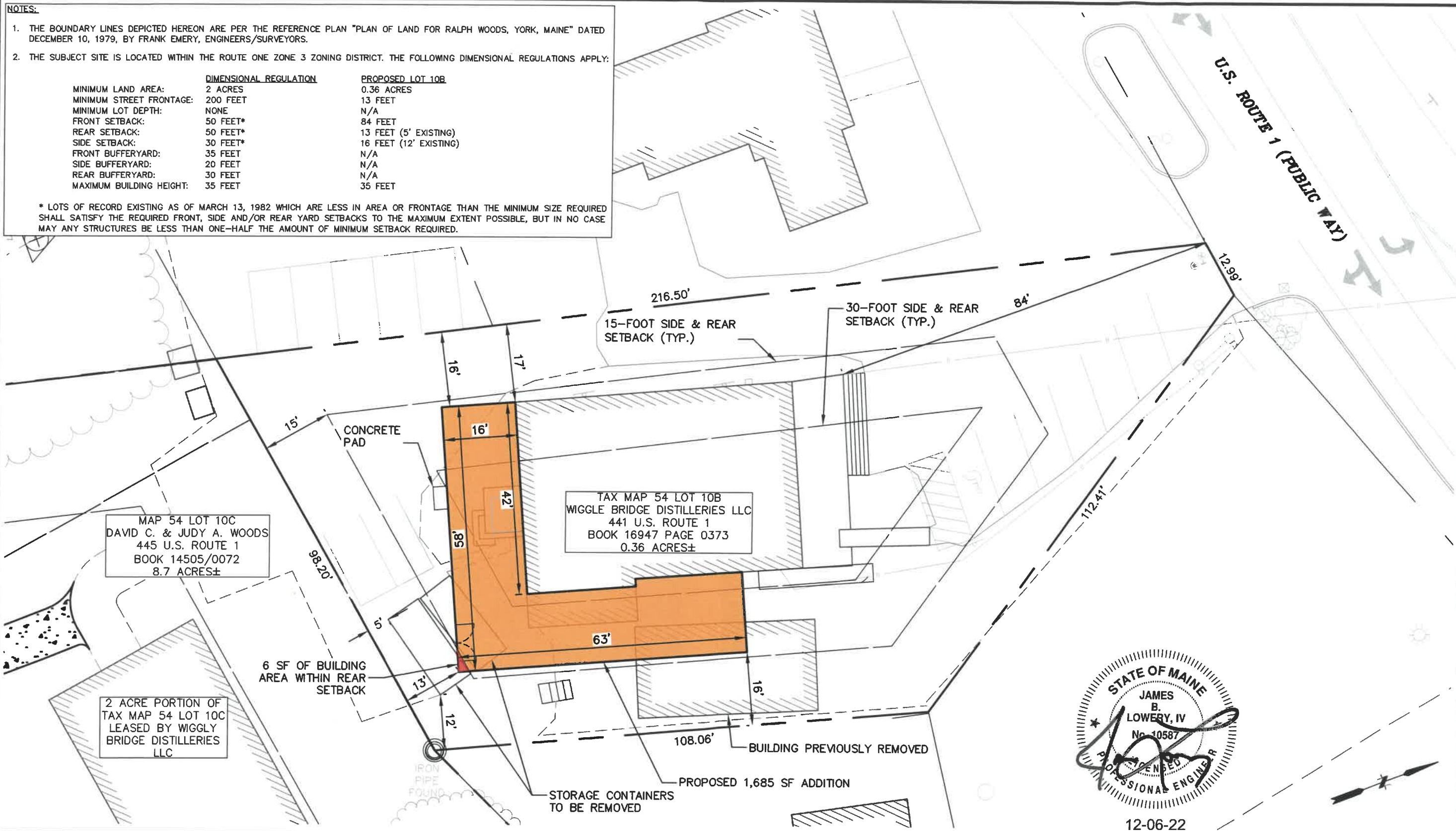


NOTES:

1. THE BOUNDARY LINES DEPICTED HEREON ARE PER THE REFERENCE PLAN "PLAN OF LAND FOR RALPH WOODS, YORK, MAINE" DATED DECEMBER 10, 1979, BY FRANK EMERY, ENGINEERS/SURVEYORS.
2. THE SUBJECT SITE IS LOCATED WITHIN THE ROUTE ONE ZONE 3 ZONING DISTRICT. THE FOLLOWING DIMENSIONAL REGULATIONS APPLY:

	DIMENSIONAL REGULATION	PROPOSED LOT 10B
MINIMUM LAND AREA:	2 ACRES	0.36 ACRES
MINIMUM STREET FRONTAGE:	200 FEET	13 FEET
MINIMUM LOT DEPTH:	NONE	N/A
FRONT SETBACK:	50 FEET*	84 FEET
REAR SETBACK:	50 FEET*	13 FEET (5' EXISTING)
SIDE SETBACK:	30 FEET*	16 FEET (12' EXISTING)
FRONT BUFFERYARD:	35 FEET	N/A
SIDE BUFFERYARD:	20 FEET	N/A
REAR BUFFERYARD:	30 FEET	N/A
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET

* LOTS OF RECORD EXISTING AS OF MARCH 13, 1982 WHICH ARE LESS IN AREA OR FRONTAGE THAN THE MINIMUM SIZE REQUIRED SHALL SATISFY THE REQUIRED FRONT, SIDE AND/OR REAR YARD SETBACKS TO THE MAXIMUM EXTENT POSSIBLE, BUT IN NO CASE MAY ANY STRUCTURES BE LESS THAN ONE-HALF THE AMOUNT OF MINIMUM SETBACK REQUIRED.



STATE OF MAINE
 JAMES B. LOWERY, IV
 No. 10587
 LICENSED PROFESSIONAL ENGINEER
 12-06-22

File: J:\DWG\2021\10083\VA101C\101C\101C.dwg Layer: SITE PLAN (10B ONLY) Plotter: 2022-12-06 12:11 PM Saved: 2022-12-06 11:45 AM User: mbarvares
 PCS: DWG TO PDF.PC3 STBICTB: FO.STB
 LAYER STATE:

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	12/8/2022	SUBMITTED TO ZONING BOARD OF APPEALS	MRT	JL
3.	9/28/2022	REVISIONS PURSUANT TO PEER REVIEW COMMENTS	JVA	JL
2.	7/27/2022	SUBMITTED FOR TOWN SITE PLAN REVIEW	MRT	JL
1.	4/5/2022	NEW BARREL STORAGE BUILDING	JVA	RRL

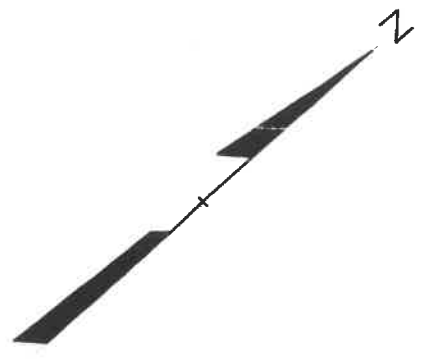
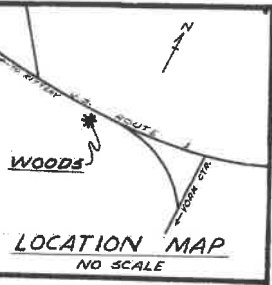
SCALE:
 HORZ.: 1" = 20'
 VERT.:
 DATUM:
 HORZ.: NAD 83
 VERT.: NAVD 88

GRAPHIC SCALE

FUSS & O'NEILL
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04303
 207.363.0669
 www.fandoc.com

WOODS FAMILY, INC.
 SITE PLAN EXHIBIT
 WIGGLY BRIDGE DISTILLERY
 YORK
 MAINE

PROJ. No.: 20210083.A10
 DATE: DECEMBER 6, 2022
CS-101



LEO J. BLAISDELL
BK. 1873-PG. 456

CREATIVE ENERGY, INC.
PLAN BK. 91-PG. 12

N/H HARDY
PLAN BK. 91-PG. 12

HAZEL B. HARDY

RALPH WOODS
BK. 2304-PG. 33
7,247 SQ. FT.

RALPH WOODS
BK. 1458-PG. 306
11,838 SQ. FT.

HENRY RUCH

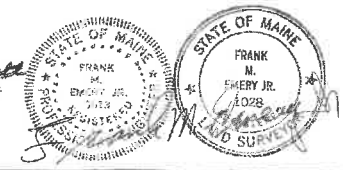
PERKINS
528.44'
N 27°-22'-05" E

HARDY

535.08'
N 43°-25'-51" E

HARDY
TO
WOODS
8.72 ACRES

3 10 103 P 23
Philip Deschamps



PLAN OF LAND
FOR
RALPH WOODS
YORK, MAINE
FRANK EMERY ENGINEERS/SURVEYORS
DATE: DEC. 10, 1979 SCALE: 1 IN. = 40 FT.
DRAWN BY: S.K.F. DRAWING NO: 66073