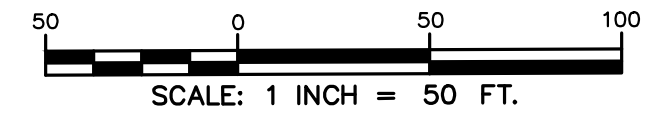


F:\PROJECTS\170142 WIGGLY BRIDGE DIST. ANNEX\CIVIL\3D\17-0142_SITE_REV.DWG 6/28/2017 5:11 PM



NO.	1	DATE	06/17	REVISION	REVISED BUILDING SIZE
DRAWN:	DAD	DESIGNED:	RRL	CHECKED:	RRL
APPROVED:		RRL			

CONSULTING ENGINEERS
 Inc.
 316 U.S. Route 1, Suite D • York, ME 03909
 (207) 363-0669 • Fax: (207) 363-2364
 cd@cldeengineers.com • www.cldeengineers.com
 Maine • New Hampshire • Vermont

STATE OF MAINE
 RICHARD LUNDBORN
 No. 13831
 Professional Engineer
 06-28-17

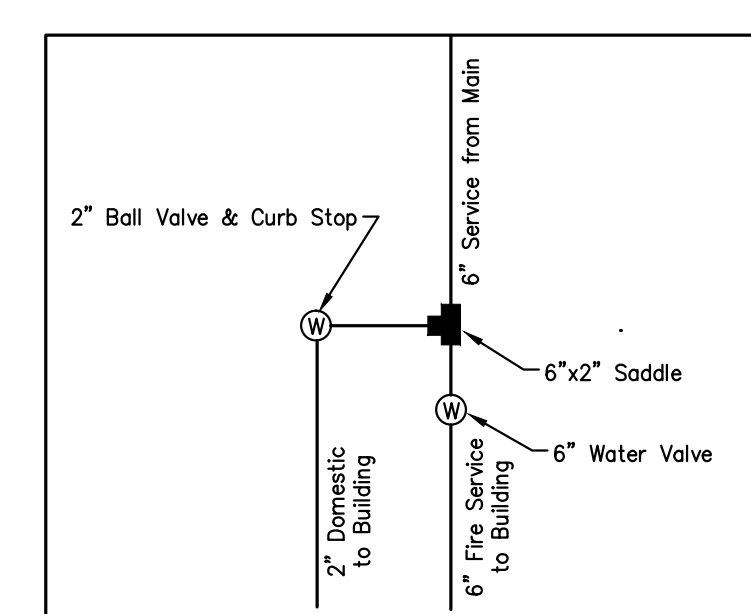
CLIENT:
DAVID C. WOODS
JUDY A. WOODS
 21 RAILROAD AVENUE
 YORK, MAINE 03909

TAX MAP 54 LOT 10-C
WIGGLY BRIDGE DISTILLERY
STORAGE BUILDING
 445 U.S. ROUTE 1
 YORK, MAINE 03909

SKETCH PLAN

SCALE:	JOB NO.
1"=50'	17-0142
DATE:	DWG.
FEB. 2017	SK1
	1 OF 1

PER REF. PLAN 1



WATER SERVICE DETAIL NTS

MAP 54 LOT 10-A N/F COTTAGE PLACE CONDOMINIUM ASSOCIATION 433 US ROUTE 1

DISCONNECT AND ABANDON OLD WATER SERVICE TO 441 US ROUTE 1 ONLY AND REMOVE WATER METER PIT PER YORK WATER DISTRICT.

WATER SERVICE TO 439 US ROUTE 1 TO REMAIN IN PLACE. (LOCATION UNKNOWN)

INSTALL KNOX BOX AND FIRE DEPARTMENT CONNECTION (FDC)

MAP 54 LOT 10-Z N/F WCD LLC 439 US ROUTE 1

INSTALL BUILDING MOUNTED "NO PARKING: FIRE LANE" SIGNS

CONSTRUCT NEW STORAGE BUILDING 16x28 (448 SF) (IN PLACE OF CONTAINERS)

EXISTING DUMPSTER TO REMAIN

MAP 54 LOT 10-C N/F DAVID C. & JUDY A. WOODS 445 US ROUTE 1

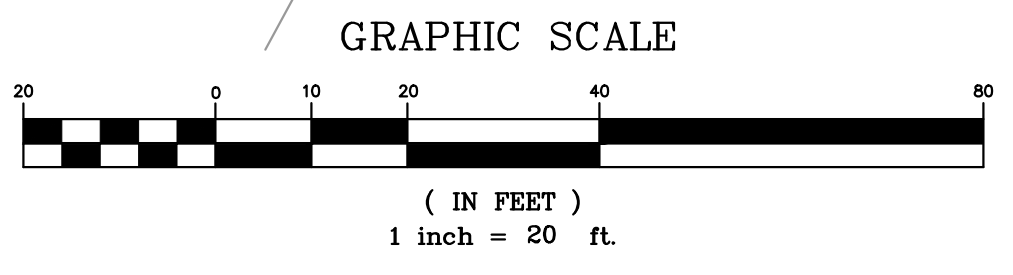
TAX MAP 54 LOT 10-B N/F LINSKOTT LLC 441 U.S. ROUTE 1 BOOK 13145 PAGE 284 AREA = 0.36 ACRES±

REMOVE STORAGE CONTAINERS 20 X 8 (EACH) 160-SF (EACH) TOTAL=320-SF

EXISTING OUT BUILDINGS: STORAGE CONTAINERS = 320 SF FRAMED STRUCTURE = 780 SF EXISTING TOTAL = 1000 SF

PROPOSED OUT BUILDINGS: STORAGE BUILDING = 448 SF FRAMED STRUCTURE = 640 SF PROPOSED TOTAL = 1088 SF

REDUCTION = 12 SF



- LEGEND: APPROXIMATE PARCEL LINES, SETBACK LIMITS, EDGE OF PAVEMENT, EDGE OF GRAVEL, EXISTING WATER LINE, PROPOSED WATER LINE, EXISTING SEWER LINE, OVERHEAD WIRE, UNDERGROUND ELECTRIC, EXISTING SEWER MANHOLE, WATER METER PIT, WATER SHUTOFF, UTILITY POLE, IRON PIPE - IRON ROD, DECIDUOUS TREE

SITE NOTES:

- 1. THE PURPOSE OF THIS PROPOSED SITE PLAN IS TO SUPPLEMENT A ROUTE 1 USE PERMIT FILED WITH THE TOWN OF YORK FOR THE PROPOSED CHANGE OF USE ON TAX MAP 54 LOT 10-B ALSO KNOWN AS 441 US ROUTE 1, YORK, MAINE AND TO SHOW REDUCED SIZE OF FRAMED STRUCTURE AND NEW STORAGE BUILDING.
2. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED UPON REFERENCE PLAN 1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM FIELD DATA COLLECTED ON JUNE 24, 2014.
3. EXISTING USE: DISTILLERY - PRIMARY USE: MANUFACTURING - SECONDARY USE: RETAIL STORE & TASTING ROOM FOR SALE AND SAMPLING OF FOOD, MARKETING MERCHANDISE AND OTHER PRODUCTS MANUFACTURED ON-SITE.
4. NO CHANGES TO THE SITE ARE PROPOSED AS PART OF THIS PERMIT APPLICATION. THE EXISTING LIMITS OF PAVEMENT, GRAVEL, STRUCTURES, AND LOT COVERAGE SHALL REMAIN THE SAME. THE NUMBER OF PARKING SPACES SHALL ALSO REMAIN THE SAME.
5. THE EXISTING BUILDING IS PROPOSED TO BE RENOVATED AS PART OF THIS PROJECT. THIS WILL INCLUDE, BUT IS NOT LIMITED TO: FOUNDATION REPAIR, FIRE SAFETY IMPROVEMENTS, NEW CONCRETE FLOOR, AND REPLACEMENT OF THE WINDOWS AND DOORS.
6. PARKING SPACES: THE 8 EXISTING PARKING SPACES ARE TO REMAIN. THE NUMBER OF SPACES REQUIRED IS CALCULATED AS FOLLOWS:
2,800 SF INDUSTRIAL (MANUFACTURING) - 2 EMPLOYEES X 0.6 = 1.2 SPACES
500 SF RETAIL SPACE / 200 SF PER SPACE = 2.5 SPACES
500 SF TASTING AREA - 25 SEATS / 3 SEATS PER SPACE = 8.3 SPACES
TOTAL NUMBER OF SPACES REQUIRED = 12 SPACES
TOTAL NUMBER OF SPACES PROVIDED = 13 SPACES**
*EMPLOYEES FOR MANUFACTURING USE ALSO SUPPORT RETAIL AND TASTING AREA USE.
**AN ADDITIONAL 7 PARKING SPACES CAN BE ACCOMMODATED WITHIN THE LEASED AREA IF PROVEN TO BE NECESSARY.
7. PUBLIC SEWER SERVICE IS PROVIDED BY THE YORK SEWER DISTRICT. THE YORK SEWER DISTRICT WILL REQUIRE THE INSTALLATION OF A GREASE TRAP AND EXTERIOR SAMPLING ACCESS PORT. SIZE AND LOCATION OF GREASE TRAP AND ACCESS PORT TO BE COORDINATED WITH AND APPROVED BY THE YORK SEWER DISTRICT. OWNER MUST OBTAIN A CONNECTION PERMIT FROM THE YORK SEWER DISTRICT.
8. PUBLIC WATER SERVICE IS PROVIDED BY THE YORK WATER DISTRICT. AS PART OF THIS PROJECT, A NEW WATER SERVICE IS PROPOSED TO BE INSTALLED THAT WILL SUPPORT BOTH DOMESTIC AND FIRE PROTECTION USE. THIS WATER SERVICE WILL EXTEND FROM THE WATER MAIN LOCATED ON ROUTE 1 TO THE SUBJECT PARCEL AND BE LOCATED ENTIRELY ON THE SUBJECT PARCEL. THE EXISTING WATER SERVICE THAT EXTENDS ACROSS THE ABUTTING LOT (TAX MAP 54 LOT 10-Z) WILL BE DISCONNECTED AND ABANDONED IN PLACE. ALL WORK SHALL BE IN COMPLIANCE WITH THE YORK WATER DISTRICTS REQUIREMENTS, SPECIFICATIONS, AND DIRECTION. ALL TESTING, CHLORINATION POINTS, AND AIR RELEASES SHALL BE INSTALLED AS REQUIRED BY THE YORK WATER DISTRICT PRIOR TO CONSTRUCTION AND IN THE FIELD.
9. NO CHANGE TO THE EXISTING STORMWATER PATTERNS IS PROPOSED. THE STORMWATER FLOWS GENERATED FROM THE SITE WILL REMAIN THE SAME SINCE THERE ARE NO CHANGES TO THE SITE, IMPERVIOUS SURFACES, OR LOT COVERAGE. STORMWATER FROM THE SITE SHEET FLOWS ONTO THE SOUTHERN ABUTTING PROPERTIES. THERE ARE NO STREAMS, SWALES OR CULVERTS ON-SITE THAT COLLECT OR CONVEY STORMWATER. STORMWATER ORIGINATING FROM OFF-SITE PROPERTY IS LIMITED TO THE RUNOFF FROM ROUTE 1 THAT IS NOT COLLECTED BY THE CATCH BASIN AT THE DRIVEWAY APRON WITHIN THE RIGHT OF WAY.
10. NO EXCESSIVE NOISE SHALL BE GENERATED FROM THE SITE. ALL NOISE SHALL BE COMPLIANT WITH THE TOWN NOISE ORDINANCE.
11. NO DUST, FUMES, VAPORS OR GASES WILL BE EMITTED THAT COULD ENDANGER HUMAN HEALTH, ANIMALS, VEGETATION OR PROPERTY, OR WHICH COULD SOIL OR STAIN PERSONS OR PROPERTY.
12. FLAMMABLE LIQUIDS (DISTILLATE) WILL BE STORED IN BULK CONTAINERS ON-SITE WITHIN THE LISTED MAXIMUM ALLOWABLE QUANTITY (MAQ) AS REQUIRED AND IN COMPLIANCE WITH THE STATE FIRE MARSHALL'S OFFICE, WHICH IS THE PERMITTING AND REGULATORY AUTHORITY. NO OTHER FLAMMABLE OR EXPLOSIVE LIQUIDS, SOLIDS, OR GASES WILL BE STORED IN BULK ABOVE GROUND ON-SITE. THE PROPOSED USE SHALL MEET ALL RELEVANT FEDERAL AND STATE REGULATIONS.
13. NO OUTDOOR STORAGE OF FUEL, CHEMICALS OR INDUSTRIAL WASTES, AND POTENTIALLY HARMFUL RAW MATERIALS ARE TO BE STORED ON-SITE.
14. ADEQUATE FACILITIES TO COLLECT AND DISPOSE OF REFUSE AND RECYCLE SOLID WASTES ON A TIMELY BASIS AND IN AN ENVIRONMENTALLY FRIENDLY MANNER SHALL BE PROVIDED.
15. PROPOSED LOT COVERAGE WILL REMAIN THE SAME AS THE EXISTING LOT COVERAGE CALCULATED ON EXISTING CONDITIONS PLAN SHEET 1.
16. FIRE SAFETY REQUIREMENTS PER YORK FIRE DEPARTMENT.
A. PROVIDE SPRINKLER SYSTEM WITH FDC ON NORTHWEST CORNER OF BUILDING.
B. PROVIDE KNOX BOX.
C. PROVIDE FIRE ALARM & SECURITY SYSTEM WITH SMOKE DETECTORS & VIDEO CAMERAS.
D. PROVIDE EXIT SIGNS AND ABC FIRE EXTINGUISHERS NEAR ALL EXITS.
E. INTERIOR ROOMS ADDED DURING RENOVATION SHOULD BE SHEETROCKED TO LIMIT SPREAD OF FIRE AND CONTAMINANTS.
17. MODIFIED AND NEW BUILDING COMPONENTS, SUCH AS WINDOWS, DOORS, EAVES, AND PARAPETS, SHALL HAVE GOOD PROPORTIONS AND RELATIONSHIP TO ONE ANOTHER.

TOWN OF YORK STANDARD NOTES:

APPLICATION ACCEPTANCE. THE PLAN WAS INITIALLY ACCEPTED FOR REVIEW BY THE PLANNING BOARD ON JULY 10, 2014. THE REGULATIONS IN EFFECT AS OF THIS DATE SHALL APPLY. ZONING. THE PROPERTY IS LOCATED IN THE FOLLOWING BASE ZONES: ROUTE ONE -3. USE. SEE SITE NOTE 3. SUPPLEMENTAL PLANS. THE FOLLOWING ARE THE TITLES AND MOST RECENT DATES OF REVISION FOR EACH PAGE OF THE PLAN SET: SHEET 1 MARCH 2017

WAIVERS. THE PLANNING BOARD GRANTED THE FOLLOWING WAIVERS ON JULY 10, 2014:

Table with 3 columns: TOWN OF YORK SITE AND SUBDIVISION REGULATIONS, TOWN OF YORK ZONING ORDINANCE, and corresponding waiver details.

AMENDMENTS. EXCEPT AS NOTED FOR FIELD CHANGES, ANY AMENDMENT OF THIS PLAN SHALL REQUIRE PRIOR APPROVAL OF THE PLANNING BOARD. AMENDMENTS REQUIRE FORMAL APPLICATION TO THE BOARD.

FIELD CHANGES. DURING CONSTRUCTION, THE APPLICANT MAY PROPOSE FIELD CHANGES NECESSARY TO CORRECT MINOR CONSTRUCTION-RELATED ERRORS ON THE DESIGN PLANS OR TO ACCOUNT FOR UNEXPECTED SITE CONDITIONS. FIELD CHANGES SHALL BE PREPARED IN WRITING AND CERTIFIED BY THE APPLICANT'S PROFESSIONAL ENGINEER (WHERE APPROPRIATE), AND SHALL BE PRESENTED TO THE INSPECTION ENGINEER. FIELD CHANGES SHALL BE LIMITED TO CHANGES THAT DO NOT MATERIALLY ALTER THE VISUAL APPEARANCE OF THE PROJECT (SUCH AS BUT NOT LIMITED TO BUILDING DESIGN, LANDSCAPE DESIGN, OUTDOOR LIGHTING, ETC.) AND THAT DO NOT MATERIALLY ALTER THE APPROVED DESIGN OF THE PROJECT (SUCH AS BUT NOT LIMITED TO LAYOUT, TRAFFIC CIRCULATION, STORMWATER DRAINAGE, ETC.). THE INSPECTION ENGINEER MAY ACCEPT A FIELD CHANGE AS COMPLYING WITH PROFESSIONAL ENGINEERING STANDARDS, AND THE APPLICANT MAY PROCEED AT THEIR OWN RISK WITH CONSTRUCTION BASED ON THE FIELD CHANGE. ANY FIELD CHANGE ACCEPTED BY THE INSPECTION ENGINEER SHALL BE FORWARDED TO THE PLANNING BOARD, WHICH SHALL HAVE THE AUTHORITY TO APPROVE OR DENY THE FIELD CHANGE. THE BOARD SHALL CONSIDER THE FIELD CHANGE DURING "OTHER BUSINESS" AT ITS NEXT MEETING, AND SHALL EITHER ACCEPT OR REJECT IT. CONSTRUCTION MUST COMPLY WITH THE DECISION OF THE BOARD. WORK BASED ON A FIELD CHANGE THAT IS DENIED SHALL BE REMOVED.

EASEMENTS. NO NEW EASEMENTS HAVE BEEN ESTABLISHED. SEE EASEMENT NOTES ON SHEET 1 FOR A LIST OF EXISTING EASEMENTS.

BLASTING. BLASTING SHALL BE PERFORMED BY A MAINE LICENSED BLASTING CONTRACTOR IN ACCORDANCE WITH APPLICABLE STATE REQUIREMENTS. BLASTING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE TOWN NOISE ORDINANCE. A MINIMUM OF THREE DAYS PRIOR TO BLASTING, THE POLICE DEPARTMENT, FIRE DEPARTMENT AND ALL ABUTTERS TO THIS PROJECT SHALL BE NOTIFIED.

TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

CONSTRUCTION DEBRIS. NO CONSTRUCTION OR DEMOLITION DEBRIS, STUMPS, OR OTHER WASTES GENERATED DURING SITE WORK OR BUILDING CONSTRUCTION SHALL BE DISPOSED OF ON-SITE.

EXPIRATION OF APPROVAL. PER SITE PLAN & SUBDIVISION REGULATION §5.5, THIS APPROVAL SHALL EXPIRE AFTER THREE YEARS IF THE DEVELOPER HAS NOT COMMENCED SUBSTANTIAL CONSTRUCTION OF REQUIRED IMPROVEMENTS. GRADING AND EARTHMOVING ALONE SHALL NOT CONSTITUTE SUBSTANTIAL CONSTRUCTION. SUBSTANTIAL CONSTRUCTION SHALL NOT BE DEEMED TO HAVE TAKEN PLACE UNTIL THE APPLICANT HAS CONSTRUCTED IMPROVEMENTS THAT USE 25% OF THE MATERIALS NEEDED FOR REQUIRED PUBLIC IMPROVEMENTS. IN THE EVENT THE APPROVAL EXPIRES, THE PLANNING BOARD SHALL PLACE A NOTICE IN THE REGISTRY OF DEEDS TO THAT EFFECT.

PRE CONSTRUCTION MEETING. NO CONSTRUCTION SHALL COMMENCE UNTIL A PRE CONSTRUCTION MEETING IS HELD BETWEEN TOWN STAFF, THE TOWN'S INSPECTION ENGINEER, THE YORK SEWER DISTRICT, THE YORK WATER DISTRICT, THE DEVELOPER, REPRESENTATIVES OF EACH DESIGN PROFESSIONAL WHO CERTIFIED ANY OF THE PLANS, AND THE CONTRACTOR. PRIOR TO SCHEDULING THIS MEETING, THE APPLICANT SHALL: PROVIDE TO THE TOWN FOUR PLAN SETS, AS APPROVED AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS; PROVIDE EVIDENCE THAT ANY TREES TO BE PROTECTED ON THE SITE HAVE BEEN MARKED BY THE LANDSCAPE ARCHITECT; AND SHALL HAVE PAID THE PERFORMANCE GUARANTEE AND INSPECTION FEE.

BUILDING PERMITS. BUILDING PERMITS SHALL BE ISSUED IN ACCORDANCE WITH THE FOLLOWING: A. NO PERMIT SHALL BE ISSUED UNTIL A PROJECT PRE-CONSTRUCTION MEETING HAS OCCURRED. B. BUILDING PERMITS SHALL BE ISSUED SUBJECT TO THE TOWN'S STANDARD EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. C. NO PERMIT SHALL BE ISSUED UNTIL THE SURVEYOR PROVIDES A CERTIFICATE OF MONUMENT INSTALLATION VERIFYING THAT ALL SURVEY MONUMENTATION SHOWN ON THE PLAN HAS BEEN INSTALLED. D. NO PERMIT SHALL BE ISSUED UNTIL THE APPLICANT PROVIDES DOCUMENTATION OF THE COMMITMENT FROM A FINANCIAL INSTITUTION TO PROVIDE FUNDS TO COMPLETE THE PROJECT.

ARCHEOLOGICAL FINDINGS. IF, DURING EXCAVATIONS, ANY ARCHEOLOGICAL FINDINGS ARE UNCOVERED, ALL WORK SHALL STOP AND THE STATE ARCHEOLOGIST BE CONSULTED, AND MAY COMMENCE AGAIN ONLY AFTER CONSERVATION OF THE RESOURCES IS ADDRESSED TO THE SATISFACTION OF THE STATE ARCHEOLOGIST.

SIGNED PLANS. A COPY OF THE SIGNED PLANS WILL BE KEPT ON-SITE UNTIL AN OCCUPANCY PERMIT IS ISSUED/ROAD WORK IS COMPLETED.

HOURS OF OPERATION. 7AM TO 11PM

EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND SHIELDED TO PREVENT GLARE ON NEARBY LOTS AND STREETS.

Table with columns: NO., DATE, REVISION, DRAWN, DESIGNED, CHECKED, APPROVED.

WOODS FAMILY INC. CONSULTING ENGINEERS logo and contact information.

Professional Engineer seal for Richard Lundborn, No. 19831, State of Maine.

WOODS FAMILY INC. 21 RAILROAD AVENUE YORK, MAINE 03909

ROUTE 1 USE PERMIT PROPOSED SITE PLAN FOR TAX MAP 54 LOT 10-B 441 U.S. ROUTE 1 YORK, MAINE 03909

Table with columns: SCALE, JOB NO., DATE, DWG.