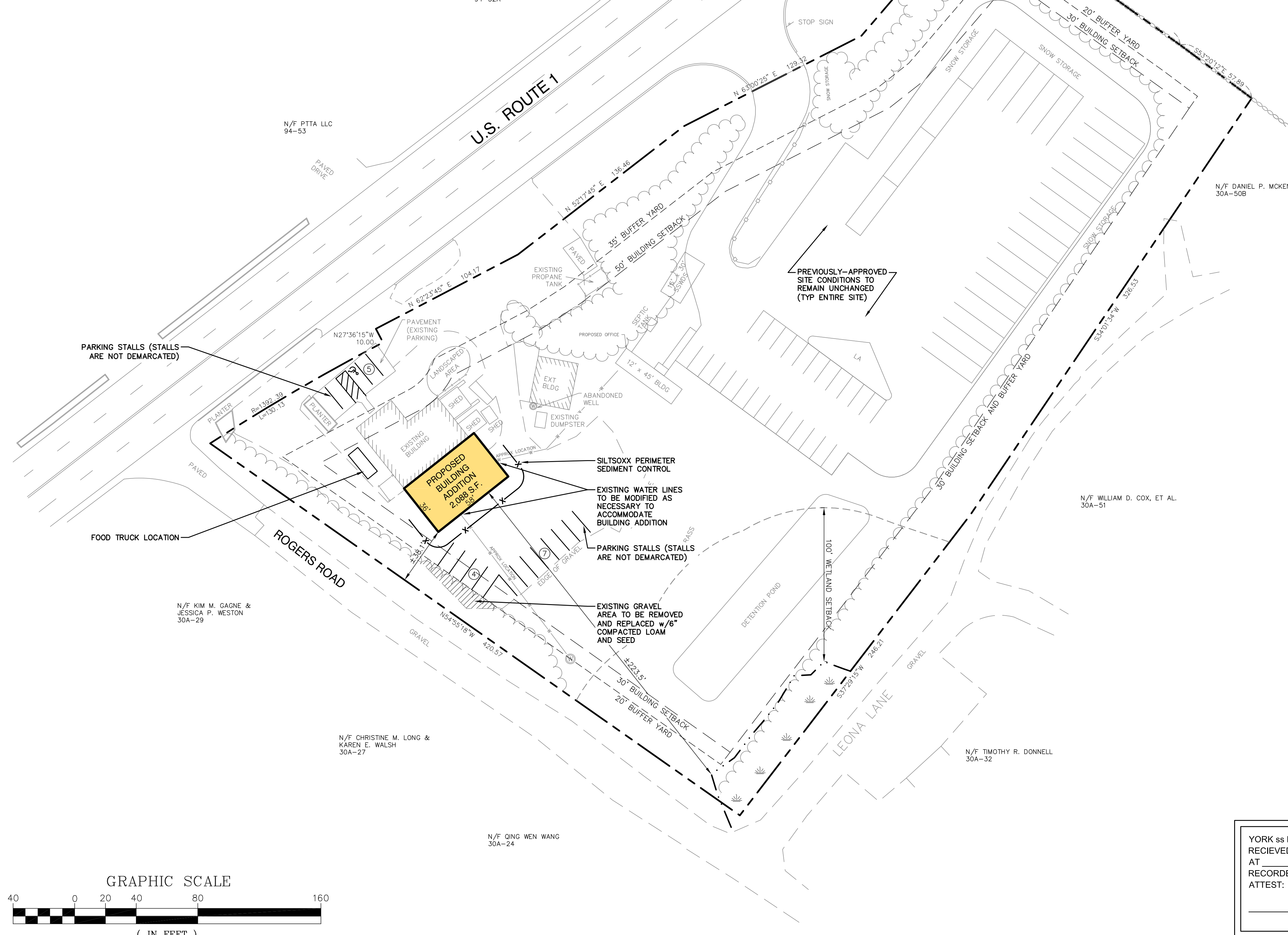


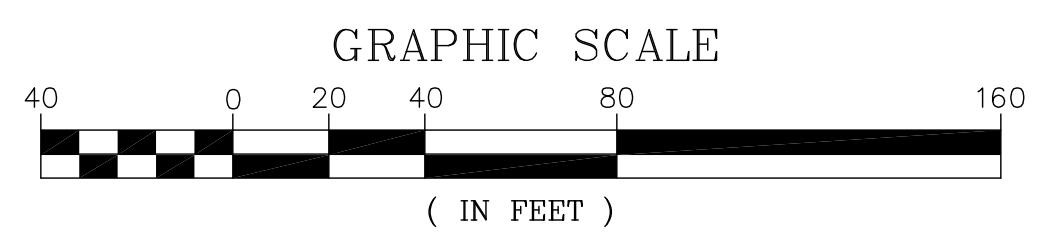
- NOTES:**
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
  2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS FOR NON-SYNTHETIC SEDIMENT BARRIERS.
  3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
  4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

**TUBULAR SEDIMENT BARRIER NOT TO SCALE**



**SITE NOTES**

1. DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE MODIFICATION OF AN PREVIOUSLY-APPROVED SITE PLAN TO INCLUDE A 2,088 SF ADDITION TO AN EXISTING COMMERCIAL BUILDING.
2. LOT AREA: 179,162 S.F. (±4.11 AC.)
3. ZONE: ROUTE 1 - 4
4. DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA: 87,120 S.F. (2 ACRES)  
 MIN. STREET FRONTAGE: 200'  
 FRONT SETBACK: 50'  
 SIDE SETBACK: 30'  
 REAR SETBACK: 30'  
 MAX. BUILDING HEIGHT: 35'  
 MAX. LOT COVERAGE: 60% (55.96% EXISTING AND PROPOSED)
5. THE EXISTING FACILITY WAS ORIGINALLY CONSTRUCTED IN 1969. PER SECTION 6.3.9.3 OF THE YORK ZONING ORDINANCE, STRICT COMPLIANCE WITH THE BUFFERYARD REQUIREMENTS IS REQUIRED ONLY TO THE GREATEST EXTENT PRACTICABLE. NO NEW BUFFERYARD ENCROACHMENTS ARE PROPOSED AS PART OF THIS SITE PLAN AMENDMENT.
6. NET DEVELOPABLE ACREAGE CALCULATION (USING INFO FROM ATTAR PLANS):  
 TOTAL LOT AREA: 179,162 S.F.  
 50% OF POORLY DRAINED SOILS (9,849 S.F./2): 4,925 S.F.  
 50% OF SLOPES >33% (3,331 S.F./2): 1,665 S.F.  
 DEVELOPABLE ACREAGE: 172,572 S.F. (±3.96 AC.)
7. ALL SITE CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF YORK & MDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
8. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
11. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
12. NO NEW SIGNAGE IS PROPOSED AS A PART OF THIS SITE PLAN AMENDMENT.
13. WITH THE EXCEPTION OF THOSE THAT ARE TO BE IMPACTED BY THE BUILDING ADDITION, EXISTING LIGHTING FIXTURES ARE TO REMAIN. ALL NEW LIGHTING SHALL BE WELL-MOUNTED FULL CUT OFF LED FIXTURES COMPLIANT WITH SECTION 6.3.6 AND ARTICLE 10-H OF THE YORK ZONING ORDINANCE.
14. ASIDE FROM ADJUSTING EXISTING PRIVATE WATER LINES TO ACCOMMODATE THE BUILDING ADDITION, NO MODIFICATIONS TO EXTERIOR SITE UTILITIES ARE ANTICIPATED AS PART OF THIS PROJECT.
15. THE BASE PLAN USED HERE IS BASED ON "SITE PLAN AMENDMENT #1, BUS PARKING FACILITY, 1021 U.S. ROUTE 1, YORK, MAINE" DATED 12/15/15 PREPARED BY AND USED WITH PERMISSION FROM ATTAR ENGINEERING, INC.
16. THIS SITE PLAN IS AN AMENDMENT TO "SITE PLAN AMENDMENT #1, BUS PARKING FACILITY, 1021 U.S. ROUTE 1, YORK, MAINE" DATED 12/15/15 PREPARED BY ATTAR ENGINEERING, INC. ("ATTAR PLANS"). TO THE BEST OF ALTUS ENGINEERING'S KNOWLEDGE, ALL PROVISIONS OF SAID PLAN REMAIN VALID AND ARE INCORPORATED HEREIN BY REFERENCE.
17. 9'x18' PARKING STALLS SHOWN IN PROXIMITY TO THE SOUTHERN MAINE LOBSTER BUILDING ARE NOT CURRENTLY NOR PROPOSED TO BE DEMARCATED IN THE FIELD. THE SOLE INTENT IS TO SHOW THAT ADEQUATE PARKING EXISTS ON THE SITE FOR THE PROPOSED USES.
18. PARKING CALCULATIONS (THE USE IS NOT SPECIFICALLY DEFINED IN ZONING SECTION 15.1.1.2. PER SECTION 15.1.1.3, THE PLANNING BOARD SHALL DETERMINE THE NUMBER OF REQUIRED PARKING SPACES). ANTICIPATED PARKING DEMAND IS AS FOLLOWS:  
 EMPLOYEES: 7 AT MAX. SHIFT  
 RETAIL TRAFFIC: 7 PATRONS/HOUR (PER TRAFFIC ANALYSIS, INCLUDES FOOD TRUCK)  
 TOTAL PARKING DEMAND: 14 SPACES  
 TOTAL PARKING PROVIDED: 16 SPACES
19. NEW AND EXISTING BUILDING MUST HAVE NFPA COMPLIANT SMOKE DETECTION EQUIPMENT HARD WIRED TO A CENTRAL ALARM PANEL CONTAINED WITHIN THE BUILDING. ZONE NAMED ZONES MUST BE CLEARLY ANNOTATED IN/ON ALARM PANEL. HEAT DETECTORS MUST BE INSTALLED IN CONCEALED ATTIC SPACES. HORN STROBES SHALL BE APPROPRIATELY LOCATED (IF APPROPRIATE). ALARM PANEL MUST BE ACCESSIBLE BY CAT 30 OR CAT 40 KEY. CARBON MONOXIDE AND PROPANE GAS ALARMS MUST BE INSTALLED TO ALERT START OF CARBON MONOXIDE OR TOXIC GAS PRESENCE. ALARM SHALL BE MONITORED BY A CENTRAL MONITORING STATION OR GREATER. MONITORING STATION SHALL NOTIFY YORK DISPATCH OF ANY FIRE, GAS OR CARBON MONOXIDE ALARM.
20. KNOX BOX MUST BE PROVIDED ON FRONT OF BUILDING NEAREST MAIN ENTRANCE.
21. PROPANE TANKS LOCATED AT THIS ADDRESS SHALL MEET ANY LOCAL AND STATE ORDINANCES/LAWS PERTAINING TO SETBACKS AND SAFETY.
22. REASONABLE FIRE APPARATUS ACCESS MUST BE PROVIDED AROUND THE BUILDING.
23. ADDRESS NUMBER SHALL BE CLEARLY DISPLAYED ON THE STREET FACING PORTION OF THE BUILDING WITH A MINIMUM 4" NUMBER SIZE FOR CLEAR EMERGENCY RESPONSE IDENTIFICATION.
24. THE FIRE CHIEF AND/OR FIRE INSPECTOR OF THE YORK BEACH FIRE DEPARTMENT RESERVES THE RIGHT TO AMEND OR ADD FIRE SAFETY REQUIREMENTS OF DEEMED APPROPRIATE/NECESSARY.
25. AREA OF DISTURBANCE: 3,545 S.F. (±0.08 AC.)



YORK ss REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_, AND  
 RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST:  
 \_\_\_\_\_  
 REGISTER

APPROVAL OF THE PLANNING BOARD OF YORK, MAINE:

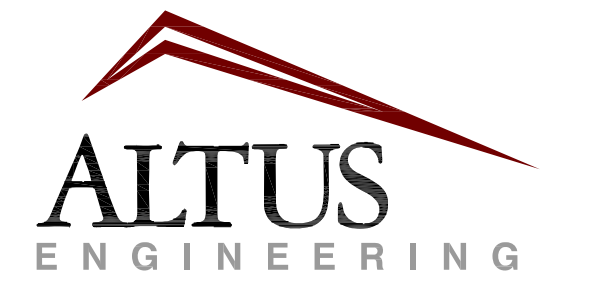
CHAIR	DATE

THE SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF PLAN.

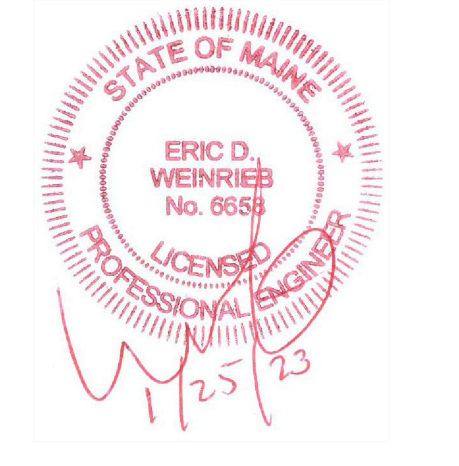
TOWN DEPARTMENT REVIEWS

YORK POLICE DEPARTMENT	DATE
YORK BEACH FIRE DEPARTMENT	DATE
YORK PUBLIC WORKS DEPARTMENT	DATE

THIS APPLICATION HAS HAS BEEN REVIEWED BY THESE DEPARTMENTS, WHICH HAVE OFFERED COMMENTS TO THE PLANNING BOARD.



133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 25, 2023

NO.	DESCRIPTION	BY	DATE
0	APPROVAL	EBS	12/05/22
1	APPROVAL	EBS	01/25/23

DRAWN BY: EBS  
 APPROVED BY: EBS  
 DRAWING FILE: 5395-SITE.dwg

SCALE:  
 22" x 34" - 1" = 40'  
 11" x 17" - 1" = 80'

OWNER:  
 GARDENER S. TOBEY, JR.  
 434 BEECH ROAD  
 ELIOT, MAINE 03903

APPLICANT:  
 SOUTHERN MAINE  
 LOBSTER COMPANY  
 1021 U.S. ROUTE 1  
 YORK, MAINE 03909

PROJECT:  
 SOUTHERN MAINE  
 LOBSTER  
 COMPANY  
 TAX MAP 134, LOT 103  
 1021 U.S. ROUTE 1  
 YORK, MAINE

TITLE:  
 AMENDED SITE PLAN

SHEET NUMBER:  
 C-1