED IN YORK CO. REGISTRY OF DEEDS.
3. PLAN SHOWING A STANDARD BOUNDARY SURVEY OF A PORTION OF WEB HANNET DRIVE, DATED FEB. 25, 1998 BY DOW & COULOMBE INC. SHEET 2 OF 2.

- LEGEND**
- Iron survey marker found
 - Utility Pole
 - △ Survey Control Point
 - Dred Line
 - Flight-of-Way Line
 - Lot Lines
 - Existing Tree or Shrub

APPROVAL GRANTED THIS DAY OF _____ 2025
BY THE STAFF REVIEW COMMITTEE OF THE TOWN OF WELLS

CHAIRPERSON



CERTIFICATION

I hereby certify that Harborside Owners Association and the Town of Wells that this survey meets all the requirements of the Board of Licensees for Land Surveyors of the State of Maine, for its expressed purpose, to the best of my knowledge and belief.

Harborside Condominiums
Existing Conditions Survey & Site Plan
for
Harborside Owners Association
353 Mile Road, Wells, Maine

Stephen W. Everett PLS 2161
73 Pheasant Run Rd, East Waterboro, ME

DRAWN BY: SWE DATE: Jan. 7, 2026
Scale=1"=10' 40ft

GENERAL NOTES

1. The purpose of this plan is to show, after the fact approval for changes that have occurred on the property without the plan approval such as parking spaces were added and reconfigured and the dumpster was added to the property. This plan also documents changes to the on-site Lodging Facility Office.
2. The parcel is located at 353 Mile Road, in the Beach Business and 25th Shoreland Overlay District.
3. Tax Map 122, Lot 38
4. Lot size: 13,160.877 sq ft (approx. 30' exists on Webhannet Drive and 1841' exists on Mile Road)
5. Zoning dimensional requirements:
 - a. Minimum lot size: 5,000 SF net area
 - b. Maximum density: 5,000 SF net area per dwelling
 - c. Minimum street frontage: 20 feet
 - d. Minimum lot coverage: 90%
 - e. Maximum building height: 34 feet, not to exceed 3 stories
 - f. Setbacks: All structures shall be located at least:
 - i. 4 feet from a lot line
 - ii. 4 feet from edge of street ROW;
 - iii. 25 feet from the sea wall;
6. The existing uses on the property are as follows:
 - a. Hotel/Motel: 20 units (one-bedroom)
 - b. Dwelling Units: 1 single family dwelling unit (3 bedrooms)
7. Density:
 - a. The property net area is 13,160.877 SF
 - b. Each motel unit requires 2,178 SF of land area (20' x 107' = 43,560 SF of net land area required in the BB zone)
 - c. Each dwelling unit requires 2,000 SF of land area
 - d. The property is grandfathered as non-conforming with regard to density required is 43,560 SF in the parcel to only 13,160 SF in net area
8. Signage shall conform to 145-40. Sign lighting shall not generate glare onto abutting streets or properties.
9. All outdoor lighting shall be standard non-glow lighting and shielded to prevent glare onto abutting properties or roadways.
10. All vehicular traffic shall enter from the curb cut along Mile Road and exit onto Webhannet Drive. Sight distances onto Webhannet Drive is suitable.
11. Parking:
 - a. Each Lodging Unit required parking spaces per sleeping room in 1973 at the time of construction. 20 spaces required.
 - b. One dwelling unit required 2 parking spaces. 1 x 2 = 2 spaces required.
 - c. A total of 22 spaces are grandfathered. There are a total of 22 paved parking spaces on the property.
 - d. 1 ADA compliant parking space is required. ADA compliant sign shall be installed/monitored for 1 parking space. A portable ADA compliant sign is permitted, if needed, 24" x 36" x 12" or 18" x 24" x 12" or 18" x 30" x 12" or 18" x 36" x 12" or 18" x 48" x 12" or 18" x 60" x 12" or 18" x 72" x 12" or 18" x 84" x 12" or 18" x 96" x 12" or 18" x 108" x 12" or 18" x 120" x 12" or 18" x 132" x 12" or 18" x 144" x 12" or 18" x 156" x 12" or 18" x 168" x 12" or 18" x 180" x 12" or 18" x 210" x 12" or 18" x 240" x 12" or 18" x 270" x 12" or 18" x 300" x 12" or 18" x 330" x 12" or 18" x 360" x 12" or 18" x 390" x 12" or 18" x 420" x 12" or 18" x 450" x 12" or 18" x 480" x 12" or 18" x 510" x 12" or 18" x 540" x 12" or 18" x 570" x 12" or 18" x 600" x 12" or 18" x 630" x 12" or 18" x 660" x 12" or 18" x 690" x 12" or 18" x 720" x 12" or 18" x 750" x 12" or 18" x 780" x 12" or 18" x 810" x 12" or 18" x 840" x 12" or 18" x 870" x 12" or 18" x 900" x 12" or 18" x 930" x 12" or 18" x 960" x 12" or 18" x 990" x 12" or 18" x 1020" x 12" or 18" x 1050" x 12" or 18" x 1080" x 12" or 18" x 1110" x 12" or 18" x 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