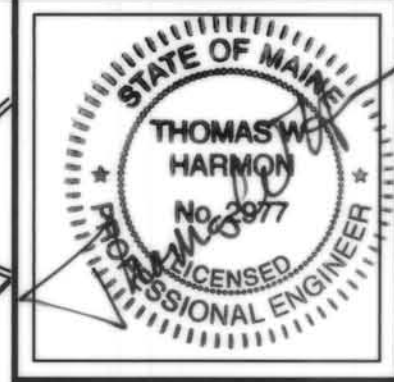
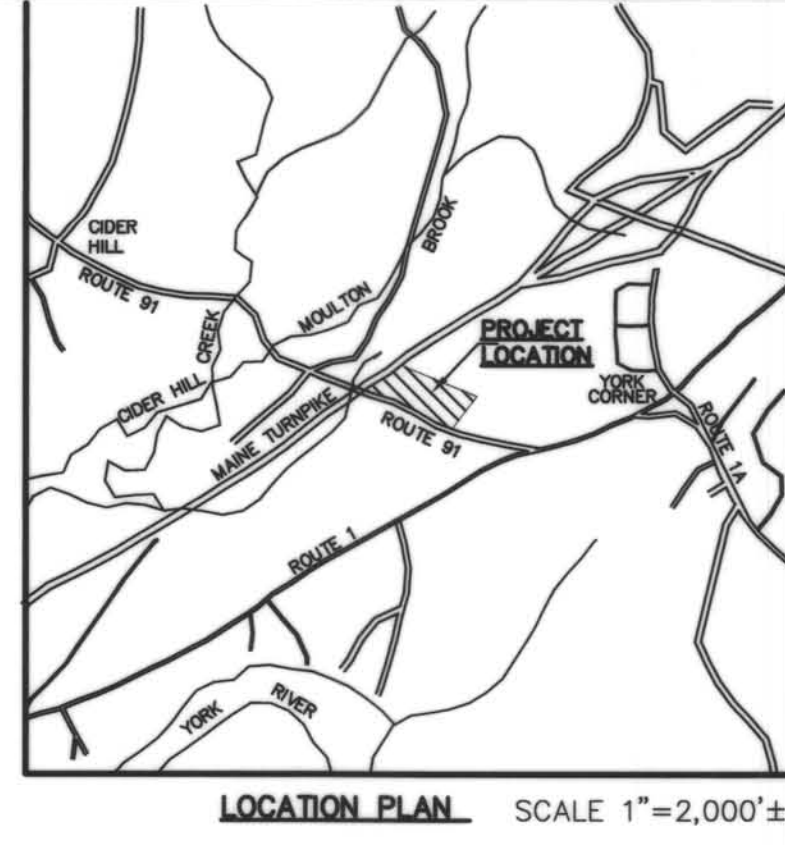


- LEGEND**
- TEST PIT
  - IRON PIN TO BE SET
  - U-POLE
  - ▭ EDGE OF WET AREA
  - ▭ WETLAND
  - ▭ PROPOSED OVERHEAD WIRES
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - MONUMENT FOUND
  - EXISTING CONTOUR
  - ★ LIGHTING
  - UNDERGROUND ELEC.
  - OVERHEAD WIRES
  - HYDRANT
  - EXISTING WATER
  - ⊗ WATER VALVE



**CIVIL CONSULTANTS**  
 Engineers  
 Planners  
 Surveyors  
 P.O. Box 100  
 South Berwick  
 Maine  
 03908  
 207-384-2550  
 civcon@civcon.com

**GENERAL NOTES:**

1. DESCRIPTION OF PROJECT:
  - A) APPLICANT PLANS TO ADD 2 OVERHEAD DOORS AND CONSTRUCT A 20' WIDE RAMP.
  - B) APPLICANT PLANS TO CLEAR AND SEED AN AREA IN THE NORTHWEST CORNER OF THE SITE.
  - C) APPLICANT PLANS TO DEFINE THE LIST OF PERMITTED TENANTS/USES.
2. LIST OF POSSIBLE USES:
  1. SERVICE BUSINESS
  2. PLUMBING, ELECTRICAL OR CARPENTRY SHOP, OR SIMILAR SERVICE OR REPAIR SHOP
  3. BUSINESS, FINANCIAL OR PROFESSIONAL OFFICE
  4. PRINTING, BINDING, PUBLISHING AND RELATED ARTS AND TRADES
  5. MACHINE SHOP, ASSEMBLY, PACKAGING, WOOD FABRICATION OR MANUFACTURING
  6. WAREHOUSE OR DISTRIBUTION FACILITY
  7. WHOLESALE BUSINESS
  8. ANY OTHER USE APPROVED BY THE PLANNING BOARD.
3. ALL USES LISTED IN NOTE 2 AND ALL OTHER ALLOWED USES SHALL REQUIRE TOWN OF YORK CODE ENFORCEMENT OFFICER AND FIRE CHIEF APPROVAL TO ENSURE COMPLIANCE WITH TOWN OF YORK PARKING AND OTHER CODE REQUIREMENTS.
4. ALL PRIOR TERMS AND CONDITIONS OF APPROVAL SHALL APPLY, EXCEPT AS REVISED BY THIS AMENDMENT.
5. ANY AMENDMENT OF THIS PLAN SHALL REQUIRE TOWN OF YORK PLANNING BOARD APPROVAL.

**TYPICAL EROSION AND SEDIMENTATION CONTROL MEASURES:**

DISTURBED SOIL SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH, FABRIC EROSION CONTROL BLANKETS, OR COMPARABLE MEASURES.

HAY OR STRAW MULCH, WHERE USED, SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).

IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR SUITABLE METHOD AND BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.

IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, STEPS SHALL BE TAKEN WHERE NECESSARY, TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHENEVER NECESSARY DUE TO SEDIMENTATION.

MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES.

PERMANENT REVEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.

LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:  
 GROUND LIME: 25 LBS. / 1000 SF  
 FERTILIZER: 10-10-10 OR EQUIVALENT: 30 LBS. / 1000 SF

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

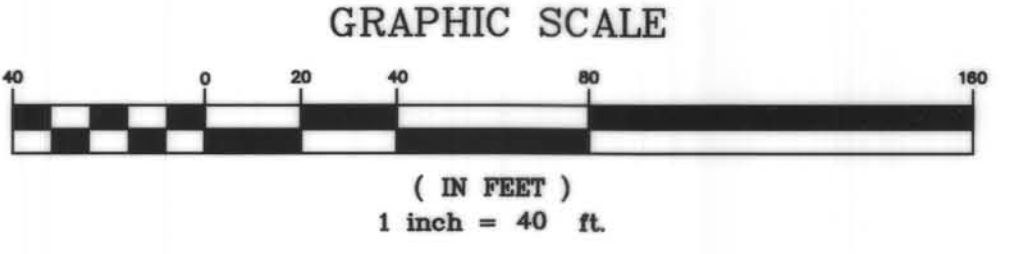
**SEEDING MIXTURE AND SCHEDULE:**

SPREAD TOPSOIL UNIFORMLY 4" DEEP OVER AREAS TO BE PLANTED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:  
 KENTUCKY BLUEGRASS 30%  
 CREeping RED FESCUE 30%  
 PERENNIAL RYEGRASS 20%

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP FOUR (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED, ON FLAT AREAS AND NOT EXPOSED TO WIND. THIS MULCH WILL BE ANCHORED BY NETTING DOWN IN OTHER AREAS. JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 16 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1, AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS. THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

TOP SOIL STOCK PILE TO BE TEMPORARILY SEEDED & MULCHED AT THE FOLLOWING RATE:  
 SEED - ANNUAL RYEGRASS @ 2 LB./1000 SF  
 MULCH - HAY @ 200 LB./1000 SF



STATE OF MAINE  
 YORK COUNTY ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ h., \_\_\_\_\_ m., \_\_\_\_\_ AM, AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER

**PLAN APPROVED**  
**YORK PLANNING BOARD**  
*Thomas W. Harmon*  
*James E. Stone*  
*Darice Minor*  
*Thomas W. Harmon*  
 Sept 27, 07 DATE

- REFERENCE PLANS:**
1. A PLAN BY CIVIL CONSULTANTS ENTITLED; "SITE PLAN, CORMIER TEXTILE PRODUCTS, INC., ROUTE 91, YORK, MAINE". DATED: 25 AUG 1997 AND AS APPROVED BY THE YORK PLANNING BOARD ON 16 APRIL 1998.
  2. PLAN OF BOUNDARY SURVEY TITLED "PLAN PREPARED FOR PATRICK R. ROCHELEAU & CORMIER TEXTILE CORP., ROUTE 91 YORK, MAINE". DATED: DECEMBER 1996

- NOTES:**
1. ASSESSOR'S INFORMATION: TOWN OF YORK ASSESSOR'S MAP #11 LOT #23
  2. RECORD OWNER: DPW REALTY, LLC 132 WESTERN POINT ROAD YORK, MAINE 03908
  3. DEED REFERENCE: Y.C.R.D. XXXX/XXXX
  4. ZONING INFORMATION: ROUTE 1 - ZONE 3
- MINIMUM LOT SIZE: 2 ACRES  
 MINIMUM FRONTAGE: 200'  
 SETBACKS:  
 FRONT YARD: 50'  
 SIDE/REAR YARD: 30'  
 MAXIMUM BUILDING HEIGHT: 35'  
 MAXIMUM LOT COVERAGE: 75%
5. LOCUS PARCEL CONTAINS 4.44 ACRES ±  
 6. EXISTING LOT COVERAGE - 32.5%  
 7. PROPOSED LOT COVERAGE - 32.6%

NO.	REVISIONS	INT.	DATE

**WEBBER COMMERCIAL PROPERTY**  
**SITE & BUILDING MODIFICATIONS**  
**ROUTE 91**  
**YORK, MAINE**  
 PREPARED FOR:  
**DPW REALTY, LLC**  
 MAILING ADDRESS: 132 WESTERN POINT ROAD, YORK, MAINE

**CIVIL CONSULTANTS**  
 DRAWN GDC CALC. GDC  
 DATE 26 SEPTEMBER, 2007  
 CHECKED  
 APPROVED  
 SCALE 1" = 40'  
 SHEET TITLE:  
 • FINAL SITE PLAN  
 SHEET NUMBER:  
**S1**  
 SHEET NO  
 PROJECT #07-665.00