

**NOTES:**

- PLANNIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS JULY 7-19, 2017.
- 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 CORP STATIONS GUNSTOCKMNH2008 CORP APP (P776), CORHAM CORP APP (MECO) AND NHDOT CONCORD CORP APP (MHC). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000020790 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
- ASSESSOR'S INFORMATION: MAP 25 LOTS 201, 202, 203, 204, 220, 221, 222, 223 (TOWN OF YORK ASSESSOR'S MAP 139 LOTS 429, 431, 433, 435, 463, 465, 467, 469)
- RECORD OWNERS AND DEED REFERENCES:  
 LOT 201 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 17485/799  
 LOT 202 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 17485/799  
 LOT 203 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 18026/88  
 LOT 204 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 17486/42  
 LOT 220 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 18026/86  
 LOT 221 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 17486/42  
 LOT 222 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 18026/86  
 LOT 223 - 229 NUBBLE ROAD, LLC - Y.C.R.D. 17403/473
- 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 DGS&F AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE LOCUS PARCEL IS LOCATED IN "ZONE X", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF YORK, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230159 0026 B, EFFECTIVE DATE JUNE 17, 2002. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

**NOTES (CONTINUED):**

- THE LOCUS PROPERTY IS IN THE RES-5 (RESIDENTIAL 5) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LAND AREA (WITH YEAR-ROUND PUBLIC WATER AND SEWER)=12,000 SQUARE FEET, MINIMUM STREET FRONTAGE=100', MINIMUM LOT DEPTH=NONE, MINIMUM FRONT YARD SETBACK=20', MINIMUM REAR YARD SETBACK=12', MINIMUM SIDE YARD SETBACK=12', MAXIMUM COVERAGE (IMPERVIOUS SURFACE RATIO)=30%, MAXIMUM BUILDING AND STRUCTURE HEIGHT=35'. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF YORK ZONING ORDINANCE.
- SPRING STREET IS A PRIVATE ROAD WITH A 30' WIDE RIGHT-OF-WAY (SEE REFERENCE PLANS 1 AND 2).
- TAX MAP 139 - LOTS 429, 431, 433 AND 435 (LOTS 302-307 ON REFERENCE PLAN 1) ARE BENEFITED BY THE RIGHT TO PASS AND REPASS, ON FOOT AND WITH VEHICLES, IN THE SEVERAL WAYS SHOWN ON SAID PLAN, FOR PURPOSES OF ACCESS TO AND FROM THE LOTS TO AND FROM THE PUBLIC HIGHWAY. THESE LOTS MAY ALSO BE SUBJECT TO THE RESTRICTION "THAT NO HOUSE-TRAILER OF ANY KIND SHALL BE KEPT, PLACED OR MAINTAINED UPON ANY PART OF THE PREMISES HEREBY CONVEYED". SEE Y.C.R.D. 1607/79, 1572/467, 1715/429, 1566/197 AND 1475/497.
- THE NORTHERLY PORTION OF TAX MAP 139, LOT 467 (LOT 112 ON REFERENCE PLAN 1) MAY BE SUBJECT TO THE RESTRICTION "THAT NO HOUSE-TRAILER OF ANY KIND SHALL BE KEPT, PLACED OR MAINTAINED UPON ANY PART OF THE PREMISES HEREBY CONVEYED". SEE Y.C.R.D. 1594/336.

**PARKING CALCULATIONS:**

NUMBER OF RESTAURANT SEATS = 84  
 NUMBER OF EMPLOYEES = 8  
 NUMBER OF HOTEL UNITS = 23

PER YORK ZONING ORDINANCE SECTION 15.1.1.2, RESTAURANTS SHALL PROVIDE 1 PARKING SPACE FOR EVERY 3 SEATS, 1 PARKING SPACE PER EMPLOYEE, AND 1.25 PARKING SPACES PER HOTEL UNIT.

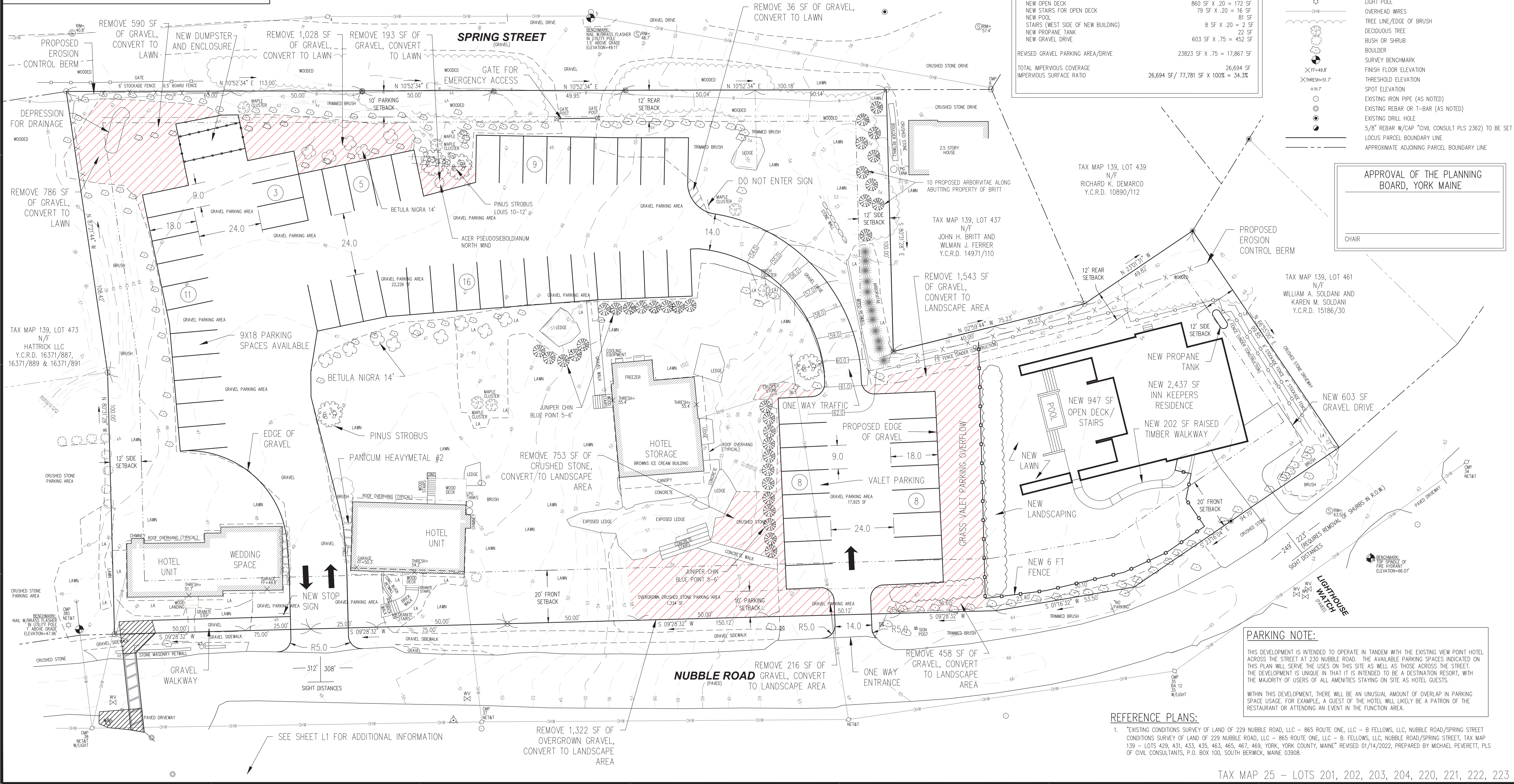
NUMBER OF PARKING SPACES REQUIRED = (84/3) + 8 + 23(1.25) = 65  
 NUMBER OF PARKING SPACES PROVIDED:  
 WEST LOT = 60  
 EAST LOT = 14 (INCLUDES 3 ADA ACCESSIBLE SPACES)  
 TOTAL PROVIDED = 74 > 65

**PROPOSED IMPERVIOUS COVERAGE INFO**

EXISTING COVERAGE	77,781 SF
TOTAL LOT AREA	5,443 SF
TOTAL EXISTING BUILDING AREAS W/OVERHANG	1,483 SF
GRANITE STEP	5 SF
CONCRETE	4 SF
WOOD LANDING	10 SF X .20 = 2 SF
GRAVEL WALKWAY	13 SF X .75 = 10 SF
GRAVEL PARKING AREA	135 SF X .75 = 101 SF
2 STORY HOUSE W/OVERHANG	1,280 SF
WOOD DECK (EAST)	29 SF X .20 = 6 SF
GRANITE STAIRS (EAST)	27 SF
BRICK WALK (EAST)	62 SF
CONCRETE BLOCK RET. WALL (EAST)	7 SF
WOOD DECK (WEST)	99 SF X .20 = 20 SF
WOOD STAIRS (WEST)	27 SF X .20 = 5 SF
CONCRETE (WEST)	5 SF
LPG TANKS (WEST)	10 SF
CONCRETE (SOUTH)	4 SF
GRAVEL PARKING AREA	272 SF X .75 = 204 SF
1 STORY BUILDING W/OVERHANG (NORTH)	1,562 SF
COOLING EQUIPMENT (WEST)	3 SF
GRAVEL WALK (WEST)	148 SF X .75 = 111 SF
WOOD STAIRS (SOUTH)	36 SF X .20 = 7 SF
CONCRETE (EAST)	254 SF
CONCRETE STAIRS (EAST)	115 SF
CONCRETE WALK (EAST)	30 SF
WOOD RETAINING WALL (ALONG GRAVEL DRIVE)	30 SF
PROPOSED COVERAGE	2,437 SF
NEW BUILDING	202 SF
NEW TIMBER WALKWAY	860 SF X .20 = 172 SF
NEW OPEN DECK	79 SF X .20 = 16 SF
NEW STAIRS FOR OPEN DECK	81 SF
NEW POOL	8 SF X .20 = 2 SF
STAIRS (WEST SIDE OF NEW BUILDING)	603 SF X .75 = 452 SF
NEW PROPANE TANK	
NEW GRAVEL DRIVE	23823 SF X .75 = 17,867 SF
REVISED GRAVEL PARKING AREA/DRIVE	26,694 SF
TOTAL IMPERVIOUS COVERAGE	26,694 SF
IMPERVIOUS SURFACE RATIO	26,694 SF / 77,781 SF X 100% = 34.3%

**LEGEND:**

CONC.	CONCRETE
LA	LANDSCAPED AREA
LPG	LIQUEFIED PETROLEUM GAS
N/F	NOW OR FORMERLY
RETWALL	RETAINING WALL
S.F.	SQUARE FEET
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
⊙	SANITARY SEWER MANHOLE
⊕	FIRE HYDRANT
⊖	WATER SHUT OFF
⊗	WATER VALVE
⊘	2.5" PLASTIC SEASONAL WATER LINE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	OVERHEAD WIRES
⊙	TREE LINE/EDGE OF BRUSH
⊙	DECIDUOUS TREE
⊙	BUSH OR SHRUB
⊙	BOULDER
⊙	SURVEY BENCHMARK
⊙	FINISH FLOOR ELEVATION
⊙	THRESHOLD ELEVATION
⊙	SPOT ELEVATION
⊙	EXISTING IRON PIPE (AS NOTED)
⊙	EXISTING REBAR OR T-BAR (AS NOTED)
⊙	EXISTING DRILL HOLE
⊙	5/8" REBAR W/CAP *CIVIL CONSULT PLS 2362) TO BE SET
⊙	LOCUS PARCEL BOUNDARY LINE
⊙	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE



APPROVAL OF THE PLANNING BOARD, YORK MAINE

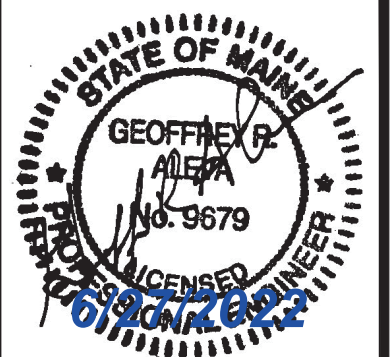
**PARKING NOTE:**

THIS DEVELOPMENT IS INTENDED TO OPERATE IN TANDEM WITH THE EXISTING VIEW POINT HOTEL ACROSS THE STREET AT 230 NUBBLE ROAD. THE AVAILABLE PARKING SPACES INDICATED ON THIS PLAN WILL SERVE THE USES ON THIS SITE AS WELL AS THOSE ACROSS THE STREET. THE DEVELOPMENT IS UNIQUE IN THAT IT IS INTENDED TO BE A DESTINATION RESTAURANT, WITH THE MAJORITY OF USERS OF ALL AMENITIES STAYING ON SITE AS HOTEL GUESTS.

WITHIN THIS DEVELOPMENT, THERE WILL BE AN UNUSUAL AMOUNT OF OVERLAP IN PARKING SPACE USAGE. FOR EXAMPLE, A GUEST OF THE HOTEL WILL LIKELY BE A PATRON OF THE RESTAURANT OR ATTENDING AN EVENT IN THE FUNCTION AREA.

**REFERENCE PLANS:**

- EXISTING CONDITIONS SURVEY OF LAND OF 229 NUBBLE ROAD, LLC - 865 ROUTE ONE, LLC - B FELLOWS, LLC, NUBBLE ROAD/SPRING STREET CONDITIONS SURVEY OF LAND OF 229 NUBBLE ROAD, LLC - 865 ROUTE ONE, LLC - B FELLOWS, LLC, NUBBLE ROAD/SPRING STREET, TAX MAP 139 - LOTS 429, 431, 433, 435, 463, 465, 467, 469, YORK COUNTY, MAINE REVISED 01/14/2022, PREPARED BY MICHAEL PEVERTER, PLS OF CIVIL CONSULTANTS, P.O. BOX 100, SOUTH BERWICK, MAINE 03908.



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NO.	REVISIONS	DATE
1	REVISED PER REVIEWER COMMENTS	6/27/22
2	REVISED LOT COVERAGE VALUES	5/9/22

RECORD OWNERS:  
 229 NUBBLE ROAD, LLC  
 865 ROUTE ONE, LLC  
 B. FELLOWS, LLC  
 ADDRESS: 700  
 YORK BEACH, ME 03910

**SITE PLAN AMENDMENT PLAN - VIEWPOINT HOTEL**  
 229 NUBBLE ROAD, LLC  
 NUBBLE ROAD/SPRING STREET  
 TAX MAP 25 - LOT 193A  
 YORK, YORK COUNTY, MAINE

PREPARED FOR:  
 C/J HOSPITALITY GROUP  
 CLIENT ADDRESS:  
 P.O. BOX 700, YORK BEACH, ME 03910

DATE: 6/27/22  
 DRAWN BY: DRC/GRA  
 CHECKED BY: GRA  
 APPROVED BY: GRA

AMENDED SITE PLAN - 35% WEST SIDE

PROJECT NO: 1715803

**L1-Wb**

SHEET: 12 OF 12