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| NO. | REVISIONS | DATE |
|-----|---------------------------------|---------|
| 1 | REVISE PER TOWN REVIEW COMMENTS | 3/14/26 |
| 2 | REVISE PER TOWN REVIEW COMMENTS | 2/17/26 |
| 3 | REVISE PER TOWN REVIEW COMMENTS | JAA |
| 4 | REVISE PER TOWN REVIEW COMMENTS | JAA |

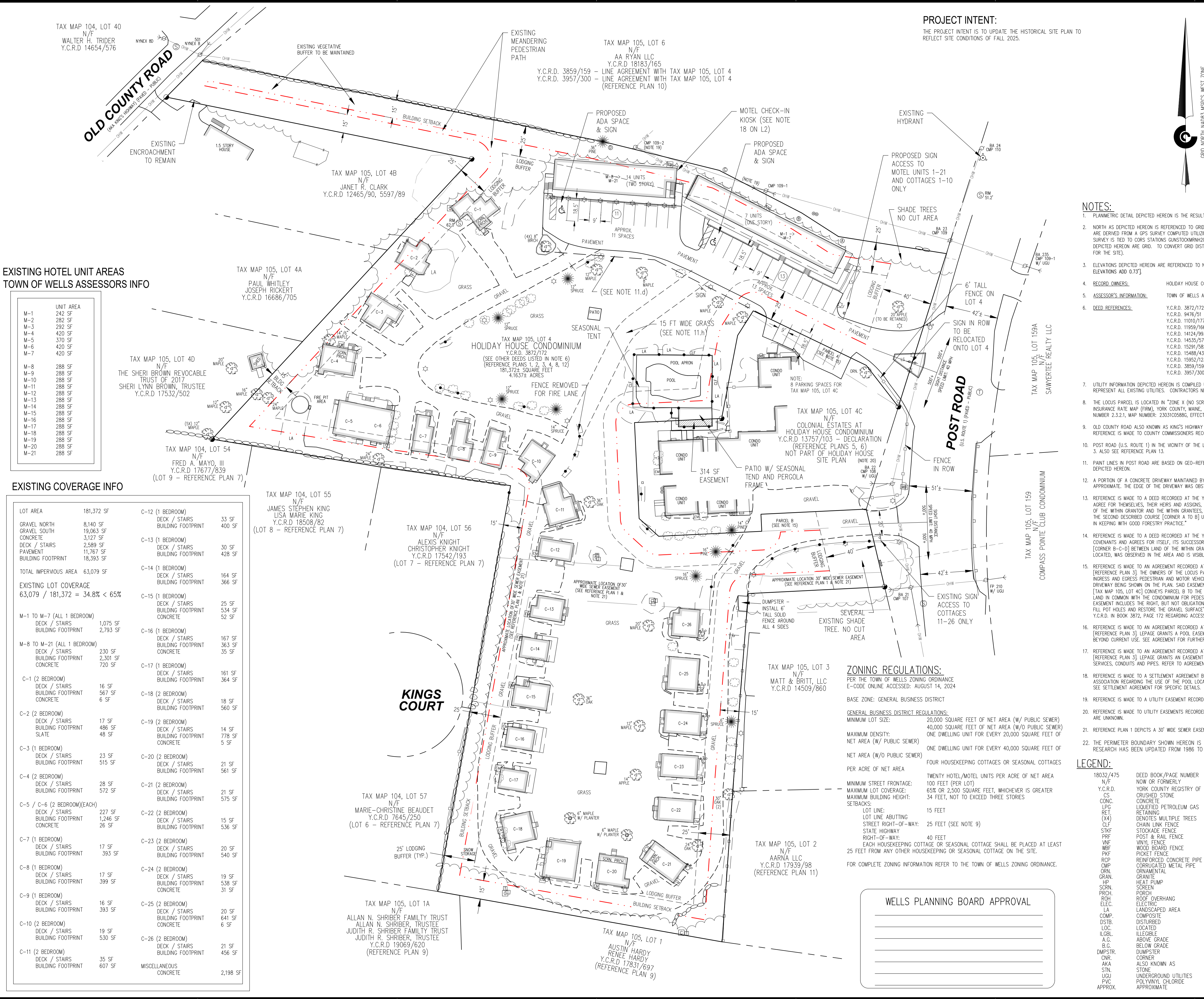
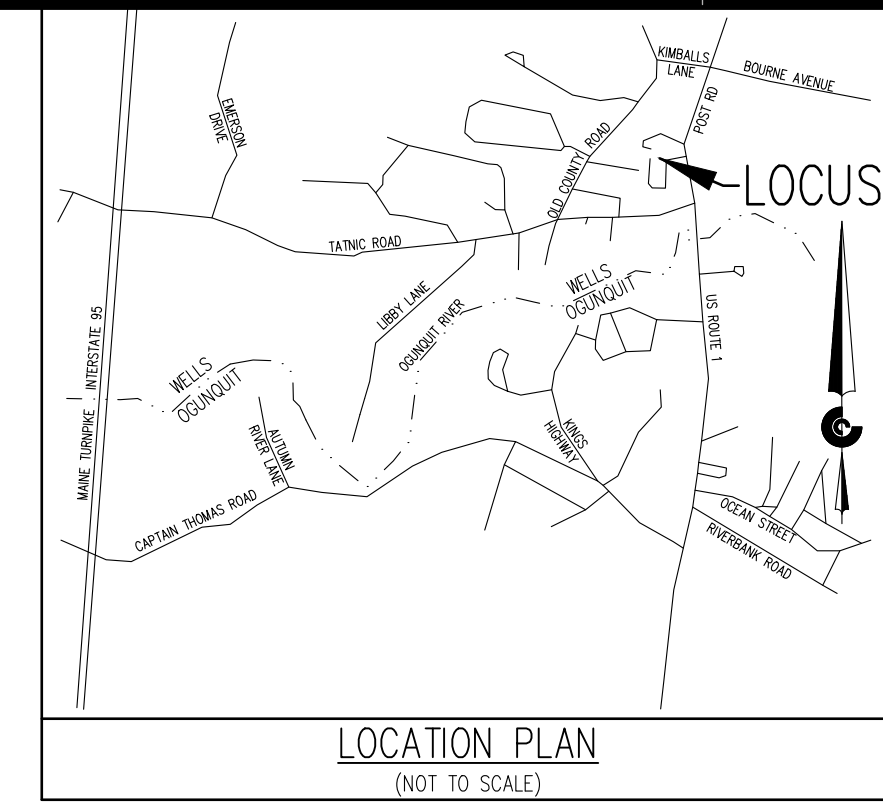
RECORD OWNER:
 HOLIDAY HOUSE CONDOMINIUM
 ADDRESS:
 76 POST ROAD
 WELLS, MAINE 04090

EXISTING SITE PLAN
HOLIDAY HOUSE CONDOMINIUM
76 POST ROAD (U.S. ROUTE 1) - TAX MAP 105, LOT 4
WELLS, YORK COUNTY, MAINE
 PREPARED FOR: HOLIDAY HOUSE CONDOMINIUM ASSOCIATION
 CLIENT ADDRESS: 76 POST ROAD, WELLS, MAINE 04090

DATE: 08/13/2025
 DRAWN BY: AHP / LITE
 CHECKED BY: GRA
 APPROVED BY: GRA

PROPOSED SITE PLAN
 PROJECT NO: 2420200
L1
 SHEET: 1 OF 2

PROJECT INTENT:
 THE PROJECT INTENT IS TO UPDATE THE HISTORICAL SITE PLAN TO REFLECT SITE CONDITIONS OF FALL 2025.



EXISTING HOTEL UNIT AREAS
TOWN OF WELLS ASSESSORS INFO

| UNIT | AREA |
|------|--------|
| M-1 | 242 SF |
| M-2 | 282 SF |
| M-3 | 292 SF |
| M-4 | 420 SF |
| M-5 | 370 SF |
| M-6 | 420 SF |
| M-7 | 420 SF |
| M-8 | 288 SF |
| M-9 | 288 SF |
| M-10 | 288 SF |
| M-11 | 288 SF |
| M-12 | 288 SF |
| M-13 | 288 SF |
| M-14 | 288 SF |
| M-15 | 288 SF |
| M-16 | 288 SF |
| M-17 | 288 SF |
| M-18 | 288 SF |
| M-19 | 288 SF |
| M-20 | 288 SF |
| M-21 | 288 SF |

EXISTING COVERAGE INFO

| LOT AREA | 181,372 SF | C-12 (1 BEDROOM) | DECK / STAIRS | 33 SF |
|-----------------------------|--------------------------------|--------------------|---------------|--------|
| GRAVEL NORTH | 8,140 SF | BUILDING FOOTPRINT | 400 SF | |
| GRAVEL SOUTH | 19,063 SF | C-13 (1 BEDROOM) | DECK / STAIRS | 30 SF |
| CONCRETE | 3,127 SF | BUILDING FOOTPRINT | 428 SF | |
| DECK / STAIRS | 2,589 SF | C-14 (1 BEDROOM) | DECK / STAIRS | 164 SF |
| PAVEMENT | 11,767 SF | BUILDING FOOTPRINT | 366 SF | |
| BUILDING FOOTPRINT | 18,393 SF | C-15 (1 BEDROOM) | DECK / STAIRS | 25 SF |
| TOTAL IMPERVIOUS AREA | 63,079 SF | BUILDING FOOTPRINT | 534 SF | |
| EXISTING LOT COVERAGE | 63,079 / 181,372 = 34.8% < 65% | CONCRETE | 52 SF | |
| M-1 TO M-7 (ALL 1 BEDROOM) | 1,075 SF | C-16 (1 BEDROOM) | DECK / STAIRS | 167 SF |
| BUILDING FOOTPRINT | 2,793 SF | BUILDING FOOTPRINT | 363 SF | |
| M-8 TO M-21 (ALL 1 BEDROOM) | 230 SF | CONCRETE | 35 SF | |
| DECK / STAIRS | 2,301 SF | C-17 (1 BEDROOM) | DECK / STAIRS | 161 SF |
| BUILDING FOOTPRINT | 720 SF | BUILDING FOOTPRINT | 364 SF | |
| CONCRETE | 6 SF | C-18 (2 BEDROOM) | DECK / STAIRS | 18 SF |
| C-1 (2 BEDROOM) | 16 SF | BUILDING FOOTPRINT | 560 SF | |
| DECK / STAIRS | 567 SF | C-19 (2 BEDROOM) | DECK / STAIRS | 14 SF |
| BUILDING FOOTPRINT | 6 SF | BUILDING FOOTPRINT | 778 SF | |
| C-2 (2 BEDROOM) | 17 SF | CONCRETE | 5 SF | |
| DECK / STAIRS | 486 SF | C-20 (2 BEDROOM) | DECK / STAIRS | 21 SF |
| BUILDING FOOTPRINT | 46 SF | BUILDING FOOTPRINT | 561 SF | |
| C-3 (1 BEDROOM) | 23 SF | C-21 (2 BEDROOM) | DECK / STAIRS | 21 SF |
| DECK / STAIRS | 515 SF | BUILDING FOOTPRINT | 575 SF | |
| BUILDING FOOTPRINT | 28 SF | C-22 (2 BEDROOM) | DECK / STAIRS | 15 SF |
| C-4 (2 BEDROOM) | 572 SF | BUILDING FOOTPRINT | 536 SF | |
| DECK / STAIRS | 227 SF | C-23 (2 BEDROOM) | DECK / STAIRS | 20 SF |
| DECK / STAIRS | 1,246 SF | BUILDING FOOTPRINT | 540 SF | |
| CONCRETE | 26 SF | C-24 (2 BEDROOM) | DECK / STAIRS | 19 SF |
| C-5 / C-6 (2 BEDROOM) EACH | 17 SF | BUILDING FOOTPRINT | 31 SF | |
| DECK / STAIRS | 393 SF | C-25 (2 BEDROOM) | DECK / STAIRS | 20 SF |
| BUILDING FOOTPRINT | 17 SF | BUILDING FOOTPRINT | 641 SF | |
| C-6 (1 BEDROOM) | 17 SF | CONCRETE | 6 SF | |
| DECK / STAIRS | 399 SF | C-26 (2 BEDROOM) | DECK / STAIRS | 21 SF |
| BUILDING FOOTPRINT | 16 SF | BUILDING FOOTPRINT | 456 SF | |
| C-7 (1 BEDROOM) | 393 SF | MISCELLANEOUS | 2,198 SF | |
| DECK / STAIRS | 19 SF | CONCRETE | | |
| BUILDING FOOTPRINT | 530 SF | | | |
| DECK / STAIRS | 19 SF | | | |
| BUILDING FOOTPRINT | 35 SF | | | |
| C-8 (1 BEDROOM) | 35 SF | | | |
| DECK / STAIRS | 607 SF | | | |
| BUILDING FOOTPRINT | | | | |

ZONING REGULATIONS:
 PER THE TOWN OF WELLS ZONING ORDINANCE
 E-CODE ONLINE ACCESS: AUGUST 14, 2024
 BASE ZONE: GENERAL BUSINESS DISTRICT
 GENERAL BUSINESS DISTRICT REGULATIONS:
 MINIMUM LOT SIZE: 20,000 SQUARE FEET OF NET AREA (W/ PUBLIC SEWER)
 MAXIMUM LOT DENSITY: 40,000 SQUARE FEET OF NET AREA (W/O PUBLIC SEWER)
 NET AREA (W/ PUBLIC SEWER): ONE DWELLING UNIT FOR EVERY 20,000 SQUARE FEET OF NET AREA (W/O PUBLIC SEWER)
 PER ACRE OF NET AREA: FOUR HOUSEKEEPING COTTAGES OR SEASONAL COTTAGES
 MINIMUM STREET FRONTAGE: TWENTY HOTEL/MOTEL UNITS PER ACRE OF NET AREA
 MAXIMUM LOT COVERAGE: 100 FEET (PER LOT)
 MAXIMUM BUILDING HEIGHT: 65% OR 2,500 SQUARE FEET, WHICHEVER IS GREATER
 SETBACKS: 34 FEET, NOT TO EXCEED THREE STORES
 LOT LINE: 15 FEET
 LOT LINE ABUTTING STATE HIGHWAY: 25 FEET (SEE NOTE 9)
 RIGHT-OF-WAY: 40 FEET
 EACH HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING OR SEASONAL COTTAGE ON THE SITE.
 FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF WELLS ZONING ORDINANCE.

WELLS PLANNING BOARD APPROVAL

- NOTES:**
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS IN SEPTEMBER AND OCTOBER OF 2024.
 - 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 GUNSTOCKMNH208 CORS ARP (PT76), GORHAM CORS ARP (ME60), AND WOOD CONCORD CORS ARP (N420). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000026 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
 - ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.73']
 - RECORD OWNERS: HOLIDAY HOUSE CONDOMINIUM
 - ASSESSOR'S INFORMATION: TOWN OF WELLS ASSESSOR'S MAP 105, LOT 4
 - DEED REFERENCES: Y.C.R.D. 3872/172 - CONDO DECLARATION
 Y.C.R.D. 9476/51 - FIRST AMENDMENT TO DECLARATION
 Y.C.R.D. 1010/177 - AMENDMENT TO DECLARATION
 Y.C.R.D. 11959/166 - CERTIFICATE OF RATIFICATION OF AGREEMENT
 Y.C.R.D. 14124/993 - SECOND AMENDMENT TO DECLARATION
 Y.C.R.D. 14535/57 - SETTLEMENT AGREEMENT
 Y.C.R.D. 15291/582 - THIRD AMENDMENT TO DECLARATION
 Y.C.R.D. 15488/430 - FOURTH AMENDMENT TO DECLARATION
 Y.C.R.D. 15962/123 - FIFTH AMENDMENT TO DECLARATION
 Y.C.R.D. 3859/159 - LINE AGREEMENT WITH TAX MAP 105, LOT 6
 Y.C.R.D. 3957/300 - LINE AGREEMENT WITH TAX MAP 105, LOT 6
 - 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 DISGATE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - THE LOCUS PARCEL IS LOCATED IN "ZONE X (NO HAZARD)", DEFINED AS "AREA OF MINIMAL FLOOD HAZARD" ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), YORK COUNTY, MAINE, PANEL: 0588 OF 0800, COMMUNITY: TOWN OF WELLS, NUMBER: 230158, PANEL: 0588, SUFFIX: G, VERSION NUMBER 2.3.2.1, MAP NUMBER: 23031005886, EFFECTIVE DATE: JULY 17, 2024.
 - OLD COUNTY ROAD ALSO KNOWN AS KING'S HIGHWAY DRIVE IN THE VICINITY OF THE LOCUS PARCEL IS A 50' WIDE PUBLIC ROAD MAINTAINED BY THE TOWN OF WELLS. REFERENCE IS MADE TO COUNTY COMMISSIONER'S RECORDS VOLUME 29, PAGE 179. THE SIDELINE SHOWN HEREON IS BASED ON REFERENCE PLAN 1.
 - POST ROAD (U.S. ROUTE 1) IN THE VICINITY OF THE LOCUS PARCEL IS A VARIABLE WITH PUBLIC ROAD. THE SIDELINE SHOWN HEREON IS BASED ON REFERENCE PLAN 3. ALSO SEE REFERENCE PLAN 13.
 - PAINT LINES IN POST ROAD ARE BASED ON GEO-REFERENCING AN ORTHO IMAGE. UTILITIES WITHIN THE PAVED PORTION OF THE POST ROAD RIGHT-OF-WAY ARE NOT DEPICTED HEREON.
 - A PORTION OF A CONCRETE DRIVEWAY MAINTAINED BY TAX MAP 105, LOT 4B ENCROACHES ON TO THE LOCUS PARCEL. THE DASHED PORTION SHOWN HEREON IS APPROXIMATE. THE EDGE OF THE DRIVEWAY WAS OBSTRUCTED BY DIRT AND VEHICLES.
 - REFERENCE IS MADE TO A DEED RECORDED AT THE Y.C.R.D. IN BOOK 3859, PAGE 159. "THE WITHIN GRANTEE (LOCUS) BY THE ACCEPTANCE HEREOF COVENANT AND AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, NOT PLACE ANY BUILDINGS OR STRUCTURE WITHIN SIX (6) FEET OF THE COMMON BOUNDARY LINE BETWEEN LAND OF THE WITHIN GRANTEE AND THE WITHIN GRANTEE, AND THE WITHIN GRANTEE AGREE THEY WILL NOT REMOVE ANY TREES OR BUSHES IMMEDIATELY ADJACENT TO THE SECOND DESCRIBED COURSE [CORNER A TO B] UNLESS THE SAME IS NECESSARY TO REMOVE DEAD, DISEASED OR OTHERWISE DAMAGED TREES OR IS NECESSARY IN KEEPING WITH GOOD FORESTRY PRACTICE."
 - REFERENCE IS MADE TO A DEED RECORDED AT THE Y.C.R.D. IN BOOK 3857, PAGE 300. "THE WITHIN GRANTEE [TAX MAP 105, LOT 4] BY THE ACCEPTANCE HEREOF COVENANTS AND AGREES FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS NOT PLACE ANY BUILDING OR STRUCTURE WITHIN SIX (6) FEET OF THE COMMON BOUNDARY LINE [CORNER B-C-D] BETWEEN LAND OF THE WITHIN GRANTEE AND THE WITHIN GRANTEE AS SO ESTABLISHED BY THIS CONVEYANCE." A STRUCTURE, NOT SURVEY LOCATED, WAS OBSERVED IN THE AREA AND IS VISIBLE IN AERIAL PHOTOGRAPHS DATING BACK TO 1996. DATE OF CONSTRUCTION IS UNKNOWN.
 - REFERENCE IS MADE TO AN AGREEMENT RECORDED AT THE Y.C.R.D. IN BOOK 11959, PAGE 168 AND A CONDO PLAN RECORDED IN CONDO FILE 203, PAGE 3 [REFERENCE PLAN 3]. THE OWNERS OF THE LOCUS PARCEL CONVEY PARCEL A TO THE OWNERS OF TAX MAP 105, LOT 4C. ADDITIONALLY "A RIGHT OF WAY FOR INGRESS AND EGRESS FOR PEDESTRIAN AND MOTOR VEHICLE USE BETWEEN PARCEL A AND U.S. ROUTE 1 OVER THE NORTHERLY DRIVEWAY OF THE CONDOMINIUM, SAID DRIVEWAY BEING SHOWN ON THE PLAN, SAID EASEMENT SHALL BENEFIT AND BE APPURTENANT TO SAID PARCEL A AND THE REMAINING LAND OF LEPAPE - LEPAPE [TAX MAP 105, LOT 4C] CONVEYS PARCEL B TO THE OWNERS OF THE LOCUS PARCEL. LEPAPE RESERVES "A RIGHT OF WAY APPURTENANT TO THEIR REMAINING LAND IN COMMON WITH THE CONDOMINIUM FOR PEDESTRIAN AND MOTOR VEHICLE INGRESS AND EGRESS TO AND FROM U.S. ROUTE ONE OVER OTHER PARCEL B. THIS EASEMENT INCLUDES THE RIGHT, BUT NOT OBLIGATION TO MAINTAIN PARCEL B AS A GRAVEL DRIVEWAY, INCLUDING THE RIGHT TO SHOW FLOW, REMOVE SNOW, GRADE, FILL POT HOLES AND RESTORE THE GRAVEL SURFACE". REFERENCE IS ALSO MADE TO ARTICLE 6, SECTION 6.13 OF THE CONDOMINIUM DECLARATION RECORDED AT THE Y.C.R.D. IN BOOK 3872, PAGE 172 REGARDING ACCESS ACROSS BOTH DRIVEWAYS TO TAX MAP 105, LOT 4C.
 - REFERENCE IS MADE TO AN AGREEMENT RECORDED AT THE Y.C.R.D. IN BOOK 11959, PAGE 168 AND A CONDO PLAN RECORDED IN CONDO FILE 203, PAGE 3 [REFERENCE PLAN 3]. LEPAPE GRANTS A POOL EASEMENT TO THE OWNERS OF THE LOCUS PARCEL SAID POOL EASEMENT RESTRICTS THE AREA TO NOT BE EXPANDED BEYOND CURRENT USE. SEE AGREEMENT FOR FURTHER DETAILS.
 - REFERENCE IS MADE TO A SETTLEMENT AGREEMENT BETWEEN HOLIDAY HOUSE CONDOMINIUM ASSOCIATION AND COLONIAL ESTATES AT HOLIDAY HOUSE CONDOMINIUM ASSOCIATION REGARDING THE USE OF THE POOL LOCATED ON THE LOCUS PARCEL AND THE CONSTRUCTION OF THE POOL NOW LOCATED ON TAX MAP 105, LOT 4C. SEE SETTLEMENT AGREEMENT FOR SPECIFIC DETAILS.
 - REFERENCE IS MADE TO A UTILITY EASEMENT RECORDED AT Y.C.R.D. 3276/297.
 - REFERENCE IS MADE TO UTILITY EASEMENTS RECORDED AT Y.C.R.D. 3833/292 AND 3874/10. LOCATION OF UNDERGROUND UTILITIES REFERENCED IN SAID EASEMENTS ARE UNKNOWN.
 - REFERENCE PLAN 1 DEPICTS A 30' WIDE SEWER EASEMENT CROSSING A PORTION OF THE LOCUS PARCEL. NO DEED REFERENCE IS GIVEN ON SAID PLAN.
 - THE PERMETER BOUNDARY SHOWN HEREON IS BASED ON REFERENCE PLANS 1, 3 AND 8 AND FOUND MONUMENTATION SHOWN THEREON. DEED RESEARCH HAS BEEN UPDATED FROM 1986 TO PRESENT. BOUNDARY CHANGES ARE REFLECTED LINE LINES A-B-C-D. SEE NOTES 13 AND 14.

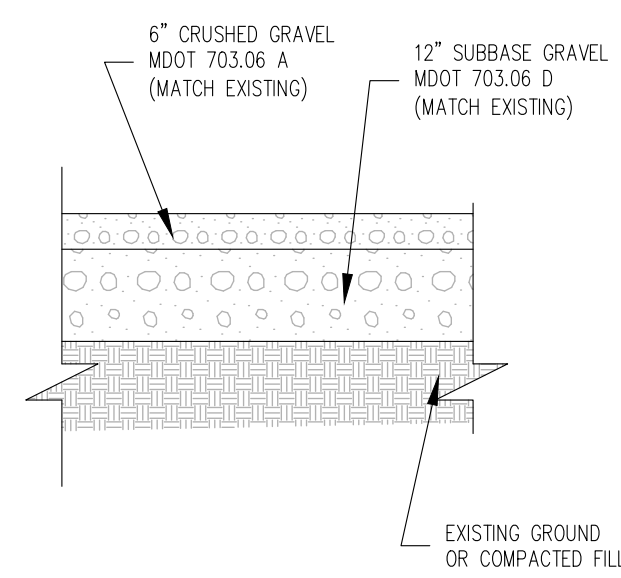
LEGEND:

| | | | |
|-----------|-------------------------------|---|--|
| 18032/475 | DEED BOOK/PAGE NUMBER | ○ | SIGN |
| N/F | NOW OR FORMERLY | ○ | LIGHT POLE |
| Y.C.R.D. | YORK COUNTY REGISTRY OF DEEDS | ○ | WATER SHUT-OFF |
| CS | CRUSHED STONE | ○ | IRRIGATION CONTROL VALVE |
| CONC. | CONCRETE | ○ | MAILBOX |
| LEPG | LIQUEFIED PETROLEUM GAS | ○ | FENCE POST |
| REF. | REFLECTOR | ○ | TELEPHONE MANHOLE |
| (X4) | DENOTES MULTIPLE TREES | ○ | BUSH/SHRUB |
| CLF | CHAIN LINK FENCE | ○ | DECIDUOUS TREE |
| STOCK | STOCK FENCE | ○ | CONIFEROUS TREE |
| PRF | POST & RAIL FENCE | ○ | TELEPHONE PEDESTAL |
| WNF | WINDY FENCE | ○ | CABLE PEDESTAL |
| WBF | WOOD BOARD FENCE | ○ | ELECTRIC METER |
| PKF | PICKET FENCE | ○ | BOULDER |
| RCP | REINFORCED CONCRETE PIPE | ○ | FENCE POST |
| CMP | CORRUGATED METAL PIPE | ○ | SEWER MANHOLE |
| ORN. | ORNAMENTAL | ○ | EXISTING IRON PIPE (AS NOTED) |
| GRAN. | GRANITE | ○ | EXISTING IRON PIPE (AS NOTED) |
| HP | HEAD PUMP | ○ | 5/8" REBAR W/CAP MARKED "CIVIL CONSULT PLS 2566" TO BE SET |
| SCRN. | SCREEN | ○ | STATE PLANE COORDINATES |
| PROCH. | PORCH | ○ | STONE WALL |
| ELEC. | ELECTRIC | ○ | TREE/BRUSH LINE |
| LA | LANDSCAPED AREA | ○ | APPROXIMATE ADJOINING PARCEL BOUNDARY LINE |
| COMP. | COMPOSITE | ○ | LOCUS PARCEL BOUNDARY LINE |
| DSTB. | DISTURBED | ○ | |
| LOC. | LOCATED | ○ | |
| ILCBL. | ILLEGIBLE | ○ | |
| A.G. | ABOVE GRADE | ○ | |
| B.C. | BELOW GRADE | ○ | |
| DMPSTR. | DUMPSTER | ○ | |
| CNR. | CORNER | ○ | |
| AKA | ALSO KNOWN AS | ○ | |
| STN. | STONE | ○ | |
| UGU | UNDERGROUND UTILITIES | ○ | |
| PVC | POLYVINYL CHLORIDE | ○ | |
| APPROX. | APPROXIMATE | ○ | |

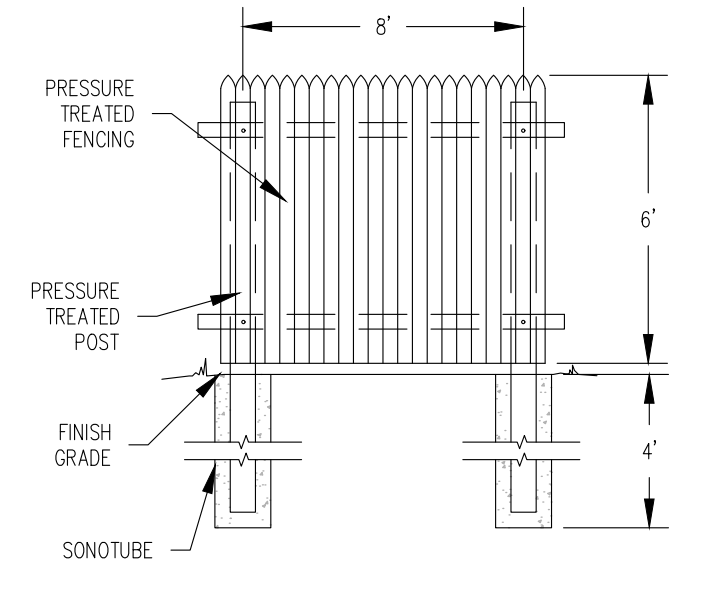
SITE PLAN NOTES:

- 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: LAND DIVISION (CREATION OF LOT 4C IN 1986), CONVEYANCE OF LAND TO AND FROM LOT 4C AND CREATION OF EASEMENTS FOR EGRESS/INGRESS, UTILITIES AND POOL IN/AROUND 2002; EXPANSION OF UNITS C-5 AND C-6 FOR DECK ENLARGEMENTS IN 2008; REFLECT EXISTING AND EXPANDED DRIVEWAYS/PARKING AND INTERNAL ROADWAYS; REFLECT AS-BUILT COTTAGE AND MOTEL LOCATIONS; EXPANSION TO POOL AREA IN LATE 1990S; IDENTIFY GRANDFATHERED DUMPSTER AREA; RESOLVE LODGING FACILITY BUFFER DISTURBANCE THAT OCCURRED IN 2025; AND LOCATE THE ON-SITE LODGING FACILITY OFFICE. THE PROPERTY INCLUDES 26 HOUSEKEEPING COTTAGES AND 21 MOTEL UNITS.
- THE PARCEL IS LOCATED AT 76 POST ROAD, IN THE GENERAL BUSINESS DISTRICT.
- TAX MAP 105, LOT 4
- LOT SIZE: 4.16 ACRES OR 181,372 SF.
- ZONING DIMENSIONAL REQUIREMENTS:
 - GENERAL BUSINESS DISTRICT:
 - MINIMUM LOT SIZE: 20,000 SF NET AREA (SERVED BY PUBLIC SEWER)
 - 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)
 - MINIMUM STREET FRONTAGE: 100 FEET (APPROX. 192.68' EXISTS)
 - MAXIMUM LOT COVERAGE: 65%
 - MAXIMUM BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES
 - SETBACKS: ALL STRUCTURES SHALL BE LOCATED AT LEAST:
 - 15 FEET FROM A LOT LINE;
 - 25 FEET FROM EDGE OF STREET ROW;
 - 40 FEET FROM ROUTE 1
 - 25 FEET FROM THE BOUNDARY OF A CEMETERY
 - EACH HOUSEKEEPING COTTAGE SHALL BE PLACED AT LEAST 25 FEET FROM ANY OTHER HOUSEKEEPING COTTAGE ON THE SITE.* (COTTAGES ARE GRANDFATHERED IN THEIR EXISTING CONDITIONS AS THIS STANDARD WAS ADOPTED 6-13-2006).
 - THE EXISTING USES ON THE PROPERTY ARE AS FOLLOWS:
 - HOTEL/MOTEL: 21 UNITS, 1 BEDROOM EACH, M-1 THROUGH M-7, AND M-8 THROUGH M-21.
 - HOUSEKEEPING COTTAGE UNITS: 26 UNITS (SEE TABLE ON L1 FOR NUMBER OF BEDROOMS PER UNIT. A TOTAL OF 42 BEDROOMS EXIST). C-1 THROUGH C-26. (GRANDFATHERED AS THIS USE IS NO LONGER PERMITTED IN THE TOWN OF WELLS).
 - DENSITY:
 - THE PROPERTY IS 4.16 NET ACRES OR APPROXIMATELY 181,372 SF IN THE GB DISTRICT.
 - EACH MOTEL UNIT REQUIRES 2,178 SF OF LAND AREA (20/ 43,560). 2,178 X 21 UNITS = 45,738 SF OF LAND AREA REQUIRED.
 - EACH HOUSEKEEPING COTTAGE UNIT REQUIRES 10,890 SF OF LAND AREA (4 UNITS PER NET ACRE PER 6-13-2006 AMENDED ORDINANCE 145-26F(2)). 26 X 10,890 = 283,140 SF OF LAND AREA REQUIRED.
 - TOTAL LAND AREA REQUIRED FOR EXISTING USES IS 328,878 SF. THE PROPERTY IS GRANDFATHERED AS NON-CONFORMING WITH REGARD TO DENSITY BEING EXCEEDED BY APPROXIMATELY 147,506 SF.
 - SIGNAGE SHALL CONFORM TO 145-40. THE EXISTING SIGN IS ILLUMINATED BY TWO GROUND MOUNTED LIGHTS. SIGN LIGHTING SHALL NOT GENERATE GLARE ONTO ADJUTING STREETS OR PROPERTIES. THE EXISTING SIGN AT ROUTE 1 TO BE RELOCATED OUT OF THE ROW BEFORE 9/1/26.
 - ALL OUTDOOR LIGHTING SHALL BE STANDARD NON-GLARE LIGHTING AND SHIELDED TO PREVENT GLARE ONTO ADJUTING PROPERTIES OR ROUTE 1.
 - ALL VEHICULAR TRAFFIC SHALL ENTER AND EXIT FROM THE CURB CUTS ALONG ROUTE ONE. SIGHT DISTANCES EXCEED 500' + TO THE NORTH AND 500' + TO THE SOUTH AT BOTH CURB CUTS.
 - PARKING:
 - EACH LODGING UNIT REQUIRES 1.5 PARKING SPACES PER SLEEPING ROOM. 21+ 42 = 63 SLEEPING ROOMS X 1.5 = 95 SPACES REQUIRED.
 - 24 PARKING SPACES EXIST AT THE HOTEL BUILDINGS. APPROXIMATELY 29 SPACES EXIST AT THE COTTAGE UNITS FOR AT TOTAL OF 53 EXISTING GRANDFATHERED PARKING SPACES. ALL EXISTING SPACES TO BE MAINTAINED.
 - 3 ADA COMPLIANT PARKING SPACES ARE REQUIRED BASED ON 53 PARKING SPACES. TWO SPACES AT THE HOTELS; ONE SPACE IF NEEDED OR TEMPORARY AT A COTTAGE. ADA COMPLIANT SIGNS AND HANDICAP PARKING STALL/AISLE. STRIPPING SHALL BE INSTALLED/MAINTAINED NO LATER THAN 9/1/2026.
 - PARKING SPACES SHALL BE 9' X 18.5' IN DIMENSION AT HOTEL UNITS. TRAVEL AISLES ARE NON-CONFORMING AND RANGE FROM 20' TO 26' IN WIDTH FOR TWO-WAY TRAFFIC. TRAVEL AISLES AT THE HOTEL UNITS MAY BE WIDENED TO 26'.
 - PARKING ALONG OR WITHIN THE ROUTE 1 ROW IS PROHIBITED.
 - PARKING SPACES AT C-2, C-4/C-5, C-23 AND C-17 MAY BE WIDENED TO 9' WIDE.
 - THE PAVED PARKING LOT SPACES MAY BE PAINTED AS DEPICTED ON THIS PLAN AND MAINTAINED TO BE CLEARLY VISIBLE NO LATER THAN 9/1/26.
 - A GRASS FIRE LANE TO REMAIN CLEAR OF OBSTRUCTIONS AND SIGNAGE TO BE INSTALLED PRIOR TO 9/1/2026.
 - GRAVEL ROADS TO BE MAINTAINED WITH AN EVENLY GRADED SURFACE.
 - THE PROPERTY IS SERVED BY ONE DUMPSTER. ALL REFUSE SHALL BE DISPOSED OF IN A TIMELY AND SAFE MANNER. DUMPSTER IS GRANDFATHERED AS NON-CONFORMING AS IT DOES NOT MEET SETBACK REQUIREMENTS. DUMPSTER SHALL BE FENCED ENCLOSED BY 6' TALL SOLID FENCING.
 - LOT COVERAGE:
 - EXISTING LOT COVERAGE - 63,079 SF OR 34.8%
 - PROPOSED LOT COVERAGE - 40% TO ALLOW FOR MINOR SITE REVISIONS TO EXISTING GRAVEL PARKING AREAS
 - THE PROPERTY HAS VARIOUS NON-CONFORMITIES.
 - DENSITY (SEE NOTE 7)
 - SETBACKS: EXISTING BUILDINGS ARE GRANDFATHERED AS NON-CONFORMING AS THE MOTEL UNITS M-1 TO M-7 AND M-8 TO M-21 AND HOUSEKEEPING COTTAGE UNITS C-1 TO C-10 ARE LOCATED WITHIN THE 15' LOT LINE SETBACKS AND/OR THE 25' WIDE LODGING FACILITY SETBACK/BUFFER REQUIRED PER 145-52 FROM ALL LOT BOUNDARIES.
 - LODGING FACILITY PERFORMANCE STANDARDS ARE GRANDFATHERED AS NON-CONFORMING BASED ON CURRENT EXISTING CONDITIONS: SETBACKS/BUFFERS NOT MET, MINIMUM OF 20 MOTEL UNITS WITHIN ONE BUILDING, EXTERIOR STAIRS, COTTAGE UNIT AREAS, PARKING SPACES, AND COTTAGES ARE NOT SEPARATED BY 25 FEET.
 - FUEL SHALL BE STORED IN COMPLIANCE WITH NFPA STANDARDS. PROPANE TANKS SHALL MEET BUILDING AND LOT LINE SEPARATION REQUIREMENTS.
 - PROPERTY IS SERVED BY PUBLIC SEWER (WSD) AND PUBLIC WATER (KKWWD).
 - A FIRE HYDRANT IS LOCATED ON THE WEST SIDE OF ROUTE ONE DIRECTLY NORTH FROM THIS PARCEL. ALL MOTEL UNITS ARE CONSTRUCTED WITH SPRINKLER SYSTEMS. THE HOUSEKEEPING COTTAGE UNITS ARE NOT CONSTRUCTED WITH SPRINKLER SYSTEMS.
 - THE LODGING FACILITY OFFICE IS LOCATED ON PREMISES AS DEPICTED AND SHALL BE ACCESSIBLE. 7 DAYS A WEEK DURING MAY 16TH TO OCTOBER 14TH WHEN THE FACILITY IS IN OPERATION (LODGING UNITS ARE OCCUPIED). 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.
 - 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. THE LODGING FACILITY (21 MOTEL UNITS AND 26 HOUSEKEEPING COTTAGE UNITS) IS CLOSED OCTOBER 15TH TO MAY 15TH OF EACH YEAR.
 - MOTEL UNIT FOOTPRINTS/AREAS SHALL NOT EXCEED 470 SF IN AREA. 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. NO CHANGES TO MOTEL UNIT FOOTPRINTS PROPOSED. SEE TABLE ON SHEET L1 FOR MOTEL UNIT FOOTPRINT AREAS AND ASSOCIATED DECK AREAS.
 - HOUSEKEEPING COTTAGE UNIT AREAS SHALL NOT EXCEED 470 SF IN AREA PER ORDINANCE ADOPTED PRIOR TO 6-13-2006. EACH HOUSEKEEPING COTTAGE 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. NO CHANGES TO COTTAGE UNITS PROPOSED. SEE TABLE ON L1 FOR COTTAGE UNIT FOOTPRINT AREAS AND ASSOCIATED DECK/PORCH AREAS. UNITS C-1 TO C-6, C-10, C-11, C-15, AND C-18 TO C-25 ARE GRANDFATHERED AS NON-CONFORMING AS THEY EXCEED 470 SF.
 - THE TRAVEL WAYS SHALL BE PLOWED IN THE WINTER TO MAINTAIN ACCESS TO ALL HOUSEKEEPING COTTAGE UNITS AND MOTEL UNITS. SNOW SHALL BE REMOVED FROM THE PARKING LOT IF ACCESS TO ANY BUILDINGS IS IMPACTED BY SNOW STORAGE.
 - BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED.
 - THE PROPERTY SHALL COMPLY WITH THE WELLS NOISE ORDINANCE (145-45).
 - MOTEL UNITS ARE PERMITTED TO HAVE KITCHEN FACILITIES AND GAS FIREPLACES.
 - BUFFERING:
 - ROUTE ONE BUFFER/ SETBACK IS REQUIRED TO BE 40' WIDE. THE BUFFER SHALL CONSIST OF:
 - EXISTING PROPERTY ENTRANCE/ EXIT AND PARKING SPACES.

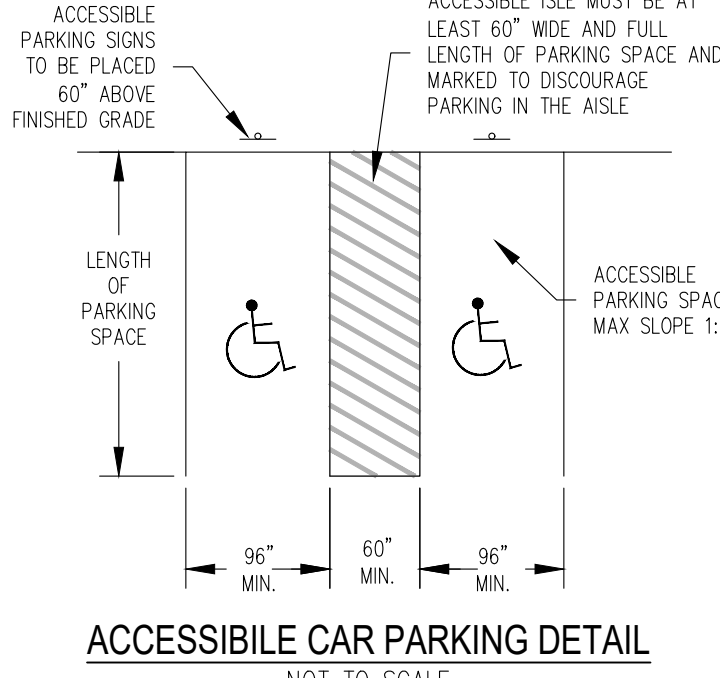
- ALL EXISTING GRASS AND OTHER LOW LYING SHRUBS AND PLANTS TO BE MAINTAINED.
 - EXISTING 20" APPLE TREE AND OTHER TREES IN THE DESIGNATED NO CUT AREAS TO BE MAINTAINED.
 - IF ANY ROUTE ONE BUFFER TREES/VEGETATION ARE REMOVED OR DIE/ BECOME DAMAGED THEY SHALL BE REPLACED BY A 3" DIAMETER SHADE TREE OR SIMILAR VEGETATION.
- 25' WIDE BUFFER ADJACENT TO ALL LOT BOUNDARIES TO CONSIST OF:
 - EXISTING VEGETATION AND 6' TALL SOLID FENCING TO REMAIN AS DEPICTED ON THE PLAN.
 - IF ANY BUFFER TREES/VEGETATION ARE REMOVED OR DIE/ BECOME DAMAGED THEY SHALL BE REPLACED BY A 3" DIAMETER SHADE TREE OR SIMILAR VEGETATION.
 - A 3' WIDE PEDESTRIAN PATH IS PROPOSED TO OLD COUNTY ROAD, WITHIN THE 25' WIDE BUFFER AREA. THE PATH IS PERMITTED PROVIDED NO VEGETATION IS REMOVED.
 - A SMALL DRIVEWAY ENCROACHMENT FROM MAP 105, LOT 4B EXISTS AND CAN REMAIN, BUT SHALL NOT BE EXPANDED.
 - TWO SEASONAL BUSINESS TENTS ARE PROPOSED WITHIN THE 25' WIDE BUFFER OVER THE EXITING POOL APRON AND POOL PATIO. A TENT ERECTED ON A TEMPORARY OR SEASONAL BASIS (MAY 1 THROUGH NOVEMBER 1) IS ACCESSORY TO AN EXISTING BUSINESS USE; CONSISTING OF A ROOF AND CAN INCLUDE SIDES CONSTRUCTED OF A FABRIC OR PLIABLE MATERIAL SUPPORTED BY A FRAME; SAID COVERING MATERIAL SHALL BE REMOVED BETWEEN NOVEMBER 1 AND MAY 1; SHALL NOT TO BE CONSIDERED A STRUCTURE OR BUILDING BUT SHALL REQUIRE A BUILDING PERMIT IF ERECTED MORE THAN 10 DAYS.
27. PRIOR TO THE INSTALLATION OF A KNOX BOX, THE OWNER SHALL CONTACT THE FIRE DEPARTMENT REGARDING PLACEMENT.
28. THE DIVISION OF LOT 4C IN 1986 CREATED A SUBDIVISION VIOLATION PER 30-A MRSA §4401.4 (PREVIOUSLY §4456). THE VIOLATION HAS EXISTED FOR OVER 20 YEARS. PER STATUTE 30-A §4402, THE SUBDIVISION IS EXCEPTED FROM §4401.



TYPICAL GRAVEL DRIVE SECTION
NOT TO SCALE



STOCKADE FENCE
NOT TO SCALE



ACCESSIBLE CAR PARKING DETAIL
NOT TO SCALE



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| NO. | REVISIONS | DATE |
|-----|----------------------------------|--------------|
| 4 | REVISED PER TOWN REVIEW COMMENTS | 3/14/26 |
| 3 | REVISED PER TOWN REVIEW COMMENTS | JAA 2/12/26 |
| 2 | REVISED PLAN NOTES | GRA TBO |
| 1 | REVISED PER TOWN REVIEW COMMENTS | JAA 10/07/25 |

RECORD OWNER:
 HOLIDAY HOUSE
 CONDOMINIUM
 ADDRESS:
 76 POST ROAD
 WELLS, MAINE 04090

EXISTING SITE PLAN
HOLIDAY HOUSE CONDOMINIUM
76 POST ROAD (U.S. ROUTE 1) - TAX MAP 105, LOT 4
WELLS, YORK COUNTY, MAINE
 PREPARED FOR: HOLIDAY HOUSE CONDOMINIUM ASSOCIATION
 CLIENT ADDRESS: 76 POST ROAD, WELLS, MAINE 04090

DATE: 08/13/2025
 DRAWN BY: AHP / LTE
 CHECKED BY: GRA
 APPROVED BY: GRA

SITE NOTES

PROJECT NO: 2420200

L2

SHEET: 2 OF 2

TAX MAP 105, LOT 4